MINUTES
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
November 20, 2025
6:30 PM

The Planning Board will hold a public work session at 6:00PM in the Amherst Municipal Building, 5583 Main Street, Williamsville, NY 14221 on the same date.

This meeting is being video recorded.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Michael Chmiel	Town of Amherst	Chair	Absent	
John B. Davis	Town of Amherst	Board Member	Present	
Harbinder Gill	Town of Amherst	Board Member	Present	
Carrie H. Kahn	Town of Amherst	Board Member	Absent	
Brittany Lee Penberthy	Town of Amherst	Board Member	Present	
Joseph P. Raffaele Jr.	Town of Amherst	Board Member	Present	
Jonathan O'Rourke	Town of Amherst	Board Member	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Daniel J. Ulatowski	Town of Amherst	Assistant Planning Director/ZEO	Present	
Scott Marshall	Town of Amherst	Principal Planner	Present	
Laurie Stillwell	Town of Amherst	Director of Community Development	Present	
Amy Carrato	Town of Amherst	Community Development Assistant	Present	

Steven B. Bengart	Town of Amherst	Town Attorney	Present	
Samuel A. Alba	Town of Amherst	Senior Deputy Town Attorney	Present	
Elizabeth Burakowski	Town of Amherst	Director of Special Projects	Present	

MINUTES APPROVAL

October 16, 2025
Ms. Penberthy moved to approve the minutes. The motion was seconded by Mr. Davis and carried. Ayes 5, Noes 0, Absent 2 (Chmiel, Kahn).

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 public 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

1. PROPOSED PLACE OF WORSHIP - (GURDWARA REDEVELOPMENT), SP-2025-08
Property located at 2345 North French Road
Nanaksar Thath Isher Dabar, Petitioner

Demolition of existing structure and redevelopment with 1-story, approximately 6,500 s.f. structure as place of worship including associated parking stormwater, utility, grading, lighting, paving, and landscaping improvements.

Andy Marino, Tredo Engineers, represented the petitioner, explained the proposal and was available to answer questions from the Board. Marisa Scroger, Trautman Associates, was also present.

In response to the Board's questions, Mr. Tredo stated the proposed structure is about 6,900 sq. ft., the existing structure is a two-story frame structure, he is not aware of previous additions, the worship hall will have capacity for 96 people, there will be one parking space for every three seats, and the parking spaces are being increased from 32 to 34 spaces.

Mark Basehart, 2365 N. French Road; Rich Wainwright, 1980 Hopkins Road; Kathleen Schaw, 1965 Hopkins Road; and Justin Neil, 2381 N. French Road spoke in opposition to the proposal.

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

Following discussion, Ms. Penberthy moved to approve the Negative Declaration. The motion was seconded by Mr. Davis and carried. Ayes 4, Noes 0, Abstain 1 (Gill), Absent 2 (Chmiel, Kahn).

Following the approval of the Negative Declaration, Mr. Davis moved to approve the Sidewalk Waiver request. The motion was seconded by Mr. O'Rourke and failed. Ayes 2, Noes 2 (Penberthy, Raffaele), Abstain 1 (Gill), Absent 2 (Chmiel, Kahn). Ms. Penberthy moved to deny the Sidewalk Waiver request. The motion was seconded by Mr. Raffaele and carried. Ayes 4, Noes 0, Abstain 1 (Gill), Absent 2 (Chmiel, Kahn).

Following the denial of the Sidewalk Waiver, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Davis and failed. Ayes 3, Noes 1 (Raffaele), Abstain 1 (Gill), Absent 2 (Chmiel, Kahn). Ms. Penberthy moved to adjourn the request. The motion was seconded by Mr. Davis and carried. Ayes 4, Noes 0, Abstain 1 (Gill), Absent 2 (Chmiel, Kahn)

RESULT:	**ADJOURNED [4 TO 0]**	**Next: 1/15/2026 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	John B. Davis, Board Member	
AYES:	Davis, Penberthy, Raffaele Jr., O'Rourke	
ABSENT:	Chmiel, Kahn	
RECUSED:	Gill	

2. PROPOSED MEDICAL OFFICE - PARKING EXPANSION, SP-2017-16_B
Property located at 190 Maple Road
Youngs Road Property Development, Petitioner

Proposed 34 space parking expansion on the northern portion of the subject property to serve the existing medical office building. Total onsite parking count will be 120 spaces.

November 20, 2025

No public hearing was held on this proposal.

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

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 1/15/2026 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	Harbinder Gill, Board Member	
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke	
ABSENT:	Chmiel, Kahn	

3. PROPOSED PARK COUNTRY CLUB - OPEN AIR COVERED TERRACE, SP-1991-09_F
Property located at 4949 Sheridan Drive
Park Country Club, Petitioner

Construction of a roof structure covering approximately 3,980 sq. ft. of existing upper concrete terraces on the south side of the Park Country Club Clubhouse.

Kenneth Riter, HHL Architects, represented the petitioner, explained the proposal and was available to answer questions from the Board. Jeffrey Palumbo, Esq., Block, Longo, LaMarca & Brzezinski, and David Colicchia, Park Country Club, were also present.

In response to the Board's questions, Mr. Riter stated the roof is too shallow a pitch for slate roofing so copper is being used, the copper roof can be seen from the golf course and is placed ten feet from the eve line so it will be visible.

John Rapp, 4936 Sheridan Drive, spoke regarding concerns of noise levels.

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

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

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	John B. Davis, Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Chmiel, Kahn

4. PROPOSED AMHERST DEVELOPMENT PARK - BUILDING MEZZANINE ADDITIONS AND REVISIONS TO PARKING AND STORMWATER FACILITIES, SP-1988-11_Q
Property located at 6000-6020 North Bailey Avenue
Benderson Development Company LLC, Petitioner

Proposed Addition of 26,286 sq. ft. of mezzanine space in two buildings (17,136 sq ft. in building 'D' #6010 N. Bailey Ave., 6,150 sq ft. in building 'B' #6020 N. Bailey Ave. and 3,000 sq. ft. in building 'E' #6040 N. Bailey Ave.), removal of parking along the southwest property line, revision to the stormwater facilities in the northeast corner of the site and to the loading dock areas between the buildings.

James Boglioli, Esq., Benderson Development Company, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Boglioli stated the mezzanine space in the warehouse will not be used for office space.

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

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Joseph P. Raffaele Jr., Board Member
SECONDER:	John B. Davis, Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Chmiel, Kahn

5. PROPOSED MULTI-FAMILY DEVELOPMENT, SP-2025-10
Property located at 46, 54, 60, 68, 74 & 84 S. Linden Street and the former South Linden Street Right-of-Way
South Linden LLC, Petitioner

Proposed 28-unit multi-family development in two, 2 story buildings with parking for 64 vehicles. The site plan depicts a north/south site driveway connecting Wehrle Drive to McIntire Road with the two apartment buildings on the west side of the drive (12 unit, southerly and 16 unit, northerly) and two, twelve bay garage buildings on the east side of the drive. Walkways on the site are show to connect the development to both McIntire Road and Wehrle Drive and the site's stormwater management area is located along the westerly portion of the site between the residences to the west and the proposed apartment buildings.

The petitioner is also requesting as part of this request, a waiver of required sidewalks on the McIntire Road frontage of the parcel, as there are no other sidewalks in the surrounding neighborhood.

November 20, 2025

No public hearing was held on this proposal.

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

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 1/15/2026 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	John B. Davis, Board Member	
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke	
ABSENT:	Chmiel, Kahn	

6. PROPOSED 716 SPORTS COMPLEX, SP-2025-11
Property located at 330 Maple Road (portion)
716 Sports Complex LLC, Petitioner

Construction of a proposed indoor sports complex. The complex would contain 400,000 ± sq. ft. of space comprised of two inflatable domed buildings that would be 137,500 sq. ft. each (500 feet long, 275 feet wide and 85 feet in height), and a 2 story 50,000 sq. ft. commercial/retail building that connects the two inflatable dome buildings along with an accessory parking area to accommodate 524 vehicles.

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Dr. Brian McGrath and David Johnson, Labella Associates, were also present.

In response to the Board's questions, Mr. Hopkins stated the remediation of the site has been completed, landscaping will be used to screen the site, and the target completion date for the project is May 2027 due to brownfield credits; Mr Johnson stated the building design will include EV charging stations, LED lighting and high efficiency/sustainability will be integrated.
Jason Bibler, 231 Walton Drive; Justin Katic, 11 Lance Lock Court; Donald Lawrence 22 Coolidge Avenue; Kevin McCormick, 27 Foxchase Court; Sonia Robinson, 133 Bassett Road; and Julie Styn, 49 Heritage Court E. spoke in support of the project.
No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Davis moved to approve the Negative Declaration. The motion was seconded by Mr. Gill and carried. Ayes 4, Noes 0, Abstain 1 (Raffaele), Absent 2 (Chmiel, Kahn)

Following the approval of the Negative Declaration, Mr. Davis moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 4, Noes 0, Abstain 1 (Raffaele), Absent 2 (Chmiel, Kahn).

RESULT:	**APPROVED [4 TO 0]**
MOVER:	John B. Davis, Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	Davis, Gill, Penberthy, O'Rourke
ABSENT:	Chmiel, Kahn
RECUSED:	Raffaele Jr.

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

7. REQUEST TO REZONE 1.0± ACRES OF LAND FROM SUBURBAN AGRICULTURE DISTRICT (SA) TO RESIDENTIAL DISTRICT THREE (R3), Z-2025-03
Property located at 95 Snowberry Lane
Eric Bennett, Petitioner

The purpose of the subject rezoning request is to utilize the dimensional standards of the Residential District Three (R3) zoning district in order to facilitate a parcel split into 2 separate lots. Each proposed lot will consist of a detached single-family residential home.

Eric Bennett represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Bennett stated the houses would be approximately 3,300 sq. ft.

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

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	John B. Davis, Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Chmiel, Kahn

MISCELLANEOUS

8. PROPOSED ZONING TEXT AMENDMENT, CREATION OF AN URBAN RENEWAL OVERLAY DISTRICT 1, ZTA-2023-05
Town of Amherst, Petitioner

November 20, 2025

In December 2020, the Amherst Town Board adopted the Boulevard Central District (BCD) Focal Planning Area as an amendment to the Bicentennial Comprehensive Plan. The Plan envisions the BCD incorporating walkable, mixed-use, transit-oriented development from aging and underutilized commercial areas, including the Boulevard Mall site. The BCD Plan builds upon the mixed-use zoning districts (Chapter 203 §5A) adopted in 2019, that regulate redevelopment of the district's commercial areas.
In 2022, as the Mall continued to decline, the Town Board established an Urban Renewal Area and the Amherst Urban Renewal Agency (AURA), and adopted the Boulevard Mall Urban Renewal Plan. The Urban Renewal Plan outlines measures to proactively address blighted conditions and further implement the BCD vision, including through the introduction of new ordinances, provisions, or amendments to existing codes, amongst other actions.
The Urban Renewal Plan specifically calls for the "Town Board to consider adopting specialized provisions for the Urban Renewal Area that will allow for flexibility in the review and approval of specific development projects". Accordingly, by using its authority granted by New York Town Law §261-c and the Municipal Home Rule Law, the Town Board proposes to create an Urban Renewal Area Overlay District (URAOD) in order to promote flexibility in the redevelopment of parcels within the Urban Renewal Area.

An overlay district is a special zoning area that adds regulations on top of existing zoning to achieve specific goals. The Urban Renewal Area Overlay District will apply to the Boulevard Mall area parcels as delineated in the map provided below and described in the Local Law.
The URAOD under consideration is presented below. The URAOD supersedes requirements of the underlying base zoning districts where indicated in the law. In some cases the superseded elements translate to a stricter limit of an underlying provision, while in other cases it provides relief or exemptions from the underlying district's provisions. In combination these modifications improve flexibility and provide incentives to promote/attract redevelopment, while also responding to the area's geographic limitations and supporting a more phased progression toward the Urban Renewal Plan's desired buildout density.
Chuck Malcomb, Hodgson Russ, and Laurie Stillwell, Town of Amherst Community Development Director, represented the petitioner, explained the proposal and were available to answer questions from the Board.

In response to the Board's questions, Ms. Stillwell stated CTR10 would be allowed with Planning Board approval and structured parking and while working with developers the current need is 8 stories but 10 stories may be needed in the future.
No further comments were heard on this proposal. The hearing was closed.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Joseph P. Raffaele Jr., Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Chmiel, Kahn

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

9. PROPOSED FINAL PLAT FOR A 91-LOT SUBDIVISION FOR "SAWYERS LANDING" SUBDIVISION, SP-2021-05_B
Property located 42-50 Dodge Road (NCD)
Sawyers Landing LLC, Petitioner

Final Plat for the 91-lot Sawyers Landing subdivision which consists of 4 main lots (1 for each of the 4-story mixed use building and 1 for the 4-story climate controlled self-storage facility) with the larger (northern most) lot that contains 87 two-story townhome lots for sale.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John B. Davis, Board Member
SECONDER:	Joseph P. Raffaele Jr., Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Chmiel, Kahn

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

10. FINAL PLAT REVIEW FOR A 23-LOT SUBDIVISION "PARK GARDENS", SUB-2025--01_FP (AKA SP-2024-05_A)
Property located at 4774-4780 Sheridan Drive
4780 Sheridan Drive, Petitioner

Proposed subdivision of 5.03 acres into 23 parcels comprised of eleven (11) 2-unit townhome buildings with attached garages (22 units) and a common area lot along with the site, utility & lighting improvements. Number of units, and layout/location of buildings, drive and stormwater management practice remain the same as the previously-approved Site Plan (SP-2024-05.)

As part of the Preliminary Plat Approval, the Planning Board granted waivers to certain subdivision standards prior to taking action on the Preliminary Plat. The requested waivers to §204 of Town Code relate to design standards for the private street include:

- §204-3-2-4(1) – not providing required sidewalks on both sides of the private street,
- §204-3-2-4(1) – not providing required planting strips on both sides of the private street,
- §204-3-2-4 G – not providing required upright curbs on the private street, and
- §204-3-2-4A(7)(e) – not continuing the property lines to the centerline of the private roadway

On April 15, 2025 the Zoning Board of Appeals granted the following area variances:

- SECTION: 3-9-2B(2) (lot area)
- SECTION: 3-9-2B(2) (lot width)
- SECTION: 3-9-2B(2)(front setback)
- SECTION: 3-9-2B(2) (rear setback)
- SECTION: 3-9-2B(2) (side yard)
- SECTION: 3-9-2B(2)(building coverage

September 25, 2025

Following discussion, Ms. Penberthy to adjourn the proposal to the October Planning Board meeting. The motion was seconded by Mr. Gill and carried. Ayes 5, Noes 0, Absent 2 (Penberthy, Raffaele).

October 16, 2025

Following discussion, Mr. O'Rourke moved to adjourn the proposal until the required documents are received by the Planning Department. The motion was seconded by Ms. Kahn and carried. Ayes 5, Noes 0, Absent 2 (Penberthy, Raffaele).

November 20, 2025

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John B. Davis, Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Chmiel, Kahn

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

ADJOURNMENT

The Planning Board meeting of November 20, 2025 was adjourned at 8:31 pm.

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/20/25 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: 30918

TABLED

PLANNING BOARD ITEM (ID # 30918)

Proposed Place of Worship - (Gurdwara Redevelopment), SP-2025-08

Property located at 2345 North French Road
Nanaksar Thath Isher Dabar, Petitioner

Demolition of existing structure and redevelopment with 1-story, approximately 6,500 s.f. structure as place of worship including associated parking stormwater, utility, grading, lighting, paving, and landscaping improvements.

Andy Marino, Tredo Engineers, represented the petitioner, explained the proposal and was available to answer questions from the Board. Marisa Scroger, Trautman Associates, was also present.

In response to the Board's questions, Mr. Tredo stated the proposed structure is about 6,900 sq. ft., the existing structure is a two-story frame structure, he is not aware of previous additions, the worship hall will have capacity for 96 people, there will be one parking space for every three seats, and the parking spaces are being increased from 32 to 34 spaces.

Mark Basehart, 2365 N. French Road; Rich Wainwright, 1980 Hopkins Road; Kathleen Schaw, 1965 Hopkins Road; and Justin Neil, 2381 N. French Road spoke in opposition to the proposal.

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

Following discussion, Ms. Penberthy moved to approve the Negative Declaration. The motion was seconded by Mr. Davis and carried. Ayes 4, Noes 0, Abstain 1 (Gill), Absent 2 (Chmiel, Kahn).

Following the approval of the Negative Declaration, Mr. Davis moved to approve the Sidewalk Waiver request. The motion was seconded by Mr. O'Rourke and failed. Ayes 2, Noes 2 (Penberthy, Raffaele), Abstain 1 (Gill), Absent 2 (Chmiel, Kahn). Ms. Penberthy moved to deny the Sidewalk Waiver request. The motion was seconded by Mr. Raffaele and carried. Ayes 4, Noes 0, Abstain 1 (Gill), Absent 2 (Chmiel, Kahn).

Following the denial of the Sidewalk Waiver, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Davis and failed. Ayes 3, Noes 1 (Raffaele), Abstain 1 (Gill), Absent 2 (Chmiel, Kahn). Ms. Penberthy moved to adjourn the request. The motion was seconded by Mr. Davis and carried. Ayes 4, Noes 0, Abstain 1 (Gill), Absent 2 (Chmiel, Kahn)

ATTACHMENTS:

- SP-2025-08_application_112025 (PDF)
- SP-2025-08_drawings_112025 (PDF)
- SP-2025-08 signed neg dec 112025 (PDF)
- SP-2025-08 signed SWW resolution 112025 (PDF)

RESULT:	**ADJOURNED [4 TO 0]**	**Next: 1/15/2026 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	John B. Davis, Board Member	
AYES:	John B. Davis, Brittany Lee Penberthy, Joseph P. Raffaele Jr., Jonathan O'Rourke	
ABSENT:	Michael Chmiel, Carrie H. Kahn	
RECUSED:	Harbinder Gill	

TOWN OF AMHERST

APPLICATION & REVIEW PROCEDURE

MAJOR SITE PLAN

MATERIALS MUST BE PROVIDED IN AN ELECTRONIC FORMAT THAT CONTAINS PDF FILES OF THE APPLICATION, EAF, SITE PLAN DRAWING SET SURVEY, LANDSCAPE PLAN, PRELIMINARY BUILDING FLOO PLANS / ELEVATIONS & ANY OTHER SUPPORTING INFORMATION. THIS MUST BE SUBMITTED WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE TRANSMITTED WITHOUT THIS ELECTRONIC INFORMATION.

THIS ALSO APPLIES TO REVISED MATERIALS THAT AR SUBMITTED.

This application package includes the following:

- Application Procedures
- Application Form & Checklist
- Stormwater Pollution Prevention Plan Checklist
- Appendix A Town of Amherst EAF Addendum
- Appendix B Criteria for Required 8½" x 11" Sketches
- Appendix C Erie Sewer District No. 5 – Commercial / Industrial New & Existing Buildings Requirements

- IMPORTANT-

1. A pre-submittal consultation with Planning Department staff is *strongly recommended* prior to submitting an application. The pre-submittal meeting gives the applicant an opportunity to discuss with staff such items as:
   - classifying the action as a major site plan, minor site plan, or minor site plan adjustment;
   - determining what specific information will be required to be submitted with the application;
   - identifying and discussing issues that must be addressed as part of the SEQR review;
   - identifying any potential variances required to implement the project as proposed.

   An appointment is required for all meetings with Planning Department staff.

2. This site plan petition is subject to the requirements of 6 NYCRR Part 617, State Environmental Quality Review Act (SEQR), and Chapter 104 of the Town of Amherst Code, as amended. The Planning Board cannot make a SEQR determination unless a complete Environmental Assessment Form (EAF), including Town of Amherst EAF Addendum, and any required supplementary information such as traffic impact studies, archaeological reports, wetland delineations or geotechnical reports, are submitted. SEQR issues may be discussed with Planning Department staff at a recommended pre-submittal meeting. Unlisted Actions require a Short EAF; Type I Actions require a Full EAF. The following is a link to the NYSDEC website and fillable forms with instructions*:*
   https://gisservices.dec.ny.gov/eafmapper/.

3. **Review by the Town Design Advisory Board (DAB) is required for Major Site Plans located in the following Mixed-Use zoning districts:**

   Traditional Infill 2.5 (TI-2.5)
   Traditional Infill 4 (TI-4)
   Shallow Corridor 3 (SC-3)
   Deep Corridor 3 (DC-3)
   Deep Corridor 5 (DC-5)
   Center 2.5 (CTR-2.5)
   Center 5 (CTR-5)
   Center 8 (CTR-8)

   The application for DAB review is required to be filed in conjunction with the major site plan application.

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

4. The application shall be executed or consented to in writing by the owner of the property.

5. **Any variances from the Zoning Board of Appeals, or any decision from the Town Board (e.g. removal of deed restrictions) must be obtained prior to action by the Planning Board on a Site Plan application.**

6. Submittal of an application grants permission to Town staff and Planning Board members to access the parcel(s) under consideration.

7. All site plan drawings must be prepared by a Registered Architect, Professional Engineer, Landscape Architect, or Land Surveyor (as applicable) licensed to practice in New York State.

8. If you wish to include a Coordinated Sign Plan application with the site plan petition, a separate application must be completed. Contact the Planning Department for a copy of a Coordinated Sign Plan application package.

9. All drawings should be no larger than 24 in. x 36 in. If site characteristics warrant larger plan sheets, they may be accepted subject to Planning Department concurrence. All drawings must also reserve a 4 in. x 6 in. area in the lower right hand corner for official Town use.

APPLICATION PROCEDURES

1. Applicant secures application package from the Planning Department, 5583 Main Street, Williamsville, NY 14221. (716) 631-7051. Forms are also available online at: www.amherst.ny.us, (keyword: Planning).

2. Applicant prepares information as required on the Site Plan Submittal Checklist, attached. NOTE: Some proposals may not require all items on the checklist; please verify with the Planning Department.

3. Applicant schedules an appointment with the Planning Department to review the following:
   - a complete set of site plan drawings, preliminary building elevations and floor plans (no larger than 24" x 36" in size)
   - Environmental Assessment Form (EAF) & Town EAF Addendum
   - any supporting reports and materials
   - verification from the Town Assessor that the address in the application is correct

4. Applicant schedules an application submittal appointment with the Planning Department. NO SITE PLAN WILL BE ACCEPTED FOR REVIEW WITHOUT A PRE-SET SUBMITTAL APPOINTMENT.

5. At the submittal appointment, applicant provides fourteen (14) complete and collated sets of drawings and application information to the Planning Department **(materials will not be accepted unless folded into 9" x 12" in size),** including**:**
   - application form
   - Environmental Assessment Form (EAF)
   - supporting reports / materials
   - complete set of site plan drawings, preliminary building elevations and floor plans (**at least one (1) set of drawings must bear a raised or wet seal and signature of the design professional** who prepared the plans; the remaining copies may be submitted with a facsimile of the seal and signature)
   - digital files of all materials in pdf format
   - an 8½" x 11" reduction of the sketch plan or plat drawing (see Appendix B)

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

6. After approval for filing by the Planning Department, applicant submits all necessary fees to the Town Clerk. **(See Schedule of Fees on first page of application and make checks payable to: Town of Amherst.)**

7. The applicant returns a copy of the filing receipt to the Planning Department.

8. The Planning Department transmits remaining thirteen (13) copies of the application and supporting materials to:
   - Assessor
   - Commissioner of Building
   - Town Engineer
   - Superintendent of Highways
   - Traffic/Safety Board
   - Fire Chiefs' Association
   - Plumbing Division
   - Right-of-Way Agent
   - Police Department (if applicable)
   - Zoning Enforcement Officer
   - Other Town and outside agencies, as applicable

9. Within 30 days of its receipt of the complete application for Site Plan approval, each agency completes its review and notifies the Planning Department in writing of its comments or recommendations as required by Ordinance.

10. The applicant may be required to submit revised plans, reports, or materials to address review agency comments. The procedures for submittal of revised plans are as follows:

    - A cover letter addressing all comments received to date is required.
    - "Highlight" the area of change on the drawings and provide a notation describing the change.
    - Revised plans/materials are required. Planning staff should be contacted to determine the number of sets needed.
    - All revised plans and materials must also be provided in an electronic format that contains pdf files of the revised information.

11. The Planning Board reviews the EAF to determine whether a Draft Environmental Impact Statement (DEIS) is required. The petitioner will be advised in the event that a DEIS is required and afforded the opportunity to prepare it. If the petitioner declines, the Planning Board will prepare the DEIS at the petitioner's expense. The public hearing will be held on the DEIS concurrently with the Planning Board hearing on the application.

12. Planning Board Meeting Procedures:

    The applicant or representative presents the project at the public hearing before the Planning Board and is available to answer any questions. The Planning Board may take any of the following actions:

    - Adjourn the hearing to a future Planning Board meeting (hearing remains open).
    - Close the hearing and adjourn action on the site plan to a future Planning Board meeting. (The Planning Board may remove the item from the agenda until such time as all required information is provided.)
    - Close the hearing and make a decision on the site plan.

    All determinations on matters before the Planning Board are made after all public hearings on that meeting's agenda are completed.

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

13. A copy of the Planning Board's determination will be provided to the applicant, his / her representative, the Building Commissioner and the Town Clerk approximately 1 week following the Planning Board meeting at which it was heard.

14. If the Planning Board approves a Site Plan with conditions, the Planning Department will work with the applicant to ensure that all conditions of the approval are satisfactorily addressed. When all conditions are satisfied, the applicant submits **seven (7) final copies** of the complete set of all site plan drawings, folded into 9" x 12". For site plans in the Mixed-Use zoning districts, building elevations will also be required.

    All 7 sets must have original wet seals and include the required 4 in. x 6 in area in the lower right hand corner for official Town use. These drawings will be stamped and signed "Approved" by the Planning Director and transmitted to Town Departments for their files and use.

15. A building permit will not be issued by the Building Department until the stamped and signed Site Plan is issued by the Planning Director.

NOTE: Please check with the Planning Department to determine the deadline date for filing applications. Due to the public hearing notice requirements and department reviews, no site plan application will be placed on the Planning Board agenda after the deadline for filing has closed. Scheduling may be delayed if an application is incomplete.

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

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

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	1250.00
Each additional acre or fraction thereof	$ 650.00/acre	650.00
Amendments to Site Plans	$1,200.00	_____
Request for Relief of / 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

To Be Completed By Applicant

Petitioner:

Name: Nanaksar Thath Isher Darbar c/o Trautman Associates

Address: 37 Franklin Street, Suite 100

Buffalo (city) NY (state) 14202 (zip code)

Phone: (716) 883-4400 Fax: (716) 883-4268

E Mail: mscroger@trautmanassoc.com

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

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

Name: Tredo Engineers

Address: 755 Seneca Street, Suite 200

Buffalo (city) NY (state) 14210 (zip code)

Phone: (716) 876-7147 Fax:

E Mail: amarino@tredoengineers.com

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

Address: 2345 North French Road

East Amherst, NY 14051

SBL No(s): 28.18-2-1-1

Project Name: Gurdwara Nanaksar Thath Isher Darbar

Project Description: Redevelopment of 1.0 ac parcel for a 1-sty 6500sf place of worship. Includes parking lot renovations, new drainage & utilities, and landscape screening

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

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	5390	5390
Gross Floor Area Residential:	1600	1074	1074
Number of Residential Units:	(1) 3-BED	(1) 4-BED	(1) 4-BED
Number of Parking Spaces:	32	2	34

Acreage of Parcel: 1.04

(list each parcel separately)

Frontage on Public Roads: 418.06'

(list each road separately)

Existing Zoning District(s) R3

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

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 Basic Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**	X	
2.0	**Title of Drawing**		
3.0	**Name and address of Applicant**		
4.0	**Name of person preparing drawing**		
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**		
6.0	**Project address**		
7.0	**Zoning of subject property and adjacent parcels**		
8.0	**North point, scale, date, and revision date(s)**		
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**		
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**	X	
1.1	Names of all existing and proposed streets		
1.2	Width and radii of proposed curb-cuts		
1.3	Existing curb-cuts on adjacent and opposite properties		
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets		
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)		
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement		
1.7	Designation of Fire Lanes (if applicable)		
1.8	Fire apparatus access roads		
1.9	Label any proposed roads as public or private		
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**	X	
2.1	Location and complete dimensions of proposed structures		
2.2	Setback dimensions of structure(s) to all property lines		
2.3	Proposed use of structures		
2.4	Gross square feet area of each structure		
2.5	Location of all building entrances		
2.6	Indicate type of roof construction/materials		
2.7	Location, height, and design detail of existing and proposed fences and walls		
2.8	Location of light standards and building mounted lights		
2.9	Location of dumpster and detail of dumpster enclosure with gate		
2.10	Layout and dimensions of the lot(s) proposed for development		

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

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)		
4.1	Show screening of mechanical equipment		
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		
5.3	Dimension of typical parking space and drive aisles		
5.4	Location and layout of handicapped parking spaces & access aisles		
5.5	Detail of vertical signage for handicapped parking and access aisles		
5.6	Indicate minimum parking requirement & number of spaces provided		
5.7	Proposed signage for directing and guiding traffic		
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	x	
5.9	Pedestrian connections (from proposed structures to public sidewalk network)	x	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**		
III Utilities and Drainage			
1.0	**Engineers Report** (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])	x	
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer		
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations		
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor		
1.4	Proposed storm drainage facility calculations (see information included with this application)		
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)		
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities		
3.2	Location of existing and proposed fire hydrant location(s)		
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems		
3.4	Existing and proposed meter/RPZ size and location		
3.5	Applicable construction details		
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities		

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

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)			
4.2	Applicable construction details	x	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)		
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities		
5.2	Connection of roof drains to proposed drainage system		
5.3	Applicable Town Standard construction details		
5.4	Existing and proposed swales and ditches		
5.5	Detention area cross-section and high-level elevations		
5.6	County and State approval for tie-in to existing sewers		
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable** (bound separately from the Engineer's Report) **See attached checklist.**		
7.0	**Natural Gas Service**	x	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	x	
9.0	**Downstream Sanitary Capacity Analysis (DSCA) Report** (must be submitted if proposed average flows are greater than 2,500 gallons per day)		
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on $250 per gallon per minute of mitigated flow		
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	x	
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	

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

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)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents		
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).**		
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)	x	
5.2	Traffic Impact Study (if applicable)		
5.3	Archaeological survey (if applicable		
5.4	Wetland Delineation report (if applicable)		
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**		
8.0	**Location of Floodway and floodplain** (if applicable)	x	
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)**		
10.0	**Documentation related to any required variances granted by the ZBA**		
11.0	**For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.**		
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	
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	**Design Advisory Board Application**		
1.1	Required for Major Site Plan		
1.2	Required at the Planning Directors Discretion for Minor Site Plans		
2.0	**Block & Street Network Plan**		
2.1	Designation of Core, Local & Alley streets		
2.2	Dimensions of Blocks		
3.0	**Block Usage Plan (as applicable)**		
3.1	Designation of site usage for each block including open space areas		
4.0	**Phasing Plan**		

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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For official use only:

_____
Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed <u>new</u> 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
Ch - Cheektowaga silty loam	severe	severe	severe	severe	severe
Cv - Cosad loamy sand	severe	severe	severe	severe	moderate

2. 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.

3. Are there alternative locations on the site for this project? □ Yes ☒ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   1.04

5. 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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project <30
   Source: Owner/operator

7. Will blasting occur during construction? □ Yes ☒ No

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

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   440 average flow 1000 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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? □ Yes ☒ No

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

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:
Gurdwara Building Redevelopment

Project Location (describe, and attach a location map):
2345 North French Road, East Amherst, NY 14051

Brief Description of Proposed Action:
Redevelopment of 1.0 ac parcel for a 1-sty 6500sf place of worship. Includes parking lot renovations, new drainage & utilities, and landscape screening. Existing structure shall be completely removed.

Name of Applicant or Sponsor:	Telephone: (716) 883-4400
Nanaksar Thath Isher Darbar c/o Trautman Associates	E-Mail: mscroger@trautmanassoc.com

Address:
37 Franklin Street, Suite 100

City/PO:	State:	Zip Code:
Buffalo	New York	14202

	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: (T)Amherst site plan, Erie County DPW curb cut	☐	☑

3. a. Total acreage of the site of the proposed action? 1.04 acres
   b. Total acreage to be physically disturbed? 0.83 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.04 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-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

	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: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? 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?	☑	☐
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?	☐	☑
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-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

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: Town ditch #26A2		
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: Temporary detention of stormwater runoff in surface basin (dry pond)		
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: Nanaksar Thath Isher Darbar c/o Trautman Associates Date: 09/18/2025

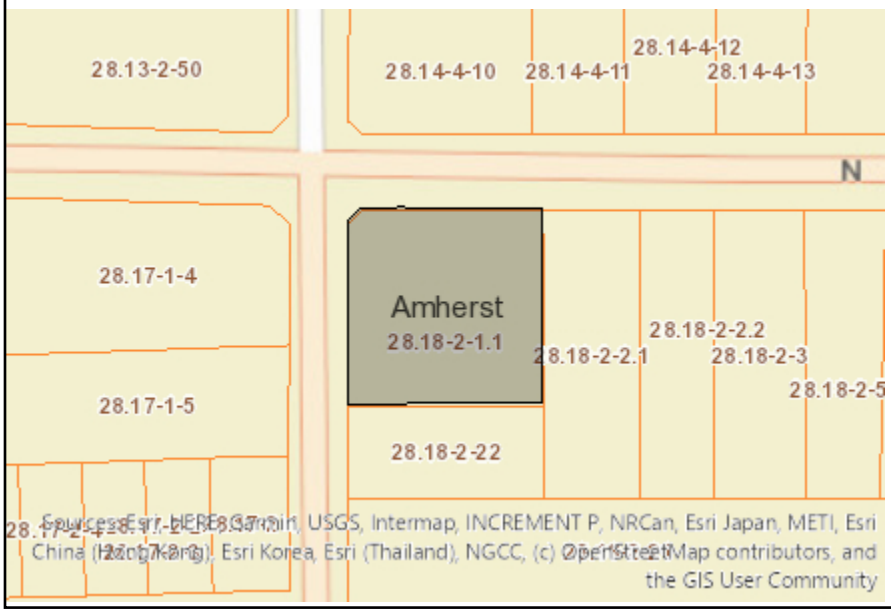
Signature: Marisa R. Scroger [Marisa Scroger] Title: Principal Architect

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

PRINT FORM

EAF Mapper Summary Report

Monday, September 15, 2025 3:1[illegible] 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Engineers Report

for

GURDWARA REDEVELOPMENT
2345 N. FRENCH RD.
TOWN OF AMHERST, NY

Sept 2025

Prepared By:

tredo
ENGINEERS

CIVIL | STRUCTURAL | ENGINEERING

755 Seneca Street, Suite 202
Buffalo, New York 14210
716.876.7147 ph

Seal

For:

Trautman Associates
Buffalo, NY

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

tredo
ENGINEERS

SUMMARY

This project includes the redevelopment and construction of a 1-story +7000sf house of worship facility on a developed 1.04± acre parcel, located on the southeast corner of N. French Rd. at Hopkins Rd. in the Town of Amherst, New York. The R3-zoned parcel currently contains an operating 1-sty frame structure and paved parking lot with driveway connections to N. French Rd. and Hopkins Rd. The property contains a public sanitary sewer in easement parallel to Hopkins Rd., owned by Town of Amherst. The redevelopment proposes complete demolition of the existing frame structure and basement, existing pavements, and utilities, disturbing approximately +0.84-acres. New facility shall abandon existing driveways in favor of a single entrance from Hopkins Rd., to be located further away from the signalized intersection.

Domestic and Fire-protection water services are sourced from the 8" public watermain located in Hopkins Road. A 4"x8" tapping sleeve and valve, 4"x2" tee, 4" and 2" gate valves and 2" meter shall be provided by Erie County Water Authority (ECWA). 2 inch K-copper domestic and 4-inch Ductile-iron pipe buried 5-ft shall extend into the facility mechanical room where metering and backflow devices are located. Waterline backflow application shall be made to the Water District for approval under separate cover on behalf of the Owner. The new facility contains a fire-protection sprinkler, alarm system, and fire-dept. hose connector. Existing public fire hydrant is located on the east (near) side of Hopkins Rd. approx. 250-ft south of the subject parcel.

A new 6-inch PVC (SDR35) gravity **wastewater lateral** shall run from the building exit point east wall and tap the 24" public sewer piping located on-site within a dedicated public easement. The facility is a house of worship with capacity for 100 guests, with a minor daily residence load. Use of 'banquet-style' at 10gal/person per NYSDEC Wastewater Treatment Guidelines. Tap permit shall be approved by the Town of Amherst sewer district.

Storm water runoff from the +1.04-acre parcel currently flows overland and piped from paved parking lot and roof drains to existing roadside public drainage system. After the development occurs, runoff from the new roof, pavements and disturbed lawn areas are collected and conveyed to a surface detention basin prior to routing to the same storm conveyances off-site. This development will result in an increase in impervious surfaces on this site. In turn, there will be an increase in the rate of storm water runoff. Stormwater management of the additional runoff shall be based on criteria of the Town of Amherst. This project is **not** required to comply with the water quality and water quantity requirements of the NYSDEC SPDES Permit GP-025-001 for storm water discharges from a construction activity as the total soil disturbance area is less-than the one-acre threshold. Runoff is directed to the existing county highway system and Town Ditch 26A2. The subject parcel is located within the 100-yr floodplain of Tonawanda Creek. The parcel is fully developed and does not contain mapped wetlands.

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

755 Seneca Street, Suite 202
Buffalo, New York 14210
716.876.7147 ph

www.tredoengineers.com

tredo ENGINEERS

Site Design Executive Summary Table			
	Existing Conditions	**Post-Developed Conditions**	**Remarks**
Parcel Area (ac)	1.04	1.04	
Impervious Cover (ac)	0.35	0.55	Net redeveloped 0.20ac
Trib Drainage Area this project (ac)	1.04	1.04	
Area of Disturbance this project(ac)	-	0.84	
Storm Events Runoff (cfs)			
10 year	2.05	**1.11**	
25 year	-	**1.28**	

I. WATER SERVICE

2- inch K-copper domestic and 4-inch Ductile-iron pipe buried 5-ft shall extend into the facility mechanical room where metering and backflow devices are located. Waterline backflow application shall be made to the Water District for approval under separate cover on behalf of the Owner by the building plumbing and fire-protection engineers, respectively. The new facility contains a fire-protection sprinkler, alarm system, and fire-dept. hose connector. Existing public fire hydrant is located on the east (near) side of Hopkins Rd. approx. 250-ft south of the subject parcel.

II. SANITARY SEWER SERVICE

A new 6-inch PVC (SDR35) gravity wastewater lateral at 2% slope, shall run from the building exit point to a tap on the 24" public sewer main. The proposed commercial cooking facility will contain a separate 4" PVC (SDR35) kitchen lateral and grease trap, size determined by the building plumbing engineer. The tank then exits into the 6" building lateral downstream of the building trap.

The facility contains worship space without seating, with a capacity of 100 persons. An in-house full-time resident occupies a dwelling unit within the facility, but is a minor daily load. The facility will generate a calculated average 1000 gal/day (gpd) of sanitary wastewater as per the following: (100 persons x 10gpd banquet dining*) = **1000 gpd.**

*Reference "NYS Design Standards for Intermediate Sized Treatment Works, March 2014"

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

III. BACKGROUND DRAINAGE INFORMATION

I. Existing (Pre-Development) Conditions

Parcel is currently developed with impervious building roof and parking lot covering approximately 0.35-acres of the 1.04 ac parcel. Storm water runoff generated by the the site flows overland to off-site drainage conveyances found along the north and west property lines, without detention. Parcel is adjacent to developed residential properties. Refer to pre-developed mapping in Appendix B for additional information.

II. Hydrologic Soil Group

Hydrologic soil groups (HSG) are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A,B,C, and D) and three dual classes (A/D, B/D, and C/D). the groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well-drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have high shrink-swell potential, soils that have a high water table, soils that have a clay pan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

The predominant soil types within the proposed project disturbance area consist of Ch, Cheektowaga & Cv, Cosad silt loam **HSG C/D**. Refer to soils map contained in Appendix A for additional information.

III. Proposed (Post-Development) Conditions

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

The development includes the construction of the new frame structure and associated repaved surface parking lot. Stormwater management is provided in a surface storage basin prior to discharge of runoff into the public conveyance located at the north property line. The design and detail of the proposed on-site drainage system shall meet the intent of the standard practices for stormwater management based on the existing soil type and capacity for infiltration into natural subsoils.

The proposed on-site basin and outlet structure will provide the stormwater volume controls required to attenuate the discharge of the increased storm water in accordance with the Town of Amherst requirements. Refer to post-developed mapping in Appendix B for additional information.

II. STORMWATER MANAGEMENT

I. Design Criteria

The design of the storm water facilities will be in accordance with the following:

i. Town of Amherst Storm Water Drainage Policy and Construction Standards

ii. NY BUFF SOP

a. Stormwater Conveyance

The stormwater runoff generated by this development will overland flow to a surface detention basin with control pipe outlet, discharging to the existing storm drainage facilities in N. French Rd. The mainly flat roof structure also contains shed roof downspout collection piping, which shall convey runoff directly to the basin.

Tributary areas were estimated for the drainage to each practice, quantities calculated using the Rational Method. The 10-year rainfall intensities were used to estimate the tributary runoff. Pipe sizing calculations are included in Appendix B.

b. Stormwater Detention

According to the Town of Amherst policy for storm water drainage, detention is required when the storm water runoff from a site is increased due to the increase in impervious surfaces resulting from a new development. The proposed construction of the building and paved surface parking areas will result in an increase in impervious surfaces. Therefore, storm water detention will be provided to limit the future peak discharge.

The primary outlet from the new surface detention basin, Hydrocad node 4P consists of a 6-inch dia. HDPE pipe. The hydrographs for the captured conditions 25 -year storm event was routed through the detention system, and including unmanaged areas, to establish the peak outflows to the existing storm drainage path. This was then compared to the pre-developed runoff from the 10-year storm event.

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

The SCS Unit Hydrograph Method (TR-20) was utilized to estimate the peak discharges associated with the various storm events for both the existing and the proposed conditions. An elevation-storage-discharge relationship was established for the detention basin and the proposed outfall to the public storm drainage system. The results of the calculations are tabulated below:

Detention Basin [4P]	10-Year	25-Year
Pre-developed Outfall [3R]:	2.05	-
Peak Post-Dev Basin Inflow, cfs:	2.80	3.49
High Water Elevation Detention Basin, feet:	580.06	580.35
Peak Storage Volume Detention Basin, ac-ft:	0.038	0.055
Post-developed Outfall [4P]:	0.87	0.95
Post-developed Outfall [3R]:	**1.11**	**1.28**

The discharge rate 25-year developed conditions storm events are less-than or equal-to the existing conditions 10-year storm event in accordance with the district development standards. The basin rim el. 581.35 provides 1-ft of freeboard from the calculated 25-year high-water elevation.

The hydrographs, reservoir report, outlet structure information and routing calculations are included in Appendix B.

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

III. COMPONENTS OF EROSION CONTROL

Refer to Planned Erosion & Sediment Control Practices at the end of this report.

I. Daily Site Maintenance (Performed by Owner/Contractor)

At the beginning and end of each day of construction, the Contractor shall walk the site to determine the presence of any extraneous material (litter, packaging and debris) and to review all stormwater outfall locations. All debris shall be picked up and disposed of in an appropriate manner.

Construction chemicals shall be stored in an area that is away from any temporary or permanent stormwater drainage facilities and in an area that is elevated above ground surface, so that surface water runoff does not deteriorate the associated container/bag. All containers shall be adequately sealed at the end of each workday or at the end of use. Large fuel tank(s), if required, shall be located within a secondary containment vessel, size equal to or greater than the capacity of the fuel tank used.

Construction debris shall be stockpiled in one area within the site that is located away from any permanent or temporary storm drainage facility. All construction debris shall be removed from the site and disposed of in an appropriate manner. Locate trash receptacle on high ground so as not to allow stormwater runoff to collect within the bin(s). The material/equipment storage shall be monitored daily for any identified chemical (oil, grease, etc.) spills.

II. Construction Sequence

- Obtain all necessary shop drawing approvals and applicable permits.
- Conduct a pre-construction meeting.
- Perform stakeout of property limits and facilities. Install orange construction fencing surrounding earthmoving limits.
- Install silt fencing or compost filter sock downslope from proposed disturbance area and where shown on plan; and construct equipment/ material storage area(s).
- Use stabilized construction entrance (existing paved driveway) and wheel wash station, and concrete wash pit;
- Maintain all erosion and sediment control devices throughout construction.
- Rough grade site area including placement and compaction of fill as needed.
- Construct and install building and pavements.
- Construct site utilities, stormwater drainage inlets, piping and basins. Install all remaining protection measures as detailed.
- Final grade entire site including topsoil placement, seed and mulch landscaped areas.
- Remove silt fence and other erosion control devices after vegetation has been established in topsoil/seeded areas.

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

III. Post Construction Operation & Maintenance (Performed by Owner)

α. On a quarterly basis and following rain events of 0.5-inch or greater, perform the following:

1. Inspect catch basins and storm piping for debris and sediments;
2. Remove and properly dispose of any collected debris from the structures;
3. Flush piping with water, if necessary to remove accumulated sediment.
4. Inspect grassed/landscaped areas for un-vegetated area or areas with less than 80% healthy stand of grass and reseed and mulch as necessary. Water areas daily if reseeded through July and August.
5. Maintain all lawn areas by regular mowing, including the grassed slopes and bottom of the stormwater detention basin and drainage swales. Any eroded areas shall be re-graded, seeded and mulched immediately.

V. PERMITS

The proposed construction of the structure, parking areas, utilities and drainage must receive approval from the Town of Amherst Planning Board, Code Enforcement, Town Sewer and ECWA districts.

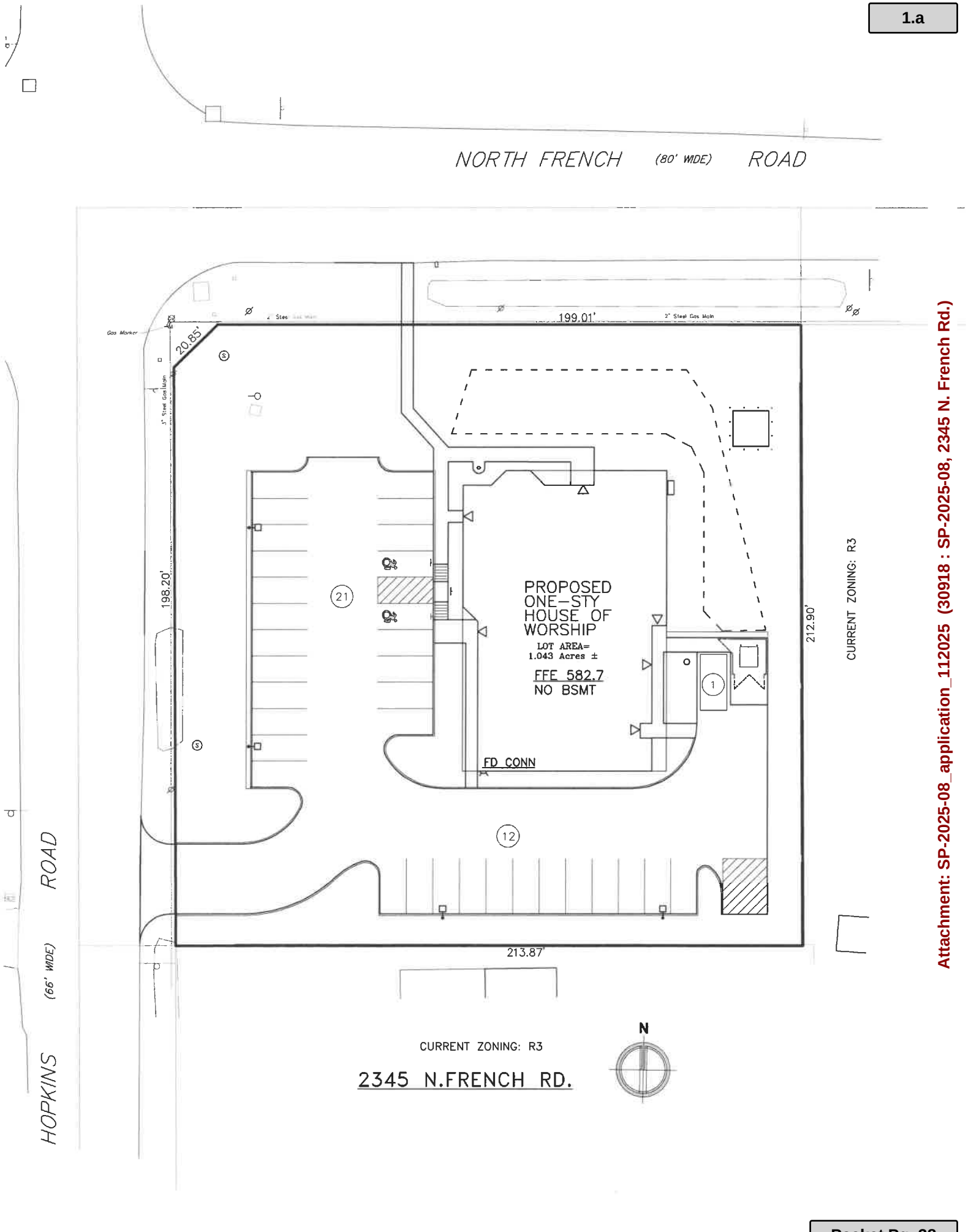
PLANNED EROSION AND SEDIMENTATION CONTROL PRACTICES

1. **Temporary Construction Entrance/Exit:** Contractors shall utilize the existing paved driveway from Hopkins Road. A wheel wash station shall be installed if necessary. Contractor shall utilize pubic hydrant if available, with proper backflow prevention and metering or provide water tank on-site. The public roadway shall be cleaned immediately of any sediment and stone deposited from a construction vehicle. A concrete wash pit shall be used by all contractors and cleaned periodically.
2. **Silt Fencing:** Sediment control fencing or 12" dia. compost filter sock shall be installed along the perimeter of the parcel or where shown. Temporary soil stockpiles shall also contain silt fence surround and be temporarily seeded if left unworked and barren for greater than 14-days.
3. **Surface Stabilization:** All disturbed soils shall be stabilized as soon as grade is established, either in fill or cut areas, with either vegetation and mulch or geotextile fabric and stone subbase in building pad and paved parking lot footprints. Temporary or permanent stabilization measures must be initiated by the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. No disturbed soils shall remain barren and un-worked for more than 14-days.
4. **Dust Control:** Dust shall be controlled by sprinkling during extended periods of soil exposure. See item #1 above for optional temporary water sources.
5. **Land Grading:** All temporary cut slopes shall not exceed 3h:1v to avoid instability due to wet weather. Cut slopes shall be fine graded immediately after rough grading and stabilized per Item #4 above. Fill areas shall be 2h:1v max with fill depths from 1-ft to 2-ft anticipated. Fill layers shall not exceed 8-inches in depth and compacted to 95% modified proctor in pavement areas, and 90% in lawn/landscape beds.

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

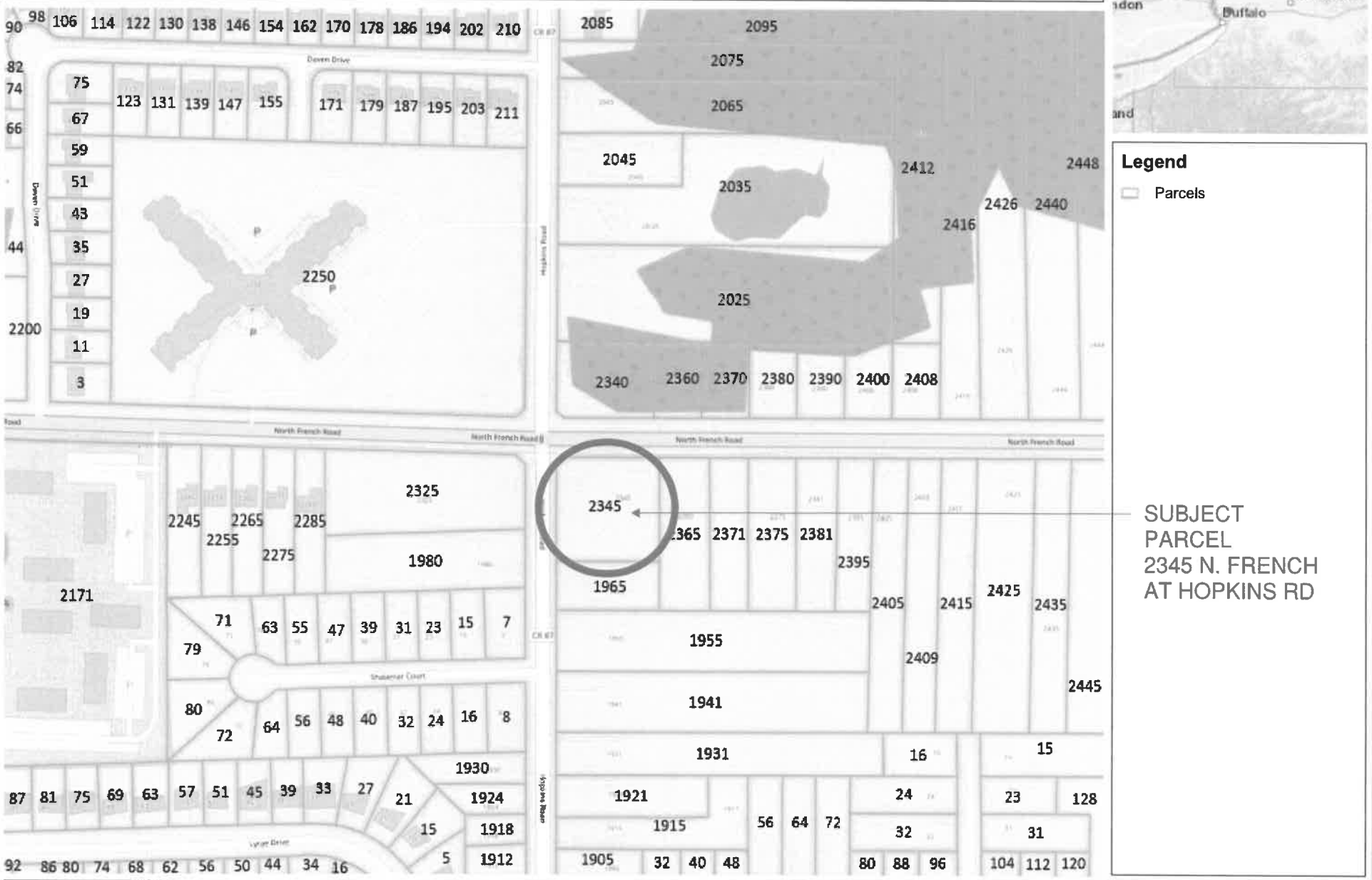
APPENDIX A

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Erie County On-Line Mapping Application



Legend

Parcels

0 0.07 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: 4,514

NOTES TO USERS

sp is for use in administering the National Flood Insurance Program. It does ssarily identify all areas subject to flooding, particularly from local drainage s of small size. The community map repository should be consulted for e updated or additional flood hazard information.

m more detailed information in areas where Base Flood Elevations (BFEs) floodways have been determined, users are encouraged to consult the Flood and Floodway Data and/or Summary of Stillwater Elevations tables contained he Flood Insurance Study (FIS) Report that accompanies this FIRM. Users be aware that BFEs shown on the FIRM represent rounded whole-foot ons. These BFEs are intended for flood insurance rating purposes only and not be used as the sole source of flood elevation information. Accordingly, evation data presented in the FIS Report should be utilized in conjunction with M for purposes of construction and/or floodplain management.

d Base Flood Elevations shown on this map apply only landward of 0.0' merican Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be that coastal flood elevations are also provided in the Summary of Stillwater ons table in the Flood Insurance Study Report for this jurisdiction. Elevations in the Summary of Stillwater Elevations table should be used for construction floodplain management purposes when they are higher than the elevations on this FIRM.

eas of the floodways were computed at cross sections and interpolated n cross sections. The floodways were based on hydraulic considerations with to requirements of the National Flood Insurance Program. Floodway widths er pertinent floodway data are provided in the Flood Insurance Study Report jurisdiction.

areas not in Special Flood Hazard Areas may be protected by flood control ures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Report for information on flood control structures for this jurisdiction.

ojection used in the preparation of this map was Universal Transverse or (UTM) zone 18. The horizontal datum was NAD 83, GRS 1980 d. Differences in datum, spheroid, projection or UTM zones used in the tion of FIRMs for adjacent jurisdictions may result in slight positional ces in map features across jurisdiction boundaries. These differences do not e accuracy of this FIRM.

levations on this map are referred to the North American Vertical Datum of These flood elevations must be compared to structure and ground elevations ced to the same vertical datum. For information regarding conversion n the National Geodetic Vertical Datum of 1929 and the North American Datum of 1988, visit the National Geodetic Survey website at ww.ngs.noaa.gov or contact the National Geodetic Survey at the following s:

formation Services
N/NGS12
al Geodetic Survey
3, #8202
ast-West Highway
Spring, Maryland 20910-3282
13-3242

map information shown on this FIRM was derived from multiple sources, g the New York State Office of Cyber Security & Critical Infrastructure ation, and the USDA's Farm Service Agency, Aerial Photography Field Office, 2015.

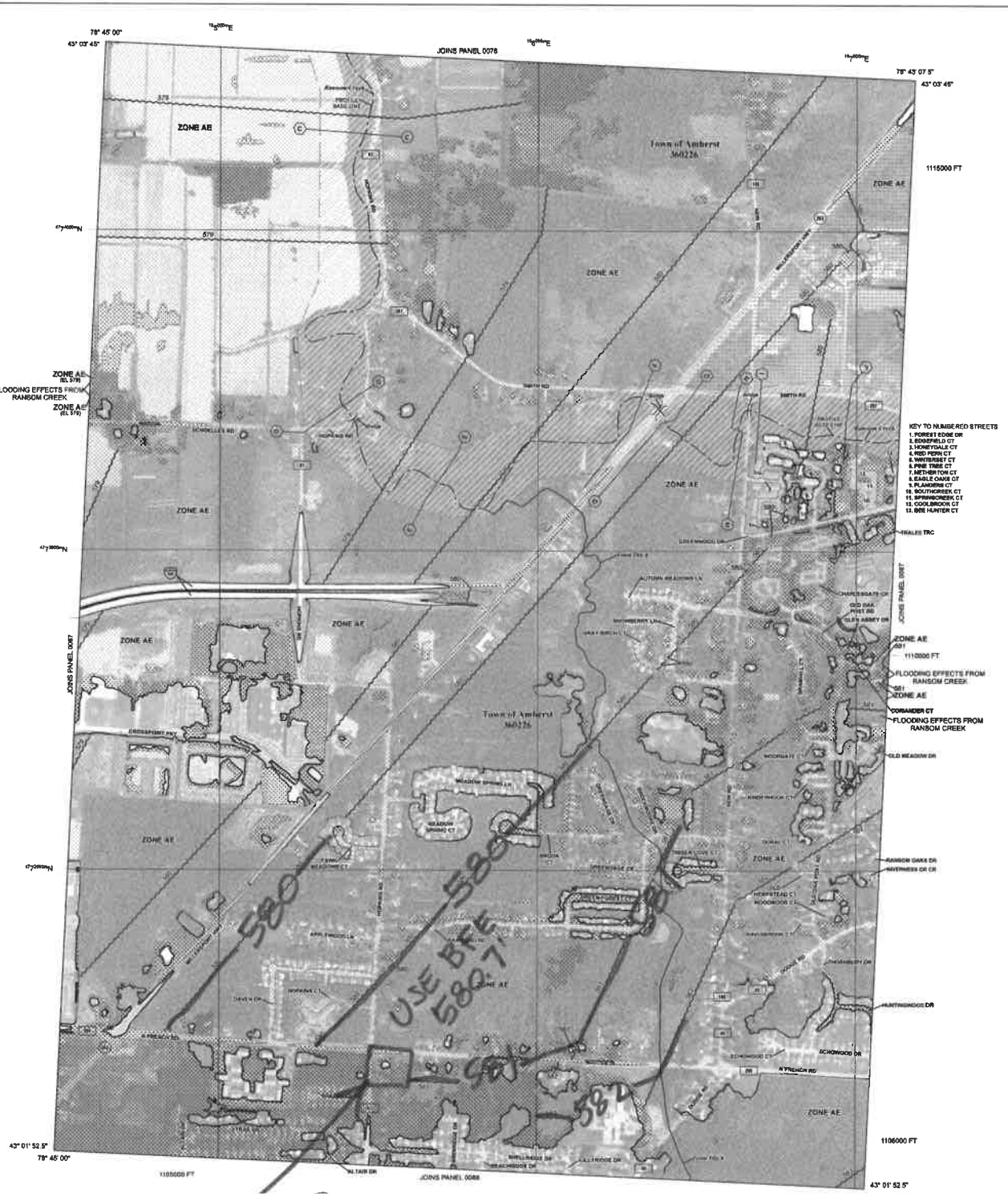
ap reflects more detailed and up-to-date stream channel configurations than hown on the previous FIRM for this jurisdiction. The floodplains and floodways re transferred from the previous FIRM may have been adjusted to confirm to ew stream channel configurations. As a result, the Flood Profiles and Floodway bles in the Flood Insurance Study Report (which contains authoritative c data) may reflect stream channel distances that differ from what is shown map.

rete limits shown on this map are based on the best data available at the time ication. Because changes due to annexations or de-annexations may have d after this map was published, map users should contact appropriate nity officials to verify current corporate limit locations.

refer to the separately printed Map Index for an overview map of the showing the layout of map panels; community map repository addresses; Listing of Communities table containing National Flood Insurance Program for each community as well as a listing of the panels on which each community ed.

ormation on available products associated with this FIRM visit the Map e Center (MSC) website at http://msc.fema.gov. Available products may previously issued Letters of Map Change, a Flood Insurance Study Report, digital versions of this map. Many of these products can be ordered or d directly from the MSC website.

have questions about this map, how to order products, or the National Insurance Program in general, please call the FEMA Map Information nge (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood th a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Are the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surf elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Eleva determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); avera depths determined. For areas of alluvial fan flooding, velocities also deter
ZONE AR — Special Flood Hazard Areas formerly protected from the 1% annual chan flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to pro protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determ
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Ele determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevat determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept encroachment so that the 1% annual chance flood can be carried without substantial increas flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary
0.2% Annual Chance Floodplain Boundary
Floodway Boundary
Zone D Boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and bound dividing Special Flood Hazard Areas of different Base Flood El flood depths, or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevat feet*

*Referenced to the North American Vertical Datum of 1988

A — A — Cross section line
23 — 23 — Transect line
Culvert
Bridge
48° 02' 08", 93° 03' 12" — Geographic coordinates referenced to the North American Dat 1983 (NAD 83) Western Hemisphere
3100000 FT — 3000-foot ticks: New York State Plane West Zone (FIPS Zone 3103), Transverse Mercator
5000 m N — 1000-meter Universal Transverse Mercator grid values, zone 1
DX5510 — Bench mark (see explanation in Notes to Users section of this panel)
M1.8 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
June 7, 2019

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agen or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
100 0 150 300 METERS

PANEL 0086H

FIRM

FLOOD INSURANCE RATE MAI

ERIE COUNTY, NEW YORK (ALL JURISDICTIONS)

PANEL 86 OF 807

(SEE MAP INDEX FOR FIRM PANEL LAYC

CONTAINS:

COMMUNITY	NUMBER	PANEL
AMHERST, TOWN OF	360279	0086

NATIONAL FLOOD INSURANCE PROGRAM

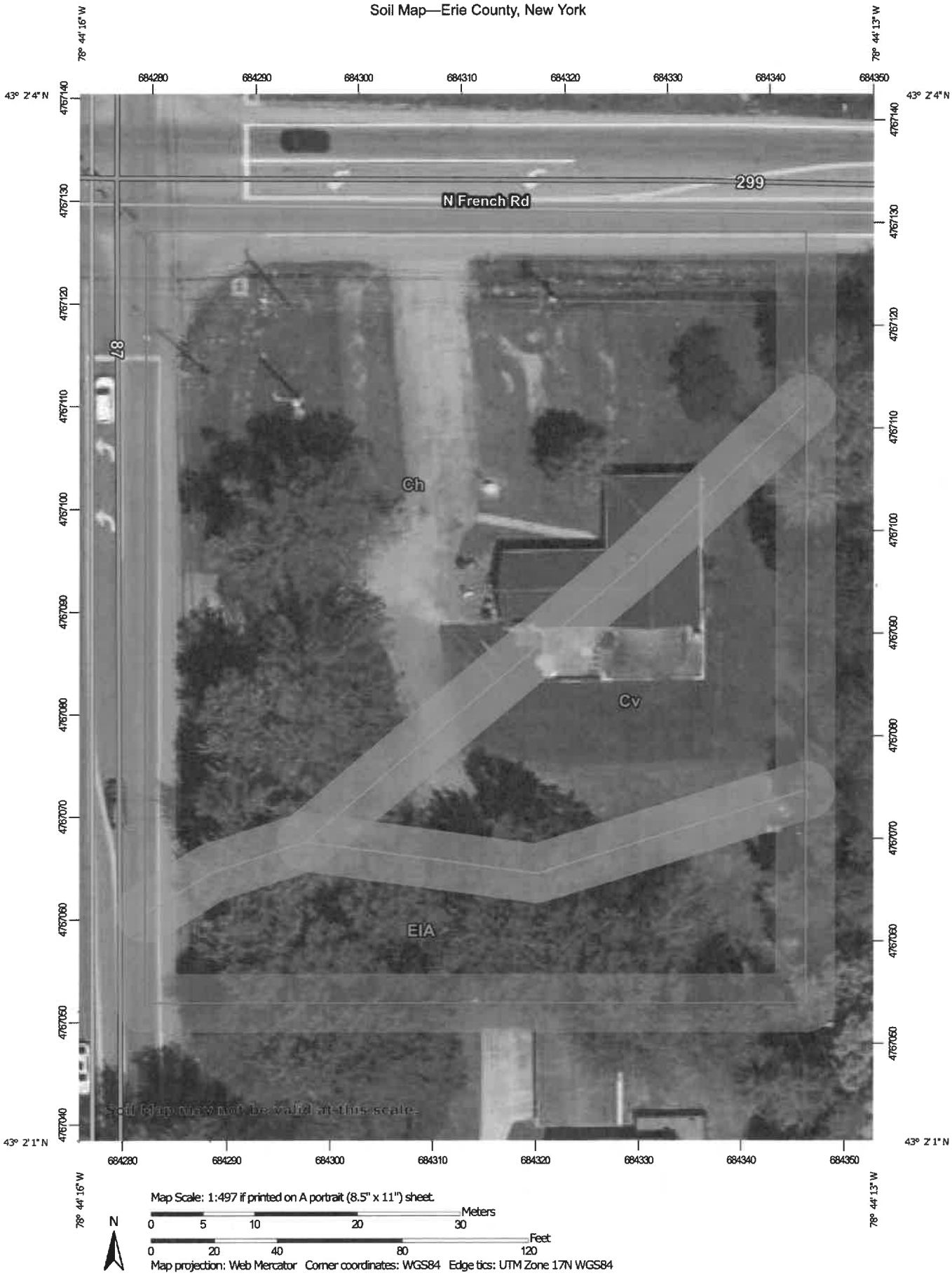
Notice to User: The Map N should be used when pla Community Number sho used on insurance applica community.

EFF

rgency Ma

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Soil Map—Erie County, New York



Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Map Unit Legend

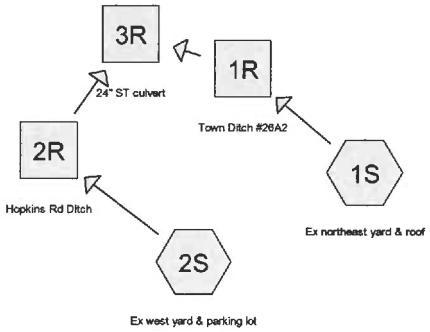
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ch	Cheektowaga fine sandy loam	0.7	59.1%
Cv	Cosad loamy fine sand	0.3	21.2%
EIA	Elnora loamy fine sand, 0 to 3 percent slopes	0.2	19.8%
Totals for Area of Interest		**1.2**	**100.0%**

HS
C/
C/
A/

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

APPENDIX B

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



Subcat Reach Pond Link

Routing Diagram for pre-developed
Prepared by Tredo Engineers, Printed 9/18/2025
HydroCAD® 10.20-7a s/n 07305 © 2025 HydroCAD Software Solutions LLC

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.654	80	>75% Grass cover, Good, HSG D (1S, 2S)
0.326	98	Paved parking, HSG D (2S)
0.024	98	Roofs, HSG D (1S)
1.004	**86**	**TOTAL AREA**

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Summary for Subcatchment 1S: Ex northeast yard & roof

Runoff = 0.45 cfs @ 12.30 hrs, Volume= 0.041 af, Depth= 1.40"
Routed to Reach 1R : Town Ditch #26A2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
NY-Buffalo 24-hr S0P 10-yr Rainfall=3.11"

Area (ac)	CN	Description
0.330	80	>75% Grass cover, Good, HSG D
0.024	98	Roofs, HSG D
0.354	81	Weighted Average
0.330		93.22% Pervious Area
0.024		6.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.5	150	0.0200	0.11		**Sheet Flow, overland to street** Grass: Dense n= 0.240 P2= 2.25"

Summary for Subcatchment 2S: Ex west yard & parking lot

Runoff = 1.87 cfs @ 12.07 hrs, Volume= 0.108 af, Depth= 2.00"
Routed to Reach 2R : Hopkins Rd Ditch

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
NY-Buffalo 24-hr S0P 10-yr Rainfall=3.11"

Area (ac)	CN	Description
0.324	80	>75% Grass cover, Good, HSG D
0.326	98	Paved parking, HSG D
0.650	89	Weighted Average
0.324		49.85% Pervious Area
0.326		50.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.8	27	0.0350	0.09		**Sheet Flow, overland to rcvr** Grass: Dense n= 0.240 P2= 2.25"
1.6	123	0.0220	1.25		**Sheet Flow, overland to rcvr** Smooth surfaces n= 0.011 P2= 2.25"
1.1	70	0.0050	1.06	0.37	**Pipe Channel, pipe not found** 8.0" Round Area= 0.3 sf Perim= 2.1' r= 0.17' n= 0.030 Corrugated metal
7.5	220	Total			

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Summary for Reach 1R: Town Ditch #26A2

Inflow Area = 0.354 ac, 6.78% Impervious, Inflow Depth = 1.40" for 10-yr event
Inflow = 0.45 cfs @ 12.30 hrs, Volume= 0.041 af
Outflow = 0.45 cfs @ 12.30 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min
Routed to Reach 3R : 24" ST culvert

Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Summary for Reach 2R: Hopkins Rd Ditch

Inflow Area = 0.650 ac, 50.15% Impervious, Inflow Depth = 2.00" for 10-yr event
Inflow = 1.87 cfs @ 12.07 hrs, Volume= 0.108 af
Outflow = 1.87 cfs @ 12.07 hrs, Volume= 0.108 af, Atten= 0%, Lag= 0.0 min
Routed to Reach 3R : 24" ST culvert

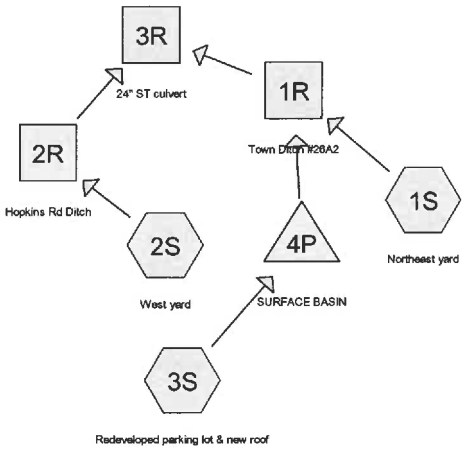
Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Summary for Reach 3R: 24" ST culvert

Inflow Area = 1.004 ac, 34.86% Impervious, Inflow Depth = 1.79" for 10-yr event
Inflow = 2.05 cfs @ 12.07 hrs, Volume= 0.150 af
Outflow = 2.05 cfs @ 12.07 hrs, Volume= 0.150 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



Subcat Reach Pond Link

Routing Diagram for post-developed
Prepared by Tredo Engineers, Printed 9/18/2025
HydroCAD® 10.20-7a s/n 07305 © 2025 HydroCAD Software Solutions LLC

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.488	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S)
0.414	98	Paved parking, HSG D (2S, 3S)
0.138	98	Roofs, HSG D (3S)
1.040	**90**	**TOTAL AREA**

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Summary for Subcatchment 1S: Northeast yard

Runoff = 0.08 cfs @ 12.30 hrs, Volume= 0.007 af, Depth= 1.33"
Routed to Reach 1R : Town Ditch #26A2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
NY-Buffalo 24-hr S0P 10-yr Rainfall=3.11"

Area (ac)	CN	Description
0.066	80	>75% Grass cover, Good, HSG D
0.066		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.5	100	0.0100	0.07		**Sheet Flow, overland to ditch** Grass: Dense n= 0.240 P2= 2.25"
0.5	50	0.0100	1.61		**Shallow Concentrated Flow, overland to ditch** Unpaved Kv= 16.1 fps
23.0	150	Total			

Summary for Subcatchment 2S: West yard

Runoff = 0.22 cfs @ 12.11 hrs, Volume= 0.014 af, Depth= 1.47"
Routed to Reach 2R : Hopkins Rd Ditch

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
NY-Buffalo 24-hr S0P 10-yr Rainfall=3.11"

Area (ac)	CN	Description
0.105	80	>75% Grass cover, Good, HSG D
0.010	98	Paved parking, HSG D
0.115	82	Weighted Average
0.105		91.30% Pervious Area
0.010		8.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	50	0.0150	0.89		**Sheet Flow, overland to ditch** Smooth surfaces n= 0.011 P2= 2.25"
8.6	30	0.0100	0.06		**Sheet Flow, overland to ditch** Grass: Dense n= 0.240 P2= 2.25"
9.5	80	Total			

Summary for Subcatchment 3S: Redeveloped parking lot & new roof

Runoff = 2.80 cfs @ 12.05 hrs, Volume= 0.156 af, Depth= 2.17"
Routed to Pond 4P : SURFACE BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
NY-Buffalo 24-hr S0P 10-yr Rainfall=3.11"

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Area (ac)	CN	Description
0.138	98	Roofs, HSG D
0.404	98	Paved parking, HSG D
0.317	80	>75% Grass cover, Good, HSG D
0.859	91	Weighted Average
0.317		36.90% Pervious Area
0.542		63.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0150	1.03		**Sheet Flow, overland to basin** Smooth surfaces n= 0.011 P2= 2.25"
0.3	50	0.0150	2.49		**Shallow Concentrated Flow, overland to basin** Paved Kv= 20.3 fps
1.9	150	Total, Increased to minimum Tc = 6.0 min			

Summary for Reach 1R: Town Ditch #26A2

Inflow Area = 0.925 ac, 58.59% Impervious, Inflow Depth = 2.11" for 10-yr event
Inflow = 0.95 cfs @ 12.29 hrs, Volume= 0.163 af
Outflow = 0.95 cfs @ 12.29 hrs, Volume= 0.163 af, Atten= 0%, Lag= 0.0 min
Routed to Reach 3R : 24" ST culvert

Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Summary for Reach 2R: Hopkins Rd Ditch

Inflow Area = 0.115 ac, 8.70% Impervious, Inflow Depth = 1.47" for 10-yr event
Inflow = 0.22 cfs @ 12.11 hrs, Volume= 0.014 af
Outflow = 0.22 cfs @ 12.11 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min
Routed to Reach 3R : 24" ST culvert

Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Summary for Reach 3R: 24" ST culvert

Inflow Area = 1.040 ac, 53.08% Impervious, Inflow Depth = 2.04" for 10-yr event
Inflow = 1.11 cfs @ 12.17 hrs, Volume= 0.177 af
Outflow = 1.11 cfs @ 12.17 hrs, Volume= 0.177 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Summary for Pond 4P: SURFACE BASIN

Inflow Area = 0.859 ac, 63.10% Impervious, Inflow Depth = 2.17" for 10-yr event
Inflow = 2.80 cfs @ 12.05 hrs, Volume= 0.156 af
Outflow = 0.87 cfs @ 12.27 hrs, Volume= 0.155 af, Atten= 69%, Lag= 13.5 min
Primary = 0.87 cfs @ 12.27 hrs, Volume= 0.155 af
Routed to Reach 1R : Town Ditch #26A2

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Routing by Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
Peak Elev= 580.06' @ 12.27 hrs Surf.Area= 0.050 ac Storage= 0.038 af

Plug-Flow detention time= 17.4 min calculated for 0.155 af (100% of inflow)
Center-of-Mass det. time= 16.3 min (810.3 - 794.0)

Volume	Invert	Avail.Storage	Storage Description
#1	579.00'	0.100 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	578.25'	0.122 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		0.222 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
579.00	0.001	0.000	0.000
580.00	0.022	0.012	0.012
581.00	0.044	0.033	0.044
582.00	0.067	0.055	0.100

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
578.25	0.000	0.000	0.000
579.00	0.013	0.005	0.005
580.00	0.025	0.019	0.024
581.00	0.049	0.037	0.061
582.00	0.073	0.061	0.122

Device	Routing	Invert	Outlet Devices
#1	Primary	578.40'	**6.0" Round 6" Culvert** L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 578.40' / 578.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.87 cfs @ 12.27 hrs HW=580.05' (Free Discharge)
↳**1=6" Culvert** (Barrel Controls 0.87 cfs @ 4.45 fps)

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Summary for Subcatchment 1S: Northeast yard

Runoff = 0.11 cfs @ 12.29 hrs, Volume= 0.010 af, Depth= 1.88"
Routed to Reach 1R : Town Ditch #26A2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
NY-Buffalo 24-hr S0P 25-yr Rainfall=3.80"

Area (ac)	CN	Description
0.066	80	>75% Grass cover, Good, HSG D
0.066		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.5	100	0.0100	0.07		**Sheet Flow, overland to ditch** Grass: Dense n= 0.240 P2= 2.25"
0.5	50	0.0100	1.61		**Shallow Concentrated Flow, overland to ditch** Unpaved Kv= 16.1 fps
23.0	150	Total			

Summary for Subcatchment 2S: West yard

Runoff = 0.30 cfs @ 12.11 hrs, Volume= 0.019 af, Depth= 2.03"
Routed to Reach 2R : Hopkins Rd Ditch

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
NY-Buffalo 24-hr S0P 25-yr Rainfall=3.80"

Area (ac)	CN	Description
0.105	80	>75% Grass cover, Good, HSG D
0.010	98	Paved parking, HSG D
0.115	82	Weighted Average
0.105		91.30% Pervious Area
0.010		8.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	50	0.0150	0.89		**Sheet Flow, overland to ditch** Smooth surfaces n= 0.011 P2= 2.25"
8.6	30	0.0100	0.06		**Sheet Flow, overland to ditch** Grass: Dense n= 0.240 P2= 2.25"
9.5	80	Total			

Summary for Subcatchment 3S: Redeveloped parking lot & new roof

Runoff = 3.49 cfs @ 12.05 hrs, Volume= 0.202 af, Depth= 2.83"
Routed to Pond 4P : SURFACE BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
NY-Buffalo 24-hr S0P 25-yr Rainfall=3.80"

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Area (ac)	CN	Description
0.138	98	Roofs, HSG D
0.404	98	Paved parking, HSG D
0.317	80	>75% Grass cover, Good, HSG D
0.859	91	Weighted Average
0.317		36.90% Pervious Area
0.542		63.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0150	1.03		**Sheet Flow, overland to basin** Smooth surfaces n= 0.011 P2= 2.25"
0.3	50	0.0150	2.49		**Shallow Concentrated Flow, overland to basin** Paved Kv= 20.3 fps
1.9	150	Total, Increased to minimum Tc = 6.0 min			

Summary for Reach 1R: Town Ditch #26A2

Inflow Area = 0.925 ac, 58.59% Impervious, Inflow Depth = 2.76" for 25-yr event
Inflow = 1.07 cfs @ 12.30 hrs, Volume= 0.212 af
Outflow = 1.07 cfs @ 12.30 hrs, Volume= 0.212 af, Atten= 0%, Lag= 0.0 min
Routed to Reach 3R : 24" ST culvert

Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Summary for Reach 2R: Hopkins Rd Ditch

Inflow Area = 0.115 ac, 8.70% Impervious, Inflow Depth = 2.03" for 25-yr event
Inflow = 0.30 cfs @ 12.11 hrs, Volume= 0.019 af
Outflow = 0.30 cfs @ 12.11 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.0 min
Routed to Reach 3R : 24" ST culvert

Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Summary for Reach 3R: 24" ST culvert

Inflow Area = 1.040 ac, 53.08% Impervious, Inflow Depth = 2.68" for 25-yr event
Inflow = 1.28 cfs @ 12.17 hrs, Volume= 0.232 af
Outflow = 1.28 cfs @ 12.17 hrs, Volume= 0.232 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs

Summary for Pond 4P: SURFACE BASIN

Inflow Area = 0.859 ac, 63.10% Impervious, Inflow Depth = 2.83" for 25-yr event
Inflow = 3.49 cfs @ 12.05 hrs, Volume= 0.202 af
Outflow = 0.95 cfs @ 12.32 hrs, Volume= 0.202 af, Atten= 73%, Lag= 16.4 min
Primary = 0.95 cfs @ 12.32 hrs, Volume= 0.202 af
Routed to Reach 1R : Town Ditch #26A2

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Routing by Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.05 hrs
Peak Elev= 580.35' @ 12.32 hrs Surf.Area= 0.063 ac Storage= 0.055 af

Plug-Flow detention time= 21.9 min calculated for 0.202 af (100% of inflow)
Center-of-Mass det. time= 20.9 min (805.8 - 784.8)

Volume	Invert	Avail.Storage	Storage Description
#1	579.00'	0.100 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	578.25'	0.122 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		0.222 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
579.00	0.001	0.000	0.000
580.00	0.022	0.012	0.012
581.00	0.044	0.033	0.044
582.00	0.067	0.055	0.100

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
578.25	0.000	0.000	0.000
579.00	0.013	0.005	0.005
580.00	0.025	0.019	0.024
581.00	0.049	0.037	0.061
582.00	0.073	0.061	0.122

Device	Routing	Invert	Outlet Devices
#1	Primary	578.40'	**6.0" Round 6" Culvert** L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 578.40' / 578.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.95 cfs @ 12.32 hrs HW=580.35' (Free Discharge)
↑—**1=6" Culvert** (Barrel Controls 0.95 cfs @ 4.85 fps)

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Gurdwara N.French
Amherst, NY

STORM SEWER COMPUTATIONS (10 yr)

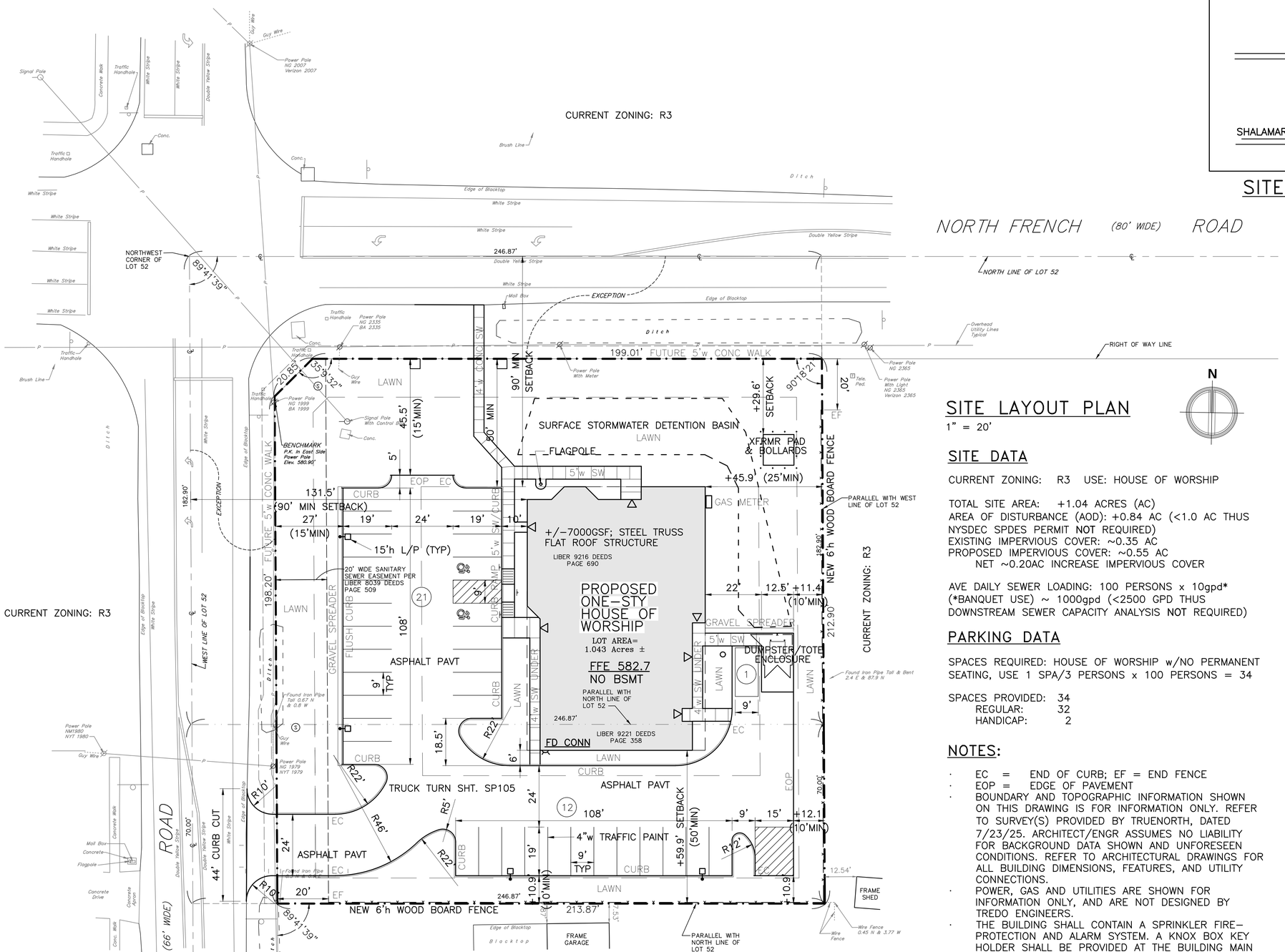
RUNOFF AND FLOW

SEWER LOCATION			TRIBUTARY AREA (acres)		RUNOFF COEFFICIANT C											
area	from	to	A	SUM A	c	cA	SUM cA	LENGTH	SLOPE	PREV. Tc	T. of conc. c	RUNOFF Tc		TIME OF CONC. T_c (min)	INTENSITY I (in/hr)	FLOW Q (cfs)
1	west lot	basin	0.40	0.40	0.95	0.38	0.38	63.00	1.50		0.95	1.87	1.87	10.00	4.6	1.75

DESIGN

MANNING n	SLOPE S (%)	DIAMETER D (in)	CAPACITY Q (cfs)	CAPACITY VELOCITY V (ft/sec)	% capacity	peak factor	FLOW VELOCITY V (ft/sec)	LENGTH L (ft)	
0.013	0.50	12	2.53	3.22	0.69	1.07	3.44	26	HDPE

Attachment: SP-2025-08_application_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



DAVEN DRIVE

NORTH FRENCH ROAD

HOPKINS ROAD

SHALAMAR CT

PROJECT SITE

N

SITE LOCATION MAP

SITE LAYOUT PLAN

1" = 20'

N

SITE DATA

CURRENT ZONING: R3 USE: HOUSE OF WORSHIP

TOTAL SITE AREA: +1.04 ACRES (AC)
AREA OF DISTURBANCE (AOD): +0.84 AC (<1.0 AC THUS NYSDEC SPDES PERMIT NOT REQUIRED)
EXISTING IMPERVIOUS COVER: ~0.35 AC
PROPOSED IMPERVIOUS COVER: ~0.55 AC
NET ~0.20AC INCREASE IMPERVIOUS COVER

AVE DAILY SEWER LOADING: 100 PERSONS x 10gpd*
(*BANQUET USE) ~ 1000gpd (<2500 GPD THUS DOWNSTREAM SEWER CAPACITY ANALYSIS NOT REQUIRED)

PARKING DATA

SPACES REQUIRED: HOUSE OF WORSHIP w/NO PERMANENT SEATING, USE 1 SPA/3 PERSONS x 100 PERSONS = 34

SPACES PROVIDED: 34
REGULAR: 32
HANDICAP: 2

NOTES:

- EC = END OF CURB; EF = END FENCE
- EOP = EDGE OF PAVEMENT
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. REFER TO SURVEY(S) PROVIDED BY TRUENORTH, DATED 7/23/25. ARCHITECT/ENGR ASSUMES NO LIABILITY FOR BACKGROUND DATA SHOWN AND UNFORESEEN CONDITIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS, FEATURES, AND UTILITY CONNECTIONS.
- POWER, GAS AND UTILITIES ARE SHOWN FOR INFORMATION ONLY, AND ARE NOT DESIGNED BY TREDO ENGINEERS.
- THE BUILDING SHALL CONTAIN A SPRINKLER FIRE-PROTECTION AND ALARM SYSTEM. A KNOX BOX KEY HOLDER SHALL BE PROVIDED AT THE BUILDING MAIN ENTRY DOOR. BUILDING SHALL CONTAIN FIRE DEPT. TRUSS ROOF WARNING IDENTIFICATION DECALS. REFER TO ARCHITECTURAL DWGS.
- FIRE-PROTECTION DWGS. SHALL PROVIDE FOR FIRE DEPT. SPRINKLER CONNECTION SIZE AND STYLE COORDINATED WITH DISTRICT FIRE CHIEF.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST BUILDING DEPT. AND ERIE COUNTY DPW FOR WORK IN THE RIGHT-OF-WAY. CONTRACTOR SHALL MAKE AND RECEIVE HWY WORK PERMIT APPLICATION APPROVALS PRIOR TO CONSTRUCTION.

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Expires 10.31.25

STATE OF NEW YORK · MATTHEW JOHN TU · 082595 · LICENSED PROFESSIONAL ENGINEER

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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA BUILDING

Project Address: 2345 NORTH FRENCH ROAD
EAST AMHERST, NEW YORK 14051

Drawing History:

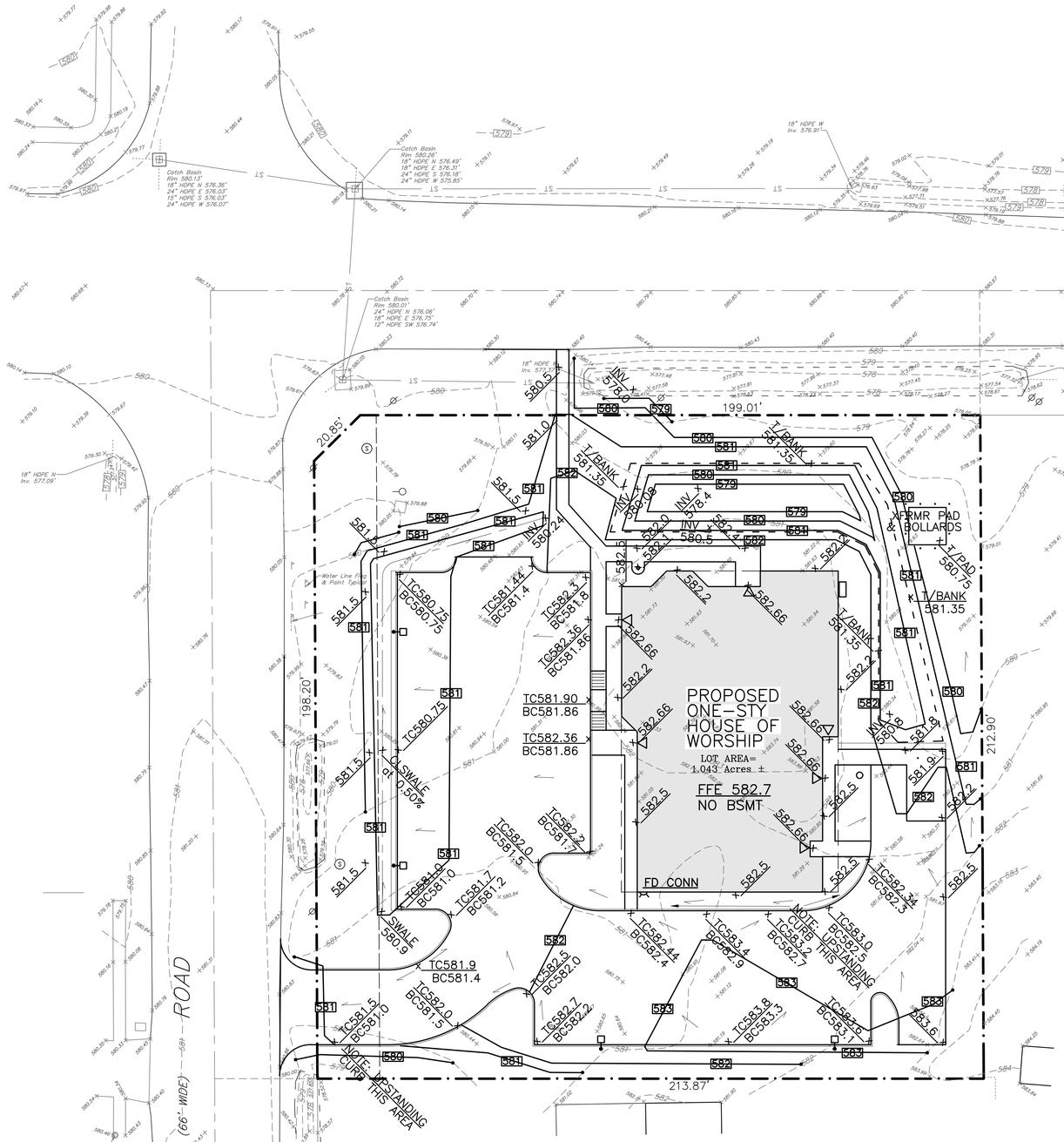
#	Date	Description

Project Status: SITE PLAN REVIEW

Date: 9.22.25
Project Number: 25033.00 (T.E. Job #25-54)
Sheet Title: SITE LAYOUT PLAN

Sheet Number: SP101

Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)


NORTH FRENCH (80' WIDE) ROAD
HOPKINS (66' WIDE) ROAD
PROPOSED ONE-STY HOUSE OF WORSHIP
LOT AREA= 1.043 Acres ±
FFE 582.7
NO BSMT
FD CONN
199.01'
198.20'
213.87'
212.90'
20.85'
FRMR PAD BOLLARDS
T/PAD 580.75
T/BANK 581.35
INV 578.4
INV 580.08
INV 580.24
INV 580.5
INV 578.8
INV 580.5
INV 581.98
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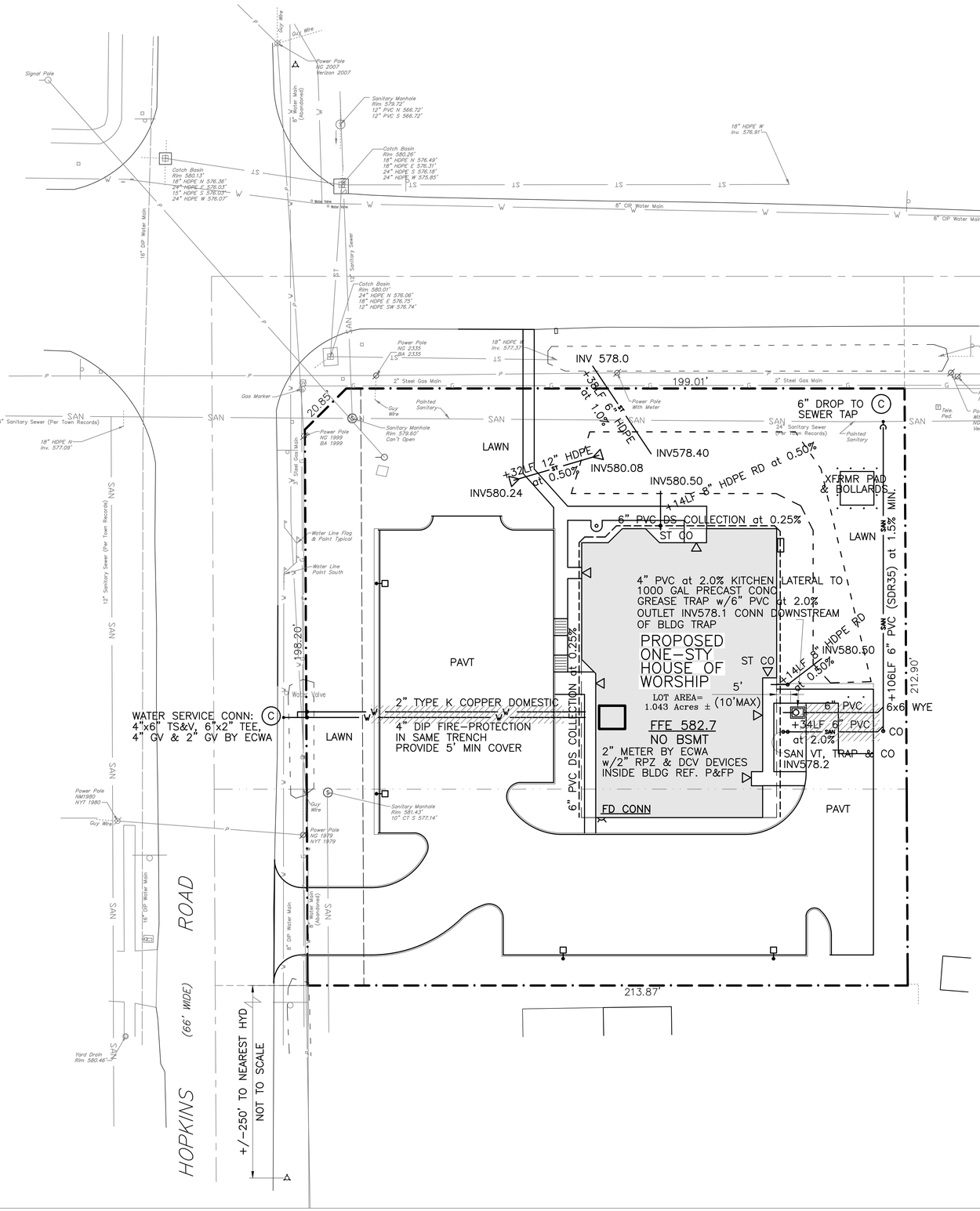

SITE DRAINAGE & UTILITIES PLAN

1" = 20'

LEGEND:

ELEV	DENOTES PROPOSED SPOT ELEVATIONS	* ELEV	DENOTES EXISTING SPOT ELEVATIONS
	DENOTES PROPOSED CATCH BASIN/MANHOLE	DI	DENOTES EXISTING STORM SEWER DROP INLET
CO	DENOTES PROPOSED CLEANOUT	ST	DENOTES EXISTING STORM SEWER MANHOLE
C	DENOTES CONNECTION TO EXISTING UTILITY	SAN	DENOTES EXISTING SANITARY SEWER MANHOLE
			DENOTES EXISTING HYDRANT
	DENOTES PROPOSED LIGHT POLE		DENOTES EXISTING LIGHT POLE
RD	DENOTES PROPOSED ROOF DRAIN		DENOTES EXISTING WATER VALVE
ELEV	DENOTES NEW CONTOURS	ELEV	DENOTES EXISTING CONTOURS
		X X X X	DENOTES EXISTING CHAIN LINK FENCE
		OHE OHE	DENOTES EXISTING UTILITY POLE AND OVERHEAD UTILITIES
		ST ST	DENOTES EXISTING STORM SEWER LINE
		SAN SAN	DENOTES EXISTING SANITARY SEWER LINE
		W W	DENOTES EXISTING WATER LINE
		E E	DENOTES EXISTING ELECTRIC LINE
		G G	DENOTES EXISTING GAS LINE
ST			DENOTES PROPOSED STORM SEWER LINE
SAN			DENOTES PROPOSED SANITARY SEWER LINE
W			DENOTES PROPOSED WATER LINE

INDICATES BACKFILL OVER UTILITY WITH SELECT FILL (TYP)

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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA BUILDING

Project Address: 2345 NORTH FRENCH ROAD
EAST AMHERST, NEW YORK 14051

Drawing History:

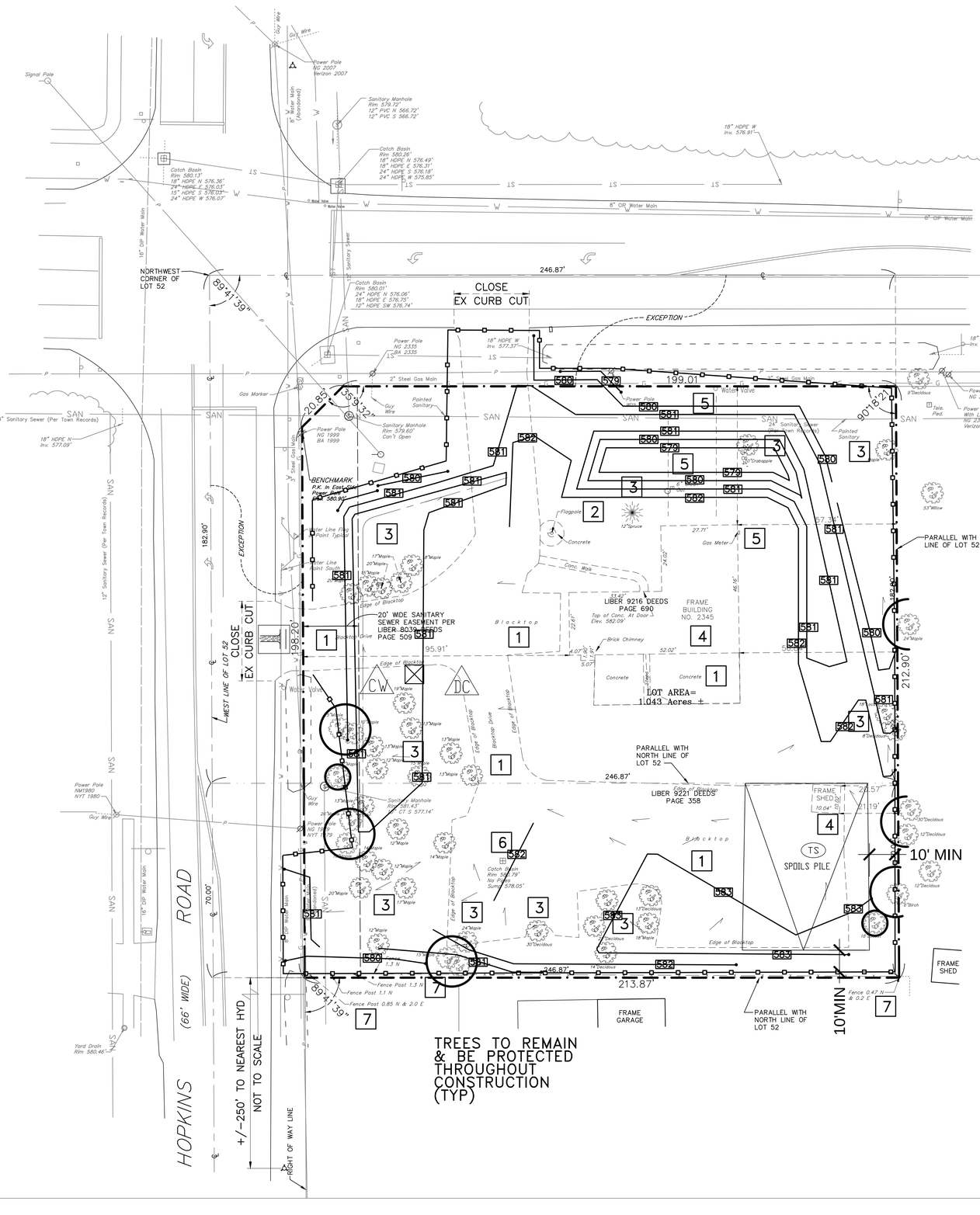
#	Date	Description

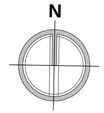
Project Status: SITE PLAN REVIEW

Date: 9.22.25
Project Number: 25033.00 (T.E. Job #25-54)
Sheet Title: SITE DRAINAGE & UTILITIES PLAN

Sheet Number: SP103

Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)





SITE DEMOLITION & EROSION CONTROL PLAN

1" = 20'

SITE DEMOLITION NOTES:

1. REMOVE CONCRETE/ASPHALT PAVT & SUBBASE STONE
2. REMOVE FLAGPOLE & FOUNDATION
3. REMOVE TREE PLANTING & ROOT BALL FROM SITE (x36)
4. REMOVE BUILDING STRUCTURE & FOUNDATIONS IN THEIR ENTIRETY –REFER TO ARCHITECTURAL SPEC FOR ADDITIONAL INFO. NOT SHOWN –BACKFILL BASEMENT AND OTHER EXCAVATIONS WITH 12" MAX LAYERS OF 95% COMPACTED STRUCTURAL FILL IN AREAS UNDER NEW BUILDING AND PAVEMENT
5. REMOVE EXISTING UTILITIES PER RESPECTIVE PROVIDER STANDARDS (VERIFY EACH PRIOR TO CONSTRUCTION)
6. REMOVE RECEIVER –PLUG END OF ST PIPING FOUND WITH CONC AND ABANDON
7. REMOVE EXISTING WOOD FENCING

EROSION & SEDIMENT CONTROL LEGEND

- 12"DIA COMPOST FILTER SOCK STAKED–IN
- DC — DUST CONTROL
- CW — CONC WASH PIT
- STABILIZED CONSTRUCTION ENTRANCE –USE PAVED DRIVEWAY
- M — MULCHING
- PS — PERMANENT SEEDING
- TS — TEMPORARY SEEDING
- TOPSOILING

LAWN SEED SCHEDULE

Mixtures		Rate per Acre (lbs)	Rate per 1,000 sq. ft. (lbs)
A.	Birdsfoot trefoil or ladino clover	8	0.20
	Tall fescue or mooth bromegrass	20	0.45
	Redtop	2	0.05
		30	0.70
OR			
B.	Kentucky bluegrass	25	0.60
	Creeping red fescue	20	0.50
	Perennial ryegrass	10	0.20
		55	1.30

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082395
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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA BUILDING

Project Address: 2345 NORTH FRENCH ROAD
EAST AMHERST, NEW YORK 14051

Drawing History:

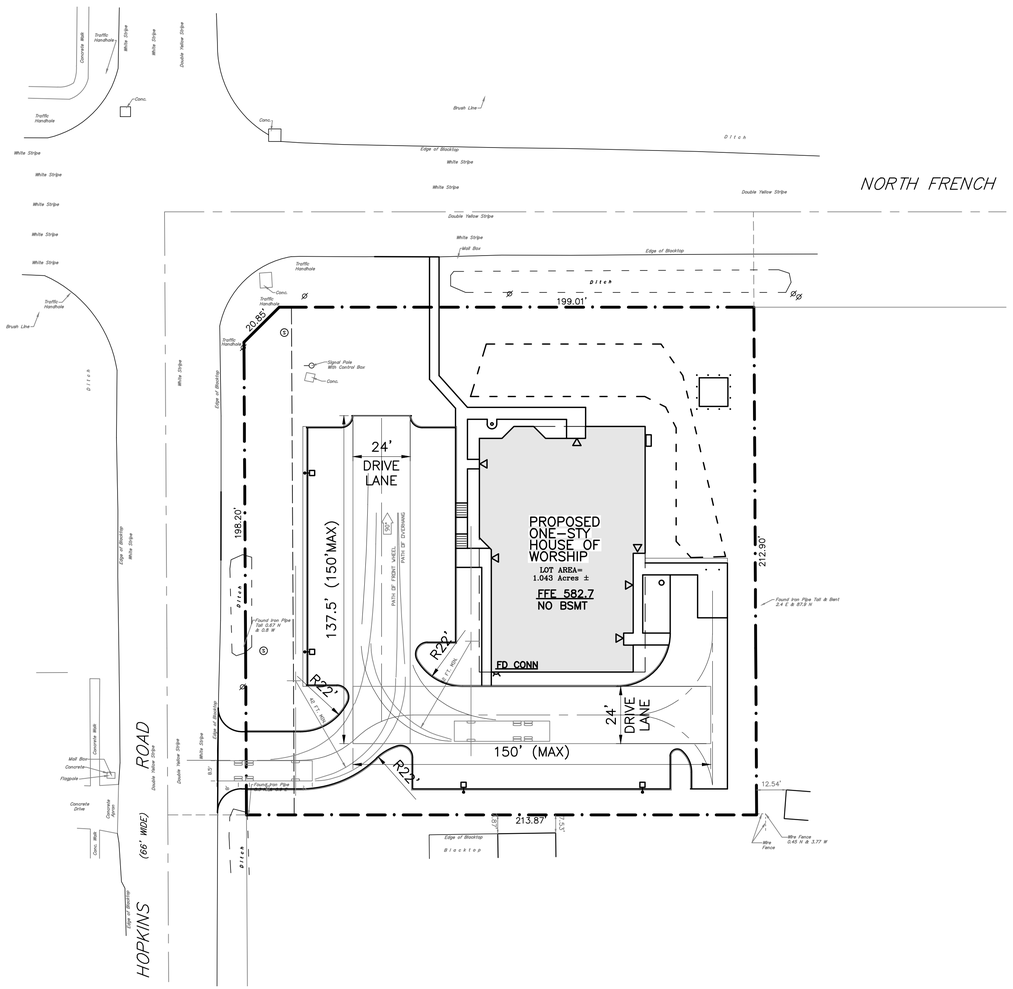
#	Date	Description

Project Status: SITE PLAN REVIEW

Date: 9.22.25
Project Number: 25033.00 (T.E. Job #25-54)
Sheet Title: SITE DEMOLITION & EROSION CONTROL PLAN

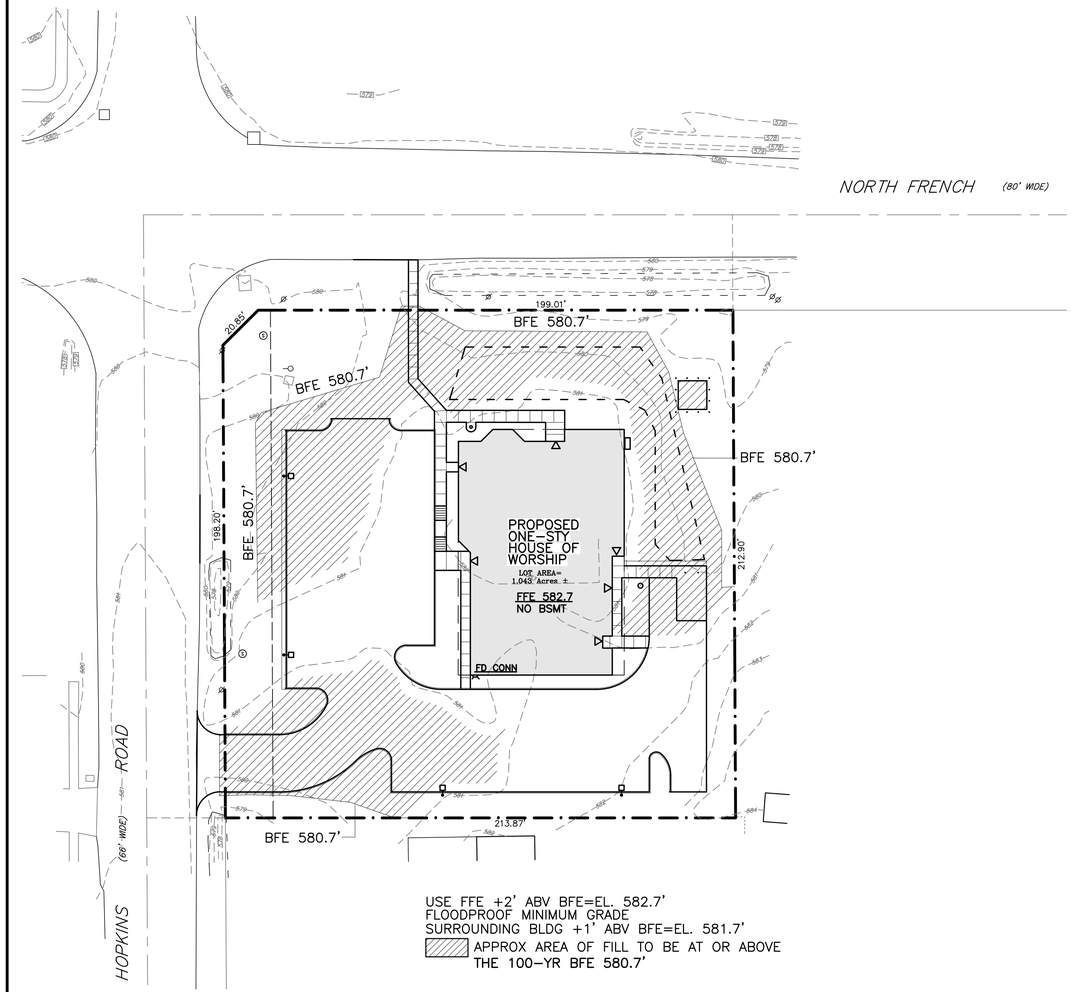
Sheet Number: SP104

Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



TRUCK TURN EXHIBIT

1" = 30'



FLOODPLAIN EXHIBIT

1" = 30'

N

SITE DATA

PARCEL IS LOCATED IN THE 100-YEAR FLOOD ZONE OF TONAWANDA CREEK BFE +580.7- PER FIRM PANEL #36029 DATED JUNE 7, 2019.

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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA BUILDING

Project Address: 2345 NORTH FRENCH ROAD EAST AMHERST, NEW YORK 14051

Drawing History: # Date Description

Project Status: SITE PLAN REVIEW

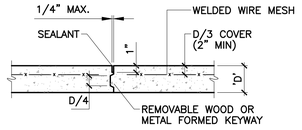
Date: 9.22.25

Project Number: 25033.00 (T.E. Job #25-54)

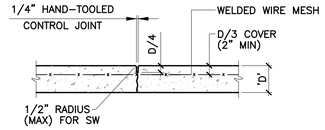
Sheet Title: TRUCK TURN & FLOOD ZONE EXHIBITS

Sheet Number: SP105

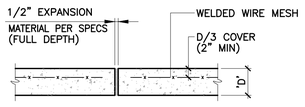
Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



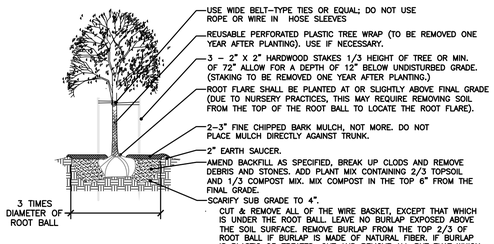
4 CONSTRUCTION JOINT IN EXTERIOR CONC PAVEMENT



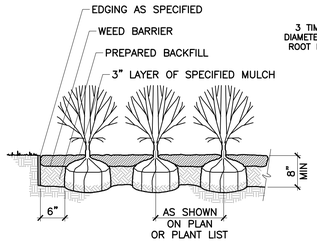
3 CONTROL JOINT IN EXTERIOR CONC PAVEMENT



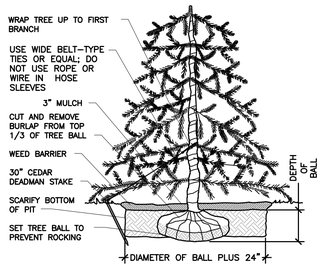
5 EXPANSION JOINT IN EXTERIOR CONC PAVEMENT



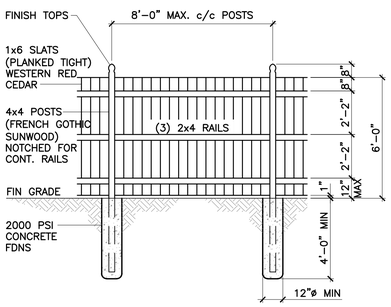
9 DECIDUOUS TREE PLANTING DETAIL



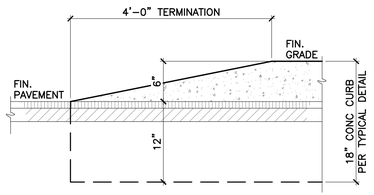
11 SHRUB PLANTING DETAIL



10 EVERGREEN TREE PLANTING DETAIL

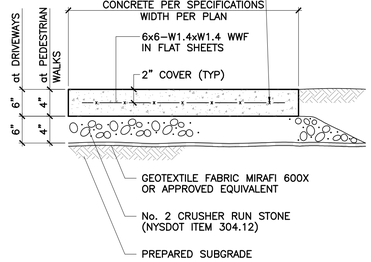


12 6'h WOOD STOCKADE FENCE



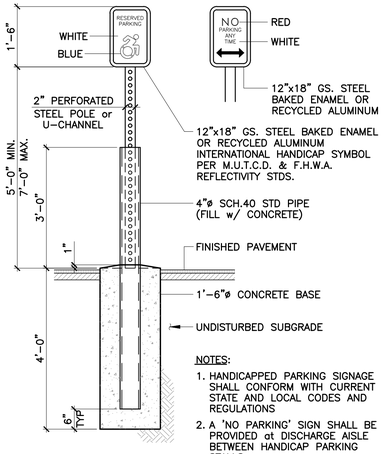
16 CURB TERMINATION DETAIL

NOTE: PROVIDE #4 at 12" EA WAY AT DUMPSTER PAD ONLY



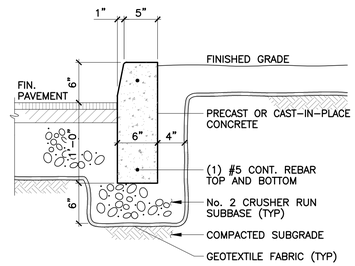
NOTE: CONC. SHALL BE 4000 PSI at 28–DAYS, 6% AIR–ENTRAINED, 4" MAX. SLUMP–PROVIDE LT. BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAFFIC

2 TYPICAL CONCRETE SIDEWALK

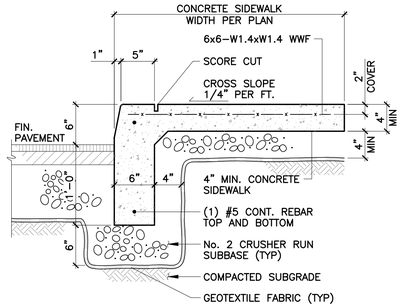


NOTES:
1. HANDICAPPED PARKING SIGNAGE SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS
2. A 'NO PARKING' SIGN SHALL BE PROVIDED at DISCHARGE AISLE BETWEEN HANDICAP PARKING STALLS

8 HANDICAPPED PARKING SIGNAGE
LOCATED IN PAVEMENT

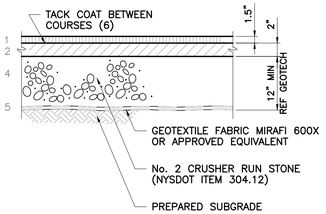


15 TYPICAL CONCRETE CURB



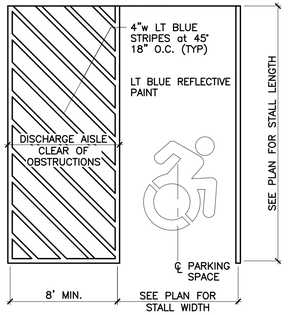
14 CONCRETE SIDEWALK WITH INTEGRAL CURB

ITEM	DESCRIPTION	NYSDOT REF.	DEPTH
1	TOP COURSE	402.099803-9.5 F2-80	1-1/2"
2	BINDER COURSE	402.198203-19 F9-80	2"
3	NOT USED		
4	SUBBASE COURSE	304.12000	12"
5	GEOTEXTILE FABRIC (NONWOVEN/HEAT BONDED)		
6	TACK COAT ITEM	407.01020	

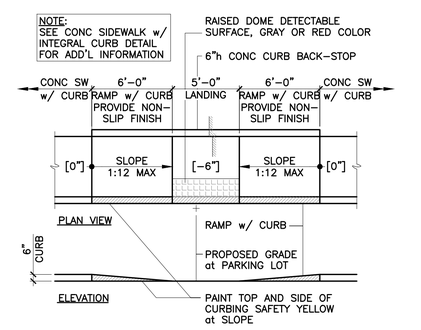


1 TYPICAL TYPE I BITUMINOUS PAVEMENT SECTION

NOTE: GRADE SLOPE 2% MAX EA WAY

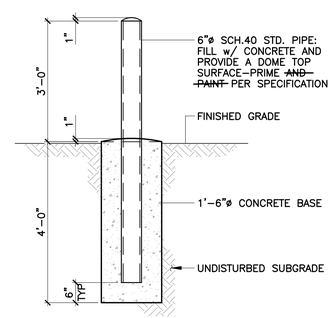


7 HANDICAP SYMBOL DETAIL



6 HANDICAP ACCESS RAMP

PROVIDE UV–RESISTANT HDPE BOLLARD COVER –GLOSS BLACK



13 STEEL PIPE BOLLARD

GENERAL SITE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE TOWN OF AMHERST, ERIE COUNTY DPW, ECWA, AND NEW YORK STATE DEPT. OF TRANSPORTATION SPECS.
2. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF THE TRADE INVOLVED.
3. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER APPROVAL AND SHALL BE EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
4. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
5. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER OF ANY DISCREPANCIES IN CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
7. CONTRACTOR SHALL KEEP THE JOB SITE FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER.
8. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK DOES NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
9. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO PERFORM THE WORK.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SILT FENCES TO CONTROL EROSION FROM THE SITE.
11. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND M.E.P. PLANS FOR UTILITY CONNECTIONS.
12. ALL UTILITY TRENCHES UNDER PAVEMENT, CURBS, SIDEWALKS, AND DRIVEWAYS SHALL BE FULLY BACKFILLED WITH No 2 CRUSHER RUN STONE AND PROPERLY COMPACTED TO AVOID SETTLEMENT.
13. CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING IMPROVEMENTS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO ROADWAYS, PAVEMENTS, CURBING, PLANTINGS, LAWN AND EXISTING UTILITIES.

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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA BUILDING

Project Address: 2345 NORTH FRENCH ROAD
EAST AMHERST, NEW YORK 14051

Drawing History:

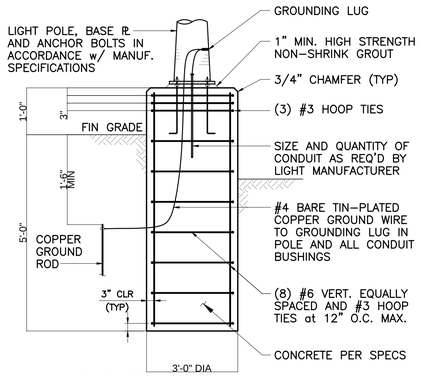
#	Date	Description

Project Status: SITE PLAN REVIEW

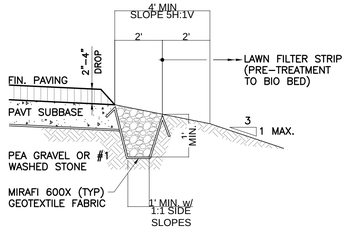
Date: 9.22.25
Project Number: 25033.00 (T.E. Job #25-54)
Sheet Title: SITEWORK DETAILS

Sheet Number: SP201

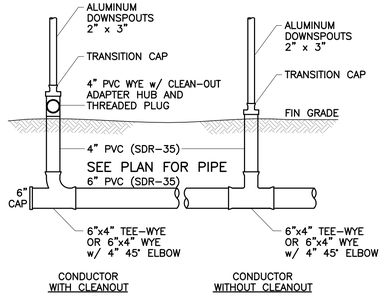
Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



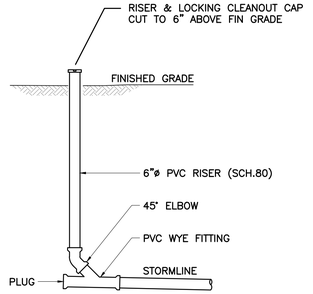
5 LIGHT POLE FOOTING DETAIL



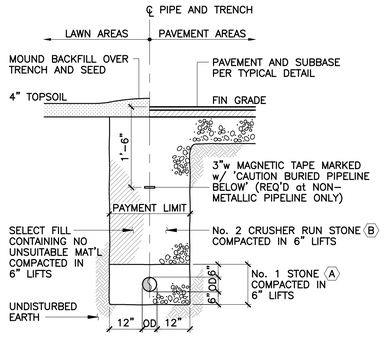
4 GRAVEL DIAPHRAGM/ FILTER STRIP SECTION



3 DOWNSPOUT COLLECTION SYSTEM



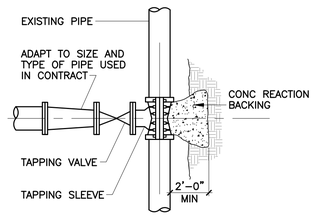
2 STORMLINE CLEANOUT AND RISER DETAIL



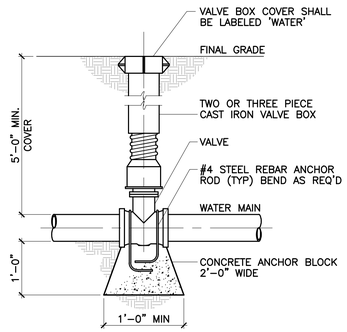
NOTES:
1. PIPE SHALL BE IN ACCORDANCE w/ MANUFACTURER'S RECOMMENDATIONS
2. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING
3. TRENCH DETAILS ARE ONLY SHOWN FOR MATERIAL PLACEMENT PURPOSES
4. AN OSHA APPROVED MOVEABLE PROTECTIVE TRENCH SHIELD MAY BE USED.

MATERIALS:
(A) No. 1 STONE WITH A GRADATION CONFORMING TO NYSDOT SECTION 703-02, LATEST EDITION. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN (1) INCH AND HAVING A MAX. GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. NO SLAG SHALL BE USED IN PLACE OF MATERIAL 'A'.
(B) No. 2 CRUSHER RUN STONE OR No. 2 RUN OF CRUSHED 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 USED IN PLACE OF MATERIAL 'B'.

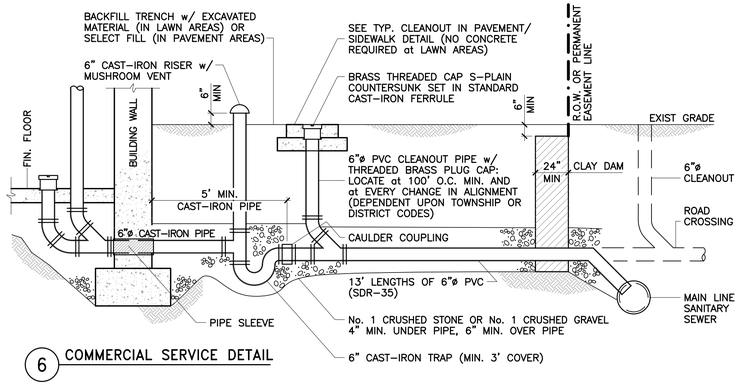
1 UTILITY TRENCH SECTION



8 TYPICAL TAPPING SLEEVE AND VALVE DETAIL
≥ 3-INCH PIPE



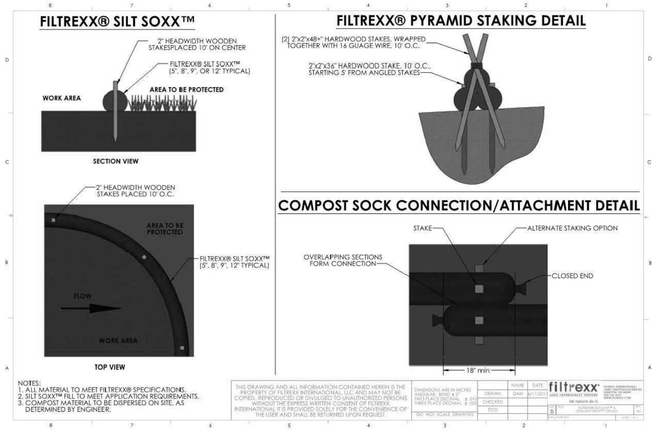
7 TYP. LINE VALVE SETTING WITH ANCHORED BLOCKING
NOTE: TO BE USED ON BOTH GATE AND BUTTERFLY VALVES

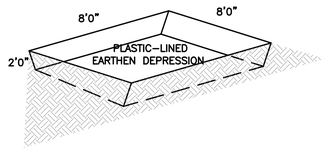


6 COMMERCIAL SERVICE DETAIL

COMMERCIAL SERVICE NOTES:

1. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ASTM D-3033 / D-3034. CAST-IRON PIPE MATERIAL SHALL BE EXTRA HEAVY ASTM A74-42.
2. PURSUANT TO TOWN RULES AND REGULATIONS, PIPE SHALL BE LAID at 1/4" PER FOOT GRADE. ANY VARIANCE MUST BE APPROVED BY THE DISTRICT MANAGER. IN NO CASE SHALL PIPE SLOPE BE LESS THAN 1/8" PER FOOT.
3. VENTS AND CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.
4. CONCRETE ENCASEMENT IS REQUIRED IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
5. SELECT BACKFILL IS REQUIRED UNDER PAVED AREAS.
6. MINIMUM DEPTH OF COVER SHALL BE 3'-0".
7. A GREASE TRAP AND OIL SEPARATOR IS REQUIRED WHERE APPLICABLE.
8. CLEANOUT MEASUREMENTS SHALL START FROM THE CENTERLINE OF THE MAIN SEWER FOR NEARSIDE LATERALS, AND FROM THE 0" CLEANOUT FOR FARSIDE CONNECTIONS. A CLEANOUT MAY BE REQUIRED FOR ANY ABRUPT CHANGES IN LATERAL DIRECTION FLOW.
9. A 6" CLEANOUT IS REQUIRED at THE R.O.W. WHENEVER THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR at THE FAR SIDE OF PAVEMENT.
10. ANY SEWER LAID THROUGH OR OVER A SEPTIC TANK MUST BE CAST-IRON (SEPTIC TANK MUST BE FILLED WITH BANK-RUN GRAVEL.
11. ANY SEPTIC TANK THAT IS REMOVED FROM SERVICE MUST BE PUMPED OUT AND CRUSHED, OR FILLED WITH BANK-RUN GRAVEL, WHEN SEPTIC SYSTEM IS BEING CONVERTED TO A SANITARY SEWER LINE.
12. NO SEWER WORK SHALL BE BACKFILLED BEFORE THE WORK HAS BEEN INSPECTED BY A COUNTY INSPECTOR.
13. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY COVERED WITH STEEL PLATES.
14. DOWNSPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE SANITARY LATERAL.
15. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 24 HR. ADVANCE NOTICE FOR SCHEDULING.
16. FOR NEW STRUCTURES, NO CONNECTION SHALL BE MADE UNTIL BUILDING BASEMENT FLOOR IS POURED.
17. A TOWN INSPECTOR MUST BE PRESENT WHEN A CAP OR PLUG IS PULLED FROM A WYE OR LATERAL.





9 CONC TRUCK WASH PIT

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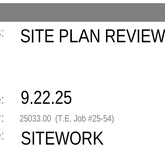

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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA BUILDING

Project Address: 2345 NORTH FRENCH ROAD
EAST AMHERST, NEW YORK 14051

Drawing History:

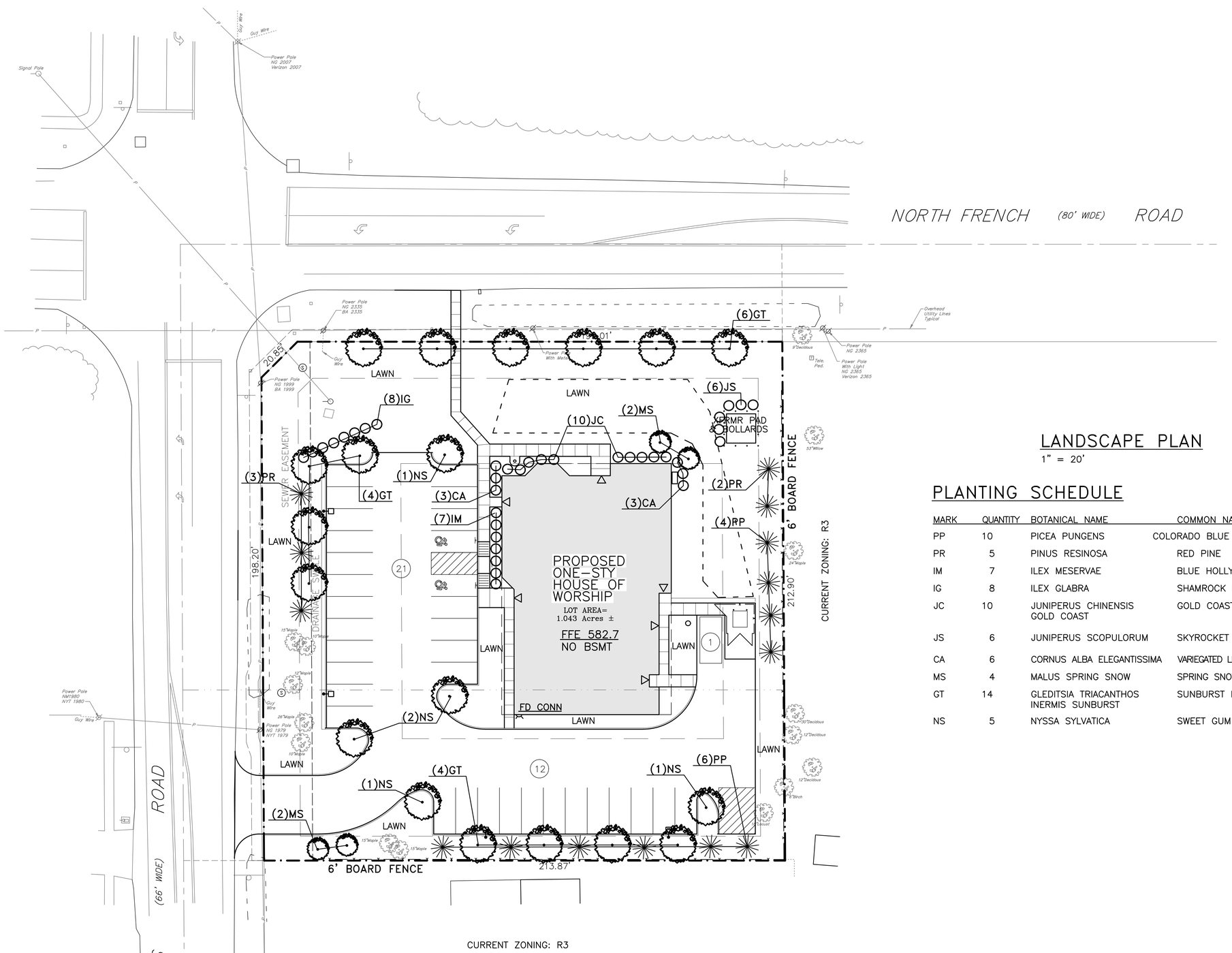
#	Date	Description

Project Status: SITE PLAN REVIEW

Date: 9.22.25
Project Number: 25033.00 (T.E. Job #25-54)
Sheet Title: SITEWORK DETAILS

Sheet Number: SP202

Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



LANDSCAPE PLAN

1" = 20'

PLANTING SCHEDULE

MARK	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
PP	10	PICEA PUNGENS	COLORADO BLUE SPRUCE	5'h MIN	B&B
PR	5	PINUS RESINOSA	RED PINE	5'h MIN	B&B
IM	7	ILEX MESERVAE	BLUE HOLLY	24" MIN	CONT.
IG	8	ILEX GLABRA	SHAMROCK INKBERRY	24" MIN	CONT.
JC	10	JUNIPERUS CHINENSIS GOLD COAST	GOLD COAST JUNIPER	24" MIN	B&B
JS	6	JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER	4'h MIN	B&B
CA	6	CORNUS ALBA ELEGANTISSIMA	VARIEGATED LEAF DOGWOOD	36"–48"	B&B
MS	4	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	2.0" CAL	B&B
GT	14	GLEDITSIA TRIACANTHOS INERMIS SUNBURST	SUNBURST LOCUST	2.5" CAL	B&B
NS	5	NYSSA SYLVATICA	SWEET GUM	2.5" CAL	B&B

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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA BUILDING

Project Address: 2345 NORTH FRENCH ROAD EAST AMHERST, NEW YORK 14051

Drawing History: # Date Description

Project Status: SITE PLAN REVIEW

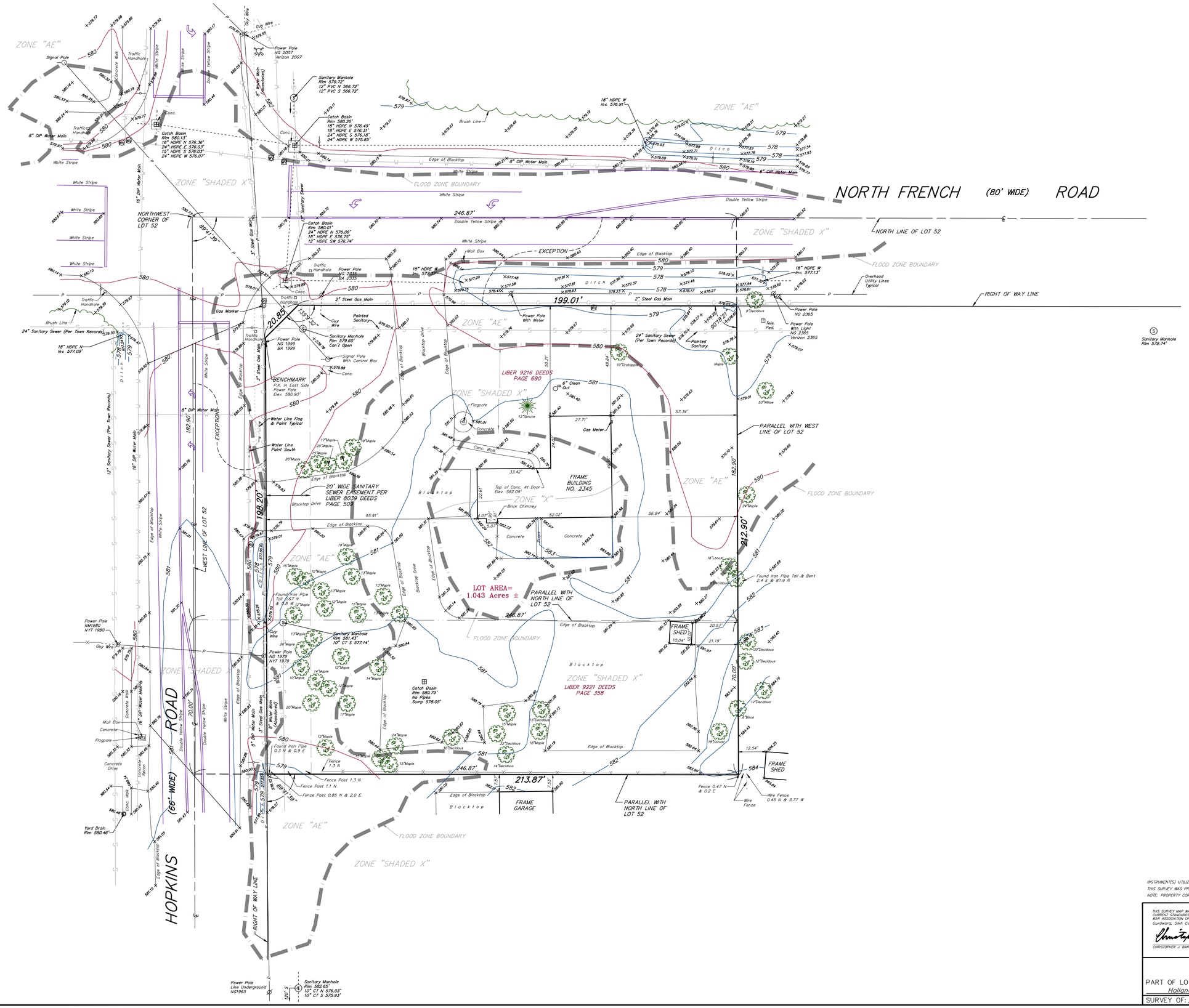
Date: 9.22.25

Project Number: 25033.00 (T.E. Job #25-54)

Sheet Title: LANDSCAPE PLAN

Sheet Number: L101

Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)


NORTH FRENCH (80' WIDE) ROAD
HOPKINS (66' WIDE) ROAD
ZONE "AE"
ZONE "SHADED X"
ZONE "X"
FLOOD ZONE BOUNDARY
NORTH LINE OF LOT 52
WEST LINE OF LOT 52
RIGHT OF WAY LINE
PARALLEL WITH WEST LINE OF LOT 52
PARALLEL WITH NORTH LINE OF LOT 52
NORTHWEST CORNER OF LOT 52
EXCEPTION
LIBER 9216 DEEDS PAGE 690
LIBER 9221 DEEDS PAGE 358
20' WIDE SANITARY SEWER EASEMENT PER LIBER 8039 DEEDS PAGE 508
LOT AREA= 1.043 Acres ±
246.87'
199.01'
213.87'
198.20'
182.90'
20.85'
FRAME BUILDING NO. 2345
FRAME GARAGE
FRAME SHED
BENCHMARK
P.K. in East Side Power Pole Elev. 580.90'
Catch Basin Rim 580.26' 18" HDPE N 576.49' 18" HDPE E 576.31' 24" HDPE S 576.18' 24" HDPE W 575.85'
Catch Basin Rim 580.13' 18" HDPE N 576.36' 24" HDPE E 576.03' 15" HDPE S 576.03' 24" HDPE W 576.07'
Catch Basin Rim 580.01' 24" HDPE N 576.06' 18" HDPE E 576.75' 12" HDPE SW 576.74'
Sanitary Manhole Rim 579.73' 12" PVC N 566.72' 12" PVC S 566.72'
Sanitary Manhole Rim 579.60' Can't Open
Sanitary Manhole Rim 581.43' 10" CT S 577.14'
Sanitary Manhole Rim 582.65' 10" CT N 576.03' 10" CT S 575.93'
Sanitary Manhole Rim 579.74'
Catch Basin Rim 580.79' No Pipes Sump 578.05'
Power Pole NG 2007 Verizon 2007
Power Pole NG 1999 BA 1999
Power Pole NG 2365 BA 2355
Power Pole NM1980 NYT 1980
Power Pole NG 1979 NYT 1979
Power Pole With Meter
Power Pole With Light NG 2365 Verizon 2365
Power Pole Line Underground NG1965
Signal Pole
Signal Pole With Control Box
Traffic Handhole
Guy Wire
Gas Marker
Mail Box
Flagpole
Concrete
Concrete Drive
Yard Drain Rim 580.46'
Found Iron Pipe 0.3 N & 0.9 E
Found Iron Pipe Tail 0.67 N & 0.8 W
Found Iron Pipe Tail & Bent 2.4 E & 87.9 N
Fence Post 1.3 N
Fence Post 1.1 N
Fence Post 0.85 N & 2.0 E
Fence 0.47 N & 0.2 E
Fence 1.3 N
Wire Fence 0.45 N & 3.77 W
Water Line Plug & Point Typical
Water Line Point South
Overhead Utility Lines Typical
Brush Line
Edge of Blacktop
Concrete Walk
Blacktop Drive
Double Yellow Stripe
White Stripe
Ditch
Top of Conc. At Door Elev. 582.09'
Brick Chimney
Gas Meter
Found Iron Pipe Tail & Bent 2.4 E & 87.9 N
18" HDPE W Inv. 576.91'
18" HDPE W Inv. 577.13'
18" HDPE N Inv. 577.09'
24" Sanitary Sewer (Per Town Records)
12" Sanitary Sewer (Per Town Records)
8" Water Main (Abandoned)
8" DIP Water Main
16" DIP Water Main
3" Steel Gas Main
2" Steel Gas Main
Pointed Sanitary
Tele. Ped.
Mail Box
Flagpole
Concrete
Concrete Drive
Yard Drain Rim 580.46'
Found Iron Pipe 0.3 N & 0.9 E
Found Iron Pipe Tail 0.67 N & 0.8 W
Found Iron Pipe Tail & Bent 2.4 E & 87.9 N
Fence Post 1.3 N
Fence Post 1.1 N
Fence Post 0.85 N & 2.0 E
Fence 0.47 N & 0.2 E
Fence 1.3 N
Wire Fence 0.45 N & 3.77 W
Water Line Plug & Point Typical
Water Line Point South
Overhead Utility Lines Typical
Brush Line
Edge of Blacktop
Concrete Walk
Blacktop Drive
Double Yellow Stripe
White Stripe
Ditch
Top of Conc. At Door Elev. 582.09'
Brick Chimney
Gas Meter
Found Iron Pipe Tail & Bent 2.4 E & 87.9 N
18" HDPE W Inv. 576.91'
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24" Sanitary Sewer (Per Town Records)
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8" DIP Water Main
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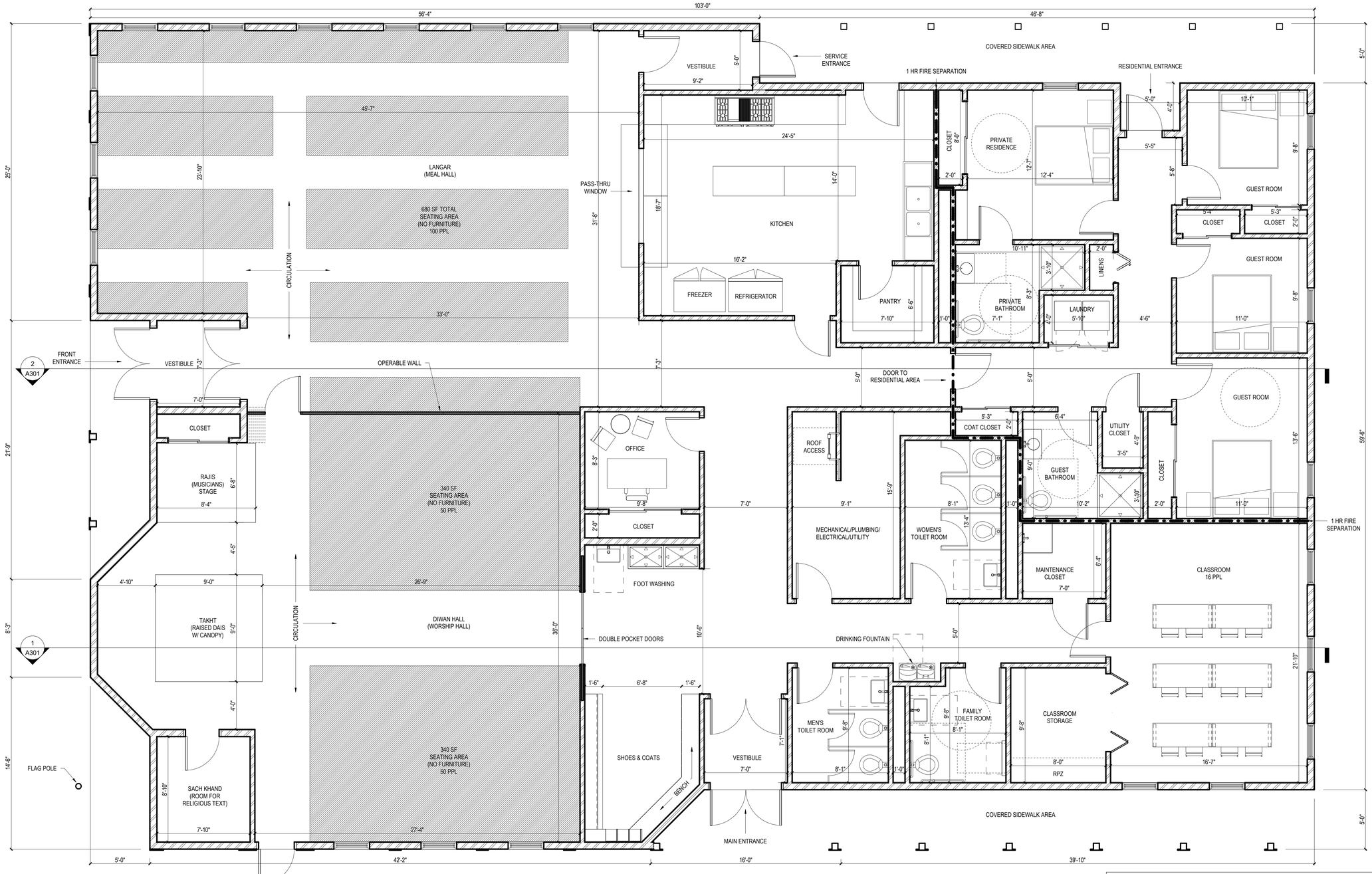
3" Steel Gas Main
2" Steel Gas Main
Pointed Sanitary
Tele. Ped.
Sanitary Manhole Rim 579.74'
Power Pole NG 2365
Power Pole With Light NG 2365 Verizon 2365
Power Pole With Meter
Power Pole NG 1999 BA 1999
Power Pole NG 2007 Verizon 2007
Power Pole NM1980 NYT 1980
Power Pole NG 1979 NYT 1979
Power Pole Line Underground NG1965
Signal Pole
Signal Pole With Control Box
Traffic Handhole
Guy Wire
Gas Marker



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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Project: GURDWARA NANAKSAR THATH ISHER DARBAR

Project Address: 2345 NORTH FRENCH ROAD EAST AMHERST, NY 14051

Drawing History:

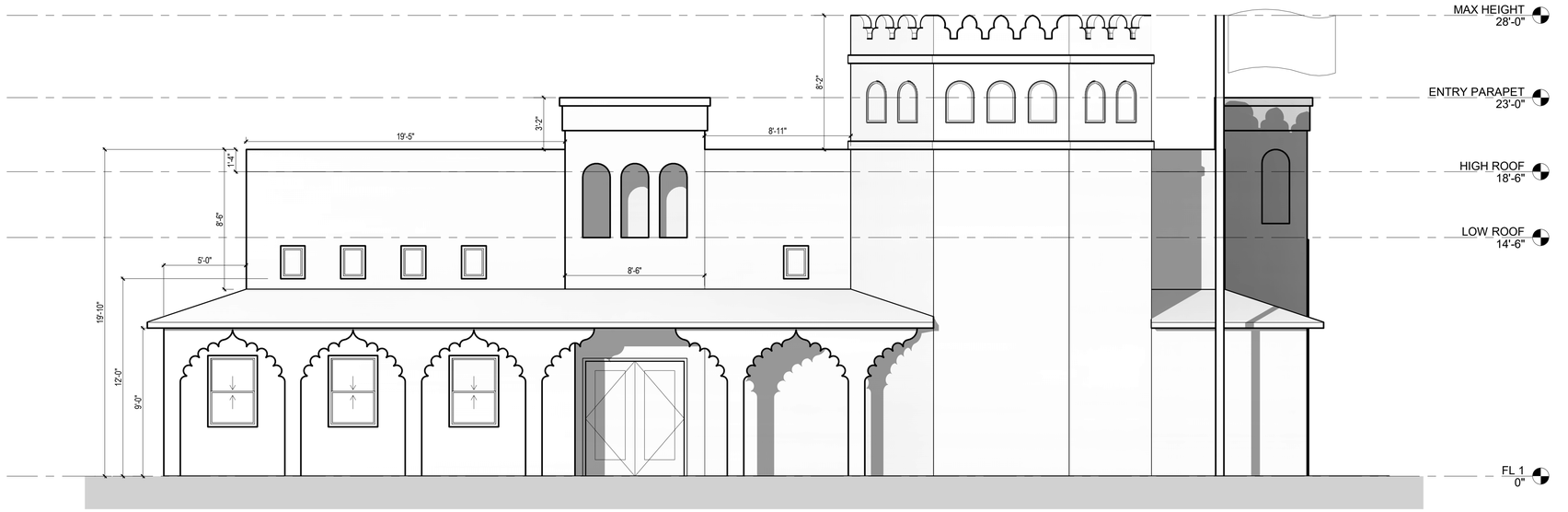
#	Date	Description

Project Status: SITE PLAN REVIEW

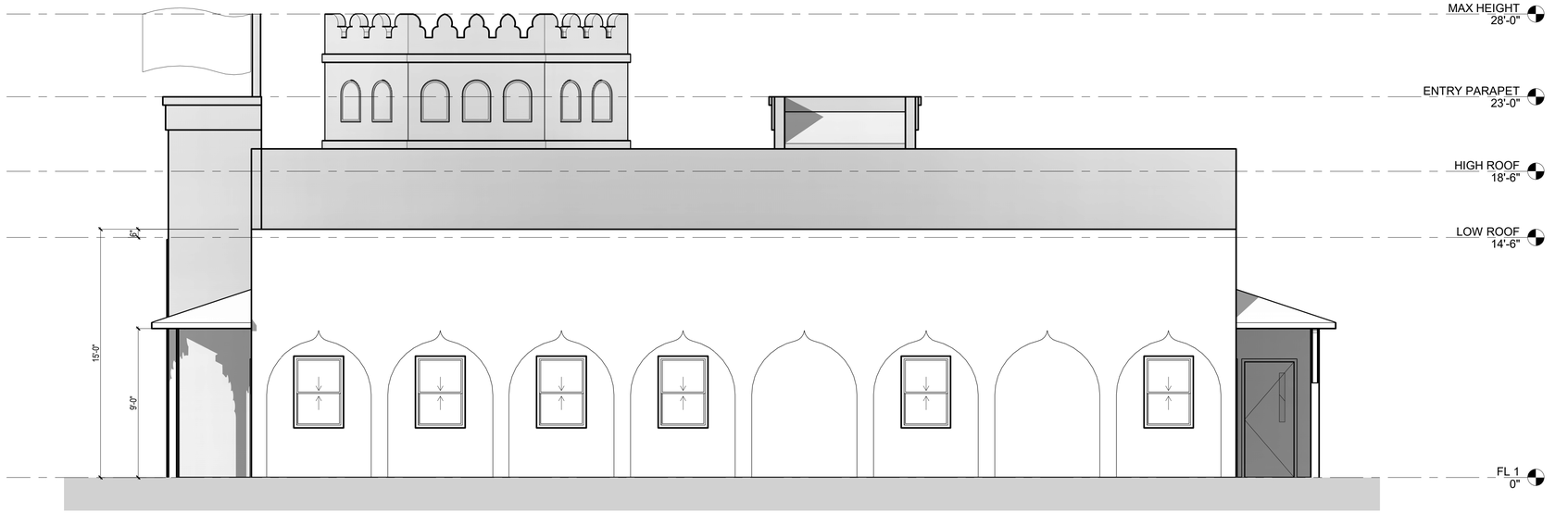
Date: 09/22/2025
Project Number: 25033
Sheet Title: FIRST FLOOR PLAN

Sheet Number: A101

Attachment: SP-2025-08 drawings 112025 (30918 : SP-2025-08, 2345 N. French Rd.)



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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Project Address: 2345 NORTH FRENCH ROAD
EAST AMHERST, NY 14051

Drawing History:

#	Date	Description

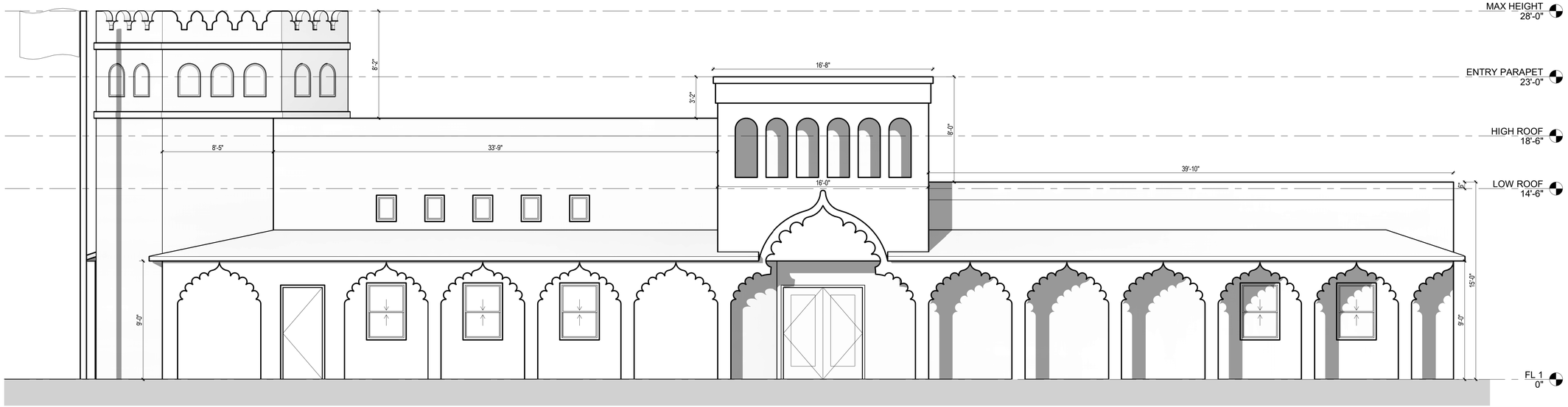
Project Status: SITE PLAN REVIEW

Date: 09/22/2025
Project Number: 25033
Sheet Title: NORTH & SOUTH ELEVATIONS

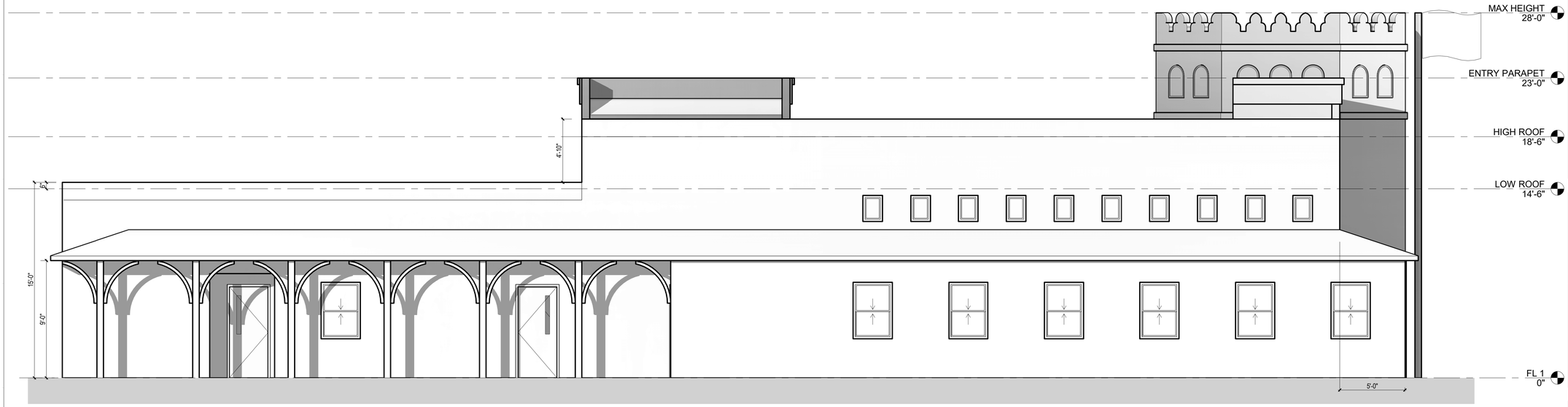
Sheet Number: A201

Attachment: SP-2025-08 drawings. 112025 (30918 : SP-2025-08, 2345 N. French Rd.)

9/19/2025 1:49:15 PM



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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Project: GURDWARA NANAKSAR THATH ISHER DARBAR

Project Address: 2345 NORTH FRENCH ROAD
EAST AMHERST, NY 14051

Drawing History:

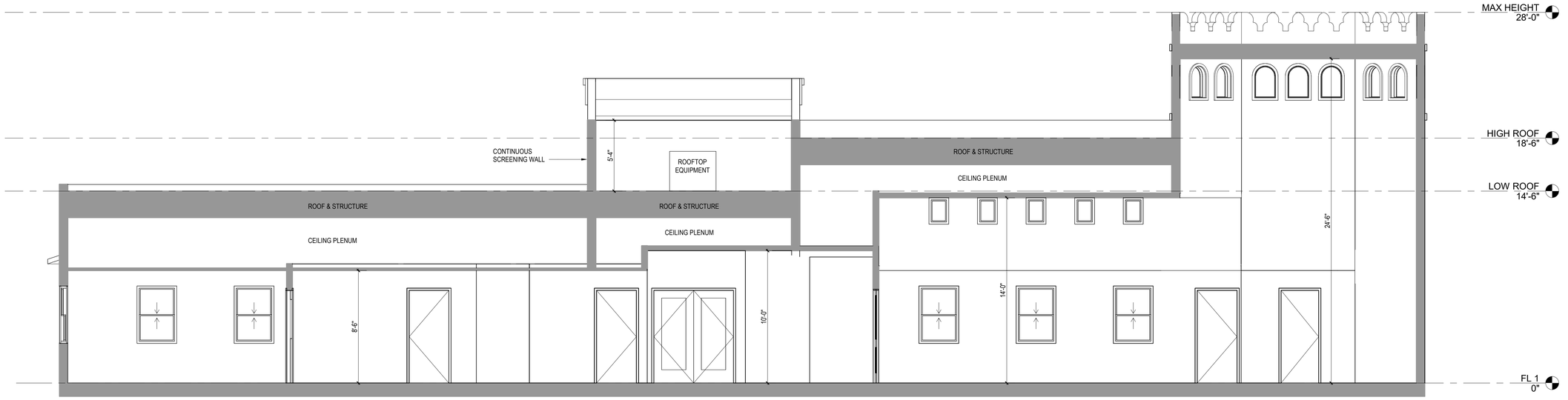
#	Date	Description

Project Status: SITE PLAN REVIEW

Date: 09/22/2025
Project Number: 25033
Sheet Title: EAST & WEST ELEVATIONS

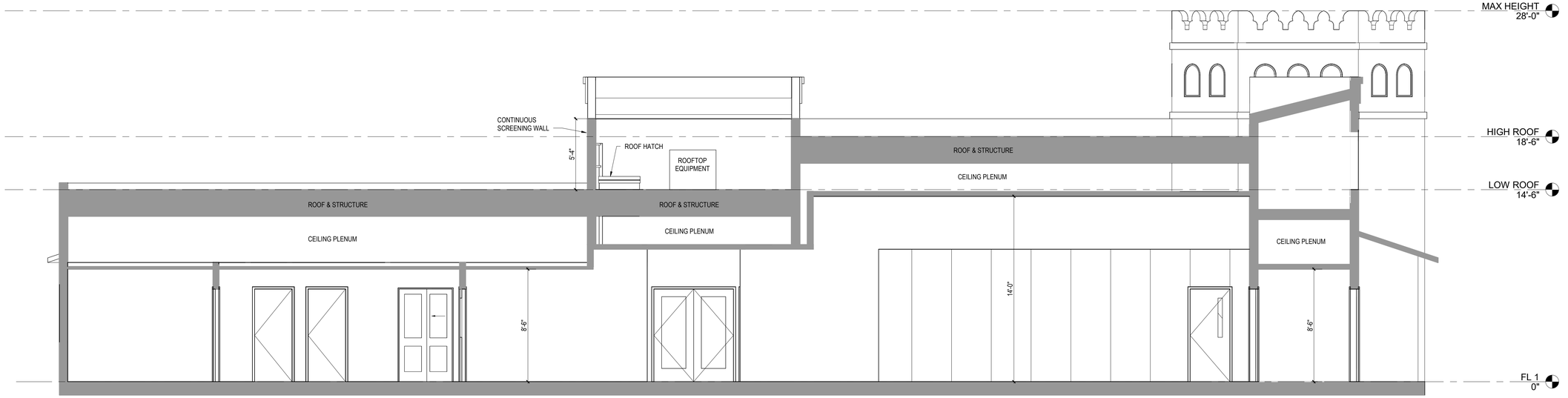
Sheet Number: A202

Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)



1 NORTH-SOUTH SECTION THROUGH TOWER FACING WEST

1/4" = 1'-0"



2 NORTH-SOUTH SECTION THROUGH FRONT ENTRY FACING WEST

1/4" = 1'-0"

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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA NANAKSAR THATH ISHER DARBAR

Project Address: 2345 NORTH FRENCH ROAD EAST AMHERST, NY 14051

Drawing History:

#	Date	Description

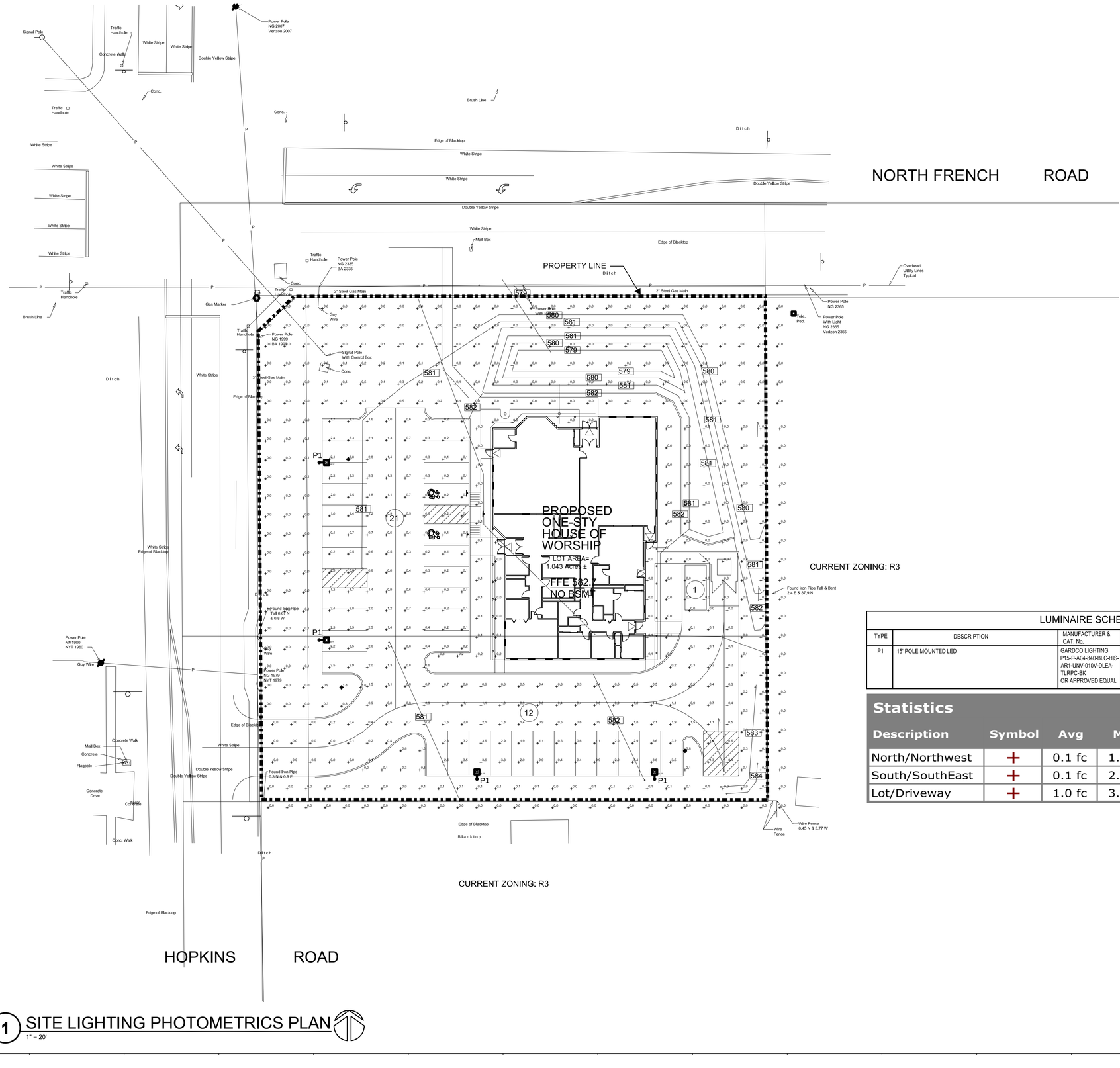
Project Status: SITE PLAN REVIEW

Date: 09/22/2025
Project Number: 25033
Sheet Title: BUILDING SECTIONS

Sheet Number: A301

Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

9/19/2025 1:49:22 PM



LUMINAIRE SCHEDULE (SITE)						
TYPE	DESCRIPTION	MANUFACTURER & CAT. No.	LAMP(S)	BALLAST/VOLT.	MOUNTING	NOTES
P1	15' POLE MOUNTED LED	GARDCO LIGHTING P15-P-A04-840-BLC-HIS-AR1-UNV-010V-DLEA-TLRPC-BK OR APPROVED EQUAL	LED 8000 LUMENS 4000K, 80 CRI	MULTIVOLT	POLE MOUNTED AT 15'	-

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North/Northwest	+	0.1 fc	1.8 fc	0.0 fc	N/A	N/A
South/SouthEast	+	0.1 fc	2.8 fc	0.0 fc	N/A	N/A
Lot/Driveway	+	1.0 fc	3.8 fc	0.0 fc	N/A	N/A

1 SITE LIGHTING PHOTOMETRICS PLAN
1" = 20'

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Client: NANAKSAR TATH ISHER DARBAR

Project: GURDWARA BUILDING

Project Address: 2345 NORTH FRENCH ROAD
EAST AMHERST, NEW YORK, 14051

Drawing History:

#	Date	Description

Project Status: SCHEMATIC DESIGN

Date: 22 SEPTEMBER 2025
Project Number: 27607
Sheet Title: SITE LIGHTING PHOTOMETRICS PLAN

Sheet Number: E-200

Attachment: SP-2025-08_drawings_112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Kulp
Supervisor

Daniel C. Howard P
Planning Direc

Daniel J. Ulatowski P
Assistant Planning I or

NOV 26 2025 PM12

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst Planning Board

Project: SP-2025-08

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

Date: November 20, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law and Chapter 104 of Amherst Town Code, as amended.

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

Description of Action: Demolition of existing structure and redevelopment with 1-story, approximately 6,500 s.f. structure as place of worship and parking. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 2345 North French Road, Amherst, Erie County

Petitioner: Nanaksar Thath Isher Darbar

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Parts 1 and 2, as amended, and a complete Site Plan application and plans, 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:

Attachment: SP-2025-08 signed neg dec 112025 (30918 : SP-2025-08, 2345 N. French Rd.)

NOV 26 2025 PM12:

1. As the project is a redevelopment of the same use on site, it 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 over the existing use of the property. The Engineering Department – Engineering Services Division on October 28, 2025 and Engineering Department - Sanitary Division on October 7, 2025 reviewed the Grading, Drainage and Utility Plans, Engineer's Report submitted on submitted on September 22, 2025 and revised on November 7, 2025, and Geotechnical Report prepared by Whitestone Associates, submitted on submitted on September 22, 2025.

2. As the site currently partially developed, the project will not result in the additional 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 Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. As the project is the redevelopment of an existing place of worship and is not a change in land use, it is not expected to create any substantive conflict with the Town Comprehensive Plan. The Planning Department and the Zoning Enforcement Officer in their reviews of November 14, 2025 have reviewed the application documents, and Building Department in their review of November 14, 2025 has reviewed the application documents along with the Geotechnical Report submitted on September 22, 2025, and determined that the subject project has or will have met all International Building Code – 2018 and Zoning Ordinance regulations.

4. According to the NYSDEC EAF Mapper, the project site is not located 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. In addition, 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 Residential Three District (R-3), where places of worship are allowed as "permitted" land uses; neighboring uses include single-family and multi-family residential, zoned R-3, Multi-family Residential District Five (MFR-5) and Suburban Agricultural District (SA); therefore, the project is consistent with surrounding land use.

6. The proposed project is the re-development of an existing place of worship and consists of a 1-story, approximately 6,500 s.f. structure, which will not cause a major change in the use of either the quantity or type of energy.

7. The project site is not identified by the NYSDEC as having a history of spills, contamination or remediation of hazardous wastes and will not create any hazard to human health. The Fire Chief's Association on September 30, 2025, 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.

Attachment: SP-2025-08 signed neg dec 112025 (30918 : SP-2025-08, 2345 N. French Rd.)

NOV 26 2025 PM12

8. As the site is currently developed and is currently utilized for a place of worship, 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. Considering the use and compliance with zoning standards, the approximately 6,500 square foot structure represents a 4,880 square foot increase in size and will be generally consistent with the scale of surrounding land uses.

9. As this project is the reconstruction of facilities for the existing use and parking will substantially increase, the function of the proposed place of worship will not significantly increase the number of people using the site over its previous level of use.

10. Reviews by the Town Traffic/Safety Board dated October 9, 2025, indicates that significant negative traffic impacts are not expected to result from the proposed project. Review of the estimated maximum peak hour trip generation of approximately 30 cars /hour (per EAF Addendum) prepared by Trautman Associates and submitted to the Planning Department on September 22, 2025 and reviewed by Town Traffic/Safety Board 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, in addition to those mentioned above, Highway on October 8, 2025, Assessor on October 1, 2025, Plumbing Division on September 26, 2010, and Right-of-Way Agent on October 7, 2025 along with outside agencies including the Erie County Department of Environment and Planning on November 5, 2025. These reviews have not identified any significant environmental issues and indicate 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 Penberthy; Seconded by Davis; Ayes 4; Noes 0; Abstain 1 (Gill); Absent 2 (Chmiel, Kahn).

Gary Palumbo, AICP, Associate Planner — 11.25.2025 Date

Jonathan O'Rourke, Acting Planning Board Chair — 11/26/25 Date

Attachment: SP-2025-08 signed neg dec 112025 (30918 : SP-2025-08, 2345 N. French Rd.)

NOV 26 2025 PM12:

SM/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-08_(2345_N_French_Rd)_2025\SP-2025-08_SEQR_Neg_Dec_112025.doc
cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
Marisa Scroger, Trautman Associates, 37 Franklin St., Suite 100, Buffalo, NY 14202
Andy Marino, Tredo Engineers, 755 Seneca St., Suite 200, Buffalo, NY 14210

Attachment: SP-2025-08 signed neg dec 112025 (30918 : SP-2025-08, 2345 N. French Rd.)

TOWN OF AMHERST
PLANNING BOARD
SIDEWALK WAIVER REQUEST
SP-2025-08

NOV 26 2025 PM12

PETITIONER

Nanaksar Thath Isher Darbar
c/o Trautman Associates
37 Franklin St., Suite 100
Buffalo, NY 14202

PROPERTY LOCATION

2345 North French Road

WHEREAS, the Town of Amherst Planning Board on Thursday, November 20, 2025 considered a request for a sidewalk waiver at 2345 North French Road, and

NOW THEREFORE BE IT RESOLVED that the Planning Board, in accordance with Part II Chapter 83-9-1-1.1 of Town Code, denies the sidewalk waiver along the portions of the property frontages along the south side of North French Road and along east side of Hopkins Road along the entirety of the subject parcel boundary because redevelopment of the subject parcel provides an opportunity to initiate build-out of sidewalks and provide pedestrian access to schools in the vicinity of the project location.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 20, 2025; moved by Penberthy; seconded by Raffaele; ayes 4; noes 0; abstain 1 (Gill); absent 2 (Chmiel, Kahn).

Jonathan O'Rourke, Acting Planning Board Chair — 11/26/25 Date

GP/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-08_(2345_N_French_Rd)_2025\SP-2025-08_SWW resolution_112025.docx
cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
Marisa Scroger, Trautman Associates, 37 Franklin St., Suite 100, Buffalo, NY 14202
Andy Marino, Tredo Engineers, 755 Seneca St., Suite 200, Buffalo, NY 14210

Plan: Trautman Associates
Received: November 7, 2025

Attachment: SP-2025-08 signed SWW resolution 112025 (30918 : SP-2025-08, 2345 N. French Rd.)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/20/25 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: 30923

TABLED

PLANNING BOARD ITEM (ID # 30923)

Proposed Medical Office - Parking Expansion, SP-2017-16_B

Property located at 190 Maple Road
Youngs Road Property Development, Petitioner

Proposed 34 space parking expansion on the northern portion of the subject property to serve the existing medical office building. Total onsite parking count will be 120 spaces.

November 20, 2025

No public hearing was held on this proposal.

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

ATTACHMENTS:

- SP-2017-16_B_application_112025 (PDF)
- SP-2017-16_B_drawings_112025 (PDF)
- SP-2017-16B adjournment letter 112025 (PDF)

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 1/15/2026 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	Harbinder Gill, Board Member	
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke	
ABSENT:	Michael Chmiel, Carrie H. Kahn	

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

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED 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
Request for Relief of / 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	$15
	TOTAL FEE:	**$** 1,215

To Be Completed By Applicant

Petitioner:

Name: Youngs Road Property Development, LLC

Address: 190 Maple Road

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

Phone: 716-580-3810 Fax: _____

E Mail: dchugh@northtownscardiology.com

Attachment: SP-2017-16_B_application_112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

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

Name: Carmina Wood Design [Patrick Sheedy Jr, PE]

Address: 80 Silo City Row, Suite 100

Buffalo NY 14203

city state zip code

Phone: 716-842-3165 Fax: _____

E Mail: psheedy@carminawooddesign.com

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

Address: 190 Maple Road

SBL No(s): 55.14-1-7

Project Name: Parking Lot Expansion

Project Description: Proposed parking expansion in the undeveloped northern portion of the parcel. A use variance was previously granted allowing the the construction of the parking lot expansion [dated 10/17/23].

Attachment: SP-2017-16_B_application_112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

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):	11,000 sf	0 sf	11,000 sf
Gross Floor Area Residential:			
Number of Residential Units:			
Number of Parking Spaces:	85	37	120

Acreage of Parcel: 2.32 ac

(list each parcel separately)

Frontage on Public Roads: 344.0 ft [North Maplemere Road]

(list each road separately) 218.0 ft [Maple Road]

Existing Zoning District(s) R-3

Attachment: SP-2017-16_B_application_112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

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:
Parking Lot Expansion

Project Location (describe, and attach a location map):
190 Maple Road Amherst, NY 14221 [SBL: 55.14-1-7]

Brief Description of Proposed Action:
Proposed 37 space parking lot expansion in the northern undeveloped portion of the parcel.

Name of Applicant or Sponsor:	Telephone: 716-580-3810
Youngs Road Property Development, LLC	E-Mail: dchugh@northtownscardiology.com

Address:
190 Maple Road

City/PO:	State:	Zip Code:
Amherst	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:	☑	☐

3. a. Total acreage of the site of the proposed action? 2.32 acres
   b. Total acreage to be physically disturbed? 0.35 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.32 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): athletic facilities
   ☐ Parkland

Attachment: SP-2017-16_B_application_112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

	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: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? 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?	☑	☐
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☑	☐

	NO	YES

Attachment: SP-2017-16_B_application_112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

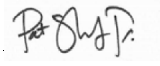
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ 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: stormwater will be conveyed to existing onsite stormwater management pond		
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: existing stormwater pond		
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: no record of remediation is listed for this parcel within the NYSDEC database		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Patrick Sheedy Jr, PE [Carmina Wood Design] Date: 9/22/25

Signature:  Title: engineer on behalf of the applicant

Attachment: SP-2017-16_B_application_112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

PRINT FORM

EAF Mapper Summary Report

Tuesday, September 16, 2025 12:

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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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]	Yes

Attachment: SP-2017-16_B_application_112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed <u>new</u> 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					

2. 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.

3. Are there alternative locations on the site for this project? □ Yes ✔ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   _190 Maple Road - 2.32 ac _____
   _____

5. 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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project 12
   Source: ITE Trip Generator

7. Will blasting occur during construction? □ Yes ✔ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ✔ Yes □ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   _____ average flow _____ 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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? □ Yes ✔ No

Attachment: SP-2017-16_B_application_112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

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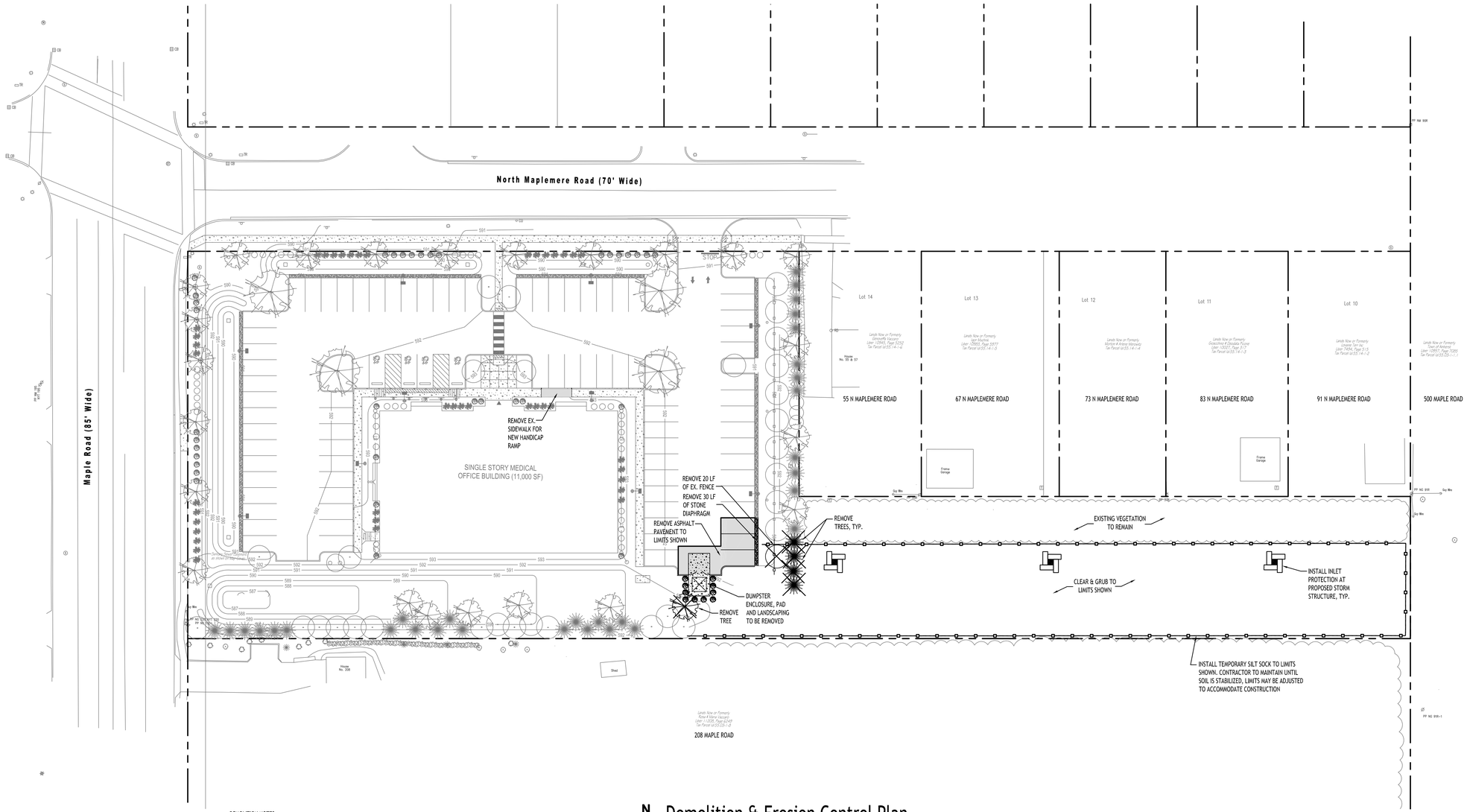

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK 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 SOCK 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 SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.

DEMOLITION NOTES:

1. ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
2. 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.
3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE, CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
6. 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.

Demolition & Erosion Control Plan

SCALE: 1"=30'

DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT TO BE SAWCUT & REMOVED
- PROPOSED SILT SOCK
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Parking Lot Expansion

190 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/29/25

STATE OF NEW YORK · R. CHRISTOPHER WOOD · 078394 · LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Demolition & Erosion Control Plan

Date: 9/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-001

Project No: 25-4147

Attachment: SP-2017-16_B_drawings_112025 (30923 : SP-2017-16_B_190 Maple Rd.)

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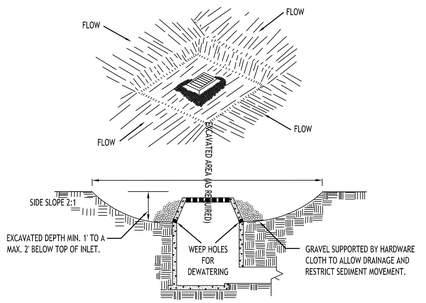


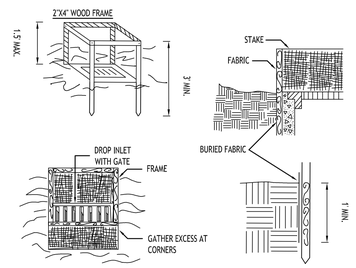
CONSTRUCTION SPECIFICATIONS

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

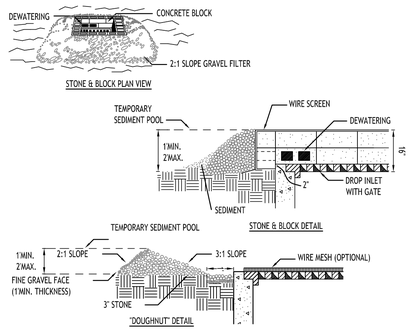
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH 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

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



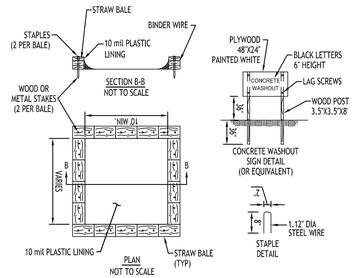
CONSTRUCTION SPECIFICATIONS

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

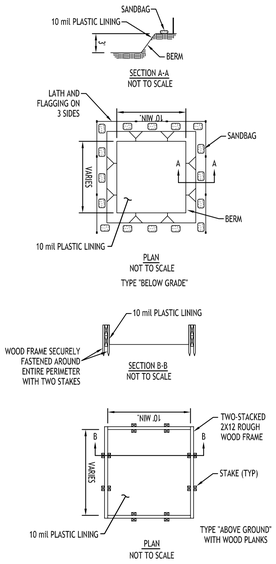
INLET PROTECTION DETAIL 3

NOT TO SCALE



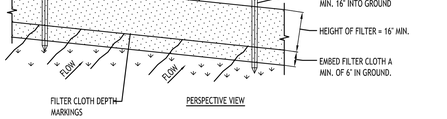
NOTES

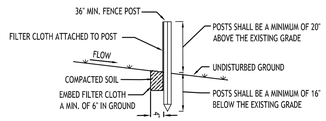
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS 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



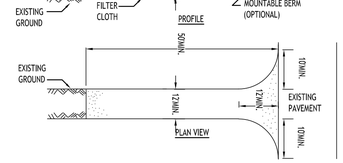


CONSTRUCTION SPECIFICATIONS

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

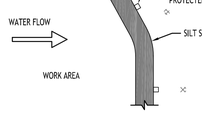


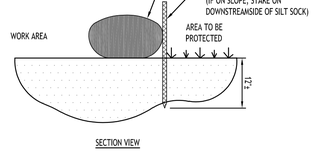
CONSTRUCTION SPECIFICATIONS

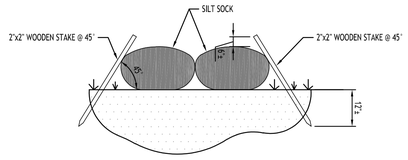
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH 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.

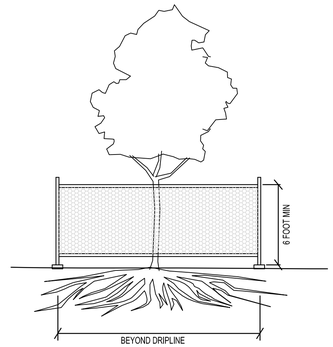
CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

SILT SOCK DETAIL

NOT TO SCALE

PLAN VIEW OF ROOTS



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.

TREE PROTECTION DETAIL

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Parking Lot Expansion

190 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
PROFESSIONAL ENGINEER

DRAWING NAME:

Demolition & Erosion Control Details

Date: 9/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-002

Project No: 25-4147

Attachment: SP-2017-16_B_drawings_112025 (30923 : SP-2017-16_B_190 Maple Rd.)

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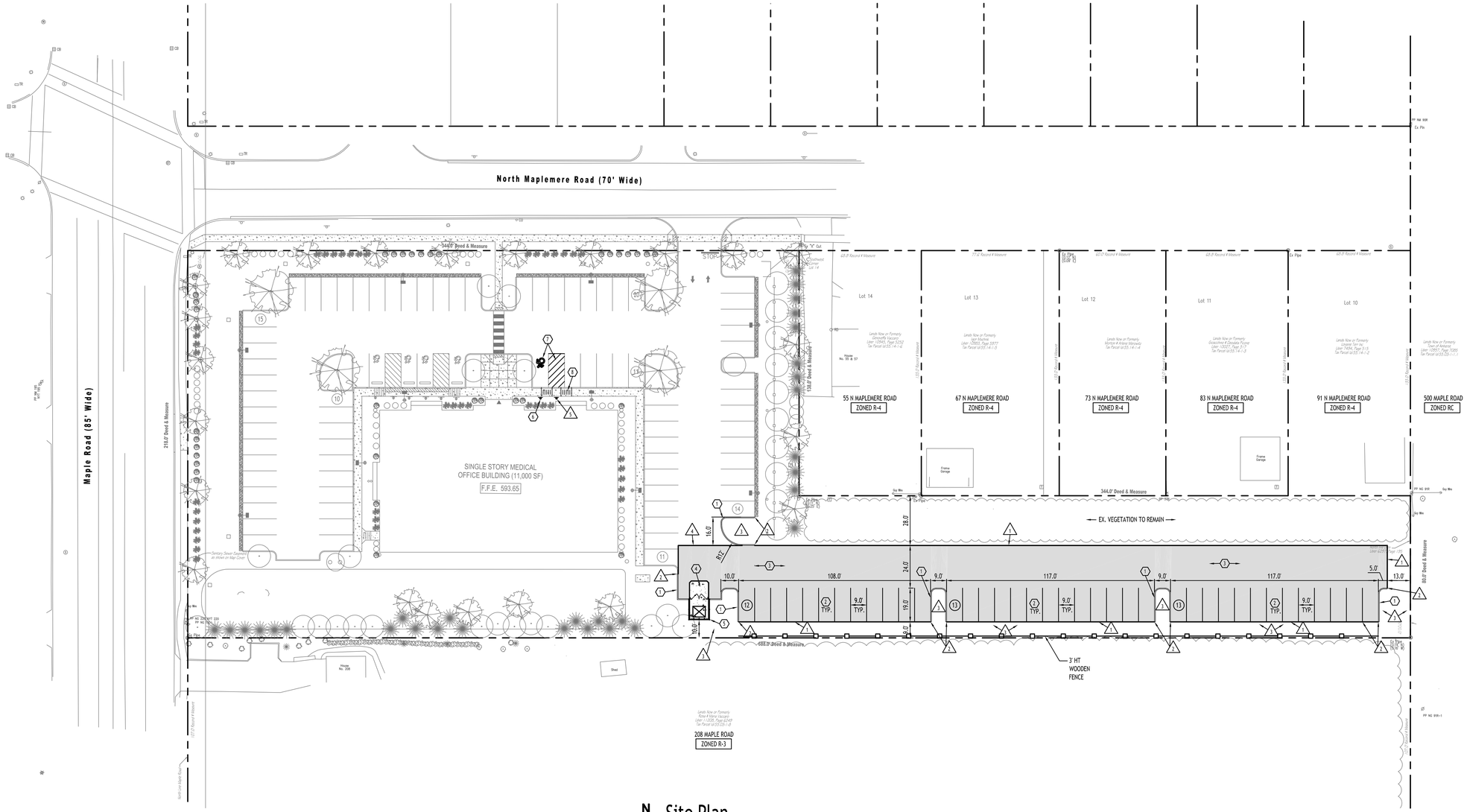


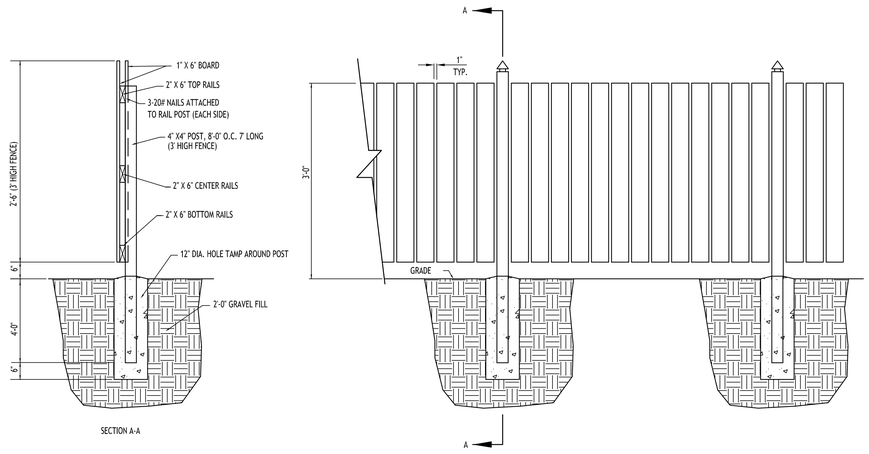
Site Plan

SCALE: 1"=30'

Site Data		
SITE AREA = 2.32 AC±		
ZONED: R-3		
USE: EX. MEDICAL BUILDING		
SETBACKS - PARKING	REQUIRED	PROVIDED
FRONT	N/A	N/A
SIDE	N/A	9.0 FT. MIN.
REAR	N/A	13.0 FT.
TOTAL VEHICLE SPACES	74	119
GREENSPACE		
INTERIOR PARKING GREENSPACE:	5% (1,960 SF)	7.3% (2,860 SF)
OVERALL:	N/A	40.9% (0.95 AC)

PARKING CALCULATION (per Section 203-7-1-6A)

MEDICAL FACILITY
1 space per 150 SF = 11,000 SF / 150 = 74 SPACES REQD



3' BOARD ON BOARD FENCE FOR VEHICLE USE AREA SCREENING

NOT TO SCALE

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. 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.

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. PER ZBA APPROVAL CONDITION ISSUED ON OCTOBER 17, 2023 - THE WESTERN PORTION OF THE PREMISES TO BE PRESERVED FOR GREEN SPACE BE SUPPLEMENTED WITH LANDSCAPING AND THAT SUCH SUPPLEMENTAL PLANTINGS BE REVIEWED AND APPROVED BY THE TOWN LANDSCAPE ARCHITECT.

DETAIL LEGEND SEE SITE DETAIL SHEET

1. TYPE 'A' CONCRETE CURB
2. 90° PARKING STALL
3. STANDARD DUTY ASPHALT
4. EXTERIOR CONCRETE SLAB ON GRADE
5. DUMPSTER ENCLOSURE
6. HANDICAPPED PARKING SIGN
7. HANDICAP PAVEMENT MARKINGS
8. HANDICAP PAVEMENT RAMP

NOTE LEGEND

1. EDGE OF PAVEMENT
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
4. MATCH EX. PAVEMENT, SAWCUT AS REQD TO ACHIEVE SQUARE EDGE TO MATCH
5. INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. R7-1C

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURBING
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (37)
- PROPOSED SIGN

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Parking Lot Expansion

190 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/29/25

STATE OF NEW YORK
CHRISTOPHER M. WOOD
LICENSED PROFESSIONAL ENGINEER
076394

DRAWING NAME:
Site Plan

Date: 9/22
Drawn By: P. She
Scale: As No

DRAWING NO.
C-100

Project No: 25-4147

Attachment: SP-2017-16_B_drawings_112025 (30923 : SP-2017-16_B_190 Maple Rd.)

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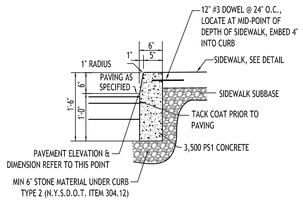
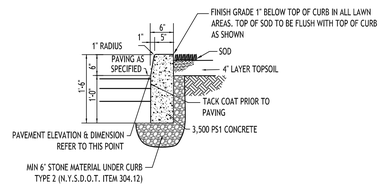


ABUTTING SIDEWALK

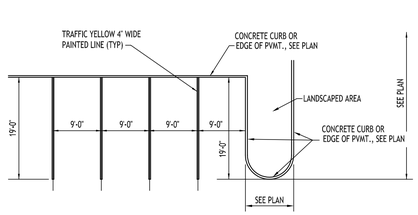


ABUTTING LANDSCAPE/GRASS

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.

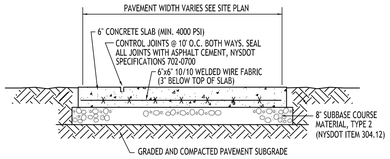
TYPE "A" CONCRETE CURB - 1

NOT TO SCALE



90° PARKING STALL LAYOUT - 2

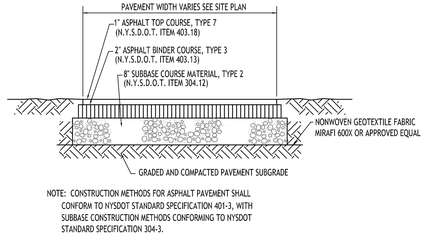
NOT TO SCALE



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 - 4

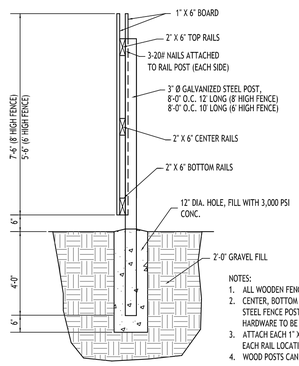
NOT TO SCALE



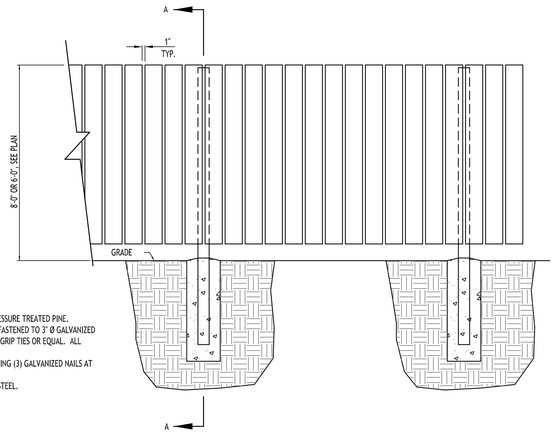
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 3

NOT TO SCALE

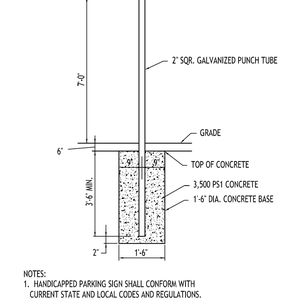


NOTES:
1. ALL WOODEN FENCE MATERIAL TO BE PRESSURE TREATED PINE.
2. CENTER, BOTTOM AND TOP RAILS TO BE FASTENED TO 3" Ø GALVANIZED STEEL FENCE POSTS USING SIMPSON PIPE GRIP TIES OR EQUAL. ALL HARDWARE TO BE GALVANIZED.
3. ATTACH EACH 1" X 6" BOARD TO RAILS USING (3) GALVANIZED NAILS AT EACH RAIL LOCATION.
4. WOOD POSTS CAN BE SUBSTITUTED FOR STEEL.



6' BOARD ON BOARD FENCE FOR DUMPSTER ENCLOSURE

NOT TO SCALE

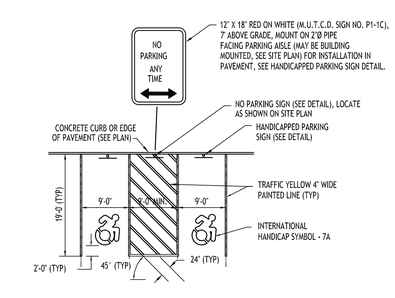


NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

GRASS/LAWN AREA

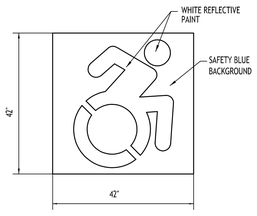
HANDICAPPED PARKING SIGN - 6

NOT TO SCALE



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 7

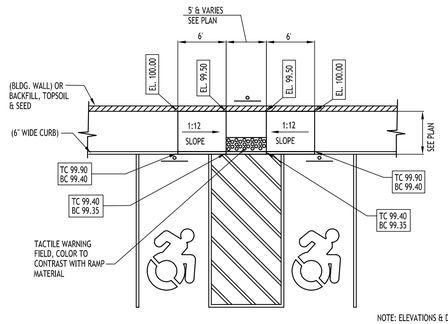
NOT TO SCALE

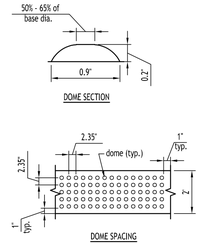


SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 7A

NOT TO SCALE



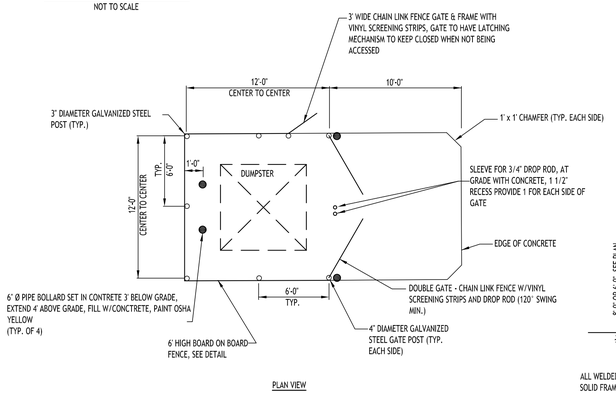


NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE

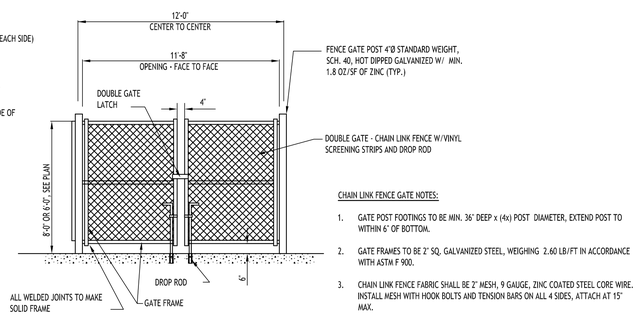
NOTE: ELEVATIONS & DIMENSIONS SHOWN ARE TO ILLUSTRATE GRADE CHANGE ONLY. SEE SITE & GRADING PLAN FOR ACTUAL DATUM & DIMENSIONS

HANDICAPPED PAVEMENT RAMP - 8

NOT TO SCALE



PLAN VIEW



FRONT VIEW

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.

DUMPSTER ENCLOSURE - 5

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Parking Lot Expansion

190 Maple Road
Amherst, NY

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	10/29/25

STATE OF NEW YORK — CHRISTOPHER RYAN WOOD — 076394 — LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Site Details

Date: 9/22
Drawn By: P. She
Scale: As No

DRAWING NO.
C-101

Project No: 25-4147

Attachment: SP-2017-16_B_drawings_112025 (30923 : SP-2017-16_B_190 Maple Rd.)

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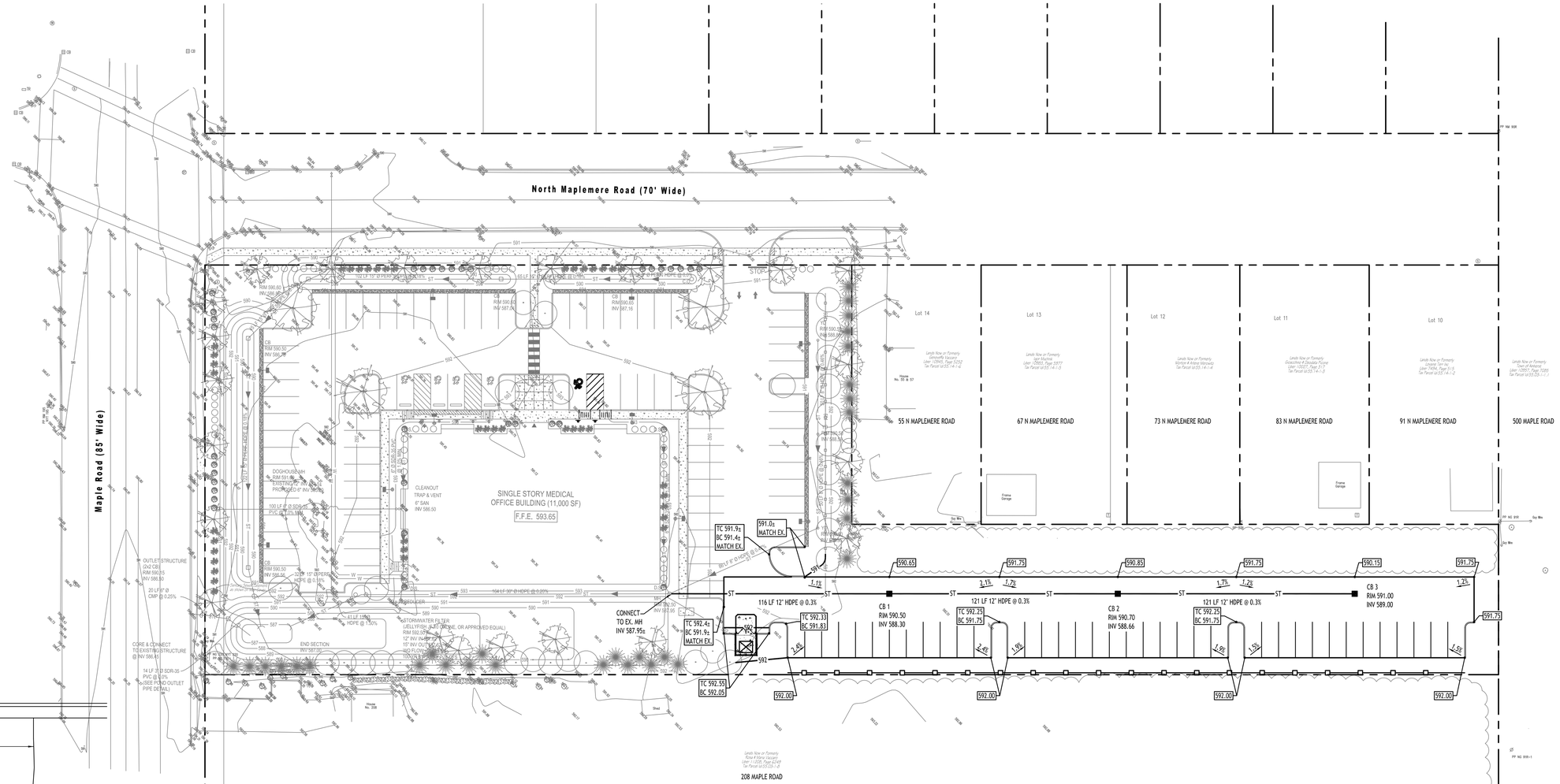
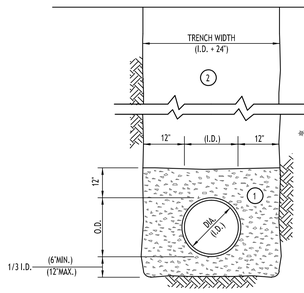


Grading & Drainage Plan

SCALE: 1"=30'



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.

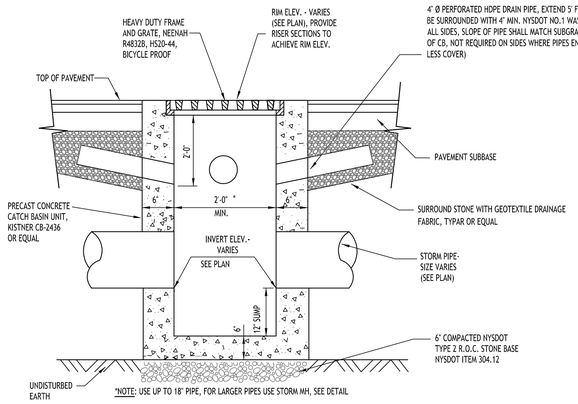
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE

PROPOSED GRADING/DRAINAGE LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.20
PROPOSED TOP/BOTTOM OF CURB	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED STORM PIPE	ST

GRADING NOTES:

1. 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.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Parking Lot Expansion

190 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/29/25

STATE OF NEW YORK R. CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Grading & Drainage Plan & Details

Date: 9/22
Drawn By: P. She
Scale: As No

DRAWING NO.

C-200

Project No: 25-4147

Attachment: SP-2017-16_B_drawings_112025 (30923 : SP-2017-16_B_190 Maple Rd.)

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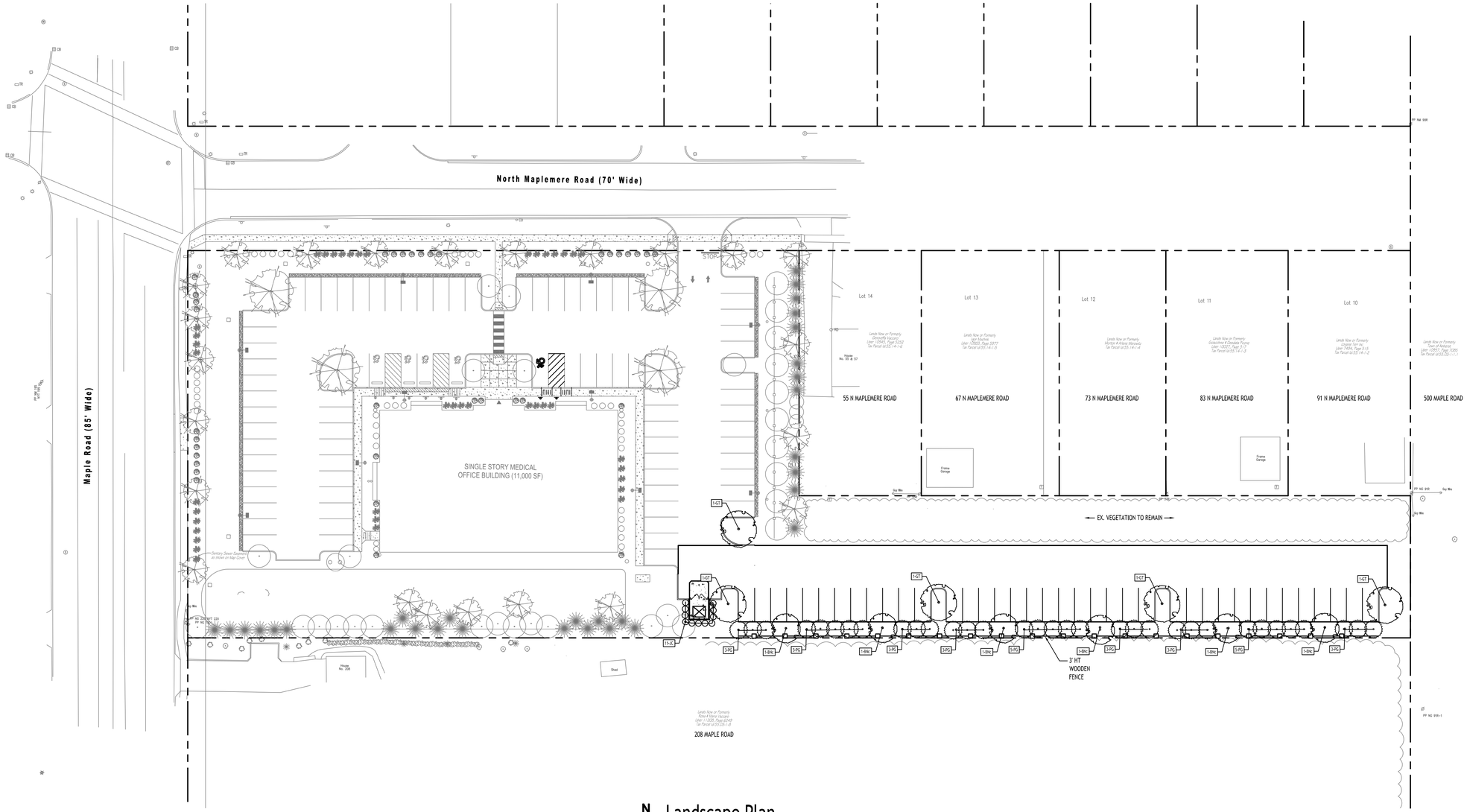
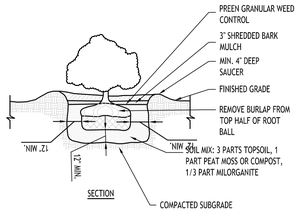


Landscape Plan

SCALE: 1"=30'

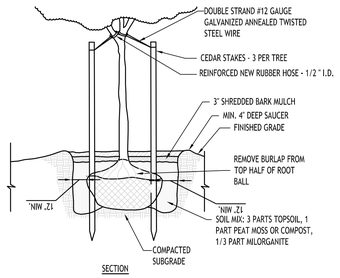
PLANTING SCHEDULE - 190 MAPLE ROAD, AMHERST, NEW YORK

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		DECIDUOUS TREES			
BN	6	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	10'–12' HT.	B&B; MULTI-STEM (3-BOLE MIN)
GT	5	GLEDITSIA TRIACANTHOS INERMIS "DRAVES"	DRAVES SKYLINE HONEYLOCUST	2"–1/2 – 3" CAL.	B&B
		EVERGREEN TREES			
PG	33	PICEA GLAUCA	WHITE SPRUCE	5'–6' HT.	B&B; FULL TO GROUND
		SHRUBS			
JC	11	JUNIPERUS CHINENSIS 'HETZII'	HETZ STAKED JUNIPER	4' HIGH	B&B; FULL TO GROUND



SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.

3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.

4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.

5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.

6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, ⅓ PART MILORGANITE.

7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.

8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH 'PREEN'.

9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.

10. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.

11. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

13. EXISTING TREE LOCATIONS ARE APPROXIMATE, CONTRACTOR TO LOCATE LOCATIONS PRIOR TO CONSTRUCTION AND COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

14. 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.

15. PER ZBA APPROVAL CONDITION ISSUED ON OCTOBER 17, 2023 - THE WESTERN PORTION OF THE PREMISES TO BE PRESERVED FOR GREEN SPACE BE SUPPLEMENTED WITH LANDSCAPING AND THAT SUCH SUPPLEMENTAL PLANTINGS BE REVIEWED AND APPROVED BY THE TOWN LANDSCAPE ARCHITECT.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Parking Lot Expansion

190 Maple Road
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	10/29/25

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

DRAWING NAME:

Landscape Plan

Date: 9/22
Drawn By: P. She
Scale: As No

DRAWING NO.

L-100

Project No: 25-4147

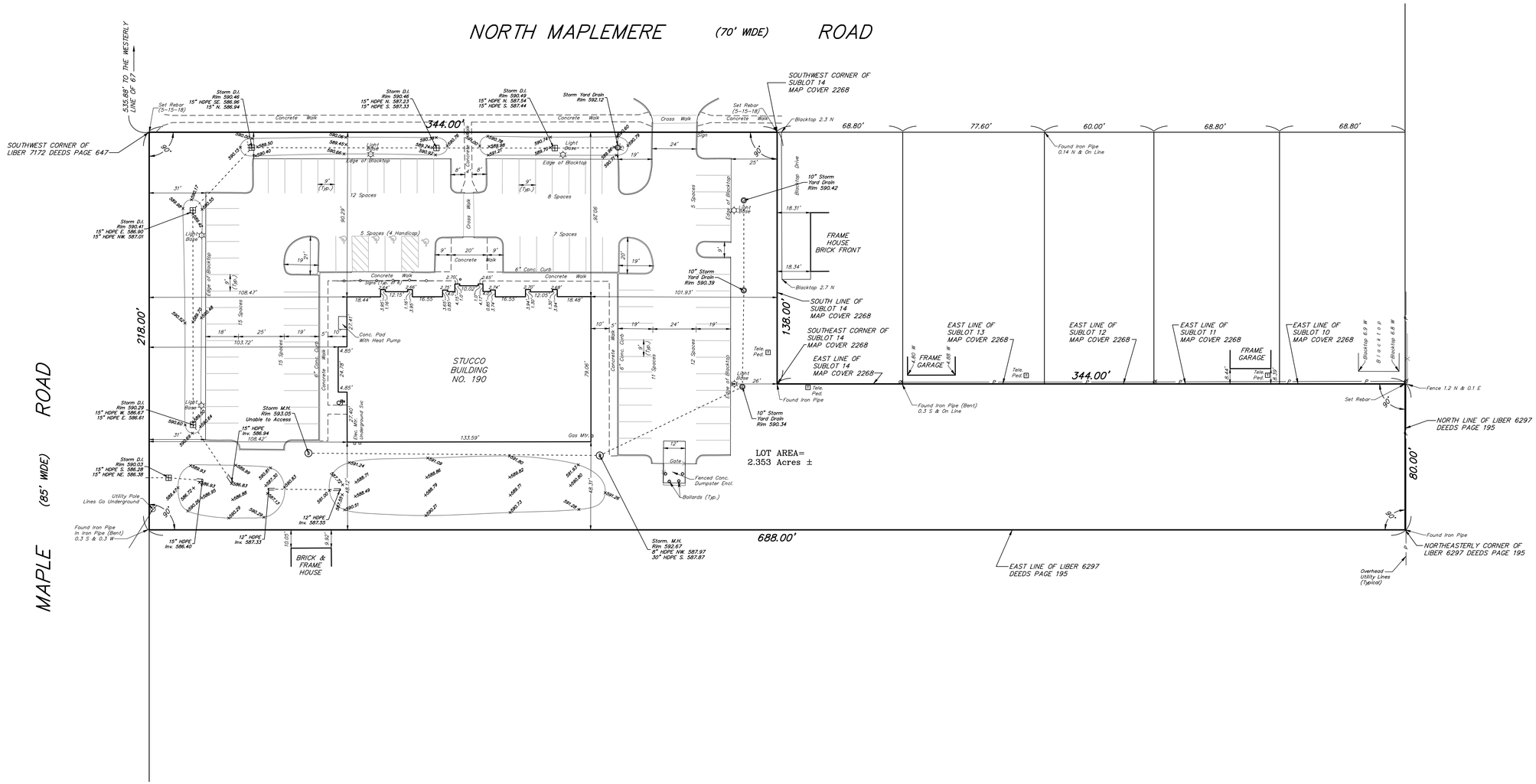
Attachment: SP-2017-16_B_drawings_112025 (30923 : SP-2017-16_B_190 Maple Rd.)

19874_AsBlt

0 30 60 90

BENCH MARK INFORMATION

ELEVATIONS ON THIS MAP WERE DETERMINED HOLDING BENCH MARK INFORMATION CALLED OUT ON A SURVEY PREPARED BY NIAGARA BOUNDARY DATED 5/18/17, JOB NO. 9575-17 BASED ON NAVD 88, AS ESTABLISHED FROM TOWN OF AMHERST MONUMENT #6.



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
—o— SIGN	L. LIBER
H.C. HANDICAP	P. PAGE

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 11112 Deeds Page 3925

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

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 Kulbacks Construction

FRANCIS C. DELLES NYSPE'S No. 050477

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Millard, MacKay & Delles
LAND SURVEYORS, LLP
150 AERO DRIVE
BUFFALO, NEW YORK 14225
PHONE (716) 631-5140 ~ FAX 631-3811

AMEND:
SURVEY DATE: 10-26-18
©DRAWING DATE: 10-30-18
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.

"AS BUILT" SURVEY

PART OF LOT 67 SECTION ____ TOWNSHIP 12 RANGE 7 OF THE: Holland Land Company's SURVEY– Erie COUNTY, N.Y.

SURVEY OF: 190 Maple Road, Town of Amherst

SBL No. 55.14-1-7

Attachment: SP-2017-16_B_drawings_112025 (30923 : SP-2017-16_B_190 Maple Rd.)

Amherst

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

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Daniel J. Ulatowski, AICP
Assistant Planning Director

November 24, 2025

Youngs Road Property Development LLC
190 Maple Road
Amherst, NY 14221

SUBJECT: MAJOR SITE PLAN REVIEW, **SP- 2017-16_B**; PROPOSED MEDICAL OFFICE BUILDING – PARKING EXPANSION; PROPERTY LOCATED AT **190 MAPLE ROAD.**

Dear Sir/Madam:

At its meeting of November 20, 2025, the Planning Board voted to **adjourn** the subject site plan at your request.

This request will be placed on the Planning Board agenda for the January 15, 2026 meeting.

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

Very truly yours,

per Daniel C. Howard, AICP
Planning Director

DH/ac
X:\Current_Planning\Files\Site Plans\2017\SP-2017-16_B_(190_Maple_Rd)_2025\SP-2017-16_B_Adjournment Letter_112025.doc
cc: Carmina Wood Design, Patrick Sheedy Jr., 80 Silo City Row, Suite 100, Buffalo, NY 14203

Attachment: SP-2017-16B adjournment letter 112025 (30923 : SP-2017-16_B, 190 Maple Rd.)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 11/20/25 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: 30924

PLANNING BOARD ITEM (ID # 30924)

Proposed Park Country Club - Open Air Covered Terrace, SP-1991-09_F

Property located at 4949 Sheridan Drive
Park Country Club, Petitioner

Construction of a roof structure covering approximately 3,980 sq. ft. of existing upper concrete terraces on the south side of the Park Country Club Clubhouse.

Kenneth Riter, HHL Architects, represented the petitioner, explained the proposal and was available to answer questions from the Board. Jeffrey Palumbo, Esq., Block, Longo, LaMarca & Brzezinski, and David Colicchia, Park Country Club, were also present.

In response to the Board's questions, Mr. Riter stated the roof is too shallow a pitch for slate roofing so copper is being used, the copper roof can be seen from the golf course and is placed ten feet from the eve line so it will be visible.

John Rapp, 4936 Sheridan Drive, spoke regarding concerns of noise levels.

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

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

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

ATTACHMENTS:

- SP-1991-09_F_application_112025 (PDF)
- SP-1991-09_F_drawings_112025 (PDF)
- SP-1991-09F signed neg dec 112025 (PDF)
- SP-1991-09F signed resolution 112025 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	John B. Davis, Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Michael Chmiel, Carrie H. Kahn

HHL Architects

172 Allen Street, Buffalo, New York 14201 ▪ 716.885.0743 ▪ F: 716.885.6414 ▪ HHLArchitects.com

September 22, 2025

Mr. Scott Marshall
Principal Planner
Town of Amherst Planning Department
5583 Main Street
Williamsville, New York 14221

Re: **MAJOR SITE PLAN REVIEW; AMENDMENT TO SITE PLAN**
PARK COUNTRY CLUB: CLUBHOUSE TERRACE ROOF
4949 SHERIDAN DRIVE, WILLIAMSVILLE, NEW YORK, 14221

Dear Scott:

In accordance with the requirements for submittal, please find enclosed:

1. Letter from Owner granting HHL Architects, LLC permission to act as Agent of Park Country Club in this matter (14 copies).
2. A check in the amount of $1,215.00 as required for this application.
3. A completed Application for Major Site Plan Review with Checklist (14 copies)
4. A completed Full Environmental Assessment Form EAF (14 copies).
5. A completed LWRP Waterfront Assessment Form (14 copies).
6. Geotechnical Report from prior PCC project in same work area (14 copies)
7. Architectural Drawings; Site Plan with Landscape Plan, Floor Plan and Elevations (1 wet stamped set plus 13 sets).
8. Boundary Survey and Topographical Survey (14 copies ea).
9. 8-1/2 x 11 sketch drawings of Site Plan Landscape Plan and Elevations (14 copies).

We believe this constitutes a complete application for the Planning Board hearing date of November 20, 2025. Please call if there is any further information you require.

Sincerely,

Kenneth Riter, AIA
Partner – HHL Architects
HHL Architects

cc: David Colicchia, GM Park CC

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

The Park Country Club
4949 Sheridan Drive
Williamsville, NY 14221
1903

September 11th, 2025

Addressed to:
Town of Amherst Planning Dept.
5583 Main Street
Williamsville, NY 14221

Re: Park Country Club, 4949 Sheridan Drive, Williamsville, NY 14221.
Proposed Clubhouse Terrace Roof Project

Dear Sir/Madame,

Please be advised that HHL Architects has been appointed as our agent in the matter of the subject project referenced above. They have our permission to pursue any necessary municipal approvals for this project.

Any questions can be referenced to the undersigned.

Sincerely,

David Colicchia
General Manager/COO
Park Country Club
david@parkclub.org
716-632-2121 ext. 118

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

Major Site Plan Application

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

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED 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	_____
Request for Relief of / 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	_____
	TOTAL FEE:	**$**_____

To Be Completed By Applicant

Petitioner:

Name: Park Country Club

Address: 4949 Sheridan Drive

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

Phone: 716-632-2121 Fax: N/A

E Mail: david@parkclub.org

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MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

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

Name: Kenneth Riter, AIA

Address: HHL Architects

172 Allen Street

Buffalo (city) NY (state) 14201 (zip code)

Phone: 716-885-0743 Fax: 716-885-6414

E Mail: Kriter@hhlarchitects.com

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

Address: 4949 Sheridan Drive

Williamsville, New York 14221

SBL No(s): 68.04-1-1.1

Project Name: Park Country Club: Clubhouse Terrace Roof

Project Description:

Construct new concrete pier foundations and steel/wood structure for new open-air roof construction covering approx. 3,980 sf of existing upper concrete terraces at south side of PCC Clubhouse. Proposed hard construction will replace existing awnings and awning frame that have been present for decades. Areas under roof cover to have new concrete slab and tile finishes with painted fiber cement V-groove plank ceilings. Flanking ends roofing will be standing seam copper with copper gutters and downspouts. Center high roof will be EPDM flat membrane roof. Steel framed structural posts and beams will be clad in fiber cement trims (painted), with stone masonry piers at base of columns to match existing on Clubhouse. Roof fascia in center section will be simulated half-timbering and stucco panels with English Gothic quatrefoil ornament. Painted fiber cement trims with faux stucco panels will closely match existing detailing on existing c.1927 Clubhouse building. Radiant heaters will be mounted at ceilings for comfort in cooler weather for extended seasonal use of terraces.

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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):

The previous site plan #SP-1991-09D was for a Dining Room/Bar addition that was constructed in 2013. An Alternative Parking Plan was approved by the TOA in 2012 to satisfy the resulting increased building occupant load from that project. This project is an amendment to that previously approved site plan. The existing Clubhouse building is not being enlarged by this project with respect to occupant load, as the exterior terrace areas will remain exterior to the building. The subject terraces currently have seasonal protection from weather by existing fabric awnings. The proposed hard roof construction over the existing terraces is simply to eliminate the need to maintain and install/take down the awnings annually. Existing parking spaces remain unchanged.

	existing	proposed	total
Gross Floor Area (non-residential):	53,366 sf	N/A	53,336 sf
Gross Floor Area Residential:	N/A		
Number of Residential Units:	N/A		
Number of Parking Spaces:	212	0	212

Acreage of Parcel: 151.8 (assessed)

(list each parcel separately)

Frontage on Public Roads: +/- 303.95' from Sheridan Drive ROW (Naybor Rev 2008 Survey incl)

(list each road separately)

Existing Zoning District(s) RC - Recreation Conservation District

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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 Basic 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**	
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**	**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	N/A	
1.3	Existing curb-cuts on adjacent and opposite properties	N/A	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	N/A	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	N/A	
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	N/A	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	N/A	
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	N/A	
2.8	Location of light standards and building mounted lights	N/A	
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	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.	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	N/A	
5.0	**Parking/Loading/Stacking Areas**	N/A (No Change Req'd)	
5.1	Location and complete dimensions of all paved areas		
5.2	Setback dimensions of all paved areas to property lines		
5.3	Dimension of typical parking space and drive aisles		
5.4	Location and layout of handicapped parking spaces & access aisles		
5.5	Detail of vertical signage for handicapped parking and access aisles		
5.6	Indicate minimum parking requirement & number of spaces provided		
5.7	Proposed signage for directing and guiding traffic		
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)		
5.9	Pedestrian connections (from proposed structures to public sidewalk network)		
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**		
III Utilities and Drainage			
1.0	**Engineers Report** (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])	N/A	
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	**X**	
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations	N/A	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor	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 (proposed grades may not exceed 1 on 3)	**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)		
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems		
3.4	Existing and proposed meter/RPZ size and location		
3.5	Applicable construction details		
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	N/A	

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Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
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**	
5.2	Connection of roof drains to proposed drainage system	**X**	
5.3	Applicable Town Standard construction details	**X**	
5.4	Existing and proposed swales and ditches	N/A	
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** (bound separately from the Engineer's Report) **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	
9.0	**Downstream Sanitary Capacity Analysis (DSCA) Report** (must be submitted if proposed average flows are greater than 2,500 gallons per day)	N/A	
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on $250 per gallon per minute of mitigated flow	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**	N/A	
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	N/A	
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**	

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Item No.		Submitted	Official Use
VI Other Required Information/General Requirements (cont'd)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents	N/A	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	N/A	
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	**Completed and signed 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	N/A	
5.4	Wetland Delineation report (if applicable)	N/A	
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**	**X**	
8.0	**Location of Floodway and floodplain** (if applicable)	**X**	
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**	
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	**Design Advisory Board Application**	N/A	
1.1	Required for Major Site Plan	N/A	
1.2	Required at the Planning Directors Discretion for Minor Site Plans	N/A	
2.0	**Block & Street Network Plan**	N/A	
2.1	Designation of Core, Local & Alley streets	N/A	
2.2	Dimensions of Blocks	N/A	
3.0	**Block Usage Plan (as applicable)**	N/A	
3.1	Designation of site usage for each block including open space areas	N/A	
4.0	**Phasing Plan**	N/A	

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For official use only:

_____
Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

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TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed <u>new</u> 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
ErA, ErB	Severe Wetness	Mod Wetness, Frost	Severe Wetness	Sever Wetness, Frost	Severe Frost
ErC	Severe Wetness	Mod Wetness, Frost	Severe Wetness	Severe Slope Wetness Frost	Severe Frost

2. Is your property located: On Youngs Road between Dodge and Klein Roads? □ Yes X No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? □ Yes X 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.

3. Are there alternative locations on the site for this project? □ Yes X No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   Park Country Club, 4949 Sheridan Drive, Wmsv. NY 14221
   151.8 acres

5. 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 X 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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project_____
   Source: No Change from existing is anticipated

7. Will blasting occur during construction? □ Yes X No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? □ Yes X No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project: No Change
   N/A average flow N/A 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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? X Yes □ No

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Full EAF

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: Park Country Club - Clubhouse Terrace Roof		
Project Location (describe, and attach a general location map): Park Country Club, 4949 Sheridan Drive, Wmsv, NY 14221		
Brief Description of Proposed Action (include purpose or need): Construct new pier foundations and steel/wood structure for new open-air roof construction covering approx. 3,980 sf of existing upper concrete terraces at south side of PCC Clubhouse. Proposed hard construction will replace existing awnings and awning frame that have been present for decades. Areas under roof cover to have new concrete slab and tile finishes.		
Name of Applicant/Sponsor: Park Country Club	Telephone: 716-632-2121 ext 118 E-Mail: david@parkclub.org	
Address: 4949 Sheridan Drive		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Kenneth Riter, AIA HHL Architects	Telephone: 716-885-0743 ext 313 E-Mail: kriter@hhlarchitects.com	
Address: 172 Allen Street		
City/PO: Buffalo	State: NY	Zip Code: 14201
Property Owner (if not same as sponsor): N/A	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		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Amherst Planning Board: Major Site Plan; Amendment to Site Plan	September 22, 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Town of Amherst Building Permit	Fall 2025 (TBD)
e. County agencies ☐Yes ☑No		
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?
RC - Recreation Conservation District

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? Williamsville

b. What police or other public protection forces serve the project site?
Town of Amherst, NY

c. Which fire protection and emergency medical services serve the project site?
Town of Amherst, NY

d. What parks serve the project site?
N/A

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)? Recreational

b. a. Total acreage of the site of the proposed action? 0.09 0.09 acres
b. Total acreage to be physically disturbed? 0.60 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 151.8 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)? % N/A Units: N/A

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				
At completion of all phases				

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: 13.79' height; +/- 44.17' width; and +/-159.2' length

iii. Approximate extent of building space to be heated or cooled: N/A (Outdoor Space) 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? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? New Structural Pier Foundations for Roofs

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

- Volume (specify tons or cubic yards): Approx 175 Cu Yds
- Over what duration of time? 1 week

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

Most areas are backfilled with previous spoils at existing building foundations and terrace foundation walls. Will be disposed of legally off-site.

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? Select excavation for piers - approx 0.017 acres

vi. What is the maximum area to be worked at any one time? 0.09 0.09 acres

vii. What would be the maximum depth of excavation or dredging? 12 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

Concrete terrace slab removal and selective excavation for structural piers will result in removal and disposal of all excavation materials legally off-site.

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:
Proposed action will have no effect.

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:
N/A

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: _____ 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: _____
- 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:
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: _____ 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): _____

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

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

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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):

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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. N/A

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)?

Into existing on-site stormwater management system.

- 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: _____

Estimated 144kW

_____

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: 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: 8 am - 11 pm
- Saturday: 8 am - 1 am
- Sunday: 8 am - 11 pm
- Holidays: 8 am - 11 pm

ii. During Operations:

- Monday - Friday: 8 am - 11 pm
- Saturday: 8 am - 1 am
- Sunday: 8 am - 11 pm
- Holidays: 8 am - 11 pm

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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 demolition and removal of existing concrete terrace slabs, expected to be less than 1 week duration, during normal construction hours

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:

Permanent lighting will be installed at finished ceilings of terrace roof areas, for typical terrace dining usage. Note: Existing awning covered terrace areas have existing lighting currently. There is existing terrace walk-path lighting in place as well. This is a no-impact component of the project.

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: Concrete slabs: 15 tons per project duration (unit of time)
- Operation : N/A 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: None
- Operation: N/A

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

- Construction: Approved Landfill off-site
- Operation: N/A

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3.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): _____

ii. If mix of uses, generally describe:

Multi-Family Residential MFR-6 and Single-Family Residential R-3 are adjacent

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	Existing	No Change	No Change
• Forested	Existing	No Change	No Change
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	Existing	No Change	No Change
• Agricultural (includes active orchards, field, greenhouse etc.)	Existing	No Change	No Change
• Surface water features (lakes, ponds, streams, rivers, etc.)	Existing	No Change	No Change
• Wetlands (freshwater or tidal)	Existing	No Change	No Change
• Non-vegetated (bare rock, earth or fill)	Existing	No Change	No Change
• Other Describe: _____			

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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: Private Country Club

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): C915291, C915407

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
No Change in Status

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

3.a

- 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? Unknown (>45') 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:

Topsoil	13 %
Sand & Silt	7 %
Silty Clay	80 %

d. What is the average depth to the water table on the project site? Average: >18' feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 75 75 % of site
☐ 10-15%: _____% of site
☑ 15% or greater: 25 25 % 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 Ellicott Creek Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size Width Varies up to 50'
- 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 - Total Phosphorus

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 of all species
Deer
Fox

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: Eligible property:Park Country Club of Buffalo, St. Mary of the Holy Angels Motherhouse

iii. Brief description of attributes on which listing is based:

Building constructed in 1927. English Gothic architecture with stone/brick exterior, slate roofs

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 Park Country Club Date 09/22/2025

Signature Kenneth Riter Title Architect, HHL Architects

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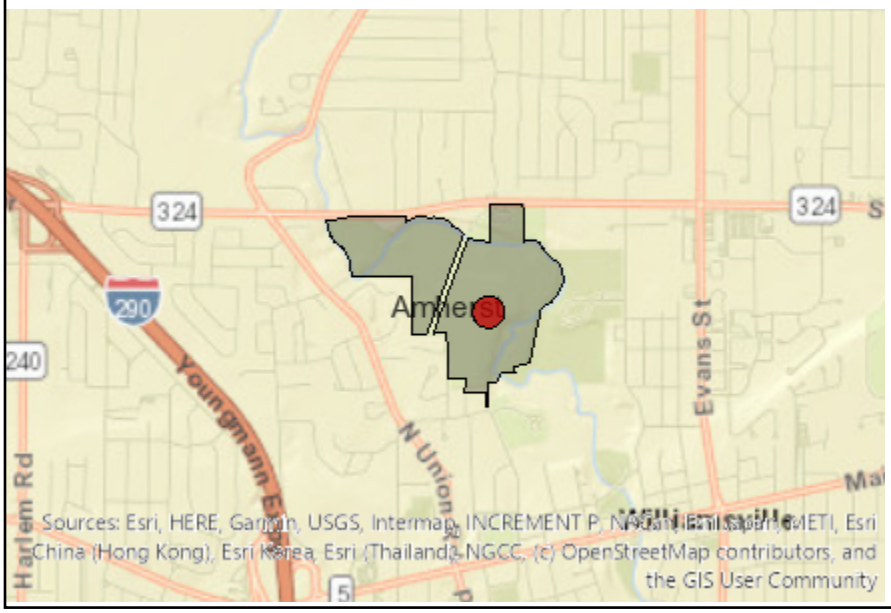
PRINT FORM

EAF Mapper Summary Report

Thursday, September 11, 2025 3:22 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	C915291, C915407
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	837-25
E.2.h.iv [Surface Water Features - Stream Classification]	B

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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 - Total Phosphorus
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]	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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Park Country Club of Buffalo, St. Mary of the Holy Angels Motherhouse
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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TOWN OF AMHERST PLANNING DEPARTMENT

Local Waterfront Revitalization Program (LWRP)
Waterfront Assessment Form (WAF)

To Be Completed By Applicant

A. INSTRUCTIONS (Please print or type all answers)

1. Applicants shall complete this Waterfront Assessment Form (WAF) for proposed actions that are located within the Town of Amherst Waterfront Revitalization Area (WRA) and are subject to compliance with the Town's LWRP Consistency Review Law. This assessment is intended to supplement other information used by Town agencies (departments and boards) in making a determination that the proposed action will be consistent with the policies of the approved Amherst Local Waterfront Revitalization Program (LWRP). It is also used in the making of a determination of significance pursuant to the State Environmental Quality Review (SEQR) Act.
2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in Section III of the Town of Amherst LWRP, a copy of which is available on the Town website (*https://www.amherst.ny.us/content/projects.php?dept_id=dept_15&proj_id=proj_07&neworder=00*). A proposed action should be evaluated based on beneficial and adverse effects upon resources in the Waterfront Revitalization Area and its consistency with the LWRP policy standards.
3. If any questions in Section C on this form are answered "yes", the proposed action may not be consistent with the LWRP policy standards, as contained in the Town of Amherst LWRP Consistency Review Law in such cases, the action should be analyzed in more detail and, if necessary, modified prior to making a final determination of consistency with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Name of applicant: Park Country Club

   Organization/Affiliation: _____

   Mailing address: 4949 Sheridan Drive, Wmsv., NY 14221

   Telephone number: (716) 632-2121 email: david@parkclub.org

   Name of Landowner: Park Country Club

   Mailing address: 4949 Sheridan Drive

   Telephone number: (716) 632-2121 email: david@parkclub.org

2. **Project Location**

   Property Tax Identification Section Block Lot (SBL) number: 68.04-1-1.1

   Location of action (Street or Site Description and nearest intersection):
   Rear of Park Club Clubhouse Building (new roof construction over existing terrace).
   Nearest intersection at Mill Street

3. Size of site (acres): 151.8
4. Amount of site to be impacted (acres): 0.60 acres disturbed work area

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5. Present land use: Private Country Club

6. Present zoning classification: Recreation Conservation District

7. Describe nature and extent of action:
Construct new pier foundations and steel/wood structure for new open-air roof construction ~~covering approx. 3,980 sf of existing upper concrete terraces at south side of PCC Clubhouse.~~ Proposed hard construction will replace existing awnings and awning frame that have been present for decades. Areas under roof cover to have new concrete slab and tile finishes.

8. Type of Action (complete appropriate response):

a. Directly undertaken (e.g., construction, planning, regulation, land transaction)
Construction

b. Financial assistance for project (e.g., grant, loan, subsidy):
None - privately funded by Park Club

c. Applicant permit, approval, license, or certificate:
Planning Board Site Plan approval and Building Permit (not yet applied for)

d. Name of Agency undertaking the action: Town of Amherst Planning Dept. and Bldg Dept.

9. Describe any unique or unusual landforms on the project site (i.e., wetlands, creeks, other geological formations):
Ellicott Creek is south of work area. Creek edge is at minimum 120 feet from project site disturbed area.

10. Percentage of site that contains slopes of 15% or greater: appx 25% of disturbed work area

11. Streams, lakes, ponds or wetlands (state or federal regulated) existing within or continuous to the project area?

(a) Name Ellicott Creek

(b) Size (in acres) unknown

12. Is the property serviced by public water? YES ✔ NO ☐

13. Is the property serviced by public sewer? YES ✔ NO ☐

14. Will the action be directly undertaken or require funding or approval by a State or federal agency? YES ☐ NO ✔

If yes, which State or federal agency? _____

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C. WATERFRONT ASSESSMENT (Check either "Yes" or "No" for each of the following questions). If the answer to any question in Section C is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

		YES	NO
1.	Will the proposed action be located in, contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area identified in the Amherst LWRP?	☐	☑
	(a) Locally significant fish or wildlife habitats?	☐	☑
	(c) Important scenic view/vistas[1]?	☐	☑
	(d) Historic or cultural resources of significance?	☐	☑
2.	Will the proposed action have a significant effect upon:	YES	NO
	(a) Scenic quality of the waterfront environment?	☐	☑
	(b) Development of future or existing water-dependent uses?	☐	☑
	(c) Designated State or Federal freshwater wetlands?	☐	☑
	(d) Recreational use of fish and wildlife resources?	☐	☑
	(e) Existing or potential public recreation opportunities?	☐	☑
	(f) Structures, sites, or districts of historic, archaeological or cultural significance in the Town of Amherst?	☐	☑
	(g) Stability of the Ellicott/Tonawanda Creek shoreline?	☐	☑
	(h) Surface or groundwater quality?	☐	☑
3.	Will the proposed action involve or result in any of the following:	YES	NO
	(a) Physical alteration of land along the shoreline, underwater land, or surface waters?	☐	☑
	(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	☐	☑
	(c) Expansion of existing public services or infrastructure in undeveloped or low-density areas along the waterfront?	☐	☑
	(d) Excavation, filling or dredging in surface waters?	☐	☑
	(e) Reduction of existing or potential public access to or along the shoreline?	☐	☑
	(f) Sale or change in use of publicly owned lands located on the shoreline or on lands underwater?	☐	☑
	(g) Development within a designated flood hazard area?	☐	☑
	(h) Development in areas that provide protection against flooding or erosion?	☐	☑
	(i) Construction or reconstruction of erosion protective structures?	☐	☑
	(j) Diminished or degraded surface or groundwater quantity and/or quality?	☐	☑
	(k) Removal of ground cover from the site?	☐	☑
	(l) Siting or Construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law?	☐	☑
4.	Project		

[1] *LWRP Scenic Views* available *on Town of Amherst Website*
https://www.amherst.ny.us/pdf/planning/lwrp/231212_high_res_maps.pdf

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		YES	NO	
(a)	If a project is to be located adjacent to the shore:			
	(1) Does the project require a waterfront location?	☐	☑	
	(2) Will water-related recreation be provided?	☐	☑	
	(3) Will public access to the foreshore be provided?	☐	☑	
	(4) Will it eliminate or replace a water-dependent use?	☐	☑	
	(5) Will it eliminate or replace a recreational use or resource?	☐	☑	
(b)	Is the project site presently used by the community or neighborhood as an open space or recreation area?	☐	☑	
(c)	Will the project protect, maintain, and/or increase the level and type of public access to water-related recreation facilities?	☐	☑	No Change
(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	☐	☑	
(e)	Is the project site presently used for recreational fishing?	☐	☑	
(f)	Will the surface area of the Ellicott/Tonawanda Creek corridor or wetland areas be increased or decreased by the proposal?	☐	☑	No Change
(g)	Is the project located in a flood prone area?	☐	☑	
(h)	Is the project located in an area subject to erosion?	☐	☑	
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	☐	☑	
(j)	Do essential public services or facilities presently exist at or near the site?	☐	☑	
(k)	Will the project involve surface or subsurface liquid waste disposal?	☐	☑	
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	☐	☑	
(m)	Will the project involve shipment or storage of petroleum products?	☐	☑	
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	☐	☑	
(o)	Will the project involve or change existing ice management practices?	☐	☑	
(n)	Will the project alter drainage patterns or surface water runoff flowing on, to or from the site?	☐	☑	
(p)	Will best management practices be utilized to control storm water runoff into coastal waters?	☐	☑	N/A
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	☐	☑	
(r)	Will the project affect any area designed as a freshwater wetland?	☐	☑	
(s)	Will the project utilize or affect the quality or quantity of surface waters or sole source water supply?	☐	☑	

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D. REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES" Include the question number in description below. (Add any additional sheets necessary)

The project work is not located in the flood prone area

If you require assistance or further information in order to complete this form, please contact the Town of Amherst Planning Department (phone: 716-631-7051).Please submit completed form, along with one copy of a site plan application materials/plat plan to:

Town of Amherst Planning Department
5583 Main St.
Williamsville, NY 14221
P: (716) 631-7051

E. VERIFICATION

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

Applicant/Sponsor Name: Park Country Club Date: 09-22-2025

Signature: Kenneth Riter, AIA Title: Architect, HHL Architects

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Geotechnical

EMPIRE GEO SERVICES, INC.
A SUBSIDIARY OF SJB SERVICES, INC.

December 13, 2011
Project No. BE-11-167

Mr. Kenneth Riter
Hamilton Houston Lownie Architects
172 Allen Street
Buffalo, New York 14201

Re: Geotechnical Evaluation Report for
Proposed Dining Room / Bar Addition
Park Country Club of Buffalo
Amherst, New York

Dear Mr. Dean:

Empire Geo-Services, Inc. is pleased to submit two (2) copies of the enclosed Geotechnical Evaluation Report to Hamilton Houston Lownie Architects with regard to the above referenced project. We have also e-mailed you an electronic copy (pdf file format) of this report, for your use.

Please contact the undersigned should you have any questions or wish to discuss this report. Thank you for considering Empire for this work and we look forward to working with you on this project through its completion.

Sincerely,

EMPIRE GEO-SERVICES, INC.

Wanda M. Allen, P.E.
Geotechnical Engineer

Enc.: Geotechnical Evaluation Report (2 copies)

CORPORATE/
BUFFALO OFFICE
5167 South Park Avenue
Hamburg, NY 14075
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Fax: (716) 649-8051

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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

MEMBER
ACEC New York
American Council of Engineering Companies of New York

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EMPIRE GEO SERVICES, INC.
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Fax: (585) 359-9668

MEMBER
ACEC New York

Geotechnical Evaluation Report for Proposed Dining Room / Bar Addition Park Country Club of Buffalo 4949 Sheridan Drive Amherst, New York

Prepared For:

Hamilton Houston Lownie Architects
172 Allen Street
Buffalo, New York 14201

Prepared By:

Empire Geo-Services, Inc.
5167 South Park Avenue
Hamburg, New York 14075

Project No.: BE-11-167
December 2011

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

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1.00 INTRODUCTION

1.10 GENERAL

This report presents the results of a subsurface exploration program and geotechnical engineering evaluation completed by Empire Geo-Services, Inc. (Empire) for the proposed Dining Room / Bar Addition planned at the Park Country Club of Buffalo located at 4949 Sheridan Drive in Amherst, New York. The approximate site location is shown on Figure 1.

Hamilton Houston Lownie Architects (HHL) retained Empire to complete the subsurface exploration program and provide geotechnical engineering recommendations for the proposed project. SJB Services, Inc. (SJB), Empire's affiliated subsurface exploration company, completed a total of three (3) test borings as part of the exploration program. In addition, one test boring was completed in the vicinity of the proposed addition by SJB in 2003.

On this basis, Empire prepared this report, which summarizes the subsurface conditions encountered by the test borings and presents geotechnical recommendations for design and construction of the foundations and slab-on-grade floor construction for the proposed addition, as well as the associated site preparation work.

1.20 PROJECT AND SITE DESCRIPTION

Based on information provided by HHL, the proposed Dining Room / Bar Addition will extend off the southwest side of the existing building in the existing landscaped areas. The landscaping is surrounded by grass covered areas with few trees. An asphalt pavement area separated by a retaining wall structure is located west of the lawn area. The retaining wall structure is to be demolished to accommodate the proposed addition.

The single story building addition structure will consist of a mixture of heavy timber, masonry bearing walls and steel framing. The addition will include a full basement structure with the western and eastern half of the basement floor bearing at 15 feet (El. 87.2) and 10.5 feet (El. 91.7) below the first floor, respectively. The existing building does contain a basement structure, with a portion constructed as a walk out basement on the western side of the building. A small portion of the proposed addition will be constructed adjacent to a section of the existing building, which is reported to contain a crawl space versus a full basement.

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The addition is planned to be supported on a shallow spread foundation system with the ground floor constructed as slab-on-grade. Preliminarily, column foundation loads are not expected to exceed 100 kips while the exterior masonry walls are not expected to exceed 6.5 kips per linear foot. The proposed addition will be designed for seismic conditions per the Building Code of New York State, 2010.

2.00 SUBSURFACE EXPLORATION

The subsurface exploration program consisted of three (3) test borings completed by SJB on November 28th and 29th, 2011. The test borings are designated as B-1 through B-3 and their approximate locations are shown on Figure 2. As mentioned above, a test boring was previously completed by SJB on September 22, 2003. This test boring is designated as P-1 and its approximate location is also shown on Figure 2.

Test borings B-1 through B-3 were designated on a site plan provided to Empire by HHL. SJB then staked the boring locations in the field, using tape measurements referenced to existing site features. Optical survey techniques were utilized to determine the ground surface elevations at the test boring locations using the finish first floor of the existing building at the south facing entrance as a benchmark. The approximate benchmark location is shown on Figure 2 and has a reported elevation of El. 102.20 feet based on the topographic survey prepared by Nussbaumer & Clarke, Inc. provided to Empire by HHL. The ground surface elevation at test boring P-1 was not surveyed in the field by SJB.

Test boring B-1 was advanced through the overburden to a depth of 45.0 feet below the existing ground surface and terminated. The boring was made using a Central Mine Equipment model 550X all terrain rubber tire mounted drill rig using hollow stem auger and split spoon sampling techniques. Split spoon samples and Standard Penetration Tests (SPTs) were taken continuously from the ground surface to a depth of 12 feet and in standard five feet intervals below the zone of continuous sampling until a depth of 43 feet. Test borings P-1, B-2 and B-3 were advanced using a portable tripod drill rig with continuous split spoon sampling to depths of 19.7 feet, 15.0 feet and 20.0 feet, respectively.

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 be accurately represent the soil formation consistency/density due to the methods used to advance this type of boring, which can cause friction between the soils and the drive rods.

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

3.00 SUBSURFACE CONDITIONS

3.10 GENERAL

The general stratigraphy encountered in the test borings consisted of surface topsoil followed by fill soils overlying indigenous gravel, sand, silt and silty clay. Bedrock was not encountered within the 45 feet depth explored at test boring location B-1. The soil stratigraphy encountered, along with the groundwater conditions observed are described in more detail below and on the boring logs in Appendix A.

3.20 SURFACE AND FILL SOILS

The driller noted topsoil at the surface of test borings B-1 through B-3. The topsoil thickness varied from about 9-inches to 12-inches based on the driller's interpretation of topsoil. The topsoil measurements are widely spaced, are based on the driller's interpretation, and are approximate. Accordingly, these measurements should not be solely relied on for accurate construction quantity estimates.

Beneath the topsoil and at the ground surface of test boring P-1, fill soils consisting of orange-brown and brown-black, intermixed fine sand and silt was encountered. Trace amounts of organics were noted within the generally granular fill soils at each location. The silty sand fill soils were found to extend to depths of about 4 feet and 5 feet at test boring locations B-2 and B-3, respectively, although it is possible the soil encountered in boring B-3, between a depth of 5 feet and 10 feet, maybe fill.

The silty sand and sandy silt fill soils grade to a brown-gray, silty clay fill at a depth of about 8 feet at test boring location B-1. At test boring P-1, fill consisting of intermixed fine to coarse sand, gravel and silt was encountered beneath the silty sand fill. The fill soils were found to extend to depths of about 12 feet and 18 feet at B-1 and P-1, respectively. It is possible, at boring B-1 that the clay fill extends to a depth of 15 feet, because split spoon samples were not obtained between depths of 12 feet and 15 feet at this location.

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It is expected the fill soils will extend to the bottom of the existing foundations near and adjacent to the existing building structure as well as the bottom of any previous excavations for any utility lines within the site. In addition, it should be expected that subsurface conditions (i.e. fill soil depths) between and away from the test boring locations will vary.

3.30 INDIGENOUS SOILS

Indigenous, red-brown silt with some fine-coarse sand and trace to little amounts of fine-coarse gravel was encountered beneath the fill at test boring location P-1. The sandy silt soils were found to extend to boring completion at 19.7 feet.

Beneath the clay fill, at test boring location B-1, indigenous silty clay with varying amounts of sand was encountered. The silty clay soil deposits were found to extend to a depth of at least 43 feet at this location.

Indigenous brown fine to coarse sand with trace to little silt and/or gravel or fine sand was encountered beneath the silty sand fill at test boring locations B-2 and B-3. At boring location B-2, brown fine-coarse gravel and fine-coarse sand was encountered beneath the fine sand soil deposits at a depth of about 12 feet below the existing ground surface. The gravel soil deposits were found to extend to boring completion at this location. The fine sand soils at test boring location B-3, grade to a brown silty clay with trace to little amounts of sand below a depth of about 14 feet. The clay soils extend to boring completion at this location.

The indigenous soil deposits are classified as a GM, SP, SM, ML and CL group soil using the Unified Soil Classification System (ASTM D2488). Standard Penetration Test (SPT) “N” values obtained in the indigenous silt, sand and gravel soil deposits ranged from 4 to over 50 indicating the relative density of these generally low to non-plastic soils varies from firm to very compact. The silty clay soils encountered vary from a very soft consistency to a hard consistency with SPT “N” values ranging from w.o.h. (split spoon sampler advanced through overburden by weight of rods and hammer only) to over 30. The softer clay soils were encountered below a depth of about 30 feet at boring location B-1.

3.40 GROUNDWATER CONDITIONS

Freestanding water was encountered at a depth of about 18.5 feet below the existing ground surface at boring location P-1. We note, however, groundwater might not have had sufficient time to stabilize in the test hole following the completion of drilling operations and the time of measurement.

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It appears the clay soils are saturated at a depth of about 30 feet and below based on the moist-wet nature of the soil samples recovered as well as the softer consistency of the clay soils obtained at these depths.

In addition, it is possible that some localized zones of perched or trapped groundwater may be present at various times and locations, particularly in the areas where granular fill soils exist over the less permeable clay soils. Perched groundwater conditions can be particularly prevalent following heavy or extended periods of precipitation and during seasonally wet periods.

The installation of groundwater observation wells would help to better define the potential groundwater conditions present on the site. It should be expected that groundwater conditions will vary with location and with changes in soil conditions, precipitation, and seasonal conditions.

4.00 GEOTECHNICAL CONSIDERATIONS AND RECOMMENDATIONS

4.10 GENERAL

The following general considerations and recommendations are provided to assist with planning the design and construction of the foundations for the proposed addition and the associated site development. More detailed recommendations are presented in the subsequent sections of this report.

Based on our analysis of the conditions encountered in the test borings, it is Empire's opinion that a spread foundation system could be used to support the proposed addition. From a geotechnical standpoint, development of the addition will be primarily impacted by the amount of fill soils present. Fill was encountered at all of the test boring locations and was generally found to extend to a depth of about 4 to 5 feet below existing site grades. However, at test boring locations B-1 and P-1, the fill soils were found to extend up to depths of about 12 feet and 18 feet, respectively. Settlement beneath spread foundations constructed over the existing fill soils can be variable, potentially excessive, and is difficult to predict.

Accordingly to use a spread foundation system, it will be generally necessary to remove the existing fill soils from beneath the foundations and install an engineered fill layer which replaces the existing fill. This would be required under all spread foundation locations and would require considerable excavation and controlled fill placement within the southern portion of the proposed addition.

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Alternatively, the addition could be supported on a deep foundation system consisting of driven H-piles/pipe piles end bearing on bedrock or possibly micro-piles socketted into bedrock. As mentioned above, bedrock was not encountered within the 45 depth explored at test boring B-1. However, SJB recently completed a test boring in the existing golf course area for the golf cart bridge replacement project at which it appears bedrock was encountered at a depth of about 50 feet. We note, however, the ground elevation at the test boring location completed in the golf course is significantly lower than the existing grades in the proposed addition area. In addition, the refusal material at the test boring was not cored, therefore, it is indeterminate if the refusal material was actually bedrock and not a large cobble or boulder. Accordingly, if a deep foundation system is being considered to support the proposed addition, we recommend an additional subsurface exploration program be completed in this area to confirm the actual depth, type and quality of bedrock, at which time Empire can provide recommendations for a deep foundation system.

The existing fill conditions will also impact the design and construction of the ground floor slab-on-grade construction. Provided the fill subgrade soils are prepared in accordance with our recommendations provided below, and a portion of the fill soils are removed and replaced with a minimum of 12-inches of compacted Subbase Stone, the slab on grade floor can be constructed over the existing fill subgrade soils. In addition, any organic matter or large rubble/debris will need to be further undercut and removed and replaced with additional subbase stone.

There are some uncertainties with this approach, such as long-term differential settlement, which could potentially occur with leaving the unsuitable soils in-place, especially where organic matter or voids are present. We understand, however, that due to the substantial depths of the existing fill encountered, it would not be economically practical to remove the fill in its entirety, for the ground floor construction. Accordingly, the owner must be willing to accept the risks associated with the uncertainties of leaving the fill in-place beneath the slab-on-grade floors.

If a deep foundation system is planned to be used to support the proposed addition, consideration of constructing the basement floors as a structural slab also supported by the deep foundations would eliminate the risks of potential ground floor settlement.

In addition, it will be necessary to protect the existing footings and foundation walls against potential undermining and lateral instability during excavation and construction of the adjacent foundations.

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4.20 SPREAD FOUNDATION DESIGN

Spread foundations should bear on suitable, relatively undisturbed, indigenous soil subgrades or they can bear on Engineered Fill (i.e. compacted Structural Fill or Flowable Backfill) placed over suitable indigenous soil subgrades. Suitable indigenous soil bearing grades should consist of generally firm to very compact, silt and sand soils or stiff silty clay soil deposits, which are free of organics, loose, wet or otherwise deleterious conditions. The suitable bearing grade depths/elevations that were present in the test borings are summarized in the following table.

Recommended Suitable Bearing Grade Depth / Elevation for Spread Foundations or Engineered Fill		
Test Boring	Approximate Ground Surface Elevation (feet)	Suitable Bearing Grade Depth / Elevation (feet)
B-1	83.0	12.0 / 71.0
B-2	94.9	4.5 / 90.4
B-3	96.7	5.0 / 91.7 or 10.0 / 86.7*
P-1	--	18.0

*Possible suitable bearing grades will not be encountered until a depth of 10.0 feet which will be dependent on the actual depth at which the fill soils extend.

Subsurface conditions away from the test boring locations, in some cases, may vary and require adjustments in the suitable subgrade elevation based on actual conditions encountered at the time of construction. In addition, it is expected the fill soils will extend to the bottom of the previous excavations for the existing building foundations and utility trenches. Accordingly, close inspection of the foundation bearing grades by qualified geotechnical personnel is recommended at the time of construction.

If Structural Fill is placed beneath spread foundations, it must be placed beyond the foundation limits a horizontal distance equal to at least 0.5 times the thickness of the Structural Fill layer beneath the foundation. Excavations, therefore, will need to be planned and sized accordingly. Recommendations for Structural Fill material along with its placement and compaction are presented in Appendix B.

Flowable backfill material, if used, should be a non-swelling type material and should have a minimum 28-day compressive strength (f'c) of 250 pounds per square inch (psi). The flowable backfill should extend at least 12 inches horizontally beyond the foundation limits for its entire depth.

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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 2,500 pounds per square foot (psf).

It is recommended that continuous footings be at least 2.0 feet in width and column/individual footings should be at least 3.0 feet in width. Interior foundations should be embedded a minimum of 2.0 feet below the finished floor elevation in order to develop adequate bearing capacity. Exterior foundations should be embedded a minimum of 4.0 feet below finished exterior grades for frost protection. All foundations, however, must bear at or below the suitable bearing grades in accordance with the recommendations above.

It is estimated that spread foundations sized and properly constructed in accordance with our recommendations will undergo total settlement of less than ¾-inches.

4.30 SLAB-ON-GRADE FLOOR DESIGN

As discussed in Section 4.10 above, where the floor system is constructed as slab-on-grade over the existing fill, it is recommended that a minimum of 12 inches of Subbase Stone be placed beneath the slab-on-grade construction for lightly loaded floors. A suitable stabilization/separation geotextile, such as Mirafi 500X, should be placed over the existing fill soil subgrades prior to placement of the Subbase Stone layer.

The existing fill soil subgrades should be thoroughly compacted and properly prepared and evaluated in accordance with our recommendations in Section 4.70.3 prior to placement of the geotextile and Subbase Stone material. The slab-on-grade floor slabs can be designed using a modulus of subgrade reaction of 150 pounds per cubic inch at the top of the Structural Fill layer. It is recommended that the slab-on-grade be constructed such that it is not structurally connected to, or resting directly on, perimeter walls or column footings in order to limit differential settlement effects.

We note that the above subbase stone thickness is not designed for carrying construction vehicle loads. Therefore, it may be desirable for the Contractor to temporarily increase the Subbase Stone thickness within the building pad to provide a suitable working surface to stage the construction, carry construction vehicle loads and protect the underlying subgrades. This will be particularly important if construction proceeds during seasonally wet periods. The additional

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subbase stone material can then be removed in preparation for the actual floor construction and re-used as determined appropriate.

A moisture barrier does not appear to be necessary where the floor slabs are constructed above the final site grades, unless otherwise recommended by the finished flooring manufacturer. A suitable moisture barrier is recommended beneath the below grade floor areas to reduce the potential for dampness. In addition, it is recommended that the below grade walls be damp proofed.

4.40 LATERAL EARTH PRESSURES AND EARTH RETAINING WALL DESIGN

The design of any earth retaining walls should be based on lateral earth pressures caused by the load of backfill against the wall and the surcharge effects from any permanent or temporary loads. Earth retaining walls, which are designed for restrained or non-yielding conditions, should be designed using "at rest" lateral earth pressures. Walls, which are allowed to yield, can be designed on the basis of "active" lateral earth pressures.

The lateral earth pressures can be computed using the following soil parameters where the wall backfill is a Structural Fill or Suitable Granular Fill, as described in Appendix B, and contains a proper foundation drainage system as discussed below. Water must not be allowed to collect against the backfilled wall section unless the wall is designed for the additional hydrostatic pressure.

Recommended Soil Parameters for Earth Retaining Wall Design:

- Coefficient of At-Rest Lateral Earth Pressure – 0.50
- Coefficient of Active Lateral Earth Pressure – 0.33
- Coefficient of Passive Lateral Earth Pressure – 3.00
- Angle of Internal Friction – 30 Degrees
- Moist Unit Weight of Suitable Granular Fill – 125 pcf
- Surcharge Load Lateral Coefficient – 0.50

4.50 FOUNDATION WALL DRAINAGE

Earth retaining walls should be constructed with foundation drains to intercept any groundwater seepage that may tend to collect against the walls. The drainage

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system must be properly designed, installed and maintained for long-term performance. The design should include such features as clean-outs to properly maintain the system. The foundation drainage system should drain to a suitable gravity drainage system (i.e. site storm water drainage system) or a sump and pump system. The foundation drain pipe, constructed behind the wall, should be set at least 1.0 foot below the lowest adjacent finished grade on the down slope side of the wall.

The foundation drainage system should include a geotextile, selected considering drainage and filtration, installed around drainage stone surrounding a slotted under-drain pipe. The drainage stone should be sized in accordance with the pipe slotting or perforations. A crushed aggregate conforming to NYSDOT Standard Specifications Section 703-02, Size Designation No. 1 (½-inch washed gravel or stone) is generally acceptable for slotted under-drain pipe. The foundation drainage stone and surrounding drainage geotextile (i.e. Mirafi 160N or suitable equivalent) should extend above the drainpipe a minimum of 2 feet.

A pervious granular backfill, or a suitable geosynthetic drainage composite (i.e. Miradrain 5000, Delta MS or suitable equivalent), should be placed against the foundation/retaining wall, above the drainage system, to allow infiltration to the drainage system.

Concrete Sand, which meets the minimum requirements of NYSDOT Standard Specifications Section 703-07 (100 percent passing 3/8 inch sieve to maximum of 3 percent passing a No. 200 sieve), is generally acceptable as pervious granular backfill. Structural Fill, as described below, is also acceptable provided the Structural Fill is well graded to prevent infiltration of the adjacent soils and has a permeability of 1 x 10^{-3} cm/sec or greater when placed and compacted to the requirements recommended below.

The pervious granular backfill should be a nominal 2 feet in width. The drainage media against the wall should extend up to at least 1 to 2 feet below the finished upper grade surface, where it may be capped off with the foundation/retaining wall backfill material.

4.60 SEISMIC DESIGN CONSIDERATIONS

Based on the subsurface conditions encountered in the test borings, the upper 100 feet of the proposed building addition site should be classified as Seismic Site Class “D” in accordance with Table 1613.5.2 of the Building Code of New York State (December 2010). Therefore, seismic design may be based on this seismic site classification.

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The spectral response accelerations in the project area were obtained by Empire using the United States Geological Survey (USGS) web site application (https://geohazards.usgs.gov/secure/designmaps/us/). The accelerations are based on the 2009 NEHRP Recommended Seismic Provisions, which makes use of the 2008 USGS seismic hazard data. The acceleration values obtained from this application were then adjusted, as recommended by the USGS, to obtain the 2% probability in 50 years mapping accelerations, as presented in the NYS Building Code.

Using the Zip Code 14221 for the Amherst, New York area, the calculated spectral response acceleration for Site Class "B" soils is 0.221g for the short period (0.2 second) response (S_S) and 0.051g 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}) - 0.353g
- 1 Second Period Response (S_{M1}) - 0.122g

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

- S_{DS} - 0.236g
- S_{D1} - 0.081g

4.70 SITE PREPARATION AND CONSTRUCTION

4.70.1 Construction Dewatering

It does not appear that generalized permanent groundwater conditions will be encountered in the anticipated foundation excavations, however, construction dewatering may be required for surface water control and for any excavations which encounter perched groundwater conditions. Perched groundwater can be particularly more prevalent following extended periods of rain and during seasonally wet periods.

Dewatering should be implemented in conjunction with excavation work such that the work generally proceeds in the dry. Surface water should be diverted away from and prevented from accumulating on exposed soil subgrades. Perched groundwater seepage conditions, if encountered, should be maintained/depressed at least 1 to 2 feet below the excavation bottom. It is anticipated that diversion berms, proper site

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

grading, cut-off trenches, drainage stone blankets and sump and pump methods of dewatering should generally be sufficient to control of surface water and localized perched groundwater conditions, should they be encountered.

4.70.2 Excavation and Foundation Construction

All fill, organics, and any soft, loose, wet or otherwise deleterious indigenous soil material, beneath the proposed foundation bearing grades, should be undercut and removed. Any existing foundations or structures, which are present at the locations of proposed foundation elements, should be removed in their entirety. Resulting excavations should be backfilled with controlled Structural Fill or flowable backfill.

Excavation to the proposed foundation bearing grades should be performed using a method, which reduces disturbance to the indigenous soil bearing grades, such as a backhoe equipped with a smooth blade bucket. The sand soil subgrades which are disturbed during excavation should be compacted to a dense stable matrix using a large plate tamper prior to placement of the foundations or engineered fill.

The proposed foundation bearing grades should be observed and evaluated by a representative of Empire, prior to placement of Engineered Fill and/or the foundation. Any placement and compaction of Structural Fill beneath foundations should also be observed and tested by a representative of Empire.

All subgrades for Engineered Fill placement and foundation construction should be protected from precipitation and surface water. No water should be allowed to accumulate on the subgrades. The subgrades 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, the basement walls should not be backfilled until the ground level floor framing diaphragm is in place. Depressed foundation walls should be backfilled with Suitable Granular Fill or crusher run stone Structural Fill as described in Appendix B. Non-earth retaining foundations in the areas of at-grade slab-on-grade floors can be backfilled with the on-site 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. The backfill should be placed in lifts and properly compacted. Care must be exercised when placing and compacting the fill against the basement walls so as not to induce additional lateral loads on the walls.

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4.70.3 Subgrade Preparation for Slab-on-Grade Construction

All existing surface structures, pavements, slabs, vegetation, topsoil etc., and any other deleterious materials within the proposed slab-on-grade areas should be removed. Any deleterious materials, such as organics, soft soils, highly voided debris, etc., which are present at the bottom of the subgrade excavation, should be further undercut, removed, and replaced with additional Structural Fill material.

Following removal of the surface materials and excavation to the proposed subgrades, the exposed existing fill soil subgrades should be thoroughly compacted/densified and then proof-rolled. The subgrade compaction and proof-rolling should be performed, prior to any required fill placement and ground improvement, using a vibratory smooth drum roller weighing at least 10 tons. The roller should be operated in the vibratory mode for compacting the subgrades and in the static mode for proof rolling. The roller should complete at least four (4) passes over the exposed subgrades for the compaction/densification operation and at least two (2) passes for the proof rolling evaluation.

The subgrade proof-rolling and compaction should be done under the guidance of, and observed by, a representative of Empire. Any areas, which appear wet, loose, soft, unstable or otherwise contain unsuitable materials, should be undercut. Over excavation, which may be required as the result of the subgrade inspection and/or proof-rolling, should be performed based on evaluation of the conditions and guidance provided by Empire. Resulting over-excavations should be backfilled with a suitable fill material as determined by Empire.

Suitable Granular Fill, as described in Appendix B, can be used as subgrade fill to raise the site grades, beneath the Subbase Stone course for slab-on-grade construction. It is recommended that utility trenches located within slab on grade areas be backfilled with controlled Structural Fill.

During construction the contractor should take precautions to limit construction traffic over the subgrades for floor slab construction. Any subgrades, which become damaged, rutted or unstable should be undercut and repaired as necessary prior to placement of the concrete or asphalt.

4.70.4 Protection of Existing Foundations, Foundation Walls and Utilities

Existing building foundations, foundation walls, and underground utilities should be protected during excavation and construction of the new adjacent foundations. In addition, construction of the adjacent foundations should be planned and carried

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out such that any foundation drainage systems along the existing foundation walls are not adversely impacted, and can continue to function properly.

The bearing grades for proposed new foundations should match the bearing grade elevation of the existing foundations/bottom of foundation walls where they are adjacent to each other or will adjoin and then they may be stepped up away from the existing foundations. Should it be necessary to extend the excavation below the bearing grade of existing foundations, the existing foundations must then be properly underpinned, sheeted, braced, etc. Proper bracing of existing foundation walls, which are exposed during excavation, must also be considered.

Existing utilities or other structures, which are to remain during adjacent excavation work, should also be protected as appropriate. It is recommended that plans be prepared to protect these structures as appropriate.

5.00 CONCLUDING REMARKS

This report was prepared to assist in planning the design and construction of the proposed Dining Room / Bar Addition planned at the Park Country Club of Buffalo located at 4949 Sheridan Drive in Amherst, New York. The report has been prepared for the exclusive use of Hamilton Houston Lownie Architects and other members of the design team, for specific application to this site and this project only.

The recommendations were prepared based on Empire Geo-Services, Inc.'s understanding of the proposed project, as described herein, and through the application of generally accepted soils and foundation engineering practices. No warranties, expressed or implied are made by the conclusions, opinions, recommendations or services provided.

Empire Geo-Services, Inc. should be informed of any changes to the planned construction so that it may be determined if any changes to the recommendations presented in this report are necessary. Empire Geo-Services, Inc. should also be retained to review final plans and specifications and monitor foundation and site work construction to verify that the recommendations were properly interpreted and implemented.

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Important information regarding the use and interpretation of this report is presented in Appendix C.

Respectfully Submitted:

EMPIRE GEO-SERVICES, INC.

Wanda M. Allen, P.E.
Geotechnical Engineer

John J. Danzer, P.E.
Senior Geotechnical Engineer
and Project Reviewer

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FIGURES

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

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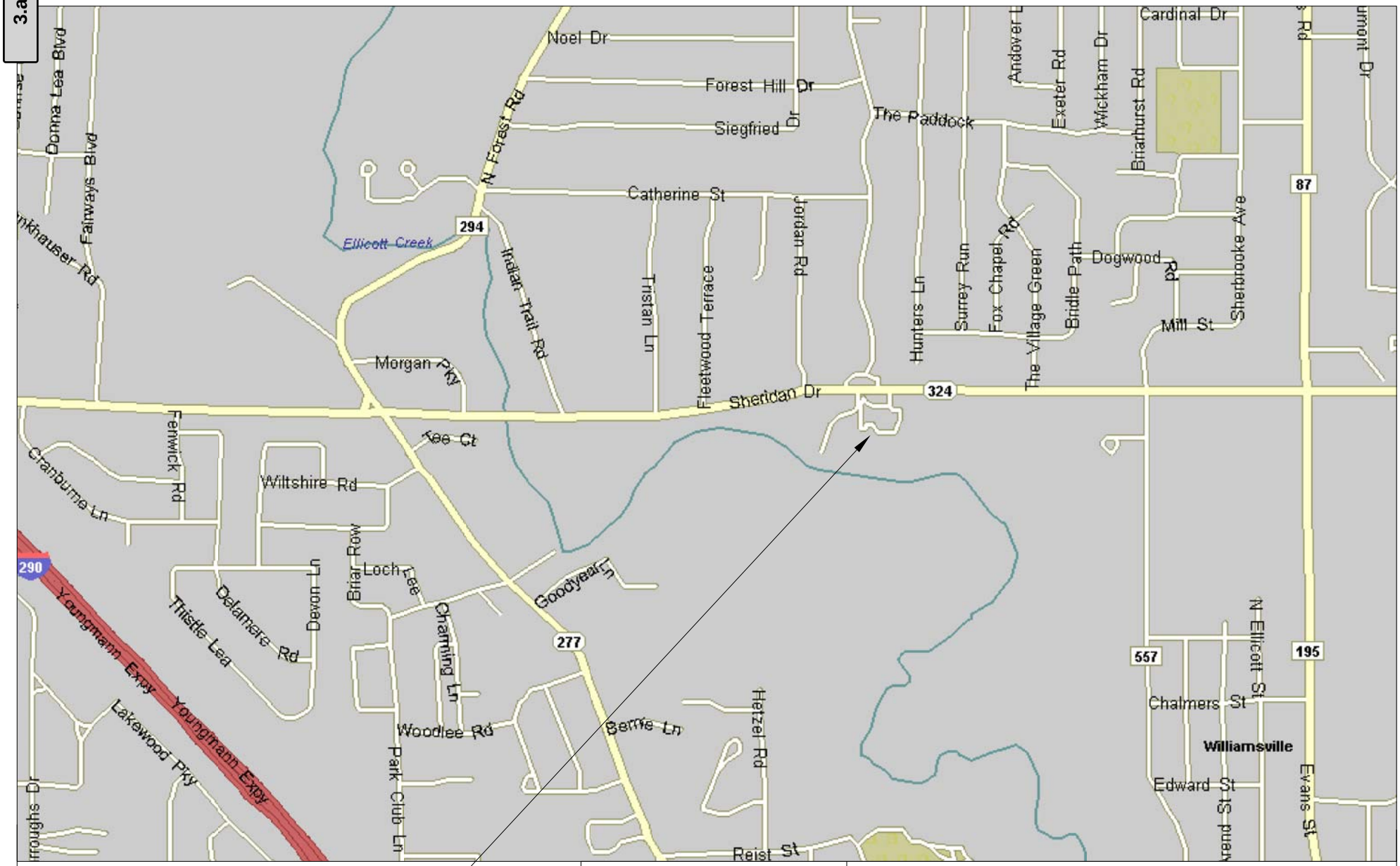


APPROXIMATE SITE LOCATION

N

NOTE:
SITE LOCATION PLAN DEVELOPED
FROM MICROSOFT STREETS & TRIPS 2006

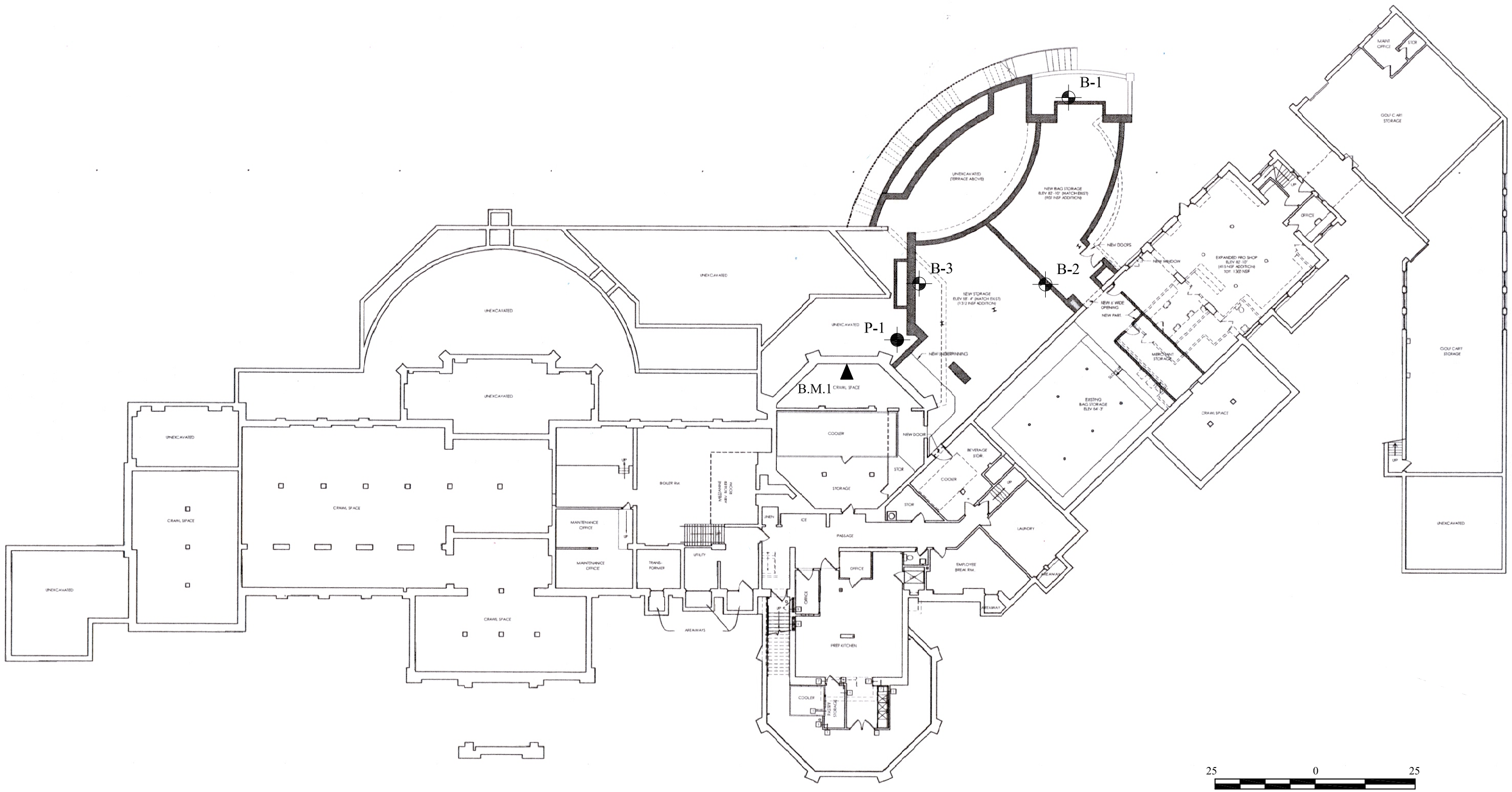
EMPIRE GEO SERVICES INC
a subsidiary of SJB Services, Inc.

PROPOSED DINING ROOM AND BAR ADDITION
PARK COUNTRY CLUB OF BUFFALO
4949 SHERIDAN DRIVE
AMHERST, NEW YORK

SITE LOCATION PLAN

DR BY: BFS	SCALE: NTS	PROJ NO.: BE-11-167
CHKD BY: WMA	DATE: 12/12/11	FIGURE NO: 1

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)



LEGEND:

B-1 INDICATES APPROXIMATE LOCATION AND DESIGNATION OF TEST BORING COMPLETED BY SJB IN NOVEMBER 2011.

P-1 INDICATES APPROXIMATE LOCATION AND DESIGNATION OF TEST BORING COMPLETED BY SJB IN 2003.

B.M.1 ▲ INDICATES APPROXIMATE BENCHMARK LOCATION - FINISHED FLOOR AT ENTRANCE. REPORTED ELEVATION = 102.20 FEET.

NOTE:

1) SUBSURFACE EXPLORATION PLAN DEVELOPED FROM "PROPOSED BASEMENT FLOOR PLAN" PROVIDED BY NUSSBAUMER & CLARKE, INC.

N

EMPIRE GEO SERVICES INC
a subsidiary of SJB Services, Inc.

PROPOSED DINING ROOM AND BAR ADDITION
PARK COUNTRY CLUB OF BUFFALO
4949 SHERIDAN DRIVE
AMHERST, NEW YORK

SUBSURFACE EXPLORATION PLAN	DR BY: BFS	SCALE: AS SHOWN	PROJ NO.: BE-11-167
	CHKD BY: WMA	DATE: 12/12/11	FIGURE NO: 2

APPENDIX A

SUBSURFACE EXPLORATION LOGS

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

DATE

STARTED _____

FINISHED _____

SHEET _____ OF _____

SJB SERVICES, INC.
SUBSURFACE LOG

PROJ. No. _____

HOLE No. _____

SURF. ELEV. _____

G.W. DEPTH _____

PROJECT _____ LOCATION _____

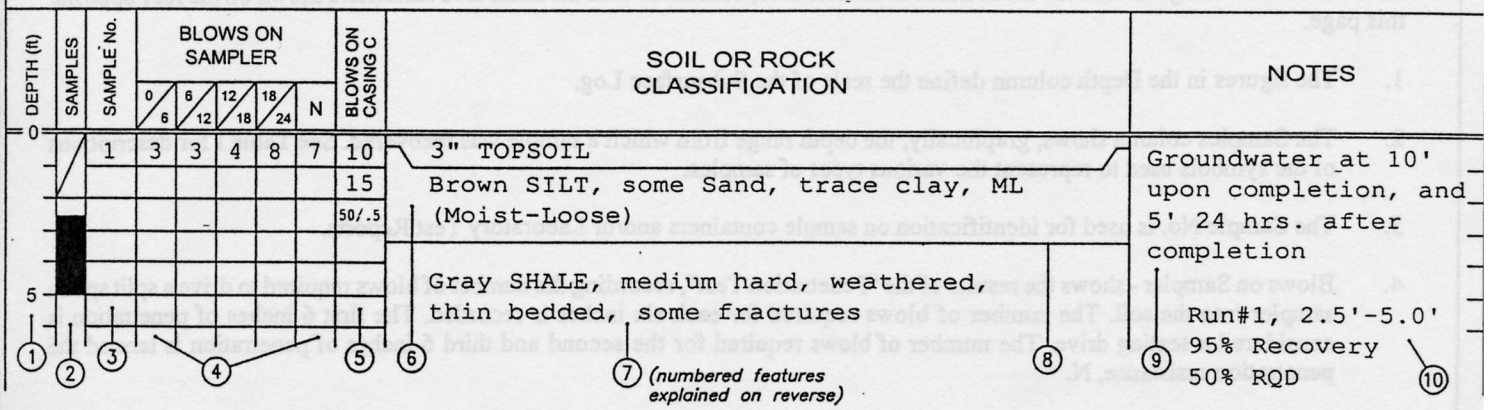


TABLE I

- 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)	<#200	Fine Grained
Clay - Plastic (Cohesive)		

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 conditions between adjacent borings or between the sampled intervals. The data presented on 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 significance relative to each other. Often analyses of standard boring data indicate the need for additional testing or sampling 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 on 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 observations 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-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

DATE
START 11/28/2011
FINISH 11/28/2011
SHEET 1 OF 2

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. B-1
SURF. ELEV 85.2'
G.W. DEPTH See Notes

PROJECT: PROPOSED DINING ROOM/BAR ADDITION LOCATION: PARK COUNTRY CLUB
PROJ. NO.: BE-11-167 AMHERST, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	1	1			TOPSOIL	Driller notes approx. 12" Topsoil
		6	6		7	Brown-Black Fine SAND and Silt, tr.organics	
	2	2	4			(moist, FILL)	
		4	4		8		
5	3	1	1				
		3	2		4		
	4	3	8			Grey-Black and Brown SILT and Fine Sand,	
		5	7		13	occasional Organic seams (wet, FILL)	
	5	4	4			Brown-Grey Silty CLAY, tr.sand, tr.gravel, tr.organics	
10		9	8		13	(moist, FILL)	
	6	7	7				
		8	7		15		
15							
	7	8	6			Brown Silty CLAY, tr.sand, tr.gravel	
		5	6		11	(moist, stiff, CL)	
20							
	8	2	4				
		6	9		10		
25							
	9	5	5			Contains little f-c Sand	
		6	7		11		
30							
	10	2	3			(moist-wet, medium)	
		3	6		6		
							WOH = Weight of Hammer and Rods
35							
	11	WOH/2.0					
					WOH		No Recovery Sample #11
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: R. STEINER DRILL RIG TYPE : CME 550X

METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

DATE
START 11/28/2011
FINISH 11/28/2011
SHEET 2 OF 2

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. B-1
SURF. ELEV 85.2'
G.W. DEPTH See Notes

PROJECT: PROPOSED DINING ROOM/BAR ADDITION LOCATION: PARK COUNTRY CLUB
PROJ. NO.: BE-11-167 AMHERST, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	12	WOH/1.5				Contains tr.sand (wet, v.soft)	WOH = Weight of Hammer and Rods
			2		WOH		
45							
						Boring Complete at 45.0'	No freestanding water reading obtained at boring completion.
50							
55							
60							
65							
70							
75							
80							

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: R. STEINER DRILL RIG TYPE : CME 550X

METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

DATE
START 11/28/2011
FINISH 11/29/2011
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. B-2
SURF. ELEV 97.1'
G.W. DEPTH See Notes

PROJECT: PROPOSED DINING ROOM/BAR ADDITION LOCATION: PARK COUNTRY CLUB
PROJ. NO.: BE-11-167 AMHERST, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	2	2			TOPSOIL	Driller notes approx. 9" Topsoil
		3	9		5	Orange-Brown and Black Fine SAND, some Silt, tr.organics (moist, FILL)	
	2	5	2				
		1	3		3		
5	3	5	13			Brown Fine SAND, tr.-little f-c Gravel, tr.silt (moist, firm, SP)	
		10	8		23		
	4	12	11				
		10	9		21	Contains tr.gravel	
	5	15	15				
10		12	13		27		
	6	53	27				
		10	13		37	Contains little f-c Gravel (compact)	Driller notes Sample Spoon attempted from 14.8' - 15.0' - Blow counts were 150/0.2'
	7	13	50			Brown f-c Gravel and f-c Sand, little Silt (moist-wet, v.compact, GM)	
		30	70		80		
15	8	230	200/0.3		REF		
						Boring Complete with Sample Spoon Refusal at 15.0'	No freestanding water reading obtained at boring completion.
20							REF = Sample Spoon Refusal
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: R. STEINER DRILL RIG TYPE : PORTABLE TRIPOD

METHOD OF INVESTIGATION ASTM D-1586 USING MOTARIZED CATHEAD 140# DROP HAMMER

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

DATE
START 11/29/2011
FINISH 11/29/2011
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. B-3
SURF. ELEV 98.9'
G.W. DEPTH See Notes

PROJECT: PROPOSED DINING ROOM/BAR ADDITION LOCATION: PARK COUNTRY CLUB
PROJ. NO.: BE-11-167 AMHERST, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	2	2			TOPSOIL	
		2	3		4	Brown-Black Fine SAND, some Silt, tr.organics	
	2	14	19			(moist, FILL)	No Recovery Sample #2
		9	4		28		
5	3	2	5				No Recovery Sample #3
		8	11		13		
	4	8	7			Brown f-c SAND, little Silt	
		7	5		14	(moist, firm, SM / Possible Fill)	
	5	9	10				
10		16	30		26		
	6	27	50			Brown Fine SAND, tr.-little Silt	
		72	38		122	(moist, v.compact, SM)	
	7	27	19				
		19	18		38		
15	8	21	12			Brown Silty CLAY, tr.-little f-c Sand, tr.gravel	No Recovery Sample #8
		13	24		25	(moist, hard, CL)	
	9	20	22				
		24	25		46	Contains little f-c Sand	
	10	20	21				No Recovery Sample #10
20		23	26		44		
						Boring Complete at 20.0'	No freestanding water reading obtained at boring completion.
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: R. STEINER DRILL RIG TYPE : PORTABLE TRIPOD

METHOD OF INVESTIGATION ASTM D-1586 USING MOTARIZED CATHEAD 140# DROP HAMMER

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

DATE:
STARTED 9/22/2003
FINISHED 9/22/2003
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. P-1
SURF. ELEV
G.W. DEPTH See Notes

PROJECT: PROPOSED IMPROVEMENTS
PROJ. NO.: BE-03-220
LOCATION: PARK COUNTRY CLUB
AMHERST, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	PID	SOIL OR ROCK CLASSIFICATION	NOTES
	1	17	15				Brown-Black SILT, some fine Sand, tr. organics (moist, FILL)	
		29	19		44			
	2	25	24					
		35	22		59			
5	3	24	35				Brown f-c SAND and f-c Gravel, tr. - little Silt	
		32	24		67		(moist, FILL)	
	4	20	18					
		20	17		38			
	5	16	19				Contains tr. gravel	
10		15	15		34			
	6	35	19					
		22	25		41			
	7	15	11				Brown f-m SAND, tr. silt (moist, FILL)	
		12	22		23			
15	8	38	46					
		58	42		##			
	9	43	38				Brown f-c GRAVEL and f-c Sand, little Silt	
		49	84		87		(moist-wet, FILL)	
	10	52	79				Red-Brown SILT, some f-c Sand, tr. - little f-c Gravel	
20		92	100/.3		##		(moist, very compact, ML)	
							Boring Complete with Sample Spoon Refusal at 19.7'	Free Standing Water recorded at 18.5' at Boring Completion
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:

DRILLER: A. Morris
DRILL RIG TYPE : Portable Tripod
Geologist

METHOD OF INVESTIGATION ASTM D-1586 PORTABLE TRIPOD / 140# HAMMER

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

APPENDIX B
FILL MATERIAL AND
EARTHWORK RECOMMENDATIONS

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

APPENDIX B

FILL MATERIAL AND EARTHWORK RECOMMENDATIONS

I. Material Recommendations

A. Structural Fill

Structural Fill should consist of a crusher run stone, 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

B. Subbase Stone

The subbase stone course placed as the aggregate course beneath slab-on-grade and pavement construction should conform to the same material requirements as Structural Fill as stated above.

C. Suitable Granular Fill

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 4 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 and pavement 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.

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

II. Placement and Compaction Requirements

Structural Fill placed beneath foundations should be compacted to dense stable matrix, where its total thickness over the indigenous soil subgrades is 1 foot or less, 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. All controlled fill placed beneath slab-on-grade and pavement construction and beneath utilities should be compacted to a minimum of 95 percent of the maximum dry density as measured by the modified Proctor test (ASTM D1557). Fill placed in non-loaded grass areas can be compacted to a minimum of 90 percent of the maximum dry density (ASTM D1557).

Placement of fill should not exceed a maximum loose lift thickness of 6 to 9 inches with the exception of subgrade undercuts and the subbase courses beneath slab-on-grade and pavement construction, which can be placed in a single or initial lift not exceeding 12 inches. The loose lift thickness should be reduced in conjunction with the compaction equipment used so that the required density is attained.

Fill should have a moisture content within two percent of the optimum moisture content prior to compaction. Subgrades should be properly drained and protected from moisture and frost. Placement of fill on frozen subgrades is not acceptable. It is recommended that all fill placement and compaction be monitored and tested by a representative of Empire Geo-Services, Inc.

III. Quality Assurance Testing

The following minimum laboratory and field quality assurance testing frequencies are recommended to confirm fill material quality and post placement and compaction conditions. These minimum frequencies are based on generally uniform material properties and placement conditions. Should material properties vary or conditions at the time of placement vary (i.e. moisture content, placement and compaction, procedures or equipment, etc.) Then additional testing is recommended. Additional testing, which may be necessary, should be determined by qualified geotechnical personnel, based on evaluation of the actual fill material and construction conditions.

A. Laboratory Testing of Material Properties

- Moisture content (ASTM D-2216) - 1 test per 2,000 cubic yards or no less than 2 tests per each material type.
- Grain Size Analysis (ASTM D-422) - 1 test per 3,000 cubic yards or no less than 2 tests per each material type.

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

- Liquid and Plastic Limits (ASTM D-4318) 1 test per 3,000 cubic yards or no less than 2 tests per each material type. Liquid and Plastic Limit testing is necessary only if appropriate, based on material composition (i.e. clayey or silty soils).
- Modified Proctor Moisture Density Relationship (ASTM D-1557) 1 test per 4,000 cubic yards or no less than 1 test per each material type. A maximum/minimum density relationship (ASTM D-4253 and ASTM D-4254) may be an appropriate substitute for ASTM D-1557 depending on material gradation.

B. Field In-Place Moisture/Density Testing (ASTM D-3017 and ASTM D-2922)

- Backfilling along trenches and foundation walls - 1 test per 50 lineal feet per lift.
- Backfilling Isolated Excavations (i.e. column foundations, manholes, etc.) 1 test per lift.
- Filling in open areas for slab-on-grade and pavement construction - 1 test per 2,500 square feet per lift.

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

APPENDIX C
GEOTECHNICAL REPORT LIMITATIONS

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

GEOTECHNICAL REPORT LIMITATIONS

Empire Geo-Services, Inc. (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.*

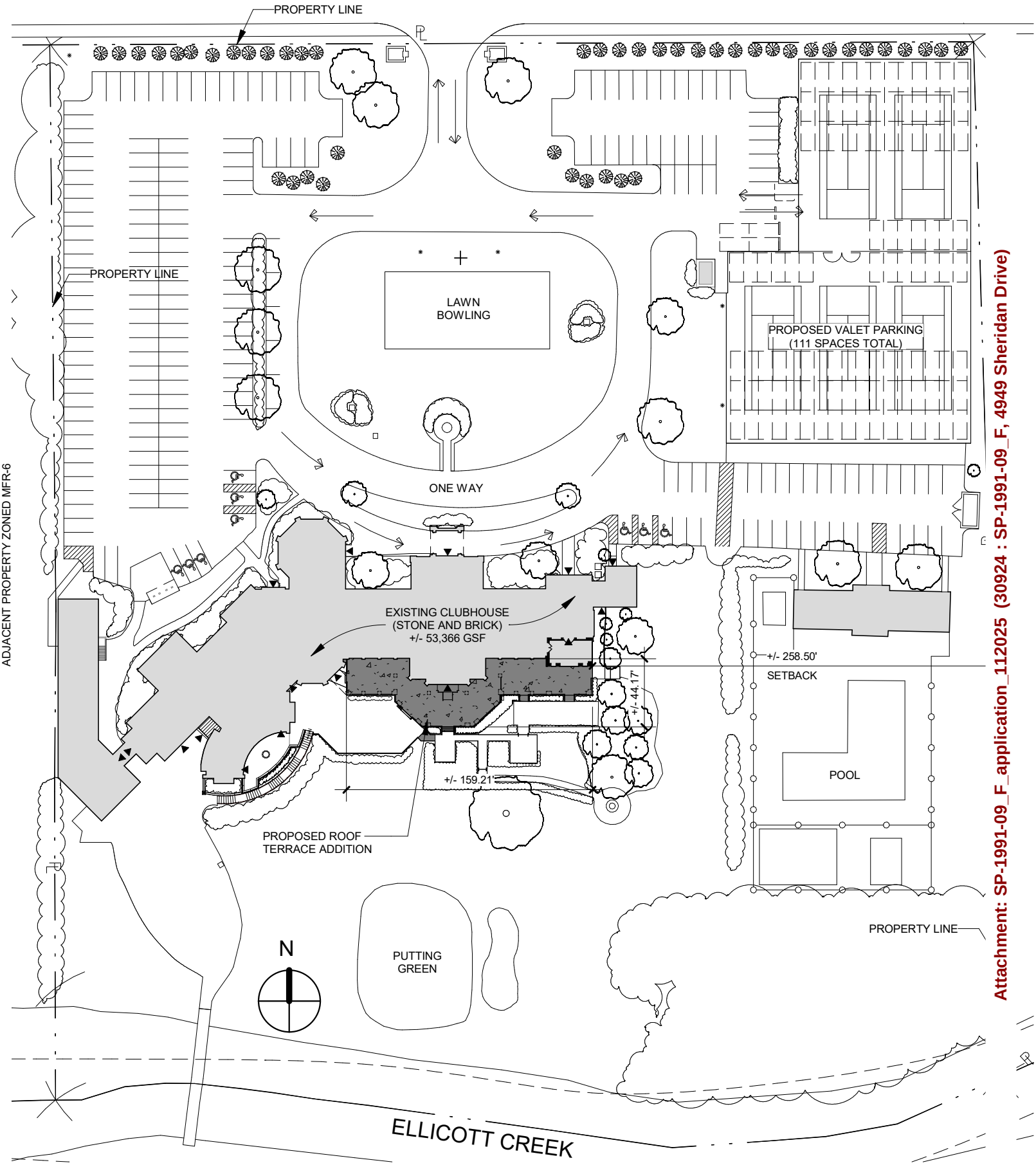
Subsurface exploration logs and other report data are also subject to misinterpretation by others if they are separated from the geotechnical report. This often occurs when copies of logs are given to contractors during the bid preparation process. *To minimize the potential for misinterpretation, the 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-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

8-1/2 x 11 Drawings



Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

HHL Architects
172 ALLEN STREET, BUFFALO NY
14201
P 716.885.0743 F 716.885.6414

PROJECT NAME
PARK COUNTRY CLUB
CLUBHOUSE TERRACE ROOF

DOCUMENT STATUS
PROJECT STATUS

SCALE
1" = 80'-0"

DRAWING TITLE
SITE PLAN

ISSUE DATE:
9/22/2025

SEAL

PROJECT
251

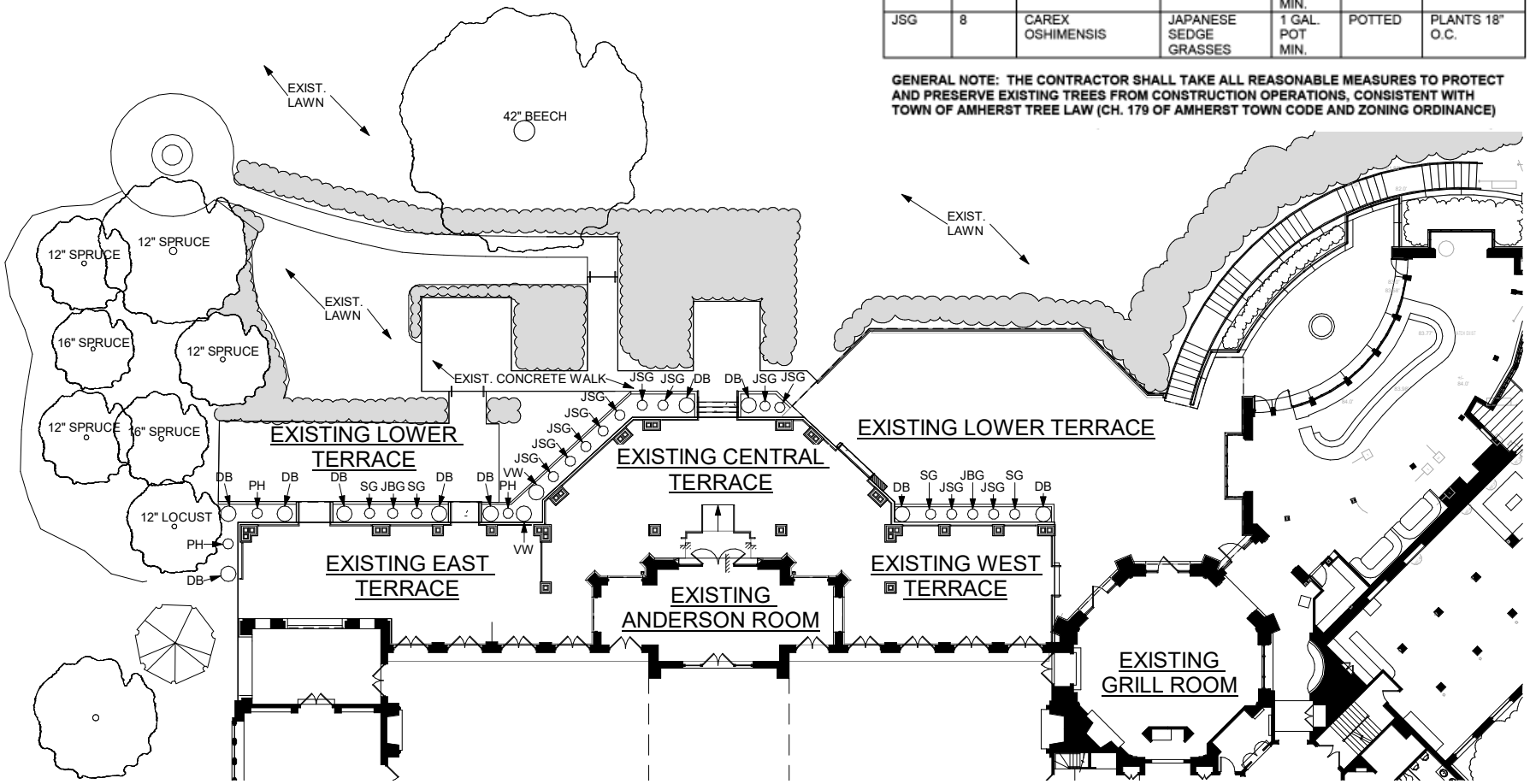
DRAWING NO.

EXISTING LANDSCAPING TO REMAIN (PROTECT):
COMBINATION OF MANY PLANT SPECIES, INCLUDING; BURNING BUSH, JAPANESE WILLOW BUSH, SPIREA, SMOKE TREE, YELLOW JUNIPER, SEDGE GRASSES, CHAMELEON, DAISIES, TIGER LILIES, FOUNTAIN GRASSES, CAT MINT, GROUND ELDER, SPIREA (BRIDALWREATH).

LANDSCAPING PLANT LIST SCHEDULE

KEY ON PLAN	NO.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
SHRUBS						
DB	10	ERBERIS THUNBERGII	DWARF BARBERRY	3 GAL. POT MIN.	POTTED	PLANTS 30" OC. TO FORM HEDGE
VW	2	WEIGELA	VARIEGATED WEIGELA	2 GAL. POT MIN.	POTTED	PLANTS 4' O.C.
GRASSES AND SEDGES						
PH	3	PENNITSETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	2 GAL. POT MIN.	POTTED	PLANTS 2' O.C.
JBG	5	IMPERATA CYLINDRICA	JAPANESE BLOOD GRASSES	1 GAL. POT MIN.	POTTED	PLANTS 18" O.C.
SG	4	CYPERACEAE 'CAREX"	SEDGE GRASSES	1 GAL. POT MIN.	POTTED	PLANTS 18" O.C.
JSG	8	CAREX OSHIMENSIS	JAPANESE SEDGE GRASSES	1 GAL. POT MIN.	POTTED	PLANTS 18" O.C.

GENERAL NOTE: THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT AND PRESERVE EXISTING TREES FROM CONSTRUCTION OPERATIONS, CONSISTENT WITH TOWN OF AMHERST TREE LAW (CH. 179 OF AMHERST TOWN CODE AND ZONING ORDINANCE)



PARCK COUNTRY CLUB - CLUBHOUSE TERRACE ROOF

PARK COUNTRY CLUB
49494 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221

172 Allen Street
Buffalo, NY 14201
p. 716.885.0743 f. 716.885.6414
WWW.HHLARCHITECTS.COM
HHL Architects
HHLArchitects.com

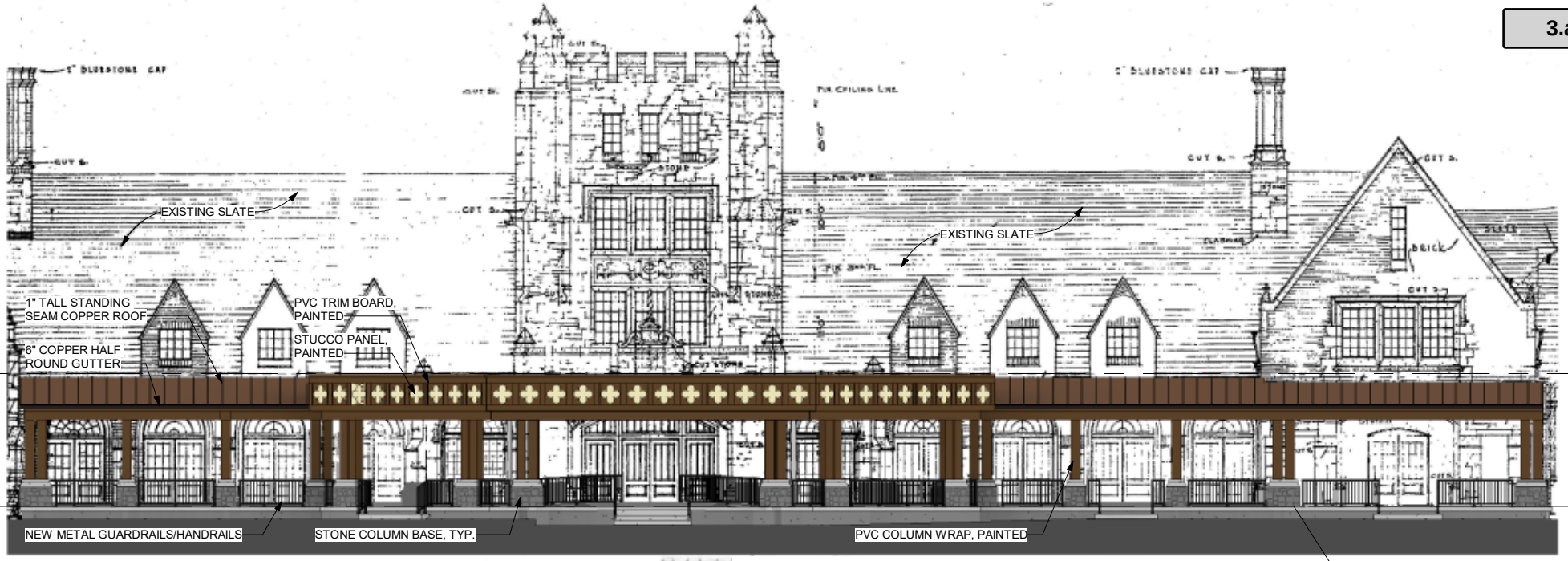
DRAWING TITLE
LANDSCAPE PLAN

ISSUE DATE: **9/22/2025**

SCALE: **1/32" = 1'-0"**

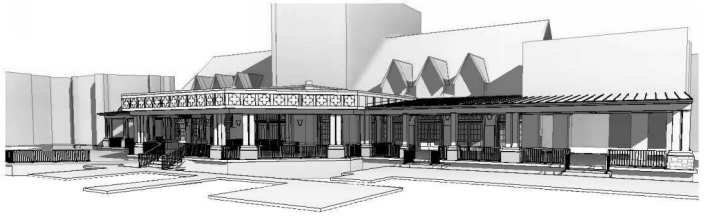
PROJECT NO. 2515

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)



UPPER TERRACE
99' - 6 1/2"

UPPER TERRACE
99' - 6 1/2"
NOTE: 100'-0" = EL.103.23'



RENDERS

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

PARCK COUNTRY CLUB -
CLUBHOUSE TERRACE ROOF

PARK COUNTRY CLUB
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Buffalo, NY 14201
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WWW.HHLARCHITECTS.COM

HHL Architects
HHLArchitects.com

DRAWING TITLE
ELEVATIONS

ISSUE DATE: **9/22/2025**

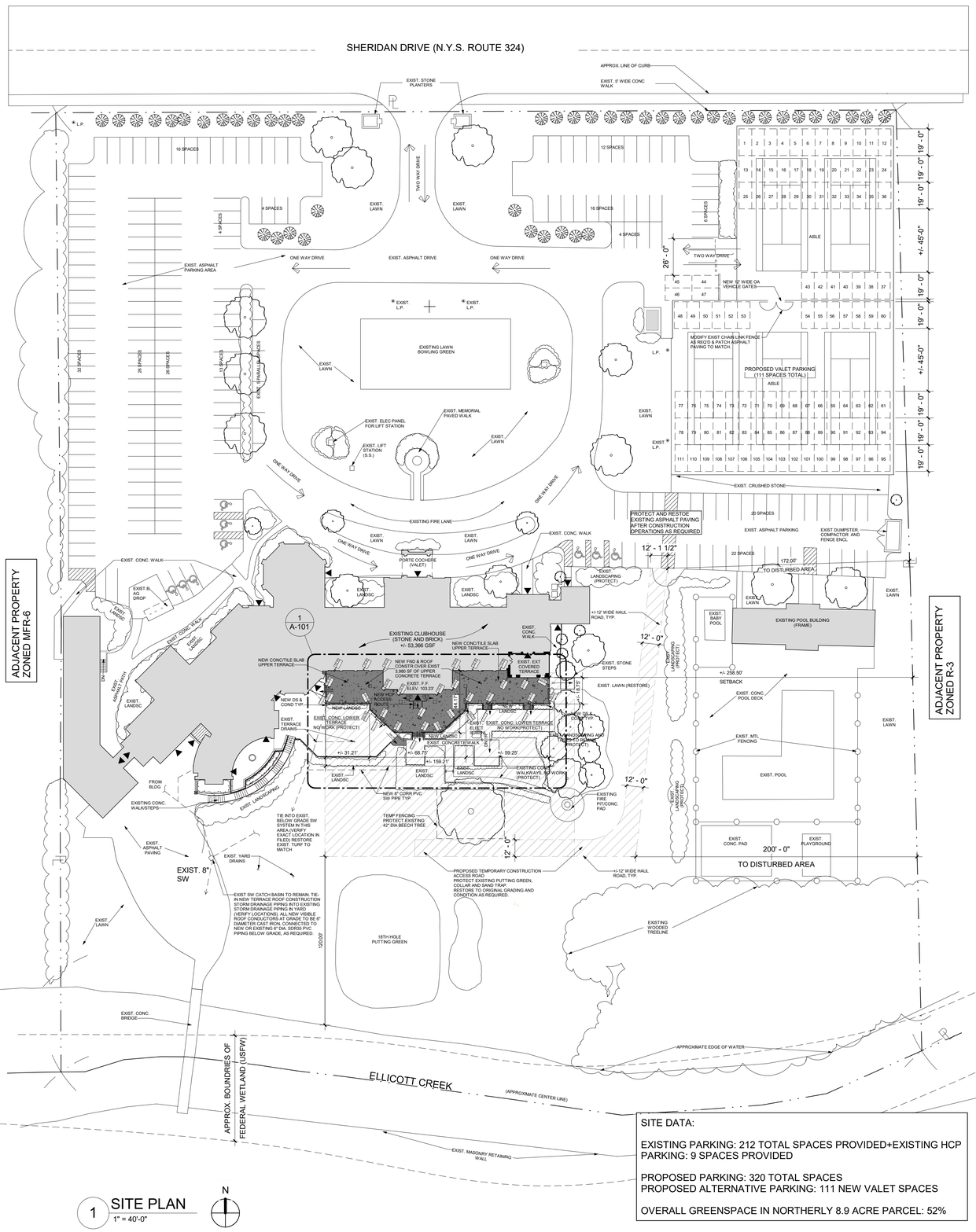
SCALE: **1/32" = 1'-0"**

PROJECT NO. 251

A-102

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

24 X 36 Drawings



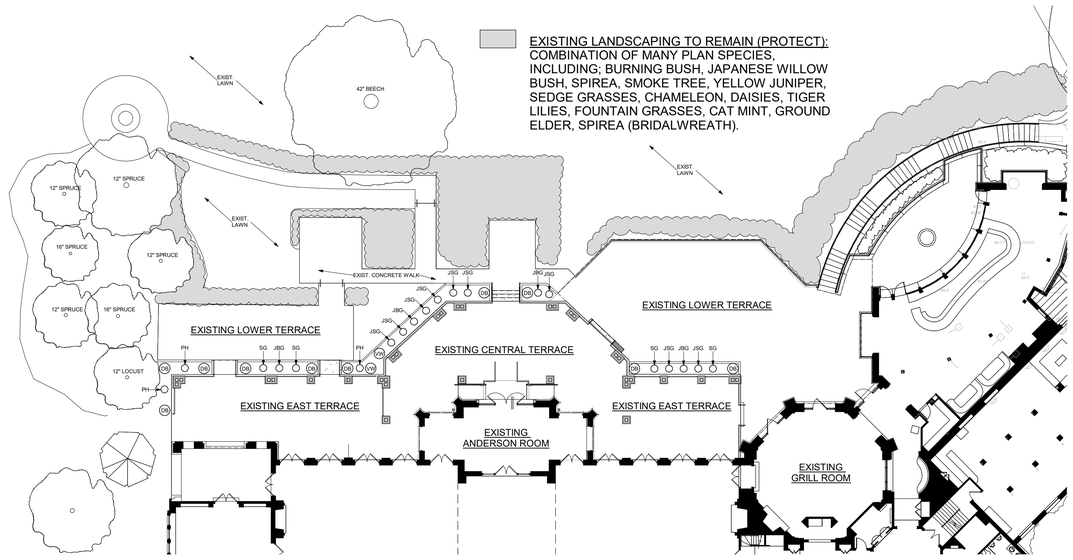
1 SITE PLAN
1" = 40'-0"

SITE DATA:

EXISTING PARKING: 212 TOTAL SPACES PROVIDED+EXISTING HCP PARKING: 9 SPACES PROVIDED

PROPOSED PARKING: 320 TOTAL SPACES
PROPOSED ALTERNATIVE PARKING: 111 NEW VALET SPACES

OVERALL GREENSPACE IN NORTHERLY 8.9 ACRE PARCEL: 52%



2 LANDSCAPING PLAN
1" = 20'-0"

SITE PLAN NOTES:

1. THE APPLICANT IS THE PARK COUNTRY CLUB AND THEIR DESIGNATED REPRESENTATIVE IS GENERAL MANAGER DAVID COLICCHIA. DRAWINGS HAVE BEEN PREPARED BY HHL ARCHITECTS. KENNETH RITER, AIA IS PRINCIPAL ARCHITECT.

2. EXISTING PARCEL ZONING: RC (RECREATION CONSERVATION DISTRICT). ADJACENT PARCEL TO WEST IS ZONED MRF-6 (MULTI-FAMILY). ADJACENT PARCEL TO EAST IS ZONED R-3 (RESIDENTIAL).

3. OFF-STREET PARKING HISTORY: THE CURRENT SITE PLAN ON RECORD WITH THE TOWN OF AMHERST PLANNING DEPARTMENT IS DATED MARCH 22, 1991 AS PREPARED BY HAMILTON HOUSTON LOWNIE ARCHITECTS, PC. AN ATTACHMENT TO THAT SITE PLAN SUBMISSION WAS THE SITE PLAN DRAWING PREPARED BY ROGER C. SCHNECKENBERGER DATED APRIL 30, 1988 WHICH REORGANIZED AND REDESIGNED THE PARKING AREAS AND FRONT DRIVE NORTH OF THE BUILDING TO SHERIDAN DRIVE. A SUBSEQUENT 2003 KITCHEN ADDITION PROJECT REQUIRED NO MODIFICATIONS TO EXISTING SITE PLAN FOR ADDITIONAL PARKING.

4. MAJOR SITE PLAN #SP-1991-09D FOR THE MOST RECENT BUILDING EXPANSION PROJECT AT PARK COUNTRY CLUB WAS APPROVED IN JANUARY 2012

5. ALTERNATIVE PARKING PLAN WAS APPROVED IN JANUARY 2012 BY TOWN OF AMHERST FOR THE SUBJECT SITE PLAN IN ARTICLE 4 ABOVE: AS INDICATED ON DWG SP-1, 111 "VALET" PARKING SPACES ARE PROPOSED TO BE LOCATED ON THE ASPHALT PAVED NORTH TENNIS COURTS ON THE SITE IN ACCORDANCE WITH SECTION 7-1-7 "ALTERNATIVE PARKING PLAN", ARTICLE (D) OF THE ZONING ORDINANCE, RESULTING IN 108 NET ADDITIONAL PARKING SPACES PROVIDED.

6. EXISTING OFF-STREET PARKING: THERE ARE CURRENTLY 212 MARKED PARKING SPACES, OF WHICH 9 ARE DESIGNATED HANDICAPPED ACCESSIBLE.

7. EXISTING CLUBHOUSE BUILDING IS APPROXIMATELY 53,366 GSF TOTAL, ASSEMBLY USE GROUP A-2, CONSTRUCTION TYPE IIIB, WITH MASONRY WALLS, WOOD FRAMED FLOORS, CONCRETE SLAB FLOORS ON GRADE. STEEL FRAMED AND WOOD FRAMED ROOF STRUCTURE, FULLY SPRINKLERED THROUGHOUT (DRY SYSTEM).

8. PROPOSED PROJECT IS AS FOLLOWS:
CONSTRUCT NEW CONCRETE PIER FOUNDATIONS AND STEEL/WOOD STRUCTURE FOR NEW OPEN-AIR ROOF CONSTRUCTION COVERING APPROX. 3,980 SF OF EXISTING UPPER CONCRETE TERRACES AT SOUTH SIDE OF PCC CLUBHOUSE. PROPOSED HARD CONSTRUCTION WILL REPLACE EXISTING AWNINGS AND AWNING FRAME THAT HAVE BEEN PRESENT FOR DECADES. AREAS UNDER ROOF COVER TO HAVE NEW CONCRETE SLAB AND TILE FINISHES WITH PAINTED FIBER CEMENT V-GROOVE PLANK CEILINGS. FLANKING ENDS ROOFING WILL BE STANDING SEAM COPPER WITH COPPER GUTTERS AND DOWNSPOUTS. CENTER HIGH ROOF WILL BE EPDM FLAT MEMBRANE ROOF. STEEL FRAMED STRUCTURAL POSTS AND BEAMS WILL BE CLAD IN FIBER CEMENT TRIMS (PAINTED), WITH STONE MASONRY PIERS AT BASE OF COLUMNS TO MATCH EXISTING ON CLUBHOUSE. ROOF FASCIA IN CENTER SECTION WILL BE SIMULATED HALF-TIMBERING AND STUCCO PANELS WITH ENGLISH GOTHIC QUATREFOIL ORNAMENT. PAINTED FIBER CEMENT TRIMS WITH FAUX STUCCO PANELS WILL CLOSELY MATCH EXISTING DETAILING ON EXISTING C.1927 CLUBHOUSE BUILDING. RADIANT HEATERS WILL BE MOUNTED AT CEILINGS FOR COMFORT IN COOLER WEATHER FOR EXTENDED SEASONAL USE OF TERRACES. ROOF PROJECTIONS WILL BE FULLY SPRINKLERED AT EXTERIOR OF BUILDING (DRY SYSTEM).

AS REVIEWED WITH TOWN OF AMHERST BUILDING AND FIRE SAFETY DEPARTMENTS ON 8/21/25, THE PROJECT WILL BE CONSIDERED AN ALTERATIONS LEVEL 2, IN COMPLIANCE WITH 2020 EBCNYS. THIS IS TECHNICALLY NOT A BUILDING ADDITION AS THE PROPOSED ROOF CONSTRUCTION DOES NOT INCREASE BUILDING AREA OR FLOOR AREA OF THE ENCLOSED BUILDING, NOR CHANGE THE NUMBER OF STORIES OR HEIGHT OF THE BUILDING.
THEREFORE, THERE IS NO INCREASED BUILDING OCCUPANT LOAD AND NO IMPACT ON EXISTING OFF-STREET PARKING. THERE WILL ALSO BE SOME INCIDENTAL EXTERIOR BUILDING REPAIRS IN COMPLIANCE WITH 2020 EBCNYS, FOR PARTIAL RE-ROOFING AND MASONRY REPAIR. THE 2011 GEOTECHNICAL REPORT FROM THE PRIOR PCC CLUBHOUSE EXPANSION PROJECT #SP-1991-09D, ON RECORD WITH TOWN OF AMHERST WILL BE UTILIZED FOR THIS PROJECT, AS SOIL BORINGS WERE TAKEN A SHORT DISTANCE AWAY FROM THE PROJECT SCOPE OF WORK AREA.

9. TOTAL PORTION OF SITE AREA NORTH OF ELLICOTT CREEK CENTERLINE IS APPROX. 8.9 ACRES, TOTAL AREA OF ROOFS AND PAVING IS APPROX 4.3 ACRES, TOTAL GRASS AND LANDSCAPE AREA IS APPROX 4.6 ACRES.

10. ALL EXISTING SITE LIGHTING, FENCES, SCREEN WALLS, SIGNS AND DUMPSTER/COMPACTOR ENCLOSURES ARE TO REMAIN WITH NO CHANGE. PROPOSED NEW LIGHTING AT NEW TERRACE ROOF PROJECTIONS WILL BE CEILING AND WALL MOUNTED, REPLACING EXISTING SIMILAR LIGHTING CURRENTLY UNDER THE SEASONAL AWNINGS.THIS RESULTS IN NEGLIGIBLE CHANGE TO EXTERIOR LIGHTING, OTHER THAN REPLACEMENT OF FIXTURES.

11. REFER TO ATTACHED FLOOR PLAN AND BUILDING ELEVATIONS INDICATING PROPOSED ALTERATION FOR NEW TERRACE ROOF PROJECTIONS.

12. REFER TO ATTACHED MOST RECENT INSTRUMENT OVERALL PROPERTY SURVEY DATED 12/9/95, WITH REVISIONS DATED 12/2/08 BY DEBORAH A. NAYBOR PLS, PC.

13. REFER TO ATTACHED MOST RECENT TOPOGRAPHIC SURVEY DATED 8/15/25 BY FRANDINA ENGINEERING AND LAND SURVEYING, PC

14. PROPERTY DESCRIPTION: THE DEVELOPED PORTION OF THE PARK COUNTRY CLUB IS ALL THAT PORTION OF THE LAND WITHIN LOT 7, TOWNSHIP 11, RANGE 7, BOUNDED AS FOLLOWS: BEGINNING 352.00 FEET EASTERLY OF THE WESTERN LINE OF LOT 7 AT THE CENTERLINE OF SHERIDAN DRIVE, THENCE EASTERLY 583.23 FEET ALONG THE CENTERLINE OF SHERIDAN DRIVE TO A POINT 436.47 FEET WESTERLY OF THE EAST LINE OF LOT 7, THENCE SOUTHERLY AND PARALLEL TO THE EASTERN LINE OF LOT 7 APPROX. 706.00 FEET TO THE CENTER OF ELLICOTT CREEK, THENCE WESTERLY ALONG THE CENTER OF ELLICOTT CREEK TO A POINT 352.00 FEET EASTERLY OF THE WESTERN LINE OF LOT 7, THENCE NORTHERLY AND PARALLEL TO THE WESTERN LINE OF LOT 7 APPROX. 725 FEET, TO THE POINT OF ORIGIN AT SHERIDAN DRIVE, SUCH PORTION OF LAND BEING APPROX. 8.9 ACRES AND A PORTION OF THE TOTAL PARCEL OF APPROXIMATELY 151.8 ACRES.

15. UTILITIES AND DRAINAGE:
☐ EXISTING 3" DOMESTIC WATER SERVICE TO BUILDING IS NOT BEING ALTERED AS THERE IS NO CHANGE IN WATER CONSUMPTION ANTICIPATED. WATER SERVICE HAS 2 – 2" RPZ BACKFLOW PREVENTERS. EXISTING 8" FIRE SERVICE WATER MAIN WITH RPZ IS NOT BEING ALTERED AND IS OF SUFFICIENT SIZE FOR PROPOSED NEW WORK.
☐ TOTAL ANTICIPATED WATER USAGE PER DAY REMAINS EST. 13,920 GALLONS/DAY. THERE IS NO CHANGE ANTICIPATED.
☐ FACILITY SANITARY SEWERAGE SYSTEM HANDLES APPROX 13,250 GALLONS PER DAY EST. THERE IS NO CHANGE OF SANITARY SEWERAGE LOAD ANTICIPATED.
☐ EXISTING SUBSURFACE STORM DRAINAGE SYSTEM AT PERIMETER OF BUILDING CURRENTLY FUNCTIONS. NEW TERRACE ROOF STORM DRAINAGE SYSTEM MATERIALS SHALL BE SDR35 PVC, MINIMUM 6" DIAMETER SIZE AND SHALL CONNECT INTO EXISTING STORM DRAINAGE SYSTEM/STRUCTURE AT LOCATIONS INDICATED ON PLAN.

ROOF(S) STORM DRAINAGE CALCULATIONS:
• LOW SLOPE FLAT ROOFS: TWO (2) NEW ROOF DRAINS PIPING – SERVING EXISTING STEEP SLOPE AND EXISTING LOW SLOPE CLUBHOUSE ROOF AREAS; APPROX 3,452 SF
• AREA PER DRAIN = 3,452 SF/2 = 1,726 SF EA

PER 2021 PLUMBING CODE SECTION 1106:
• 100 YEAR RAIN: 2.5 INCHES PER HOUR
• GPM = 1,726 SF X 2.5 INCHES/HOUR X 1HR/60 MIN
• GPM = 72 GPM

A 4" DRAIN (SCHED 40) WILL BE USED AT 1/8" PER FT SLOPE. THE ROOF SECONDARY DRAINS WILL ALSO BE 4" SCHED 40 PIPE.

UNDERGROUND STORM SEWER DRAINAGE CALCULATIONS
• ALL EXISTING AND NEW ROOF AREAS CONNECTED (COMBINED) = 2,073 SF COPPER + 3,452 SF FLAT EPDM + 1,356 SF COPPER = 6,881SF
• 100 YEAR RAIN: 2.5 INCHES PER HOUR
• GPM = 6,881 SF X 2.5 INCHES/HOUR X 1HR/60 MIN
• GPM = 287 GPM

16. LANDSCAPING: THE EXISTING CLUBHOUSE REAR TERRACES ARE FULLY LANDSCAPED, TO THE EXTENT THAT NO ADDITIONAL LANDSCAPING IS NEEDED. THE LANDSCAPE PLAN ON DWG SP-1 DENOTES LANDSCAPE AREAS BEING AFFECTED BY CONSTRUCTION OPERATIONS. THESE LANDSCAPE BEDS WILL BE RESTORED WITH NEW PLANTS AND GRASS SPECIES INDICATED, WITH GROUND COVER MULCH. THE PARK CLUB GROUNDS DEPT. DOES ALL THE LANDSCAPING ON THE PROPERTY AND THEIR WORK IS EXEMPLARY. NO PART OF THE WORK AREA IS VISIBLE TO SHERIDAN DRIVE OR THE ADJACENT PROPERTIES.

17. THIS SITE PLAN DWG SP-1 IS CONSISTENT WITH WHAT WAS SUBMITTED IN THE PRIOR SITE PLAN APPLICATION #SP-1991-09D. PROJECT INFORMATION HAS BEEN MODIFIED BY THIS PROJECT AND RELEVANT DATA/INFORMATION.

LANDSCAPING PLANT LIST SCHEDULE

KEY ON PLAN	NO.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
SHRUBS						
DB	10	ERBERIS THUNBERGII	DWARF BARBERRY	3 GAL. POT MIN.	POTTED	PLANTS 30" OC. TO FORM HEDGE
VW	2	WEIGELA	VARIEGATED WEIGELA	2 GAL. POT MIN.	POTTED	PLANTS 4' O.C.
GRASSES AND SEDGES						
PH	3	PENNITSETUM ALOPECUROIDES "HAMELIN"	DWARF FOUNTAIN GRASS	3 GAL. POT MIN.	POTTED	PLANTS 2' O.C.
JBG	5	IMPERATA CYLINDRICA	JAPANESE BLOOD GRASSES	1 GAL. POT MIN.	POTTED	PLANTS 18" O.C.
SG	4	CYPERACEAE "CAREX"	SEDGE GRASSES	1 GAL. POT MIN.	POTTED	PLANTS 18" O.C.
JSG	8	CAREX OSHIMENSIS	JAPANESE SEDGE GRASSES	1 GAL. POT MIN.	POTTED	PLANTS 18" O.C.

GENERAL NOTE: THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT AND PRESERVE EXISTING TREES FROM CONSTRUCTION OPERATIONS, CONSISTENT WITH TOWN OF AMHERST TREE LAW (CH. 179 OF AMHERST TOWN CODE AND ZONING ORDINANCE)

PROJECT NAME/LOCATION:
DESCRIPTION : ALTERATIONS L2 & REPAIRS
PARK COUNTRY CLUB CLUBHOUSE TERRACE ROOF
PARK COUNTRY CLUB
49494 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PROJECT NUMBER **2515**

MEP & FP CONSULTANT
JF PE PC
728 SARA CT.
LEWISTON, NY 14092
716-870-8108

STRUCT. CONSULTANT
PETRILLI ENGINEERING
245 KINSEY AVE, STE 100
KENMORE, NY 14217
716-854-3506

[ ] CONSTRUCTION DOCUMENTS [ ] ISSUED FOR CONSTRUCTION
[ ] DESIGN DEVELOPMENT
[ ] SCHEMATIC DESIGN
[X] NOT FOR CONSTRUCTION
ARCHITECT OF RECORD

HHL Architects
172 Allen Street, Buffalo, New York 14201
716.885.0743 ■ F: 716.885.6414
HHLArchitects.com

DRAWING TITLE
SITE / LANDSCAPING PLAN

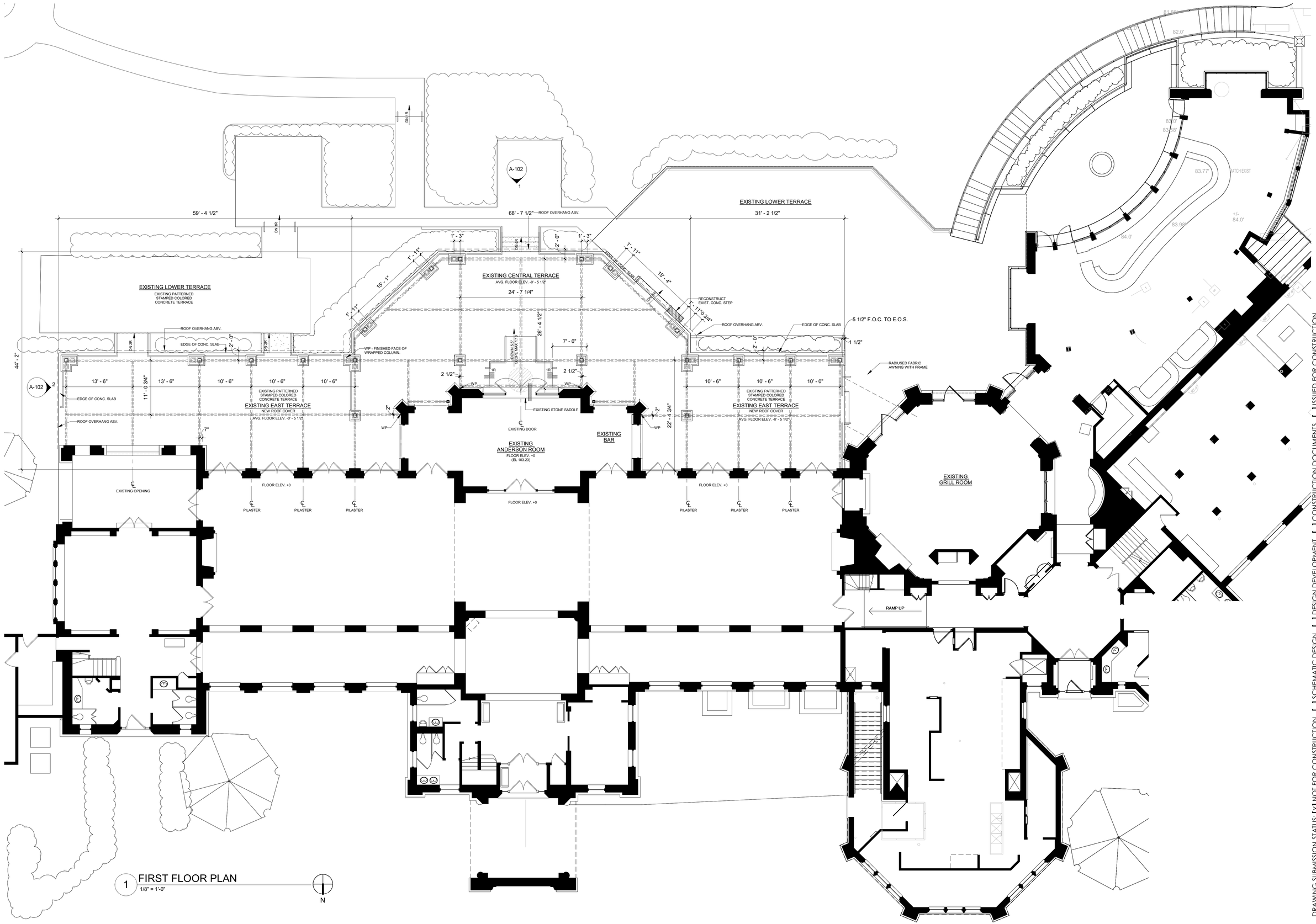
REVISIONS AFTER ISSUANCE NO.	DATE	DESCRIPTION

SEAL
REGISTERED ARCHITECT KENNETH C. RITER ALL SEALS COVERED STATE OF NEW YORK

ISSUE DATE 9/22/2025
SHEET:
DRAWING NUMBER
SP-1

DRAWING SUBMISSION STATUS: [X] NOT FOR CONSTRUCTION

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09F, 4949 Sheridan Drive)



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

N

PROJECT NAME/LOCATION:
DESCRIPTION : ALTERATIONS L2 & REPAIRS
PARK COUNTRY CLUB CLUBHOUSE TERRACE ROOF
PROJECT NUMBER **2515**

PARK COUNTRY CLUB
49494 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221

MEP & FP CONSULTANT
JF PE PC
728 SARA CT.
LEWISTON, NY 14092
716-870-8108

STRUCT. CONSULTANT
PETRILLI ENGINEERING
245 KINSEY AVE STE 100
KENMORE, NY 14217
716-854-3506

DRAWING SUBMISSION STATUS: [X] NOT FOR CONSTRUCTION [ ] SCHEMATIC DESIGN [ ] DESIGN DEVELOPMENT [ ] CONSTRUCTION DOCUMENTS [ ] ISSUED FOR CONSTRUCTION

ARCHITECT OF RECORD

HHL Architects
172 Allen Street, Buffalo, New York 14201
716.885.0743 ■ F: 716.885.6414
HHLArchitects.com

DRAWING TITLE
FIRST FLOOR PLAN

REVISIONS AFTER ISSUANCE

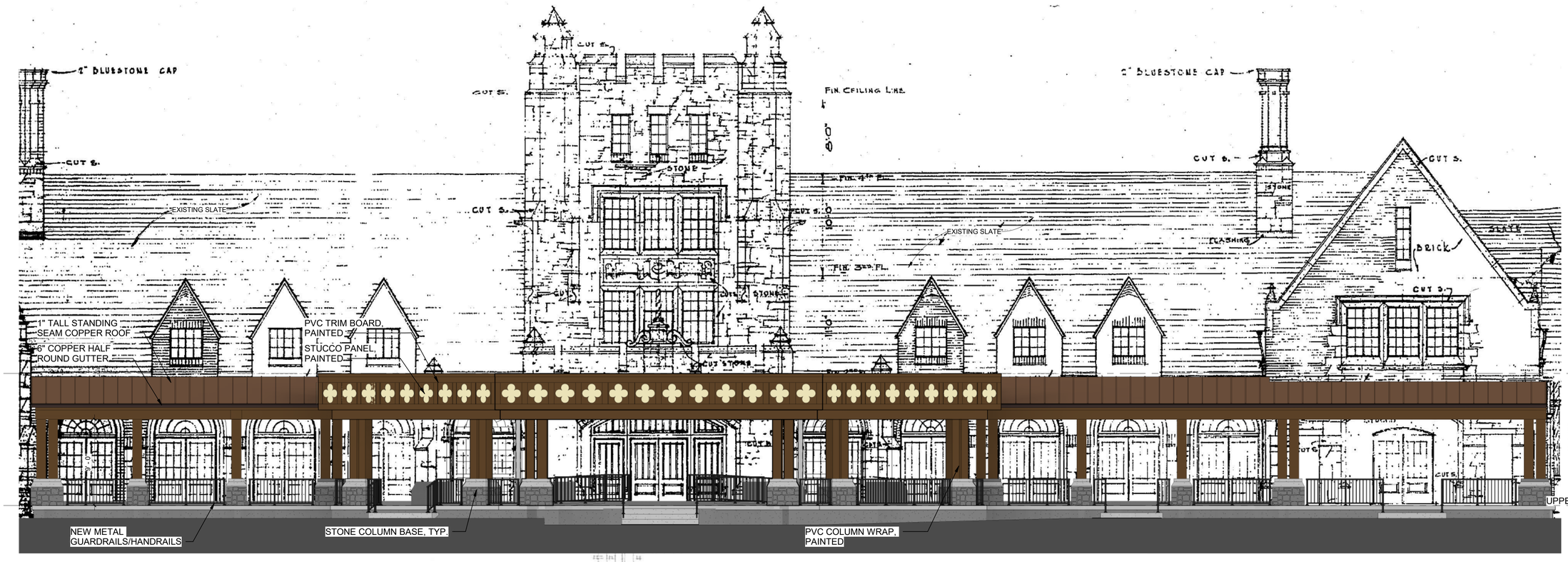
NO.	DATE	DESCRIPTION

SEAL

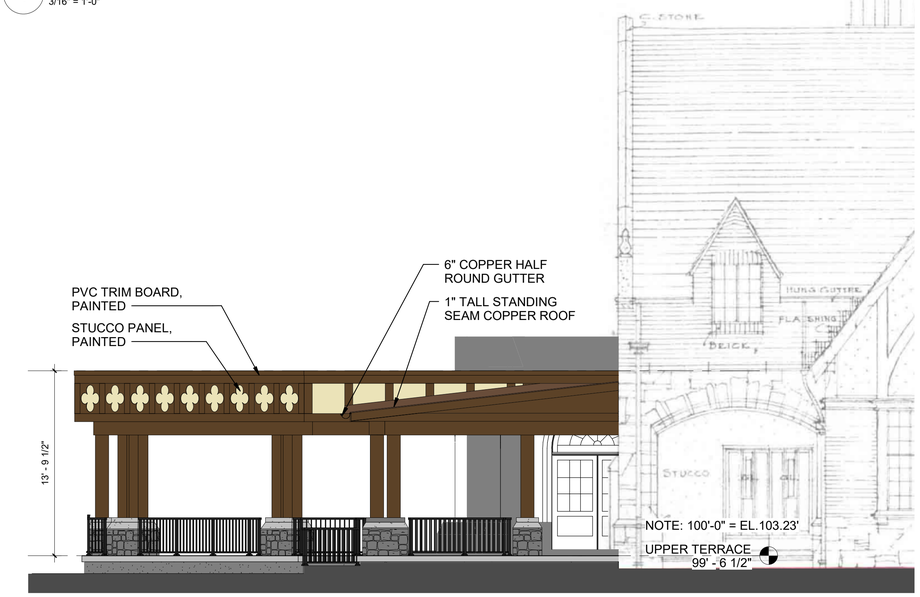
REGISTERED ARCHITECT
KENNETH C. RITER
No. 40558
STATE OF NEW YORK

ISSUE DATE 9/22/2025
SHEET:
DRAWING NUMBER
A-101

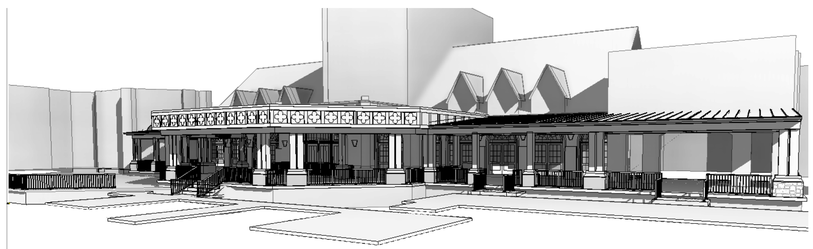
Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09 F, 4949 Sheridan Drive)



1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



PROJECT NAME/LOCATION:
DESCRIPTION : ALTERATIONS L2 & REPAIRS
PARK COUNTRY CLUB
CLUBHOUSE TERRACE ROOF
PARK COUNTRY CLUB
4949 4 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PROJECT NUMBER **2515**

MEP & FP CONSULTANT
JF PE PC
728 SARA CT.
LEWISTON, NY 14092
716-870-8108

STRUCT. CONSULTANT
PETRILLI ENGINEERING
245 KINSEY AVE. STE 100
KENMORE, NY 14217
716-854-3506

[ ] ISSUED FOR CONSTRUCTION
[ ] CONSTRUCTION DOCUMENTS
[ ] DESIGN DEVELOPMENT
[ ] SCHEMATIC DESIGN
[X] NOT FOR CONSTRUCTION
DRAWING SUBMISSION STATUS:

ARCHITECT OF RECORD
HHL Architects
172 Allen Street, Buffalo, New York 14201
716.885.0743 ■ F: 716.885.6414
HHLArchitects.com

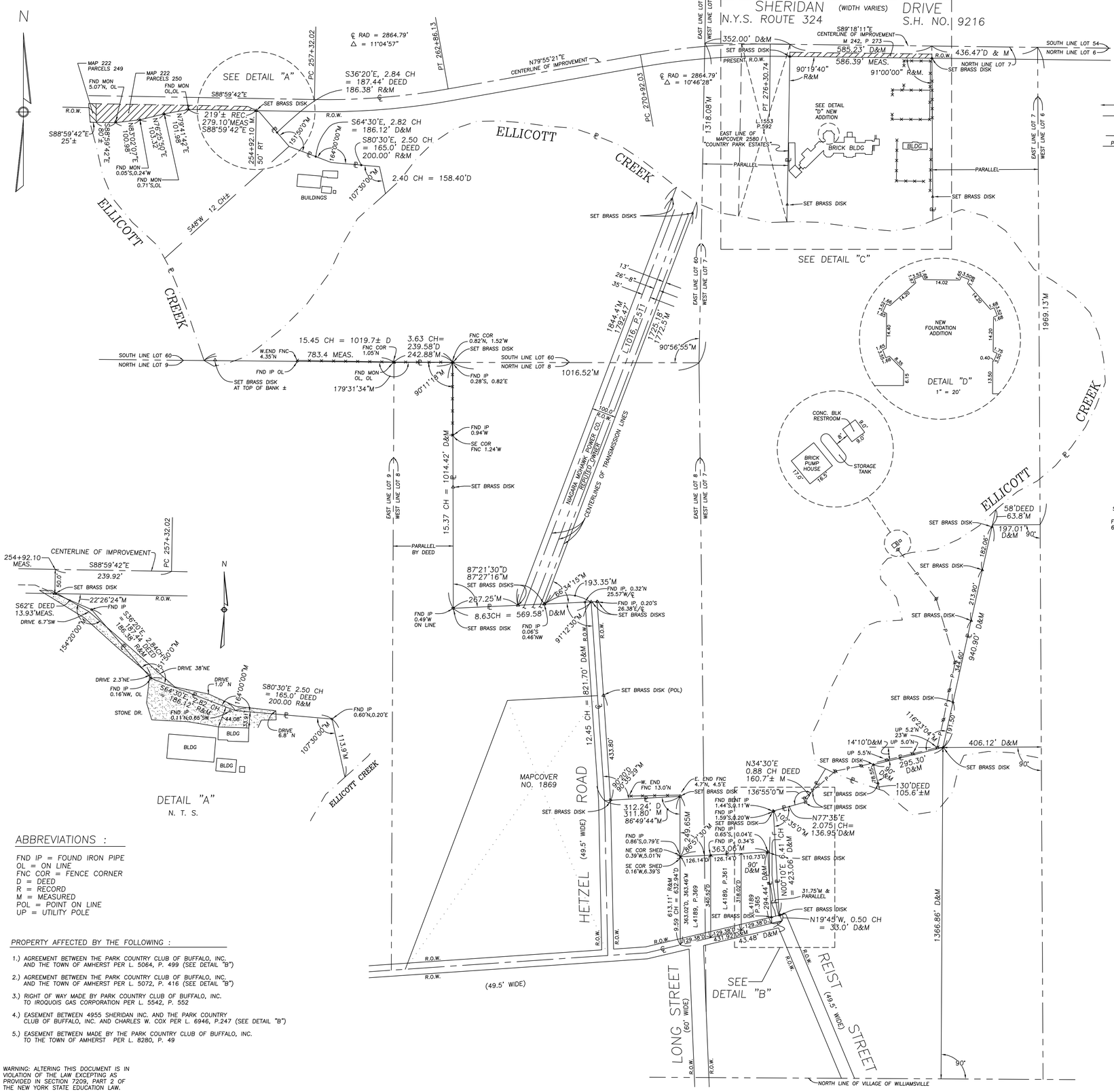
DRAWING TITLE
EXTERIOR ELEVATIONS

REVISIONS AFTER ISSUANCE
NO. DATE DESCRIPTION

SEAL
REGISTERED ARCHITECT
KENNETH C. RITER
No. 20596
STATE OF NEW YORK

ISSUE DATE 9/22/2025
SHEET:
DRAWING NUMBER
A-102

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)



ABBREVIATIONS :

FND IP = FOUND IRON PIPE
OL = ON LINE
FNC COR = FENCE CORNER
D = DEED
R = RECORD
M = MEASURED
POL = POINT ON LINE
UP = UTILITY POLE

PROPERTY AFFECTED BY THE FOLLOWING :

1.) AGREEMENT BETWEEN THE PARK COUNTRY CLUB OF BUFFALO, INC. AND THE TOWN OF AMHERST PER L. 5064, P. 499 (SEE DETAIL "B")

2.) AGREEMENT BETWEEN THE PARK COUNTRY CLUB OF BUFFALO, INC. AND THE TOWN OF AMHERST PER L. 5072, P. 416 (SEE DETAIL "B")

3.) RIGHT OF WAY MADE BY PARK COUNTRY CLUB OF BUFFALO, INC. TO IROQUOIS GAS CORPORATION PER L. 5542, P. 552

4.) EASEMENT BETWEEN 4955 SHERIDAN INC. AND THE PARK COUNTRY CLUB OF BUFFALO, INC. AND CHARLES W. COX PER L. 6946, P.247 (SEE DETAIL "B")

5.) EASEMENT BETWEEN MADE BY THE PARK COUNTRY CLUB OF BUFFALO, INC. TO THE TOWN OF AMHERST PER L. 8280, P. 49

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.

DATE OF SURVEY	DATE OF REVISION	COMMENT	INT.
12/9/1995	2/2/2005	ADD NEW FOUNDATION ADDITION	FMN
12/9/1995	12/2/2008	ADD NEW 1 STY STUCCO ADDITION	FMN

SURVEY

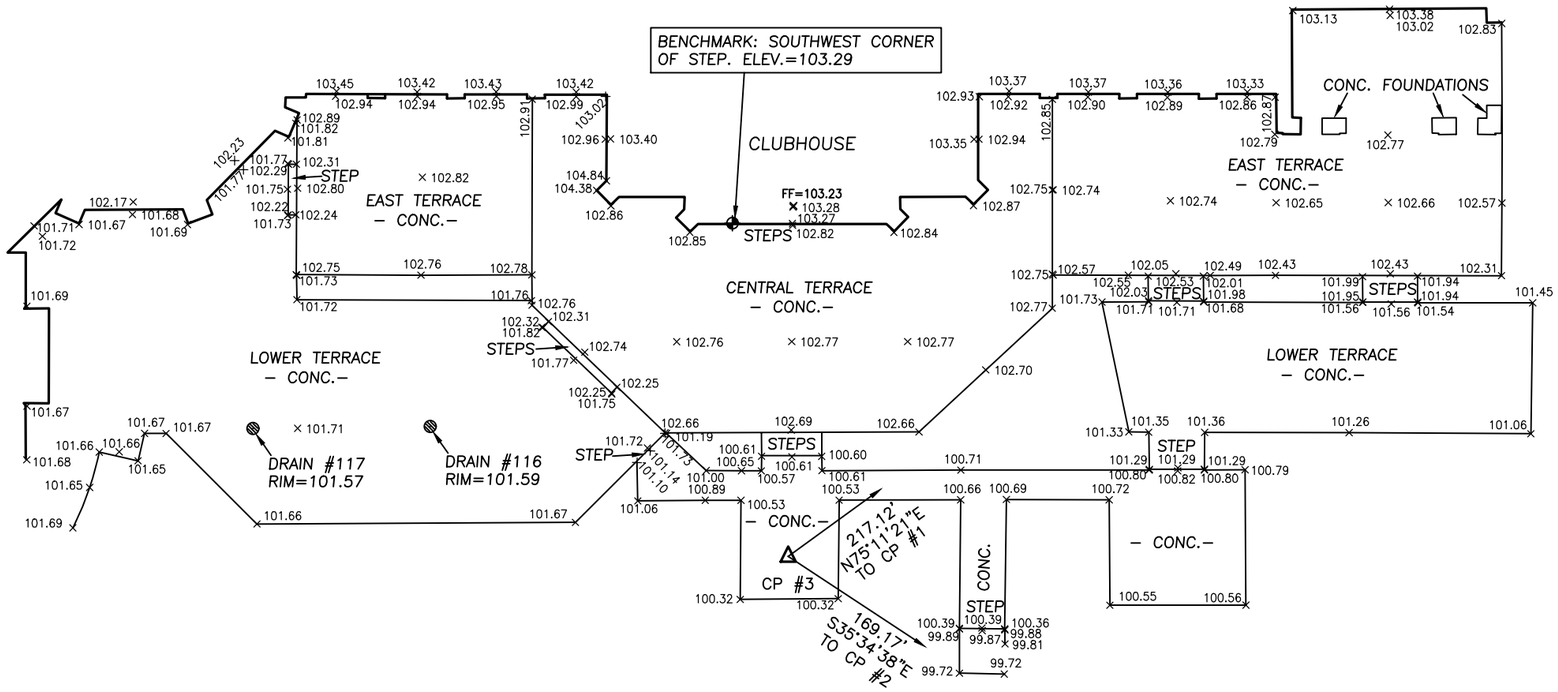
PART OF LOTS 6,7,8 & 60, TWP-12, RGE-7
TOWN OF AMHERST COUNTY OF ERIE
STATE OF NEW YORK

Deborah A. Naybor PLS, P.C.
Land Surveying - Land Planning
1490 Church Street
Alden, New York 14004
Ph: (716) 937-9448 Fax: (716) 937-9526

DATE : 12/9/95 SHEET : 1 OF 1
JOB NO.: 95190 SCALE : 1" = 20

CAD: P120 \ 95190 \ 95190.DWG

Attachment: SP-1991-09_F, application_112025 (30924 : SP-1991-09, F, 4949 Sheridan Drive)



LEGEND

CONC.		CONCRETE
CP	△	PRIMARY CONTROL POINT
BM	⊕	BENCHMARK

CENTER OF 42" BEACH

SURVEY CONTROL
VERTICAL DATUM = ASSUMED
HORIZONTAL DATUM = ASSUMED

Point	Northing	Easting	Elevation	Description
1	1000.0000	1000.0000	98.21	MAGNAIL
2	806.9023	888.5150	95.53	REBAR & CAP
3	944.4964	790.0900	100.41	MAGNAIL

NOTE: UNITS USED TO PREPARE THIS MAP ARE BASED ON THE U.S. SURVEY FOOT.

NO BOUNDARY SURVEY WAS PERFORMED BY FRANDINA ENGINEERING AND LAND SURVEYING, PC.

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.

CADD: 5031 PARK COUNTRY CLUB.DWG

This map void unless Embossed with New York State Licensed Land Surveyors Seal No. 50510

STATE OF NEW YORK · ROSANNE FRANDINA · No. 050510 · LICENSED LAND SURVEYOR

Rosanne Frandina, PE, LS

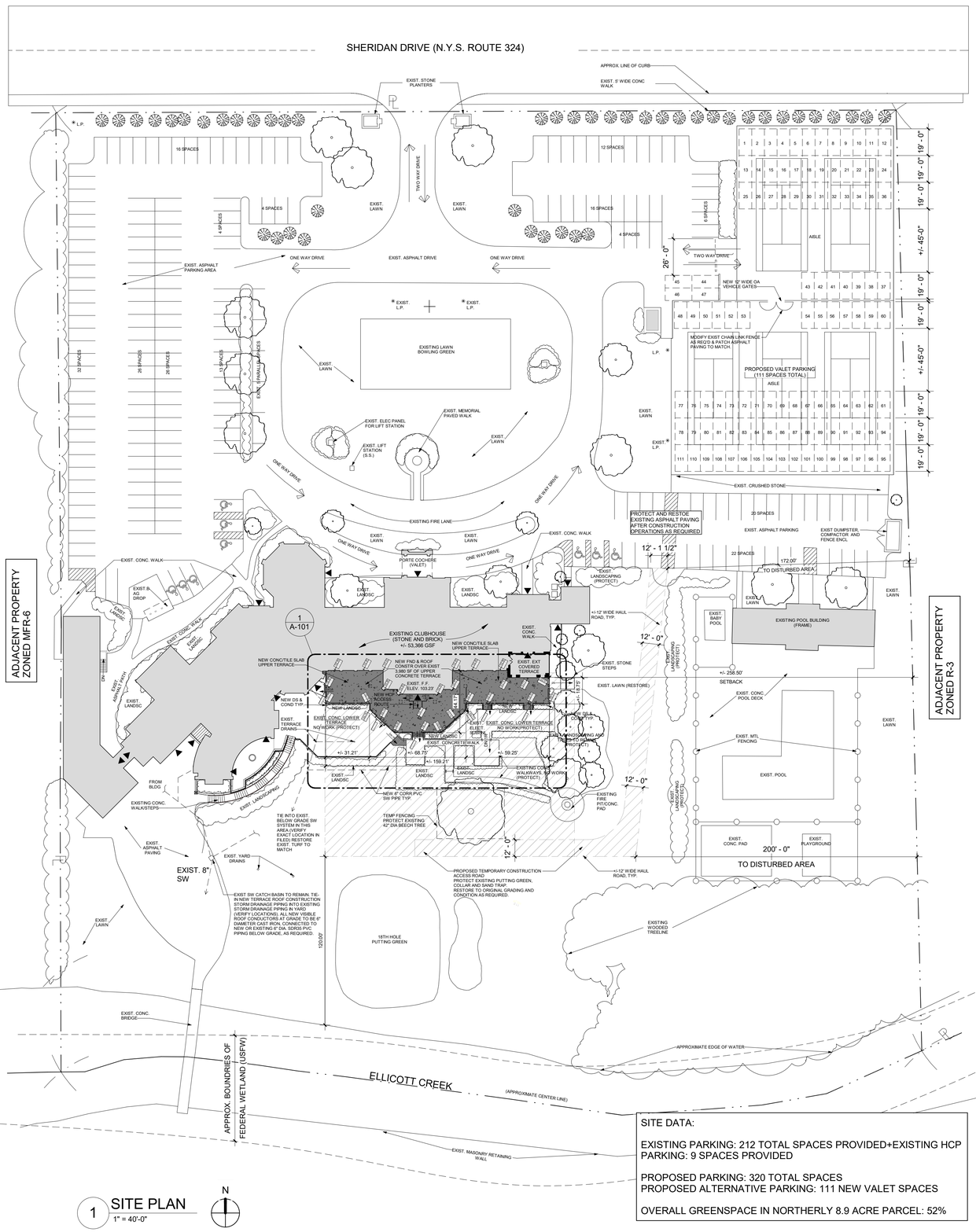
4949 SHERIDAN DRIVE
SBL 68.04–1–1.1

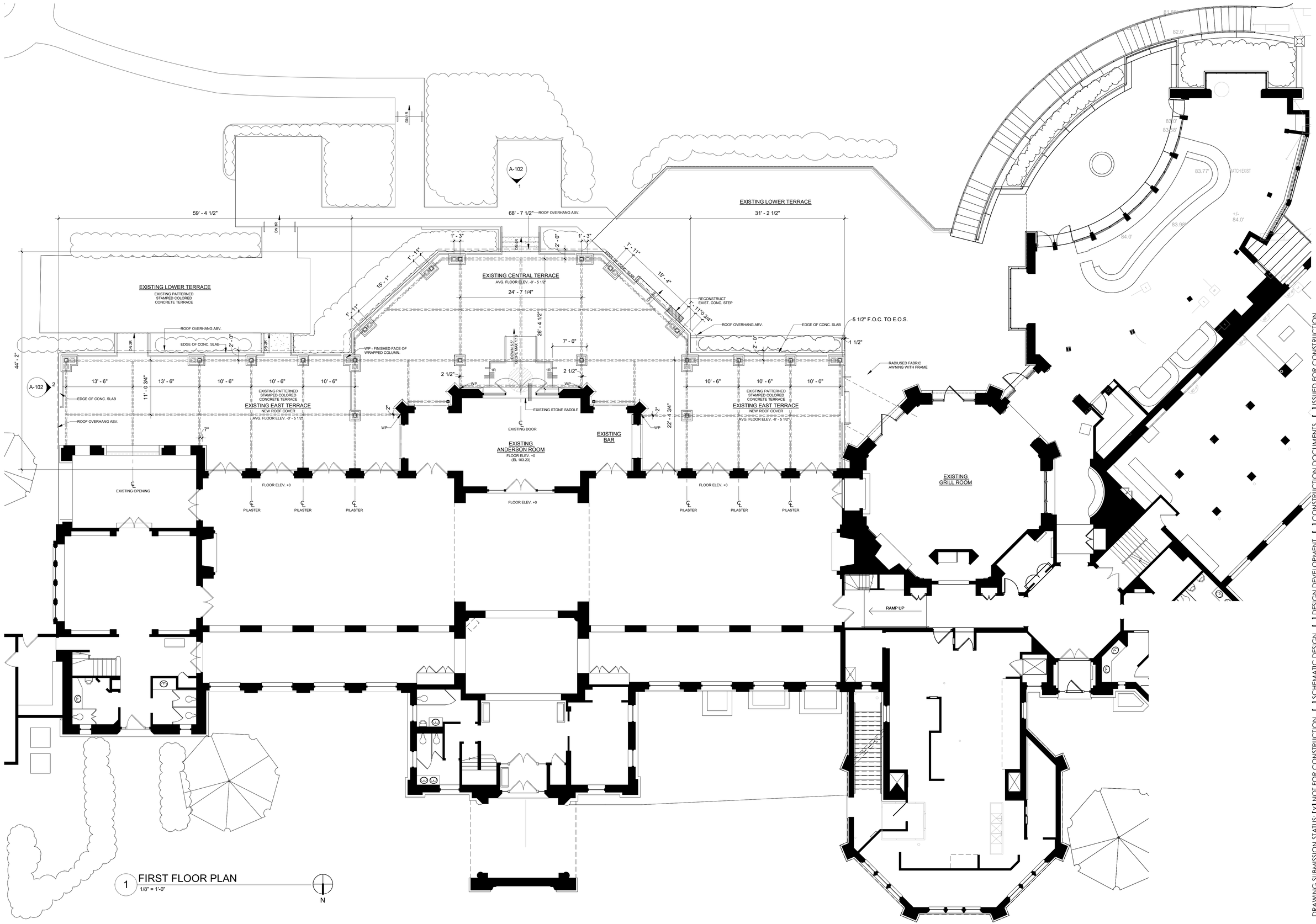
TOPOGRAPHIC MAP
PARK COUNTRY CLUB
TOWN OF AMHERST
COUNTY OF ERIE
STATE OF NEW YORK

FRANDINA ENGINEERING and LAND SURVEYING, PC
CIVIL ENGINEERS and LAND SURVEYORS
1701 Hertel Avenue, Buffalo, New York 14216
Phone: (716) 883-1299
www.FRANDINA.com

DATE : 8/15/2025 | SHEET : 1 OF 1 | DWN BY : M. CHILDS
JOB NO.: 5031 | SCALE : 1" = 20' | CHK'D

Attachment: SP-1991-09_F_application_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)


SHERIDAN DRIVE (N.Y.S. ROUTE 324)
APPROX. LINE OF CURB
EXIST. 5' WIDE CONC WALK
EXIST. STONE PLANTERS
16 SPACES
12 SPACES
4 SPACES
16 SPACES
6 SPACES
4 SPACES
TWO WAY DRIVE
EXIST. LAWN
EXIST. ASPHALT PARKING AREA
ONE WAY DRIVE
EXIST. ASPHALT DRIVE
TWO WAY DRIVE
26'-0"
AISLE
NEW 12' WIDE OA VEHICLE GATES
EXIST. L.P.
EXISTING LAWN BOWLING GREEN
MODIFY EXIST CHAIN LINK FENCE AS REQ'D & PATCH ASPHALT PAVING TO MATCH.
PROPOSED VALET PARKING (111 SPACES TOTAL)
EXIST. ASPHALT PARKING
32 SPACES
26 SPACES
26 SPACES
17 SPACES
EXIST. ASPHALT PARKING
EXIST. MEMORIAL PAVED WALK
EXIST. ELEC PANEL FOR LIFT STATION
EXIST. LIFT STATION (E.S.)
EXIST. CRUSHED STONE
EXISTING FIRE LANE
PROTECT AND RESTOE EXISTING ASPHALT PAVING AFTER CONSTRUCTION OPERATIONS AS REQUIRED
20 SPACES
EXIST. ASPHALT PARKING
EXIST DUMPSTER, COMPACTOR AND FENCE ENCL
12' - 1 1/2"
22 SPACES
172.00'
TO DISTURBED AREA
EXIST. CONC. WALK
PORTE COCHERE (VALET)
EXIST. LANDSC
EXIST. LANDSCAPING (PROTECT)
+/-12' WIDE HAUL ROAD, TYP.
EXIST BABY POOL
EXISTING POOL BUILDING (FRAME)
EXIST. LAWN
1 A-101
EXISTING CLUBHOUSE (STONE AND BRICK) +/- 53,366 GSF
NEW CONC/TILE SLAB UPPER TERRACE
NEW CONC/TILE SLAB UPPER TERRACE
NEW FND & ROOF CONSTR OVER EXIST 3,980 SF OF UPPER CONCRETE TERRACE
EXIST. F.F ELEV. 103.23'
EXIST. EXT COVERED TERRACE
EXIST. STONE STEPS
EXIST. LAWN (RESTORE)
NEW PCC PATIO ACCESS
NEW DS & COND TYP.
NEW LANDSC
EXIST. CONC. LOWER TERRACE NO WORK (PROTECT)
EXIST. ELEC. PANEL
EXIST. CONC. LOWER TERRACE NO WORK(PROTECT)
EXIST. CONCRETE WALK
EXIST. LANDSC
+/- 68.7'
+/- 159.21'
+/- 59.25'
+/- 31.21'
EXISTING CONC WALKWAYS, NO WORK (PROTECT)
EXISTING LANDSCAPING AND TREES TO REMAIN (PROTECT)
NEW 6" CORR PVC SW PIPE TYP
EXISTING FIRE PIT/CONC. PAD
EXISTING LANDSCAPING (PROTECT)
FROM BLDG
EXIST. HANDICAPPED RAMP
EXISTING CONC. WALK/STEPS
TIE INTO EXIST. BELOW GRADE SW SYSTEM IN THIS AREA (VERIFY EXACT LOCATION IN FILED) RESTORE EXIST. TURF TO MATCH
TEMP FENCING — PROTECT EXISTING 42" DIA BEECH TREE
EXIST. ASPHALT PAVING
EXIST. YARD DRAINS
EXIST. 8" SW
EXIST SW CATCH BASIN TO REMAIN. TIE-IN NEW TERRACE ROOF CONSTRUCTION STORM DRANAGE PIPING INTO EXISTING STORM DRANAGE PIPING IN YARD (VERIFY LOCATIONS). ALL NEW VISIBLE PIPING SHALL BE PAINTED. NEW 6" DIAMETER CAST IRON, CONNECTED TO NEW OR EXISTING 6" DIA. SDR35 PVC PIPING BELOW GRADE, AS REQUIRED.
PROPOSED TEMPORARY CONSTRUCTION ACCESS ROAD PROTECT EXISTING PUTTING GREEN, TREES AND TURF WITH SAND FILL. RESTORE TO FINAL GRADING AND CONDITION AS REQUIRED
+/-12' WIDE HAUL ROAD, TYP.
EXISTING WOODED TREELINE
18TH HOLE PUTTING GREEN
EXIST. CONC. BRIDGE
APPROXIMATE EDGE OF WATER
ELLICOTT CREEK
(APPROXIMATE CENTER LINE)
APPROX. BOUNDRIES OF FEDERAL WETLAND (USFW)
EXIST. MASONRY RETAINING WALL
ADJACENT PROPERTY ZONED MFR-6
ADJACENT PROPERTY ZONED R-3
EXIST. B. AD DROP
EXIST. ASPHALT PATH
EXIST. CONC. WALK
EXIST. BABY POOL
EXIST. ASPHALT PAVING
EXIST. CONC. POOL DECK
EXIST. MTL FENCING
EXIST. POOL
EXIST. CONC. PAD
EXIST PLAYGROUND
200' - 0"
TO DISTURBED AREA
SETBACK
+/- 258.50'
EXIST. LAWN
EXIST. LANDSC
EXIST. CONC. WALK
EXIST. LANDSCAPING (PROTECT)
EXIST. CONC. WALK
EXIST. LANDSC
EXIST. LANDSC
EXIST. LANDSC



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

N

PROJECT NAME/LOCATION:
DESCRIPTION : ALTERATIONS L2 & REPAIRS
PARK COUNTRY CLUB CLUBHOUSE TERRACE ROOF
PROJECT NUMBER **2515**

PARK COUNTRY CLUB
49494 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221

MEP & FP CONSULTANT
JF PE PC
728 SARA CT.
LEWISTON, NY 14092
716-870-8108

STRUCT. CONSULTANT
PETRILLI ENGINEERING
245 KINSEY AVE STE 100
KENMORE, NY 14217
716-854-3506

DRAWING SUBMISSION STATUS: [X] NOT FOR CONSTRUCTION [ ] SCHEMATIC DESIGN [ ] DESIGN DEVELOPMENT [ ] CONSTRUCTION DOCUMENTS [ ] ISSUED FOR CONSTRUCTION

ARCHITECT OF RECORD

HHL Architects
172 Allen Street, Buffalo, New York 14201
716.885.0743 ■ F: 716.885.6414
HHLArchitects.com

DRAWING TITLE
FIRST FLOOR PLAN

REVISIONS AFTER ISSUANCE

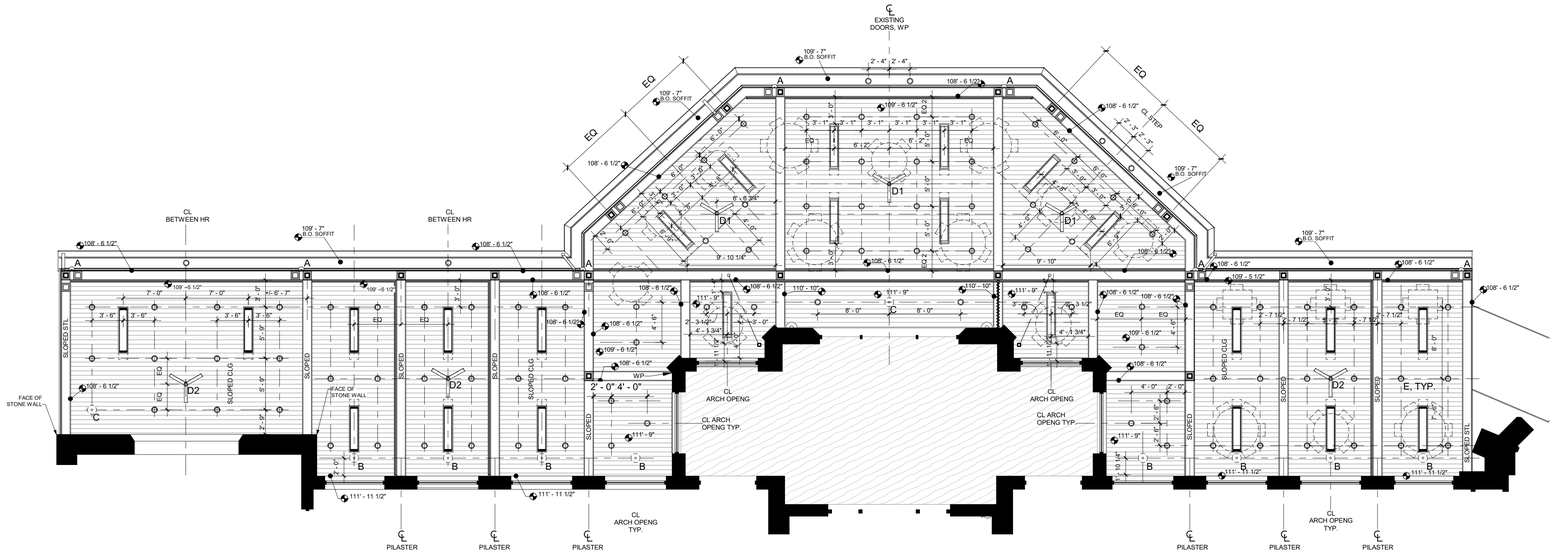
NO.	DATE	DESCRIPTION

SEAL

REGISTERED ARCHITECT
KENNETH C. RITER
No. 40568
STATE OF NEW YORK

ISSUE DATE 9/22/2025
SHEET:
DRAWING NUMBER
A-101

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)



LEGEND

- A — POST MOUNTED SCONCE LIGHT FIXTURE
- B — HANGING PENDENT LIGHT FIXTURE
- C — HANGING PENDENT LIGHT FIXTURE
- D1 — CEILING FAN (FLAT CEILING)
- D2 — CEILING FAN (SLOPE CEILING)
- E — 4" LED RECESSED DOWN LIGHT FIXTURE

1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

PROJECT NAME/LOCATION:
DESCRIPTION : ALTERATIONS L2 & REPAIRS
PARK COUNTRY CLUB
CLUBHOUSE TERRACE ROOF
PARK COUNTRY CLUB
49494 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PROJECT NUMBER:**2515**

MEP & FP CONSULTANT
JF PE PC
728 SARA CT.
LEWISTON, NY 14092
716-870-8108

STRUCT. CONSULTANT
PETRILLI ENGINEERING
245 KINSEY AVE, STE 100
KENMORE, NY 14217
716-854-3506

ARCHITECT OF RECORD
HHL Architects
172 Allen Street, Buffalo, New York 14201
716.885.0743 ■ F: 716.885.6414
HHLArchitects.com

DRAWING TITLE
FIRST FLOOR REFLECTED CEILING PLAN

REVISIONS AFTER ISSUANCE

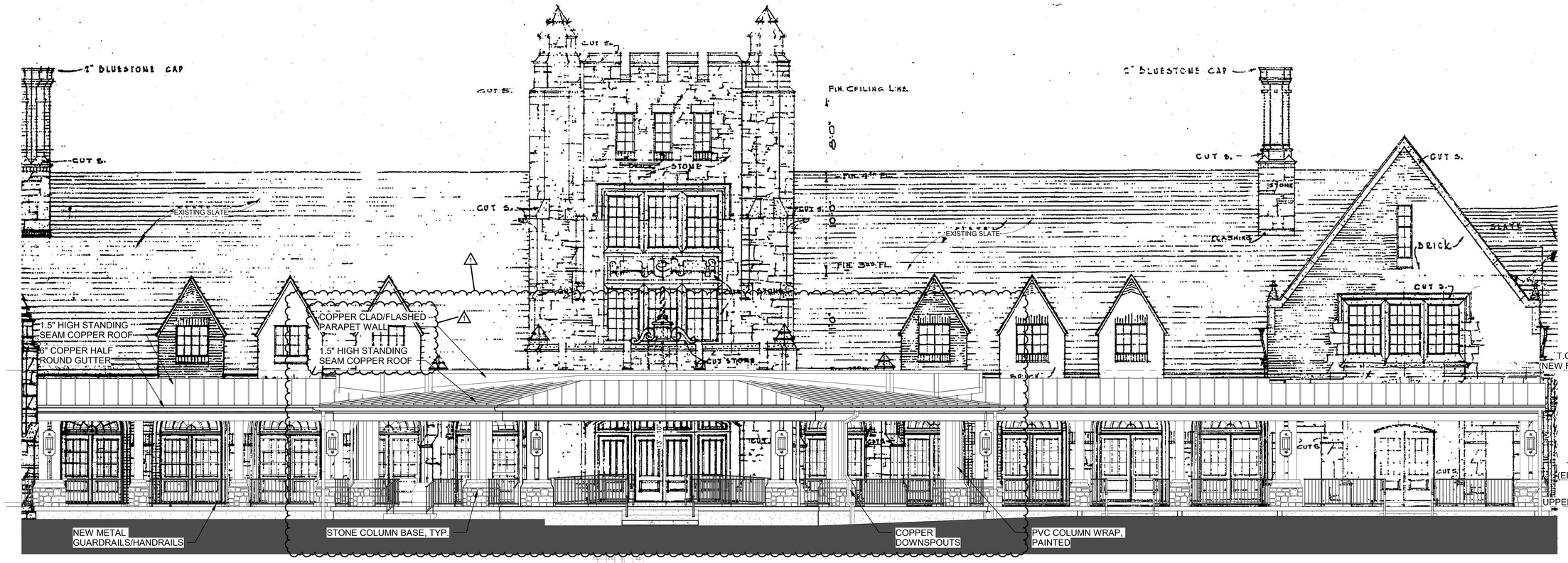
NO.	DATE	DESCRIPTION
1	10.24.2025	NEW DRAWING

SEAL
REGISTERED ARCHITECT
KENNETH C. RITER
No. 20596
STATE OF NEW YORK

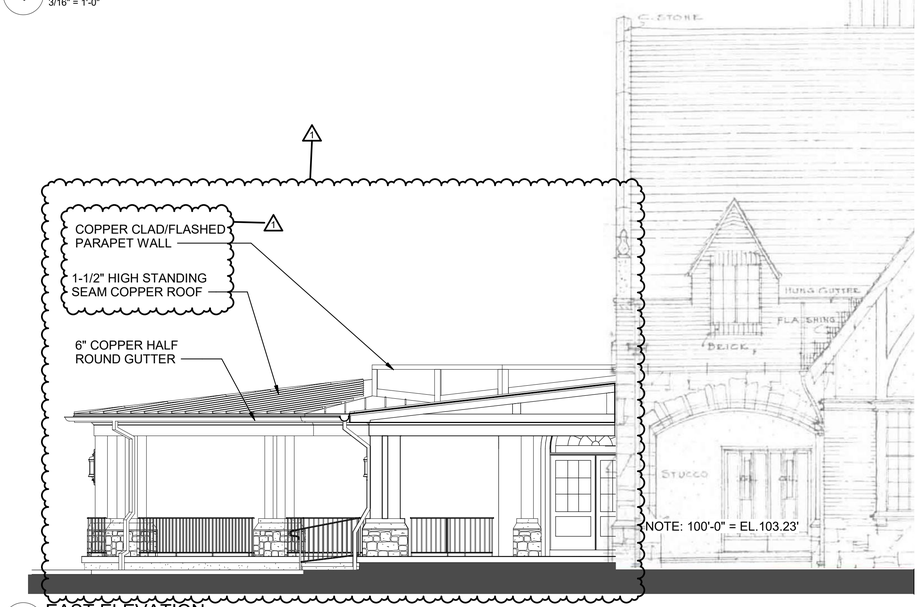
ISSUE DATE 9/24/2025
SHEET:
DRAWING NUMBER
A-201

DRAWING SUBMISSION STATUS: [x] NOT FOR CONSTRUCTION [ ] SCHEMATIC DESIGN [ ] DESIGN DEVELOPMENT [ ] CONSTRUCTION DOCUMENTS [ ] ISSUED FOR CONSTRUCTION

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)



1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

1 REVISED EXTERIOR VIEW

PROJECT NAME/LOCATION:
DESCRIPTION : ALTERATIONS L2 & REPAIRS
PARK COUNTRY CLUB
CLUBHOUSE TERRACE ROOF
PARK COUNTRY CLUB
49494 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PROJECT NUMBER **2515**

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728 SARA CT.
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716-870-8108

STRUCT. CONSULTANT
PETRILLI ENGINEERING
245 KINSEY AVE. STE 100
KENMORE, NY 14217
716-854-3506

HHLArchitects
172 Allen Street, Buffalo, New York 14201
716.885.0743 ■ F: 716.885.6414
HHLArchitects.com

DRAWING SUBMISSION STATUS: [X] NOT FOR CONSTRUCTION [ ] SCHEMATIC DESIGN [ ] DESIGN DEVELOPMENT [ ] CONSTRUCTION DOCUMENTS [ ] ISSUED FOR CONSTRUCTION
ARCHITECT OF RECORD

DRAWING TITLE
EXTERIOR ELEVATIONS

REVISIONS AFTER ISSUANCE

NO.	DATE	DESCRIPTION
1	10.24.2025	ELEVATION CHANGES

SEAL
REGISTERED ARCHITECT KENNETH C. RITER STATE OF NEW YORK

ISSUE DATE 9/24/2025
SHEET:
DRAWING NUMBER
A-300

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

TYPE A

FINE ART
HANDCRAFTED LIGHTING

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

DEVONSHIRE
28" H OUTDOOR SCONCE

Imported

Model: 414981-1 | ☆☆☆☆☆ (No reviews yet)

Out of Stock | **Ships within :** TBD

Free Shipping within the contiguous US

FINISH: Antiqued Bronze *

QUANTITY:

1

ADD TO CART

BUY LOCAL

414981-1.jpg

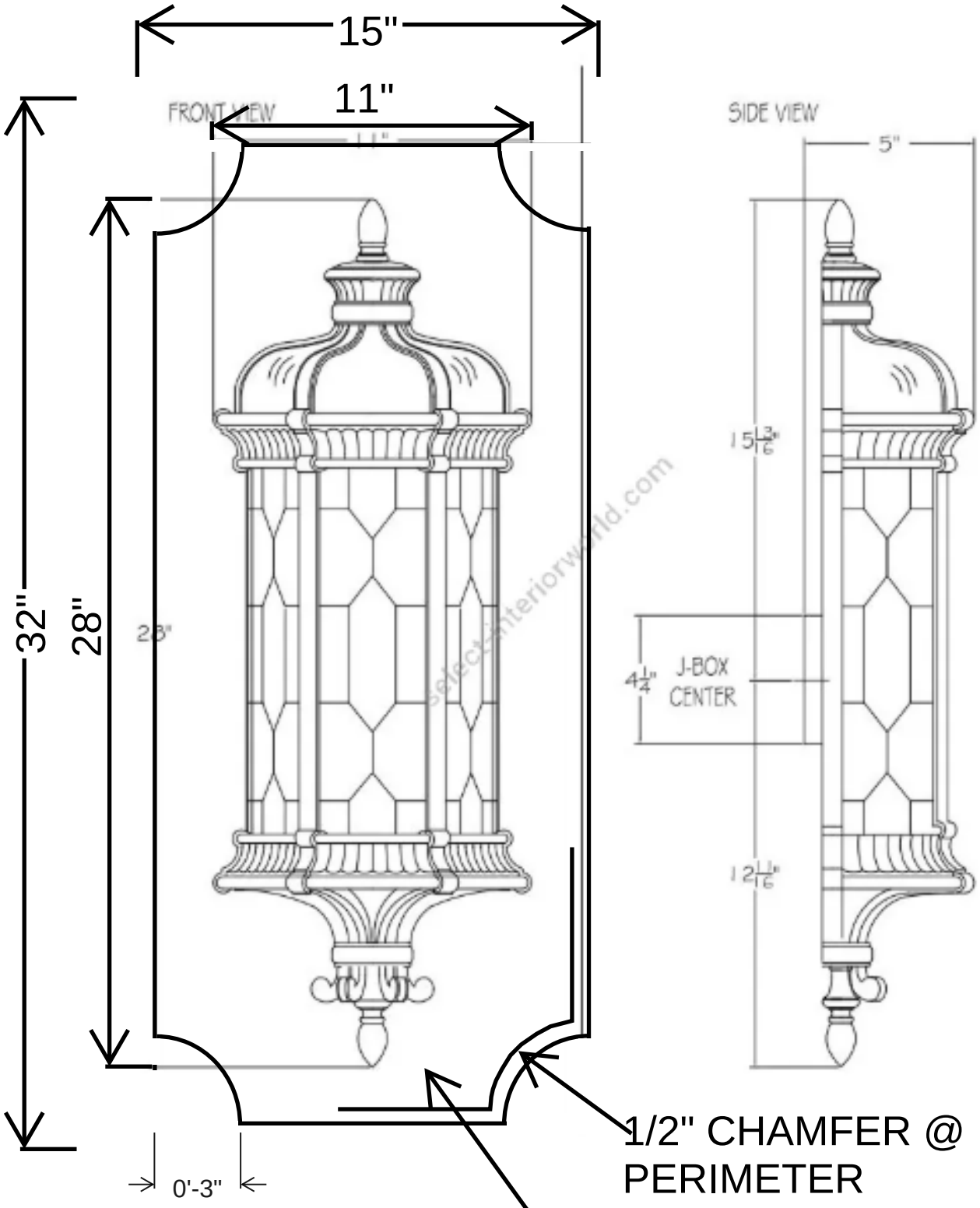
414981-1 • DEVONSHIRE 28" H Outdoor Sconce

28H x 11W x 5D

Large aluminum wall mount coupe in antiqued bronze finish with subtle gold accents and acanthus leaf motif. Features textured seedy glass panes.

© Fine Art Handcrafted Lighting
3058213850 • sales@finearthl.com • finearthl.com

TYPE A



Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

DESCRIPTION

TYPE A

Large aluminum wall mount coupe in antiqued bronze finish with subtle gold accents and acanthus leaf motif. Features textured seedy glass panes.

ADDITIONAL INFORMATION

DOMESTIC

Weight (Lb) 8

Dimensions (in) 28H x 11W x 5D

US Bulb: B 10, 60W, Candelabra, Not Included

Bulb QTY : 3

INTERNATIONAL

Weight (Kg) : 4

Dimensions (cm) : 71.12H x 27.94W x 12.7D

INTL Bulb : B35 E14, 60W, Candelabra, Not Included

Bulb QTY : 3

Country of Origin : Imported

Safety Rating : Meets Applicable UL Standards

Location Rating : Outdoor Wet

Designer : Fine Art Handcrafted Lighting

Ships within : TBD

REFERENCE DRAWINGS

414981_CUSTREF.PDF

DISCLAIMERS

Cancellation & Return Policy

Indoor Fixtures

Fine Art Handcrafted Lighting handcrafts each piece in our factory located in Hialeah, Florida, USA. The manufacturing process starts as soon as the order is placed. FAHL fixtures are made to order, and for this reason, they cannot be exchanged, canceled, returned, or refunded.

Import Outdoor Fixtures

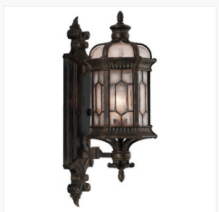
- Return must be requested within 30 days of the invoice/ship date.
- To start a return:
  - Dealers: please contact us at customerservice@finearthl.com.
    - Returns will be accepted only with written consent.
    - We will provide you with an RMA number to note on the boxes.
  - Fine Art Online Purchases: Start your outdoor return here.
- Unauthorized returns will be refused.
- A 25% restocking fee will be applied.
- All products must be returned "as new" in their original Fine Art Handcrafted Lighting packaging and be free of any damages or signs of installation.
- Online purchasers/Dealers are responsible for return freight and original outbound freight. We recommend you buy freight insurance for the return shipment as we will not issue credit/refund if the item (s) has freight damage when received at our factory.
- Upon receipt by Fine Art Handcrafted Lighting, the product will be inspected for "as new" condition. Once confirmed, we will process your return, less the actual outbound shipping charges and restocking fee. Credits/refunds will be issued within ten business days of receipt of the returned product.

Our Finishes: Due to variations in monitors, the colors shown here cannot absolutely represent true quality and color. Prior to ordering, please reference finish samples available through your local showroom or Our customer service department.

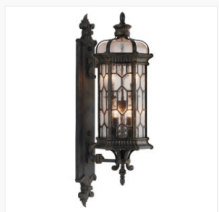
Our Studio Glass: Our studio glass is handmade individually in Miami. Slight variations in shape, size and markings are the characteristics that distinguish art glass from mass-produced glass.

RELATED PRODUCTS

DEVONSHIRE
413981-X
39" H OUTDOOR WALL MOUNT
$2,244.00



DEVONSHIRE
413781-X
23" H OUTDOOR WALL MOUNT
$935.00



DEVONSHIRE
413881-X
32" H OUTDOOR WALL MOUNT
$1,529.00

DEVONSHIRE
414483-X
35" H OUTDOOR PIER MOUNT
$2,112.00

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

TYPE B

SAINT GEORGE

10" saint george pendant

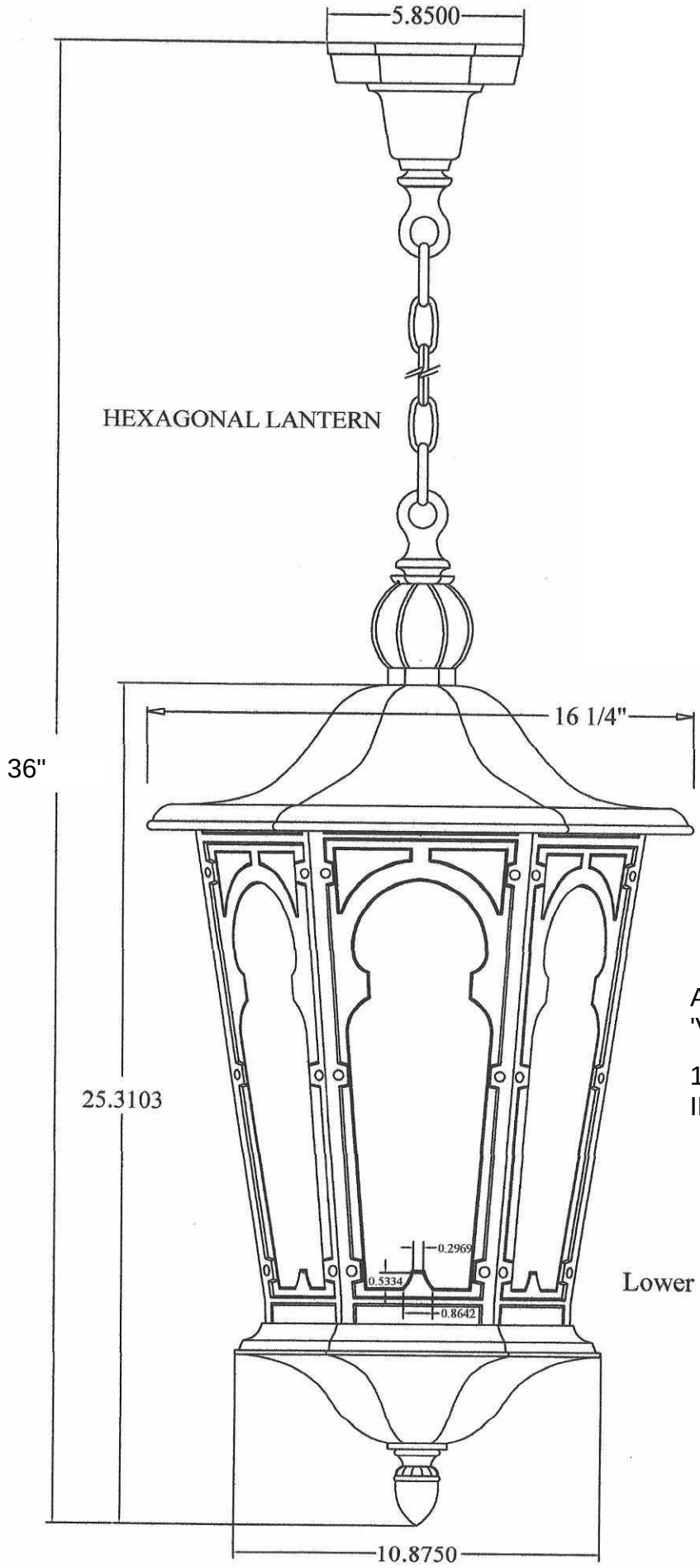
- **SKU:** SGH-10RM-BZ
- **Finish Shown:** Bronze
- Other finishes available. Please call 708-547-5757 for assistance.
- **Dimensions:** 10W x 24.5H
- **Extends:** 60.5
- **Mounting Base:** 5" X 5"
- **Frame with Overlay:** SGH-10
- **Base Frame:** SGH-10
- **Glass:** RAIN MIST
- **Max Wattage:** 100
- **Number of Bulbs:** 1
- **Type of Bulbs:** Medium
- **UL Safety Rating:** Incand. Damp

SKU: SGH-10RM-BZ

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

Herwig No.G-424-SB-PR

TYPE C



ANTIQUE OPAL GLASS
'VERDE' PAINT FINISH

1 @ 100W E26 3000K
INCANDESCENT LAMP

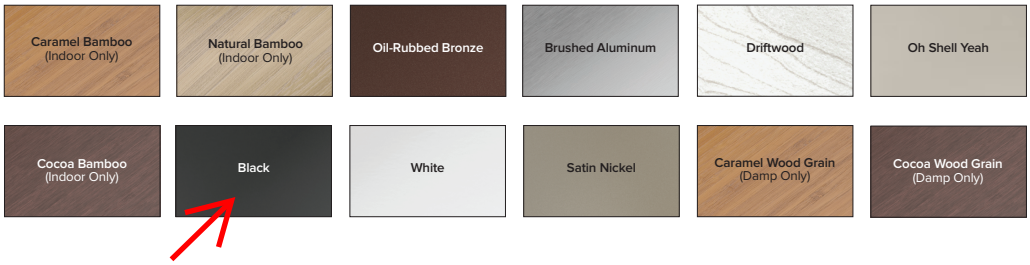
Lower Custom Frame

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

HAIKU

THE WORLD'S SMARTEST FAN JUST GOT BRIGHTER.

Airfoil Finishes



Hardware Finishes

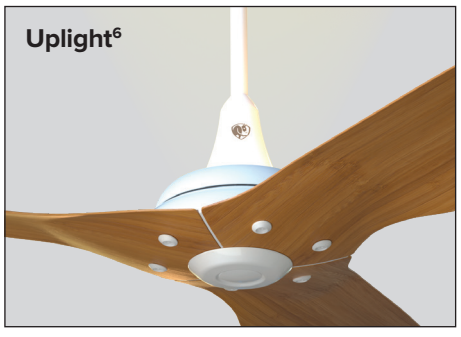
Construction Features

Airfoils	Motor[1]	Controls[2]	Onboard Sensors[3]	Mounting	Environment[4]	Accessories
Bamboo (indoor only) or aircraft-grade aluminum	High-efficiency, brushless DC/EC motor Fan Eco Mode	Bluetooth remote Big Ass Fans mobile app Voice control 0–10 V (optional)	Temperature, humidity, and motion sensors enable SenseME Technology	Flat or sloped ceilings 8 ft (2.4 m) or taller Maximum slope: 33°	Indoor or covered damp locations	Haiku Light Kit Chromatic Uplight (indoor only) 0–10 V Module Extended downrod lengths Stabilizer Kit

Ordering Information

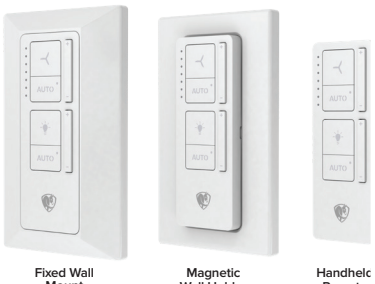
Diameter	Environment and Mounting[5,6]	Airfoil Material	Hardware Finish	Airfoil Finish[7]	Motor	Downrod	Region	Downlight	Uplight[6]
52 inch: MK-HK4-04 60 inch: MK-HK4-05 84 inch: MK-HK4-07	84 inch: Indoor, Universal: 1806 84 inch: Damp, Universal: 1906 52 and 60 inch: Indoor, Low Profile: 2400 52 and 60 inch: Damp, Low Profile: 2500 52 and 60 inch: Indoor, Universal: 2406 52 and 60 inch: Damp, Universal: 2506	Aluminum: Blank Bamboo: 01	Black: A258 White: A259 Satin Nickel: A470 Oil-Rubbed Bronze: A471 Good As Gold: A850	Black: F258 White: F259 Caramel Bamboo[7]: F221 Cocoa Bamboo[7]: F222 Natural Bamboo: F860 Caramel Wood Grain: F504 Cocoa Wood Grain: F654 Driftwood: F772 Satin Nickel: F470 Oil-Rubbed Bronze: F471 Brushed Aluminum: F531 Oh Shell Yeah: F277	US, CA, MX: G10 International: G11	12 inch: I12 20 inch: I20 32 inch: I32	US, CA, MX: Blank APAC: R03 GCC: R04	Downlight: S2	Uplight: S80

Shown with low profile mount



Compatible with universal mount only

Bluetooth Remote



Fixed Wall Mount | Magnetic Wall Holder | Handheld Remote

TYPES D1/D2

[1] Activate Fan Eco Mode in Big Ass Fans app to fully leverage the energy savings from your ceiling fan.
[2] Voice control requires an Amazon Alexa-enabled device or the Google Assistant.
[3] SenseME Technology and the Haiku mobile app are supported by Android™ and iOS®.
[4] Damp-rated fans installed in covered outdoor locations must have fixed/permanent full overhead coverage extending at least two feet (61 cm) out from the airfoil tips on all sides. The included fan stabilizer must be installed. Not suitable for salt air environments. Fan must be installed at least 50 miles (80.5 km) inland from coast.
[5] 52- and 60-inch indoor fans with the both the uplight and downlight must use the universal mount, indoor only (1806). Low profile mount not available for 84-inch fans.
[6] Uplight not available on damp-rated fans. Compatible with universal mount only. Light kits purchased separately.
[7] Bamboo finishes are indoor use only.

Lead times may v
Warranty period and terms vary by country and applica

BIG ASS FANS

USA
BIGASSFANS.COM
877-244-3267

CANADA
BIGASSFANS.COM
844-924-4277

AUSTRALIA
BIGASSFANS.COM/AU
1300 244 277

SINGAPORE
BIGASSFANS.COM/SG
65 6709 8500

© 2022 Delta T LLC dba Big Ass Fans. All rights reserved. | HKU-MKTG-222-ENG-01 REV. K | 02/05/25

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN4 STATIC WHITI

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equeal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. UGR FAQs

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are ROHS compliant

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

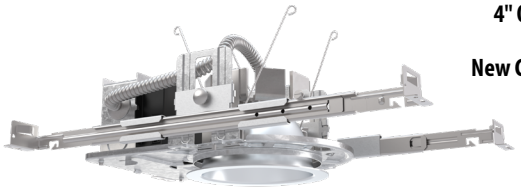
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

LDN4			
Nominal	**Lumens**	**Wattage**	**Lm/W**
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 AR LSS 35K 80CRI

battery pack

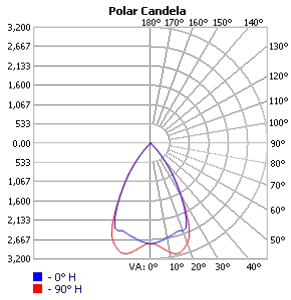


4" Open and Wallwash L
Non
New Construction Downlig

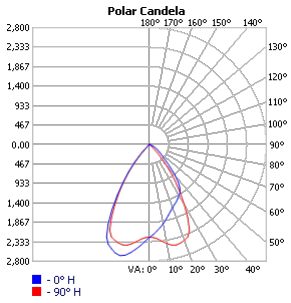
Open Trim

Wallwash Trim

DISTRIBUTIONS



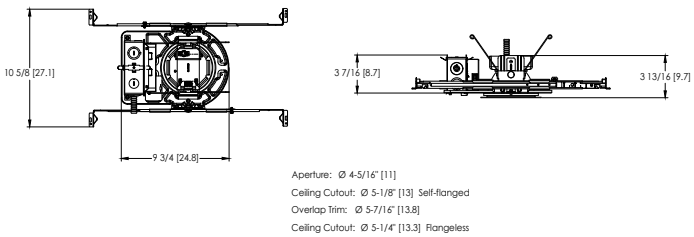
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



See page 4 for other fixture dimensions

TYPE E

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

LDN4

Design Sel… by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 LO4 AR LSS MVOLT E

LDN4							
Series	**Color temperature**	**Lumens ‡**		**Trim Style**	**Trim Color**	**Trim Finish**	**Flange Color ‡**
LDN4 4" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens	20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens	LO4 Downlight LW4 Wallwash	AR Clear WR ‡ White TRALTBD ‡ RAL painted trim TCPC ‡ Custom painted trim	LSS Semi-specular LD Matte diffuse LS Specular	

Voltage	**Driver**	**Emergency ‡**	**Control Input ‡**
MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V	GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% D10 Minimum dimming 10% driver for use with SSAIR D1 Minimum dimming 1% driver for use with SSAIR EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% EDAB eldoLED DALI SOLDRIVE dim to dark	(blank) No emergency option EL Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS ELR Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS ELSD Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS ELRSD Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS E10WCPR Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	(blank) No control option NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. N80 nLight™ Lumen Compensation SSAIR Wireless standalone embedded control by SensorSwitch NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit. NLTAIR2 nLight® Air enabled NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.

Options	
HAO ‡	High ambient option (40°C)
CP ‡	Chicago Plenum
RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
BAA	Buy America(n) Act and/or Build America Buy America Qualified
90CRI	High CRI (90+)
SF ‡	Single fuse

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 160.)

‡ Option Value Ordering Restrictions	
Option value	**Restriction**
Lumen Packages	Overall height varies based on lumen package, refer to dimensional charts on page 4
WR, BR	Not available with finish (LSS, LD, LS)
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC
TRW, TRBL	Available with clear (AR) trim color only
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available wi TRAL or FRAL
347	Not available with emergency options
All Emergency	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER	Not available with MVOLT. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
SF	Must specify 120 or 277 volt
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
NPP16D, NPP16DER, NPPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
NLTAIR2, NLTAIRER2, NLATAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
NLTAIR2	When combined with EZ1 or EZ10 drivers, can be used as a normal power
SSAIR	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
HAO	Fixture height is 5-11/16" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm. Not available with emergency battery pack option.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.

© 2015-2025 Acuity Brands Lighting, Inc. Al

Attachment: SP-1991-09_F_drawings_112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Kulp
Supervisor

Daniel C. Howard P
Planning Direc

Daniel J. Ulatowski P
Assistant Planning I or

NOV 26 2025 PM12

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst Planning Board

Project: SP-1991-09_F

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

Date: November 20, 2025

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: Construction of a new open-air roof covering approximately 3,980 sf of existing upper concrete terraces on the south side of Park Country Club Clubhouse. The area of work and disturbance is 120+ feet north of the bank of Ellicott Creek. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 4949 Sheridan Drive, Amherst, Erie County

Petitioner: Park Country Club

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:

Attachment: SP-1991-09F signed neg dec 112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

NOV 26 2025 PM12:

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 – Engineering Services Division on November 3, 2025 and Engineering Department – Sanitary Division on November 20, 2025 reviewed the Site/Landscaping Plan submitted on October 27, 2025 and Geotechnical Report prepared by Empire Geo Services Inc. 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. Review of the Local Waterfront Revitalization Program (LWPR) Waterfront Assessment Form submitted on September 22, 2025 and reviewed by the Planning Department on October 24, 2025 resulted in a recommendation that the project is consistent with the policy standards in the LWRP. The Planning Department also reviewed a Landscape Plan submitted on October 27, 2025 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 substantive conflict with the Town Comprehensive Plan. The Planning Department in their review of October 31, 2025, the Zoning Enforcement Officer in his review of October 31, 2025 have reviewed the application documents and Building Department in their review of September 29, 2025 has reviewed the application documents along with the Geotechnical Report submitted on September 22, 2025, and determined that the subject project has or will have met all NYS Building Code – 2020 and Zoning Ordinance regulations.
4. The project is within an area identified by the State as having potential archaeological or historical significance. The NYS Office of Parks, Recreation and Historic Preservation has reviewed the project and, as stated the following in their letter of November 6, 2025: Our office has no concerns with the proposal to construct a new open-air covered terrace at the rear grounds facing elevation of the clubhouse. The design, scale and materials of the proposed new construction appear to be compatible with the character of this eligible resource. Our Archaeology Unit has no archaeological concerns.
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 Recreation Conservation zoning district; neighboring uses are single-family residential to the north, west, and south as well as the Amherst State Park to the east and are zoned Residential District Three and Recreation Conservation District; therefore, the project is consistent with surrounding land use.
6. The proposed subject development will include Construction of a new open-air roof covering approximately 3,980 sf of existing upper concrete terraces on the south side of Park Country Club Clubhouse. The area of disturbance is 120+ feet north of the bank of Ellicott Creek which will not cause a major change in the use of either the quantity or type of energy.

Attachment: SP-1991-09F signed neg dec 112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

NOV 26 2025 PM12:

7. The project will not create any hazard to human health. The Fire Chief's Association on October 27, 2025 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 project is replacing an awning canopy structure with an open-air porch structure resulting in a 0% change is the size of the building will be consistent with the scale of surrounding land uses.

9. The function of the proposed 3,980 sf open-air roof covering on the south side of Park Country Club Clubhouse 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 October 1, 2025 and NYSDOT dated October 15, 2025 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, in addition to those mentioned above, Assessor on October 1, 2025, Plumbing Division on September 25, 2025, and Right-of-Way Agent on October 7, 2025 along with the outside agency New York State Department of Transportation on October 15, 2025. These reviews have not identified any significant environmental issues and indicate 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 Penberthy; Seconded by Davis; Ayes 5; Noes 0; Absent 2 (Chmiel, Kahn)

Principal Planner

James Quinn, Assistant Planner — 11/25/2025 Date

Jonathan O'Rourke, Acting Planning Board Chair — 11/26/25 Date

Attachment: SP-1991-09F signed neg dec 112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

NOV 26 2025 PM12

JQ/ac
X:\Current_Planning\Files\Site Plans\1991\SP-1991-09_F_(4949_Sheridan_Dr)_2025\SP-1991-09_F_SEQR_Neg_Dec_112025.doc
cc: Commissioner of Building
Town Engineer
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
David Colicchia, Park Country Club, 4949 Sheridan Dr., Williamsville, NY 14221
Kenneth Riter, HHL Architects, 172 Allen St., Buffalo, NY 14201

Attachment: SP-1991-09F signed neg dec 112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1991-09_F

NOV 26 2025 PM12:

PETITIONER

Park Country Club
David Colicchia
4949 Sheridan Drive
Amherst NY 14221

PROPERTY LOCATION

4949 Sheridan Drive

WHEREAS, the Town of Amherst Planning Board on Thursday, November 20, 2025 held a public hearing on a Site Plan for an open-air roof covering approximately 3,980± sf of existing upper concrete terraces on the south side of Park Country Club Clubhouse, 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 in accordance with Chapter 205, Part 4, Section 1A of Town Law the Planning Board determines that the subject request is consistent with the policy standards in §205-4-4-1I of the Local Waterfront Revitalization Program, and

NOW THEREFORE BE IT FURTHER 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-1991-09F signed resolution 112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1991-09_F

NOV 26 2025 PM12:

PETITIONER

Park Country Club

PROPERTY LOCATION

4949 Sheridan Drive

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 considers the recommendations of the New York State Office of Recreation and Historic Preservation in their letter dated November 6, 2025 for the attachment of the new structure to the existing building.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 20, 2025; moved by Penberthy; seconded by Davis; ayes 5; noes 0; absent 2 (Chmiel, Kahn).

Jonathan O'Rourke, Acting Planning Board Chair

11/26/25
Date

JQ/ac
X:\Current_Planning\Files\Site Plans\1991\SP-1991-09_F_(4949_Sheridan_Dr)_2025\SP-1991-09_F_Resolution_112025.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSOPRHP
David Colicchia, Park Country Club, 4949 Sheridan Dr., Williamsville, NY 14221
Kenneth Riter, HHL Architects, 172 Allen St., Buffalo, NY 14201

Approved Plan: HHL Architects
Received: October 27, 2025

Attachment: SP-1991-09F signed resolution 112025 (30924 : SP-1991-09_F, 4949 Sheridan Drive)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/20/25 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: 30958

ADOPTED

PLANNING BOARD ITEM (ID # 30958)

Proposed Amherst Development Park - Building Mezzanine Additions and Revisions to Parking and Stormwater Facilities, SP-1988-11_Q

Property located at 6000-6020 North Bailey Avenue
Benderson Development Company LLC, Petitioner

Proposed Addition of 26,286 sq. ft. of mezzanine space in two buildings (17,136 sq ft. in building 'D' #6010 N. Bailey Ave., 6,150 sq ft. in building 'B' #6020 N. Bailey Ave. and 3,000 sq. ft. in building 'E' #6040 N. Bailey Ave.), removal of parking along the southwest property line, revision to the stormwater facilities in the northeast corner of the site and to the loading dock areas between the buildings.

James Boglioli, Esq., Benderson Development Company, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Boglioli stated the mezzanine space in the warehouse will not be used for office space.

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

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

ATTACHMENTS:

- SP-1988-11_Q_application_112025 (PDF)
- SP-1988-11_Q_drawings_112025 (PDF)
- SP-1988-11Q signed resolution 112025 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Joseph P. Raffaele Jr., Board Member
SECONDER:	John B. Davis, Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Michael Chmiel, Carrie H. Kahn

TOWN OF AMHERST

APPLICATION & REVIEW PROCEDURE

MAJOR SITE PLAN

MATERIALS MUST BE PROVIDED IN AN ELECTRONIC FORMAT THAT CONTAINS PDF FILES OF THE APPLICATION, EAF, SITE PLAN DRAWING SET SURVEY, LANDSCAPE PLAN, PRELIMINARY BUILDING FLOO PLANS / ELEVATIONS & ANY OTHER SUPPORTING INFORMATION. THIS MUST BE SUBMITTED WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE TRANSMITTED WITHOUT THIS ELECTRONIC INFORMATION.

THIS ALSO APPLIES TO REVISED MATERIALS THAT AR SUBMITTED.

This application package includes the following:

- Application Procedures
- Application Form & Checklist
- Stormwater Pollution Prevention Plan Checklist
- Appendix A Town of Amherst EAF Addendum
- Appendix B Criteria for Required 8½" x 11" Sketches
- Appendix C Erie Sewer District No. 5 – Commercial / Industrial New & Existing Buildings Requirements

- IMPORTANT-

1. A pre-submittal consultation with Planning Department staff is *strongly recommended* prior to submitting an application. The pre-submittal meeting gives the applicant an opportunity to discuss with staff such items as:
   - classifying the action as a major site plan, minor site plan, or minor site plan adjustment;
   - determining what specific information will be required to be submitted with the application;
   - identifying and discussing issues that must be addressed as part of the SEQR review;
   - identifying any potential variances required to implement the project as proposed.

   An appointment is required for all meetings with Planning Department staff.

2. This site plan petition is subject to the requirements of 6 NYCRR Part 617, State Environmental Quality Review Act (SEQR), and Chapter 104 of the Town of Amherst Code, as amended. The Planning Board cannot make a SEQR determination unless a complete Environmental Assessment Form (EAF), including Town of Amherst EAF Addendum, and any required supplementary information such as traffic impact studies, archaeological reports, wetland delineations or geotechnical reports, are submitted. SEQR issues may be discussed with Planning Department staff at a recommended pre-submittal meeting. Unlisted Actions require a Short EAF; Type I Actions require a Full EAF. The following is a link to the NYSDEC website and fillable forms with instructions*:*
   https://gisservices.dec.ny.gov/eafmapper/.

3. **Review by the Town Design Advisory Board (DAB) is required for Major Site Plans located in the following Mixed-Use zoning districts:**

   Traditional Infill 2.5 (TI-2.5)
   Traditional Infill 4 (TI-4)
   Shallow Corridor 3 (SC-3)
   Deep Corridor 3 (DC-3)
   Deep Corridor 5 (DC-5)
   Center 2.5 (CTR-2.5)
   Center 5 (CTR-5)
   Center 8 (CTR-8)

   The application for DAB review is required to be filed in conjunction with the major site plan application.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

4. The application shall be executed or consented to in writing by the owner of the property.

5. **Any variances from the Zoning Board of Appeals, or any decision from the Town Board (e.g. removal of deed restrictions) must be obtained prior to action by the Planning Board on a Site Plan application.**

6. Submittal of an application grants permission to Town staff and Planning Board members to access the parcel(s) under consideration.

7. All site plan drawings must be prepared by a Registered Architect, Professional Engineer, Landscape Architect, or Land Surveyor (as applicable) licensed to practice in New York State.

8. If you wish to include a Coordinated Sign Plan application with the site plan petition, a separate application must be completed. Contact the Planning Department for a copy of a Coordinated Sign Plan application package.

9. All drawings should be no larger than 24 in. x 36 in. If site characteristics warrant larger plan sheets, they may be accepted subject to Planning Department concurrence. All drawings must also reserve a 4 in. x 6 in. area in the lower right hand corner for official Town use.

APPLICATION PROCEDURES

1. Applicant secures application package from the Planning Department, 5583 Main Street, Williamsville, NY 14221. (716) 631-7051. Forms are also available online at: www.amherst.ny.us, (keyword: Planning).

2. Applicant prepares information as required on the Site Plan Submittal Checklist, attached. NOTE: Some proposals may not require all items on the checklist; please verify with the Planning Department.

3. Applicant schedules an appointment with the Planning Department to review the following:
   - a complete set of site plan drawings, preliminary building elevations and floor plans (no larger than 24" x 36" in size)
   - Environmental Assessment Form (EAF) & Town EAF Addendum
   - any supporting reports and materials
   - verification from the Town Assessor that the address in the application is correct

4. Applicant schedules an application submittal appointment with the Planning Department. NO SITE PLAN WILL BE ACCEPTED FOR REVIEW WITHOUT A PRE-SET SUBMITTAL APPOINTMENT.

5. At the submittal appointment, applicant provides fourteen (14) complete and collated sets of drawings and application information to the Planning Department **(materials will not be accepted unless folded into 9" x 12" in size),** including**:**
   - application form
   - Environmental Assessment Form (EAF)
   - supporting reports / materials
   - complete set of site plan drawings, preliminary building elevations and floor plans (**at least one (1) set of drawings must bear a raised or wet seal and signature of the design professional** who prepared the plans; the remaining copies may be submitted with a facsimile of the seal and signature)
   - digital files of all materials in pdf format
   - an 8½" x 11" reduction of the sketch plan or plat drawing (see Appendix B)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

6. After approval for filing by the Planning Department, applicant submits all necessary fees to the Town Clerk. **(See Schedule of Fees on first page of application and make checks payable to: Town of Amherst.)**

7. The applicant returns a copy of the filing receipt to the Planning Department.

8. The Planning Department transmits remaining thirteen (13) copies of the application and supporting materials to:
   - Assessor
   - Commissioner of Building
   - Town Engineer
   - Superintendent of Highways
   - Traffic/Safety Board
   - Fire Chiefs' Association
   - Plumbing Division
   - Right-of-Way Agent
   - Police Department (if applicable)
   - Zoning Enforcement Officer
   - Other Town and outside agencies, as applicable

9. Within 30 days of its receipt of the complete application for Site Plan approval, each agency completes its review and notifies the Planning Department in writing of its comments or recommendations as required by Ordinance.

10. The applicant may be required to submit revised plans, reports, or materials to address review agency comments. The procedures for submittal of revised plans are as follows:

    - A cover letter addressing all comments received to date is required.
    - "Highlight" the area of change on the drawings and provide a notation describing the change.
    - Revised plans/materials are required. Planning staff should be contacted to determine the number of sets needed.
    - All revised plans and materials must also be provided in an electronic format that contains pdf files of the revised information.

11. The Planning Board reviews the EAF to determine whether a Draft Environmental Impact Statement (DEIS) is required. The petitioner will be advised in the event that a DEIS is required and afforded the opportunity to prepare it. If the petitioner declines, the Planning Board will prepare the DEIS at the petitioner's expense. The public hearing will be held on the DEIS concurrently with the Planning Board hearing on the application.

12. Planning Board Meeting Procedures:

    The applicant or representative presents the project at the public hearing before the Planning Board and is available to answer any questions. The Planning Board may take any of the following actions:

    - Adjourn the hearing to a future Planning Board meeting (hearing remains open).
    - Close the hearing and adjourn action on the site plan to a future Planning Board meeting. (The Planning Board may remove the item from the agenda until such time as all required information is provided.)
    - Close the hearing and make a decision on the site plan.

    All determinations on matters before the Planning Board are made after all public hearings on that meeting's agenda are completed.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

13. A copy of the Planning Board's determination will be provided to the applicant, his / her representative, the Building Commissioner and the Town Clerk approximately 1 week following the Planning Board meeting at which it was heard.

14. If the Planning Board approves a Site Plan with conditions, the Planning Department will work with the applicant to ensure that all conditions of the approval are satisfactorily addressed. When all conditions are satisfied, the applicant submits **seven (7) final copies** of the complete set of all site plan drawings, folded into 9" x 12". For site plans in the Mixed-Use zoning districts, building elevations will also be required.

    All 7 sets must have original wet seals and include the required 4 in. x 6 in area in the lower right hand corner for official Town use. These drawings will be stamped and signed "Approved" by the Planning Director and transmitted to Town Departments for their files and use.

15. A building permit will not be issued by the Building Department until the stamped and signed Site Plan is issued by the Planning Director.

NOTE: Please check with the Planning Department to determine the deadline date for filing applications. Due to the public hearing notice requirements and department reviews, no site plan application will be placed on the Planning Board agenda after the deadline for filing has closed. Scheduling may be delayed if an application is incomplete.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED 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	_____
Request for Relief of / 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	_____
	TOTAL FEE:	**$**_____

To Be Completed By Applicant

Petitioner:

Name: Benderson Development Company, LLC

Address: 570 Delaware Avenue

Buffalo (city) NY (state) 14202 (zip code)

Phone: 716-878-9626 Fax: _____

E Mail: jmb@benderson.com

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

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

Name: James A. Boglioli

Address: 570 Delaware Avenue

Buffalo (city) NY (state) 14202 (zip code)

Phone: 716-878-9626 Fax:

E Mail: jmb@benderson.com

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

Address: 6000-6040 North Bailey Avenue

SBL No(s): 54.14-1-12.211, 54.14-1-12.211/A, 54.14-1-12.211/B

Project Name: Proposed Site Modifications

Project Description: Please see attached Letter of Intent

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

MAJOR SITE PLAN APPLICATION (con't) ***Page 3***

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):

Please see attached Letter of Intent

	existing	proposed	total
Gross Floor Area (non-residential):	266,735	293,021	26,286 +/-
Gross Floor Area Residential:	N/A	N/A	N/A
Number of Residential Units:	N/A	N/A	N/A
Number of Parking Spaces:	452	514	+62

Acreage of Parcel: 17.43 +/-

(list each parcel separately)

Frontage on Public Roads: Romney - 1110.61'

(list each road separately) North Bailey - 676.61'

Existing Zoning District(s) R-D

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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 Basic Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**		
2.0	**Title of Drawing**		
3.0	**Name and address of Applicant**		
4.0	**Name of person preparing drawing**		
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**		
6.0	**Project address**		
7.0	**Zoning of subject property and adjacent parcels**		
8.0	**North point, scale, date, and revision date(s)**		
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**		
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**		
1.1	Names of all existing and proposed streets		
1.2	Width and radii of proposed curb-cuts		
1.3	Existing curb-cuts on adjacent and opposite properties		
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets		
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)		
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement		
1.7	Designation of Fire Lanes (if applicable)		
1.8	Fire apparatus access roads		
1.9	Label any proposed roads as public or private		
1.10	Location and dimensions of sidewalks		
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways		
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures		
2.2	Setback dimensions of structure(s) to all property lines		
2.3	Proposed use of structures		
2.4	Gross square feet area of each structure		
2.5	Location of all building entrances		
2.6	Indicate type of roof construction/materials		
2.7	Location, height, and design detail of existing and proposed fences and walls		
2.8	Location of light standards and building mounted lights		
2.9	Location of dumpster and detail of dumpster enclosure with gate		
2.10	Layout and dimensions of the lot(s) proposed for development		

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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)		
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)		
4.1	Show screening of mechanical equipment		
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas		
5.2	Setback dimensions of all paved areas to property lines		
5.3	Dimension of typical parking space and drive aisles		
5.4	Location and layout of handicapped parking spaces & access aisles		
5.5	Detail of vertical signage for handicapped parking and access aisles		
5.6	Indicate minimum parking requirement & number of spaces provided		
5.7	Proposed signage for directing and guiding traffic		
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)		
5.9	Pedestrian connections (from proposed structures to public sidewalk network)		
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**		
III Utilities and Drainage			
1.0	**Engineers Report** (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer		
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations		
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor		
1.4	Proposed storm drainage facility calculations (see information included with this application)		
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)		
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities		
3.2	Location of existing and proposed fire hydrant location(s)		
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems		
3.4	Existing and proposed meter/RPZ size and location		
3.5	Applicable construction details		
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities		

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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)			
4.2	Applicable construction details		
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)		
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities		
5.2	Connection of roof drains to proposed drainage system		
5.3	Applicable Town Standard construction details		
5.4	Existing and proposed swales and ditches		
5.5	Detention area cross-section and high-level elevations		
5.6	County and State approval for tie-in to existing sewers		
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable** (bound separately from the Engineer's Report) **See attached checklist.**		
7.0	**Natural Gas Service**		
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**		
9.0	**Downstream Sanitary Capacity Analysis (DSCA) Report** (must be submitted if proposed average flows are greater than 2,500 gallons per day)		
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on $250 per gallon per minute of mitigated flow		
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**		
1.1	Detail of all light standards, including dimension of height from finished grade		
1.2	Detail of all exterior lighting fixtures		
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**		
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**		
3.0	**Indicate location, size, number and type of proposed landscape materials**		
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**		
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**		

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents		
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**		
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).**		
5.0	**Completed and signed Environmental Assessment Form**		
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
5.2	Traffic Impact Study (if applicable)		
5.3	Archaeological survey (if applicable		
5.4	Wetland Delineation report (if applicable)		
6.0	**Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan**		
7.0	**Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status**		
8.0	**Location of Floodway and floodplain** (if applicable)		
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)**		
10.0	**Documentation related to any required variances granted by the ZBA**		
11.0	**For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.**		
12.0	**8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)**		
13.0	**A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)**		
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	**Design Advisory Board Application**		
1.1	Required for Major Site Plan		
1.2	Required at the Planning Directors Discretion for Minor Site Plans		
2.0	**Block & Street Network Plan**		
2.1	Designation of Core, Local & Alley streets		
2.2	Dimensions of Blocks		
3.0	**Block Usage Plan (as applicable)**		
3.1	Designation of site usage for each block including open space areas		
4.0	**Phasing Plan**		

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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

For official use only:

_____
Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed <u>new</u> 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. 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.

3. Are there alternative locations on the site for this project? □ Yes □ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   _____
   _____

5. 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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project_____
   Source: _____

7. Will blasting occur during construction? □ Yes □ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? □ Yes □ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   _____ average flow _____ 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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? □ Yes □ No

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

September 25, 2025

VIA HAND DELIVERY
Attn: Mr. Daniel Howard
Town of Amherst Planning Department
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: Site Plan Minor Modification Application
6000 – 6040 North Bailey Ave,
Amherst, New York (BDC: 1723)

Dear Mr. Howard:

In connection with the above-referenced property, Benderson Development Company, LLC, is please to be submitting the enclosed major site plan application. As the town is aware, this property previously received site plan approval to allow for additional parking along the north, east and southern boundaries of the property in connection with Benderson and Delta Sonic relocating our headquarters to this property. At this time, we are now proposing the following modifications to the project. The proposed modifications are as follows:

1) The addition of 26,286 SF of mezzanine space within two of the existing buildings;
2) Removal of the additional row of parking along the southern property line;
3) Modification to the layout of the stormwater ponds and parking at the northeast corner of the site at the Romney Road/North Bailey Ave intersection along with modifying the parking layout along Romney Road; and
4) Modification to the loading dock area between the existing buildings to provide additional greenspace, stormwater facilities and loading areas.

Overall, the proposed changes will increase the greenspace within the property and allow for better loading of the Delta Sonic warehouse facility.

In support of this application package, please find enclosed the following information:

1) Civil Engineering Plans dated August 18, 2025, and prepared by James A Rumsey, R.A;
2) Engineer's Report dated August 14, 2025, and prepared by James Rumsey, R.A.;
3) Floor Plans for added Mezzanines
4) SWPPP Report dated August 2025 and prepared by Carmine Wood Design;
5) Short EAF; and
6) Alternative Parking Study dated September 24, 2025, prepared by Matthew J. Oates, P.E.
7) Town of Amherst Site Plan Application and fees.

If there are any questions regarding this letter or the enclosed documentation, please feel free to contact James Boglioli at (716) 878-9626 or jamesboglioli@benderson.com.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC

Matthew J. Oates, P.E.
Director, Engineering

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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 Mezzanines and Site Modifications

Project Location (describe, and attach a location map):
6000-6040 North Bailey Ave, Town of Amherst, Erie County

Brief Description of Proposed Action:
The proposed action consists of adding in 26,286 SF of mezzanines space within two existing buildings, modification to the storm ponds and parking at the northeast corner of the site, modification to the parking along Romney Road and updates to the interior loading area to provide additional green space, storm water facilities and enhanced loading access.

Name of Applicant or Sponsor:	Telephone: 716-878-9626
Benderson Development Company, LLC	E-Mail: jamesboglioli@benderson.com

Address:
570 Delaware Ave

City/PO:	State:	Zip Code:
Buffalo	New York	14202

	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 governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Amherst - Building Permit	☐	☑

3.a. Total acreage of the site of the proposed action? 17.43 acres
b. Total acreage to be physically disturbed? 5.07 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 31.64 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✔	☐
b. Consistent with the adopted comprehensive plan?	☐	✔	☐
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?	NO ✔	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	✔	
c. Are any pedestrian accommodations or bicycle routes available on or near 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: _____	NO ☐	YES ✔	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Connect to existing on-site water services	NO ☐	YES ✔	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Connect to existing on-site sanitary service	NO ☐	YES ✔	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ✔	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	✔	☐	
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: _____	✔	☐	

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

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ✔	YES ☐
16. Is the project site located in the 100 year flood plain?	NO ✔	YES ☐
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? ☑ NO ☐ YES	NO ☐	YES ✔
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES On-site storm management through a series of catch basins and detention ponds		

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: On-site stormwater bio-retention and retention ponds for water quality and runoff reduction practices	☐	✔
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: David Zuppelli Date: 09.11.2025

Signature: David Zuppelli

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

ENGINEER'S REPORT
FOR
PROPOSED SITE REDEVELOPMENT
6000-6040 NORTH BAILEY AVE
TOWN OF AMHERST, NEW YORK
PROP # 1723

November 17, 2023
(Updated August 23, 2024)

GENERAL

This project is a redevelopment of a 17.426-acre parcel of land currently occupied with five (5) multitenant buildings (26,709 S.F., 35,678 S.F., 90,130 S.F., 59,591 S.F., and 34,632 S.F.) with associated loading docks, parking, utility, and drainage infrastructure. It is located at the Southwest corner of North Bailey Ave and Romney Road in the Town of Amherst. The property abuts general commercial properties along all property boundaries.

Existing Conditions:

The site is currently occupied by five (5) buildings and associated parking lot and loading docks. The site currently is sheet draining any runoff from pavement surface existing on-site drainage structures.

The site contains existing domestic and fire water services. The existing Domestic water service is tapped off the 8" Masin along North Bailey Ave and enters the site at the Southeast corner of property. The existing Fire water service is tapped of the 8" Main along North Bailey Road and enters the site near the Northeast corner of property.

Existing Sanitary Sewers connection for the property is located South of property that discharges into the existing Town of Amherst sewer district.

PROJECT OVERVIEW

The proposed project *(Figure 1)* consists of; clearing of land and relocation of existing utilities; Construct building addition of 10,069 S.F. between the Two Southern Buildings. Site improvements including improvements to the associated parking lot, drainage infrastructure and sites grading and utilities.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

PROPOSED FACILITIES

Storm Water

SWPPP Engineer's Report prepared by Carmina, Wood, Morris DPC dated November 2023

Water System

The existing water service to the site is to reuse for this proposed project. The existing service is tapped off the existing 8" water main along North Bailey Ave R.O.W. The proposed development will reuse the existing domestic and fire water services, which each have their own dedicated hot box enclosure with meter and backflow devices. The existing 8" Fire service enters the site near the NE corner of property and the existing 3" domestic service enters the site near the SE corner of property.

Disinfection of the water services following installation will be continuous feed, according to AWWA C-651, latest revision.

Summary: *(Refer to Figure 2)*

Proposed Building Increased:	10,069 S.F.
Operating Demand Increase:	1.86 gpm
Peak Demand Increase:	3.36 gpm
Water Main:	8" main along North Bailey Ave
Static Pressure:	96
Head Loss Friction:	0 psi
Loss through meter/RPZ:	13.0 psi per service
Elevation Loss:	0.9 psi
Bends Loss:	0 psi
Required Pressure after RPZ:	20 psi
Proposed Pressure after RPZ:	**82.1 psi**

Sanitary Sewer:

Sanitary services will reuse building connection which will discharge into the existing sanitary sewer lateral that discharges along sanitary main along Meyer Road. The proposed building additions will reuse the existing lateral sanitary connections.

Summary:

Proposed New Building S.F.:	10,069 S.F.
Existing Buildings S.F.:	246,740 S.F.
Proposed Flow:	0.1 * 10,069 = 1,007 GPD
Additional GPD =	1,007 GPD
Total Increased Sanitary Flow:	**1,007 GPD**

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

FIGURES:

1 *Site Location Plan & Engineering Plan*

2 *Sanitary & Water Calculations*

3 *SWPPP Stormwater Report*

4 *Water Quality Unit Detail*

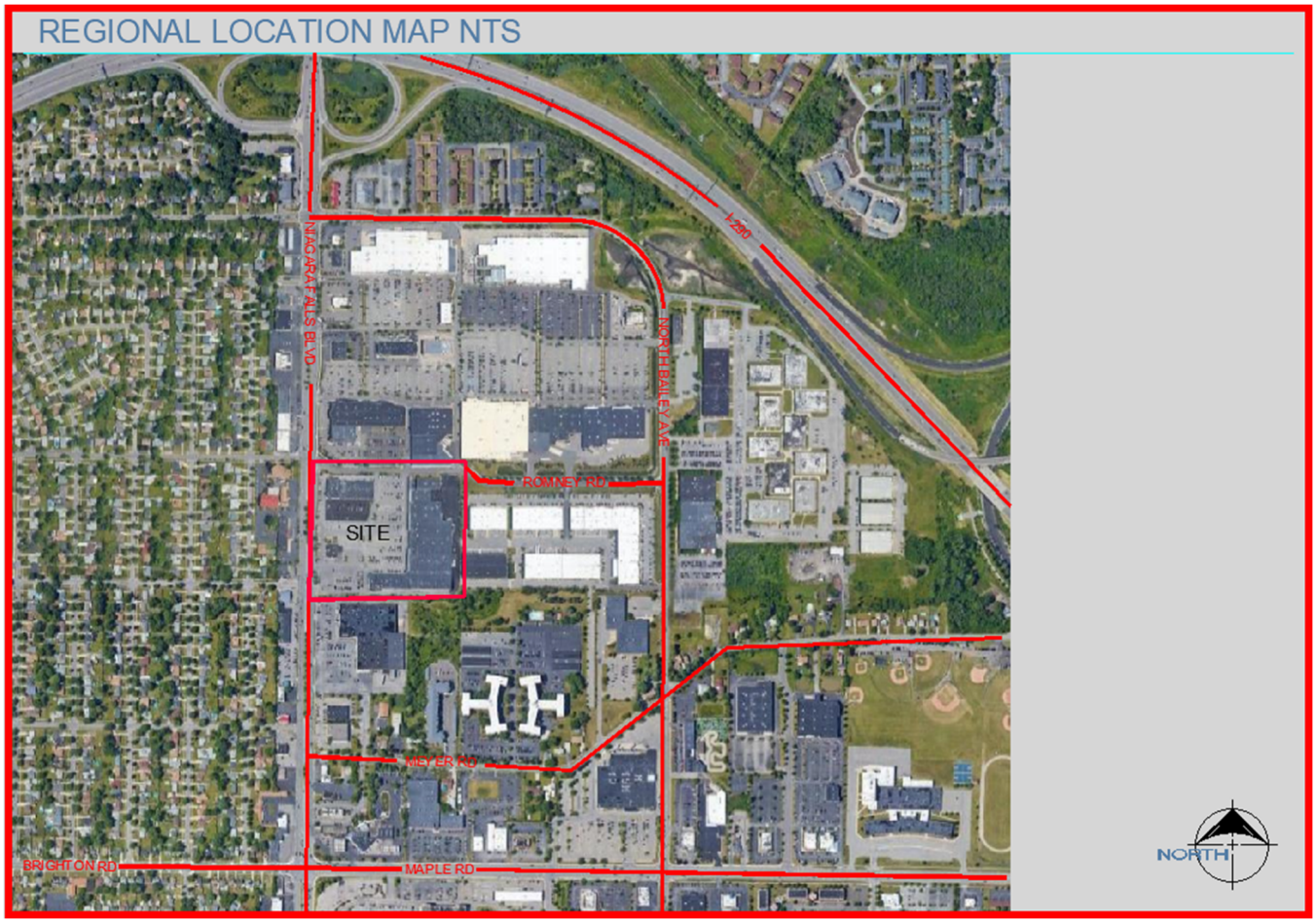
APPENDICES:

A *FEMA Flood Areas*

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

FIGURE 1

SITE LOCATION PLAN
ENGINEERING PLANS



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

FIGURE 2

SANITARY & WATER CALCULATIONS

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716.886.0211.P : : 716.886.1026.F

JOB NAME: Amherst Development
DESCRIPTION: SANITARY & WATER CALCULATIONS
PROPERTY # 1723 DATE: 8.23.24
CALCULATED BY: DMZ SHEET: 1 OF 2

SANITARY SEWER CALCULATIONS:

PROPOSED NEW BUILDING: **10,069 S.F.**

Required GPD = 0.1 GPD / S.F. *NYSDEC Design standard for WWTS

Proposed = 10,069 * 0.1 GOPD = 1,007 GPD

INCREASED SANITARY FLOW = **1,007 GPD**

PEAK SANITARY DEMAND

Total Demand = 1007 GPD x 1.1 = 1,108 GPD
Per Population = 30 Per Capita

Peak Factor: $(18+\sqrt{P}) / (4+\sqrt{P})$ P in Thousands

Peak Factor = 4

Peak Sanitary Demand = 1108 x 4.38 = 4,853 gpd
0.005 MGD

WATER CALCULATIONS:

Demand: = 1,007 GPD
GPM: = GPD / 9hr / 60min
ASSUMED 9HR SHIFT = 1,007 / 9 / 60
= **1.86 GPM**

PEAK FACTOR: = GPM X 1.8
= 1.86 X 1.8
Q = **3.36 GPM PEAK**

HEADLOSS FRICTION: = $\frac{(10.44) X (L) X (Q)^{1.85}}{(C)^{1.85} X (D)^{4.866}}$

Q = GPMin
L = LENGTH OF PIPE = $\frac{(10.44) X (50) X (3.36)^{1.85}}{(140)^{1.85} X (2)^{4.866}}$
C = DESIGN COEF OF PIPE
D = PIPE DIAMETER

= **0 PSI**

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716.886.0211.P : : 716.886.1026.F

JOB NAME: Amherst Development
DESCRIPTION: SANITARY & WATER CALCULATIONS
PROPERTY # 1723 DATE: 8.23.24
CALCULATED BY: DMZ SHEET: 2 OF 2

ELEVATION LOSS: = (BUILDING INTAKE - HYDRANT HEIGHT) X 0.433
= (579.5 - 577.5) X 0.433
= **0.9 PSI**

LOSS THROUGH RPZ & METER:

RPZ = 12 PSI (STANDARD)
METER = 1 PSI (STANDARD)
= **13 PSI After Hotbox**

LOSS DUE TO BENDS:
RESISTANCE EQUIVALENT LENGTH METHOD)

TOTAL = **0 FT ADDITIONAL PIPE**

STATIC PRESSURE @ HYDRANT:
= **96 psi**

PRESSURE AFTER RPZ / METER / BENDS / ELEVATION / HEADLOSS:

= 96 - 13 PSI - 0.9 PSI
(HYD) (RPZ) (FRICTION)
= **82.1 psi**

REQUIRED RESIDUAL PRESSURE = 20 PSI

PROPOSED RESIDUAL PRESSURE = 82.1 PSI

THEREFORE PROPOSED > REQUIRED
82 PSI (GREATER) 20 PSI

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

FIGURE 3

SWPPP Report

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

CARMINA WOOD
DESIGN

ENGINEER'S REPORT

for

Amherst Development Park

6000-6040 North Bailey Ave
Town of Amherst, Erie County, New York

Prepared for

Benderson Development Company, LLC

570 Delaware Avenue
Buffalo, NY 14202

Prepared by

Carmina Wood Design

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

November 2023

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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Written Engineer's Report

Section 1 - Location & Description

Section 2 - Stormwater Drainage System

Appendices

Appendix A - Location Maps – Erie County GIS

Appendix B - Web Soil Survey – Hydrologic Soils Groups

Appendix C - Storm Sewer Drainage Calculations

- Water Quality and Runoff Reduction Calculations
- Stormwater Runoff Summaries and Runoff Delineation Maps
- HydroCAD Analysis

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Section 1 – Location & Description

This project is a site redevelopment of the existing Amherst Development Park located on the south side of Ridge Lea Road and on the west side of North Bailey Ave in the Town of Amherst. The site is located north of Meyer Road and east of Niagara Falls Boulevard. The Boulevard Consumer Square is located north and west of the project site, Amherst Commerce Park is located east of the project site and Boulevard Towers Apartments are located south of the project site. The site is currently fully developed and occupied by existing commercial buildings that will remain. Proposed construction will include two building additions and parking lot/driveway expansions. Site construction will also include utility improvements and new stormwater management areas. The overall site is 17.14 of which 6.95 acres will be disturbed by construction activities. The project site is currently zoned R-D.

Section 2 – Stormwater Drainage System

The existing site is generally flat. An existing open/closed drainage system onsite drains north to an open swale along the north side of Romney Rd. Three existing 3'x5' arch stormwater conveyance pipes are also located onsite within a 30' wide Town of Amherst Drainage easement. These conveyance pipes flow from the south property line to north and discharge into the open swale along Romney Rd. The existing swale flows east along Romney Rd and north along North Bailey Ave and outlets to an existing stormwater management pond located adjacent to Interstate 290. Runoff from the pond is then conveyed north via open and closed drainage systems and discharges to Ellicott Creek and ultimately the Niagara River. All proposed stormwater runoff from the project site will continue to discharge to the existing stormwater system along Romney Road.

This project is subject to the Boulevard Central Special Stormwater Design Conditions adopted by the Town of Amherst. In addition to the requirements of the NYSDEC SPDES General Permit, the project must also provide the following criteria for Projected Growth Redevelopment Scenarios and Enhanced Phosphorus Removal:

- Provide 10% escalation of proposed peak flow when compared to existing conditions peak flows.
- Median curve number (CN) to compute existing conditions.
- Water Quality volume based on the 1-year, 24-hour storm according to Chapter 10 of the NYSDEC Stormwater Management Design Manual.

For purposes of the runoff analysis and the stormwater drainage system design, portions of the project site were classified as "Redevelopment" per NYSDEC Stormwater Management Design Manual Chapter 9 requirements. The nature of this construction project will be a "Redevelopment" with an increase in impervious area. The proposed stormwater management system was designed to attenuate proposed runoff to existing conditions prior to discharge.

The proposed stormwater drainage system will consist of a combination of overland sheet flow and HDPE pipe channel flow connected by a series of drainage inlets located throughout the project site. Proposed stormwater runoff will be collected and conveyed to an underground stormwater chamber detention area onsite and discharged via outlet control pipes to the existing stormwater system along Romney Road.

The bioretention areas will provide Runoff Reduction and Water Quality volume requirements for "New Development" areas. The filter area planting soil depth varies throughout the bioretention areas but maintains a minimum of at least 18 inches of soil. The 18 inches of soil is an acceptable deviation per the NYSDEC where existing grades prevent the full 2.5'-4' foot soil depth. A series of 6" underdrains below the planting soil will be located throughout the bioretention areas connected by overflow drainage inlets to convey runoff directly to the closed stormwater management system. Water quality treatment structures will be installed onsite to address water quality requirements for "Redevelopment" areas.

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: No existing natural features exist onsite.
2. Calculation of Water Quality Volume (WQv) for site. See "Storm Sewer Drainage Calculations".

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3. Incorporation of Green Infrastructure techniques and standard SMPs with Runoff Reduction Volume (RRv) capacity. Bioretention areas were incorporated into the site design to provide required RRv and WQv for "New Development" areas. See "Storm Sewer Drainage Calculations".
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. Water quality treatment structures will be installed onsite to address water quality requirements for "Redevelopment" areas. See "Storm Sewer Drainage Calculations".
5. Design of volume and peak rate control practices where required. See "Storm Sewer Drainage Calculations".

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:
The NYSDEC requires water quality treatment prior to discharge. This will be achieved by the application of bioretention areas and water quality treatment structures. The total WQv provided was 0.749 ac-ft and equal to the required WQv of 0.749 ac-ft. The required water quality volume was calculated based on the proposed 6.95 acres of proposed development area.

Runoff Reduction Volume:
The NYSDEC requires reduction of the total water quality volume by green infrastructure techniques and SMPs to replicate pre-development hydrology. Bioretention areas were incorporated into the site layout to provide the required RRv for contributing runoff areas in the WQv. The RRv provided was 0.094 ac-ft and greater than the required RRv min. of 0.056 ac-ft. The required runoff reduction volume was calculated based on 3.03 acres of proposed "new development" area that includes 1.97 acres of "new impervious" area.

100% of the required WQv was not reduced due to the followings site specific limitations: Drainage areas with impermeable soils, Type D. In addition, below is a summary of how each green infrastructure technique was evaluated and determined to be feasible or infeasible:

1. Conservation of natural areas: no natural existing features present onsite.
2. Sheetflow to riparian buffers or filter strips: no riparian buffers possible on the site; filter strips not feasible given the limited area for development.
3. Vegetated Open Swales: swales were not feasible given the limited area for development.
4. Tree Plantings: new trees were planted throughout the site.
5. Disconnection of Roof Top Runoff: disconnection not feasible for these types of projects.
6. Stream Daylighting: is not feasible given the limited area for development.
7. Rain Garden: bioretention areas installed throughout site.
8. Green Roof: the proposed use of the building makes this an unfeasible practice.
9. Stormwater Planter: this method is not recommended for these types of projects.
10. Rain Barrels & Cisterns: collected water would not be used for irrigation.
11. Porous Pavement: porous pavement is not recommended for areas with impermeable soils (Type D) and areas with sediment laden runoff (salting in winter months).

Channel Protection:
The NYSDEC requires that 24-Hour extended detention be provided for the proposed 1-year storm event. A volume of 10,004 cf will be accommodated in the stormwater detention areas onsite.

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. Storage of this storm will be provided within the onsite stormwater detention areas. At this storm event the stormwater drainage system will allow discharge of 13.54 cfs, which is below the existing peak 10-year runoff of 20.51 cfs.

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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. Storage of this storm will be provided within the onsite stormwater detention areas. At this storm event the stormwater drainage system will allow discharge of 25.60 cfs, which is below the existing peak 100-year runoff of 41.10 cfs.

Town of Amherst:
The Town 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 *under the 10% escalation scenario*. Storage of this storm will be provided within the onsite stormwater detention areas. At the 25-year storm event the stormwater drainage system will allow discharge of 19.34 cfs, which is below the existing peak 10-year runoff of 20.51 cfs.

Design Criteria:
Storm pipes: 10-year storm
RUNOFF ANALYSIS OF PROPOSED DEVELOPMENT AREA:

STORM EVENT	EXISTING RUNOFF (cfs)	PROPOSED RUNOFF (cfs)	10% ESCALATION (cfs)
1 YEAR	8.12	7.30	8.03
2 YEAR	11.64	9.40	10.34
5 YEAR	16.25	11.90	13.09
10 YEAR	20.51	13.54	14.89
25 YEAR	27.36	18.03	19.83
50 YEAR	33.68	21.83	24.01
100 YEAR	41.10	25.60	28.16

WATER QUALITY SUMMARY:
WQv REQUIRED = 0.749 AC-FT
RRv MIN. REQUIRED = 0.056 AC-FT
RRv PROVIDED WITHIN BIORETENTION AREAS = 0.094 AC-FT
WQv PROVIDED WITHIN BIORETENTION AREAS = 0.234 AC-FT
WQv PROVIDED BY TREATMENT STRUCTURES = 0.515 AC-FT
TOTAL WQv PROVIDED = 0.749 AC-FT

BIORETENTION FILTER AREA SUMMARY:
FILTER AREA = 9,266 SF

See attached “Storm Sewer Drainage Calculations” for additional information.

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FIGURE 4

Water Quality Unit Detail

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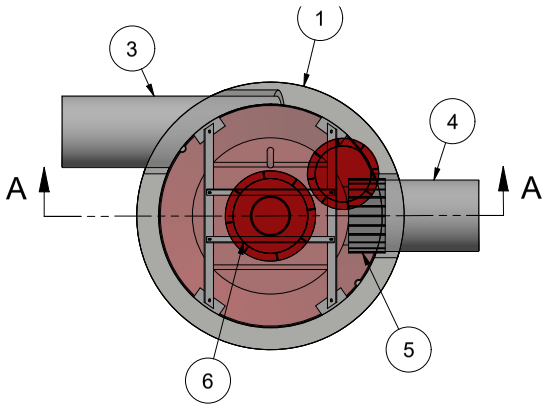
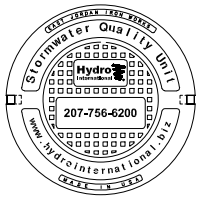
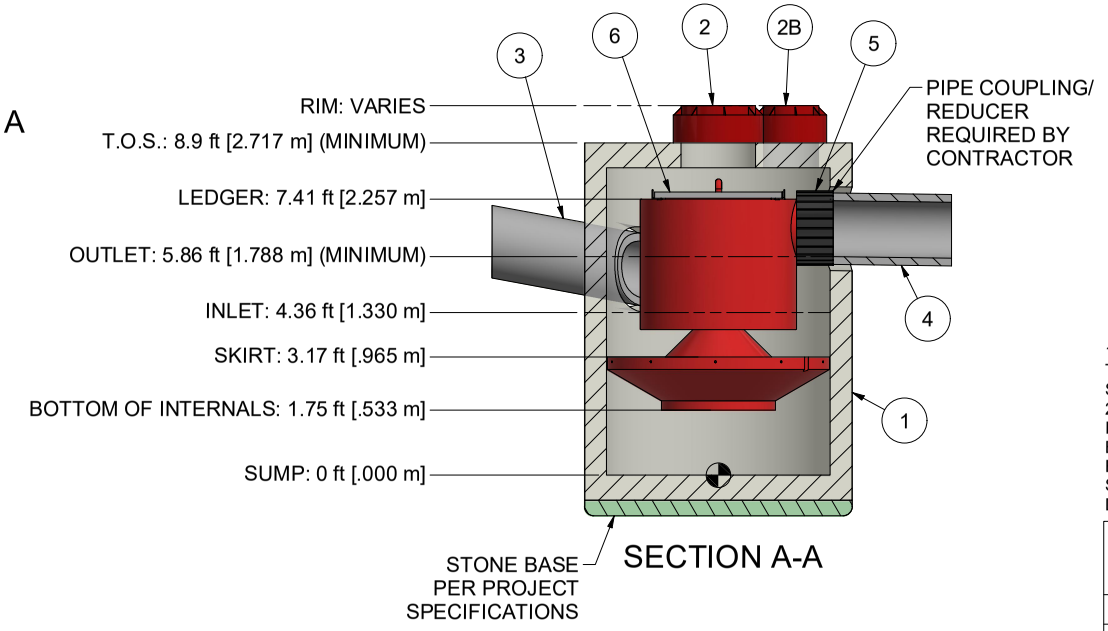




HYDRO FRAME AND COVER (INLCUDED)

GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

NOTE: NOT FOR CONSTRUCTION. CONTACT HYDRO FOR SITE SPECIFIC DETAIL

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.

EQUIPMENT PERFORMANCE

The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
2. Peak Hydraulic Capacity: 8.0 cfs (227 l/s)
3. Sediment Storage Capacity: 2.10 cu. yd. (1.59 cu. m)
4. Continuous Oil Storage Capacity: 216 gal. (818 liters)
5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reintrainment by a benching skirt.
6. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/downstream-defender

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	3	24	600	FRAME AND COVER
2B	1	18	450	FRAME AND COVER
3	1	18 (MAX)	450 (MAX)	MAX INLET PIPE (BY OTHERS)
4	1	18 (MAX)	450 (MAX)	MAX OUTLET PIPE (BY OTHERS)
5	1			PIPE COUPLING (BY OTHERS)
6	1			INTERNAL COMPONENTS (PRE-INTALLED)

PROJECTION

IF IN DOUBT ASK

DATE: 10/8/2019	SCALE: 1 / 50	
DRAWN BY: ER	CHECKED BY: MRJ	APPROVED BY

Title: 6ft-DIAMETER

GENERAL ARRANGEMENT

Hydro International
A CRH COMPANY
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A	MATERIAL:
STOCK NUMBER: NEXT ASSY	
DRAWING NO.: DD GA-10	
SHEET SIZE: B	SHEET: 1 OF 1
Rev: A	

APPENDIX A

FEMA Flood Areas

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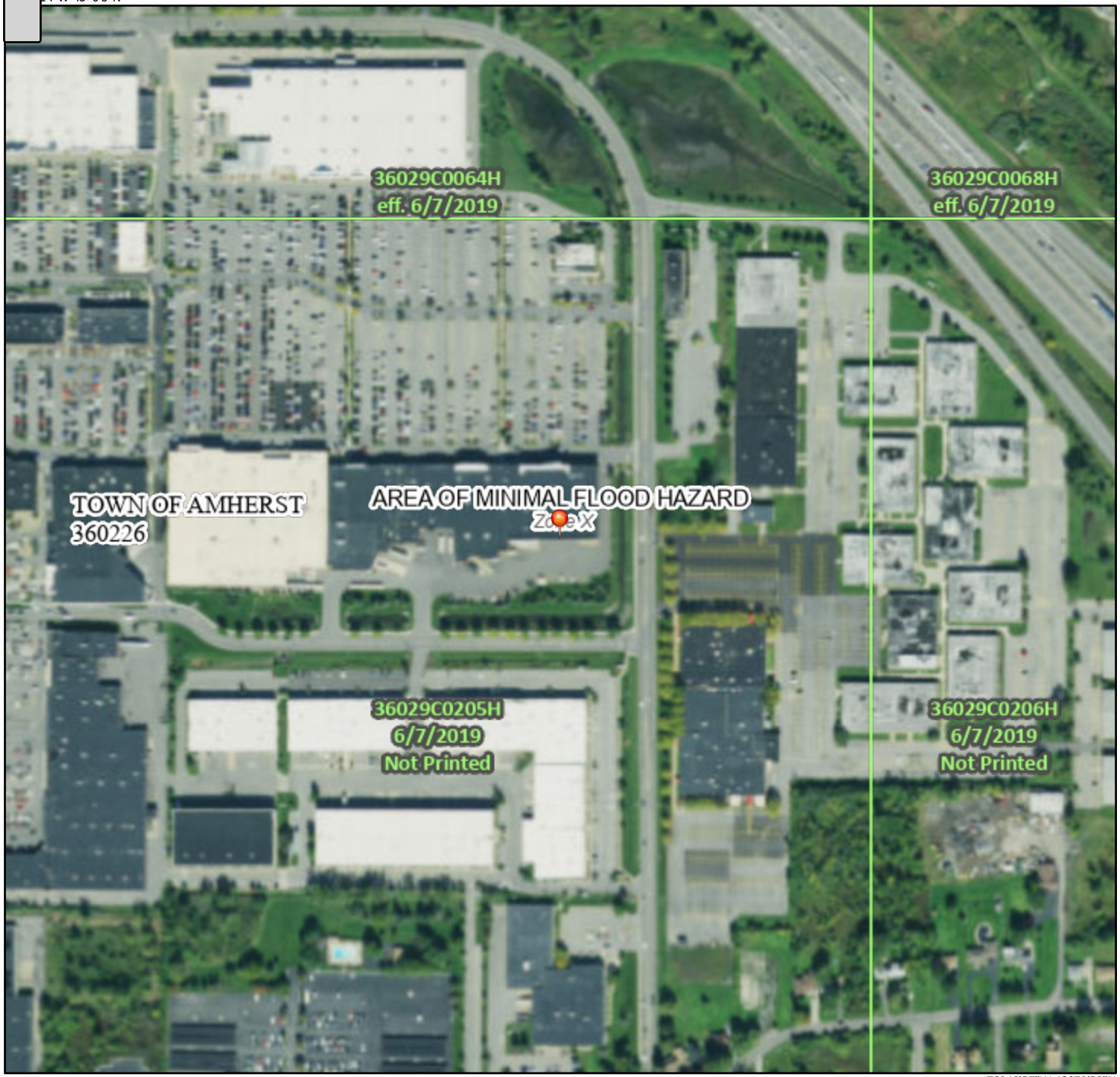
ati… Flood Hazard Layer FIRMette

14"W 43°0'5"N



78°48'37"W 42°59'39"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL L…

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BF… *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, V*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/17/2023 at 9:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CARMINA WOOD
DESIGN

STORMWATER POLLUTION PREVENTION PLAN
for
CONSTRUCTION ACTIVITIES

At

Amherst Development Park
6000-6040 North Bailey Ave
Town of Amherst, Erie County, New York

Prepared for

Benderson Development Company, LLC

570 Delaware Avenue
Buffalo, NY 14202

Prepared by

Carmina Wood Design

80 Silo City Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165

August 2025

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- **Section 112.1** - Stabilization Practices
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Appendix B NYSDEC Notice of Intent (NOI)

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Appendix H Construction Documents

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101 SCOPE

A. **PURPOSE:** Benderson Development Company, LLC 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 Benderson Development Company, LLC; and/or liquidated damages. This section provides a descriptive explanation of Benderson Development Company, LLC 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, a copy will be included in Appendix E of this report.

Approval from a regulated, traditional land use control MS4:

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 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 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

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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.

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. **<u>General Construction Site Inspection and Maintenance Requirements</u>**

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.

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B. **Owner or operator Maintenance Inspection Requirements**

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.7 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 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 D of the General Permit;

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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 D 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 I.E.6 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.

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 E 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;

   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

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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 I.E.3 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.

I. **SWPPP MODIFICATIONS:** The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant 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.

The Town of Amherst - Notice of Termination Requirements:

- Prior to submitting the NOT, the Town of Amherst requires a Level 1 inspection of all stormwater management practices. See Appendix G: Town of Amherst Level 1 Inspection – Post Construction Stormwater Management.
- As-builts of the storm sewer and stormwater management practices shall be digitally provided to the Town of Amherst Engineering Department.

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102 PROJECT NAME AND LOCATION

Amherst Development Park

6000-6040 North Bailey Ave

Town of Amherst, County of Erie, New York

42.996°N, 78.817°W

Estimated Area of Site ≈ 17.34 acres

Estimated Area to be Disturbed by Construction Activities ≈ 5.07+/- acres

A general location map is included as Appendix A.

103 OPERATOR'S NAME AND ADDRESS

Benderson Development Company, LLC

570 Delaware Ave.

Buffalo, NY 14202

Contact Person: Matt Oates

Telephone: 716-878-9397

104 PROJECT DESCRIPTION

This project is a site redevelopment of the existing Amherst Development Park located on the south side of Ridge Lea Road and on the west side of North Bailey Ave in the Town of Amherst. The site is located north of Meyer Road and east of Niagara Falls Boulevard. The Boulevard Consumer Square is located north and west of the project site, Amherst Commerce Park is located east of the project site and Boulevard Towers Apartments are located south of the project site. The site is currently fully developed and occupied by existing commercial buildings that will remain. Proposed construction will include two building additions and parking lot/driveway expansions. Site construction will also include utility improvements and new stormwater management areas. The overall site is 17.34 of which 5.07 acres will be disturbed by construction activities. The project site is currently zoned R-D.

Soil disturbing activities will include:

A. Construction of temporary construction exit points

B. Clearing & grubbing of the site within disturbance limits

C. Installation of stormwater management areas including topsoil & seed

D. Installation of storm sewer pipes and inlets

E. Construction of utilities

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F. Construction of curb and parking lot

G. Final grading & landscaping

H. Construction of buildings

This project is owned by Benderson Development Company, LLC and will be developed by Benderson Development Company, LLC. The work area consists of approximately 5.07+/- 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" = 93. The post-construction runoff curve number for the site will be "CN" = 95. Approximately 5.07+/- acres total will be disturbed by construction activities.

See soils information located in SWPPP Appendix C.

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 an unnamed open/closed drainage system north of the site that discharges to Ellicott Creek and ultimately the Niagara River.

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

No critical habitats have been determined to be on the site.

111 WETLANDS AND/OR OTHER SURFACE WATERS

No wetlands or other surface waters are located on the site.

112 EROSION AND SEDIMENT CONTROLS

112.1 STABILIZATION PRACTICES

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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 include:

A. Inlet protection using a method detailed in the Construction Documents.

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:

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A. Construct temporary construction exits at locations shown on the Demolition & Erosion Control Plan Sheet.

B. Install perimeter silt fence/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 (do not install bioretention soil or underdrains until stabilized).

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. Construction of buildings.

H. Installation of proposed utilities.

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 inlets.

K. Dust control.

L. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.

M. Install base material as required for pavement.

N. Carry out final grading and seeding and planting.

O. Clean storm system following construction, clean detention basins of any silt and return to design grades.

P. Remove silt fencing/silt sock only after all paving is complete and exposed surfaces are stabilized.

Q. 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

Refer to SWPPP Appendix C, Engineer's Report

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.

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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.

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

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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.

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.

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

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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).

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.

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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 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.
   - Bioretention areas shall be maintained per the NYSDEC Maintenance and Management Checklist included in this SWPPP.
   - 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.

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.

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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 I.E.6 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
- 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

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- 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 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

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

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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

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 the Materials Management Plan and in accordance with applicable state and federal regulations.

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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.

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

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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.

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 bioretention areas shall match the frequencies listed on the “Stormwater Management Maintenance” in Appendix J 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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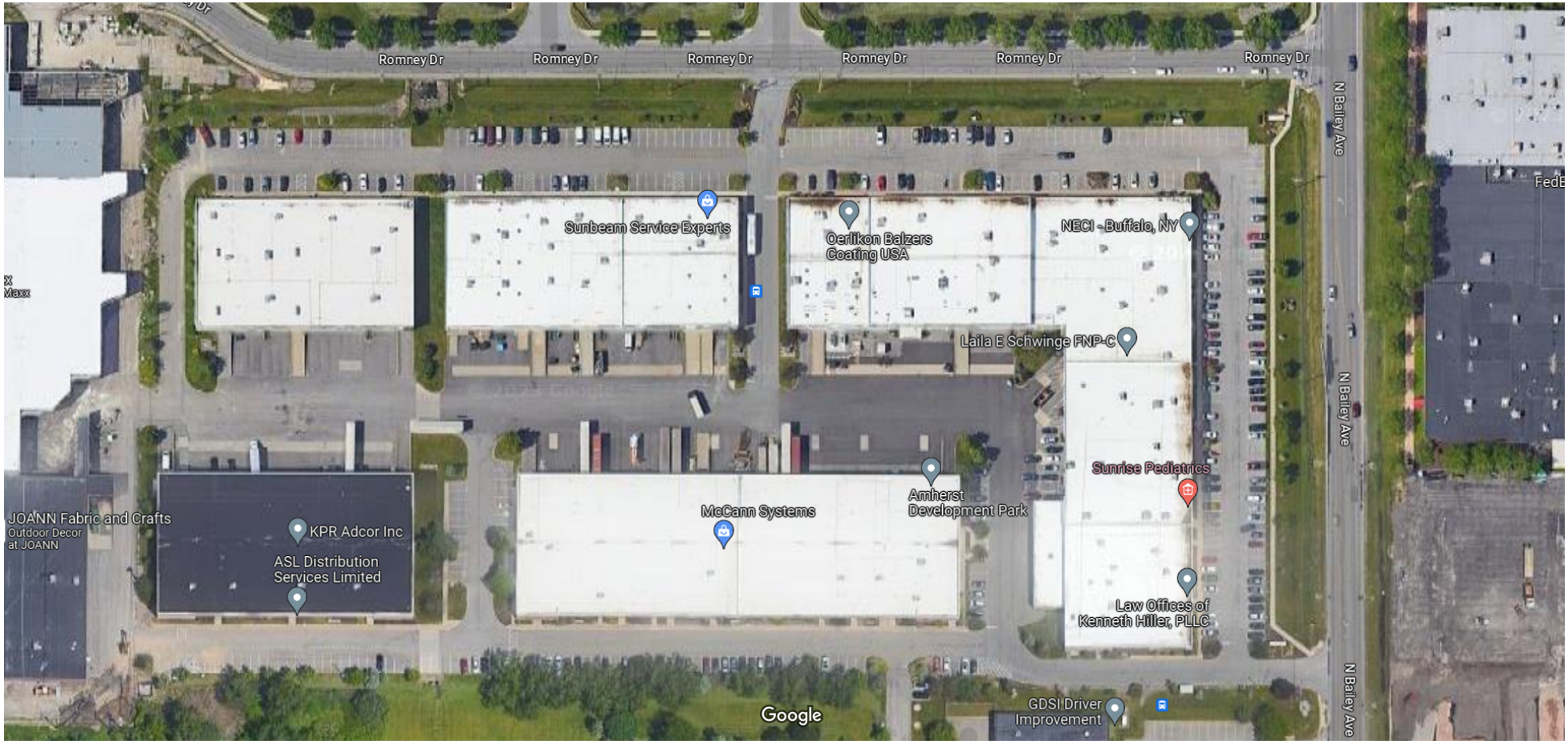
Appendix A

Site Location Maps

(Google Maps Aerial, FIRMETTE, SHPO Map, Erie County GIS)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

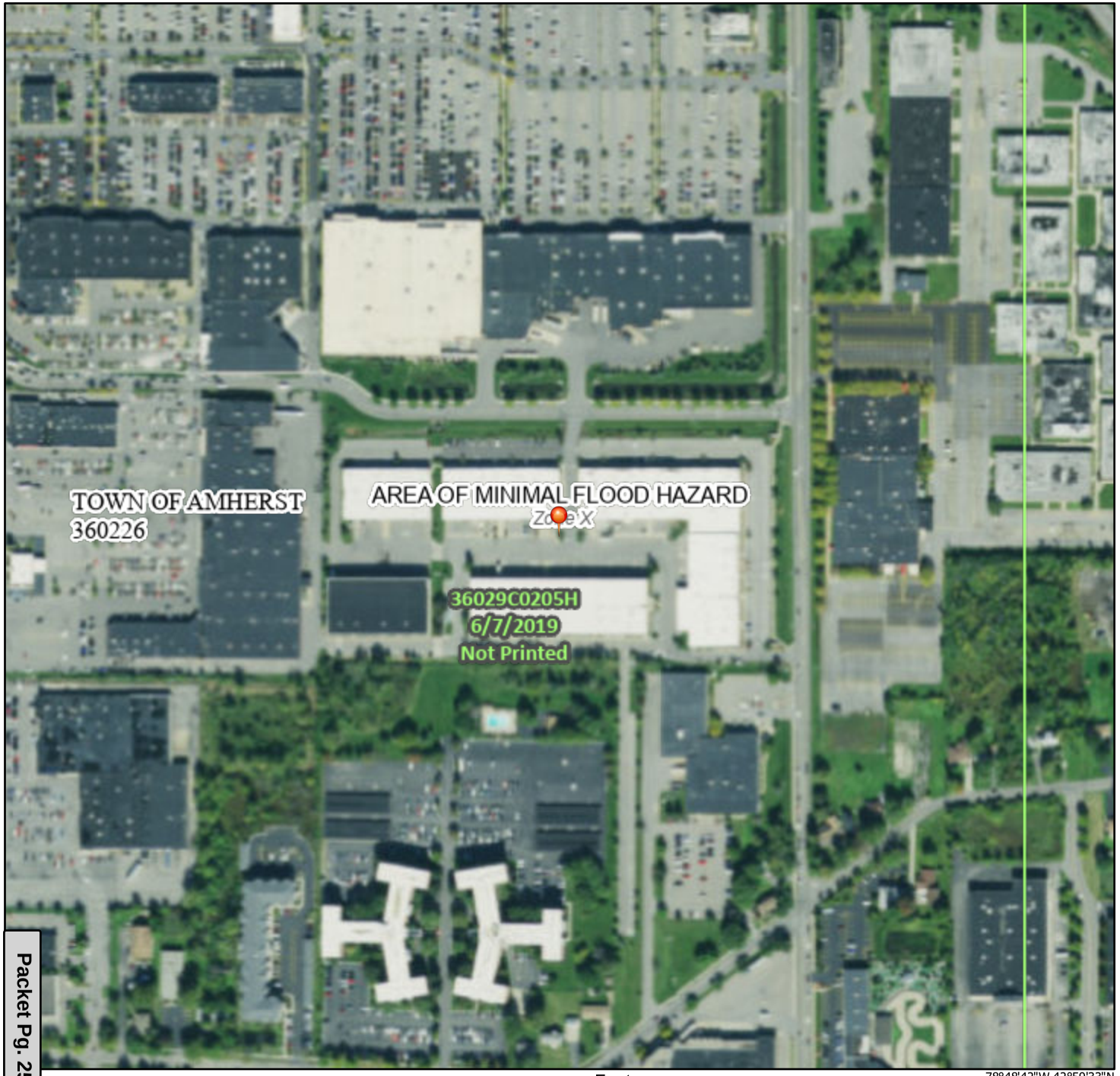
Google Maps romney road



Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, New York GIS, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft

National Flood Hazard Layer FIRMette

78°49'19"W 43°N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/13/2023 at 9:45 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following r elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers FIRM panel number, and FIRM effective date. Map images for

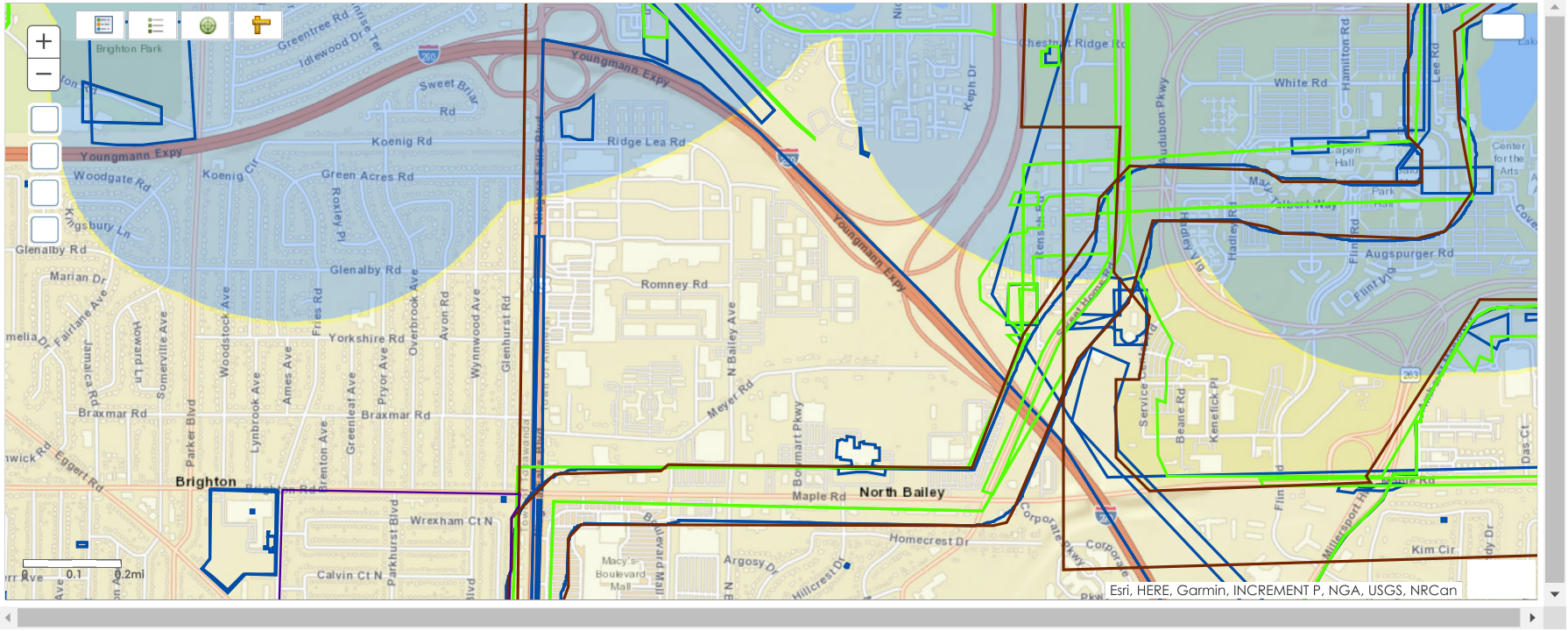
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Basemap Imagery Source: USGS National Map 2023

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

Welcome Guest User | Contact Us | FAQ | Help | Sign Out



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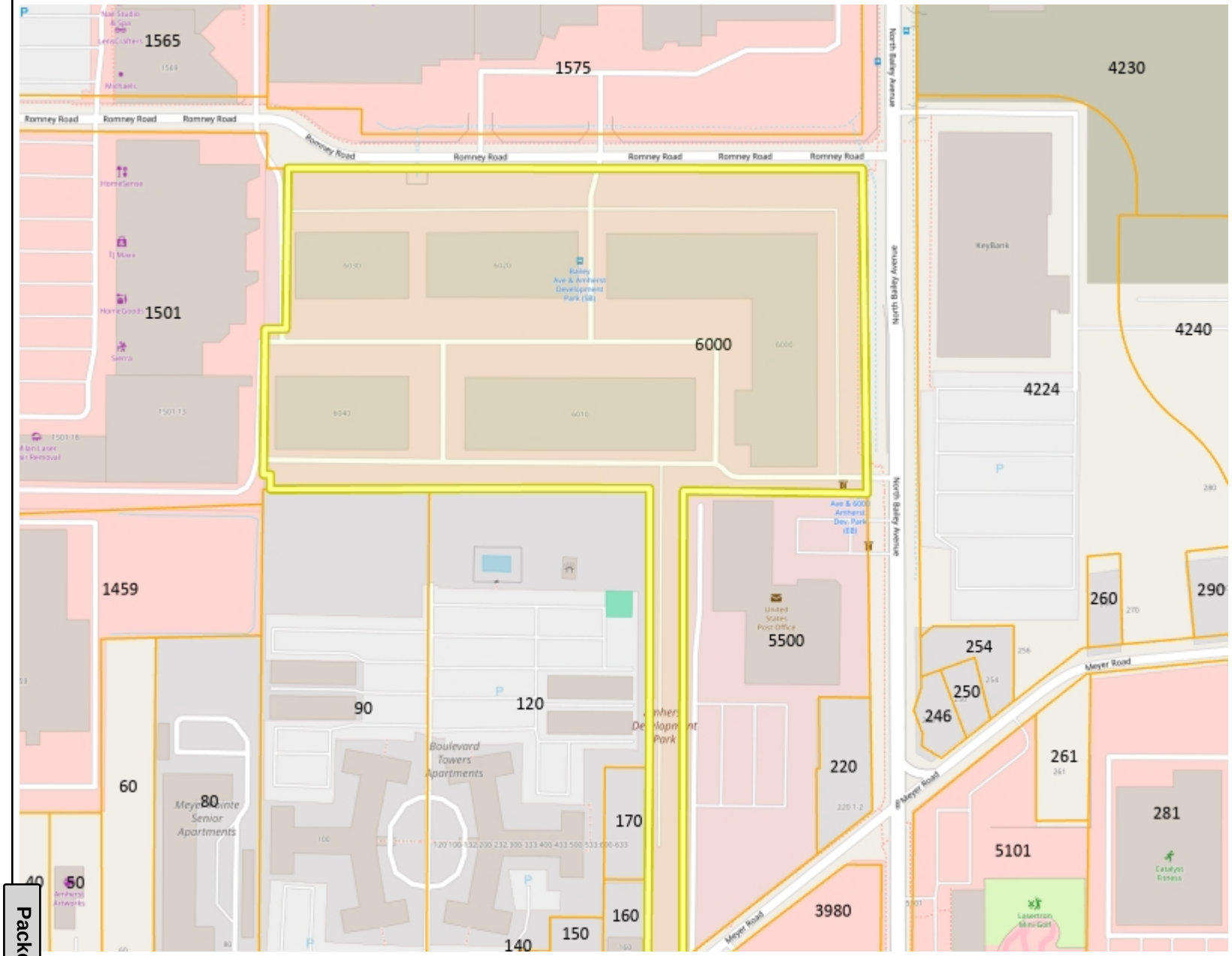
Version 1.2.18

Erie County On-Line Mapping Application



Legend

- Parcels

0.07 0.1 Miles

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

Appendix B

NYSDEC Notice of Intent (NOI)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001

version 1.11

(Submission #: HQE-NX1Y-JFPNZ, version 1)

Details

Originally Started By	Jonathan Barniak
Alternate Identifier	Amherst Development Park—Region 9
Submission ID	HQE-NX1Y-JFPNZ
Status	Draft

Form Input

Eligibility

Disturbance Threshold

1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?
Yes

1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?
No

1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?
No

1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?
No

Other SPDES Permits

2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?
Yes

Threatened and Endangered Species

3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?
No

State Historic Preservation Act (SHPA)

4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR §§428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?
Yes

State Environmental Quality Review (SEQR)

5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?
Yes

5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?
Yes

Uniform Procedures Act (UPA) Permits

6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001?
Yes

Steep Slope

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4.a

7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?
No

Owner/Operator Information

8. Owner/Operator Name
Benderson Development Company

9. Owner/Operator Contact Person Information

First and Last Name	Phone	E-mail
Matt Oates	716-878-9397	mattoates@benderson.com

10. Owner/Operator Mailing Address
570 Delaware Ave
Buffalo, NY 14202
USA

11. Is the billing contact different from the Owner/Operator Contact?
No

12. What type of organization is the owner/operator?
Corporation

12.b. Is the owner/operator registered with the Department of State to do business in New York State?
Yes

12.b.i. Department of State ID #
2247761

The Department of State ID can be found using the following link:
Department of State | Division of Corporations

Site Information

13. Project/Site Name
Amherst Development Park

14. Site Address
6000-6040 North Bailey Ave.
Amherst, NY 14226
Erie

DEC Region
9

15. Site Latitude & Longitude
42.99626817790626,-78.81673340803938

Project Details

16. This eNOI submission is for:
An entire common plan of development or sale in accordance with Part I.D.1.b.

17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".
Table 2

18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.
This project is a site redevelopment of the existing Amherst Development Park located on the south side of Romney Road and on the west side of North Bailey Ave in the Town of Amherst. The site is located north of Meyer Road and east of Niagara Falls Boulevard. The Boulevard Consumer Square is located north and west of the project site, Amherst Commerce Park is located east of the project site and Boulevard Towers Apartments are located south of the project site. The site is currently fully developed and occupied by existing commercial buildings that will remain. Proposed site construction will include one 10,069 sf building addition and parking lot/driveway expansions. Site construction will also include utility improvements and new stormwater management areas. The overall site is 17.34 of which 5.07 acres will be disturbed by construction activities. The project site is currently zoned R-D.

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

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19. Total Site Area (acres)
17.3

20. Total Area to be Disturbed (acres)
5.1

21. Existing Impervious Area to be Disturbed (acres)
2.6

22. Future Impervious Area Within Disturbed Area (acres)
3.5

Nature of the project:
Redevelopment with increase in impervious area

23. Do you plan to disturb more than 5 acres of soil at any one time?
No

---

24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)
0

B (%)
0

C (%)
0

D (%)
100

25. Enter the planned start and end dates of the disturbance activities.

Start Date
01/01/2026

End Date
01/01/2027

26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.
Ellicott Creek, Lower, and tribs - 0102-0018

27. Type of waterbody identified in question 26?
Stream/Creek Off Site

28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?
Yes

29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?
No

30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?
No

31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?
Yes

31.a. What is the name of the municipality/entity that owns the separate storm sewer system? If the separate sewer system is owned by an MS4 Operator, enter the MS4 Operator name.
Town of Amherst & NYSDOT

32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?
No

33. Is this property owned by a state authority, state agency, federal government or local government?
No

Required SWPPP Components

General SWPPP Requirements

---

34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?
Yes

35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?
Yes

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36. 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

37. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the NYS Stormwater Management Design Manual?
Yes

37.a. Which version of the NYS Stormwater Management Design Manual was used to develop the SWPPP?
2024

SWPPP Preparer

39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

40. Name of the person who prepared the SWPPP
Christopher Wood, PE

41. SWPPP Preparer Organization Name
Carmina Wood Design

42. SWPPP Preparer Contact Information

First and Last Name	Phone	E-mail
Christopher Wood	716-842-3165	cwood@carminawooddesign.com

43. SWPPP Preparer Address
80 Silo City Row, Suite 100
Buffalo, NY 14203

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

1) Click on the link below to download a blank certification form
2) The certified SWPPP preparer should sign this form
3) Upload the completed form
Download SWPPP Preparer Certification Form

44. Please upload the SWPPP Preparer Certification
appf_swppcertform-signed.pdf - 08/07/2025 04:15 PM
Comment
NONE PROVIDED

44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?
Yes

Erosion & Sediment Control Criteria

45. Has a construction sequence schedule for the planned management practices been prepared?
Yes

Post-Construction Criteria

Site Planning and Soil Restoration

46. Identify all site planning practices that were used to prepare the final site plan/layout for the project.
Locating Development in Less Sensitive Areas

47. 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.
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).

Water Quality Criteria

49. Water Quality Sizing Criteria

Total WQv required (acre-feet)	Total RRv provided (acre-feet)	Minimum RRv (acre-feet)	Total WQv provided (acre-feet)	Sum of RRv and WQv provided
0.419	.057	0.026	0.362	0.419

Water Quantity Criteria

50. Per Section 9.2.1.C.VI and VII of the 2024 Design Manual, is there 0% change to hydrology that increases the discharge rate and volume from the project site?
No

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51. Does one of the waiver conditions apply to the channel protection for this construction activity?
No

51.b.i. CPv Required (acre-feet)
0.242

51.b.ii. CPv Provided (acre-feet)
0.242

52. Does one of the waiver conditions apply to the Qp and Qf for this construction activity?
No

Overbank Flood Control Criteria (Qp)

52.b.i. Pre-Development (CFS)
67.91

52.b.ii. Post-Development (CFS)
58.0

Total Extreme Flood Control Criteria (Qf)

52.b.iii. Pre-Development (CFS)
118.21

52.b.iv. Post-Development (CFS)
98.54

Operation and Maintenance

53. Has a long-term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?
Yes

53.a. Identify the entity responsible for the long-term Operation and Maintenance.
Benderson Development Company

Post-Construction SMP Identification

54. Post-Construction RR Techniques and Standard SMPs

RR Techniques and SMPs	Contributing Impervious Area (acres)	Total Contributing Area (acres)
Filtration Bioretention (F-5)	0.920	

55. Alternative SMPs

Type of Alternative SMP	Manufacturer of the Alternative SMP	Name of the Alternative SMP	Contributing Impervious Area (acres)
Hydrodynamic	HydroWorks	HydroStorm	1.94

Other Permits

56. Identify other permits, existing and new, that are required for this project/facility.
None

57. Is this NOI for a change in owner/operator per Part I.G.?
No

MS4 SWPPP Acceptance

59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?
Yes

59.a. Which form is required per Part I.D.2.b.ii.?
MS4 SWPPP Acceptance Form

MS4 SWPPP Acceptance Form Download

Download the MS4 SWPPP Acceptance Form from the link below.
MS4 SWPPP Acceptance Form

60. MS4 Acceptance or No Jurisdiction Form Upload
NONE PROVIDED
Comment
NONE PROVIDED

60.a. Has the form been signed by the principal executive officer or ranking elected official—or duly authorized representative of that person—in accordance with Part VII.J. and submitted along with this NOI?
NONE PROVIDED

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Owner/Operator Certification

Owner/Operator Certification Form Download

Download the Owner/Operator Certification Form by clicking the link below.
Owner/Operator Certification Form

61. Upload Owner/Operator Certification Form

NONE PROVIDED

Comment

NONE PROVIDED

61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?

Yes

Additional Project Information

62. Enter any additional pertinent project information in the text box below.

NONE PROVIDED

Attachments

Date	Attachment Name	Context	User
8/7/2025 4:15 PM	appf_swppcertform-signed.pdf	Attachment	Jonathan Barniak

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Appendix C

Stormwater Engineer's Report

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

CARMINA WOOD DESIGN

STORMWATER REPORT

for

Amherst Development Park

6000-6040 North Bailey Ave
Town of Amherst, Erie County, New York

Prepared for

Benderson Development Company, LLC

570 Delaware Avenue
Buffalo, NY 14202

Prepared by

Carmina Wood Design

80 Silo City Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165

August 2025

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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Written Engineer's Report

Section 1 - Location & Description

Section 2 - Stormwater Drainage System

Appendices

Appendix A - Location Maps – Erie County GIS

Appendix B - Web Soil Survey – Hydrologic Soils Groups

Appendix C - Storm Sewer Drainage Calculations

- Water Quality and Runoff Reduction Calculations
- Stormwater Runoff Summaries and Runoff Delineation Maps
- HydroCAD Analysis

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Section 1 – Location & Description

This project is a site redevelopment of the existing Amherst Development Park located on the south side of Romney Road and on the west side of North Bailey Ave in the Town of Amherst. The site is located north of Meyer Road and east of Niagara Falls Boulevard. The Boulevard Consumer Square is located north and west of the project site, Amherst Commerce Park is located east of the project site and Boulevard Towers Apartments are located south of the project site. The site is currently fully developed and occupied by existing commercial buildings that will remain. Proposed site construction will include one 10,069 sf building addition and parking lot/driveway expansions. Site construction will also include utility improvements and new stormwater management areas. The overall site is 17.34 of which 5.07 acres will be disturbed by construction activities. The project site is currently zoned R-D.

Section 2 – Stormwater Drainage System

The existing site is generally flat. An existing open/closed drainage system onsite drains north to an open swale along the north side of Romney Rd. Three existing 3'x5' arch stormwater conveyance pipes are also located onsite within a 30' wide Town of Amherst Drainage easement. These conveyance pipes flow from the south property line to north and discharge into the open swale along Romney Rd. The existing swale flows east along Romney Rd and north along North Bailey Ave and outlets to an existing stormwater management pond located adjacent to Interstate 290. Runoff from the pond is then conveyed north via open and closed drainage systems and discharges to Ellicott Creek and ultimately the Niagara River. All proposed stormwater runoff from the project site will continue to discharge to the existing stormwater system along Romney Road.

This project is subject to the Boulevard Central Special Stormwater Design Conditions adopted by the Town of Amherst. In addition to the requirements of the NYSDEC SPDES General Permit, the project must also provide the following criteria for Projected Growth Redevelopment Scenarios and Enhanced Phosphorus Removal:

- Provide 10% escalation of proposed peak flow when compared to existing conditions peak flows.
- Median curve number (CN) to compute existing conditions.
- Water Quality volume based on the 1-year, 24-hour storm according to Chapter 10 of the NYSDEC Stormwater Management Design Manual.

For purposes of the runoff analysis and the stormwater drainage system design, portions of the project site were classified as "Redevelopment" per NYSDEC Stormwater Management Design Manual Chapter 9 requirements. The nature of this construction project will be a "Redevelopment" with an increase in impervious area. The proposed stormwater management system was designed to attenuate proposed runoff to existing conditions prior to discharge.

The proposed stormwater drainage system will consist of a combination of overland sheet flow and HDPE pipe channel flow connected by a series of drainage inlets located throughout the project site. Proposed stormwater runoff will be collected and conveyed to detention ponds and underground stormwater chamber detention areas onsite and discharged via outlet control pipes to the existing stormwater system along Romney Road.

The bioretention areas will provide Runoff Reduction and Water Quality volume requirements for "New Development" areas. The filter area planting soil depth varies throughout the bioretention areas but maintains a minimum of at least 2.5 feet of soil. A series of 6" underdrains below the planting soil will be located throughout the bioretention areas connected by overflow drainage inlets to convey runoff directly to the closed stormwater management system. Water quality treatment structures will be installed onsite to address water quality requirements for "Redevelopment" areas.

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: No existing natural features exist onsite.
2. Calculation of Water Quality Volume (WQv) for site. See "Storm Sewer Drainage Calculations".

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3. Incorporation of Green Infrastructure techniques and standard SMPs with Runoff Reduction Volume (RRv) capacity. Bioretention areas were incorporated into the site design to provide required RRv and WQv for "New Development" areas. See "Storm Sewer Drainage Calculations".
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. Water quality treatment structures will be installed onsite to address water quality requirements for "Redevelopment" areas. See "Storm Sewer Drainage Calculations".
5. Design of volume and peak rate control practices where required. See "Storm Sewer Drainage Calculations".

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:
The NYSDEC requires water quality treatment prior to discharge. This will be achieved by the application of bioretention areas and water quality treatment structures. The total WQv provided was 0.430 ac-ft and equal to the required WQv of 0.419 ac-ft. The required water quality volume was calculated based on the proposed 5.07 acres of proposed development area.

Runoff Reduction Volume:
The NYSDEC requires reduction of the total water quality volume by green infrastructure techniques and SMPs to replicate pre-development hydrology. Bioretention areas were incorporated into the site layout to provide the required RRv for contributing runoff areas in the WQv. The RRv provided was 0.068 ac-ft and greater than the required RRv min. of 0.026 ac-ft. The required runoff reduction volume was calculated based on 2.49 acres of proposed "new development" area that includes 0.92 acres of "new impervious" area.

100% of the required WQv was not reduced due to the followings site specific limitations: Drainage areas with impermeable soils, Type D. In addition, below is a summary of how each green infrastructure technique was evaluated and determined to be feasible or infeasible:

1. Conservation of natural areas: no natural existing features present onsite.
2. Sheetflow to riparian buffers or filter strips: no riparian buffers possible on the site; filter strips not feasible given the limited area for development.
3. Vegetated Open Swales: swales were not feasible given the limited area for development.
4. Tree Plantings: new trees were planted throughout the site.
5. Disconnection of Roof Top Runoff: disconnection not feasible for these types of projects.
6. Stream Daylighting: is not feasible given the limited area for development.
7. Rain Garden: bioretention areas installed throughout site.
8. Green Roof: the proposed use of the building makes this an unfeasible practice.
9. Stormwater Planter: this method is not recommended for these types of projects.
10. Rain Barrels & Cisterns: collected water would not be used for irrigation.
11. Porous Pavement: porous pavement is not recommended for areas with impermeable soils (Type D) and areas with sediment laden runoff (salting in winter months).

Channel Protection:
The NYSDEC requires that 24-Hour extended detention be provided for the proposed 1-year storm event. A volume of 10,521 cf will be accommodated in the stormwater detention areas onsite.

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. Storage of this storm will be provided within the onsite stormwater detention areas. At this storm event the stormwater drainage system will allow discharge of 58.00 cfs, which is below the existing peak 10-year runoff of 67.91 cfs.

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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. Storage of this storm will be provided within the onsite stormwater detention areas. At this storm event the stormwater drainage system will allow discharge of 98.54 cfs, which is below the existing peak 100-year runoff of 118.21 cfs.

Town of Amherst Requirements:
The Town requires that the proposed 25-year storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event *under the 10% escalation scenario*. Storage of this storm will be provided within the onsite stormwater detention areas. At the 25-year storm event the stormwater drainage system will allow discharge of 9.05 cfs, which is below the existing peak 10-year runoff of 14.96 cfs.

See attached "Storm Sewer Drainage Calculations" for additional information.

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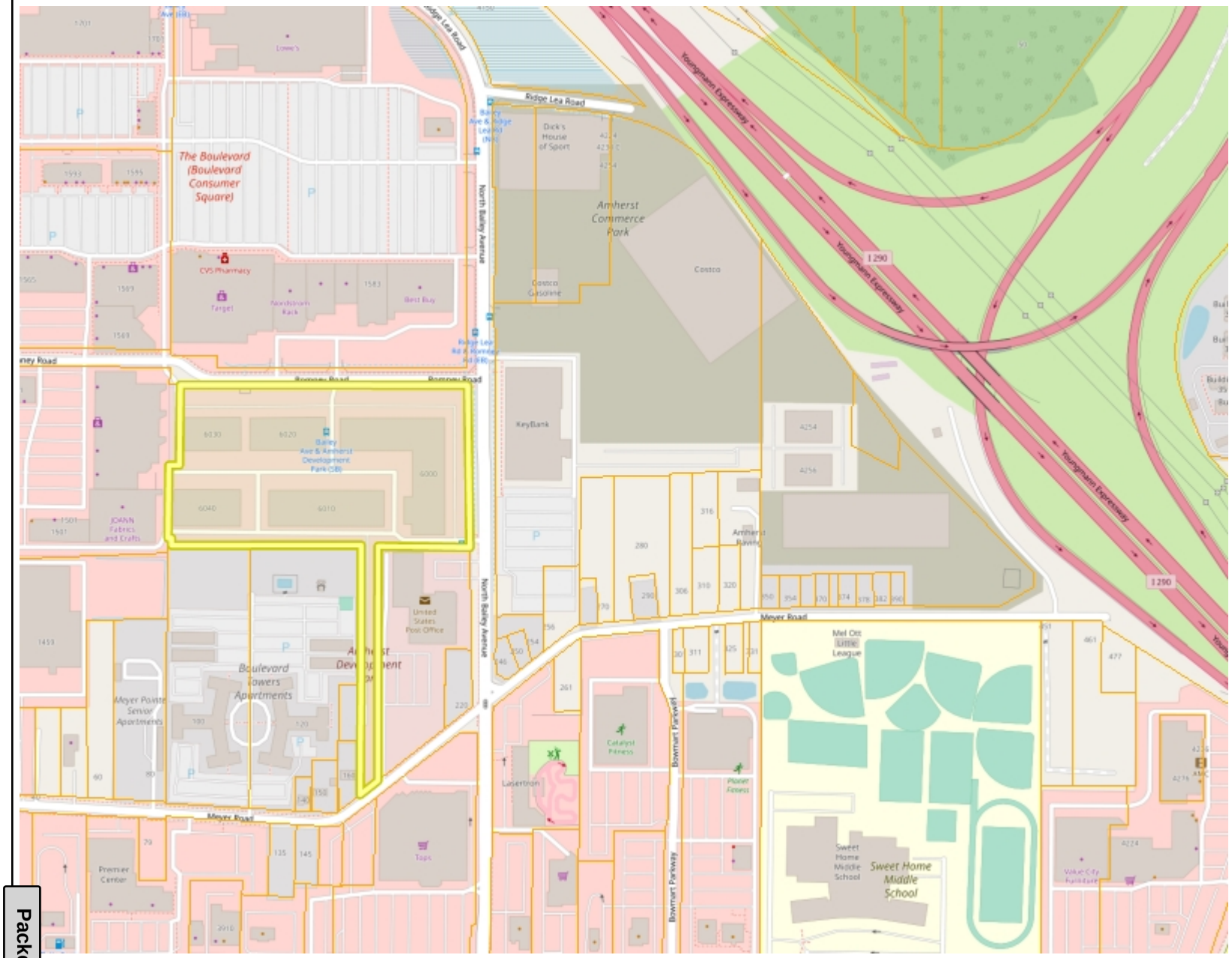
Appendix A

Location Maps

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Erie County On-Line Mapping Application



Legend

- Parcels

0.14 0.3 Miles

VGS_1984_Web_Mercator_Auxiliary_Sphere

HIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

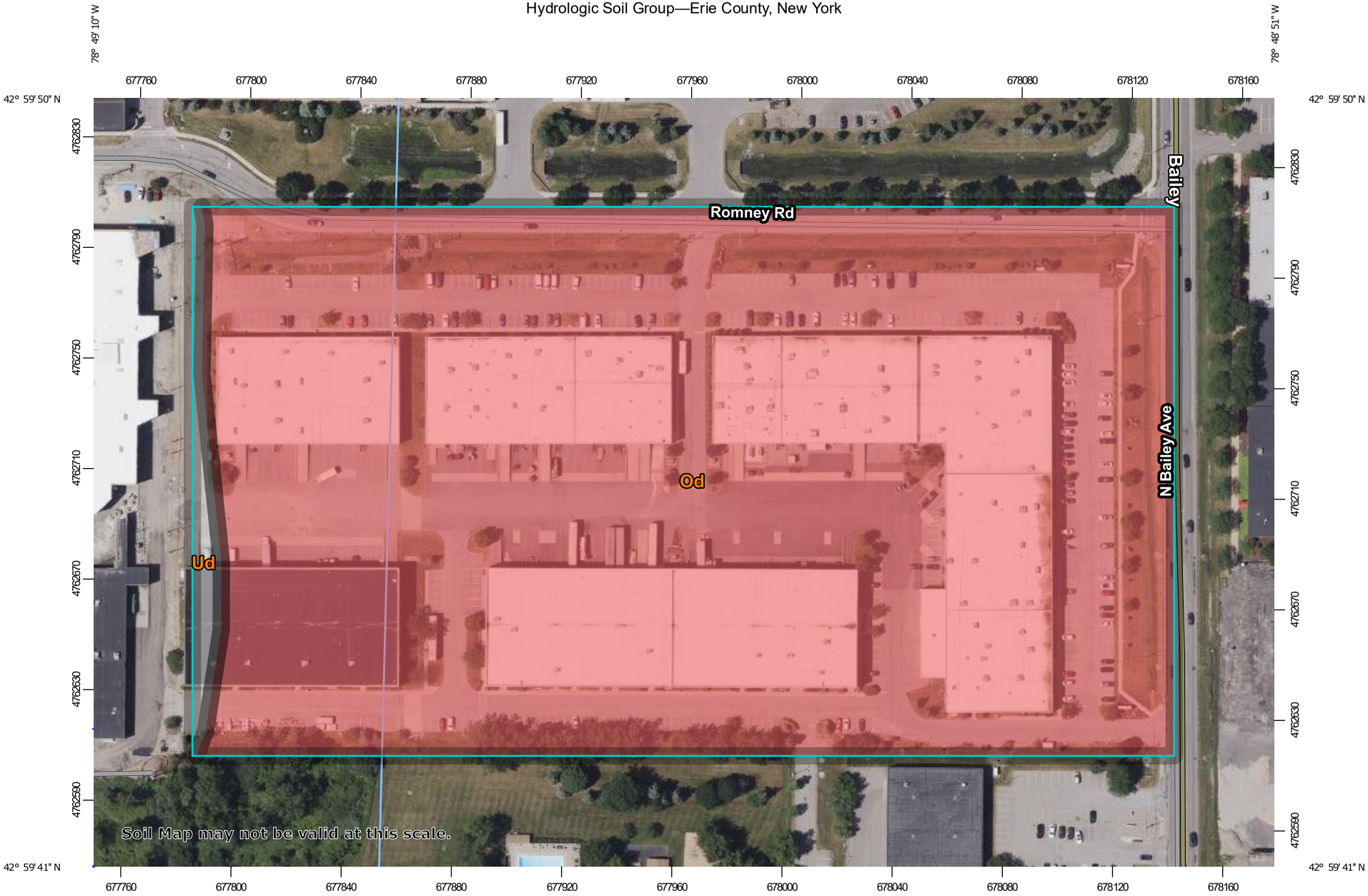
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 9,028

Appendix B

Web Soil Survey – Hydrologic Soils Group

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



Map Scale: 1:1,960 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 23, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2022—Aug 15, 2022

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.

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4.a
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Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Od	Odessa silt loam, 0 to 3 percent slopes	D	17.2	98.2%
Ud	Urban land		0.3	1.8%
Totals for Area of Interest			**17.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

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Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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Appendix C

Storm Sewer Drainage Calculations

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Water Quality and Runoff Reduction Calculations

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

WATER QUALITY REQUIRED FOR PROPOSED DEVELOPMENT AREA

		Area, Acres =	5.07
"Redevelopment Activity", Acres = (existing, disturbed impervious area)	2.58	**Adjusted "Redevelopment Area", Acres =	1.94
Total proposed impervious, Acres =	3.50	"New development", Acres =	2.49
"New" impervious, Acres =	0.92		

Water Quality Volume (WQv)

Enhanced Phosphorus Removal: WQv Required = 1-yr 24-hr Design Storm per NYSDEC SWMDM Section 4.3
(See attached worksheets, P = 1.80)

	Water Quality	SMP Description
Drainage Area #1: New Development Area, cf =	6,224	Filtration Bioretention*
Drainage Area #2: Redevelopment Area, cf =	12,042	Flow Based Alt. Practices**
Total WQv Required, cf =	18,266	
Total WQv Required, ac-ft =	0.419	

Per NYSDEC SWMDM Section 9.2.1.B: Runoff Reduction Volume (RRv) sizing criteria not required for "Redevelopment Activity" portion of project.

****Per NYSDEC SWMDM Section 9.2.1.A.IV*** : The plan proposes that 100% WQv is captured and treated, for a minimum of 75% of the disturbed, redevelopment impervious area, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm.

RRv PROVIDED FOR PROPOSED DEVELOPMENT AREA (See NYSDEC worksheets)

			WQv, cf	RRv, cf
Min. RRv Req'd, cf =	1,133	Filtration Bioretention	6,684	2,950
Min. RRv Req'd, ac-ft =	0.026	Flow Based Alt. Practices	12,042	N/A
		TOTAL, cf	18726	2950
		TOTAL, ac-ft	0.430	0.068

WQ & RR SUMMARY (ac-ft):

TOTAL WATER QUALITY PROVIDED FOR PROPOSED DEVELOPMENT AREA	0.430
IS WATER QUALITY VOLUME REQUIREMENT MET? (WQv provided equal to or greater than WQv required)	Yes
IS RUNOFF REDUCTION VOLUME REQUIREMENT MET? (RRv provided equal to or greater than Min. RRv required)	Yes

Revised_/_/_

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Step 1 - Site Planning

	Practice	Description	Applicable	Project Specific Evaluation
Preservation of Natural Features and Conservation Design	**Preservation of Undisturbed Areas**	Delineate and protect undisturbed forests, native vegetated areas, riparian corridors, water bodies, wetlands, and natural terrain.	N/A	EXAMPLES - Approximately XX+/- Acres of land will remain undisturbed, in its natural state, which accounts for XX% of the total project parcel. **OR** The project does not propose permanent conservation of this area at this time.
	Preservation of Buffers	Delineate and protect naturally vegetated buffers along perennial streams, rivers, shorelines, and wetlands.	N/A	EXAMPLES - There is a stream/river/shorline/wetland located on the project site. For the area adjacent to this water body, a XX-ft naturally vegetated buffer will be applied. No disturbance will occur within this buffer. **OR** The only disturbance that will occur within this buffer will include XX. This disturbance is necessary because XX. **OR** There are no water bodies located on or adjacent to the project site.
	Reduction of Clearing and Grading	Limit clearing and grading to the minimum amount needed for roads, driveways, foundations, utilities and stormwater management facilities.	N/A	EXAMPLES - Clearing and grading will be limited to the area of disturbance and will be minimized to the greatest extent practical. The limits of all proposed clearing will be demarcated in the field with orange construction fencing, prior to construction, to prevent unnecessary removal of trees.
	Locating Development in Less Sensitive Areas	Avoid sensitive resource areas such as floodplains, steep slopes, erodible soils, wetlands, mature forests and critical habitats by locating development to fit the terrain in areas that will create the least impact.	Yes	EXAMPLES - The site has been designed to avoid sensitive resource areas to the greatest extent practical. Include project specific information for the various sensitive resources. **OR** There are no floodplains, steep slopes, erodible soils, wetlands, mature forests or critical habitats located on the project site.
	Open Space Design	Use clustering, conservation design or open space design to reduce impervious cover, preserve more open space and protect water resources.	N/A	EXAMPLES - The site layout has been designed to maximize open space. Impervious surfaces have been minimized to the greatest extent practical and approximately XX+/- Acres will be maintained as vegetated open space.
	Soil Restoration	Restore the original properties and porosity of the soil by deep till and amendment with compost to reduce the generation of runoff and enhance the runoff reduction performance of post construction practices.	Yes	EXAMPLES - All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual. **OR** Compacted areas were considered as impervious cover when calculating the WQv Required and the compacted areas were assigned a post-construction HSG designation that is one level less permeable than existing conditions for the hydrology analysis.

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Step 1 - Site Planning

Reduction of Impervious Cover	**Roadway Reduction**	Minimize roadway widths and lengths, below local requirements, to reduce site impervious area	N/A	EXAMPLES - Proposed roadways will be constructed with a porous XX surface, in order to minimize the overall impervious surface. **OR** The project proposes to reduce the roadway width to XX-ft, from the required XX-ft. **OR** Reducing the roadway width is not feasible for the project's intended use. **OR** No new roadways are proposed as part of this project.
	Sidewalk Reduction	Minimize sidewalk lengths and widths, below local requirements, to reduce site impervious area	N/A	EXAMPLES - All pedestrian walkways will be constructed with a porous XX surface. **OR** Sidewalk widths have been minimized to X-ft and quantity of sidewalk has been reduced to that required to ensure safe pedestrian access throughout the site. **OR** Reducing the sidewalk width/length is not feasible for the project's intended use. **OR** No new sidewalks are proposed as part of this project.
	Driveway Reduction	Minimize driveway lengths and widths, below local requirements, to reduce site impervious area	N/A	EXAMPLES - All driveways on-site will be constructed with a permeable XX surface, where feasible, in order to minimize the overall impervious surface. **OR** The project proposes to reduce the driveway width to XX-ft, instead of the required XX-ft. **OR** Reducing the driveway width is not feasible for the intended use. **OR** No new driveways are proposed as part of this project.
	Cul-de-sac Reduction	Minimize the number of cul-de-sacs and incorporate landscaped areas to reduce their impervious cover.	N/A	EXAMPLES - Proposed cul-de-sacs will utilize a landscaped island to reduce impervious cover. **OR** No cul-de-sacs are proposed as part of this project.
	Building Footprint Reduction	Reduce the impervious footprint of residences and commercial buildings by using alternate or taller buildings while maintaining the same floor to area ratio.	N/A	EXAMPLES - All new building area has been allocated to efficiently implement the intended use. **OR** No new buildings are proposed as part of this project. **OR** The current proposal involves the renovation and reuse of XX existing buildings on-site.
	Parking Reduction	Reduce imperviousness on parking lots by eliminating unneeded spaces, providing compact car spaces and efficient parking lanes, reducing stall dimensions below local requirements, using porous pavement surfaces in overflow parking areas, and using multi-storied parking decks where appropriate.	N/A	EXAMPLES - All parking lots will be constructed of a porous XX surface, to reduce overall impervious surfaces. **OR** The project proposes to reduce the parking stall dimensions to X-ft wide by XX-ft long, instead of the required XX-ft by XX-ft stall. **OR** The project proposes to reduce the number of parking stalls proposed to XX, instead of the required XX, resulting in an approximate XX% reduction in impervious. **OR** Reducing the parking stall dimensions or number of stalls is not feasible for the intended use. **OR** No new parking stalls are proposed as part of this project.

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Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	Yes
What is the nature of this construction project?	

Design Point:			
P=	1.80	inches	*Enter 1 Year 24 Hour Design Storm as P*

Calculate Required WQv

Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	2.49	0.92	37	0.38	6,224	Filtration Bioretention
2	1.94	1.94	100	0.95	12,042	Flow Based Alternative Practice
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Total	4.43	2.86	65	0.63	**18266**	**Required WQv**

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Step 3 - Evaluation of RR Techniques and Standard SMPs with RRv Capacity

	Practice	Description	Applicable	Project Specific Evaluation
RR Techniques	**Conservation of Natural Areas (RR-1)**	Retain the pre-development hydrologic and water quality characteristics of undisturbed natural areas by permanently conserving these areas on a site. Undisturbed natural areas include: forest retention areas; reforestation areas; stream and river corridors; shorelines; wetlands, vernal pools, and associated vegetated buffers; and undisturbed open space.	N/A	EXAMPLES - The project site does not contain any significant natural resources. **OR** As a Redevelopment Project, the proposed site layout has been designed to limit land disturbance to the greatest extent practical. **OR** Approximately XX+/- Acres will be placed into permanent conservation, which accounts for XX% of the total property. **OR** The project does not propose permanent conservation of these areas at this time.
	Sheet Flow to Riparian Buffer/Filter Strip (RR-2)	Undisturbed natural areas such as forested conservation areas and stream buffers or vegetated filter strips and riparian buffers can be used to treat and control stormwater runoff from some areas of a development project.	N/A	EXAMPLES - The project site does not contain any riparian buffers. **OR** Sheet flow to riparian buffers or grass filter strips is not proposed at this time. The project proposes treatment by RR techniques, Standard SMPs with RRv capacity, or Standard SMPs without RRv capacity. **OR** The project proposes sheet flow to riparian buffers to reduce runoff from XX. Calculations have been provided in the SWPPP. **OR** The project proposes sheet flow to grass filter strips to reduce runoff from XX. Calculations have been provided in the SWPPP.
	Tree Planting/Tree Pit/Tree Trench (RR-3)	Plant or conserve trees to reduce stormwater runoff, increase nutrient uptake, and provide bank stabilization. Trees can be used for applications such as landscaping, stormwater management practice areas, conservation areas and erosion and sediment control.	N/A	EXAMPLES - The project proposes the preservation of existing mature trees, as well as the planting of numerous trees throughout the site, in order to reduce stormwater runoff, increase nutrient uptake, and provide bank stabilization. **OR** The project proposes new tree plantings/tree pits/tree trenches, adjacent to impervious surfaces, Calculations have been provided in the SWPPP. **OR** Tree plantings/tree pits/tree trenches are proposed on site. However, credit for these trees will not be taken toward area reduction/volume reduction in the RRv calculations.
	Disconnection of Rooftop Runoff (RR-4)	Direct runoff from rooftop areas and upland overland runoff flow to designated pervious areas to reduce runoff volumes and rates.	N/A	EXAMPLES - The building roof(s) will be directed to downspouts with splash blocks and discharge over a grassed filter. Calculations have been provided in the SWPPP. **OR** The building roof(s) will be directed to downspouts with splash blocks and vegetated areas, which will promote sheet flow and filtering. However, credit for rooftop disconnect will not be taken toward an impervious area reduction in the RRv calculations. **OR** Due to the size/use/layout of the proposed building(s), rooftop disconnect is not proposed at this time.

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Step 3 - Evaluation of RR Techniques and Standard SMPs with RRv Capacity

RR Techniques

Vegetated Swale (RR-5)	The natural drainage paths, or properly designed vegetated channels, can be used instead of constructing underground storm sewers or concrete open channels to increase time of concentration, reduce the peak discharge, and provide infiltration.	N/A	EXAMPLES - Due to flat topography/steep topography/etc., vegetated swales are not feasible for use on the project site. **OR** Vegetated swale(s) will be used to treat XX. Calculations have been provided in the SWPPP.
Rain Garden (RR-6)	Manage and treat small volumes of stormwater runoff using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression.	N/A	EXAMPLES - Due to the size of contributing area/tributary driveway/tributary roadway, a bioretention facility will be implemented instead of rain gardens. **OR** Due to XXX,rain gardens are not feasible for use on the project site. **OR** Rain gardens will be used to treat roof runoff at the source for the building(s). Calculations have been provided in the SWPPP.
Stormwater Planter (RR-7)	Small landscaped stormwater treatment devices that can be designed as infiltration or filtering practices. Stormwater planters use soil infiltration and biogeochemical processes to decrease stormwater quantity and improve water quality.	N/A	EXAMPLES - Due to XXX, a bioretention facility will be implemented instead of stormwater planter(s). **OR** Due to XXX,stormwater planters are not feasible for use on the project site. **OR** Stormwater planters will be used to treat roof runoff at the source for the building(s). Calculations have been provided in the SWPPP.
Rainwater Harvesting System (RR-8)	Capture and store stormwater runoff to be used for irrigation systems or filtered and reused for non-contact activities.	N/A	EXAMPLES - Rainwater harvesting is not proposed on-site due to XXX. **OR** A below-grade cistern will be implemented for reuse as XXX. The system has been sized to provide adequate storage capacity for the entire WQv & RRv calculated for the tributary area. Calculations have been provided in the SWPPP. An above-grade rain barrel/cistern will be implemented for reuse as XXX. The system has been sized to provide adequate storage capacity for the entire WQv & RRv calculated for the tributary area. Calculations have been provided in the SWPPP.
Porous Pavement (RR-9)	Pervious types of pavements that provide an alternative to conventional paved surfaces, designed to infiltrate rainfall through the surface, thereby reducing stormwater runoff from a site and providing some pollutant uptake in the underlying soils.	N/A	EXAMPLES - Due to XXX, porous pavement is not feasible for use on the project site. **OR** Porous asphalt will be used, in place of XX, for the proposed XX. Calculations have been provided in the SWPPP. **OR** Porous concrete will be used, in place of XX, for the proposed XX. Calculations have been provided in the SWPPP. **OR** Porous pavers will be used, in place of XX, for the proposed XX. Calculations have been provided in the SWPPP.

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Step 3 - Evaluation of RR Techniques and Standard SMPs with RRv Capacity

	Green Roof (RR-10)	Capture runoff by a layer of vegetation and soil installed on top of a conventional flat or sloped roof. The rooftop vegetation allows evaporation and evapotranspiration processes to reduce volume and discharge rate of runoff entering conveyance system.	N/A	EXAMPLES - Due to XX, a green roof is not feasible for use on the project site. **OR** An extensive/intensive green roof is proposed on-site. Calculations have been provided in the SWPPP.
	Stream Daylighting (RR-11)	Stream Daylight previously-culverted/piped streams to restore natural habitats, better attenuate runoff by increasing the storage size, promoting infiltration, and help reduce pollutant loads.	N/A	EXAMPLES - No stream daylighting opportunities are present on the site. **OR** Although stream daylighting opportunities are present, due to XX, stream daylighting is not proposed on this site. **OR** The project proposes stream daylighting for an XX-ft length of stream.
Standard SMPs with RRv Capacity	**Infiltration Trench (I-1)**	An infiltration practice that stores the water quality volume in the void spaces of a gravel trench before it is infiltrated into the ground.	N/A	EXAMPLES - Due to XX, infiltration trenches are not feasible for use on the project site. **OR** Infiltration trench(es) are proposed on-site to treat XX. Calculations have been provided in the SWPPP.
	Infiltration Basin (I-2)	An infiltration practice that stores the water quality volume in a shallow depression, before it is infiltrated it into the ground.	N/A	EXAMPLES - Due to XX, infiltration basins are not feasible for use on the project site. **OR** An infiltration basin(s) is proposed on-site to treat XX. Calculations have been provided in the SWPPP.
	Dry Well (I-3)	An infiltration practice similar in design to the infiltration trench, and best suited for treatment of rooftop runoff.	N/A	EXAMPLES - Due to XX, dry wells are not feasible for use on the project site. **OR** Dry well(s) are proposed on-site to treat XX. Calculations have been provided in the SWPPP.
	Underground Infiltration System (I-4)	An infiltration practice below grade that stores the water quality volume in pre-manufactured pipes, vaults or other modular structures, before it is infiltrated into the ground.	N/A	EXAMPLES - Due to XX, underground infiltration systems are not feasible for use on the project site. **OR** An underground infiltration system(s) is proposed on-site to treat XX. Calculations have been provided in the SWPPP.
	Infiltration Bioretention (F-4)	A shallow depression that treats stormwater as it flows through a soil matrix, before it is infiltrated into the ground.	N/A	EXAMPLES - Due to XXX, a filtration bioretention will be implemented, instead of an infiltration bioretention. **OR** Due to XXX, bioretention is not feasible for use on the project site. **OR** Infiltration bioretention will be used to treat XX. Calculations have been provided in the SWPPP.
	Filtration Bioretention (F-5)	A shallow depression that treats stormwater as it flows through a soil matrix and is returned to the storm drain system.	Yes	EXAMPLES - Due to XXX, an infiltration bioretention will be implemented, instead of a filtration bioretention. **OR** Due to XXX, bioretention is not feasible for use on the project site. **OR** Filtration bioretention will be used to treat XX. Calculations have been provided in the SWPPP.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Step 3 - Evaluation of RR Techniques and Standard SMPs with RRv Capacity

	Bioslope (F-6)	Permeable engineered soil media that is installed along embankments or other slopes, designed to capture and treat stormwater runoff from adjacent paved areas.	N/A	EXAMPLES - Due to XXX, bioslopes are not feasible for use on the project site. **OR** Bioslope(s) will be used to treat XX. Calculations have been provided in the SWPPP.
	Dry Swale (O-1)	An open drainage channel or depression explicitly designed to detain and promote the filtration of stormwater runoff into the soil media.	N/A	EXAMPLES - Due to XXX, dry swales are not feasible for use on the project site. **OR** A dry swale(s) will be used to treat XX. Calculations have been provided in the SWPPP.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Step 4 - Calcuate Minimum RRv Required

Enter the Soils Data for the site		
Hydrologic Soil Group	Acres	S
A		55%
B		40%
C		30%
D	0.92	20%
Total Area	0.92	

Impervious Area (ac.)

Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	0.92	*acres*
Precipitation	1.80	*inches*
Rv	0.95	
Minimum RRv	**0.026**	***af***
	1133	cf

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Steps 3 and 5 - Apply RR Techniques and Standard SMPs

Runoff Reduction Volume and Treated Volumes						
	Runoff Reduction Techiques/Standard SMPs		**Total Contributing Area**	**Total Contributing Impervious Area**	**WQv Reduced (RRv)**	**WQv Treated**
			(acres)	**(acres)**	**(cf)**	**(cf)**
RR Techniques	Conservation of Natural Areas	RR-1	0.00		0	
	Sheet Flow to Riparian Buffer/Filter Strip	RR-2	0.00	0.00	0	
	Tree Planting/Tree Pit/Tree Trench	RR-3	0.00	0.00	0	
	Disconnection of Rooftop Runoff	RR-4		0.00	0	
	Vegetated Swale	RR-5	0.00	0.00	0	
	Rain Garden	RR-6	0.00	0.00	0	
	Stormwater Planter	RR-7	0.00	0.00	0	
	Rainwater Harvesting Systems	RR-8	0.00	0.00	0	
	Porous Pavement	RR-9	0.00	0.00	0	
	Green Roof (Extensive & Intensive)	RR-10	0.00	0.00	0	
	Stream Daylighting	RR-11				
Standard SMPs w/ RRv Capacity	Infiltration Trench	I-1	0.00	0.00	0	0
	Infiltration Basin	I-2	0.00	0.00	0	0
	Dry Well	I-3	0.00	0.00	0	0
	Underground Infiltration System	I-4	0.00	0.00	0	0
	Infiltration Bioretention	F-4	0.00	0.00	0	0
	Filtration Bioretention	F-5	2.49	0.92	2,490	3,734
	Bioslope	F-6	0.00	0.00	0	0
	Dry swale	O-1	0.00	0.00	0	0
Standard SMPs	Micropool Extended Detention	P-1	0.00	0.00		0
	Wet Pond	P-2	0.00	0.00		0
	Wet Extended Detention	P-3	0.00	0.00		0
	Multiple Pond System	P-4	0.00	0.00		0
	Shallow Wetland	W-1	0.00	0.00		0
	Extended Detention Shallow Wetland	W-2	0.00	0.00		0
	Pond/Wetland System	W-3	0.00	0.00		0
	Pocket Wetland	W-4	0.00	0.00		0
	Gravel Wetland	W-5	0.00	0.00		0
	Surface Sand Filter	F-1	0.00	0.00		0
	Underground Sand Filter	F-2	0.00	0.00		0
	Perimeter Sand Filter	F-3	0.00	0.00		0
	Wet Swale	O-2	0.00	0.00		0
Alt. SMPs	Flow Based Alternative Practice	-	1.94	1.94		12,042
	Volume Based Alternative Practice	-				
	Totals by RR Technique	→	0.00	0.00	0	
	Totals by Standard SMP w/RRV	→	2.49	0.92	2,490	3,734
	Totals by Standard SMP	→	0.00	0.00		0
	Totals by Alternative SMP	→	1.94	1.94		12,042
	Totals (RR Techniques + all SMPs)	→	4.43	2.86	2,490	15,776

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NOI QUESTIONS

#	NOI Question	Reported Value	
		cf	af
28	Total Water Quality Volume (WQv) Required	18266	0.419
30	Total RRV Provided	2490	0.057
31	Is RRv Provided ≥WQv Required?	No	
32	Minimum RRv	1133	0.026
32a	Is RRv Provided ≥ Minimum RRv Required?	Yes	
33a	Total WQv Treated	15776	0.362
34	Sum of Volume Reduced & Treated	18266	0.419
35	Is Sum RRv Provided and WQv Provided ≥WQv Required?	Yes	

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Filtration Bioretention (F-5)

STEP 1 OF 2

Design Point:	

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	2.49	0.92	37	0.38	6,224	1.80	Filtration Bioretention

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0.05	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	7	
Enter depth to bedrock (ft)	10	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.25	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	10	
Enter slope of maintenance access (%)	1	
Enter width of maintenance access (ft)	12	

DETERMINE REQUIRED BIORETENTION BASED ON 2.49 AC. OF "NEW DEVELOPMENT" AREA:

RRv REQUIRED = 2,490 CF

WQv REQUIRED = 6,224 CF

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	2829	sf	
Enter Provided Filter Area	Af	2829	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	6223.8	cf	

Calculate Runoff Reduction			
RRv Provided	**2,490**	***cf***	
WQv Treated	3734	cf	This is the portion of the WQv that is not reduced in the practice.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Filtration Bioretention (F-5)

STEP 2 OF 2

Design Point:	

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	1.74	1.04	60	0.59	6,684	1.80	Filtration Bioretention

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0.05	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	7	
Enter depth to bedrock (ft)	10	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.25	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	10	
Enter slope of maintenance access (%)	1	
Enter width of maintenance access (ft)	12	

FIND EQUIVALENT TREATMENT AREA FOR REQUIRED RRv & WQv BASED ON ACTUAL DELINEATION AREA MAP:

AREA TRIBUTARY TO BIORETENTION = 1.74 AC.

RRv PROVIDED = 2,950 CF

WQv PROVIDED = 6,684 CF

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	3038	sf	
Enter Provided Filter Area	Af	3352	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	7374.4	cf	

Calculate Runoff Reduction			
RRv Provided	**2,950**	***cf***	
WQv Treated	3734	cf	This is the portion of the WQv that is not reduced in the practice.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

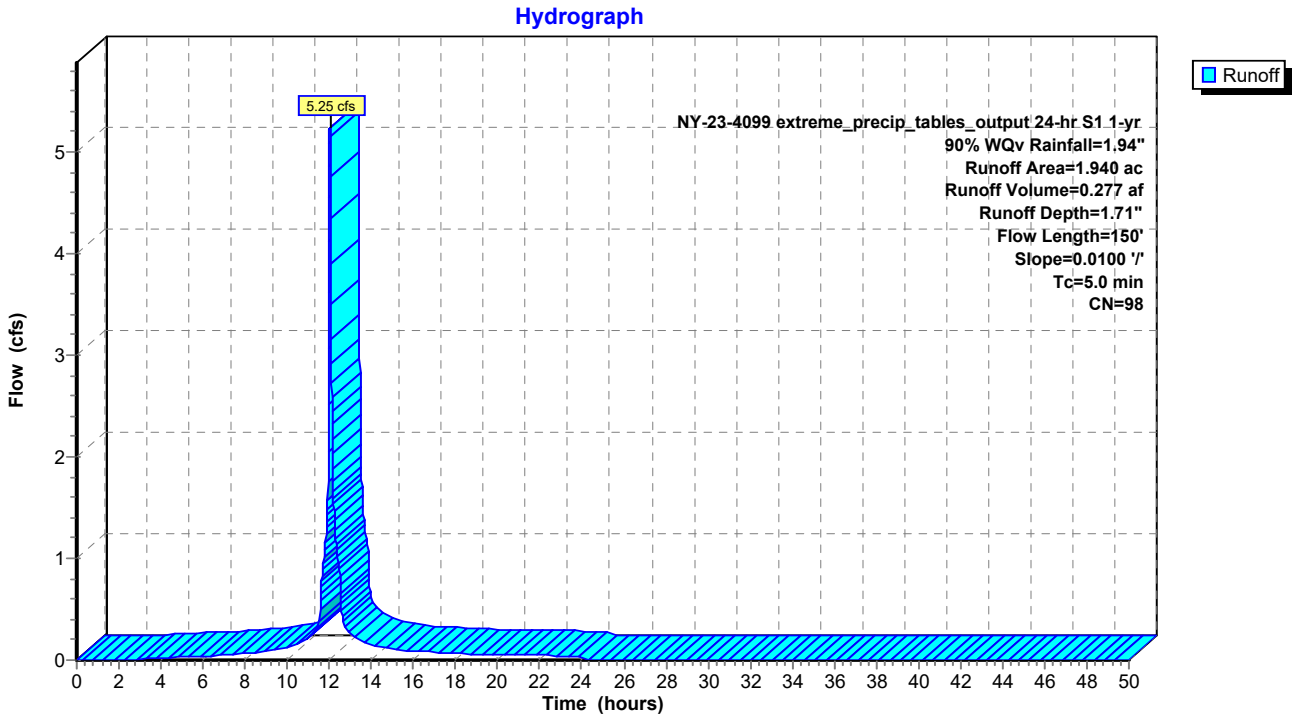
Water Quality Peak Flow Rate

Step 2 - Determine the Water Quality Treatment Volume				
		Value	Units	Notes
Water Quality Volume Required	WQv	0.276446	af	

Step 3 - Solve for the Calculated P90 Value				
		Value	Units	Notes
Subcatchment Area - 1	A1	1.94	acres	
Area 1 Curve Number	CN1	98		
Subcatchment Area - 2	A2		acres	
Area 2 Curve Number	CN2			
Subcatchment Area - 3	A3		acres	
Area 3 Curve Number	CN3			
Subcatchment Area - 4	A4		acres	
Area 4 Curve Number	CN4			
Subcatchment Area - 5	A5		acres	
Area 5 Curve Number	CN5			
Subcatchment Area - 6	A6		acres	
Area 6 Curve Number	CN6			
Subcatchment Area - 7	A7		acres	
Area 7 Curve Number	CN7			
Subcatchment Area - 8	A8		acres	
Area 8 Curve Number	CN8			
Subcatchment Area - 9	A9		acres	
Area 9 Curve Number	CN9			
Subcatchment Area - 10	A10		acres	
Area 10 Curve Number	CN10			
Weighted Curve Number	CNw	98.00		
Maximum Basin Retention	S	0.20	inches	
Runoff	Q	0.14	ft	
	Q	1.71	inches	
Calculated Rainfall Value	**P90**	**1.94**	**inches**	

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Subcatchment WQ: Drainage Area #2 - Redevelopment Area - WQ Peak Flow Rate



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Flow Based Alternative Practice

Design Point:	

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (ft^3)	**Precipitation** (in)	**Description**
2	1.94	1.94	100	0.95	12,042	1.80	Flow Based Alternative Practice

Design Criteria		
Is the alternative practice included in the NJCAT Verification Database, NJDEP list of approved Manufactured Treatment Devices or TAPE list of Approved Technologies for General Use Level?	Yes	
Is the flow based practice proposed for area of new development?	No	
If proposed for new development, is the practice included on NYSDEC list for Verified Proprietary Practices for New Development?		
Is the practice being designed off-line?	No	Practice must have adequate bypass capacity
If designed off-line, has flow diversion been included?		Not applicable
Enter Extreme Flood peak flow rate (cfs)		
Enter alternative practice bypass capacity (cfs)		
Enter name and manufacturer of alternative practice		

Sizing Criteria				
		Value	Units	Notes
Water Quality Peak Flow Rate	WQf	5.25	cfs	Taken from hydrologic modeling
Enter Maximum Treatment Flow Rate (MTFR) of Alternative Practice	Q	5.25	cfs	
Determine the Water Quality Volume Treated				
Water Quality Volume Treated		**12,042**	**cf**	

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Stormwater Runoff Summaries and Runoff Delineation Maps

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New York
Location	New York, United States
Latitude	42.996 degrees North
Longitude	78.817 degrees West
Elevation	170 feet
Date/Time	Mon Nov 13 2023 09:29:03 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.41	0.50	0.66	0.82	1.00	**1yr**	0.71	0.93	1.13	1.34	1.56	1.80	2.09	**1yr**	1.60	2.01	2.42	2.91	3.39	**1yr**
2yr	0.30	0.47	0.58	0.77	0.96	1.18	**2yr**	0.83	1.08	1.34	1.59	1.87	2.18	2.46	**2yr**	1.93	2.36	2.78	3.31	3.80	**2yr**
5yr	0.36	0.56	0.70	0.94	1.20	1.48	**5yr**	1.03	1.35	1.67	1.98	2.30	2.65	3.00	**5yr**	2.34	2.89	3.37	3.97	4.54	**5yr**
10yr	0.40	0.63	0.80	1.09	1.42	1.76	**10yr**	1.22	1.61	1.98	2.34	2.70	3.07	3.49	**10yr**	2.72	3.36	3.90	4.56	5.19	**10yr**
25yr	0.48	0.76	0.96	1.33	1.77	2.20	**25yr**	1.53	2.01	2.48	2.90	3.32	3.73	4.27	**25yr**	3.30	4.10	4.74	5.48	6.20	**25yr**
50yr	0.54	0.87	1.11	1.55	2.09	2.60	**50yr**	1.81	2.39	2.94	3.42	3.88	4.33	4.97	**50yr**	3.83	4.78	5.49	6.30	7.10	**50yr**
100yr	0.61	0.99	1.28	1.82	2.48	3.10	**100yr**	2.14	2.84	3.49	4.04	4.55	5.03	5.79	**100yr**	4.45	5.57	6.36	7.24	8.13	**100yr**
200yr	0.71	1.15	1.49	2.14	2.95	3.68	**200yr**	2.54	3.39	4.14	4.77	5.33	5.84	6.75	**200yr**	5.17	6.49	7.37	8.32	9.31	**200yr**
500yr	0.85	1.39	1.82	2.64	3.70	4.62	**500yr**	3.19	4.27	5.19	5.93	6.57	7.13	8.26	**500yr**	6.31	7.95	8.96	10.01	11.14	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.35	0.42	0.57	0.70	0.87	**1yr**	0.61	0.85	0.86	1.15	1.44	1.62	1.90	**1yr**	1.44	1.83	2.08	2.63	3.10	**1yr**
2yr	0.29	0.45	0.55	0.75	0.92	1.06	**2yr**	0.80	1.04	1.16	1.42	1.71	2.10	2.35	**2yr**	1.86	2.26	2.67	3.19	3.66	**2yr**
5yr	0.33	0.51	0.63	0.86	1.10	1.26	**5yr**	0.95	1.23	1.38	1.67	2.01	2.43	2.71	**5yr**	2.15	2.60	3.03	3.61	4.08	**5yr**
10yr	0.36	0.55	0.68	0.95	1.23	1.42	**10yr**	1.06	1.39	1.56	1.87	2.26	2.71	3.01	**10yr**	2.40	2.89	3.32	3.95	4.41	**10yr**
25yr	0.41	0.62	0.77	1.10	1.45	1.67	**25yr**	1.25	1.64	1.81	2.18	2.64	3.12	3.44	**25yr**	2.76	3.31	3.73	4.42	4.84	**25yr**
50yr	0.45	0.68	0.84	1.21	1.63	1.88	**50yr**	1.41	1.84	2.02	2.43	2.95	3.47	3.82	**50yr**	3.07	3.67	4.05	4.82	5.18	**50yr**
100yr	0.49	0.74	0.92	1.33	1.83	2.12	**100yr**	1.58	2.07	2.25	2.70	3.31	3.88	4.21	**100yr**	3.43	4.05	4.39	5.25	5.53	**100yr**
200yr	0.53	0.80	1.02	1.47	2.06	2.40	**200yr**	1.77	2.34	2.49	2.99	3.69	4.34	4.65	**200yr**	3.84	4.47	4.74	5.69	5.88	**200yr**
500yr	0.60	0.90	1.16	1.68	2.39	2.81	**500yr**	2.06	2.74	2.83	3.40	4.23	5.08	5.31	**500yr**	4.50	5.11	5.18	6.32	6.32	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.30	0.46	0.56	0.75	0.93	1.07	**1yr**	0.80	1.05	1.20	1.41	1.70	1.93	2.33	**1yr**	1.71	2.24	2.61	3.09	3.63	**1yr**
2yr	0.31	0.49	0.60	0.81	1.00	1.16	**2yr**	0.86	1.13	1.28	1.56	1.86	2.28	2.58	**2yr**	2.02	2.48	2.95	3.48	4.03	**2yr**
5yr	0.39	0.60	0.74	1.02	1.30	1.53	**5yr**	1.12	1.50	1.68	2.06	2.44	2.88	3.31	**5yr**	2.55	3.18	3.75	4.36	5.04	**5yr**
10yr	0.46	0.71	0.88	1.22	1.58	1.89	**10yr**	1.37	1.84	2.09	2.55	3.01	3.45	4.01	**10yr**	3.05	3.86	4.52	5.17	6.02	**10yr**
25yr	0.58	0.89	1.10	1.58	2.07	2.51	**25yr**	1.79	2.45	2.79	3.39	3.98	4.40	5.18	**25yr**	3.89	4.98	5.84	6.52	7.63	**25yr**
50yr	0.69	1.05	1.31	1.88	2.53	3.11	**50yr**	2.18	3.04	3.47	4.22	4.91	5.28	6.28	**50yr**	4.68	6.04	7.10	7.79	9.17	**50yr**
100yr	0.83	1.25	1.56	2.26	3.10	3.85	**100yr**	2.68	3.77	4.33	5.24	6.07	6.33	7.62	**100yr**	5.60	7.33	8.59	9.30	10.98	**100yr**
200yr	0.99	1.48	1.88	2.72	3.80	4.78	**200yr**	3.28	4.67	5.42	6.54	7.50	7.57	9.24	**200yr**	6.70	8.88	10.46	11.13	13.20	**200yr**
500yr	1.25	1.87	2.40	3.49	4.96	6.37	**500yr**	4.28	6.22	7.30	8.75	9.94	9.62	11.94	**500yr**	8.52	11.48	13.59	14.13	16.77	**500yr**

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Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

STORMWATER DRAINAGE ANALYSIS - Boulevard Central Special Stormwater Design Conditions

PROJECTED GROWTH REDEVELOPMENT SCENARIO

Use Median Curve Number (CN) for Existing Runoff Areas:

50% Runoff Rate Existing Land Cover

50% Prior to Development (1958 Historic Aerial: Meadow/Farm Field)

Overall Existing Runoff Area = 17.34 ac.

Greenspace = 3.65 ac

Impervious = 13.69 ac

Project Disturbance Area = 5.07 ac (29%)

Greenspace = 2.49 ac

Impervious = 2.58 ac

Apply Median CN to Project Disturbance Area:

Meadow/Farm Field = 2.53 ac

Greenspace = 1.25 ac

Impervious = 1.29 ac

Non-Disturbance Area = 12.27 ac (71%)

Greenspace = 1.16 ac

Impervious = 11.11 ac

Adjusted Overall Existing Runoff Area: 17.34 ac

Meadow/Farm Field = 2.53 ac

Greenspace = 1.25 ac + 1.16 ac = 2.41 ac

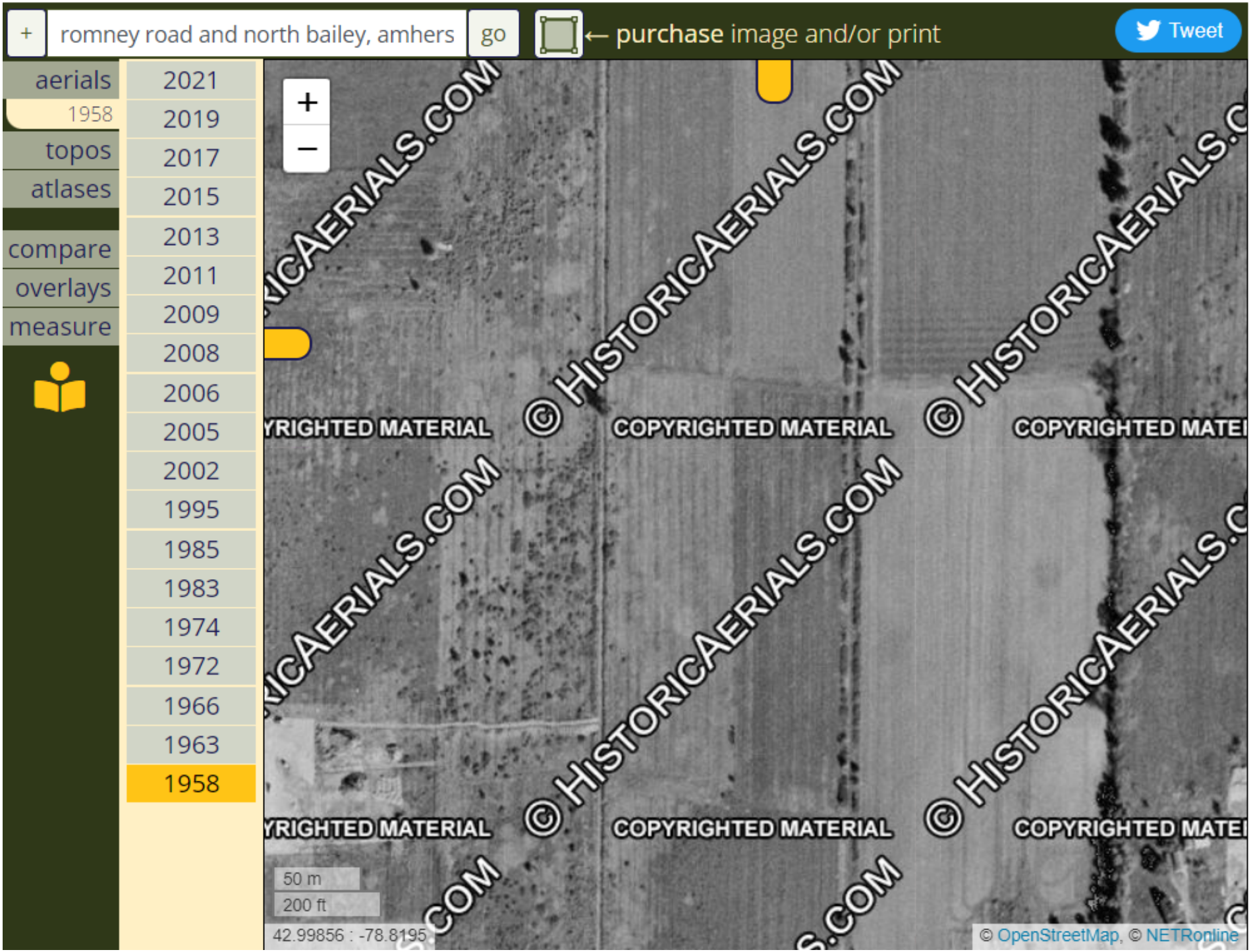
Impervious = 1.29 ac + 11.11 ac = 12.40 ac

10% ESCALATION OF PROPOSED PEAK FLOW

Storm Event	Existing Runoff (cfs)	Proposed Runoff (cfs)
1-Year	35.69	30.20
2-Year	45.24	37.96
5-Year	57.18	48.35
10-Year	67.91	58.00
25-Year	84.83	73.13
50-Year	100.24	85.35
100-Year	118.21	98.54

Storm Event	Ex. Runoff "Non-Disturbance Area" (cfs)	Adjusted Proposed Runoff (cfs)	10% Escalation (cfs)	Ex. Runoff "Disturbance Area" (cfs)
1-Year	29.81	0.39	0.43	5.93
2-Year	36.79	1.17	1.29	8.49
5-Year	45.37	2.98	3.28	11.85
10-Year	52.99	5.01	5.51	14.96
25-Year	64.90	8.23	9.05	19.96
50-Year	75.69	9.66	10.63	24.57
100-Year	88.25	10.29	11.32	29.98

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)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Events for Link 1L: Overall Existing Site

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
1-Year	35.69	35.69	**0.00**
2-Year	45.24	45.24	0.00
5-Year	57.18	57.18	0.00
10-Year	67.91	67.91	0.00
25-Year	84.83	84.83	0.00
50-Year	100.24	100.24	0.00
100-Year	**118.21**	**118.21**	0.00

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Events for Subcatchment 1S: Existing Site (Disturbance Area with Median CN)

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1-Year	1.80	5.93	0.275	0.65
2-Year	2.18	8.49	0.393	0.93
5-Year	2.65	11.85	0.549	1.30
10-Year	3.07	14.96	0.696	1.65
25-Year	3.73	19.96	0.937	2.22
50-Year	4.33	24.57	1.164	2.75
100-Year	**5.03**	**29.98**	**1.435**	**3.40**

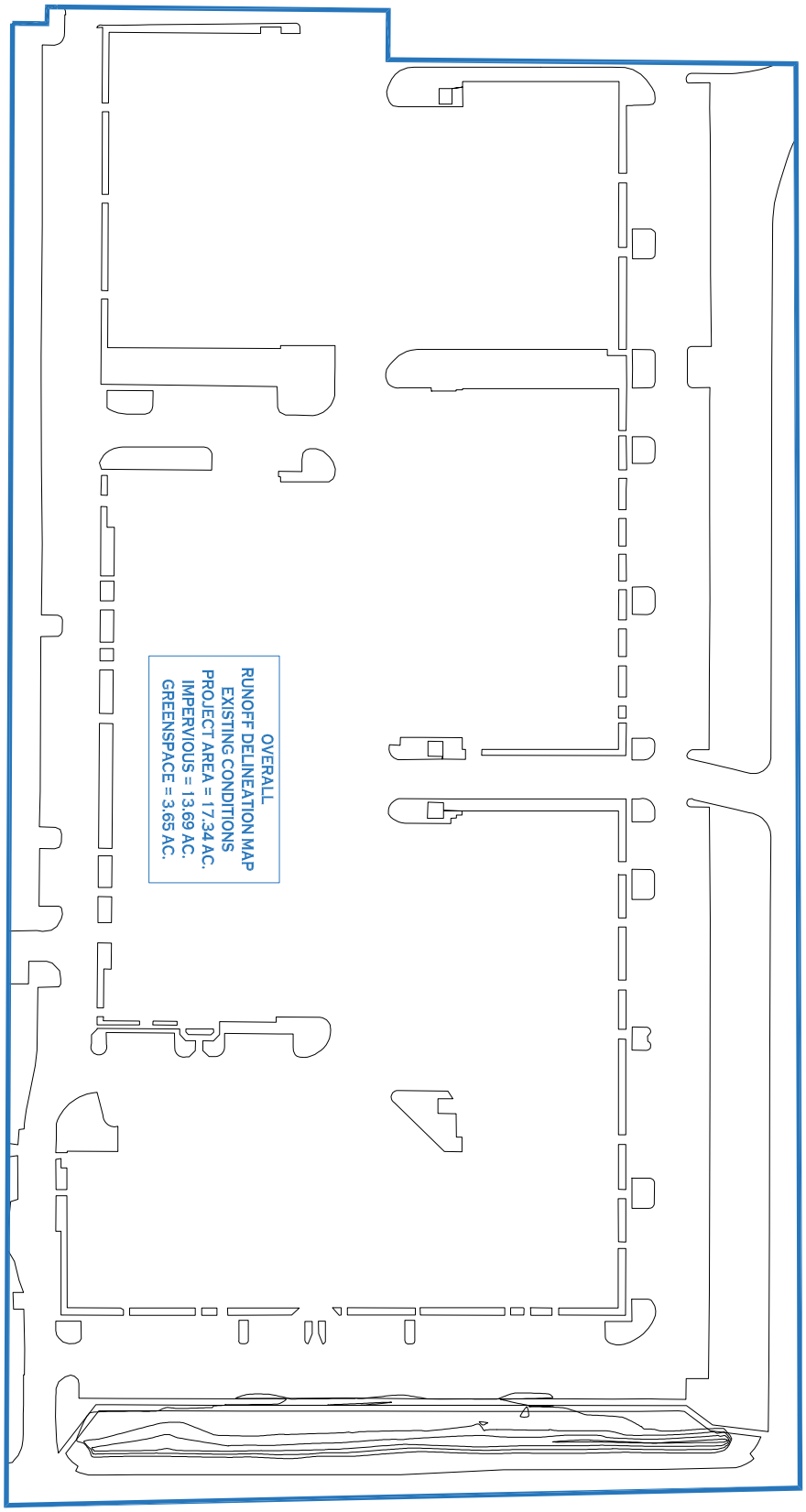
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Events for Subcatchment 2S: Existing Site (Non-Disturbance Area)

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1-Year	1.80	29.81	1.509	1.48
2-Year	2.18	36.79	1.890	1.85
5-Year	2.65	45.37	2.364	2.31
10-Year	3.07	52.99	2.789	2.73
25-Year	3.73	64.90	3.459	3.38
50-Year	4.33	75.69	4.069	3.98
100-Year	**5.03**	**88.25**	**4.782**	**4.68**

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



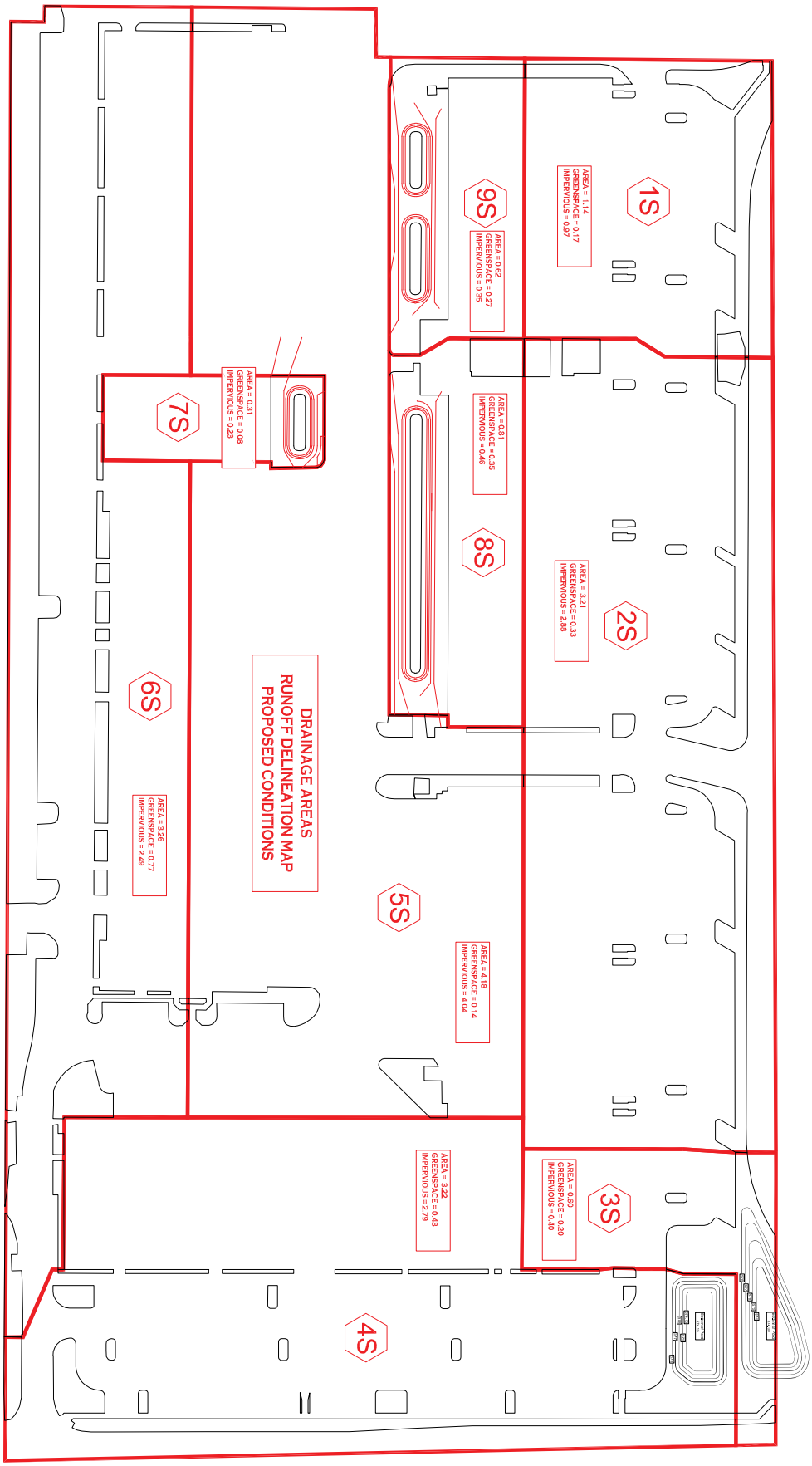
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Events for Link 1L: Romney Rd Drainage System

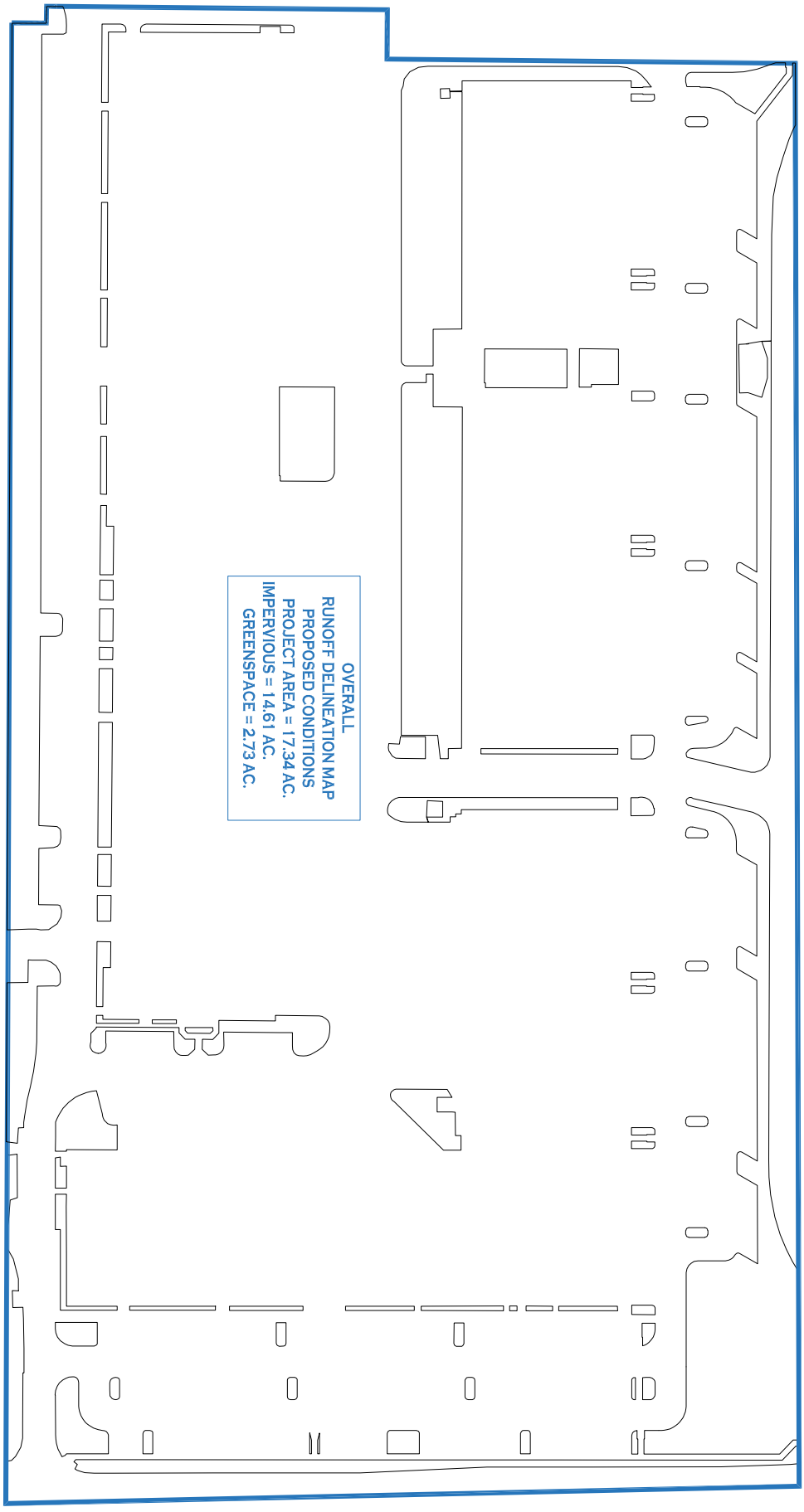
Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
1-Year	30.20	30.20	**0.00**
2-Year	37.96	37.96	0.00
5-Year	48.35	48.35	0.00
10-Year	58.00	58.00	0.00
25-Year	73.13	73.13	0.00
50-Year	85.35	85.35	0.00
100-Year	**98.54**	**98.54**	0.00

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

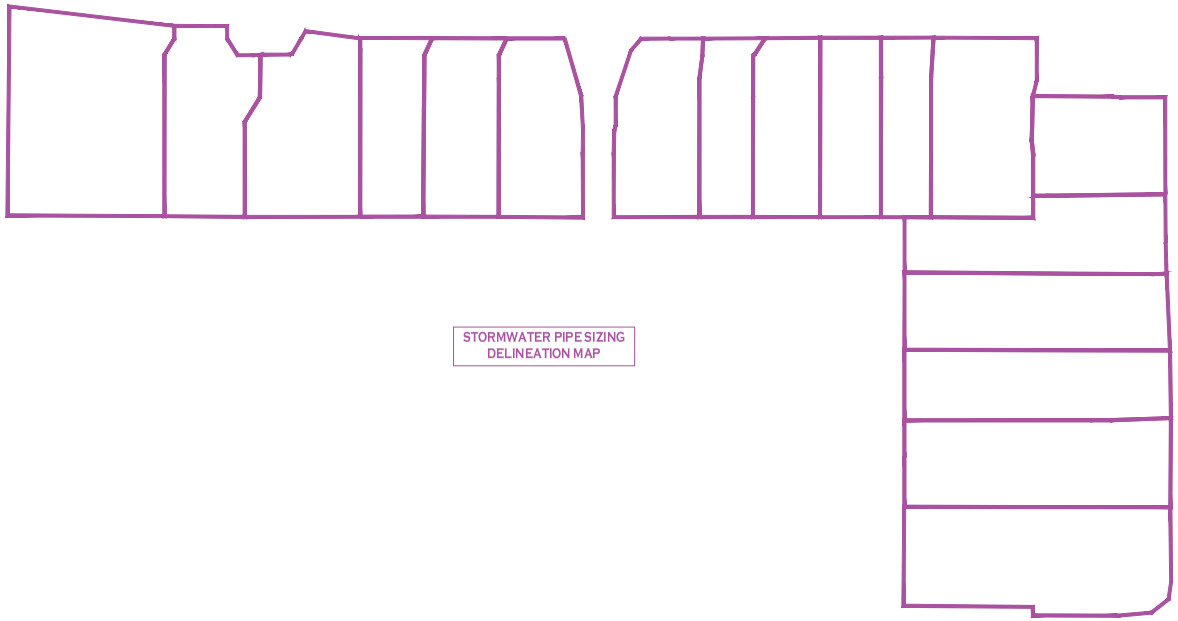
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

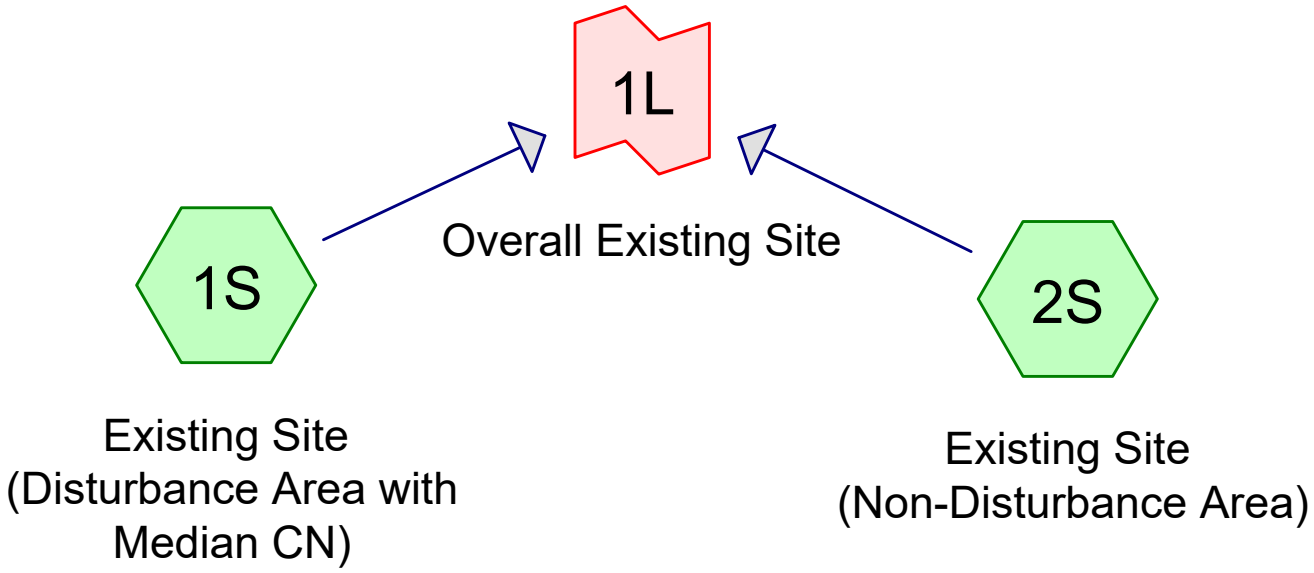


Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)


STORMWATER PIPE SIZING
DELINEATION MAP

HydroCAD Analysis

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



Subcat Reach Pond Link

Routing Diagram for 23-4099 Existing
Prepared by Carmina Wood Morris, PC, Printed 8/6/2025
HydroCAD® 10.20-2h s/n 05019 © 2024 HydroCAD Software Solutions LLC

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type II 24-hr		Default	24.00	1	1.80	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.07	2
3	25-Year	Type II 24-hr		Default	24.00	1	3.73	2
4	100-Year	Type II 24-hr		Default	24.00	1	5.03	2

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.410	84	50-75% Grass cover, Fair, HSG D (1S, 2S)
12.400	98	Impervious (1S, 2S)
2.530	78	Meadow, non-grazed, HSG D (1S)
17.340	**93**	**TOTAL AREA**

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
4.940	HSG D	1S, 2S
12.400	Other	1S, 2S
17.340		**TOTAL AREA**

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Ground Covers (all 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	2.410	0.000	2.410	50-75% Grass cover, Fair	1S, 2S
0.000	0.000	0.000	0.000	12.400	12.400	Impervious	1S, 2S
0.000	0.000	0.000	2.530	0.000	2.530	Meadow, non-grazed	1S
0.000	**0.000**	**0.000**	**4.940**	**12.400**	**17.340**	**TOTAL AREA**	

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Time span=0.00-50.00 hrs, dt=0.05 hrs, 1001 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

Subcatchment1S: Existing Site Runoff Area=5.070 ac 25.44% Impervious Runoff Depth=0.65"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=85 Runoff=5.93 cfs 0.275 af

Subcatchment2S: Existing Site Runoff Area=12.270 ac 90.55% Impervious Runoff Depth=1.48"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=97 Runoff=29.81 cfs 1.509 af

Link 1L: Overall Existing Site Inflow=35.69 cfs 1.784 af
Primary=35.69 cfs 1.784 af

Total Runoff Area = 17.340 ac Runoff Volume = 1.784 af Average Runoff Depth = 1.23"
28.49% Pervious = 4.940 ac 71.51% Impervious = 12.400 ac

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 1S: Existing Site (Disturbance Area with Median CN)

[49] Hint: Tc<2dt may require smaller dt

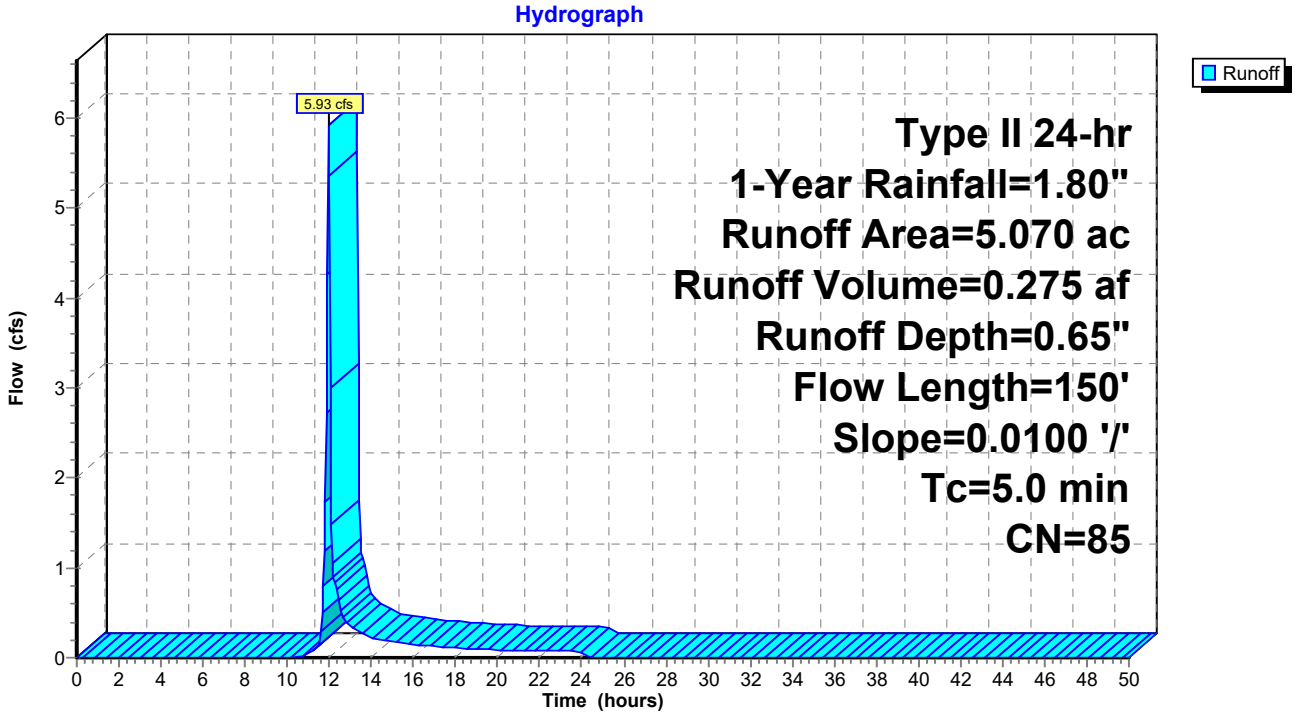
Runoff = 5.93 cfs @ 11.96 hrs, Volume= 0.275 af, Depth= 0.65"
Routed to Link 1L : Overall Existing Site

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	2.530	78	Meadow, non-grazed, HSG D
	1.250	84	50-75% Grass cover, Fair, HSG D
*	1.290	98	Impervious
	5.070	85	Weighted Average
	3.780		74.56% Pervious Area
	1.290		25.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.5	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Existing Site (Disturbance Area with Median CN)



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 2S: Existing Site (Non-Disturbance Area)

[49] Hint: Tc<2dt may require smaller dt

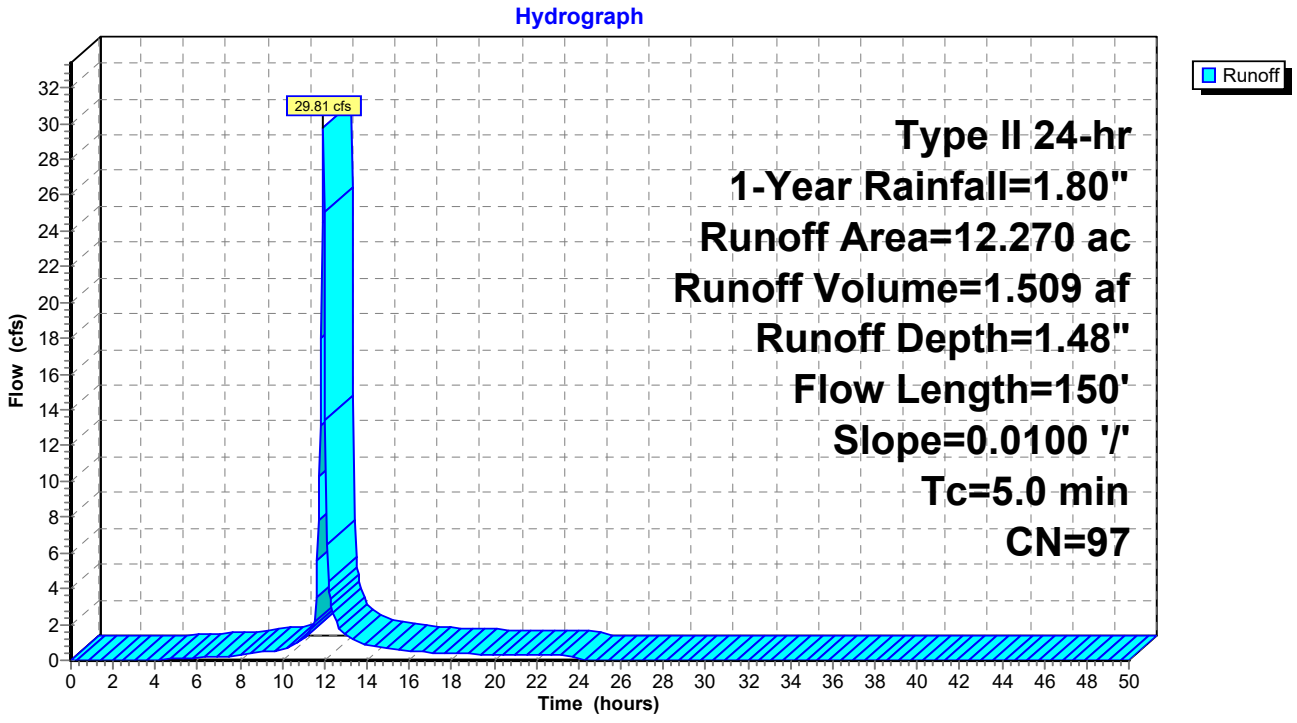
Runoff = 29.81 cfs @ 11.95 hrs, Volume= 1.509 af, Depth= 1.48"
Routed to Link 1L : Overall Existing Site

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	1.160	84	50-75% Grass cover, Fair, HSG D
*	11.110	98	Impervious
	12.270	97	Weighted Average
	1.160		9.45% Pervious Area
	11.110		90.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.5	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Existing Site (Non-Disturbance Area)



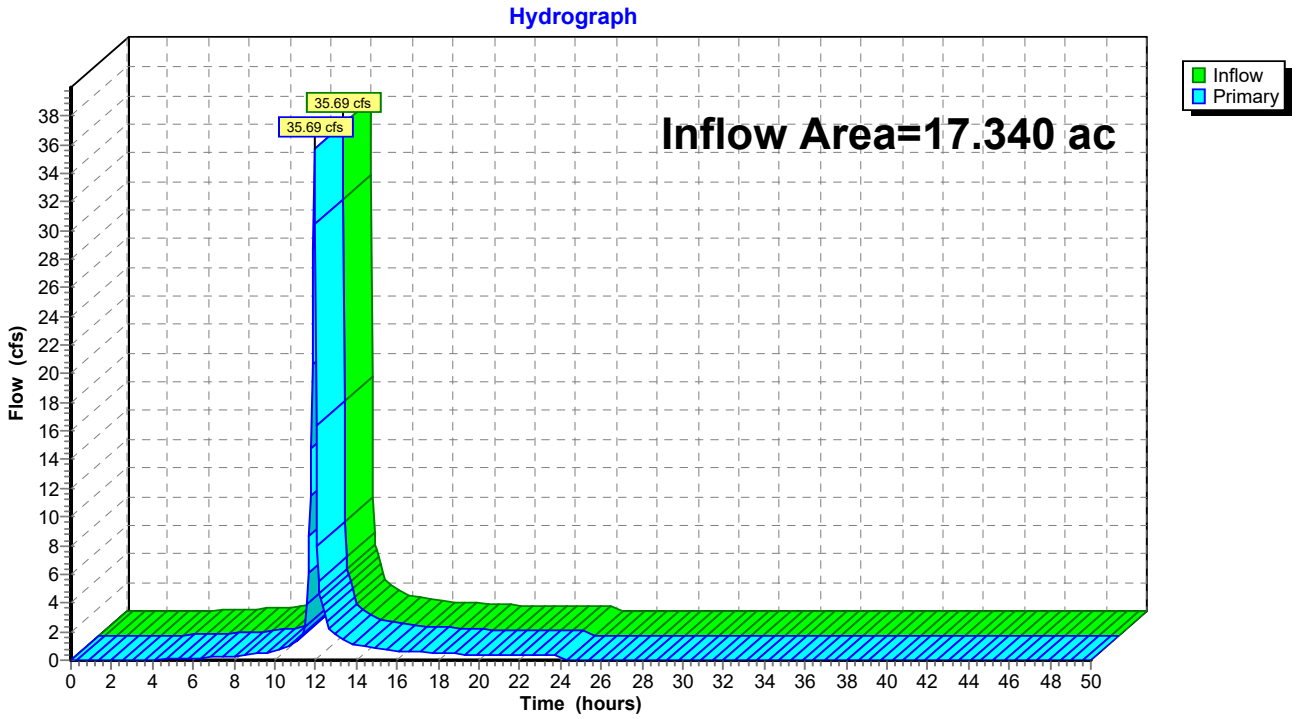
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Link 1L: Overall Existing Site

Inflow Area = 17.340 ac, 71.51% Impervious, Inflow Depth = 1.23" for 1-Year event
Inflow = 35.69 cfs @ 11.95 hrs, Volume= 1.784 af
Primary = 35.69 cfs @ 11.95 hrs, Volume= 1.784 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

Link 1L: Overall Existing Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Time span=0.00-50.00 hrs, dt=0.05 hrs, 1001 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

Subcatchment1S: Existing Site Runoff Area=5.070 ac 25.44% Impervious Runoff Depth=1.65"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=85 Runoff=14.96 cfs 0.696 af

Subcatchment2S: Existing Site Runoff Area=12.270 ac 90.55% Impervious Runoff Depth=2.73"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=97 Runoff=52.99 cfs 2.789 af

Link 1L: Overall Existing Site Inflow=67.91 cfs 3.485 af
Primary=67.91 cfs 3.485 af

Total Runoff Area = 17.340 ac Runoff Volume = 3.485 af Average Runoff Depth = 2.41"
28.49% Pervious = 4.940 ac 71.51% Impervious = 12.400 ac

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 1S: Existing Site (Disturbance Area with Median CN)

[49] Hint: Tc<2dt may require smaller dt

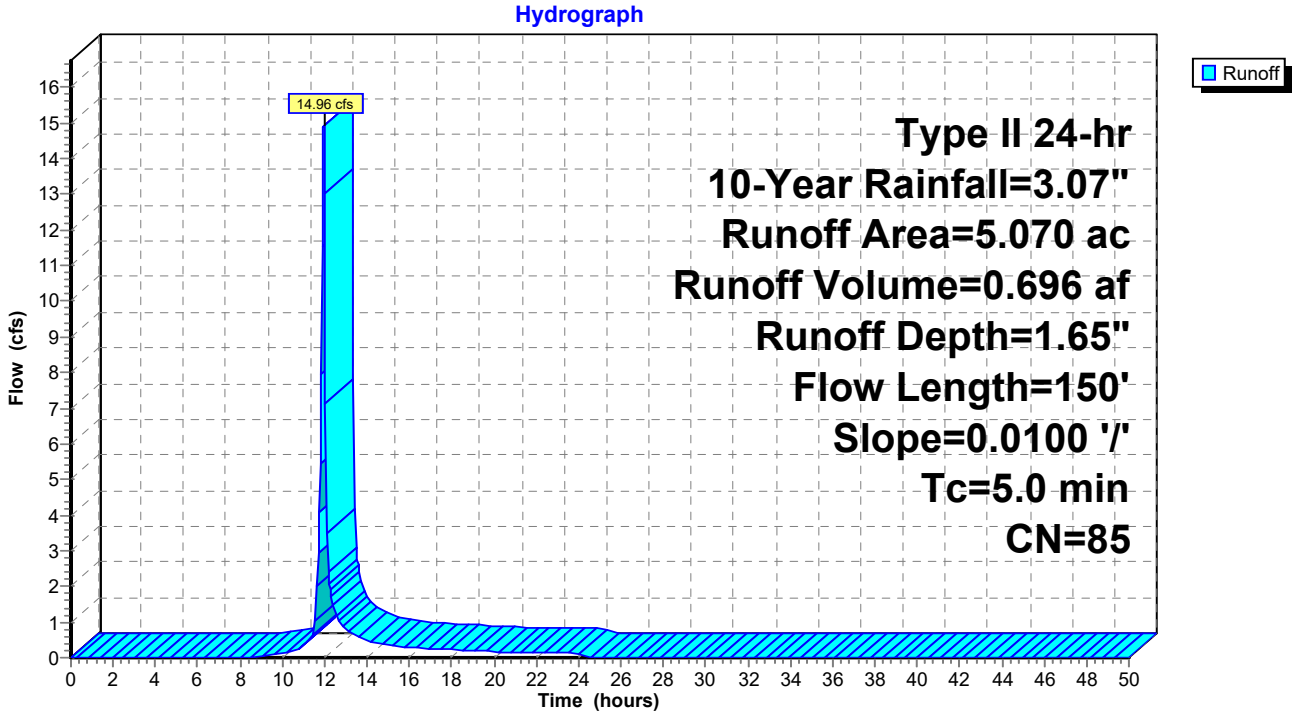
Runoff = 14.96 cfs @ 11.96 hrs, Volume= 0.696 af, Depth= 1.65"
Routed to Link 1L : Overall Existing Site

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	2.530	78	Meadow, non-grazed, HSG D
	1.250	84	50-75% Grass cover, Fair, HSG D
*	1.290	98	Impervious
	5.070	85	Weighted Average
	3.780		74.56% Pervious Area
	1.290		25.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.5	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Existing Site (Disturbance Area with Median CN)



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 2S: Existing Site (Non-Disturbance Area)

[49] Hint: Tc<2dt may require smaller dt

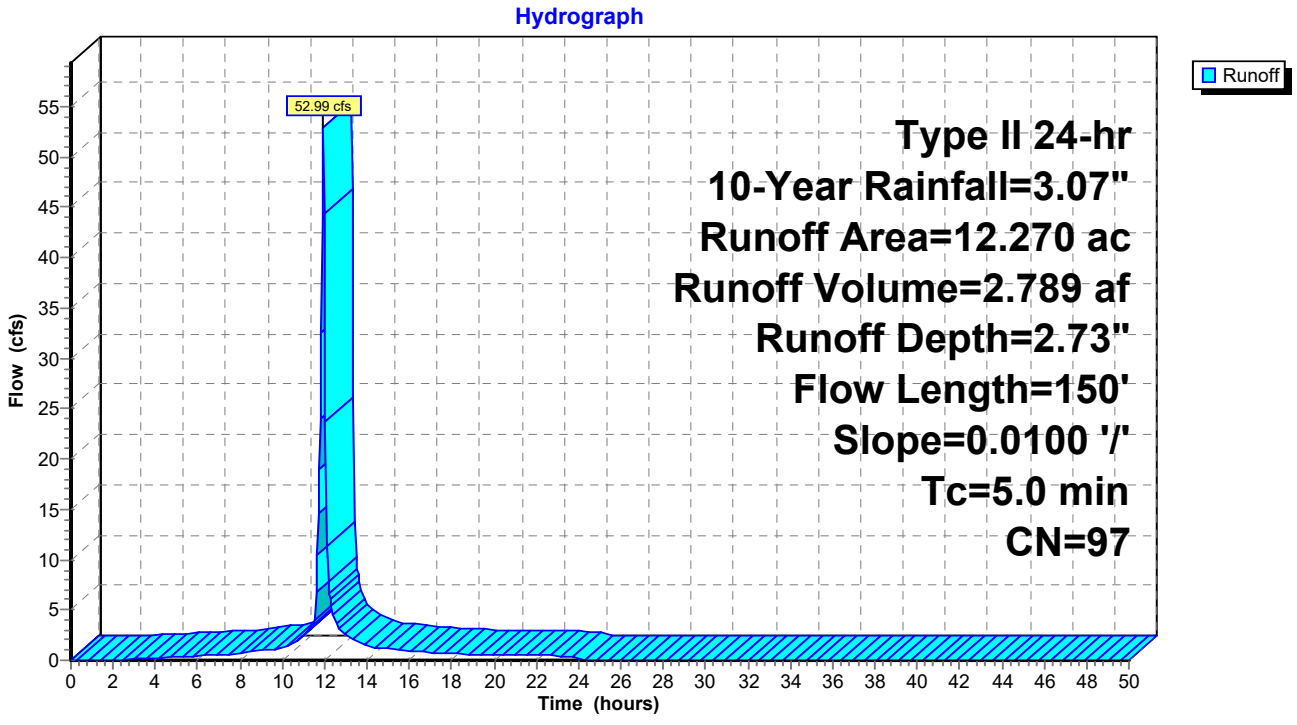
Runoff = 52.99 cfs @ 11.95 hrs, Volume= 2.789 af, Depth= 2.73"
Routed to Link 1L : Overall Existing Site

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	1.160	84	50-75% Grass cover, Fair, HSG D
*	11.110	98	Impervious
	12.270	97	Weighted Average
	1.160		9.45% Pervious Area
	11.110		90.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.5	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Existing Site (Non-Disturbance Area)



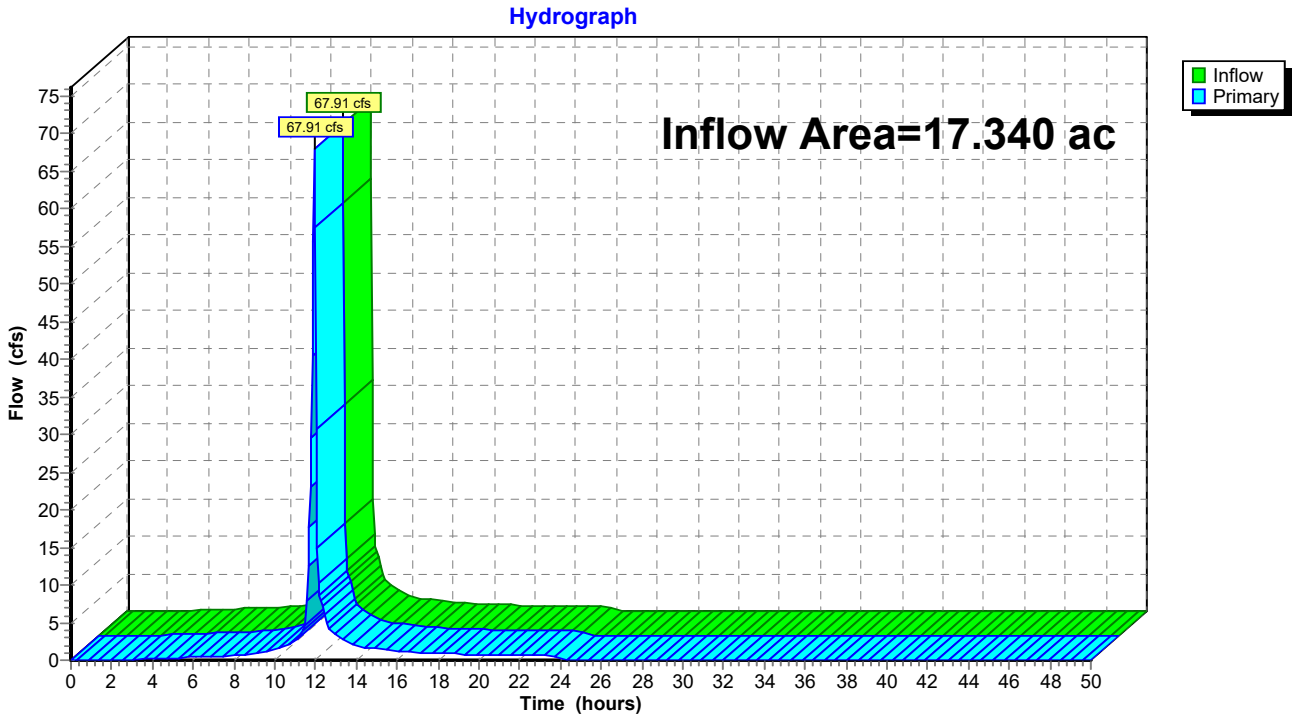
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Link 1L: Overall Existing Site

Inflow Area = 17.340 ac, 71.51% Impervious, Inflow Depth = 2.41" for 10-Year event
Inflow = 67.91 cfs @ 11.95 hrs, Volume= 3.485 af
Primary = 67.91 cfs @ 11.95 hrs, Volume= 3.485 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

Link 1L: Overall Existing Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Time span=0.00-50.00 hrs, dt=0.05 hrs, 1001 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

Subcatchment1S: Existing Site Runoff Area=5.070 ac 25.44% Impervious Runoff Depth=2.22"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=85 Runoff=19.96 cfs 0.937 af

Subcatchment2S: Existing Site Runoff Area=12.270 ac 90.55% Impervious Runoff Depth=3.38"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=97 Runoff=64.90 cfs 3.459 af

Link 1L: Overall Existing Site Inflow=84.83 cfs 4.396 af
Primary=84.83 cfs 4.396 af

Total Runoff Area = 17.340 ac Runoff Volume = 4.396 af Average Runoff Depth = 3.04"
28.49% Pervious = 4.940 ac 71.51% Impervious = 12.400 ac

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 1S: Existing Site (Disturbance Area with Median CN)

[49] Hint: Tc<2dt may require smaller dt

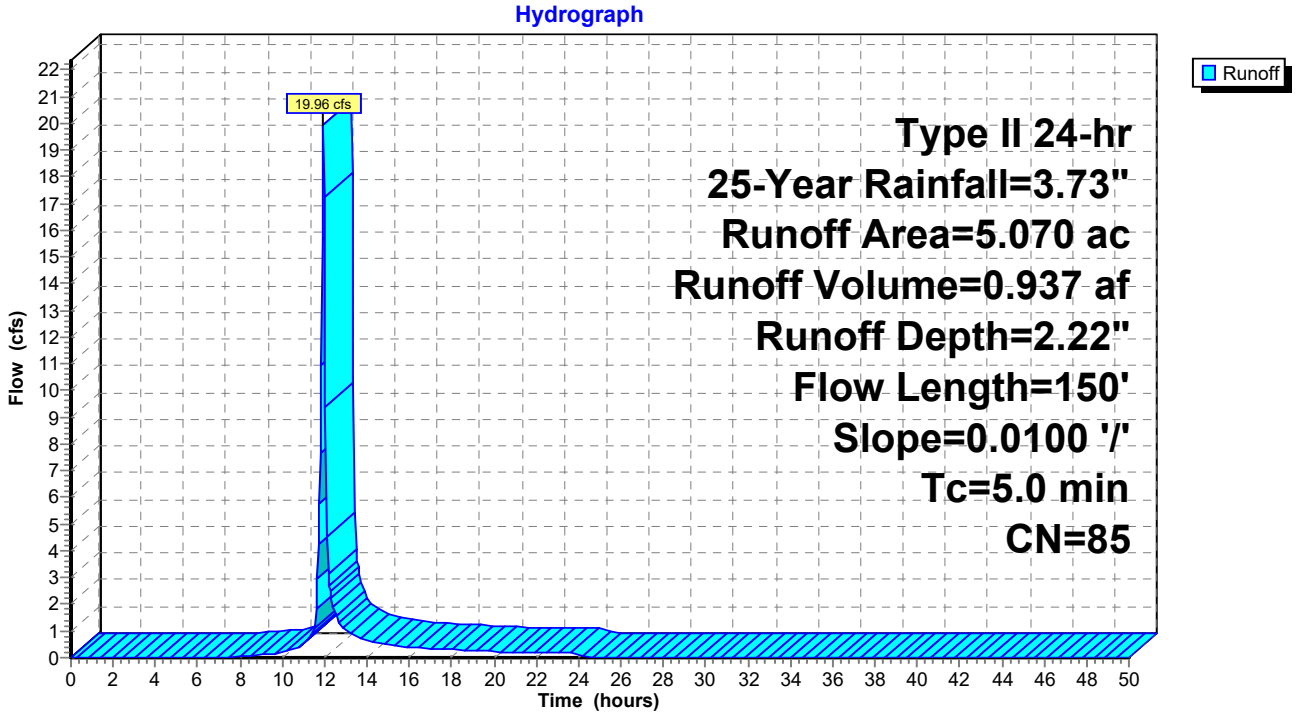
Runoff = 19.96 cfs @ 11.96 hrs, Volume= 0.937 af, Depth= 2.22"
Routed to Link 1L : Overall Existing Site

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	2.530	78	Meadow, non-grazed, HSG D
	1.250	84	50-75% Grass cover, Fair, HSG D
*	1.290	98	Impervious
	5.070	85	Weighted Average
	3.780		74.56% Pervious Area
	1.290		25.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.5	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Existing Site (Disturbance Area with Median CN)



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 2S: Existing Site (Non-Disturbance Area)

[49] Hint: Tc<2dt may require smaller dt

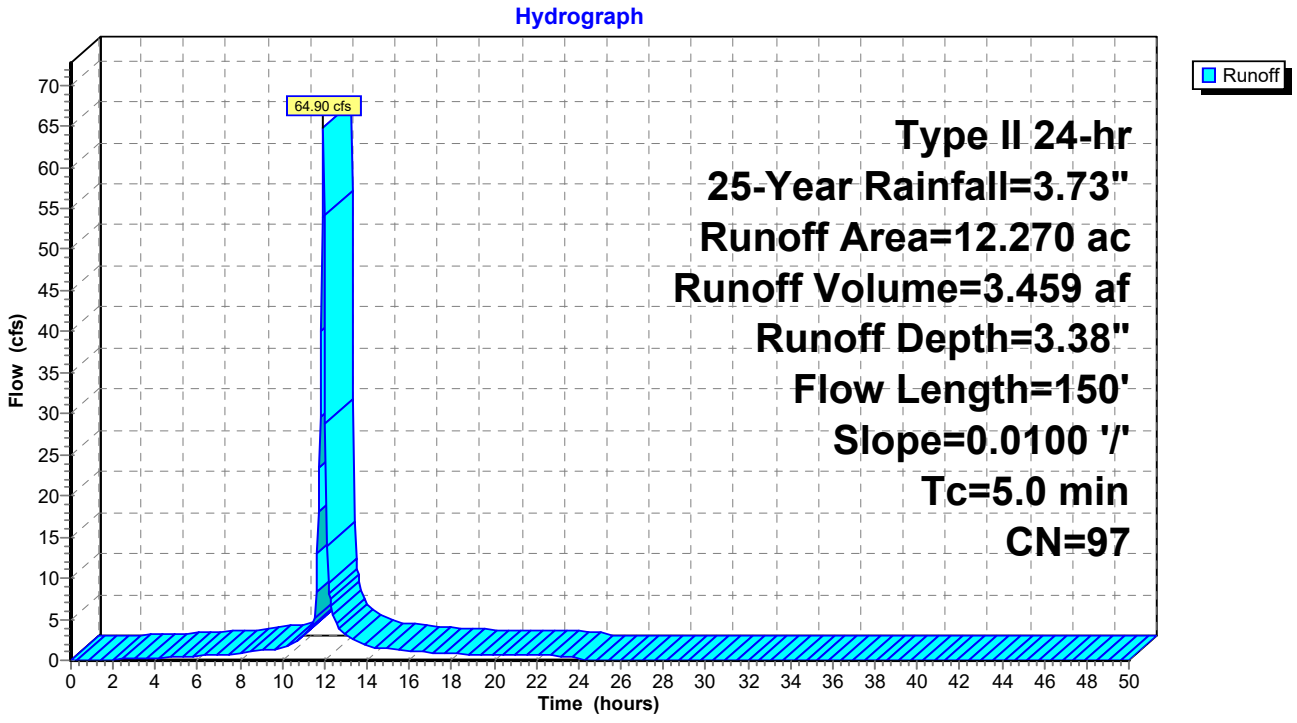
Runoff = 64.90 cfs @ 11.95 hrs, Volume= 3.459 af, Depth= 3.38"
Routed to Link 1L : Overall Existing Site

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	1.160	84	50-75% Grass cover, Fair, HSG D
*	11.110	98	Impervious
	12.270	97	Weighted Average
	1.160		9.45% Pervious Area
	11.110		90.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.5	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Existing Site (Non-Disturbance Area)



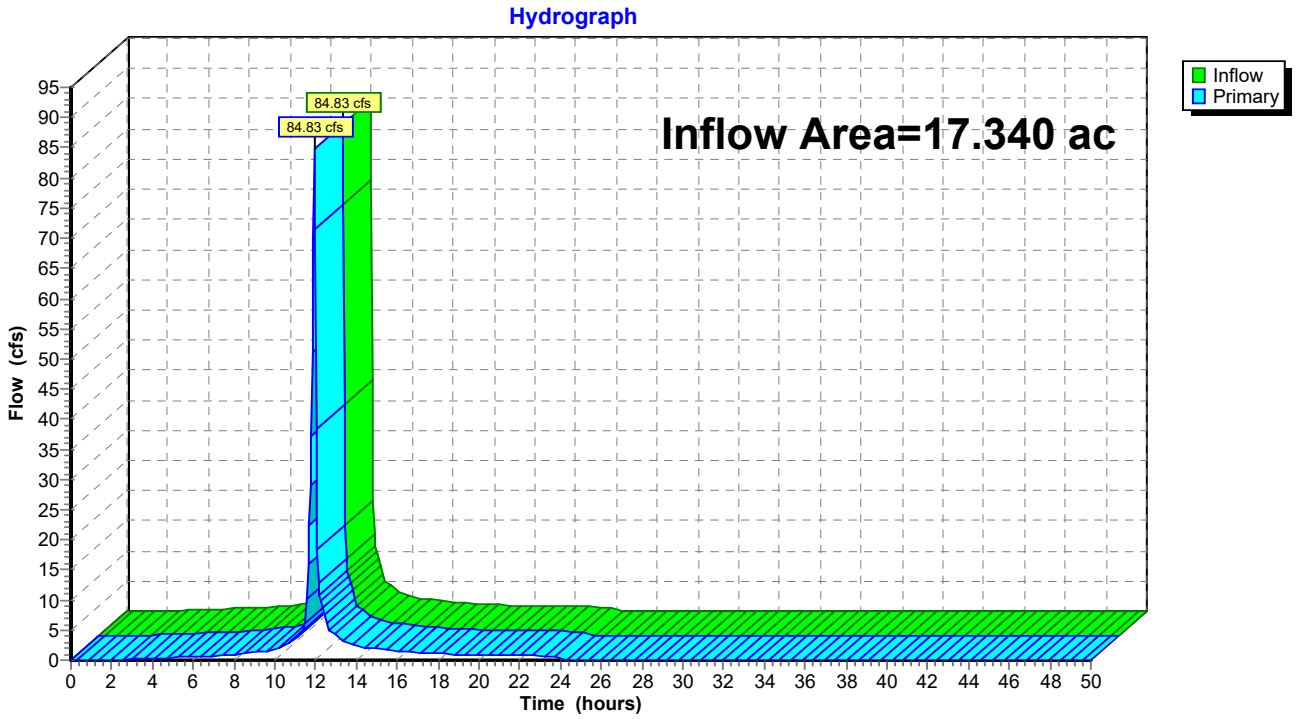
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Link 1L: Overall Existing Site

Inflow Area = 17.340 ac, 71.51% Impervious, Inflow Depth = 3.04" for 25-Year event
Inflow = 84.83 cfs @ 11.95 hrs, Volume= 4.396 af
Primary = 84.83 cfs @ 11.95 hrs, Volume= 4.396 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

Link 1L: Overall Existing Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Time span=0.00-50.00 hrs, dt=0.05 hrs, 1001 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

Subcatchment1S: Existing Site Runoff Area=5.070 ac 25.44% Impervious Runoff Depth=3.40"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=85 Runoff=29.98 cfs 1.435 af

Subcatchment2S: Existing Site Runoff Area=12.270 ac 90.55% Impervious Runoff Depth=4.68"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=97 Runoff=88.25 cfs 4.782 af

Link 1L: Overall Existing Site Inflow=118.21 cfs 6.217 af
Primary=118.21 cfs 6.217 af

Total Runoff Area = 17.340 ac Runoff Volume = 6.217 af Average Runoff Depth = 4.30"
28.49% Pervious = 4.940 ac 71.51% Impervious = 12.400 ac

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 1S: Existing Site (Disturbance Area with Median CN)

[49] Hint: Tc<2dt may require smaller dt

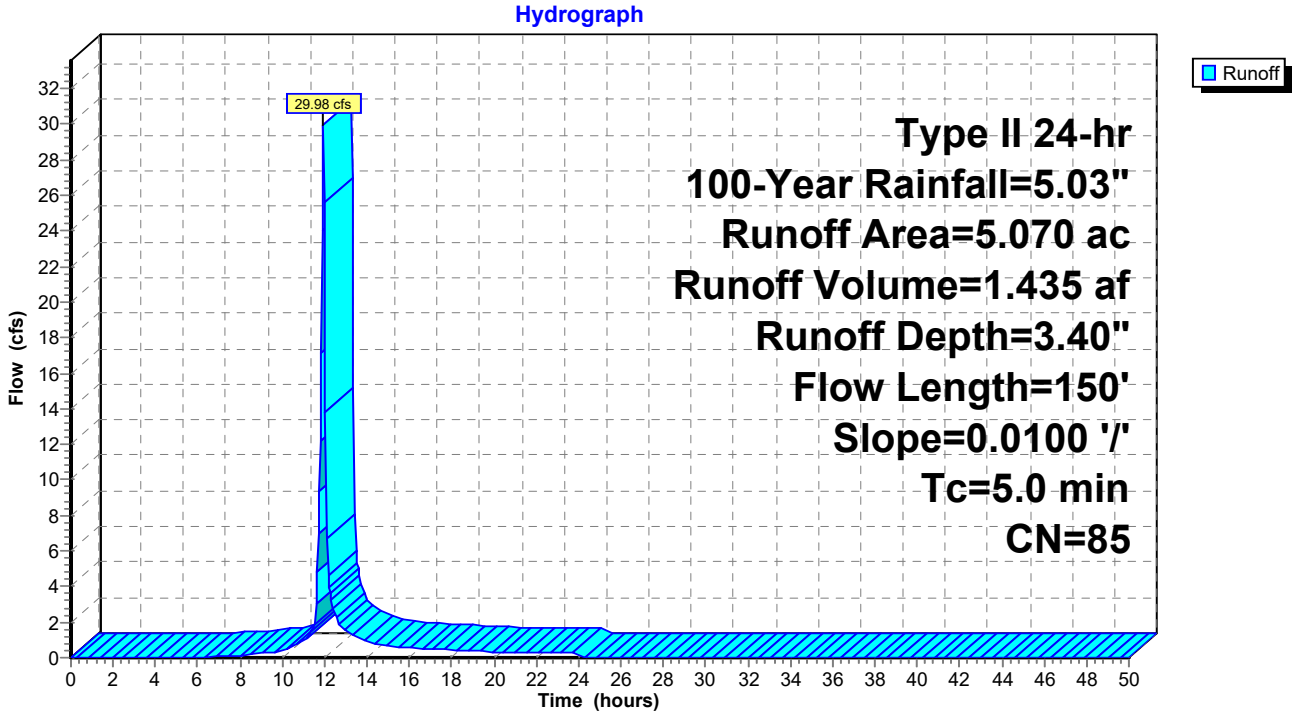
Runoff = 29.98 cfs @ 11.95 hrs, Volume= 1.435 af, Depth= 3.40"
Routed to Link 1L : Overall Existing Site

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	2.530	78	Meadow, non-grazed, HSG D
	1.250	84	50-75% Grass cover, Fair, HSG D
*	1.290	98	Impervious
	5.070	85	Weighted Average
	3.780		74.56% Pervious Area
	1.290		25.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.5	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Existing Site (Disturbance Area with Median CN)



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 2S: Existing Site (Non-Disturbance Area)

[49] Hint: Tc<2dt may require smaller dt

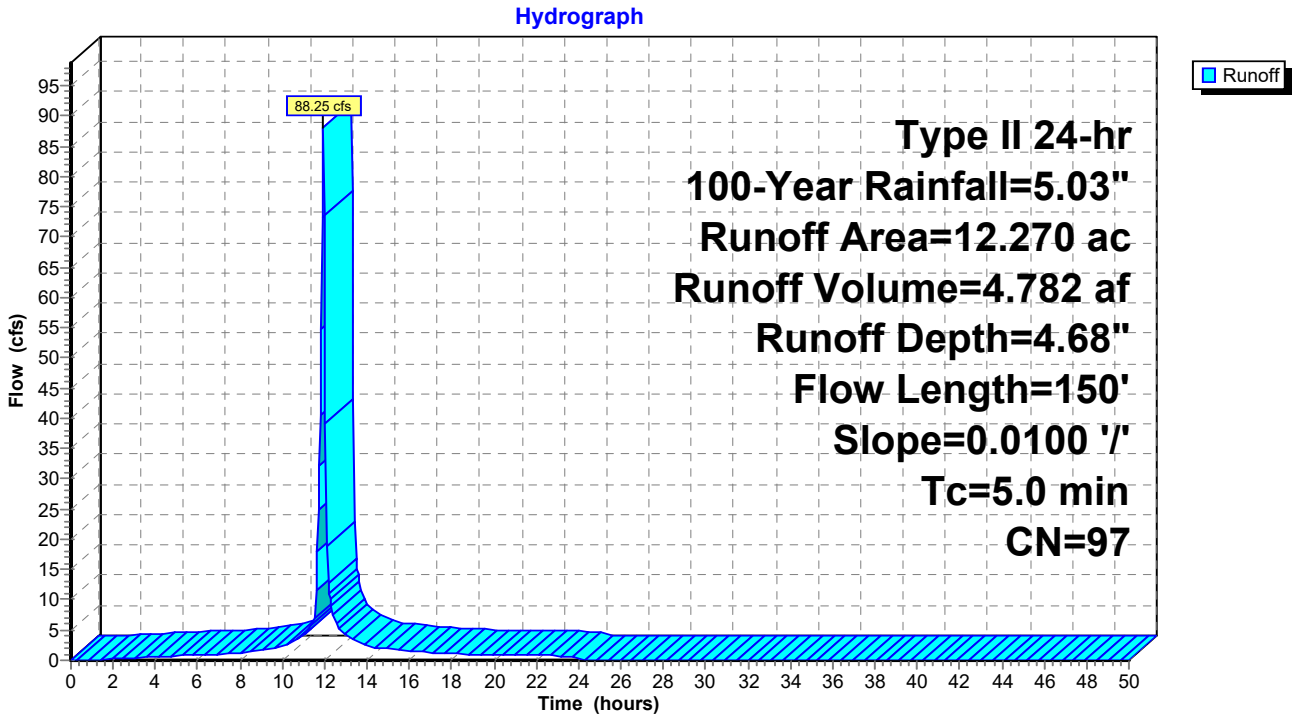
Runoff = 88.25 cfs @ 11.95 hrs, Volume= 4.782 af, Depth= 4.68"
Routed to Link 1L : Overall Existing Site

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	1.160	84	50-75% Grass cover, Fair, HSG D
*	11.110	98	Impervious
	12.270	97	Weighted Average
	1.160		9.45% Pervious Area
	11.110		90.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
2.5	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Existing Site (Non-Disturbance Area)



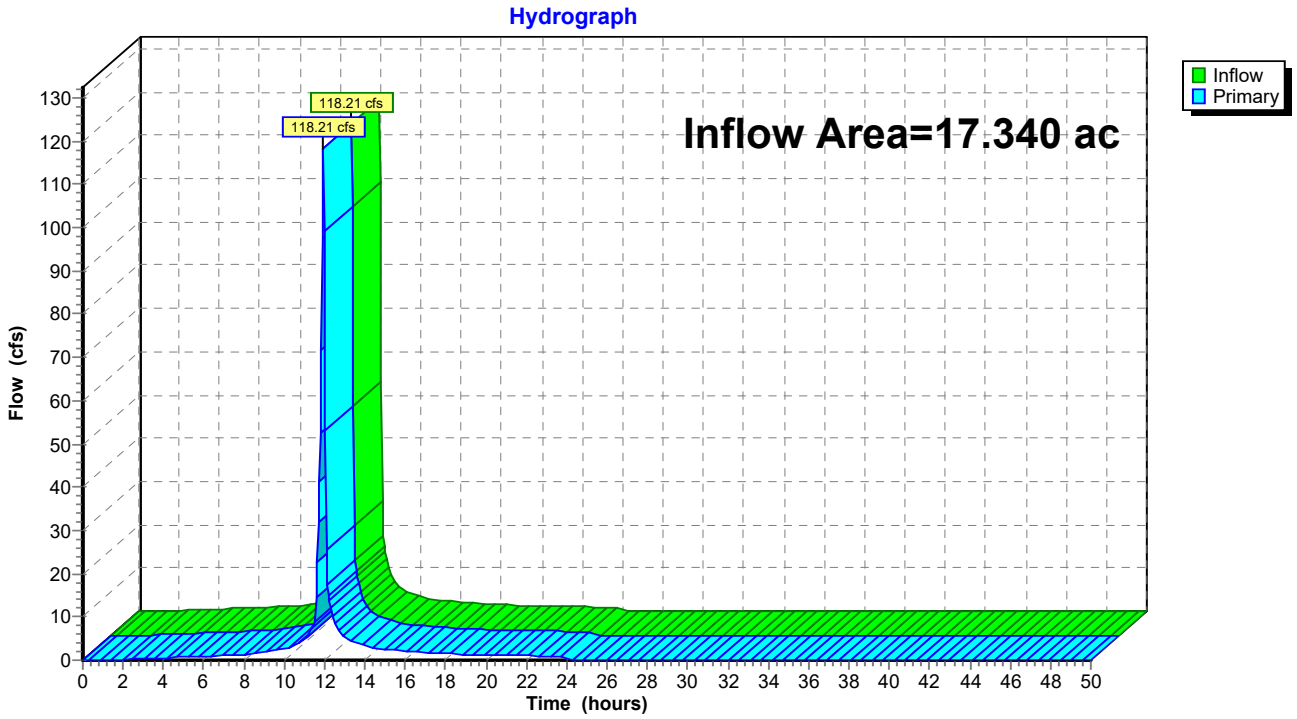
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Link 1L: Overall Existing Site

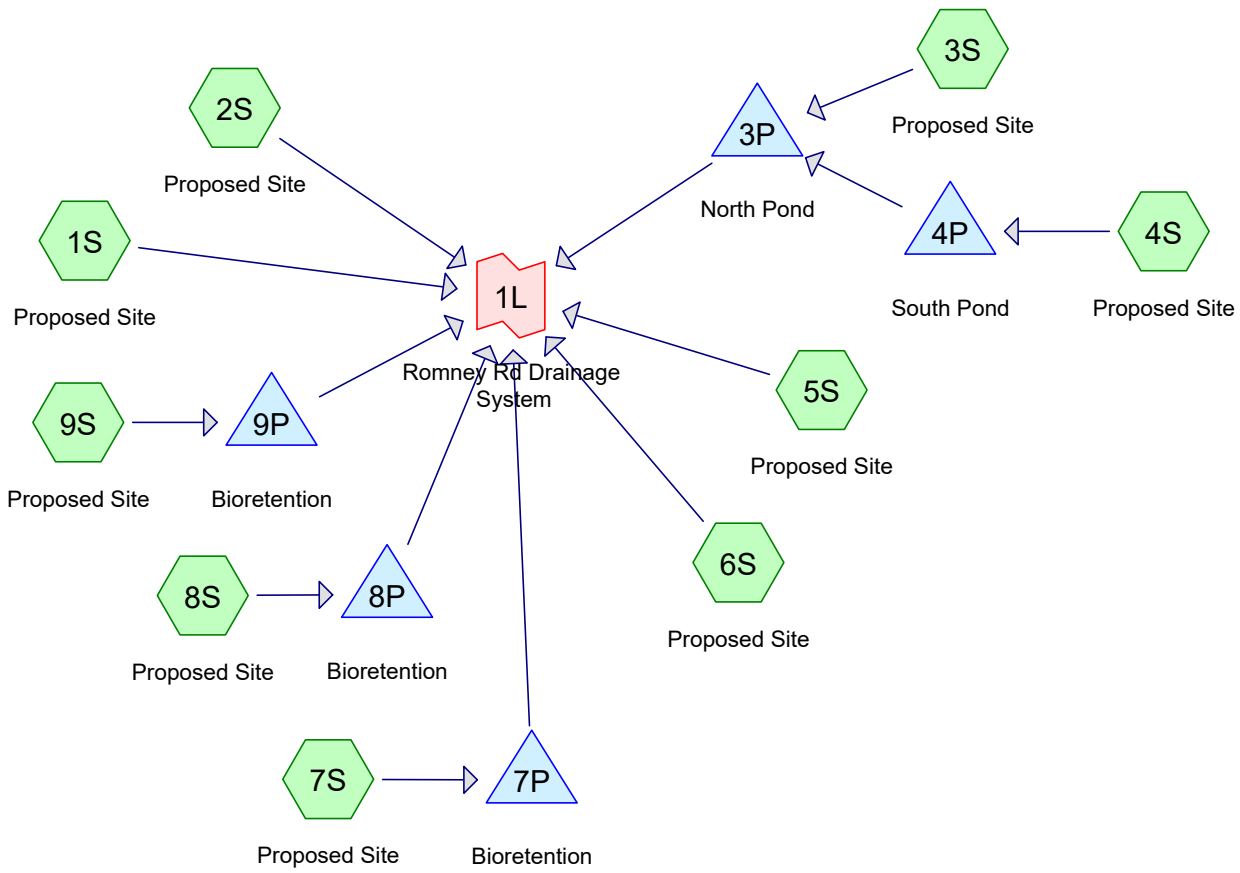
Inflow Area = 17.340 ac, 71.51% Impervious, Inflow Depth = 4.30" for 100-Year event
Inflow = 118.21 cfs @ 11.95 hrs, Volume= 6.217 af
Primary = 118.21 cfs @ 11.95 hrs, Volume= 6.217 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

Link 1L: Overall Existing Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



Subcat Reach Pond Link

Routing Diagram for 23-4099 Proposed
Prepared by Carmina Wood Morris, PC, Printed 8/6/2025
HydroCAD® 10.20-2h s/n 05019 © 2024 HydroCAD Software Solutions LLC

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type II 24-hr		Default	24.00	1	1.80	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.07	2
3	25-Year	Type II 24-hr		Default	24.00	1	3.73	2
4	100-Year	Type II 24-hr		Default	24.00	1	5.03	2

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.740	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S)
14.610	98	Impervious, HSG D (1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S)
17.350	**95**	**TOTAL AREA**

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
17.350	HSG D	1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S
0.000	Other	
17.350		**TOTAL AREA**

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Ground Covers (all 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	2.740	0.000	2.740	>75% Grass cover, Good	1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S
0.000	0.000	0.000	14.610	0.000	14.610	Impervious	1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S
0.000	**0.000**	**0.000**	**17.350**	**0.000**	**17.350**	**TOTAL AREA**	

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	3P	574.00	573.94	30.0	0.0020	0.013	0.0	12.0	0.0
2	4P	574.15	574.00	33.0	0.0045	0.013	0.0	30.0	0.0
3	7P	573.00	572.90	45.0	0.0022	0.013	0.0	8.0	0.0
4	8P	573.00	572.90	45.0	0.0022	0.013	0.0	8.0	0.0
5	9P	573.05	572.95	45.0	0.0022	0.013	0.0	8.0	0.0

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 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

Subcatchment1S: Proposed Site Runoff Area=1.140 ac 85.09% Impervious Runoff Depth=1.29"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=95 Runoff=2.60 cfs 0.123 af

Subcatchment2S: Proposed Site Runoff Area=3.210 ac 89.72% Impervious Runoff Depth=1.38"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=96 Runoff=7.66 cfs 0.370 af

Subcatchment3S: Proposed Site Runoff Area=0.600 ac 66.67% Impervious Runoff Depth=1.06"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=92 Runoff=1.16 cfs 0.053 af

Subcatchment4S: Proposed Site Runoff Area=3.220 ac 86.65% Impervious Runoff Depth=1.38"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=96 Runoff=7.68 cfs 0.371 af

Subcatchment5S: Proposed Site Runoff Area=4.180 ac 96.65% Impervious Runoff Depth=1.48"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=97 Runoff=10.39 cfs 0.514 af

Subcatchment6S: Proposed Site Runoff Area=3.260 ac 76.38% Impervious Runoff Depth=1.21"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=94 Runoff=7.05 cfs 0.329 af

Subcatchment7S: Proposed Site Runoff Area=0.310 ac 74.19% Impervious Runoff Depth=1.13"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=93 Runoff=0.64 cfs 0.029 af

Subcatchment8S: Proposed Site Runoff Area=0.810 ac 56.79% Impervious Runoff Depth=0.93"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=1.39 cfs 0.062 af

Subcatchment9S: Proposed Site Runoff Area=0.620 ac 56.45% Impervious Runoff Depth=0.93"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=1.06 cfs 0.048 af

Pond 3P: North Pond Peak Elev=575.59' Storage=3,534 cf Inflow=6.30 cfs 0.418 af
12.0" Round Culvert n=0.013 L=30.0' S=0.0020 '/' Outflow=3.25 cfs 0.418 af

Pond 4P: South Pond Peak Elev=575.64' Storage=3,083 cf Inflow=7.68 cfs 0.371 af
30.0" Round Culvert n=0.013 L=33.0' S=0.0045 '/' Outflow=5.16 cfs 0.365 af

Pond 7P: Bioretention Peak Elev=577.10' Storage=623 cf Inflow=0.64 cfs 0.029 af
Outflow=0.20 cfs 0.018 af

Pond 8P: Bioretention Peak Elev=577.01' Storage=2,108 cf Inflow=1.39 cfs 0.062 af
Outflow=0.03 cfs 0.015 af

Pond 9P: Bioretention Peak Elev=577.02' Storage=1,173 cf Inflow=1.06 cfs 0.048 af
Outflow=0.08 cfs 0.022 af

Link 1L: Romney Rd Drainage System Inflow=30.20 cfs 1.808 af
Primary=30.20 cfs 1.808 af

Total Runoff Area = 17.350 ac Runoff Volume = 1.898 af Average Runoff Depth = 1.31"
15.79% Pervious = 2.740 ac 84.21% Impervious = 14.610 ac

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 1S: Proposed Site

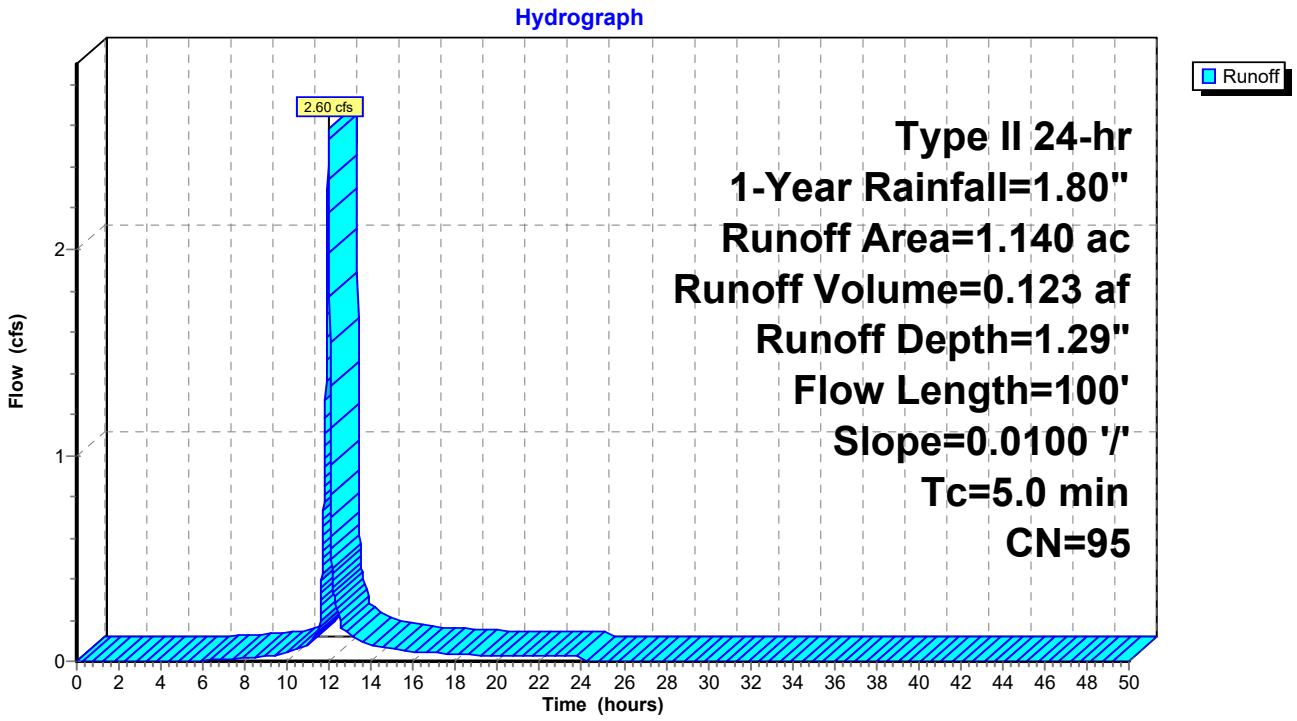
Runoff = 2.60 cfs @ 11.96 hrs, Volume= 0.123 af, Depth= 1.29"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.170	80	>75% Grass cover, Good, HSG D
*	0.970	98	Impervious, HSG D
	1.140	95	Weighted Average
	0.170		14.91% Pervious Area
	0.970		85.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 2S: Proposed Site

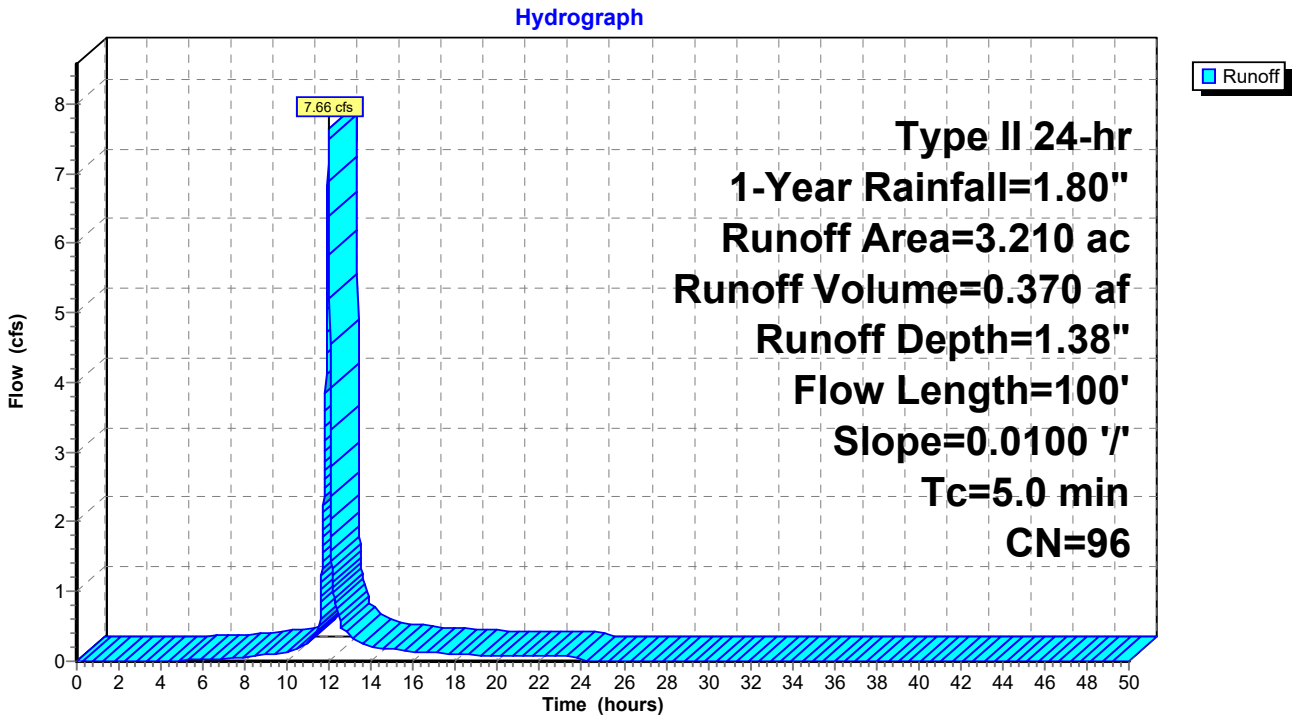
Runoff = 7.66 cfs @ 11.96 hrs, Volume= 0.370 af, Depth= 1.38"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.330	80	>75% Grass cover, Good, HSG D
*	2.880	98	Impervious, HSG D
	3.210	96	Weighted Average
	0.330		10.28% Pervious Area
	2.880		89.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 3S: Proposed Site

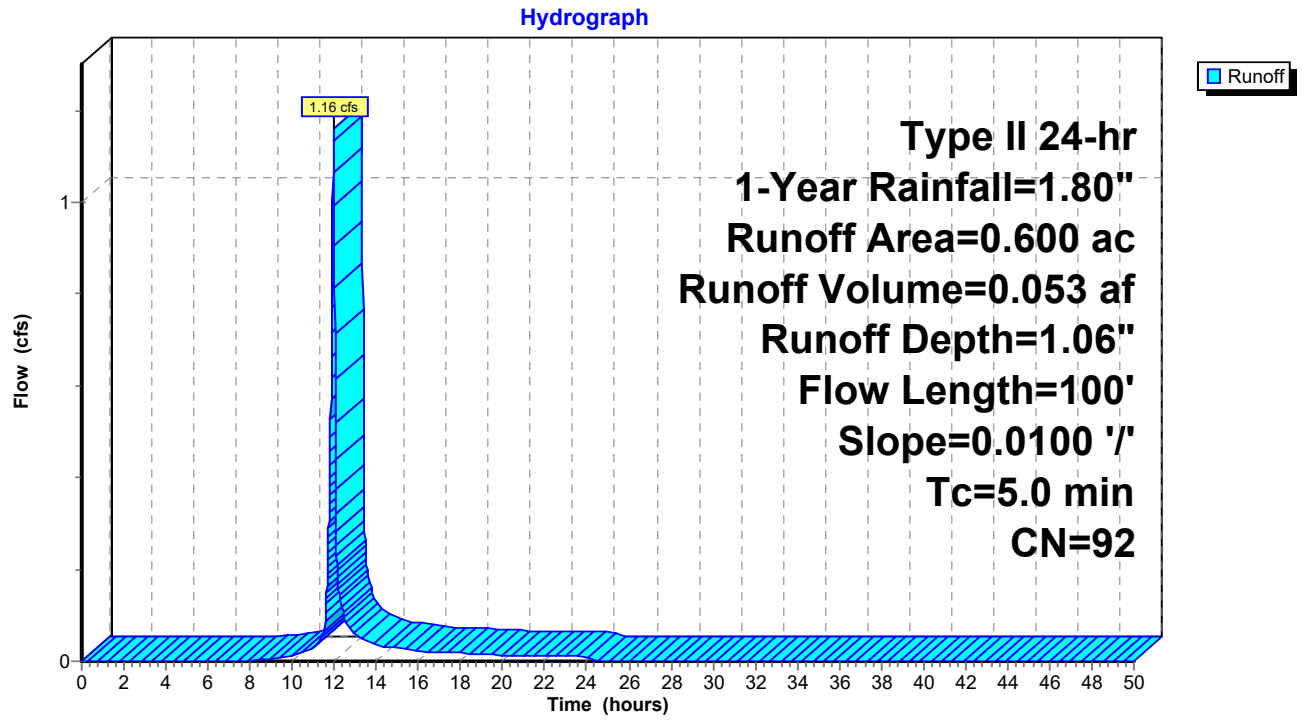
Runoff = 1.16 cfs @ 11.96 hrs, Volume= 0.053 af, Depth= 1.06"
Routed to Pond 3P : North Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.200	80	>75% Grass cover, Good, HSG D
*	0.400	98	Impervious, HSG D
	0.600	92	Weighted Average
	0.200		33.33% Pervious Area
	0.400		66.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 3S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 4S: Proposed Site

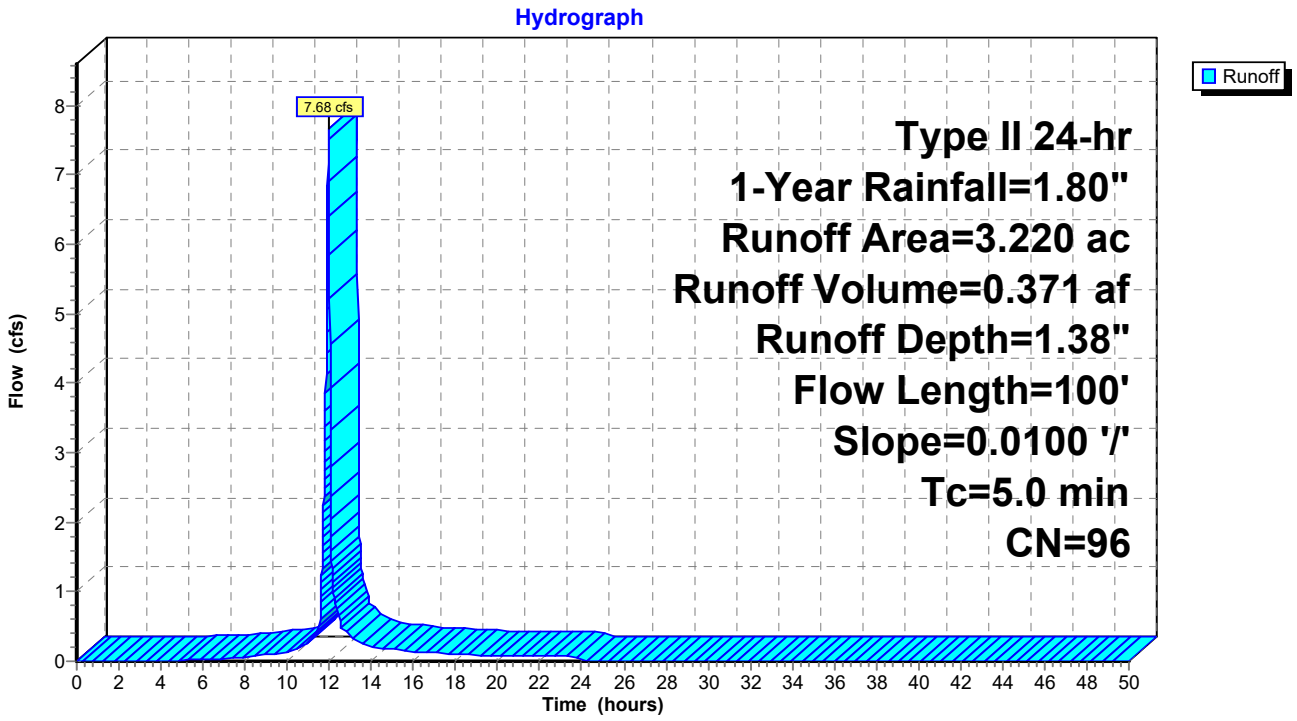
Runoff = 7.68 cfs @ 11.96 hrs, Volume= 0.371 af, Depth= 1.38"
Routed to Pond 4P : South Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.430	80	>75% Grass cover, Good, HSG D
*	2.790	98	Impervious, HSG D
	3.220	96	Weighted Average
	0.430		13.35% Pervious Area
	2.790		86.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 4S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 5S: Proposed Site

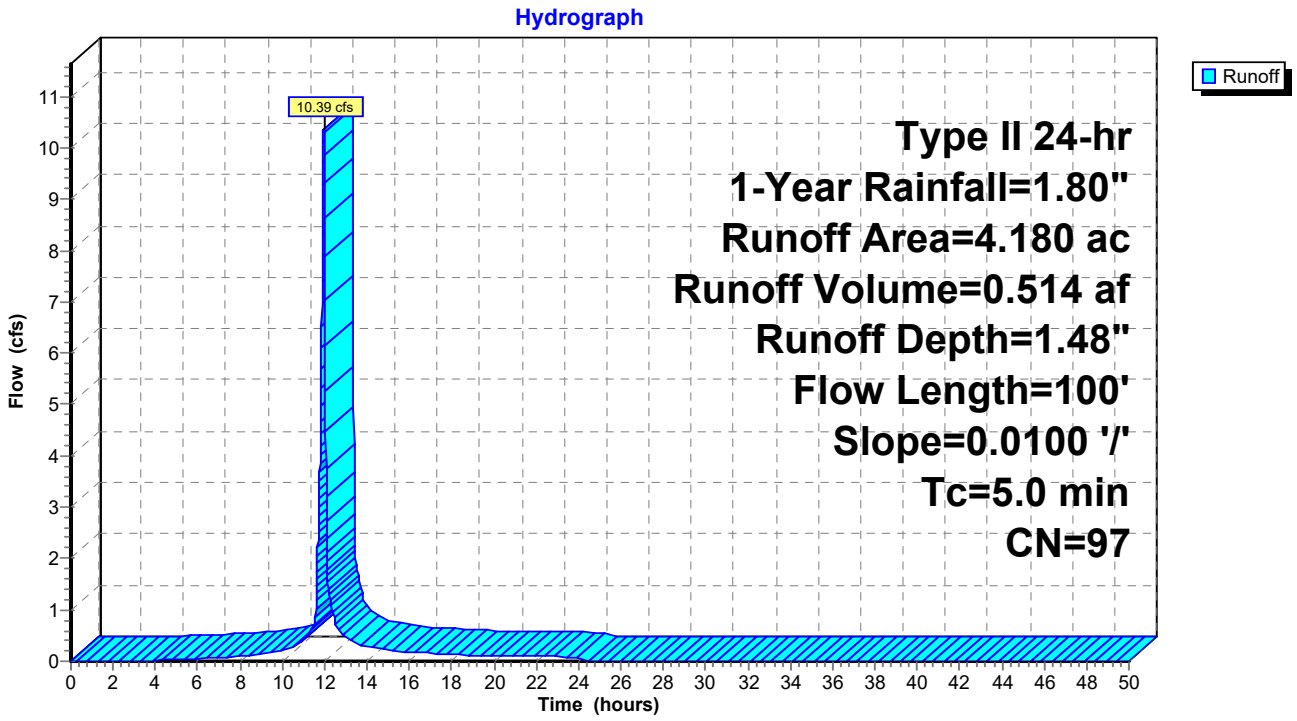
Runoff = 10.39 cfs @ 11.96 hrs, Volume= 0.514 af, Depth= 1.48"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.140	80	>75% Grass cover, Good, HSG D
*	4.040	98	Impervious, HSG D
	4.180	97	Weighted Average
	0.140		3.35% Pervious Area
	4.040		96.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 5S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 6S: Proposed Site

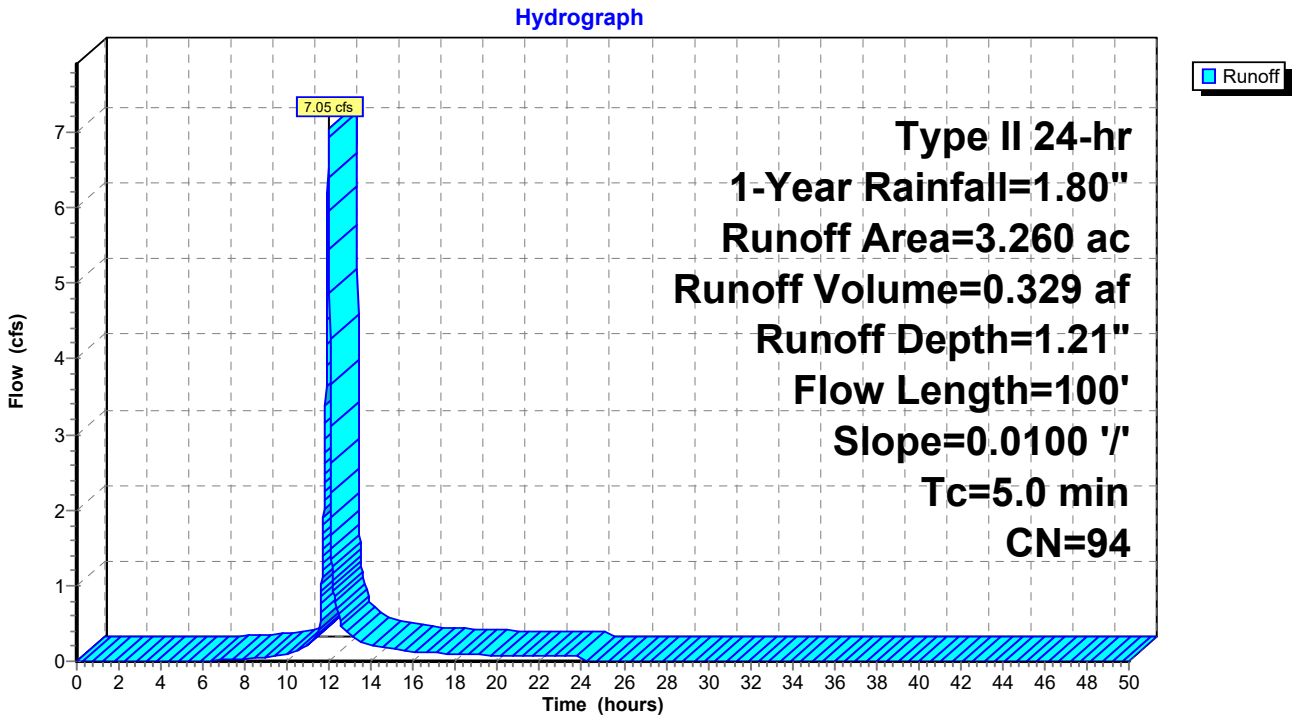
Runoff = 7.05 cfs @ 11.96 hrs, Volume= 0.329 af, Depth= 1.21"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.770	80	>75% Grass cover, Good, HSG D
*	2.490	98	Impervious, HSG D
	3.260	94	Weighted Average
	0.770		23.62% Pervious Area
	2.490		76.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 6S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 7S: Proposed Site

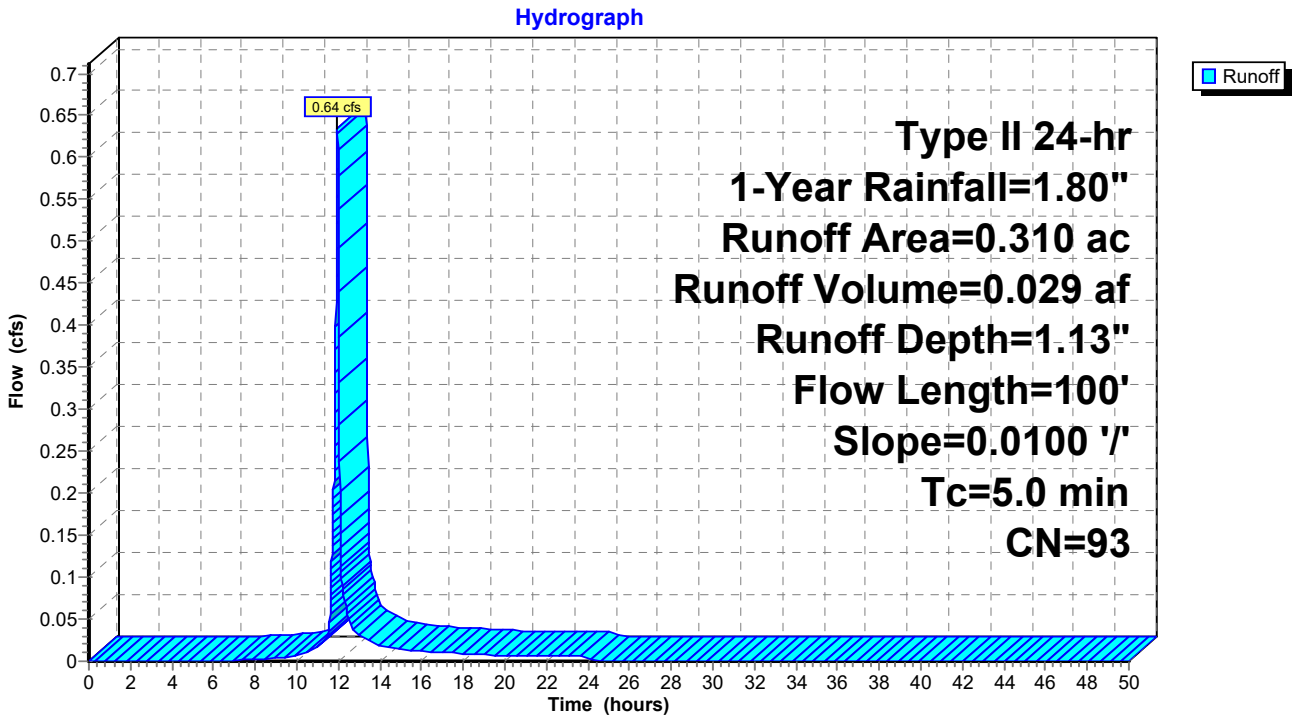
Runoff = 0.64 cfs @ 11.96 hrs, Volume= 0.029 af, Depth= 1.13"
Routed to Pond 7P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.080	80	>75% Grass cover, Good, HSG D
*	0.230	98	Impervious, HSG D
	0.310	93	Weighted Average
	0.080		25.81% Pervious Area
	0.230		74.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 7S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 8S: Proposed Site

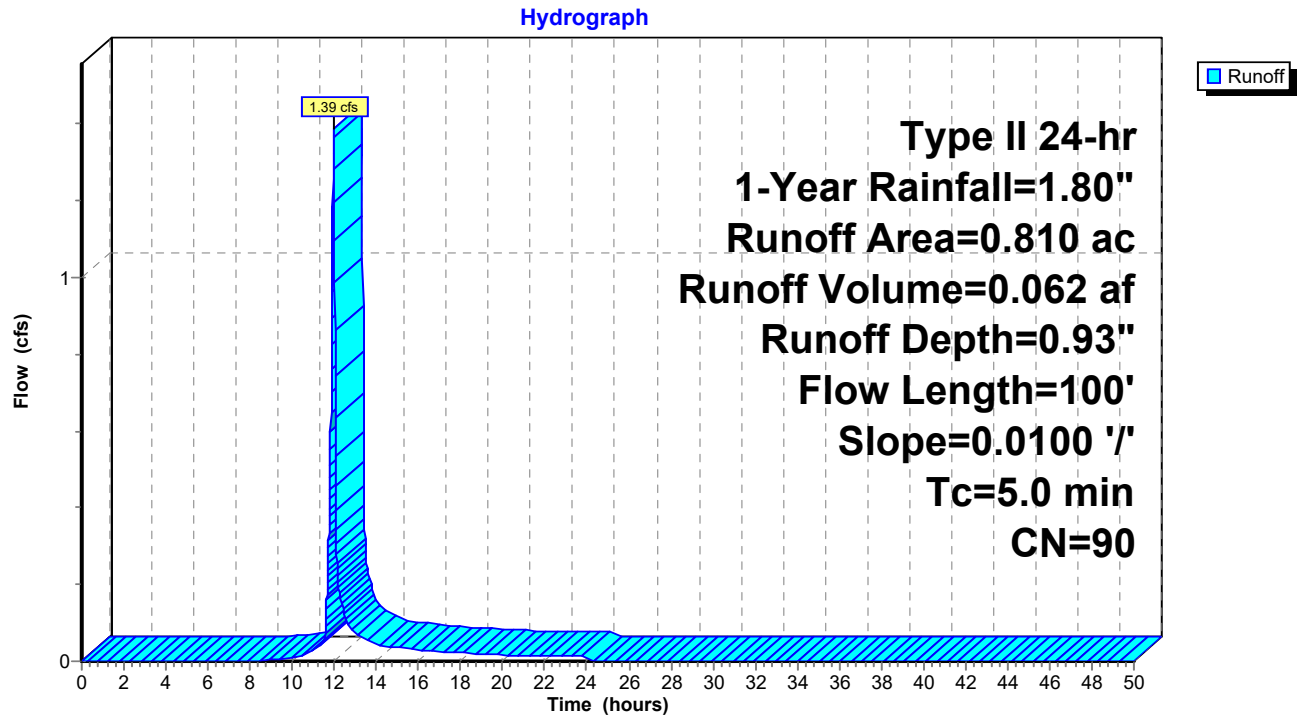
Runoff = 1.39 cfs @ 11.96 hrs, Volume= 0.062 af, Depth= 0.93"
Routed to Pond 8P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.350	80	>75% Grass cover, Good, HSG D
*	0.460	98	Impervious, HSG D
	0.810	90	Weighted Average
	0.350		43.21% Pervious Area
	0.460		56.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 8S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 9S: Proposed Site

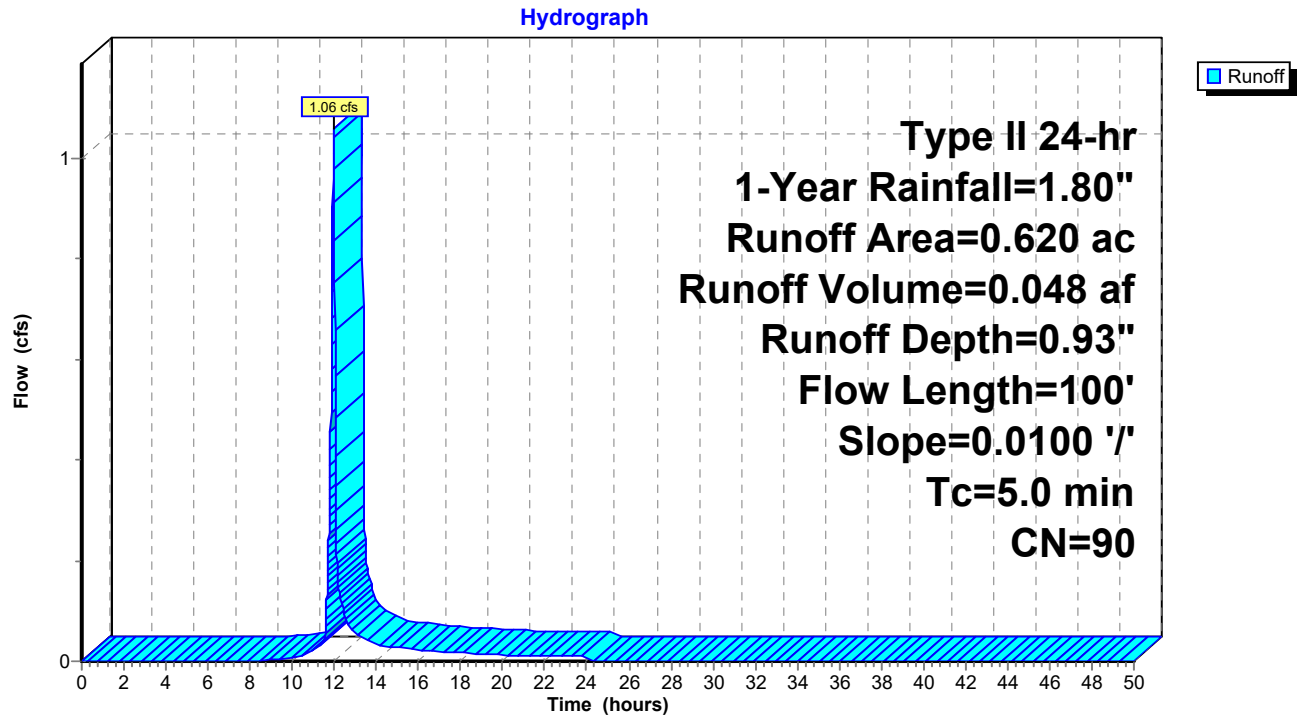
Runoff = 1.06 cfs @ 11.96 hrs, Volume= 0.048 af, Depth= 0.93"
Routed to Pond 9P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.80"

	Area (ac)	CN	Description
	0.270	80	>75% Grass cover, Good, HSG D
*	0.350	98	Impervious, HSG D
	0.620	90	Weighted Average
	0.270		43.55% Pervious Area
	0.350		56.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 9S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 3P: North Pond

Inflow Area = 3.820 ac, 83.51% Impervious, Inflow Depth = 1.31" for 1-Year event
Inflow = 6.30 cfs @ 11.97 hrs, Volume= 0.418 af
Outflow = 3.25 cfs @ 12.07 hrs, Volume= 0.418 af, Atten= 48%, Lag= 5.6 min
Primary = 3.25 cfs @ 12.07 hrs, Volume= 0.418 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 575.59' @ 12.07 hrs Surf.Area= 2,838 sf Storage= 3,534 cf

Plug-Flow detention time= 35.3 min calculated for 0.418 af (100% of inflow)
Center-of-Mass det. time= 33.5 min (854.3 - 820.8)

Volume	Invert	Avail.Storage	Storage Description
#1	574.00'	13,093 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

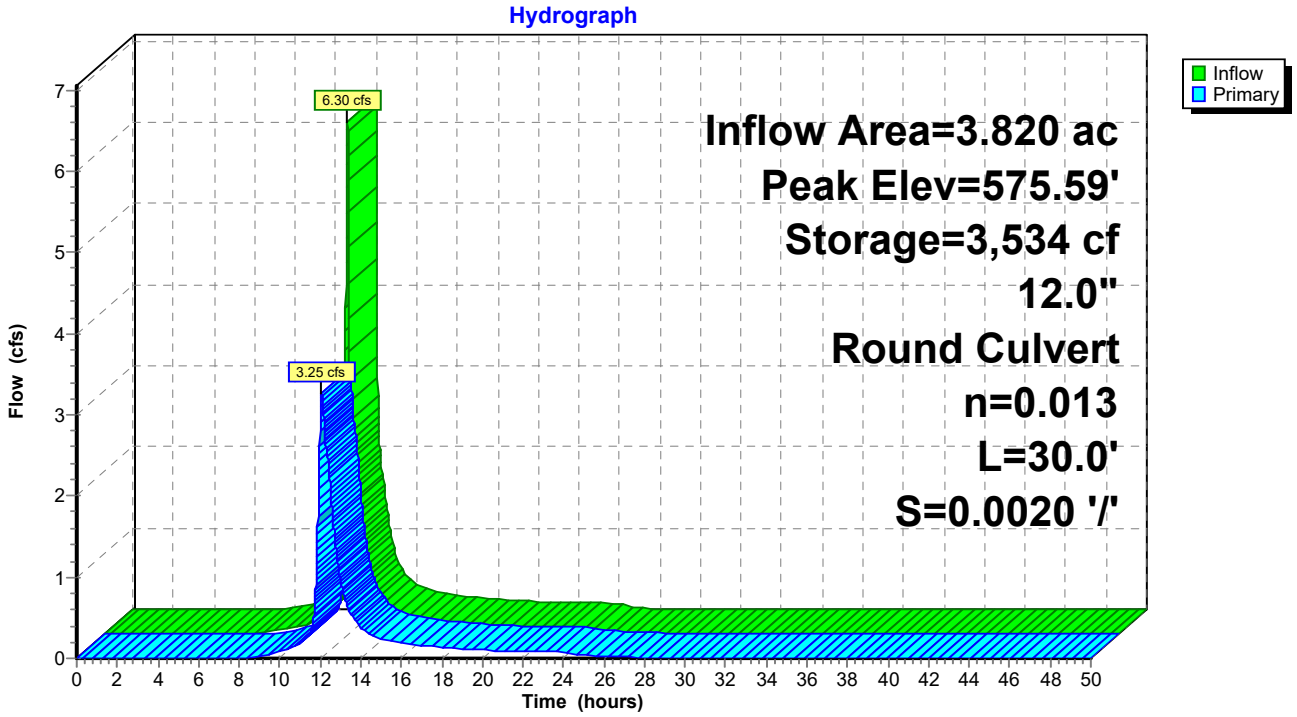
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
574.00	1,675	0	0
575.00	2,339	2,007	2,007
576.00	3,184	2,762	4,769
577.00	4,142	3,663	8,432
578.00	5,180	4,661	13,093

Device	Routing	Invert	Outlet Devices
#1	Primary	574.00'	**12.0" Round Outlet Pipe** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 574.00' / 573.94' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.25 cfs @ 12.07 hrs HW=575.59' TW=0.00' (Dynamic Tailwater)
↳**1=Outlet Pipe** (Barrel Controls 3.25 cfs @ 4.14 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 3P: North Pond



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 4P: South Pond

Inflow Area = 3.220 ac, 86.65% Impervious, Inflow Depth = 1.38" for 1-Year event
Inflow = 7.68 cfs @ 11.96 hrs, Volume= 0.371 af
Outflow = 5.16 cfs @ 11.98 hrs, Volume= 0.365 af, Atten= 33%, Lag= 1.1 min
Primary = 5.16 cfs @ 11.98 hrs, Volume= 0.365 af
Routed to Pond 3P : North Pond

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 575.64' @ 12.05 hrs Surf.Area= 2,362 sf Storage= 3,083 cf

Plug-Flow detention time= 42.1 min calculated for 0.365 af (99% of inflow)
Center-of-Mass det. time= 33.4 min (821.4 - 788.0)

Volume	Invert	Avail.Storage	Storage Description
#1	574.00'	10,488 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

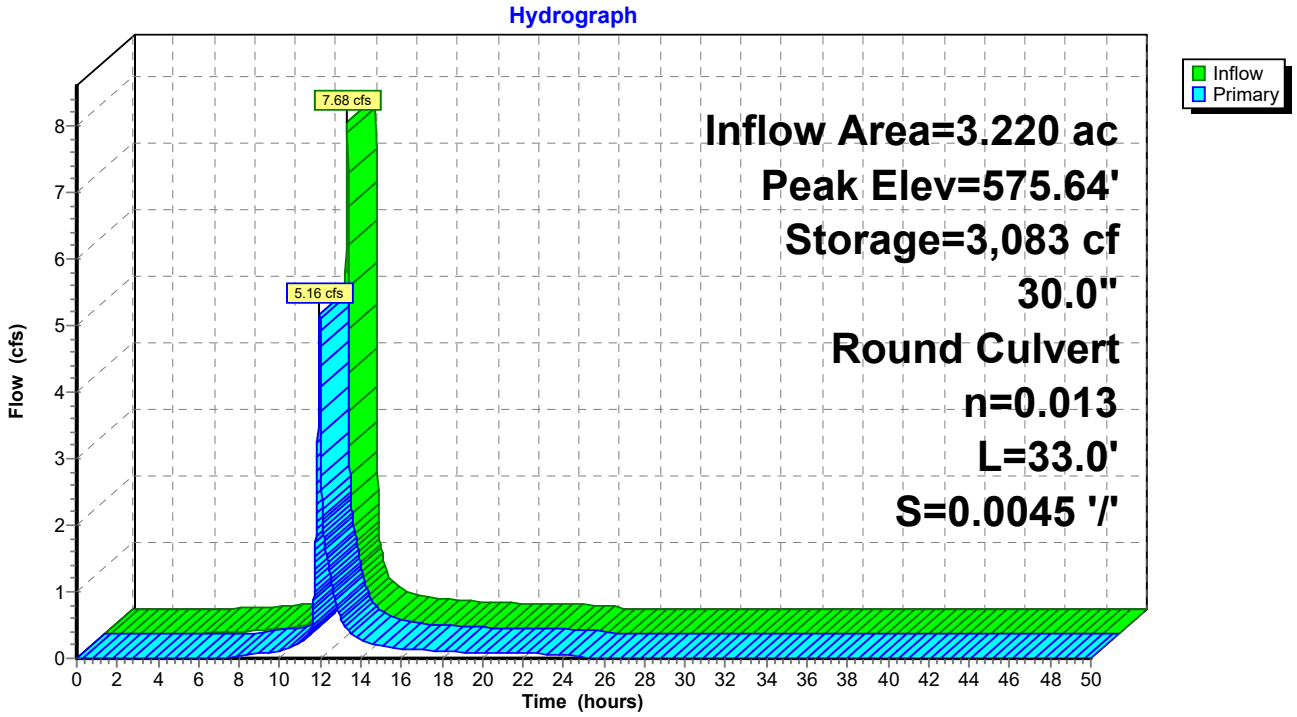
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
574.00	1,415	0	0
575.00	1,966	1,691	1,691
576.00	2,581	2,274	3,964
577.00	3,248	2,915	6,879
578.00	3,970	3,609	10,488

Device	Routing	Invert	Outlet Devices
#1	Primary	574.15'	**30.0" Round Outlet Pipe** L= 33.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 574.15' / 574.00' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 4.91 sf

Primary OutFlow Max=4.50 cfs @ 11.98 hrs HW=575.52' TW=575.36' (Dynamic Tailwater)
↳**1=Outlet Pipe** (Outlet Controls 4.50 cfs @ 2.37 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 4P: South Pond



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 7P: Bioretention

Inflow Area = 0.310 ac, 74.19% Impervious, Inflow Depth = 1.13" for 1-Year event
Inflow = 0.64 cfs @ 11.96 hrs, Volume= 0.029 af
Outflow = 0.20 cfs @ 12.07 hrs, Volume= 0.018 af, Atten= 69%, Lag= 6.8 min
Primary = 0.20 cfs @ 12.07 hrs, Volume= 0.018 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.10' @ 12.07 hrs Surf.Area= 1,167 sf Storage= 623 cf

Plug-Flow detention time= 209.4 min calculated for 0.018 af (60% of inflow)
Center-of-Mass det. time= 100.3 min (910.5 - 810.3)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	1,128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

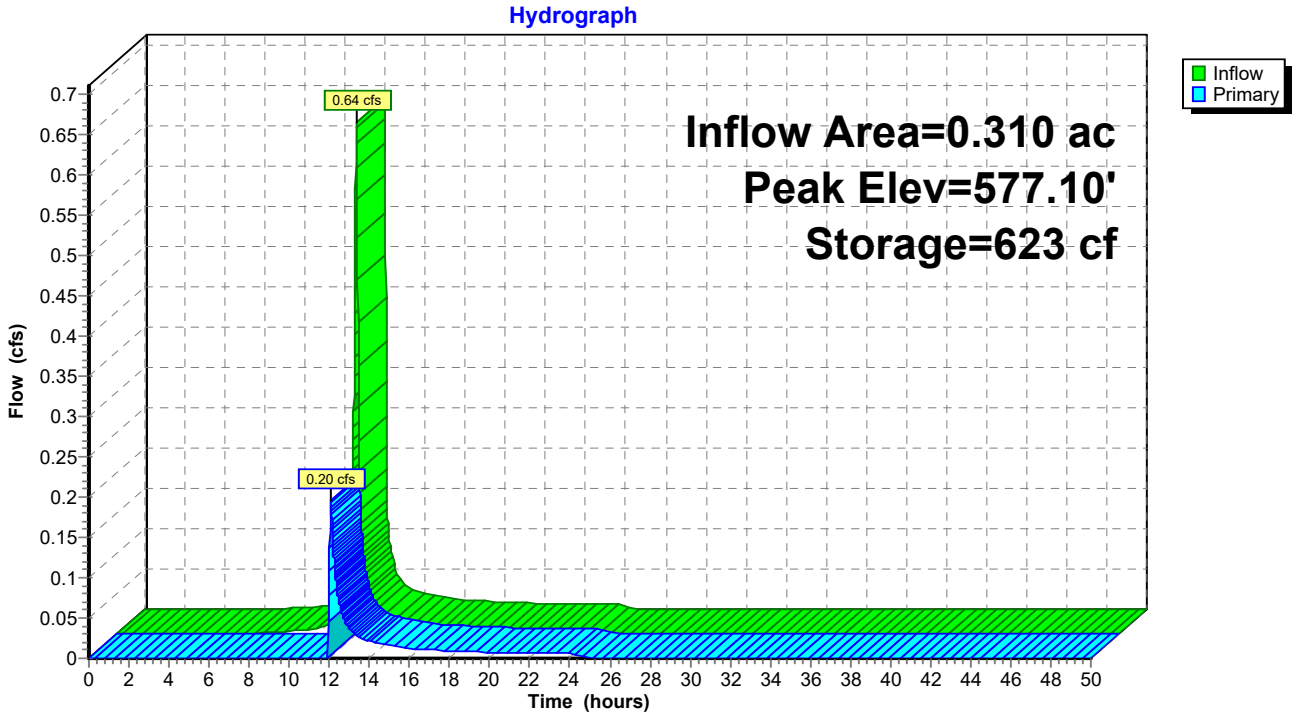
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	919	0	0
577.00	1,124	511	511
577.50	1,343	617	1,128

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.90' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" W x 24.0" H Vert. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.20 cfs @ 12.07 hrs HW=577.10' TW=0.00' (Dynamic Tailwater)
↑**1=Outlet Pipe** (Passes 0.20 cfs of 2.66 cfs potential flow)
↑**2=Grate** (Orifice Controls 0.20 cfs @ 1.00 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 7P: Bioretention



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 8P: Bioretention

Inflow Area = 0.810 ac, 56.79% Impervious, Inflow Depth = 0.93" for 1-Year event
Inflow = 1.39 cfs @ 11.96 hrs, Volume= 0.062 af
Outflow = 0.03 cfs @ 15.82 hrs, Volume= 0.015 af, Atten= 98%, Lag= 231.6 min
Primary = 0.03 cfs @ 15.82 hrs, Volume= 0.015 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.01' @ 15.82 hrs Surf.Area= 4,490 sf Storage= 2,108 cf

Plug-Flow detention time= 459.7 min calculated for 0.015 af (24% of inflow)
Center-of-Mass det. time= 325.3 min (1,152.5 - 827.1)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	4,478 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

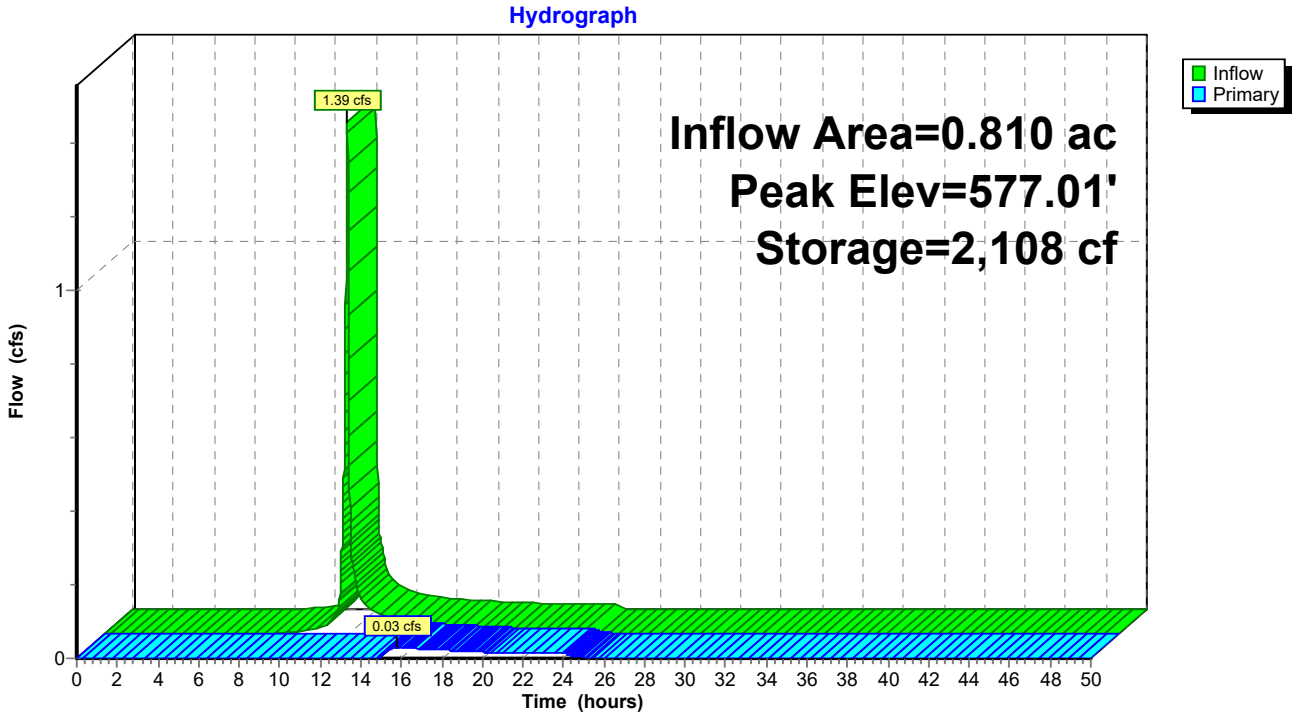
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	3,765	0	0
577.00	4,475	2,060	2,060
577.50	5,198	2,418	4,478

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.90' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.03 cfs @ 15.82 hrs HW=577.01' TW=0.00' (Dynamic Tailwater)
↑**1=Outlet Pipe** (Passes 0.03 cfs of 2.62 cfs potential flow)
↑**2=Grate** (Weir Controls 0.03 cfs @ 0.34 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 8P: Bioretention



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 9P: Bioretention

Inflow Area = 0.620 ac, 56.45% Impervious, Inflow Depth = 0.93" for 1-Year event
Inflow = 1.06 cfs @ 11.96 hrs, Volume= 0.048 af
Outflow = 0.08 cfs @ 12.55 hrs, Volume= 0.022 af, Atten= 93%, Lag= 35.0 min
Primary = 0.08 cfs @ 12.55 hrs, Volume= 0.022 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.02' @ 12.55 hrs Surf.Area= 2,486 sf Storage= 1,173 cf

Plug-Flow detention time= 276.9 min calculated for 0.022 af (46% of inflow)
Center-of-Mass det. time= 154.9 min (982.0 - 827.1)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	1,128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	576.50'	1,346 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		2,473 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	919	0	0
577.00	1,124	511	511
577.50	1,343	617	1,128

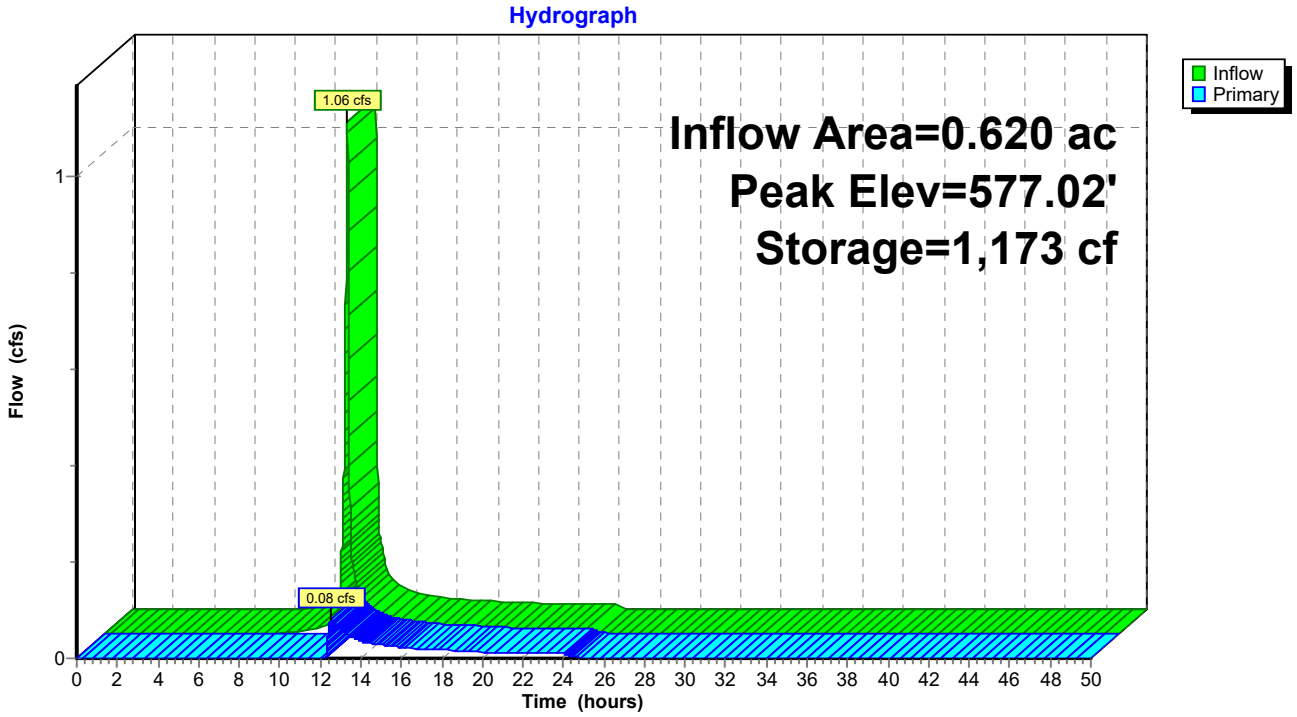
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	1,101	0	0
577.00	1,342	611	611
577.50	1,597	735	1,346

Device	Routing	Invert	Outlet Devices
#1	Primary	573.05'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.05' / 572.95' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.08 cfs @ 12.55 hrs HW=577.02' TW=0.00' (Dynamic Tailwater)
↑—**1=Outlet Pipe** (Passes 0.08 cfs of 2.61 cfs potential flow)
↑—**2=Grate** (Weir Controls 0.08 cfs @ 0.47 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 9P: Bioretention



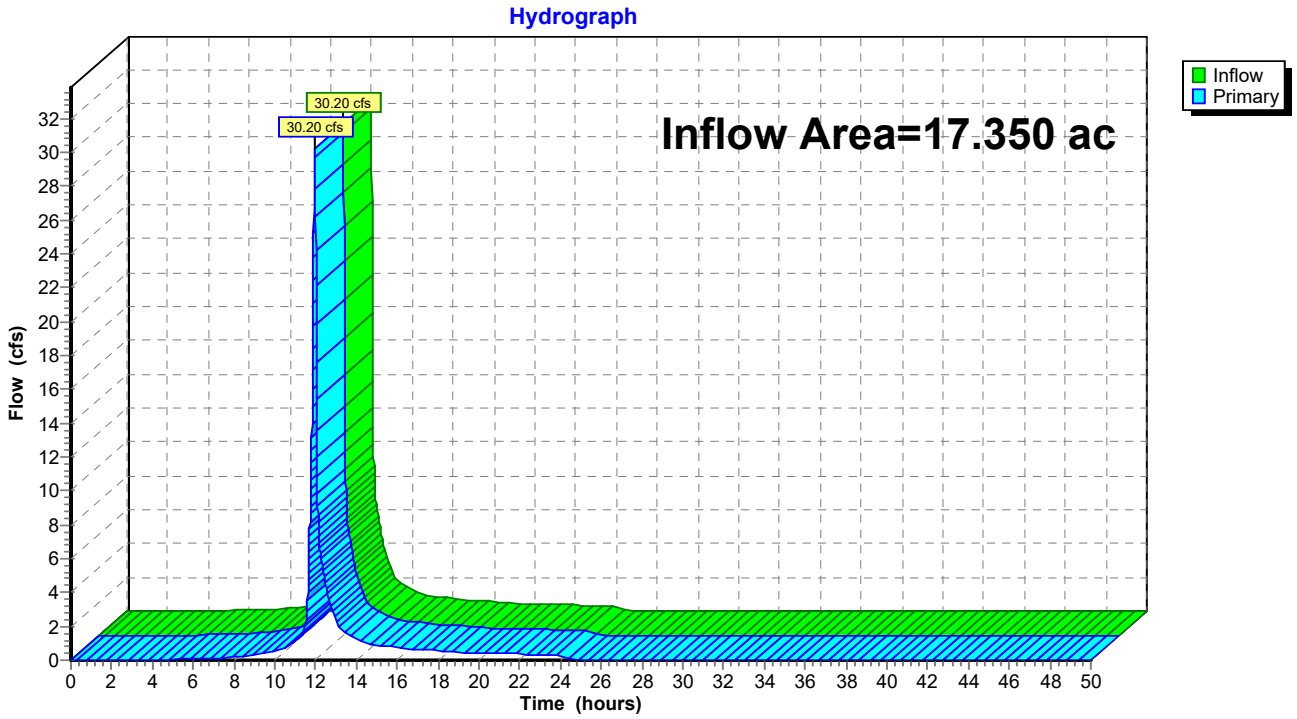
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Link 1L: Romney Rd Drainage System

Inflow Area = 17.350 ac, 84.21% Impervious, Inflow Depth = 1.25" for 1-Year event
Inflow = 30.20 cfs @ 11.96 hrs, Volume= 1.808 af
Primary = 30.20 cfs @ 11.96 hrs, Volume= 1.808 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: Romney Rd Drainage System



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 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

Subcatchment1S: Proposed Site Runoff Area=1.140 ac 85.09% Impervious Runoff Depth=2.52"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=95 Runoff=4.83 cfs 0.239 af

Subcatchment2S: Proposed Site Runoff Area=3.210 ac 89.72% Impervious Runoff Depth=2.62"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=96 Runoff=13.91 cfs 0.701 af

Subcatchment3S: Proposed Site Runoff Area=0.600 ac 66.67% Impervious Runoff Depth=2.23"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=92 Runoff=2.35 cfs 0.111 af

Subcatchment4S: Proposed Site Runoff Area=3.220 ac 86.65% Impervious Runoff Depth=2.62"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=96 Runoff=13.95 cfs 0.703 af

Subcatchment5S: Proposed Site Runoff Area=4.180 ac 96.65% Impervious Runoff Depth=2.73"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=97 Runoff=18.44 cfs 0.950 af

Subcatchment6S: Proposed Site Runoff Area=3.260 ac 76.38% Impervious Runoff Depth=2.42"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=94 Runoff=13.49 cfs 0.657 af

Subcatchment7S: Proposed Site Runoff Area=0.310 ac 74.19% Impervious Runoff Depth=2.32"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=93 Runoff=1.25 cfs 0.060 af

Subcatchment8S: Proposed Site Runoff Area=0.810 ac 56.79% Impervious Runoff Depth=2.05"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=2.97 cfs 0.138 af

Subcatchment9S: Proposed Site Runoff Area=0.620 ac 56.45% Impervious Runoff Depth=2.05"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=2.27 cfs 0.106 af

Pond 3P: North Pond Peak Elev=576.52' Storage=6,563 cf Inflow=11.25 cfs 0.809 af
12.0" Round Culvert n=0.013 L=30.0' S=0.0020 '/' Outflow=5.07 cfs 0.809 af

Pond 4P: South Pond Peak Elev=576.55' Storage=5,499 cf Inflow=13.95 cfs 0.703 af
30.0" Round Culvert n=0.013 L=33.0' S=0.0045 '/' Outflow=8.93 cfs 0.698 af

Pond 7P: Bioretention Peak Elev=577.29' Storage=860 cf Inflow=1.25 cfs 0.060 af
Outflow=1.02 cfs 0.048 af

Pond 8P: Bioretention Peak Elev=577.15' Storage=2,746 cf Inflow=2.97 cfs 0.138 af
Outflow=1.51 cfs 0.091 af

Pond 9P: Bioretention Peak Elev=577.18' Storage=1,572 cf Inflow=2.27 cfs 0.106 af
Outflow=1.94 cfs 0.080 af

Link 1L: Romney Rd Drainage System Inflow=58.00 cfs 3.576 af
Primary=58.00 cfs 3.576 af

Total Runoff Area = 17.350 ac Runoff Volume = 3.666 af Average Runoff Depth = 2.54"
15.79% Pervious = 2.740 ac 84.21% Impervious = 14.610 ac

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 1S: Proposed Site

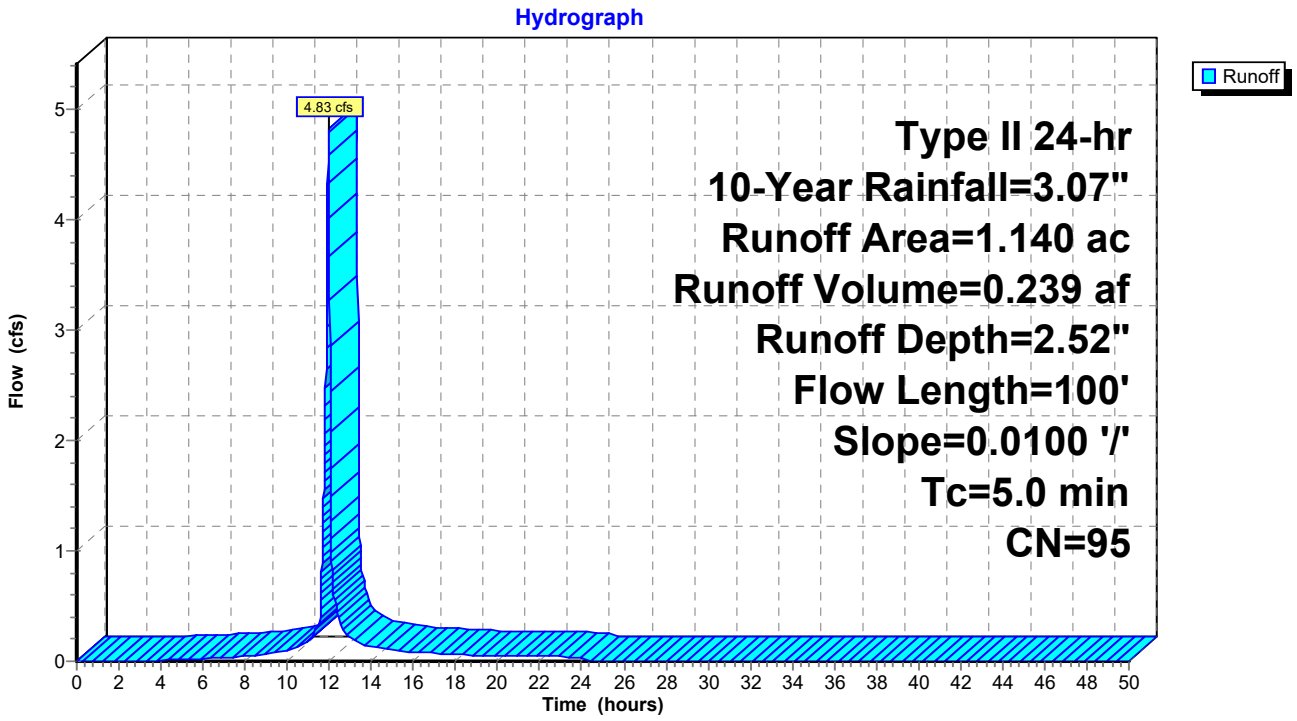
Runoff = 4.83 cfs @ 11.96 hrs, Volume= 0.239 af, Depth= 2.52"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.170	80	>75% Grass cover, Good, HSG D
*	0.970	98	Impervious, HSG D
	1.140	95	Weighted Average
	0.170		14.91% Pervious Area
	0.970		85.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 2S: Proposed Site

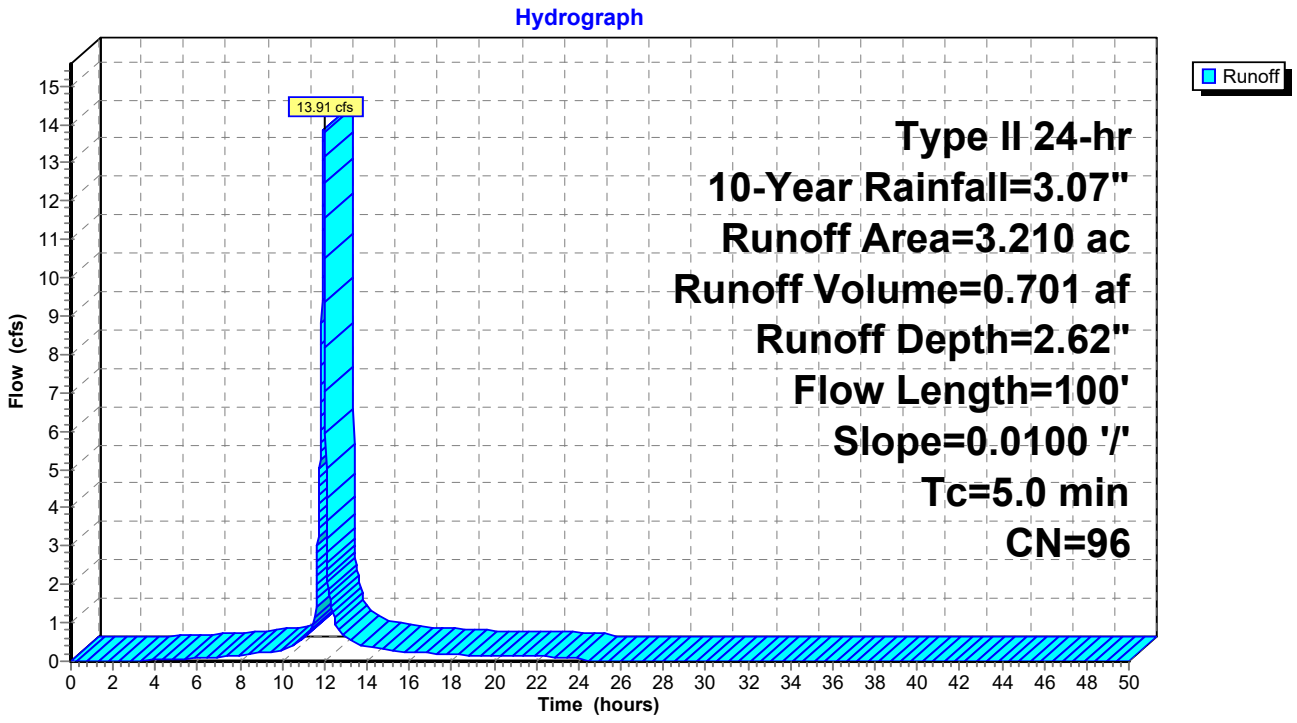
Runoff = 13.91 cfs @ 11.96 hrs, Volume= 0.701 af, Depth= 2.62"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.330	80	>75% Grass cover, Good, HSG D
*	2.880	98	Impervious, HSG D
	3.210	96	Weighted Average
	0.330		10.28% Pervious Area
	2.880		89.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 3S: Proposed Site

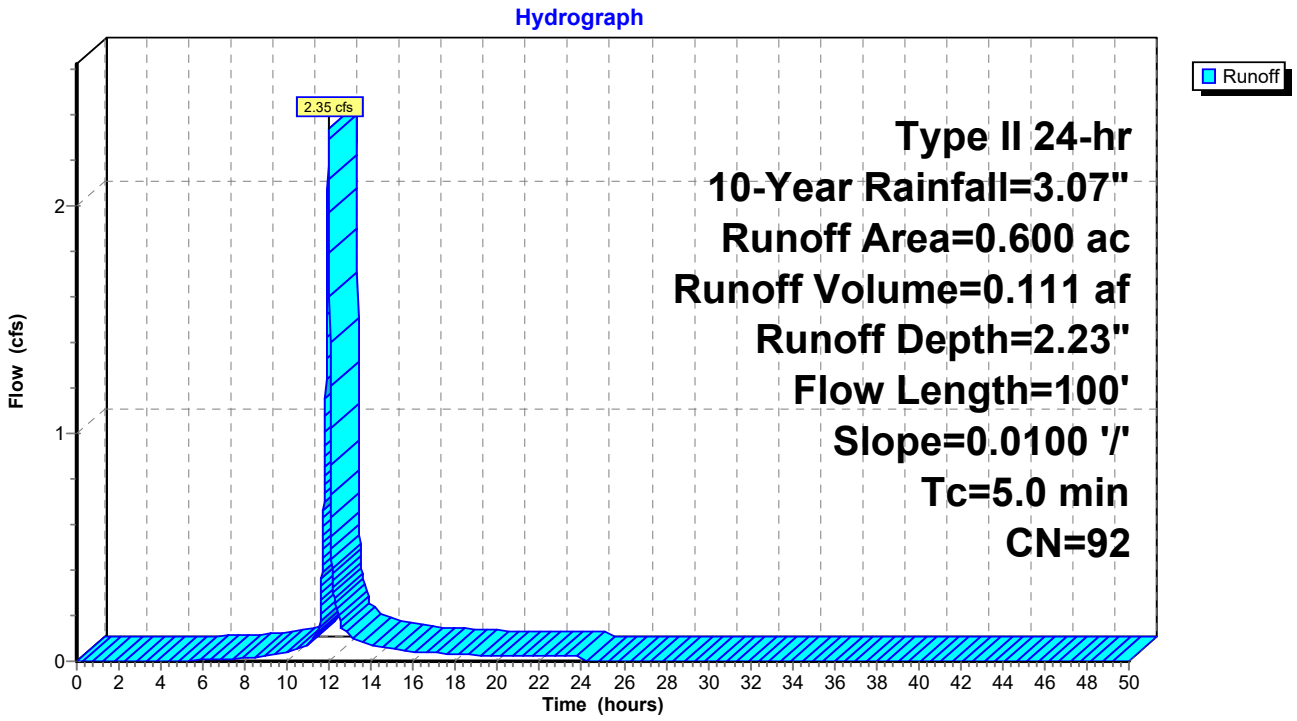
Runoff = 2.35 cfs @ 11.96 hrs, Volume= 0.111 af, Depth= 2.23"
Routed to Pond 3P : North Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.200	80	>75% Grass cover, Good, HSG D
*	0.400	98	Impervious, HSG D
	0.600	92	Weighted Average
	0.200		33.33% Pervious Area
	0.400		66.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 3S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 4S: Proposed Site

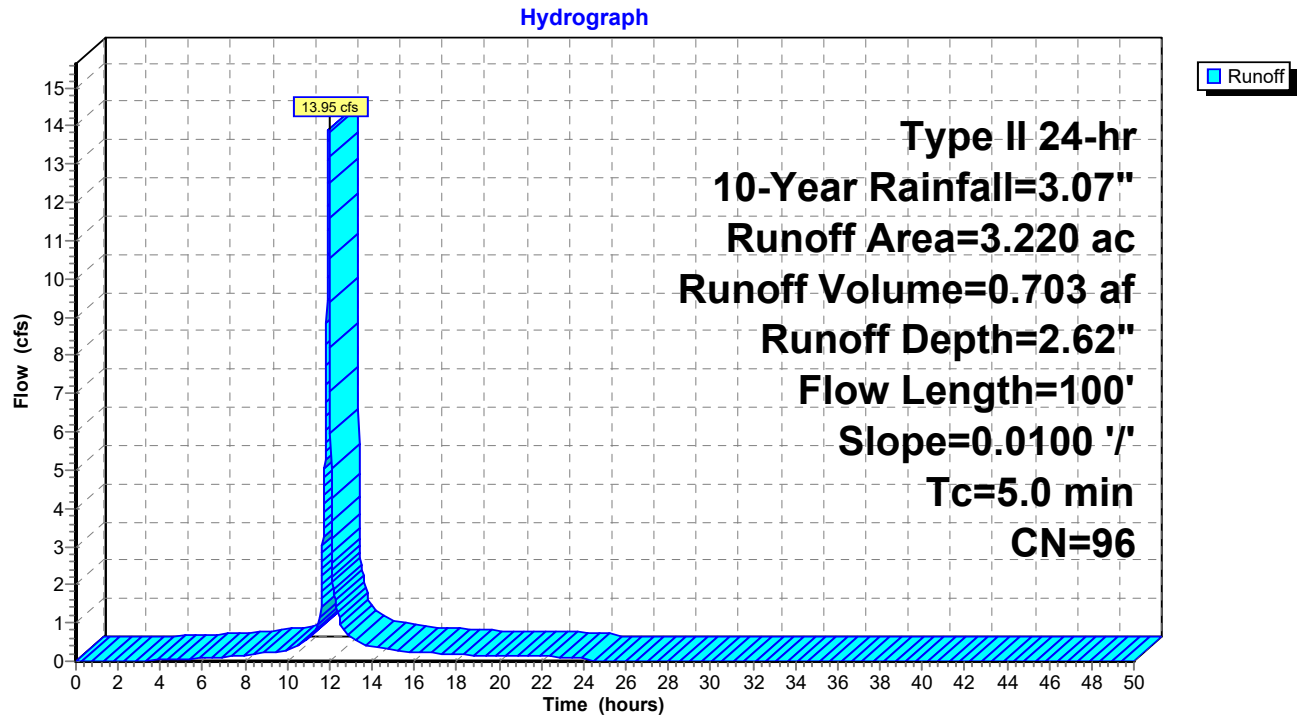
Runoff = 13.95 cfs @ 11.96 hrs, Volume= 0.703 af, Depth= 2.62"
Routed to Pond 4P : South Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.430	80	>75% Grass cover, Good, HSG D
*	2.790	98	Impervious, HSG D
	3.220	96	Weighted Average
	0.430		13.35% Pervious Area
	2.790		86.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 4S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 5S: Proposed Site

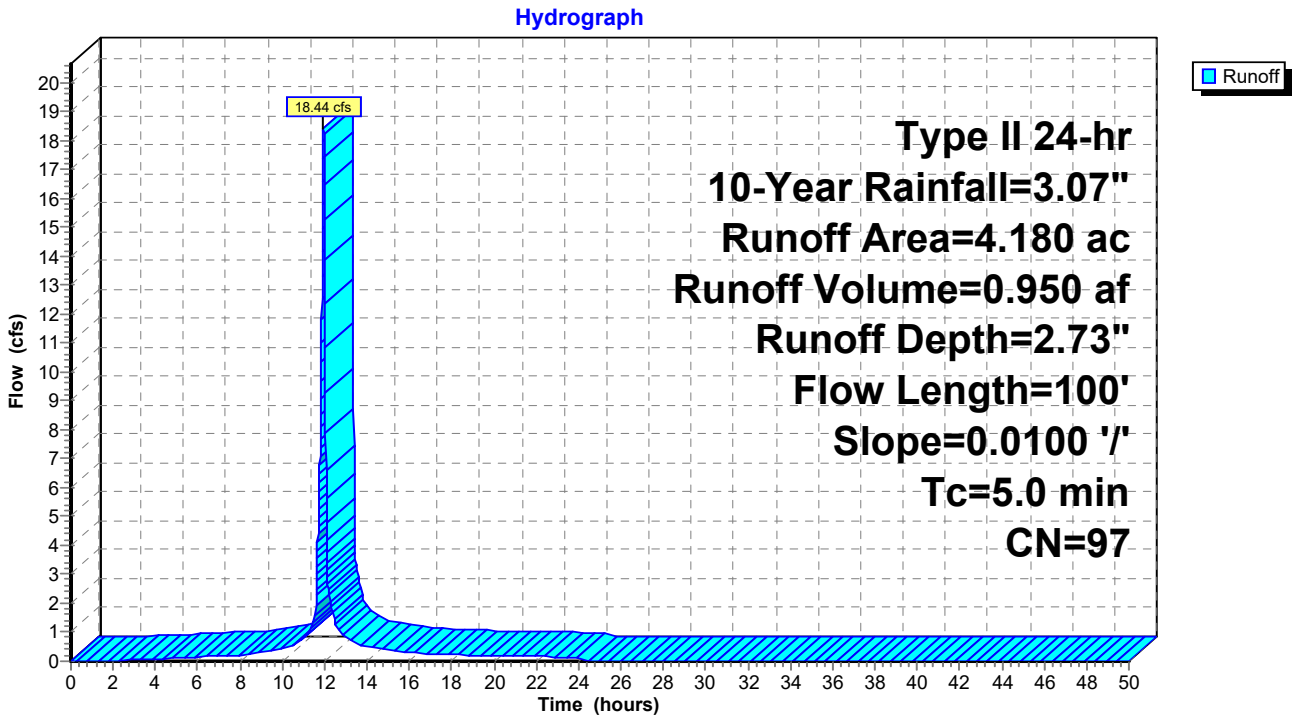
Runoff = 18.44 cfs @ 11.96 hrs, Volume= 0.950 af, Depth= 2.73"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.140	80	>75% Grass cover, Good, HSG D
*	4.040	98	Impervious, HSG D
	4.180	97	Weighted Average
	0.140		3.35% Pervious Area
	4.040		96.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 5S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 6S: Proposed Site

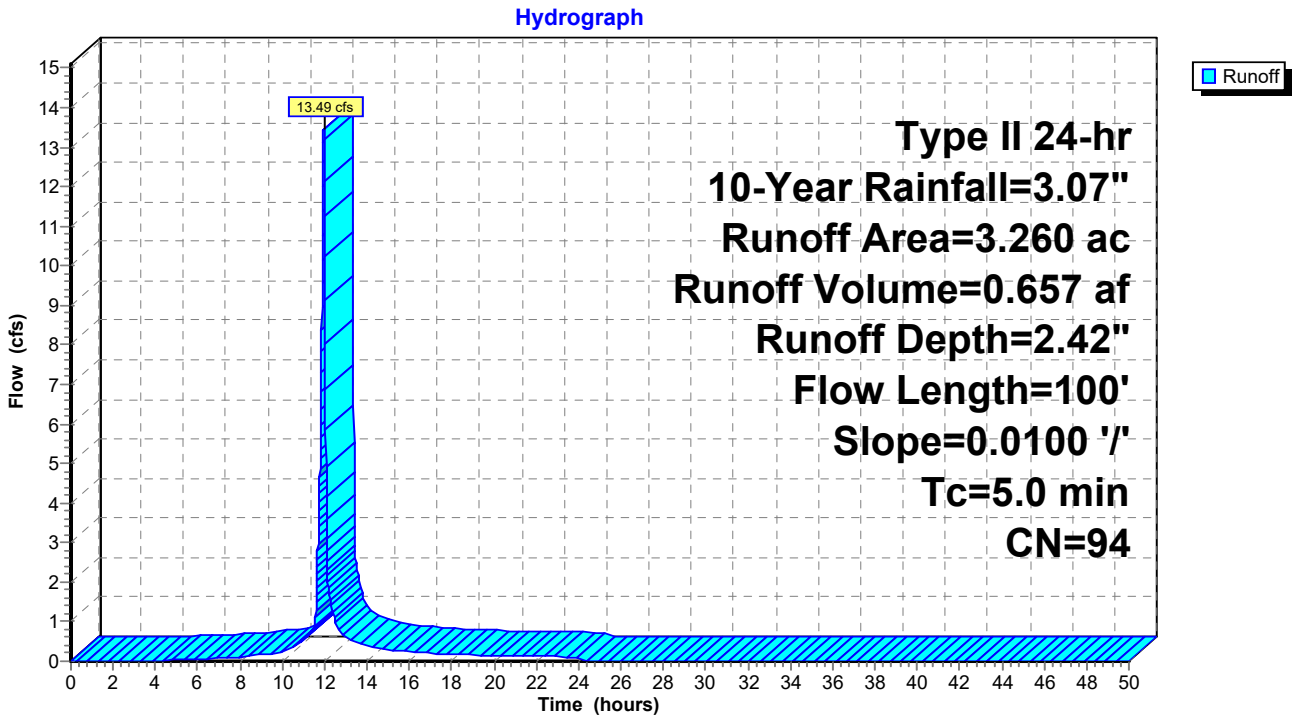
Runoff = 13.49 cfs @ 11.96 hrs, Volume= 0.657 af, Depth= 2.42"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.770	80	>75% Grass cover, Good, HSG D
*	2.490	98	Impervious, HSG D
	3.260	94	Weighted Average
	0.770		23.62% Pervious Area
	2.490		76.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 6S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 7S: Proposed Site

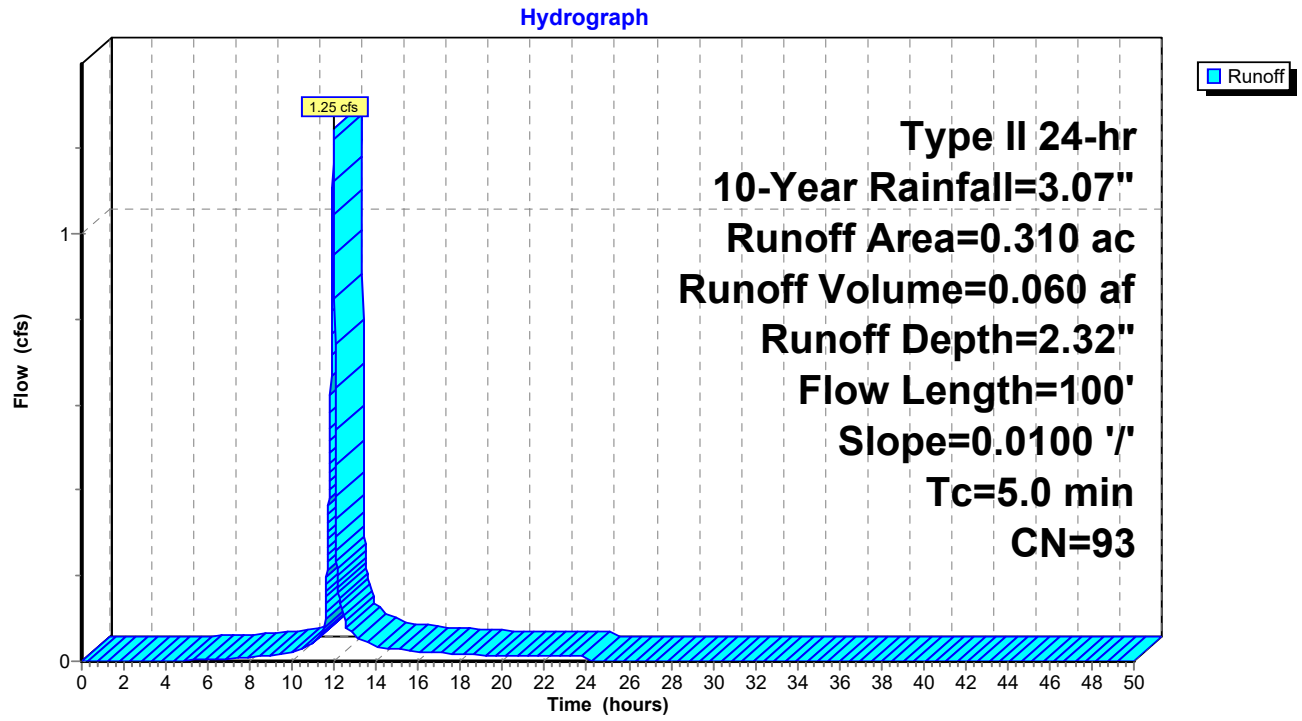
Runoff = 1.25 cfs @ 11.96 hrs, Volume= 0.060 af, Depth= 2.32"
Routed to Pond 7P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.080	80	>75% Grass cover, Good, HSG D
*	0.230	98	Impervious, HSG D
	0.310	93	Weighted Average
	0.080		25.81% Pervious Area
	0.230		74.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 7S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 8S: Proposed Site

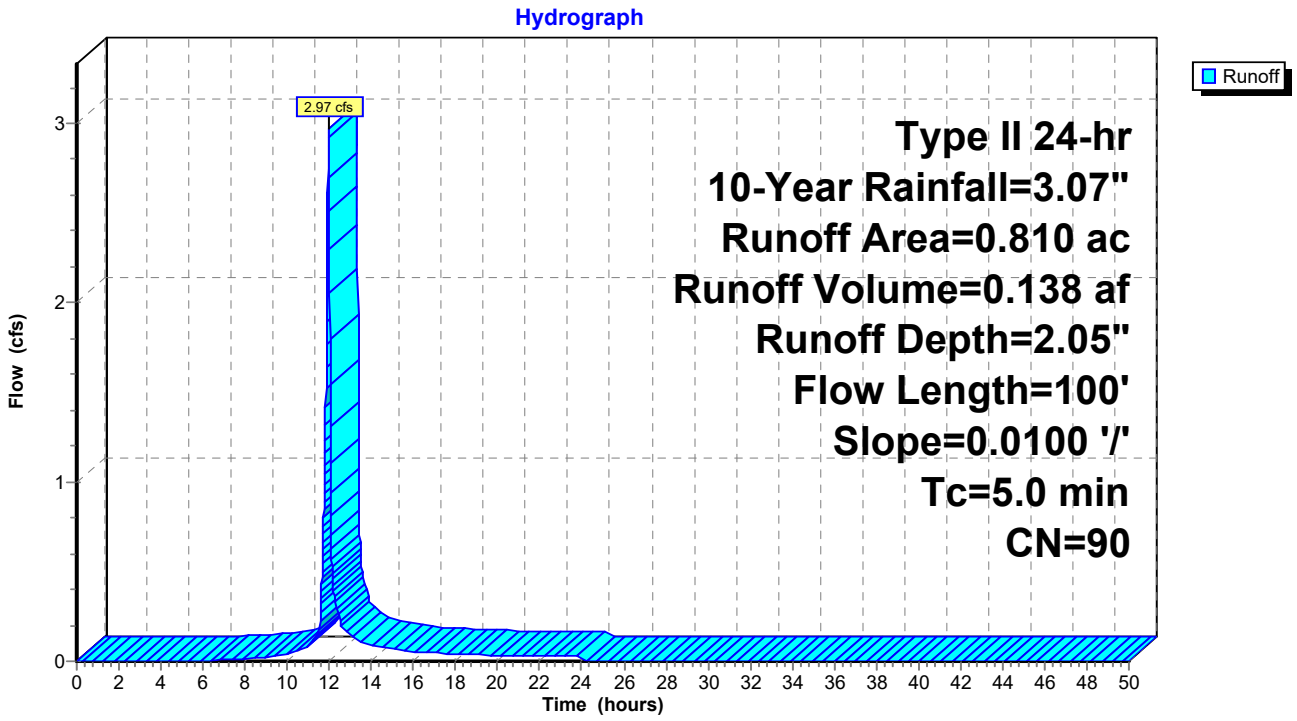
Runoff = 2.97 cfs @ 11.96 hrs, Volume= 0.138 af, Depth= 2.05"
Routed to Pond 8P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.350	80	>75% Grass cover, Good, HSG D
*	0.460	98	Impervious, HSG D
	0.810	90	Weighted Average
	0.350		43.21% Pervious Area
	0.460		56.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 8S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 9S: Proposed Site

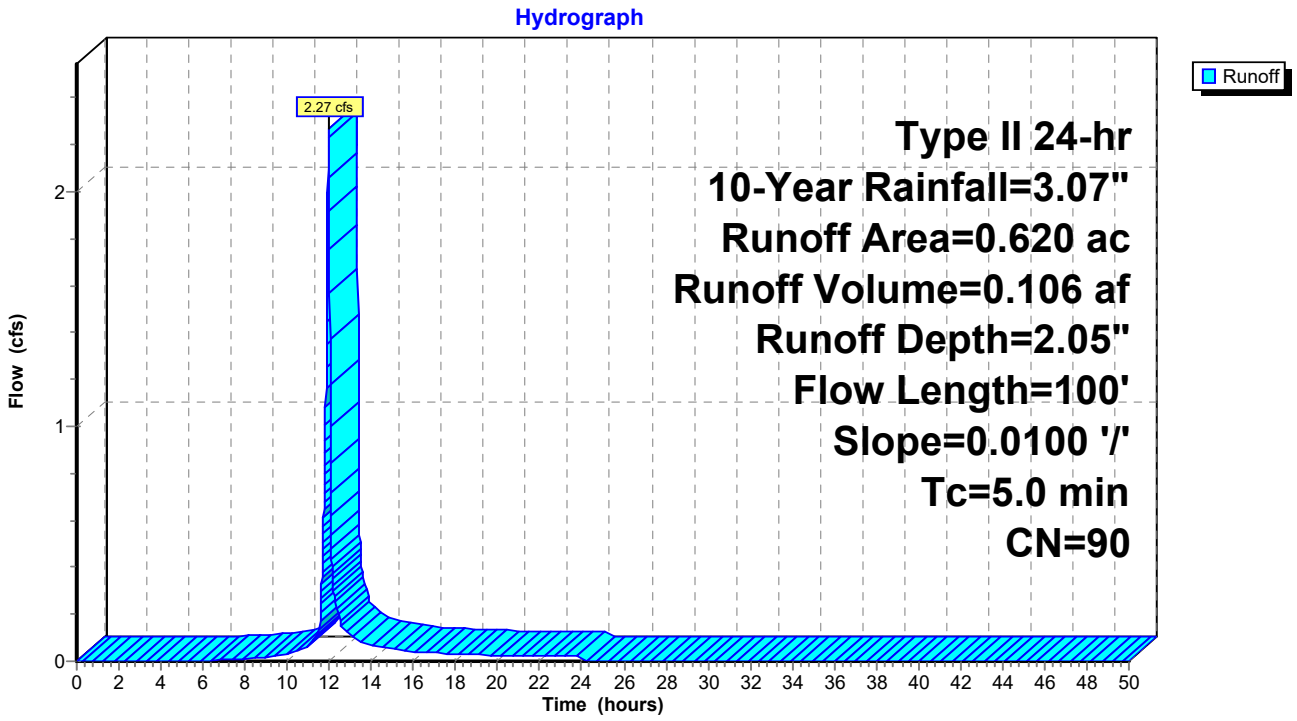
Runoff = 2.27 cfs @ 11.96 hrs, Volume= 0.106 af, Depth= 2.05"
Routed to Pond 9P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.07"

	Area (ac)	CN	Description
	0.270	80	>75% Grass cover, Good, HSG D
*	0.350	98	Impervious, HSG D
	0.620	90	Weighted Average
	0.270		43.55% Pervious Area
	0.350		56.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 9S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 3P: North Pond

Inflow Area = 3.820 ac, 83.51% Impervious, Inflow Depth = 2.54" for 10-Year event
Inflow = 11.25 cfs @ 11.97 hrs, Volume= 0.809 af
Outflow = 5.07 cfs @ 12.07 hrs, Volume= 0.809 af, Atten= 55%, Lag= 6.2 min
Primary = 5.07 cfs @ 12.07 hrs, Volume= 0.809 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 576.52' @ 12.07 hrs Surf.Area= 3,684 sf Storage= 6,563 cf

Plug-Flow detention time= 29.2 min calculated for 0.809 af (100% of inflow)
Center-of-Mass det. time= 28.3 min (826.8 - 798.5)

Volume	Invert	Avail.Storage	Storage Description
#1	574.00'	13,093 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

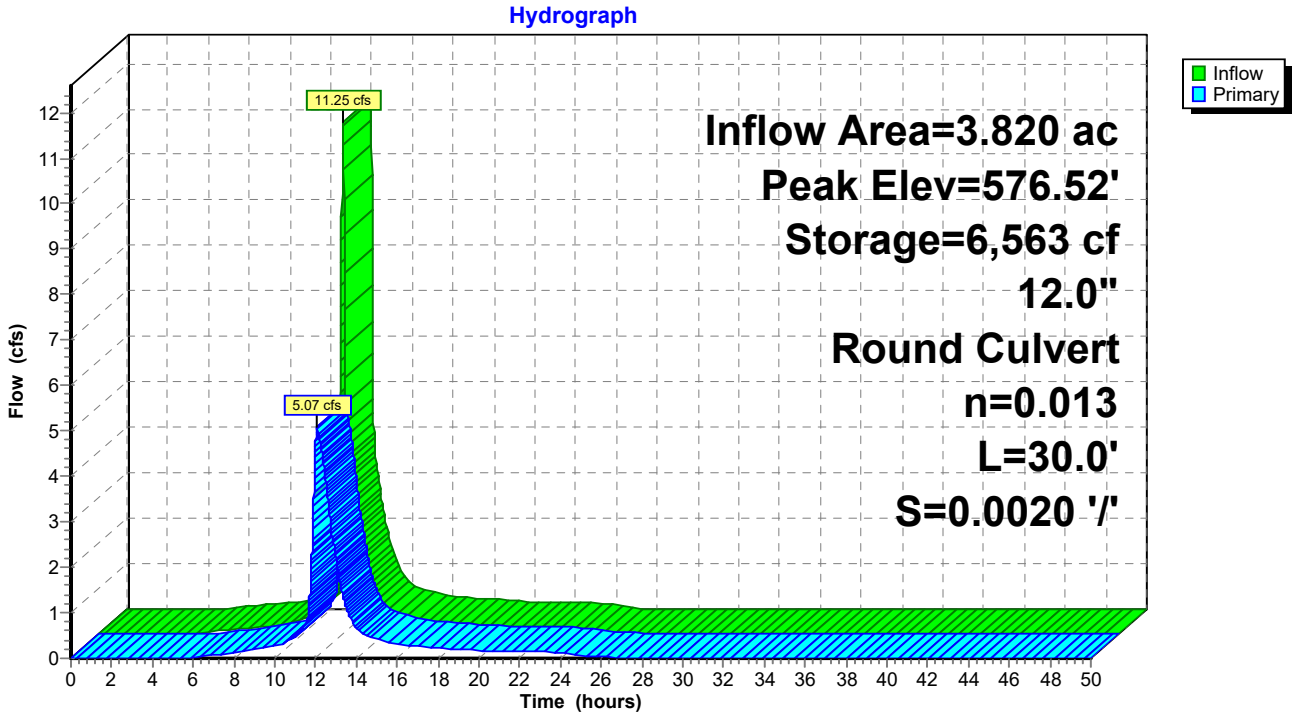
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
574.00	1,675	0	0
575.00	2,339	2,007	2,007
576.00	3,184	2,762	4,769
577.00	4,142	3,663	8,432
578.00	5,180	4,661	13,093

Device	Routing	Invert	Outlet Devices
#1	Primary	574.00'	**12.0" Round Outlet Pipe** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 574.00' / 573.94' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=5.07 cfs @ 12.07 hrs HW=576.52' TW=0.00' (Dynamic Tailwater)
↑—**1=Outlet Pipe** (Barrel Controls 5.07 cfs @ 6.46 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 3P: North Pond



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 4P: South Pond

Inflow Area = 3.220 ac, 86.65% Impervious, Inflow Depth = 2.62" for 10-Year event
Inflow = 13.95 cfs @ 11.96 hrs, Volume= 0.703 af
Outflow = 8.93 cfs @ 11.97 hrs, Volume= 0.698 af, Atten= 36%, Lag= 0.8 min
Primary = 8.93 cfs @ 11.97 hrs, Volume= 0.698 af
Routed to Pond 3P : North Pond

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 576.55' @ 12.07 hrs Surf.Area= 2,951 sf Storage= 5,499 cf

Plug-Flow detention time= 32.9 min calculated for 0.698 af (99% of inflow)
Center-of-Mass det. time= 28.2 min (799.1 - 770.8)

Volume	Invert	Avail.Storage	Storage Description
#1	574.00'	10,488 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

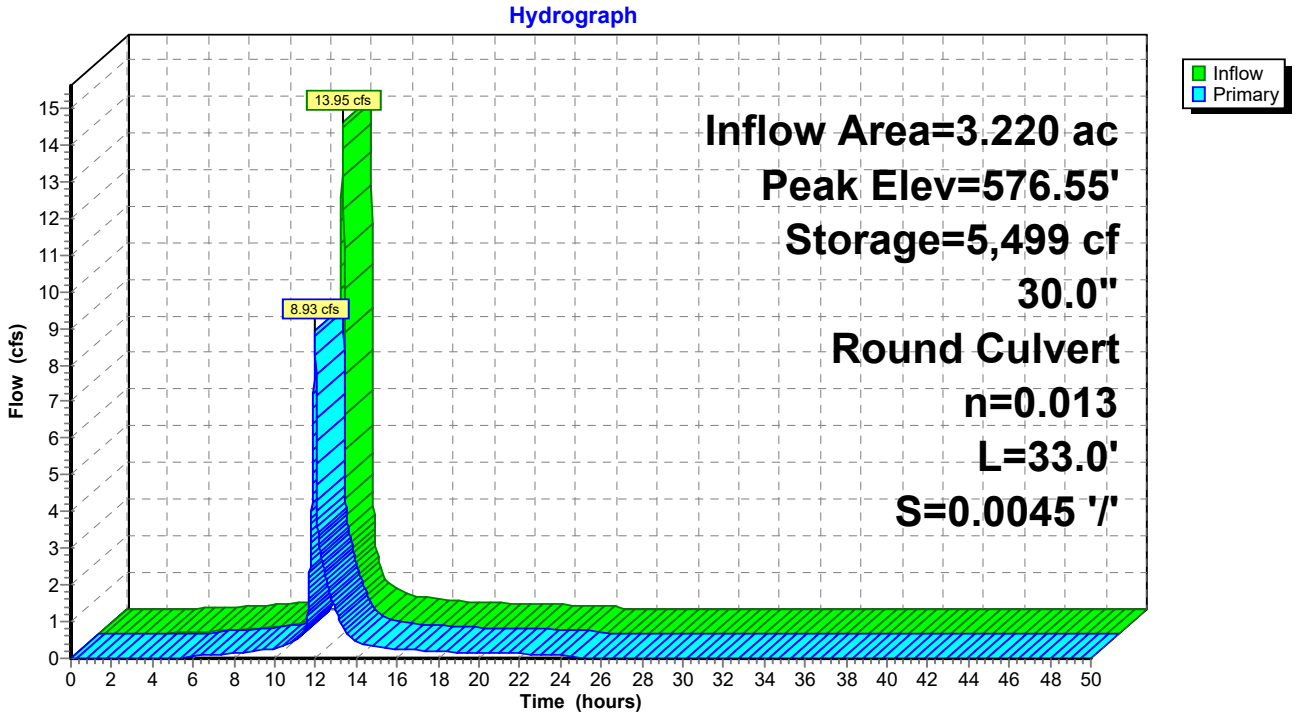
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
574.00	1,415	0	0
575.00	1,966	1,691	1,691
576.00	2,581	2,274	3,964
577.00	3,248	2,915	6,879
578.00	3,970	3,609	10,488

Device	Routing	Invert	Outlet Devices
#1	Primary	574.15'	**30.0" Round Outlet Pipe** L= 33.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 574.15' / 574.00' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 4.91 sf

Primary OutFlow Max=7.06 cfs @ 11.97 hrs HW=576.27' TW=576.14' (Dynamic Tailwater)
↳**1=Outlet Pipe** (Outlet Controls 7.06 cfs @ 2.15 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 4P: South Pond



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 7P: Bioretention

Inflow Area = 0.310 ac, 74.19% Impervious, Inflow Depth = 2.32" for 10-Year event
Inflow = 1.25 cfs @ 11.96 hrs, Volume= 0.060 af
Outflow = 1.02 cfs @ 12.00 hrs, Volume= 0.048 af, Atten= 18%, Lag= 2.7 min
Primary = 1.02 cfs @ 12.00 hrs, Volume= 0.048 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.29' @ 12.00 hrs Surf.Area= 1,253 sf Storage= 860 cf

Plug-Flow detention time= 133.3 min calculated for 0.048 af (80% of inflow)
Center-of-Mass det. time= 53.8 min (843.8 - 790.0)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	1,128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

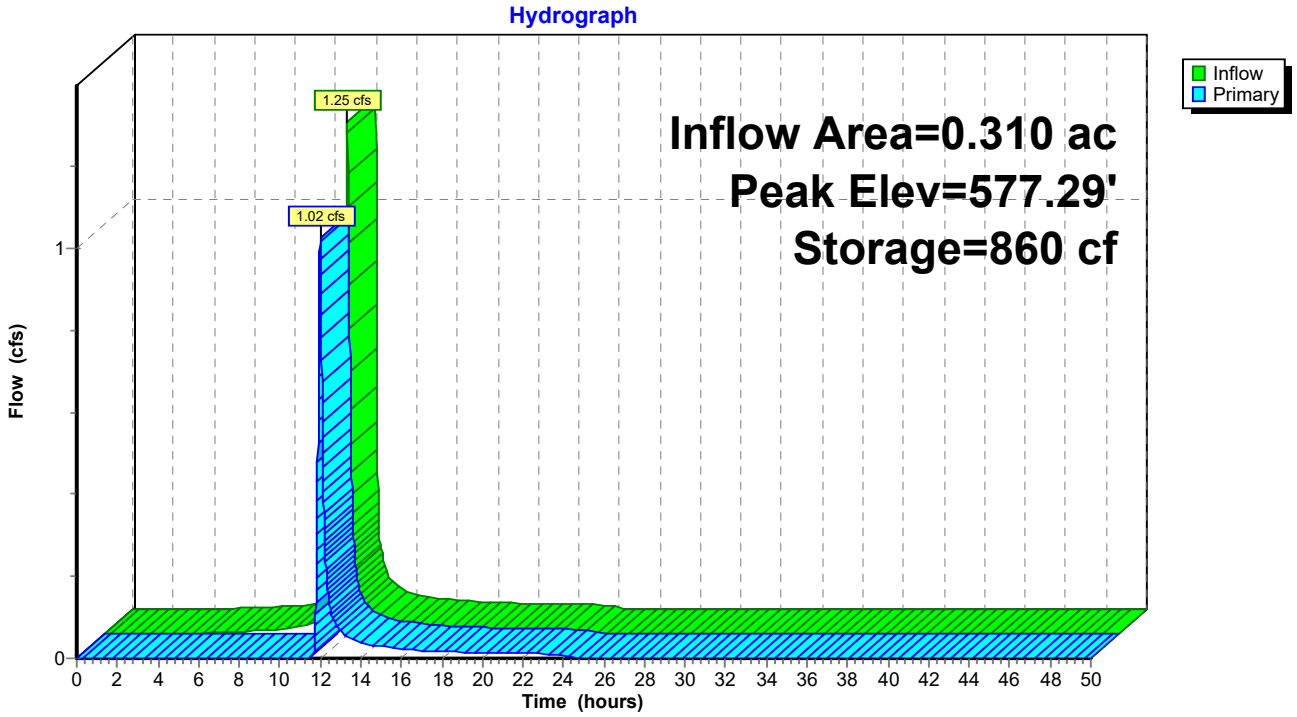
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	919	0	0
577.00	1,124	511	511
577.50	1,343	617	1,128

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.90' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" W x 24.0" H Vert. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.02 cfs @ 12.00 hrs HW=577.29' TW=0.00' (Dynamic Tailwater)
↑**1=Outlet Pipe** (Passes 1.02 cfs of 2.73 cfs potential flow)
↑**2=Grate** (Orifice Controls 1.02 cfs @ 1.74 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 7P: Bioretention



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 8P: Bioretention

Inflow Area = 0.810 ac, 56.79% Impervious, Inflow Depth = 2.05" for 10-Year event
Inflow = 2.97 cfs @ 11.96 hrs, Volume= 0.138 af
Outflow = 1.51 cfs @ 12.04 hrs, Volume= 0.091 af, Atten= 49%, Lag= 4.9 min
Primary = 1.51 cfs @ 12.04 hrs, Volume= 0.091 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.15' @ 12.04 hrs Surf.Area= 4,691 sf Storage= 2,746 cf

Plug-Flow detention time= 185.6 min calculated for 0.091 af (66% of inflow)
Center-of-Mass det. time= 82.6 min (887.1 - 804.5)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	4,478 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

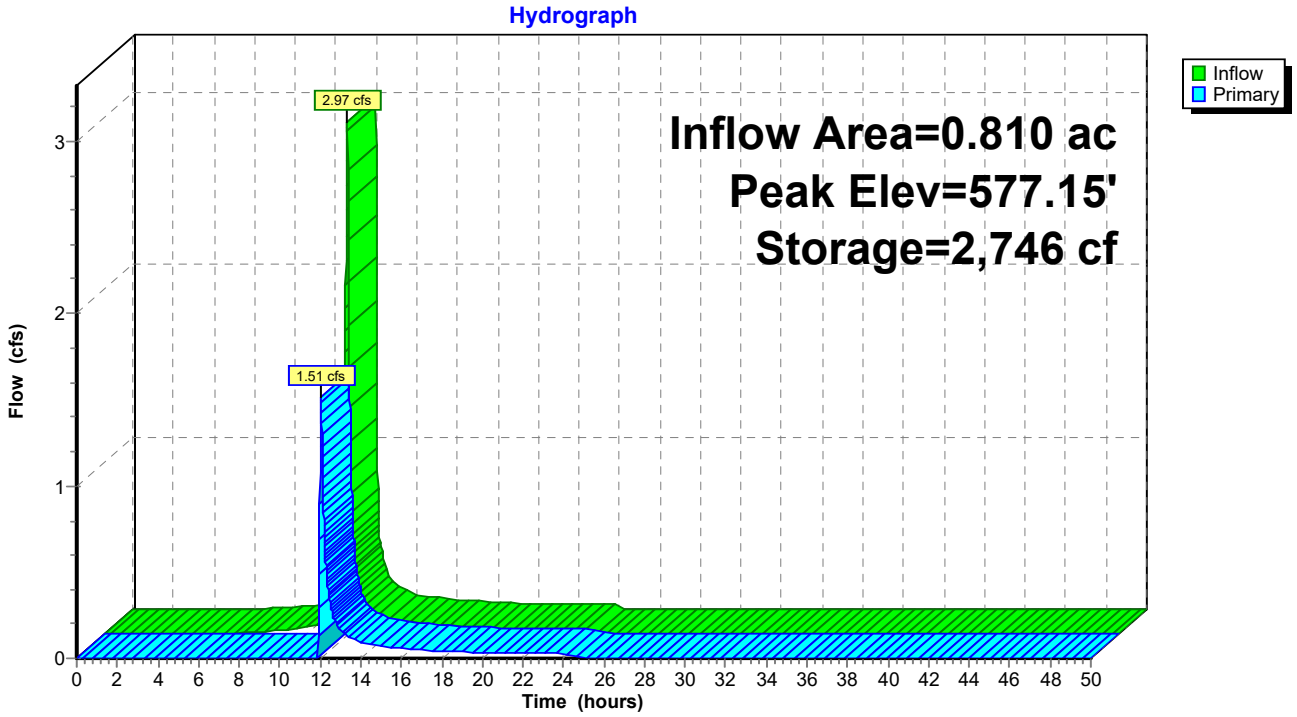
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	3,765	0	0
577.00	4,475	2,060	2,060
577.50	5,198	2,418	4,478

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.90' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.51 cfs @ 12.04 hrs HW=577.15' TW=0.00' (Dynamic Tailwater)
↑**1=Outlet Pipe** (Passes 1.51 cfs of 2.68 cfs potential flow)
↑**2=Grate** (Weir Controls 1.51 cfs @ 1.26 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 8P: Bioretention



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 9P: Bioretention

Inflow Area = 0.620 ac, 56.45% Impervious, Inflow Depth = 2.05" for 10-Year event
Inflow = 2.27 cfs @ 11.96 hrs, Volume= 0.106 af
Outflow = 1.94 cfs @ 12.00 hrs, Volume= 0.080 af, Atten= 15%, Lag= 2.4 min
Primary = 1.94 cfs @ 12.00 hrs, Volume= 0.080 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.18' @ 12.00 hrs Surf.Area= 2,633 sf Storage= 1,572 cf

Plug-Flow detention time= 144.4 min calculated for 0.080 af (76% of inflow)
Center-of-Mass det. time= 54.4 min (858.9 - 804.5)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	1,128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	576.50'	1,346 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		2,473 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	919	0	0
577.00	1,124	511	511
577.50	1,343	617	1,128

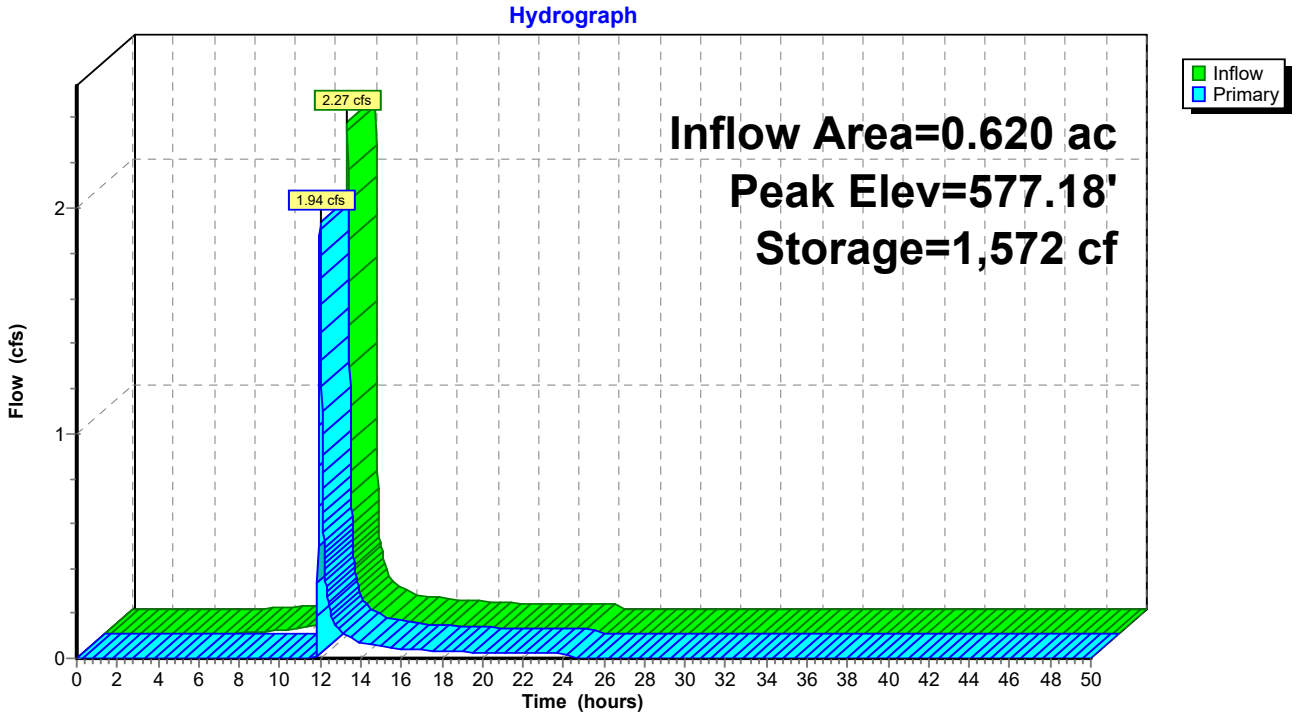
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	1,101	0	0
577.00	1,342	611	611
577.50	1,597	735	1,346

Device	Routing	Invert	Outlet Devices
#1	Primary	573.05'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.05' / 572.95' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.94 cfs @ 12.00 hrs HW=577.18' TW=0.00' (Dynamic Tailwater)
↑—**1=Outlet Pipe** (Passes 1.94 cfs of 2.67 cfs potential flow)
↑—**2=Grate** (Weir Controls 1.94 cfs @ 1.37 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 9P: Bioretention



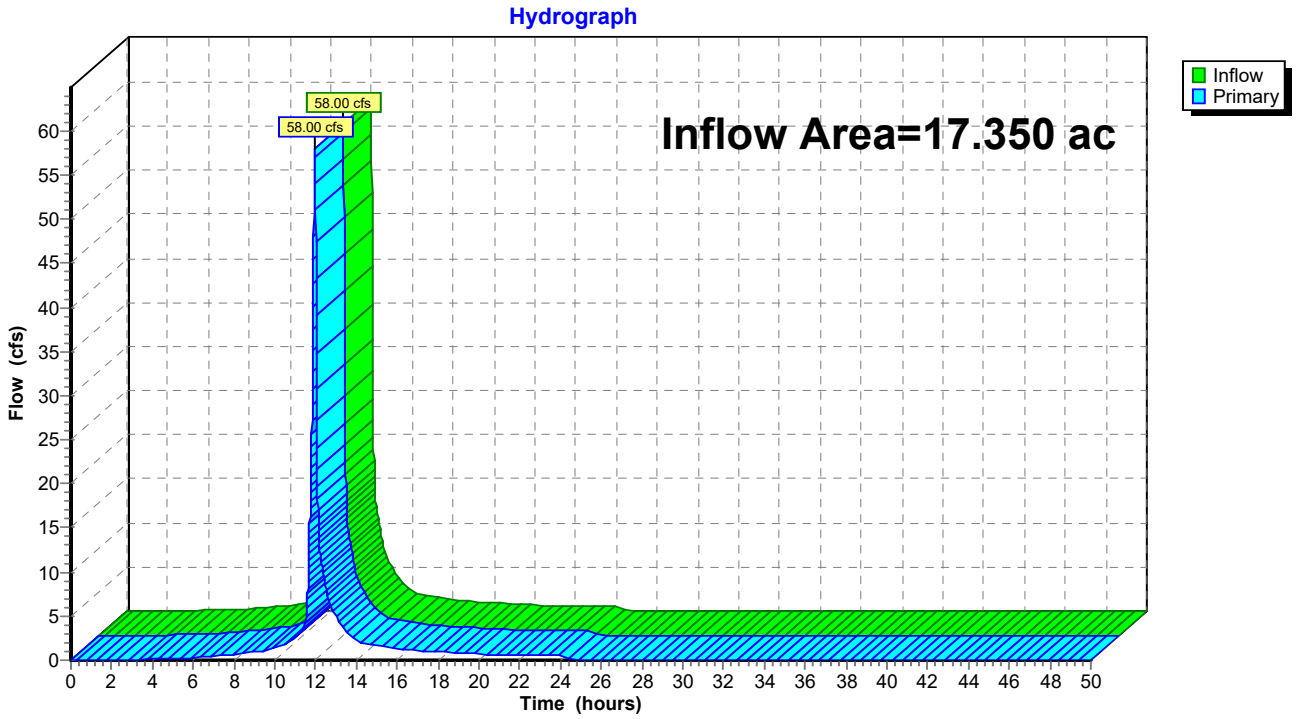
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Link 1L: Romney Rd Drainage System

Inflow Area = 17.350 ac, 84.21% Impervious, Inflow Depth = 2.47" for 10-Year event
Inflow = 58.00 cfs @ 11.96 hrs, Volume= 3.576 af
Primary = 58.00 cfs @ 11.96 hrs, Volume= 3.576 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: Romney Rd Drainage System



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 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

Subcatchment1S: Proposed Site Runoff Area=1.140 ac 85.09% Impervious Runoff Depth=3.17"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=95 Runoff=5.98 cfs 0.301 af

Subcatchment2S: Proposed Site Runoff Area=3.210 ac 89.72% Impervious Runoff Depth=3.27"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=96 Runoff=17.12 cfs 0.875 af

Subcatchment3S: Proposed Site Runoff Area=0.600 ac 66.67% Impervious Runoff Depth=2.86"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=92 Runoff=2.96 cfs 0.143 af

Subcatchment4S: Proposed Site Runoff Area=3.220 ac 86.65% Impervious Runoff Depth=3.27"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=96 Runoff=17.17 cfs 0.878 af

Subcatchment5S: Proposed Site Runoff Area=4.180 ac 96.65% Impervious Runoff Depth=3.38"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=97 Runoff=22.59 cfs 1.178 af

Subcatchment6S: Proposed Site Runoff Area=3.260 ac 76.38% Impervious Runoff Depth=3.06"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=94 Runoff=16.80 cfs 0.831 af

Subcatchment7S: Proposed Site Runoff Area=0.310 ac 74.19% Impervious Runoff Depth=2.96"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=93 Runoff=1.56 cfs 0.076 af

Subcatchment8S: Proposed Site Runoff Area=0.810 ac 56.79% Impervious Runoff Depth=2.66"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=3.80 cfs 0.180 af

Subcatchment9S: Proposed Site Runoff Area=0.620 ac 56.45% Impervious Runoff Depth=2.66"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=2.91 cfs 0.138 af

Pond 3P: North Pond Peak Elev=576.95' Storage=8,225 cf Inflow=13.65 cfs 1.016 af
12.0" Round Culvert n=0.013 L=30.0' S=0.0020 '/' Outflow=5.72 cfs 1.015 af

Pond 4P: South Pond Peak Elev=576.99' Storage=6,847 cf Inflow=17.17 cfs 0.878 af
30.0" Round Culvert n=0.013 L=33.0' S=0.0045 '/' Outflow=10.69 cfs 0.873 af

Pond 7P: Bioretention Peak Elev=577.35' Storage=931 cf Inflow=1.56 cfs 0.076 af
Outflow=1.33 cfs 0.065 af

Pond 8P: Bioretention Peak Elev=577.22' Storage=3,099 cf Inflow=3.80 cfs 0.180 af
Outflow=2.70 cfs 0.133 af

Pond 9P: Bioretention Peak Elev=577.22' Storage=1,678 cf Inflow=2.91 cfs 0.138 af
Outflow=2.64 cfs 0.112 af

Link 1L: Romney Rd Drainage System Inflow=73.13 cfs 4.510 af
Primary=73.13 cfs 4.510 af

Total Runoff Area = 17.350 ac Runoff Volume = 4.601 af Average Runoff Depth = 3.18"
15.79% Pervious = 2.740 ac 84.21% Impervious = 14.610 ac

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 1S: Proposed Site

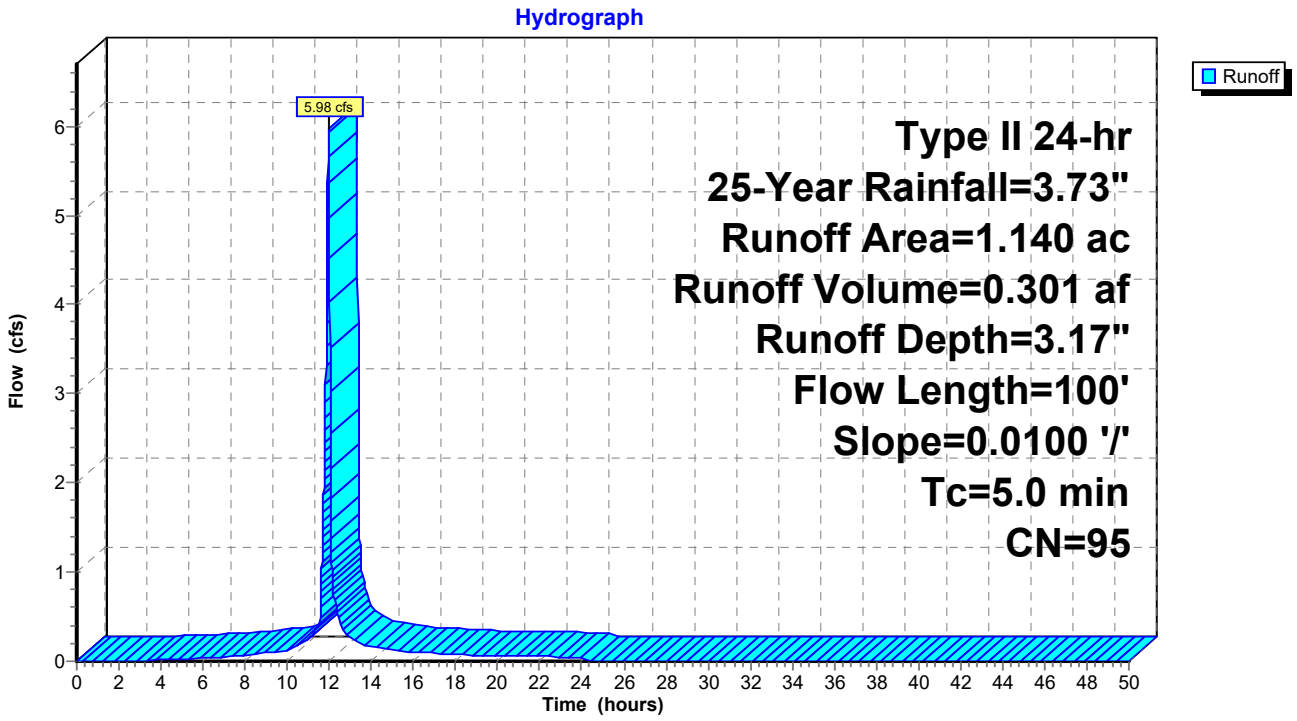
Runoff = 5.98 cfs @ 11.96 hrs, Volume= 0.301 af, Depth= 3.17"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.170	80	>75% Grass cover, Good, HSG D
*	0.970	98	Impervious, HSG D
	1.140	95	Weighted Average
	0.170		14.91% Pervious Area
	0.970		85.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 2S: Proposed Site

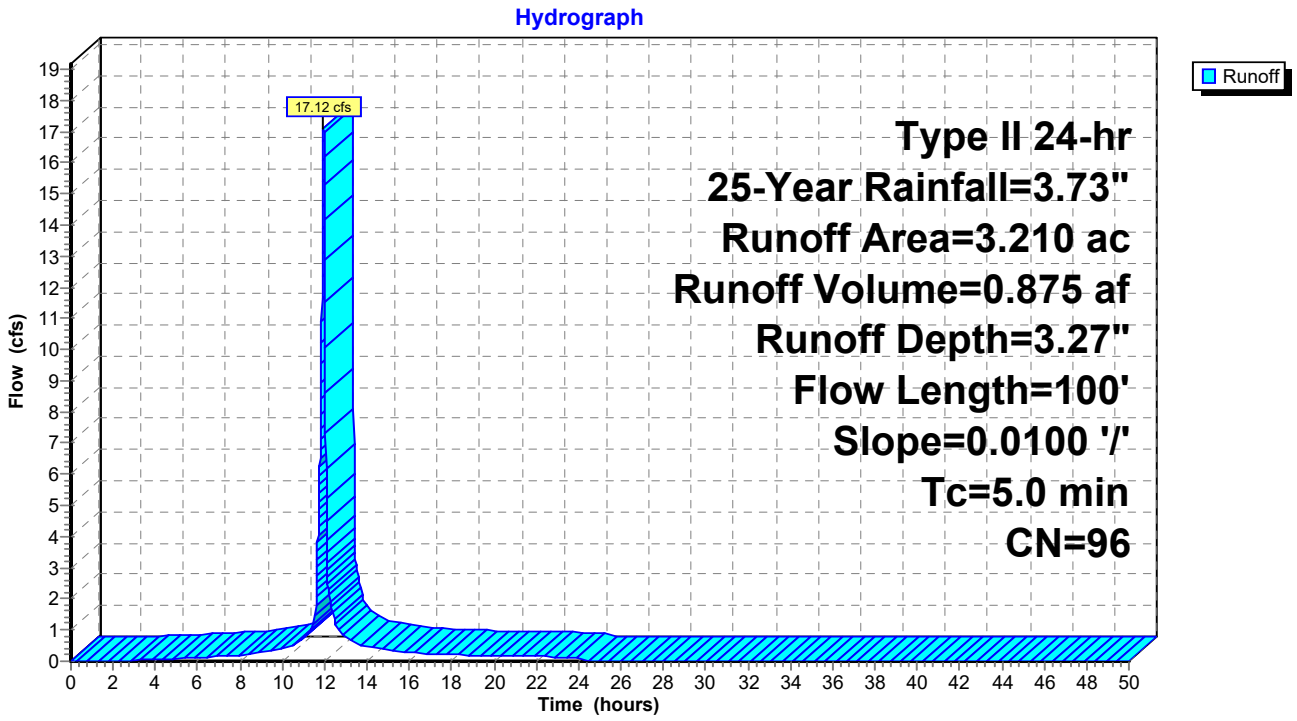
Runoff = 17.12 cfs @ 11.96 hrs, Volume= 0.875 af, Depth= 3.27"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.330	80	>75% Grass cover, Good, HSG D
*	2.880	98	Impervious, HSG D
	3.210	96	Weighted Average
	0.330		10.28% Pervious Area
	2.880		89.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 3S: Proposed Site

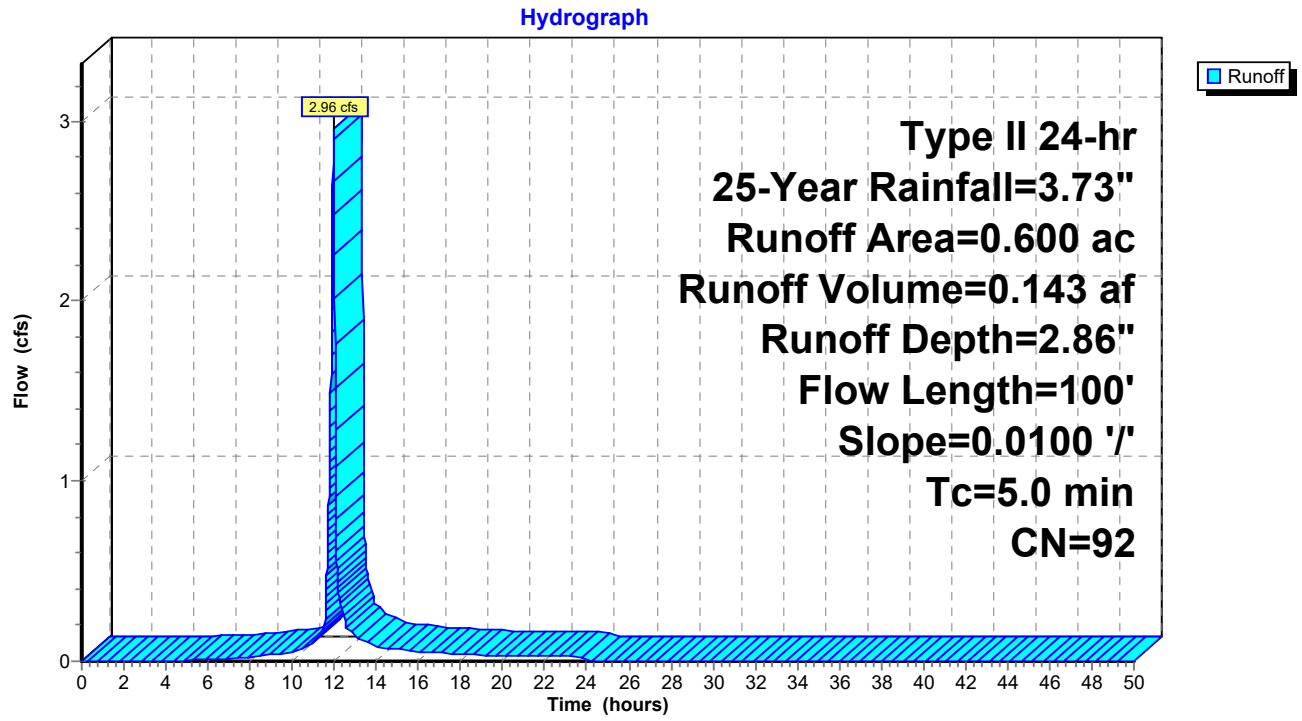
Runoff = 2.96 cfs @ 11.96 hrs, Volume= 0.143 af, Depth= 2.86"
Routed to Pond 3P : North Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.200	80	>75% Grass cover, Good, HSG D
*	0.400	98	Impervious, HSG D
	0.600	92	Weighted Average
	0.200		33.33% Pervious Area
	0.400		66.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 3S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 4S: Proposed Site

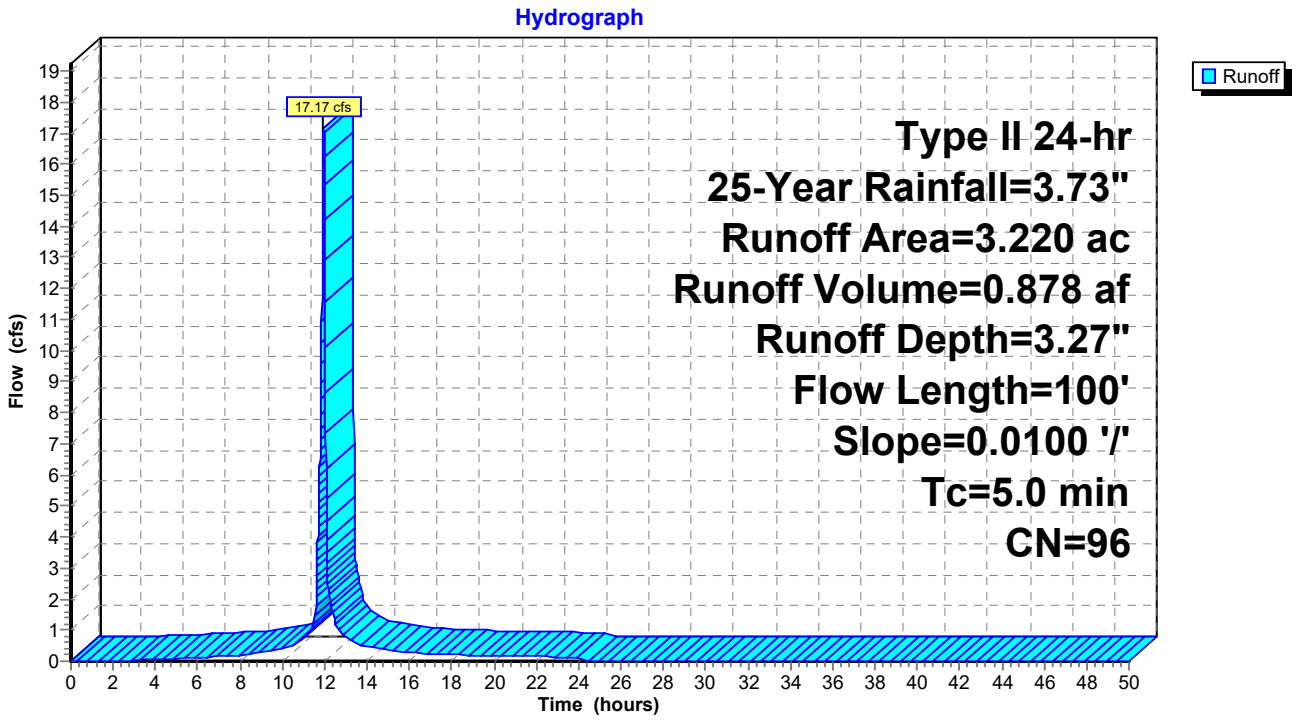
Runoff = 17.17 cfs @ 11.96 hrs, Volume= 0.878 af, Depth= 3.27"
Routed to Pond 4P : South Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.430	80	>75% Grass cover, Good, HSG D
*	2.790	98	Impervious, HSG D
	3.220	96	Weighted Average
	0.430		13.35% Pervious Area
	2.790		86.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 4S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 5S: Proposed Site

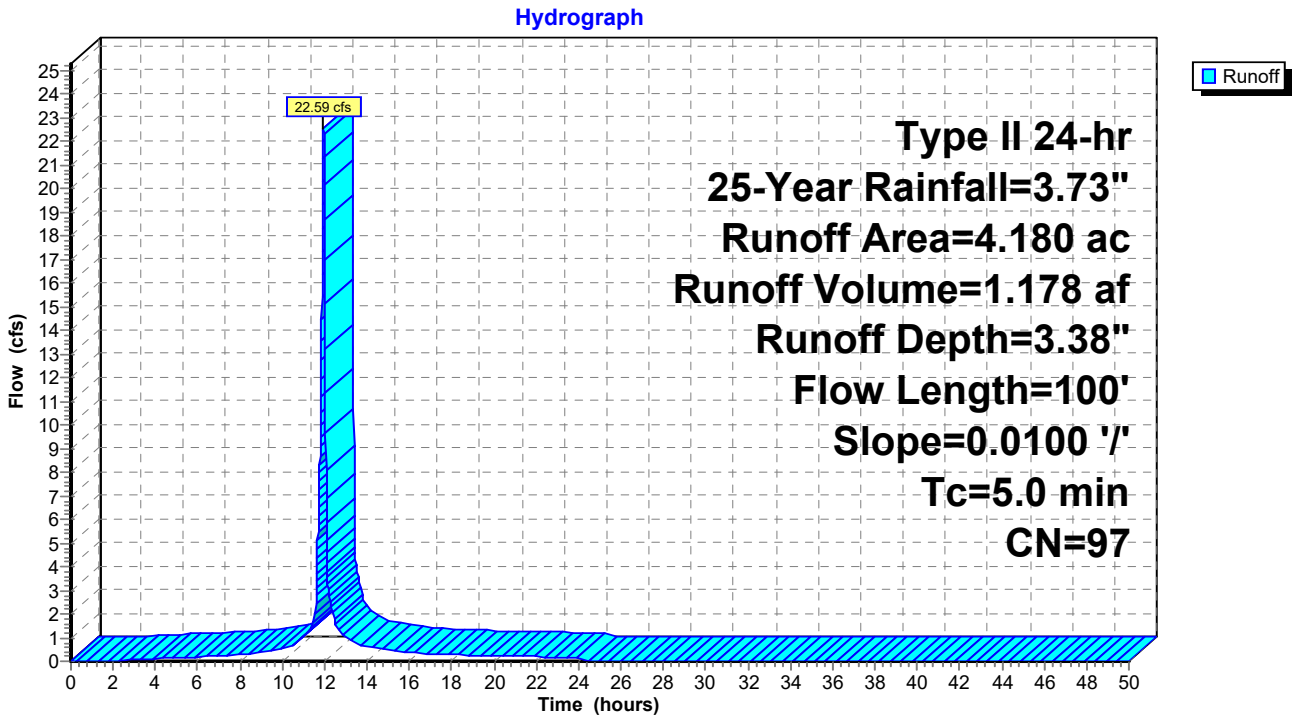
Runoff = 22.59 cfs @ 11.96 hrs, Volume= 1.178 af, Depth= 3.38"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.140	80	>75% Grass cover, Good, HSG D
*	4.040	98	Impervious, HSG D
	4.180	97	Weighted Average
	0.140		3.35% Pervious Area
	4.040		96.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 5S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 6S: Proposed Site

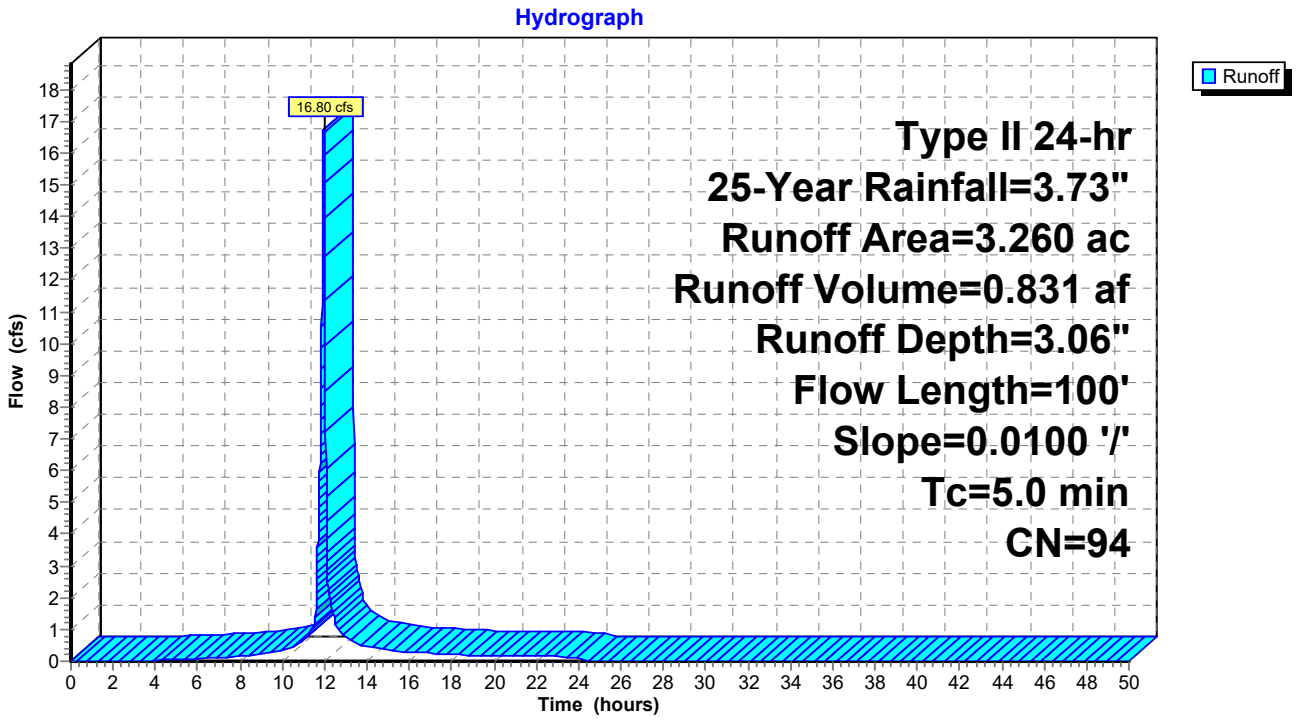
Runoff = 16.80 cfs @ 11.96 hrs, Volume= 0.831 af, Depth= 3.06"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.770	80	>75% Grass cover, Good, HSG D
*	2.490	98	Impervious, HSG D
	3.260	94	Weighted Average
	0.770		23.62% Pervious Area
	2.490		76.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 6S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 7S: Proposed Site

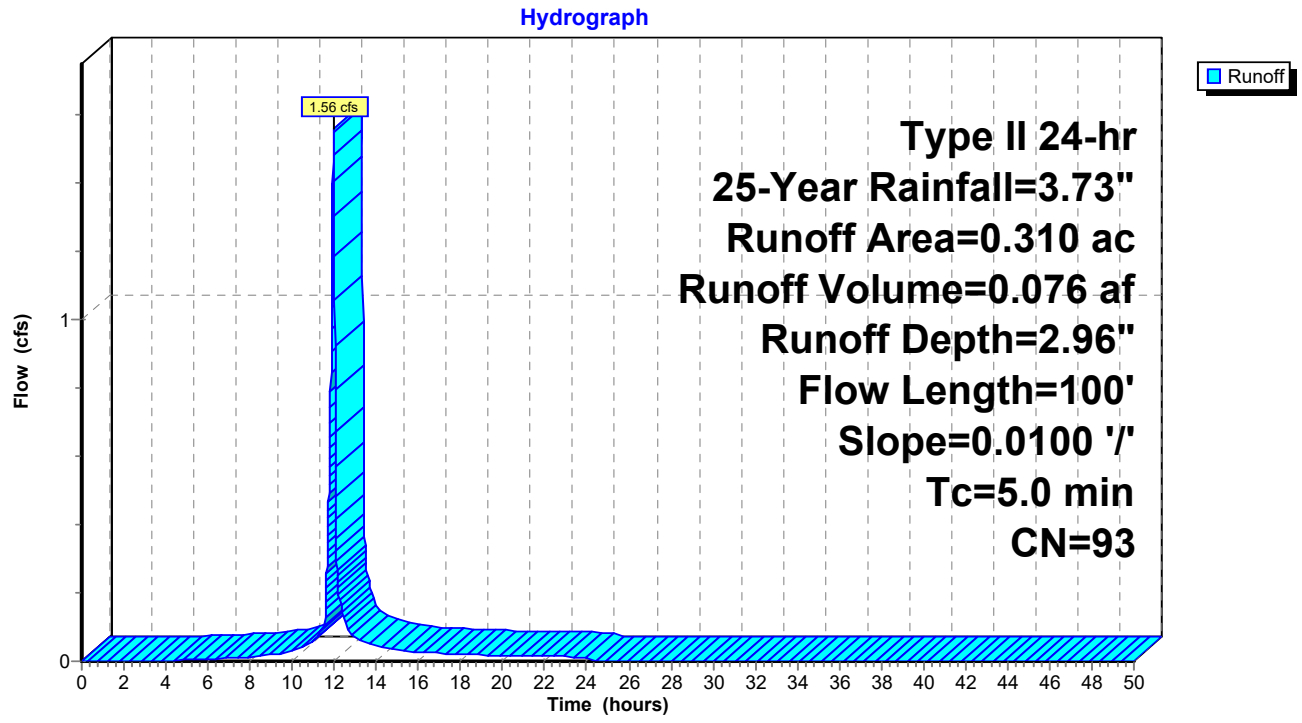
Runoff = 1.56 cfs @ 11.96 hrs, Volume= 0.076 af, Depth= 2.96"
Routed to Pond 7P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.080	80	>75% Grass cover, Good, HSG D
*	0.230	98	Impervious, HSG D
	0.310	93	Weighted Average
	0.080		25.81% Pervious Area
	0.230		74.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 7S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 8S: Proposed Site

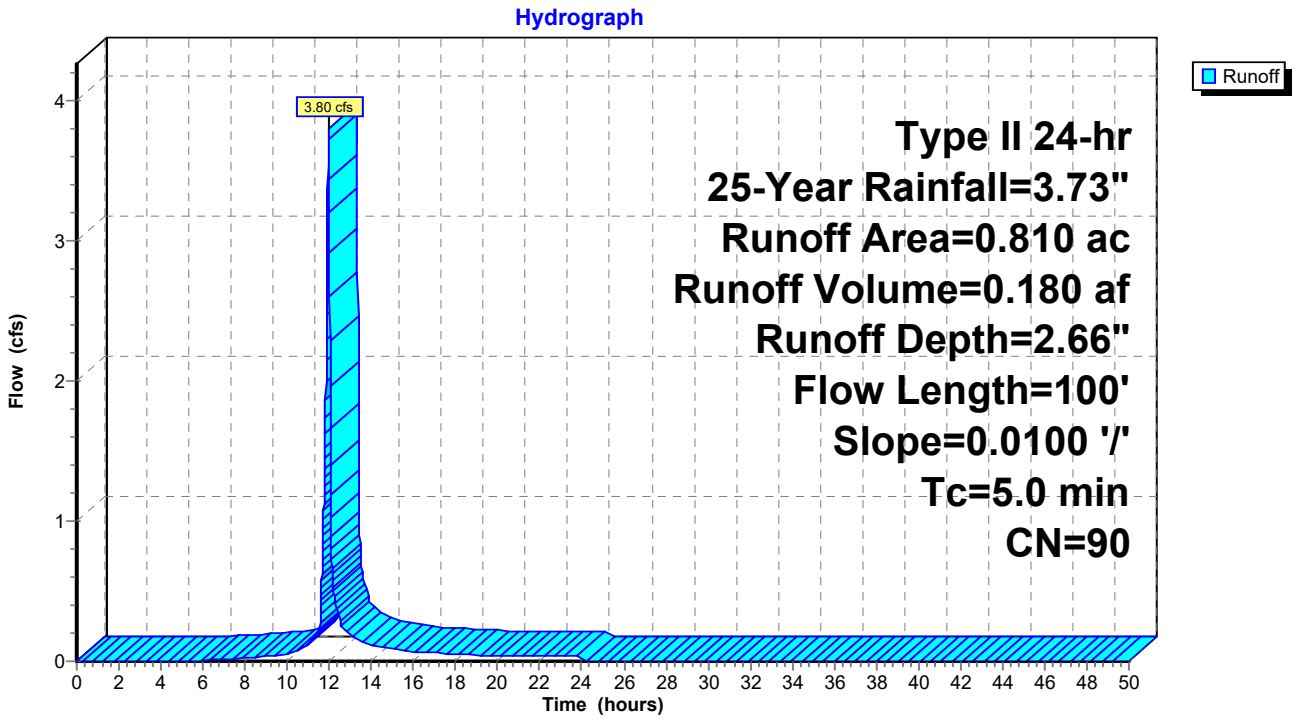
Runoff = 3.80 cfs @ 11.96 hrs, Volume= 0.180 af, Depth= 2.66"
Routed to Pond 8P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.350	80	>75% Grass cover, Good, HSG D
*	0.460	98	Impervious, HSG D
	0.810	90	Weighted Average
	0.350		43.21% Pervious Area
	0.460		56.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 8S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 9S: Proposed Site

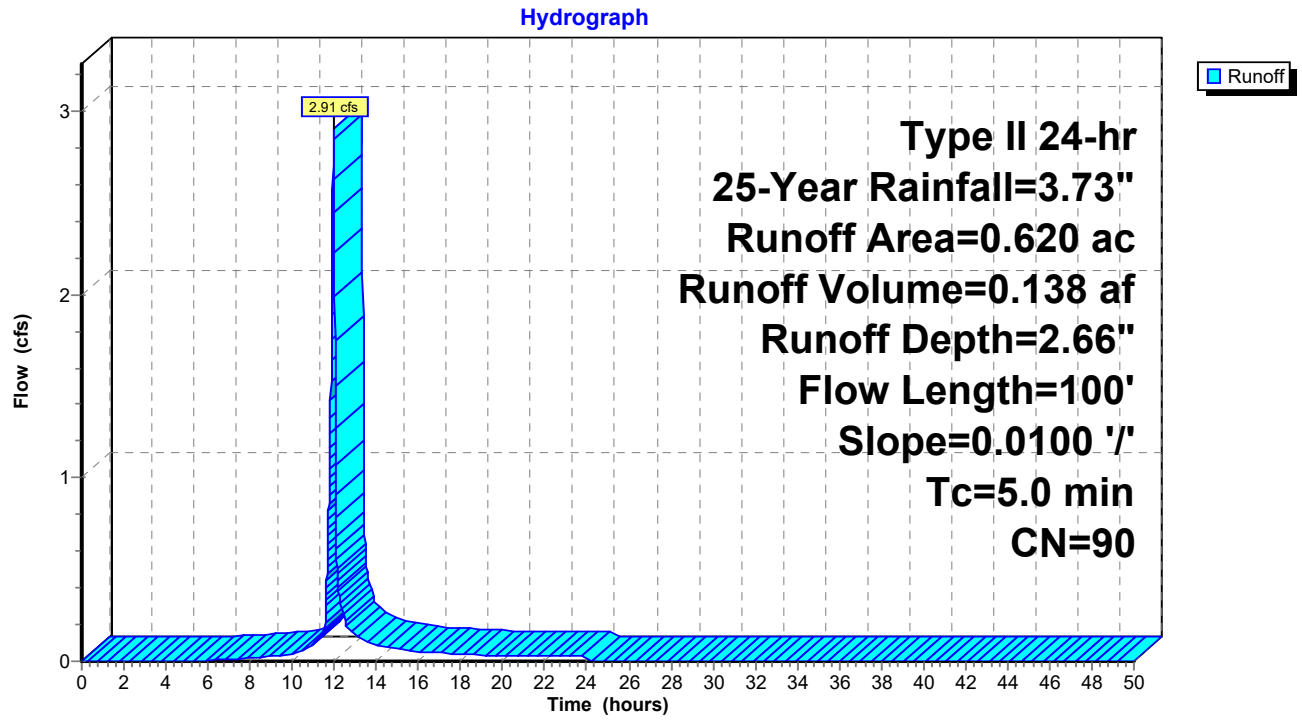
Runoff = 2.91 cfs @ 11.96 hrs, Volume= 0.138 af, Depth= 2.66"
Routed to Pond 9P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.73"

	Area (ac)	CN	Description
	0.270	80	>75% Grass cover, Good, HSG D
*	0.350	98	Impervious, HSG D
	0.620	90	Weighted Average
	0.270		43.55% Pervious Area
	0.350		56.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 9S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 3P: North Pond

Inflow Area = 3.820 ac, 83.51% Impervious, Inflow Depth = 3.19" for 25-Year event
Inflow = 13.65 cfs @ 11.96 hrs, Volume= 1.016 af
Outflow = 5.72 cfs @ 12.08 hrs, Volume= 1.015 af, Atten= 58%, Lag= 6.9 min
Primary = 5.72 cfs @ 12.08 hrs, Volume= 1.015 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 576.95' @ 12.08 hrs Surf.Area= 4,094 sf Storage= 8,225 cf

Plug-Flow detention time= 27.8 min calculated for 1.015 af (100% of inflow)
Center-of-Mass det. time= 27.3 min (819.1 - 791.9)

Volume	Invert	Avail.Storage	Storage Description
#1	574.00'	13,093 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

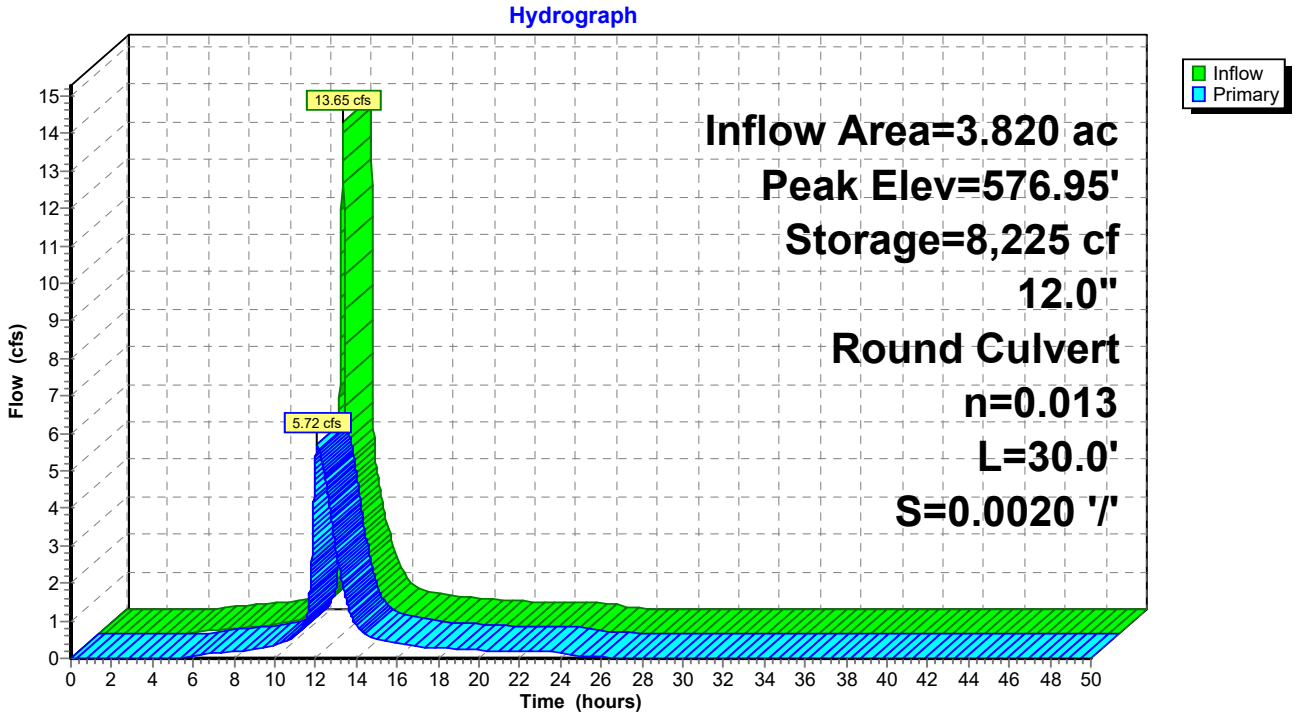
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
574.00	1,675	0	0
575.00	2,339	2,007	2,007
576.00	3,184	2,762	4,769
577.00	4,142	3,663	8,432
578.00	5,180	4,661	13,093

Device	Routing	Invert	Outlet Devices
#1	Primary	574.00'	**12.0" Round Outlet Pipe** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 574.00' / 573.94' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=5.72 cfs @ 12.08 hrs HW=576.95' TW=0.00' (Dynamic Tailwater)
↳**1=Outlet Pipe** (Barrel Controls 5.72 cfs @ 7.28 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 3P: North Pond



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 4P: South Pond

Inflow Area = 3.220 ac, 86.65% Impervious, Inflow Depth = 3.27" for 25-Year event
Inflow = 17.17 cfs @ 11.96 hrs, Volume= 0.878 af
Outflow = 10.69 cfs @ 11.96 hrs, Volume= 0.873 af, Atten= 38%, Lag= 0.4 min
Primary = 10.69 cfs @ 11.96 hrs, Volume= 0.873 af
Routed to Pond 3P : North Pond

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 576.99' @ 12.07 hrs Surf.Area= 3,242 sf Storage= 6,847 cf

Plug-Flow detention time= 30.9 min calculated for 0.873 af (99% of inflow)
Center-of-Mass det. time= 27.2 min (792.5 - 765.3)

Volume	Invert	Avail.Storage	Storage Description
#1	574.00'	10,488 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

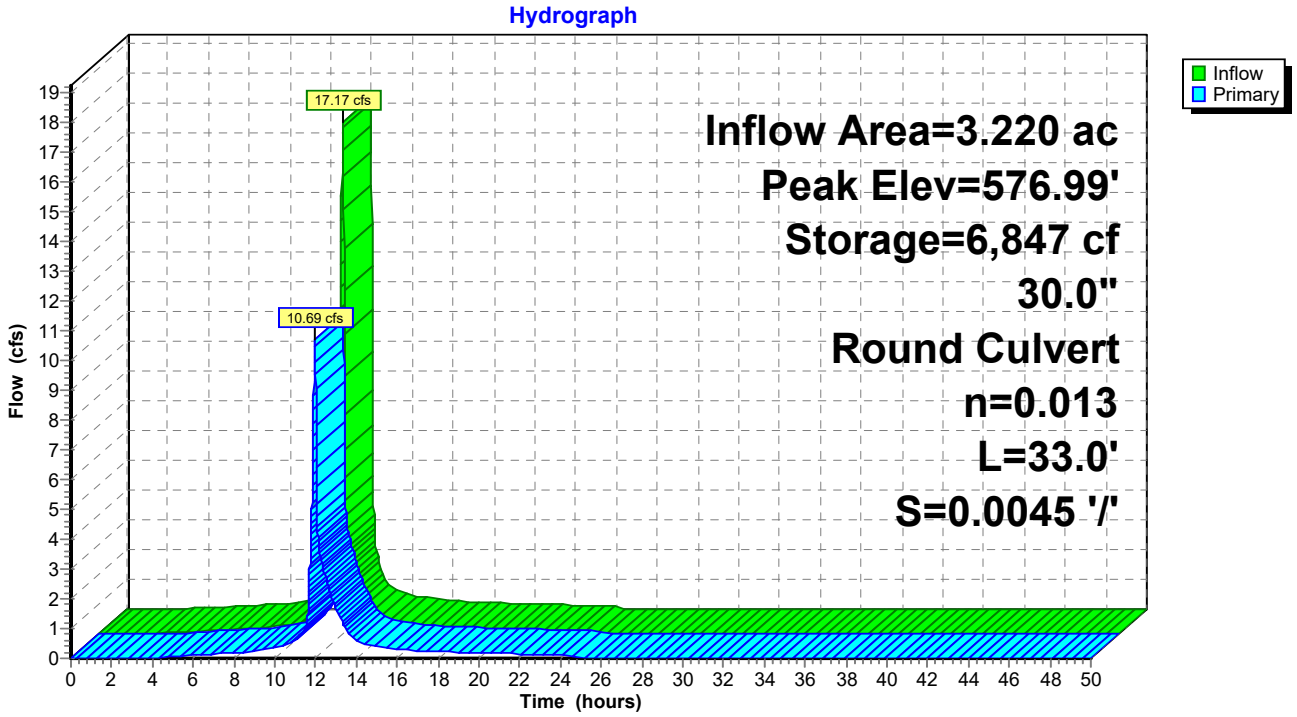
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
574.00	1,415	0	0
575.00	1,966	1,691	1,691
576.00	2,581	2,274	3,964
577.00	3,248	2,915	6,879
578.00	3,970	3,609	10,488

Device	Routing	Invert	Outlet Devices
#1	Primary	574.15'	**30.0" Round Outlet Pipe** L= 33.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 574.15' / 574.00' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 4.91 sf

Primary OutFlow Max=8.20 cfs @ 11.96 hrs HW=576.58' TW=576.46' (Dynamic Tailwater)
↳**1=Outlet Pipe** (Outlet Controls 8.20 cfs @ 2.14 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 4P: South Pond



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 7P: Bioretention

Inflow Area = 0.310 ac, 74.19% Impervious, Inflow Depth = 2.96" for 25-Year event
Inflow = 1.56 cfs @ 11.96 hrs, Volume= 0.076 af
Outflow = 1.33 cfs @ 12.00 hrs, Volume= 0.065 af, Atten= 15%, Lag= 2.4 min
Primary = 1.33 cfs @ 12.00 hrs, Volume= 0.065 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.35' @ 12.00 hrs Surf.Area= 1,277 sf Storage= 931 cf

Plug-Flow detention time= 117.3 min calculated for 0.065 af (85% of inflow)
Center-of-Mass det. time= 48.7 min (832.0 - 783.3)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	1,128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

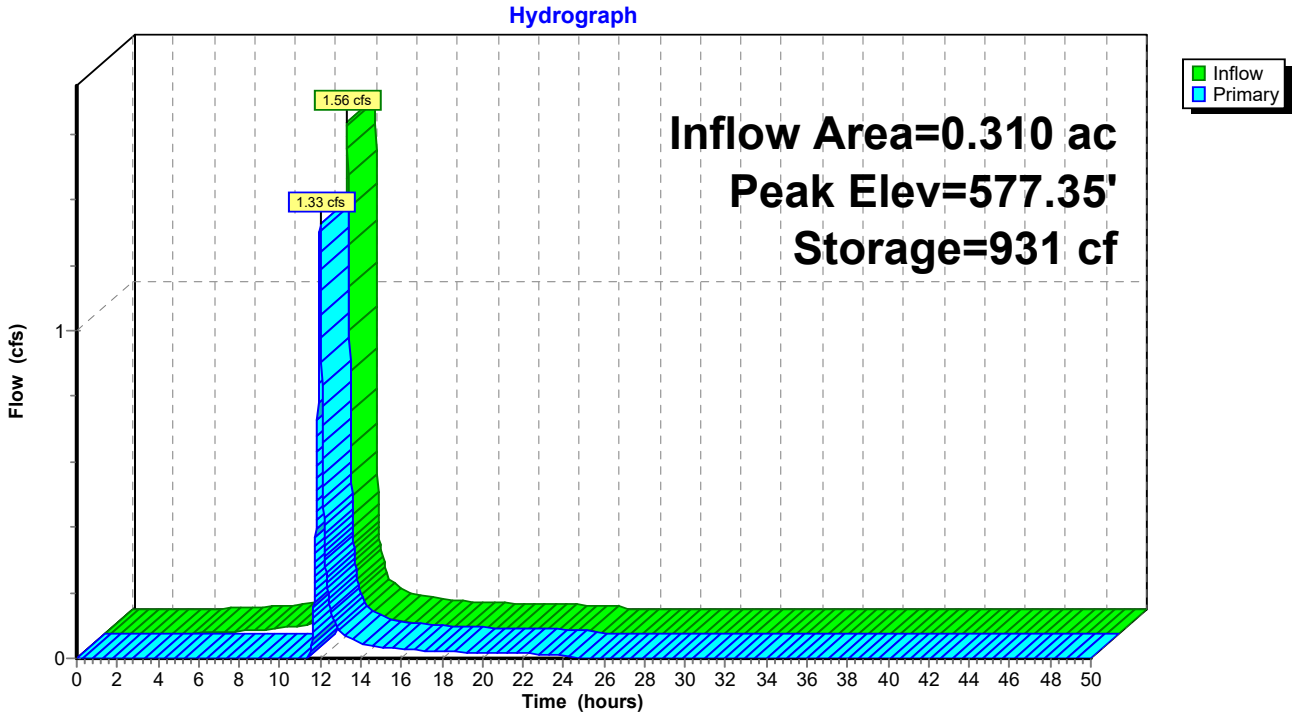
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	919	0	0
577.00	1,124	511	511
577.50	1,343	617	1,128

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.90' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" W x 24.0" H Vert. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.33 cfs @ 12.00 hrs HW=577.35' TW=0.00' (Dynamic Tailwater)
↑**1=Outlet Pipe** (Passes 1.33 cfs of 2.75 cfs potential flow)
↑**2=Grate** (Orifice Controls 1.33 cfs @ 1.90 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 7P: Bioretention



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 8P: Bioretention

Inflow Area = 0.810 ac, 56.79% Impervious, Inflow Depth = 2.66" for 25-Year event
Inflow = 3.80 cfs @ 11.96 hrs, Volume= 0.180 af
Outflow = 2.70 cfs @ 12.02 hrs, Volume= 0.133 af, Atten= 29%, Lag= 3.7 min
Primary = 2.70 cfs @ 12.02 hrs, Volume= 0.133 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.22' @ 12.02 hrs Surf.Area= 4,799 sf Storage= 3,099 cf

Plug-Flow detention time= 157.2 min calculated for 0.133 af (74% of inflow)
Center-of-Mass det. time= 64.9 min (861.9 - 797.1)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	4,478 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

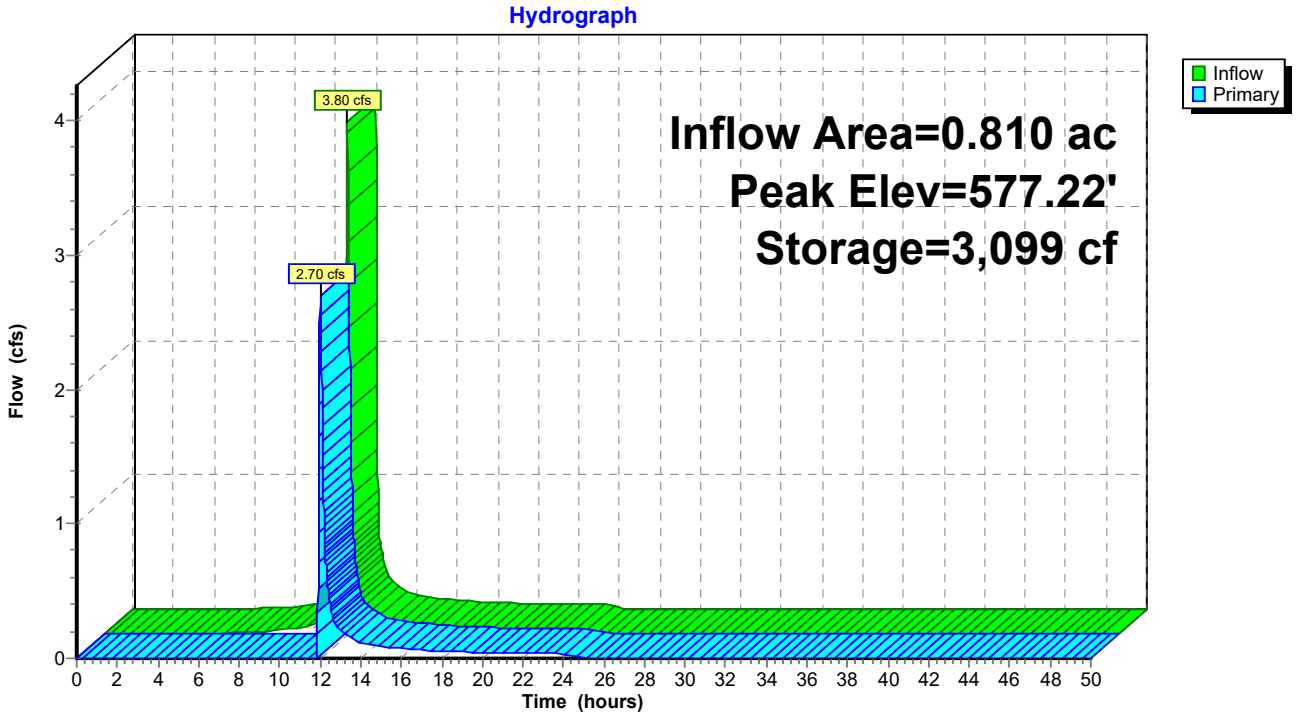
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	3,765	0	0
577.00	4,475	2,060	2,060
577.50	5,198	2,418	4,478

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.90' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.70 cfs @ 12.02 hrs HW=577.22' TW=0.00' (Dynamic Tailwater)
↑**1=Outlet Pipe** (Barrel Controls 2.70 cfs @ 7.75 fps)
↑**2=Grate** (Passes 2.70 cfs of 2.77 cfs potential flow)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 8P: Bioretention



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 9P: Bioretention

Inflow Area = 0.620 ac, 56.45% Impervious, Inflow Depth = 2.66" for 25-Year event
Inflow = 2.91 cfs @ 11.96 hrs, Volume= 0.138 af
Outflow = 2.64 cfs @ 11.99 hrs, Volume= 0.112 af, Atten= 9%, Lag= 1.9 min
Primary = 2.64 cfs @ 11.99 hrs, Volume= 0.112 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.22' @ 11.99 hrs Surf.Area= 2,671 sf Storage= 1,678 cf

Plug-Flow detention time= 123.5 min calculated for 0.112 af (81% of inflow)
Center-of-Mass det. time= 45.6 min (842.7 - 797.1)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	1,128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	576.50'	1,346 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		2,473 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	919	0	0
577.00	1,124	511	511
577.50	1,343	617	1,128

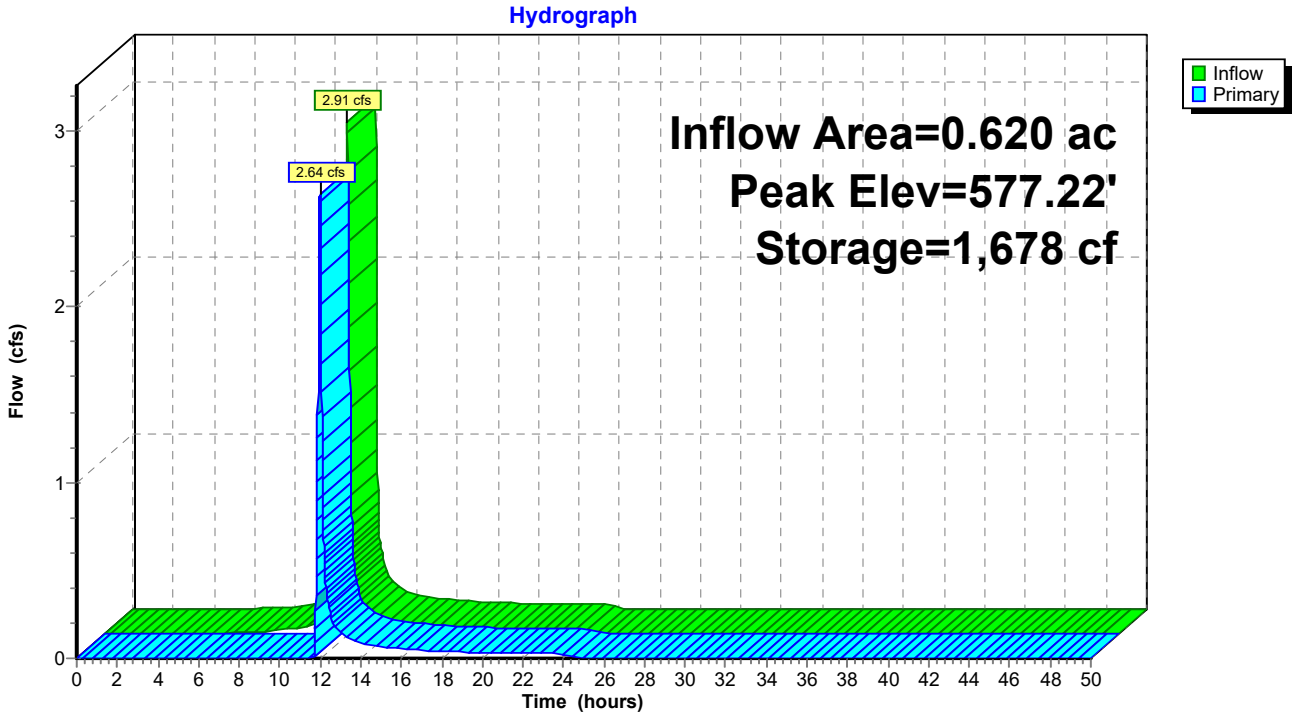
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	1,101	0	0
577.00	1,342	611	611
577.50	1,597	735	1,346

Device	Routing	Invert	Outlet Devices
#1	Primary	573.05'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.05' / 572.95' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.64 cfs @ 11.99 hrs HW=577.22' TW=0.00' (Dynamic Tailwater)
↑—**1=Outlet Pipe** (Passes 2.64 cfs of 2.68 cfs potential flow)
↑—**2=Grate** (Weir Controls 2.64 cfs @ 1.52 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 9P: Bioretention



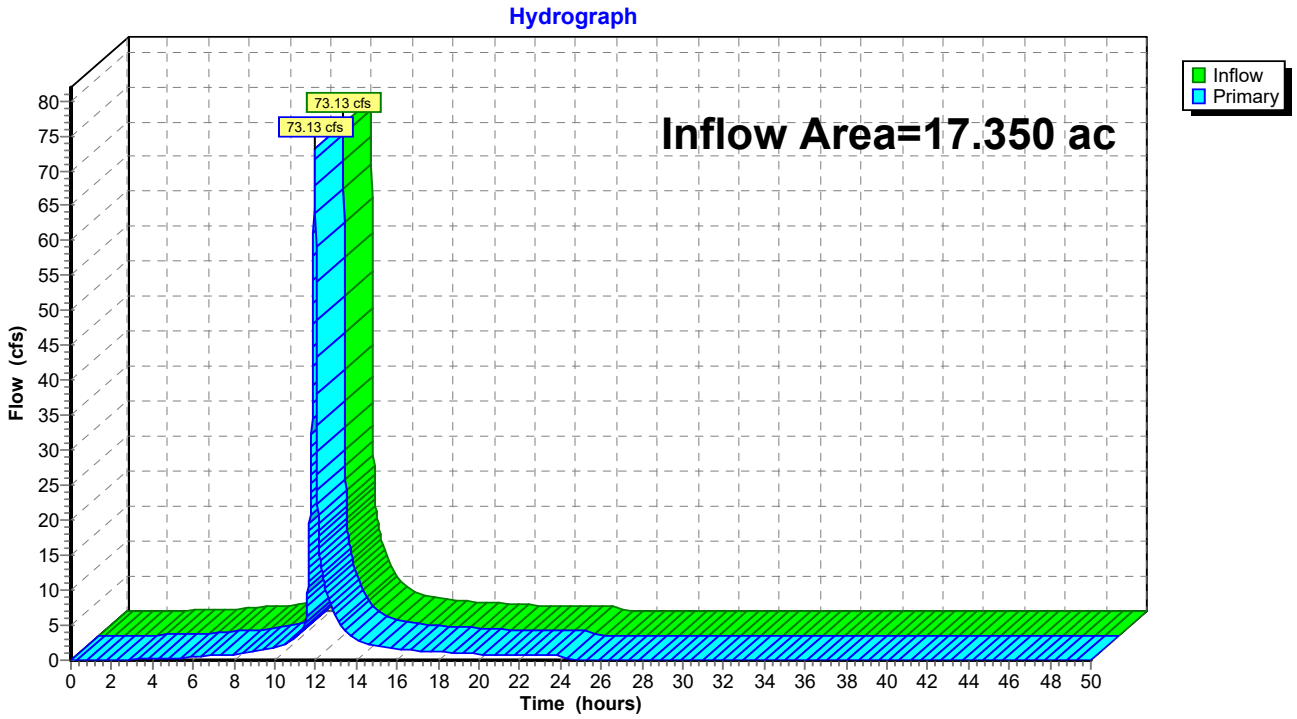
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Link 1L: Romney Rd Drainage System

Inflow Area = 17.350 ac, 84.21% Impervious, Inflow Depth = 3.12" for 25-Year event
Inflow = 73.13 cfs @ 11.96 hrs, Volume= 4.510 af
Primary = 73.13 cfs @ 11.96 hrs, Volume= 4.510 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: Romney Rd Drainage System



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 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

Subcatchment1S: Proposed Site Runoff Area=1.140 ac 85.09% Impervious Runoff Depth=4.45"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=95 Runoff=8.23 cfs 0.423 af

Subcatchment2S: Proposed Site Runoff Area=3.210 ac 89.72% Impervious Runoff Depth=4.56"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=96 Runoff=23.39 cfs 1.220 af

Subcatchment3S: Proposed Site Runoff Area=0.600 ac 66.67% Impervious Runoff Depth=4.12"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=92 Runoff=4.16 cfs 0.206 af

Subcatchment4S: Proposed Site Runoff Area=3.220 ac 86.65% Impervious Runoff Depth=4.56"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=96 Runoff=23.46 cfs 1.224 af

Subcatchment5S: Proposed Site Runoff Area=4.180 ac 96.65% Impervious Runoff Depth=4.68"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=97 Runoff=30.70 cfs 1.629 af

Subcatchment6S: Proposed Site Runoff Area=3.260 ac 76.38% Impervious Runoff Depth=4.34"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=94 Runoff=23.25 cfs 1.178 af

Subcatchment7S: Proposed Site Runoff Area=0.310 ac 74.19% Impervious Runoff Depth=4.23"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=93 Runoff=2.18 cfs 0.109 af

Subcatchment8S: Proposed Site Runoff Area=0.810 ac 56.79% Impervious Runoff Depth=3.91"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=5.44 cfs 0.264 af

Subcatchment9S: Proposed Site Runoff Area=0.620 ac 56.45% Impervious Runoff Depth=3.91"
Flow Length=100' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=4.16 cfs 0.202 af

Pond 3P: North Pond Peak Elev=577.71' Storage=11,655 cf Inflow=17.30 cfs 1.425 af
12.0" Round Culvert n=0.013 L=30.0' S=0.0020 '/' Outflow=6.72 cfs 1.424 af

Pond 4P: South Pond Peak Elev=577.78' Storage=9,618 cf Inflow=23.46 cfs 1.224 af
30.0" Round Culvert n=0.013 L=33.0' S=0.0045 '/' Outflow=13.21 cfs 1.219 af

Pond 7P: Bioretention Peak Elev=577.44' Storage=1,052 cf Inflow=2.18 cfs 0.109 af
Outflow=1.89 cfs 0.097 af

Pond 8P: Bioretention Peak Elev=577.42' Storage=4,070 cf Inflow=5.44 cfs 0.264 af
Outflow=2.78 cfs 0.216 af

Pond 9P: Bioretention Peak Elev=577.38' Storage=2,121 cf Inflow=4.16 cfs 0.202 af
Outflow=2.74 cfs 0.176 af

Link 1L: Romney Rd Drainage System Inflow=98.54 cfs 6.365 af
Primary=98.54 cfs 6.365 af

Total Runoff Area = 17.350 ac Runoff Volume = 6.455 af Average Runoff Depth = 4.46"
15.79% Pervious = 2.740 ac 84.21% Impervious = 14.610 ac

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 1S: Proposed Site

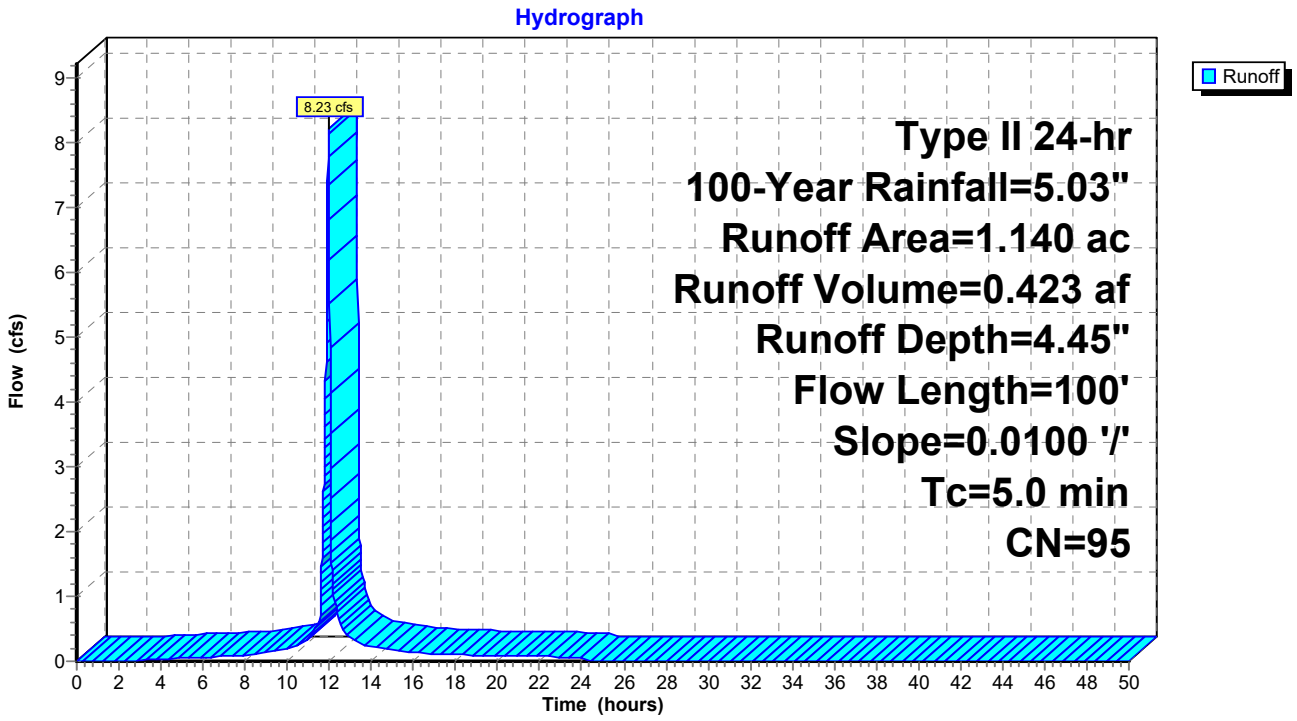
Runoff = 8.23 cfs @ 11.96 hrs, Volume= 0.423 af, Depth= 4.45"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.170	80	>75% Grass cover, Good, HSG D
*	0.970	98	Impervious, HSG D
	1.140	95	Weighted Average
	0.170		14.91% Pervious Area
	0.970		85.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 1S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 2S: Proposed Site

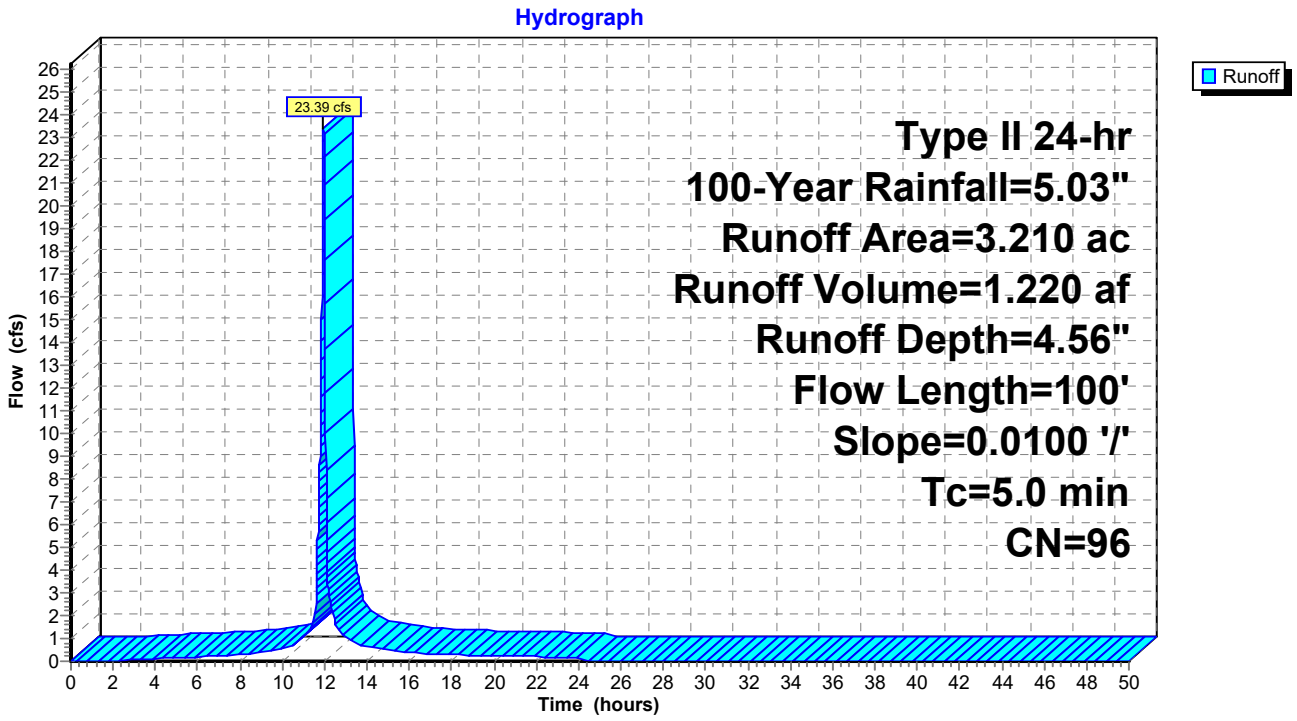
Runoff = 23.39 cfs @ 11.96 hrs, Volume= 1.220 af, Depth= 4.56"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.330	80	>75% Grass cover, Good, HSG D
*	2.880	98	Impervious, HSG D
	3.210	96	Weighted Average
	0.330		10.28% Pervious Area
	2.880		89.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 3S: Proposed Site

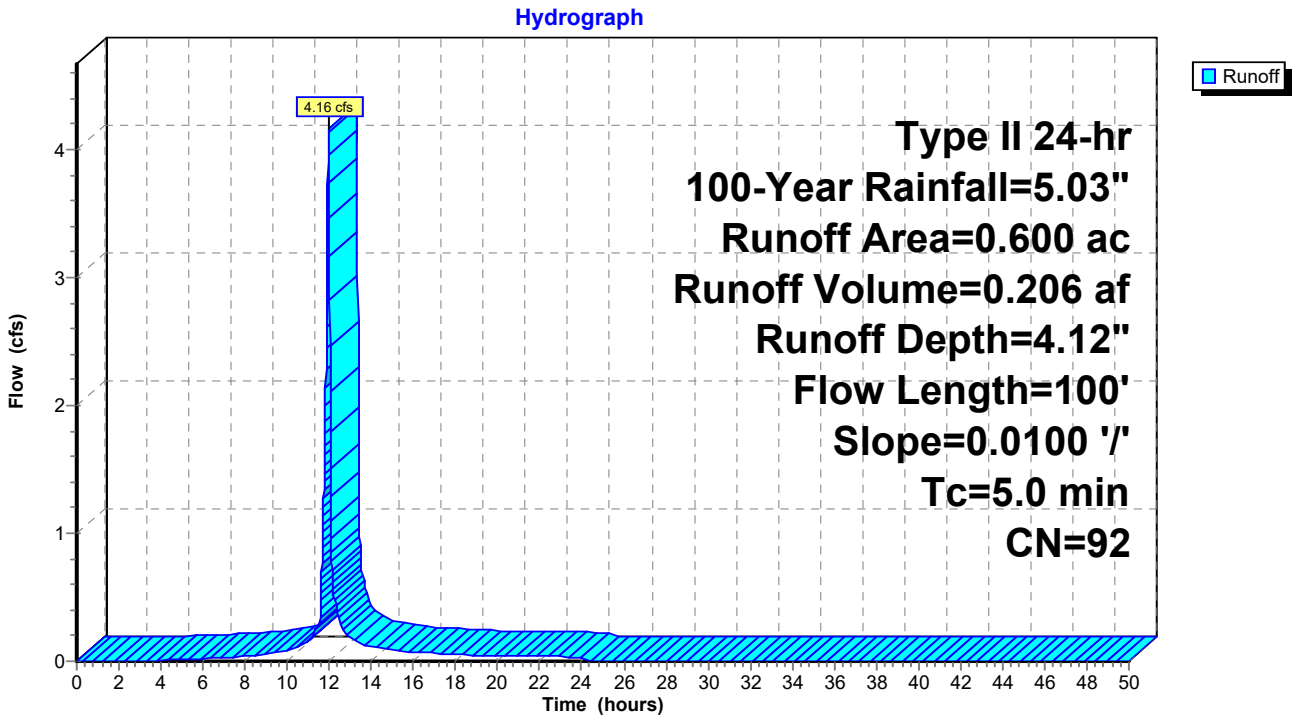
Runoff = 4.16 cfs @ 11.96 hrs, Volume= 0.206 af, Depth= 4.12"
Routed to Pond 3P : North Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.200	80	>75% Grass cover, Good, HSG D
*	0.400	98	Impervious, HSG D
	0.600	92	Weighted Average
	0.200		33.33% Pervious Area
	0.400		66.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 3S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 4S: Proposed Site

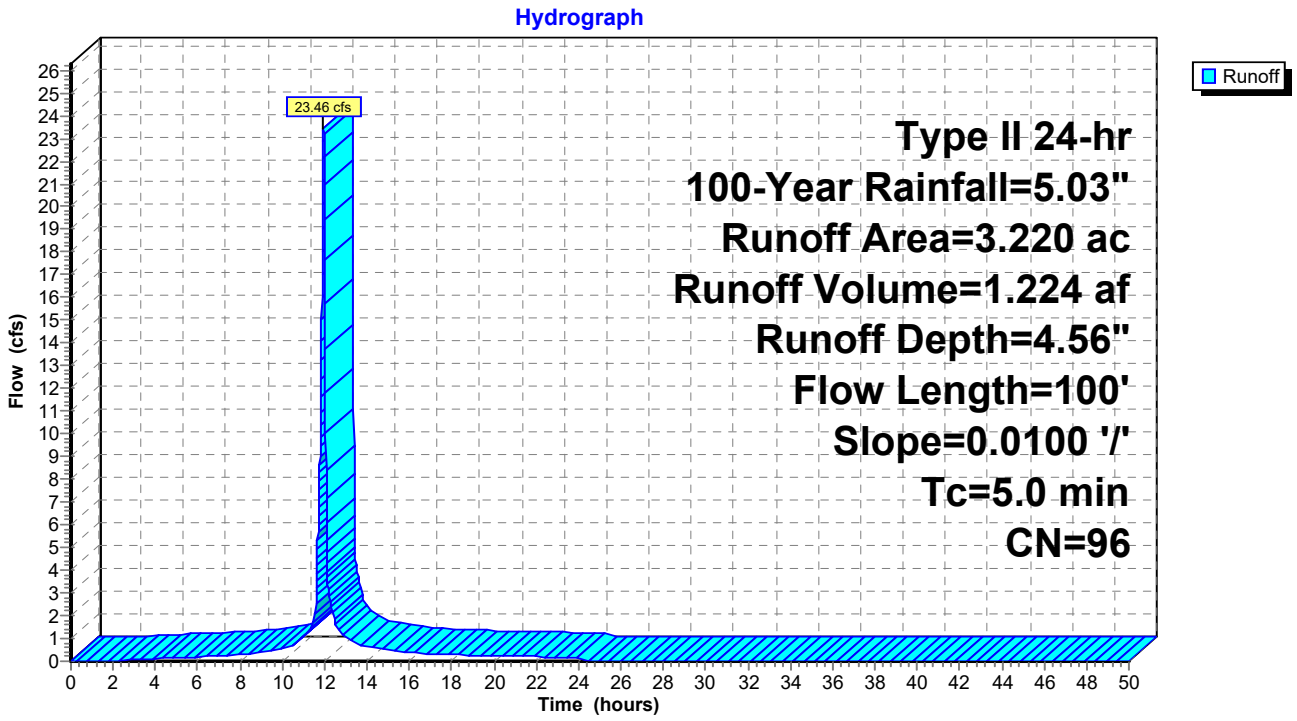
Runoff = 23.46 cfs @ 11.96 hrs, Volume= 1.224 af, Depth= 4.56"
Routed to Pond 4P : South Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.430	80	>75% Grass cover, Good, HSG D
*	2.790	98	Impervious, HSG D
	3.220	96	Weighted Average
	0.430		13.35% Pervious Area
	2.790		86.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 4S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 5S: Proposed Site

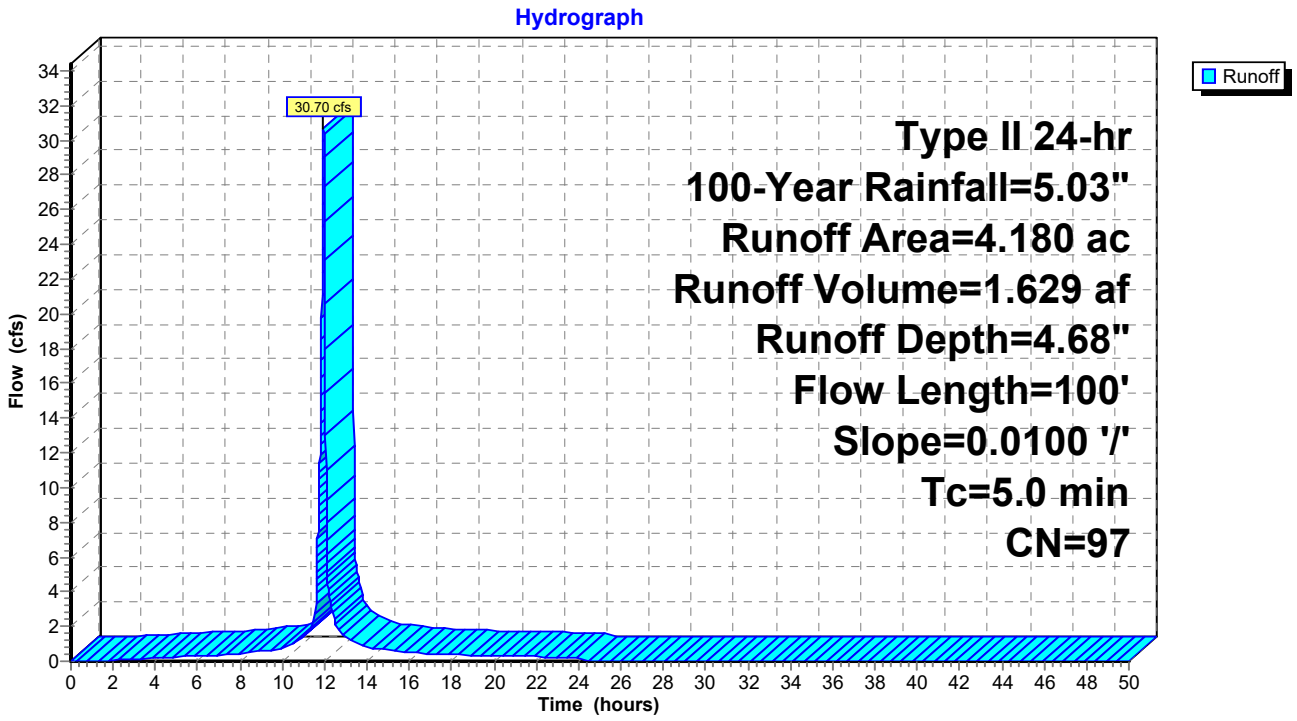
Runoff = 30.70 cfs @ 11.96 hrs, Volume= 1.629 af, Depth= 4.68"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.140	80	>75% Grass cover, Good, HSG D
*	4.040	98	Impervious, HSG D
	4.180	97	Weighted Average
	0.140		3.35% Pervious Area
	4.040		96.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 5S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 6S: Proposed Site

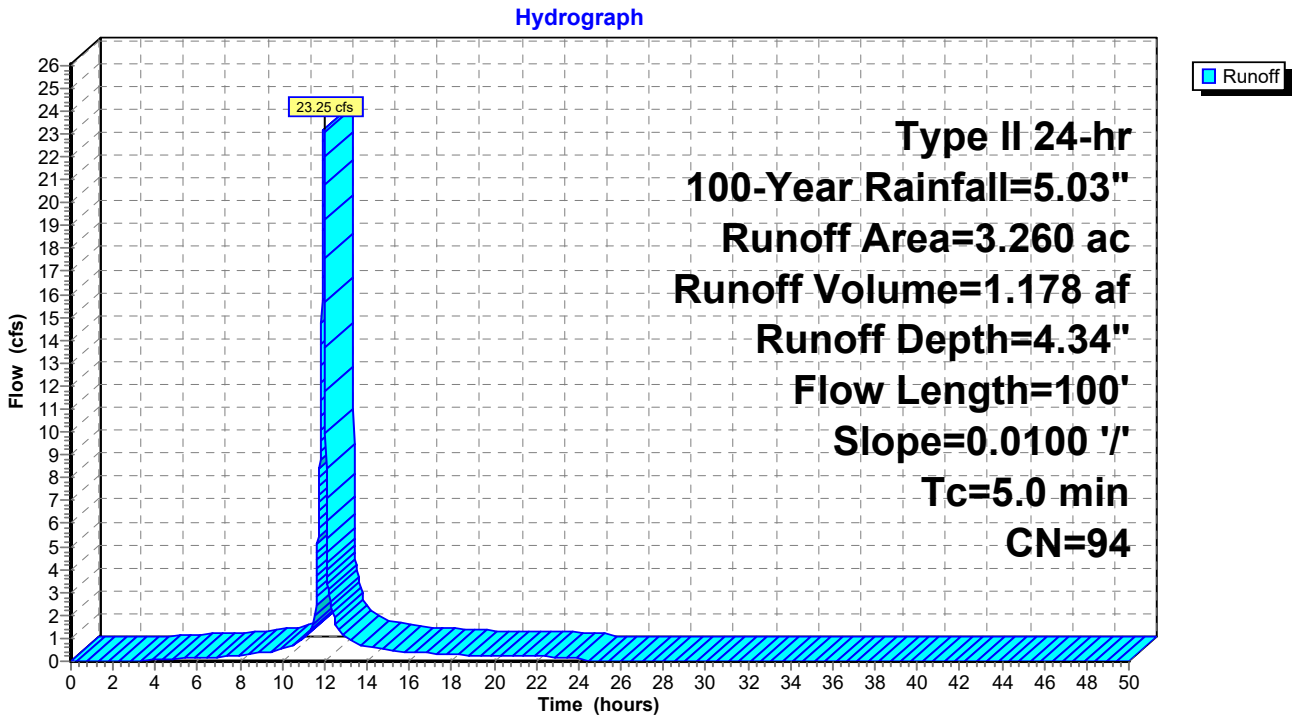
Runoff = 23.25 cfs @ 11.96 hrs, Volume= 1.178 af, Depth= 4.34"
Routed to Link 1L : Romney Rd Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.770	80	>75% Grass cover, Good, HSG D
*	2.490	98	Impervious, HSG D
	3.260	94	Weighted Average
	0.770		23.62% Pervious Area
	2.490		76.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 6S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 7S: Proposed Site

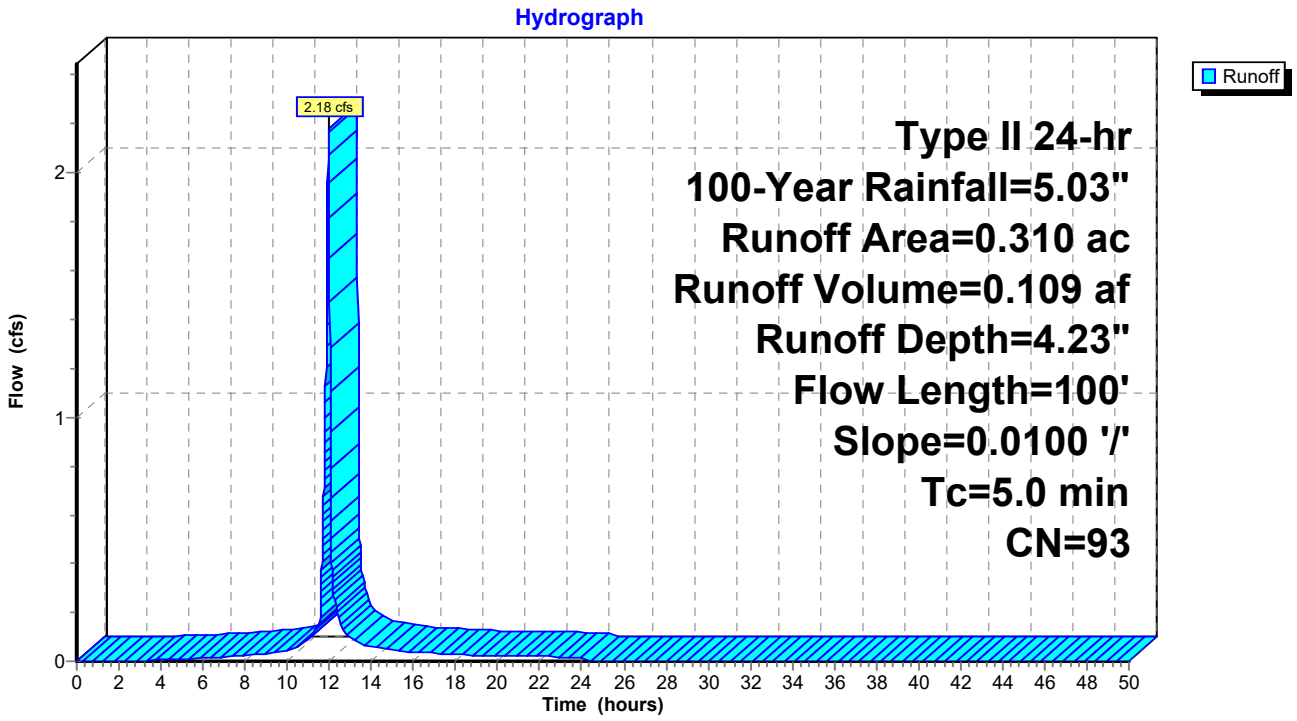
Runoff = 2.18 cfs @ 11.96 hrs, Volume= 0.109 af, Depth= 4.23"
Routed to Pond 7P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.080	80	>75% Grass cover, Good, HSG D
*	0.230	98	Impervious, HSG D
	0.310	93	Weighted Average
	0.080		25.81% Pervious Area
	0.230		74.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 7S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 8S: Proposed Site

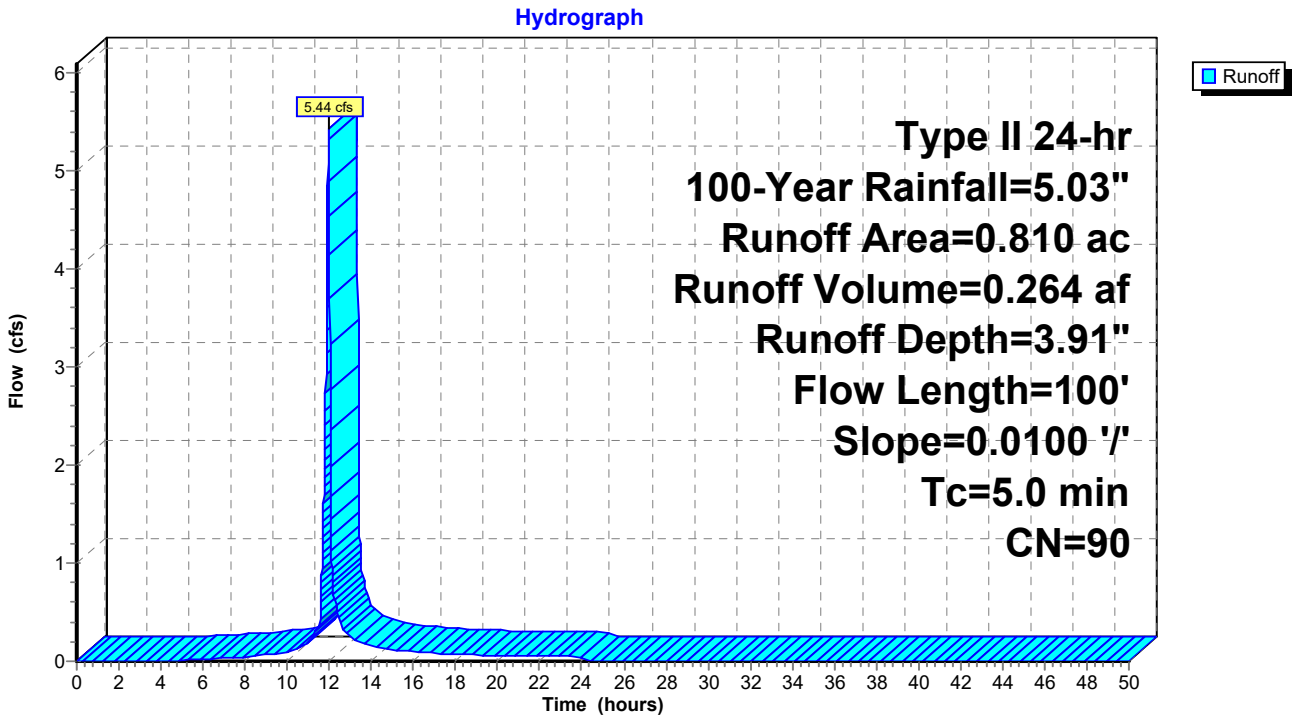
Runoff = 5.44 cfs @ 11.96 hrs, Volume= 0.264 af, Depth= 3.91"
Routed to Pond 8P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.350	80	>75% Grass cover, Good, HSG D
*	0.460	98	Impervious, HSG D
	0.810	90	Weighted Average
	0.350		43.21% Pervious Area
	0.460		56.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 8S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Subcatchment 9S: Proposed Site

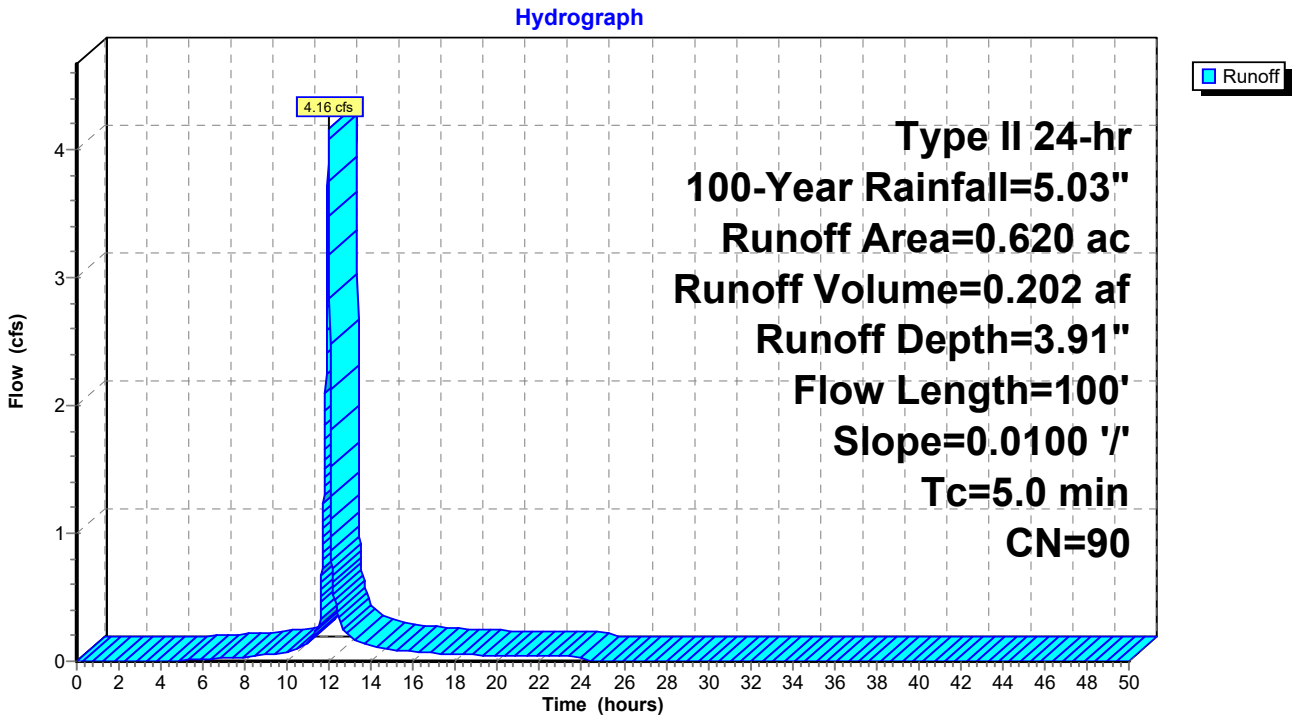
Runoff = 4.16 cfs @ 11.96 hrs, Volume= 0.202 af, Depth= 3.91"
Routed to Pond 9P : Bioretention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.03"

	Area (ac)	CN	Description
	0.270	80	>75% Grass cover, Good, HSG D
*	0.350	98	Impervious, HSG D
	0.620	90	Weighted Average
	0.270		43.55% Pervious Area
	0.350		56.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow, Overland - Pvmt.** Smooth surfaces n= 0.011 P2= 2.50"
1.8	100	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 9S: Proposed Site



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 3P: North Pond

Inflow Area = 3.820 ac, 83.51% Impervious, Inflow Depth = 4.48" for 100-Year event
Inflow = 17.30 cfs @ 11.97 hrs, Volume= 1.425 af
Outflow = 6.72 cfs @ 12.09 hrs, Volume= 1.424 af, Atten= 61%, Lag= 7.4 min
Primary = 6.72 cfs @ 12.09 hrs, Volume= 1.424 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.71' @ 12.09 hrs Surf.Area= 4,884 sf Storage= 11,655 cf

Plug-Flow detention time= 27.0 min calculated for 1.424 af (100% of inflow)
Center-of-Mass det. time= 26.7 min (809.8 - 783.2)

Volume	Invert	Avail.Storage	Storage Description
#1	574.00'	13,093 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

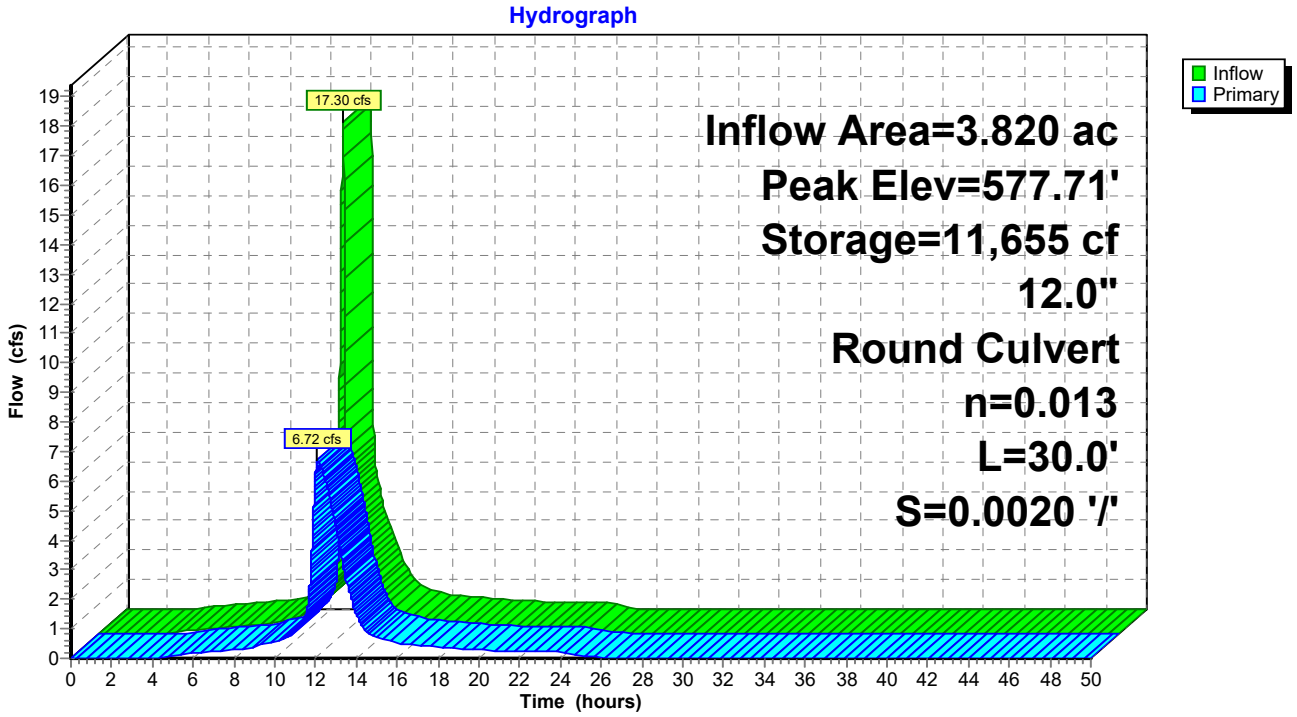
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
574.00	1,675	0	0
575.00	2,339	2,007	2,007
576.00	3,184	2,762	4,769
577.00	4,142	3,663	8,432
578.00	5,180	4,661	13,093

Device	Routing	Invert	Outlet Devices
#1	Primary	574.00'	**12.0" Round Outlet Pipe** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 574.00' / 573.94' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=6.72 cfs @ 12.09 hrs HW=577.71' TW=0.00' (Dynamic Tailwater)
↳**1=Outlet Pipe** (Barrel Controls 6.72 cfs @ 8.55 fps)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Pond 3P: North Pond



Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Summary for Pond 4P: South Pond

Inflow Area = 3.220 ac, 86.65% Impervious, Inflow Depth = 4.56" for 100-Year event
Inflow = 23.46 cfs @ 11.96 hrs, Volume= 1.224 af
Outflow = 13.21 cfs @ 11.97 hrs, Volume= 1.219 af, Atten= 44%, Lag= 1.0 min
Primary = 13.21 cfs @ 11.97 hrs, Volume= 1.219 af
Routed to Pond 3P : North Pond

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.78' @ 12.07 hrs Surf.Area= 3,809 sf Storage= 9,618 cf

Plug-Flow detention time= 29.1 min calculated for 1.219 af (100% of inflow)
Center-of-Mass det. time= 26.4 min (784.0 - 757.6)

Volume	Invert	Avail.Storage	Storage Description
#1	574.00'	10,488 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
574.00	1,415	0	0
575.00	1,966	1,691	1,691
576.00	2,581	2,274	3,964
577.00	3,248	2,915	6,879
578.00	3,970	3,609	10,488

Device	Routing	Invert	Outlet Devices
#1	Primary	574.15'	**30.0" Round Outlet Pipe** L= 33.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 574.15' / 574.00' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 4.91 sf

Primary OutFlow Max=10.98 cfs @ 11.97 hrs HW=577.37' TW=577.15' (Dynamic Tailwater)
↳**1=Outlet Pipe** (Inlet Controls 10.98 cfs @ 2.24 fps)

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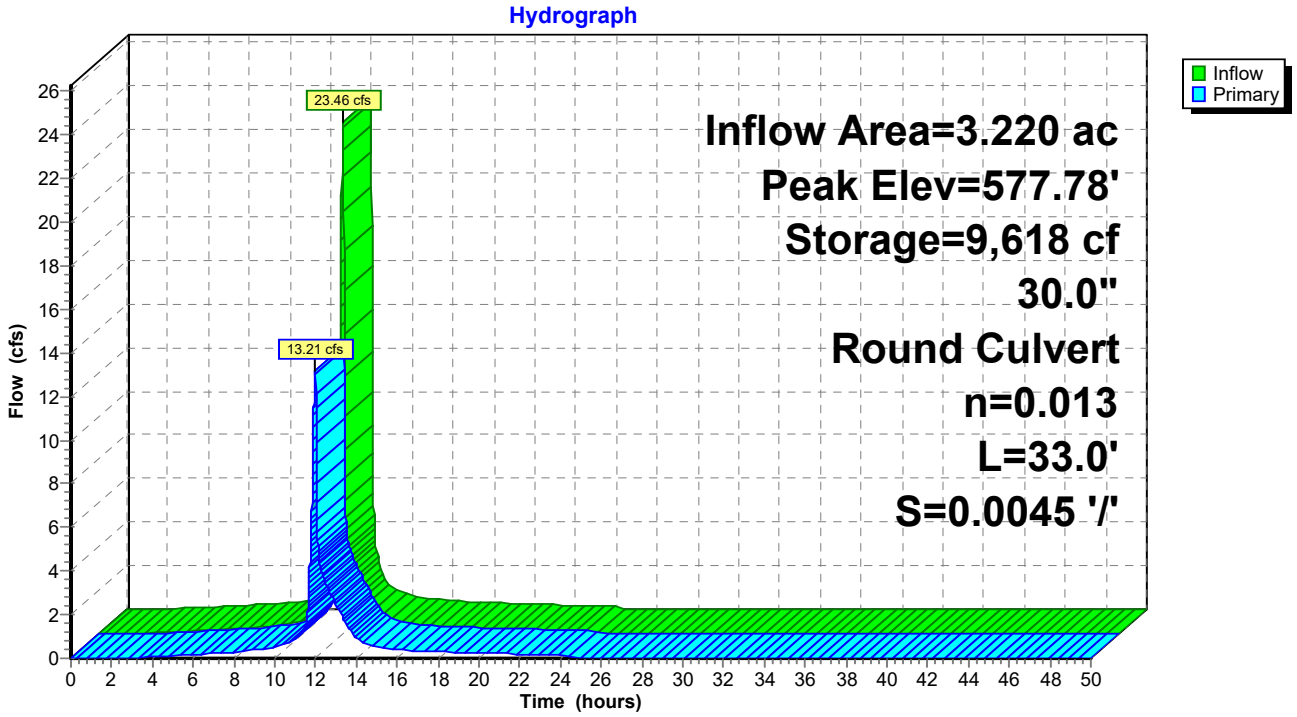
Pond 4P: South Pond



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Summary for Pond 7P: Bioretention

Inflow Area = 0.310 ac, 74.19% Impervious, Inflow Depth = 4.23" for 100-Year event
Inflow = 2.18 cfs @ 11.96 hrs, Volume= 0.109 af
Outflow = 1.89 cfs @ 11.99 hrs, Volume= 0.097 af, Atten= 13%, Lag= 2.3 min
Primary = 1.89 cfs @ 11.99 hrs, Volume= 0.097 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.44' @ 11.99 hrs Surf.Area= 1,318 sf Storage= 1,052 cf

Plug-Flow detention time= 97.6 min calculated for 0.097 af (89% of inflow)
Center-of-Mass det. time= 43.4 min (817.1 - 773.7)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	1,128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	919	0	0
577.00	1,124	511	511
577.50	1,343	617	1,128

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.90' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" W x 24.0" H Vert. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.89 cfs @ 11.99 hrs HW=577.44' TW=0.00' (Dynamic Tailwater)
↑**1=Outlet Pipe** (Passes 1.89 cfs of 2.78 cfs potential flow)
↑**2=Grate** (Orifice Controls 1.89 cfs @ 2.14 fps)

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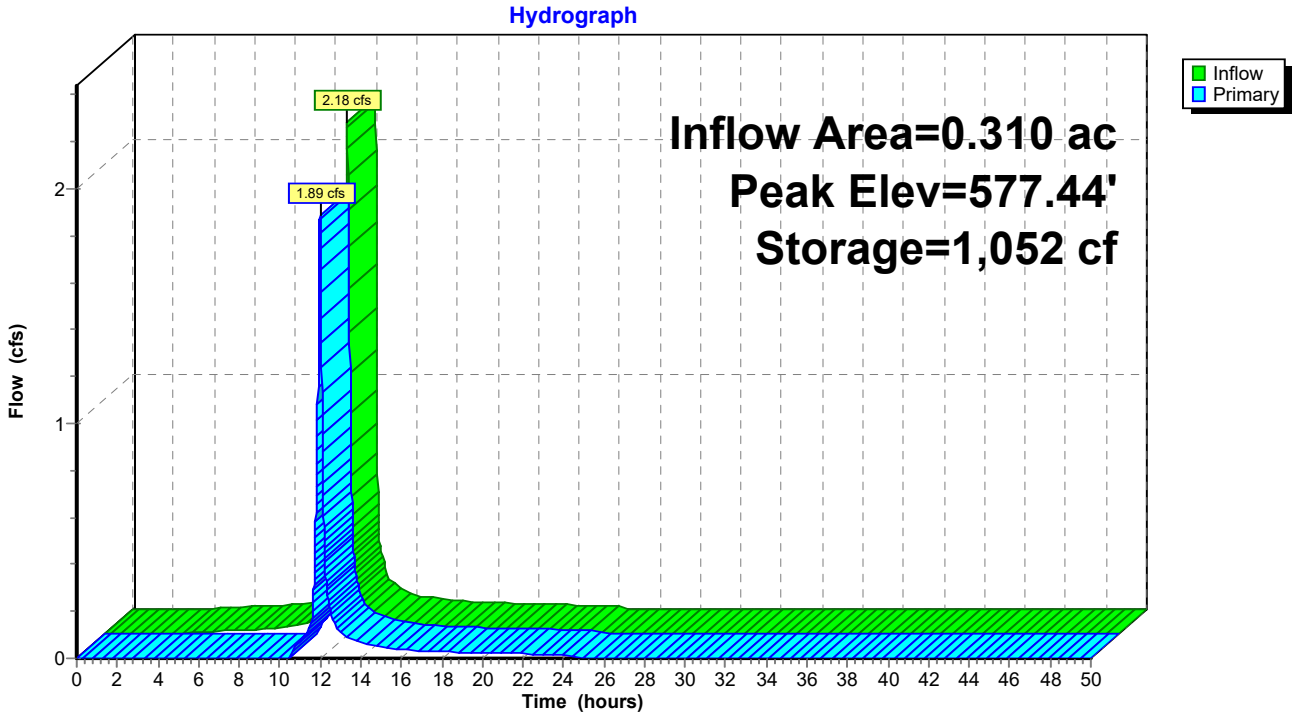
Pond 7P: Bioretention



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Summary for Pond 8P: Bioretention

Inflow Area = 0.810 ac, 56.79% Impervious, Inflow Depth = 3.91" for 100-Year event
Inflow = 5.44 cfs @ 11.96 hrs, Volume= 0.264 af
Outflow = 2.78 cfs @ 12.04 hrs, Volume= 0.216 af, Atten= 49%, Lag= 5.0 min
Primary = 2.78 cfs @ 12.04 hrs, Volume= 0.216 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.42' @ 12.04 hrs Surf.Area= 5,083 sf Storage= 4,070 cf

Plug-Flow detention time= 128.5 min calculated for 0.216 af (82% of inflow)
Center-of-Mass det. time= 53.1 min (839.5 - 786.4)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	4,478 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	3,765	0	0
577.00	4,475	2,060	2,060
577.50	5,198	2,418	4,478

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.90' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.78 cfs @ 12.04 hrs HW=577.42' TW=0.00' (Dynamic Tailwater)
↑**1=Outlet Pipe** (Barrel Controls 2.78 cfs @ 7.95 fps)
↑**2=Grate** (Passes 2.78 cfs of 7.14 cfs potential flow)

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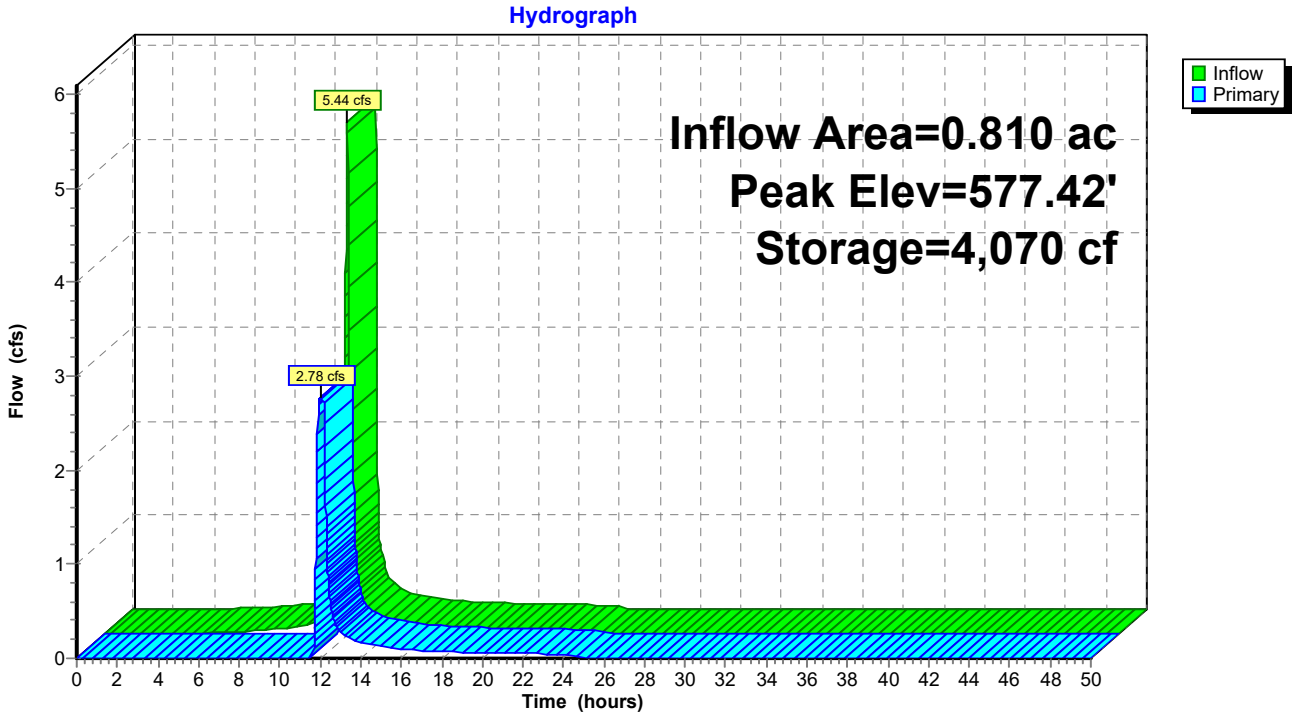
Pond 8P: Bioretention



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Summary for Pond 9P: Bioretention

Inflow Area = 0.620 ac, 56.45% Impervious, Inflow Depth = 3.91" for 100-Year event
Inflow = 4.16 cfs @ 11.96 hrs, Volume= 0.202 af
Outflow = 2.74 cfs @ 12.02 hrs, Volume= 0.176 af, Atten= 34%, Lag= 3.9 min
Primary = 2.74 cfs @ 12.02 hrs, Volume= 0.176 af
Routed to Link 1L : Romney Rd Drainage System

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 577.38' @ 12.02 hrs Surf.Area= 2,824 sf Storage= 2,121 cf

Plug-Flow detention time= 100.5 min calculated for 0.176 af (87% of inflow)
Center-of-Mass det. time= 39.4 min (825.8 - 786.4)

Volume	Invert	Avail.Storage	Storage Description
#1	576.50'	1,128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	576.50'	1,346 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		2,473 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	919	0	0
577.00	1,124	511	511
577.50	1,343	617	1,128

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
576.50	1,101	0	0
577.00	1,342	611	611
577.50	1,597	735	1,346

Device	Routing	Invert	Outlet Devices
#1	Primary	573.05'	**8.0" Round Outlet Pipe** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.05' / 572.95' S= 0.0022 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	577.00'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.74 cfs @ 12.02 hrs HW=577.38' TW=0.00' (Dynamic Tailwater)
↑—**1=Outlet Pipe** (Barrel Controls 2.74 cfs @ 7.85 fps)
↑—**2=Grate** (Passes 2.74 cfs of 6.07 cfs potential flow)

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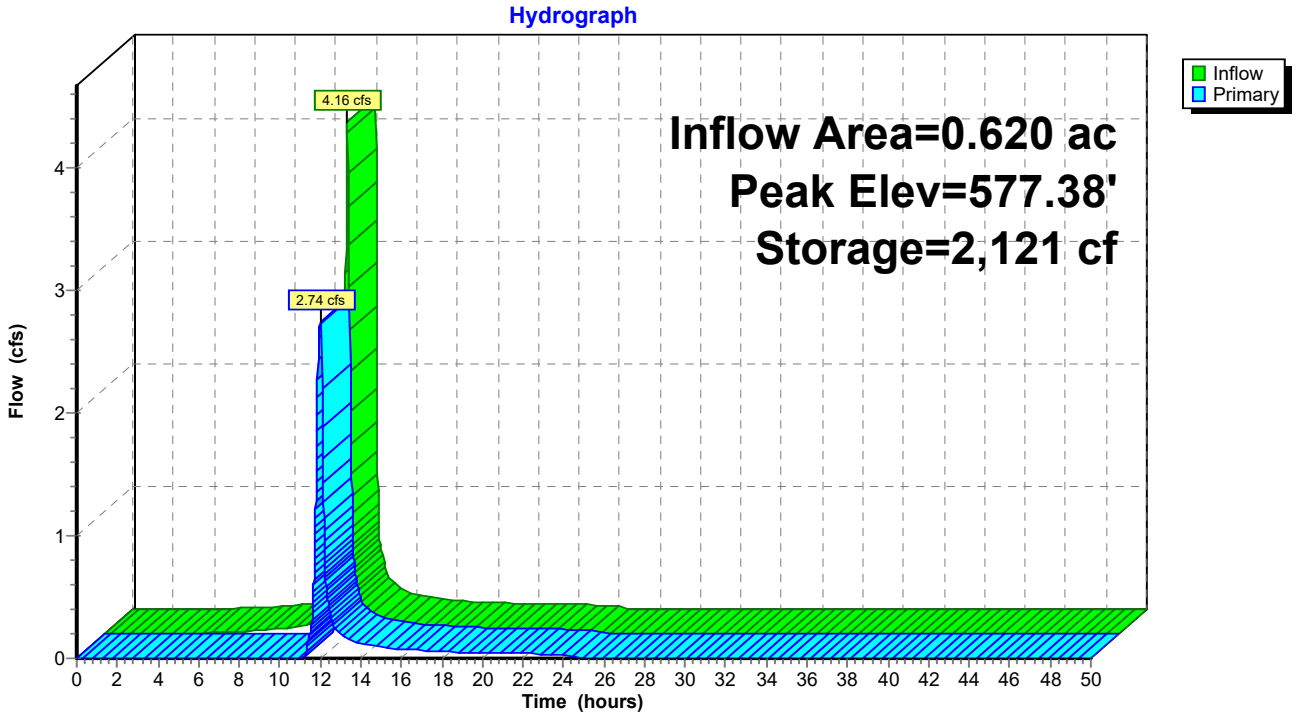
Pond 9P: Bioretention



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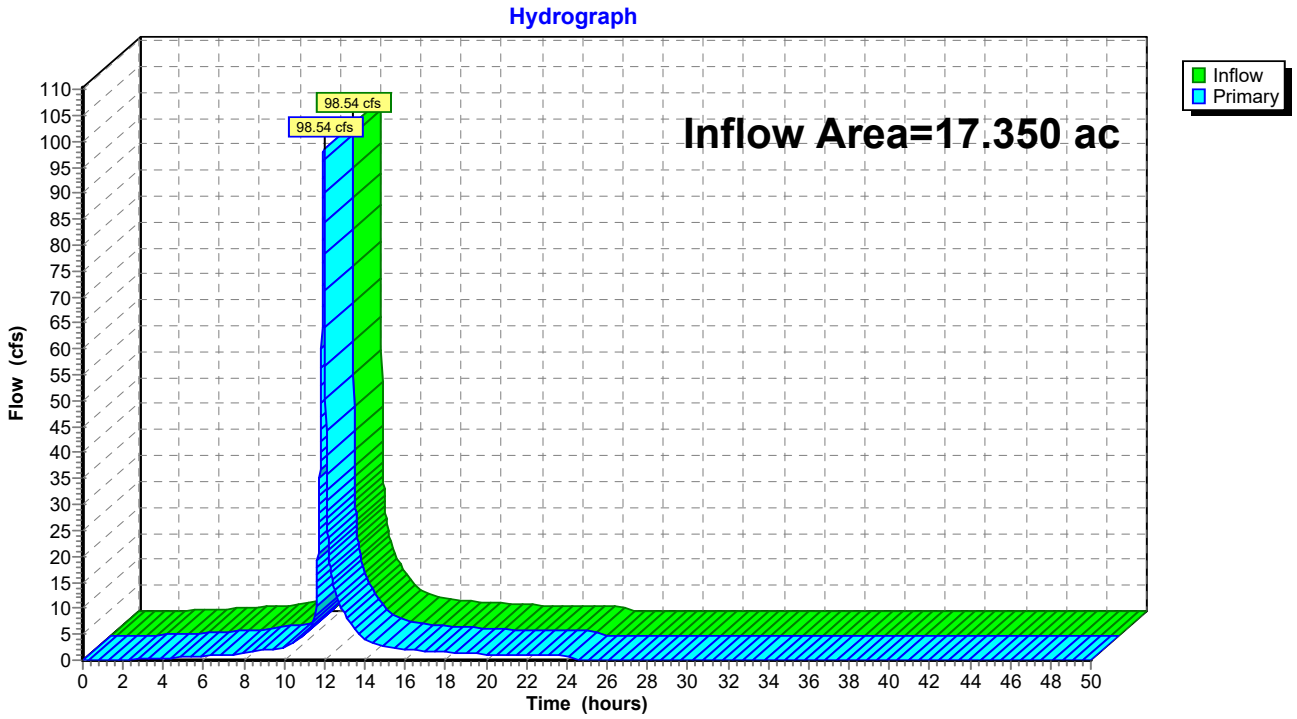
Summary for Link 1L: Romney Rd Drainage System

Inflow Area = 17.350 ac, 84.21% Impervious, Inflow Depth = 4.40" for 100-Year event
Inflow = 98.54 cfs @ 11.96 hrs, Volume= 6.365 af
Primary = 98.54 cfs @ 11.96 hrs, Volume= 6.365 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: Romney Rd Drainage System



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Appendix D

NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-25-001

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), *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 State 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 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

C*onstruction activities* constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. 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 CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001
FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:

    a. one or more acres; or

    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or

    c. less than one acre where NYSDEC 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*.

        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or

        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or

        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or

        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

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2. *Discharges* from the *owner's or operator's construction activities* are/were not:

    a. already covered by a different SPDES permit; or

    b. covered under a different SPDES permit that was denied, terminated, or revoked; or

    c. identified in an expired individual SPDES permit that was not renewed; or

    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.

3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:

    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or

    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.

4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:

    a. documentation that the *construction activity* is not within an archeological buffer 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:

        i. 1-5 acres of disturbance - 20 feet; or

        ii. 5-20 acres of disturbance - 50 feet; or

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iii. 20+ acres of disturbance - 100 feet.

b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and

   i. the State Environmental Quality Review Act (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 or 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).

c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

   i. No Affect; or

   ii. No Adverse Affect; or

   iii. Executed Memorandum of Agreement.

d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.

5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.

6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

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owner or operator must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:

    a. obtain all such necessary permits; or

    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.

8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:

    a. For linear transportation and linear utility project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb two or more acres of *steep slope*.

    b. For all other project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb one or more acres of *steep slope*.

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B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* 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"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations

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3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

    a. Wastewater from washout of concrete; and

    b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

    c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

    d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

    e. Toxic or hazardous substances from a spill or other release.

D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

    a. *construction activities* that are not part of a *common plan of development or sale*; or

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b. an entire *common plan of development or sale*; or

c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

   i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

   ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

   iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

   i. meets all other eligibility requirements of Part I.A.; and

   ii. will occur in NYSDEC's Regions 3-9; and

   iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

   iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

   a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

   b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

      i. for all eNOIs:

         1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

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2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 “Governmental Immunity from Zoning and Other Legislation”; and

2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

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b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

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g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. 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. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

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i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator*, if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

b. The written Request to Disturb Greater Than Five Acres must include:

i. The SPDES permit identification number (Permit ID); and

ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

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authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. 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).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), 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 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.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

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F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

    a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

    b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

    c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

    d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

    e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator*, upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

    f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

        i. the revised area of disturbance and/or *impervious area(s)*; and

        ii. the revised SMP information, if applicable; and

        iii. a narrative description of what has changed; and

        iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

    Owners or operators must follow Part I.E.9. to modify the eNOI.

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Part II. Water Quality-Based Effluent Limitations

A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements 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 the following *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:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must 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 standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this 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 NYSDEC determines that a modification of this 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, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

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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 II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), 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 *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

    a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s; and

        ii. Control *stormwater discharge*s, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

        iii. *Minimize* the amount of soil exposed during *construction activity*; and

        iv. *Minimize* the disturbance of *steep slope*; and

        v. *Minimize* sediment *discharge*s from the site; and

        vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharge*s, unless *infeasible*; and

        vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

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where the intended function of a specific area of the site dictates that it be compacted; and

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 ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity 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**. Select, 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 selected, designed, installed, implemented, and maintained to:

i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

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

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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. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must 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 (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, 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 SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

a. Sizing Criteria for *New Development*

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

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2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must 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 must 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 4.4 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. 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 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

   3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

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iii. *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 *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. 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 *directly discharges* 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 Watersheds

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the 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 must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must 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 must 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

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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 4.5 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. 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 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *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 *directly discharges* 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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iv. 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 *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

c. *Sizing Criteria* for *Redevelopment Activity*

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

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 DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

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5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP 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 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development*

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

Part III. Stormwater Pollution Prevention Plan (SWPPP)

A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

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practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

    a. The owner or operator must consider:

        i. the following physical risks due to climate change:

            (i) increasing temperature; and

            (ii) increasing precipitation; and

            (iii) increasing variability in precipitation, including chance of drought; and

            (iv) increasing frequency and severity of flooding; and

            (v) rising sea level; and

            (vi) increasing storm surge; and

            (vii) shifting ecology.

        ii. for each of the following:

            (i) overall site planning; and

            (ii) location, elevation, and sizing of:

                a. control measures and practices; and

                b. conveyance system(s); and

                c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

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requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   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*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC 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 must 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 NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC 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.

7. 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

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contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements 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 the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges 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* must 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 the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

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B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

   a. Erosion and sediment control practices must be designed:

      i. in conformance with the BB; or

      ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

   b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

   c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

      i. Background information about the scope of the project, including the location, type and size of project; and

      ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must 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) and receiving surface water(s); and

      iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

      iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

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and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. 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; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. 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

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temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. 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*; and

x. 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

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. 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. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

   a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

   b. SMPs must be designed in conformance with the *performance criteria*:

      i. in the DM; or

      ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

      iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

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1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

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iii. 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; and

(ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

(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; and

(iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

(v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

(vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. 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 DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

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that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

C. Required *SWPPP* Components by Project Type

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 accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

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 SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

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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 must:

a. if the corrective action does not require engineering design:

    i. begin implementing corrective actions within one business day; and

    ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

    i. begin the engineering design process within five business days; and

    ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

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 in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. 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 in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

C. *Qualified Inspector* Inspection Requirements

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

    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 or equal to five (5) acres and is

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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 D; and

b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to 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 D; and

c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

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* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator,* the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

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d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

c. all areas of disturbance that have not achieved *final stabilization*; and

d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

e. all points of *discharge* from the *construction site*.

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4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must 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; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. 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; and

   i. Description and sketch (map) 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; and

   j. Estimates, in square feet or acres, of the following areas:

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i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

iii. Total area that has achieved *temporary stabilization*; and

iv. Total area that has achieved *final stabilization*; and

k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

l. 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 SMP(s); and

m. Identification and status of all corrective actions that were required by previous inspection; and

n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach 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* must 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* must 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* must notify the *owner or operator*, and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

a. if the corrective action does not require engineering design:

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i. begin implementing corrective actions within one business day; and

ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

i. begin the engineering design process within five business days; and

ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

Part V. How to Terminate CGP Coverage

A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

a. Total project completion:

i. all *construction activity* identified in the *SWPPP* has been completed; and

ii. all areas of disturbance have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or

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b. Planned shutdown with partial project completion:

   i. all soil disturbance activities have ceased; and

   ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

   iii. all temporary, structural erosion and sediment control measures have been removed; and

   iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

   v. an as-built drawing has been prepared; or

c. In accordance with Part I.G. Change of Owner or Operator; or

d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

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4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

    a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

    b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

    c. for SMP(s) 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; or

    d. for SMP(s) 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 policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

    a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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Part VI. Record Retention and Reporting

A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

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violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

D. False Statements

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 monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must 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.

G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

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a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

g. the *discharge* is in violation of section 17-0501 of the ECL; and

h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

    i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

    ii. the size of the *discharge(s)*; and

    iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

    iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

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form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

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J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

   a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

      (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 Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

      Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

   b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

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c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

   1. the chief executive officer of the agency; or

   2. 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. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., 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.J.1. or using the Duly Authorized Form, found on the DEC website; and

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, 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 is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

   I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who

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manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, 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 requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

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L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

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Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

R. 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, must not be affected thereby.

S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

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APPENDIX A – Abbreviations and Definitions

Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
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)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the 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
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
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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Appendix A

Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

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 – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

Alter Hydrology from Pre- to Post-Development Conditions – 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 System – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

Commence (Commencement of) Construction Activities – 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.

Common Plan of Development or Sale – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "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 (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

Common plan of development or sale does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

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Construction Activity(ies) – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized 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, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- 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); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- 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; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- 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*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

Construction Site – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

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Dewatering – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Directly Discharge(s)(ing) (to a specific surface waterbody) – 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 and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

Discharge(s)(d) – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

Embankment – an earthen or rock slope that supports a road/highway.

Equivalent (Equivalence) – 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 – 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.

Historic Property – 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) – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – not technologically possible, or not economically practicable and achievable considering best industry practices.

Minimize(ing)(ation) – 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 System (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):

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1. owned or operated by a State, city, town, village, 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*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Natural Buffer(s) – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

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.

Nonpoint Source(s) – 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 – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator – 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 requirements.

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Performance Criteria – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

Phase – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

Point Source – 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(s) – 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.

Qualified Inspector – 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 NYSDEC 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 NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC 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 SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

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Qualified Professional – 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 NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP 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) – 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.).

Renewable Energy – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

Site Limitations – 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 – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

Steep Slope – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description 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.

Stormwater – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

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Streambank – 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) – 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 SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements 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 – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization – 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 Load (TMDL) – 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 and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint source*s, and a margin of safety (MOS).

Traditional Land Use Control MS4 Operator – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's 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).

Trained Contractor – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

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in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC 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.7., 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 NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

Tree Clearing – *construction activities* limited to felling and removal of trees.

Tree clearing does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

Water Quality Standard – 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 and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- 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 D
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.

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 New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

Within the municipal boundaries of NYC:

- Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.

The following *construction activities*:

- 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, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover*
- Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot
- Dam rehabilitation (the structure of the dam itself)
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development;
- Sidewalks, bike paths, or walking paths, 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.

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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*:

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *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 where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- 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 (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

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Table 2
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- 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 D
- 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 D
- 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 between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC 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 *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- 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) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the “Agricultural Best Management Practice Systems Catalogue” (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

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Appendix B

Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- 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 overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- 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 SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.

- 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

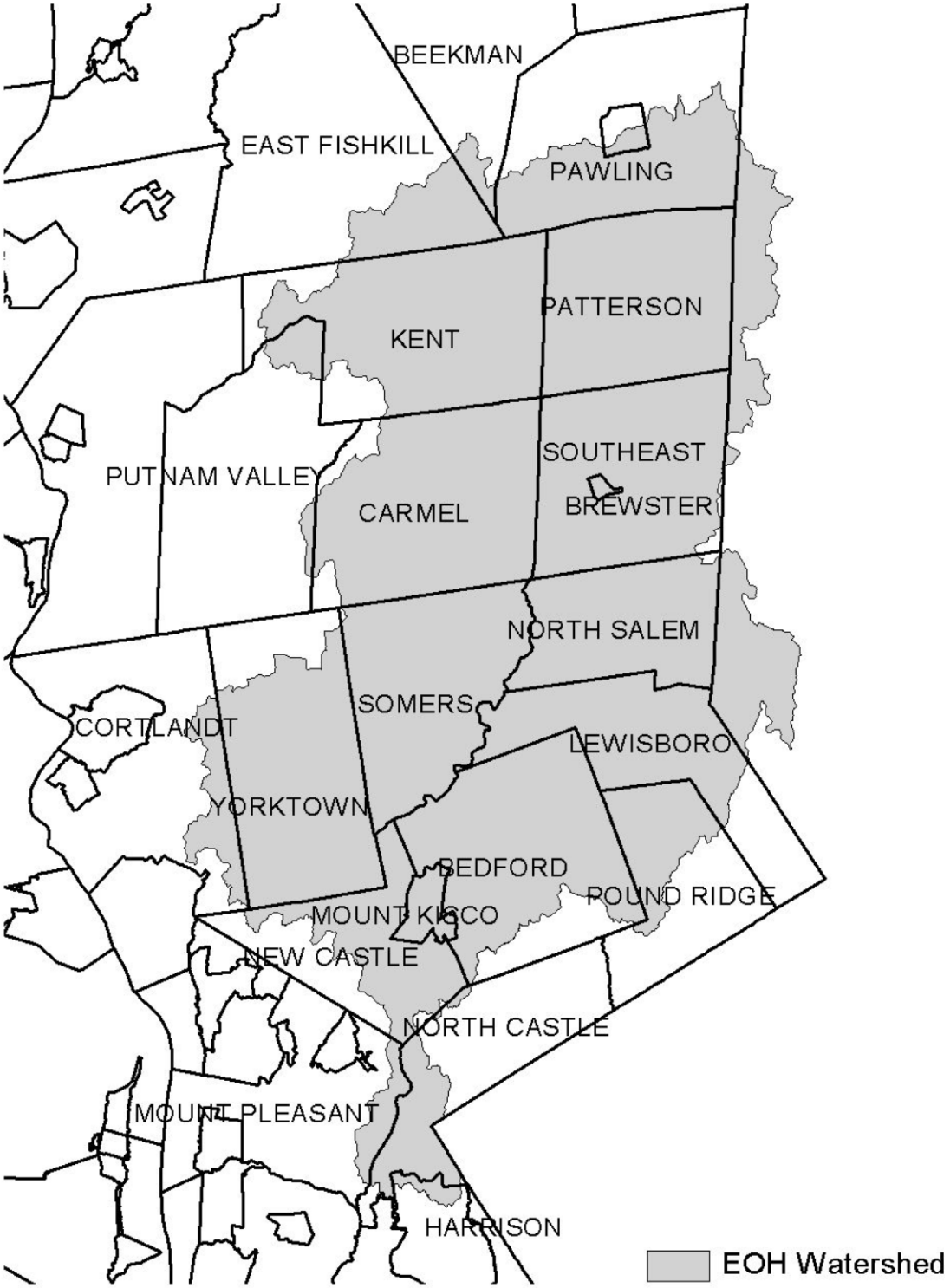

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Figure 2 - Onondaga Lake Watershed

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Figure 3 - Greenwood Lake Watershed

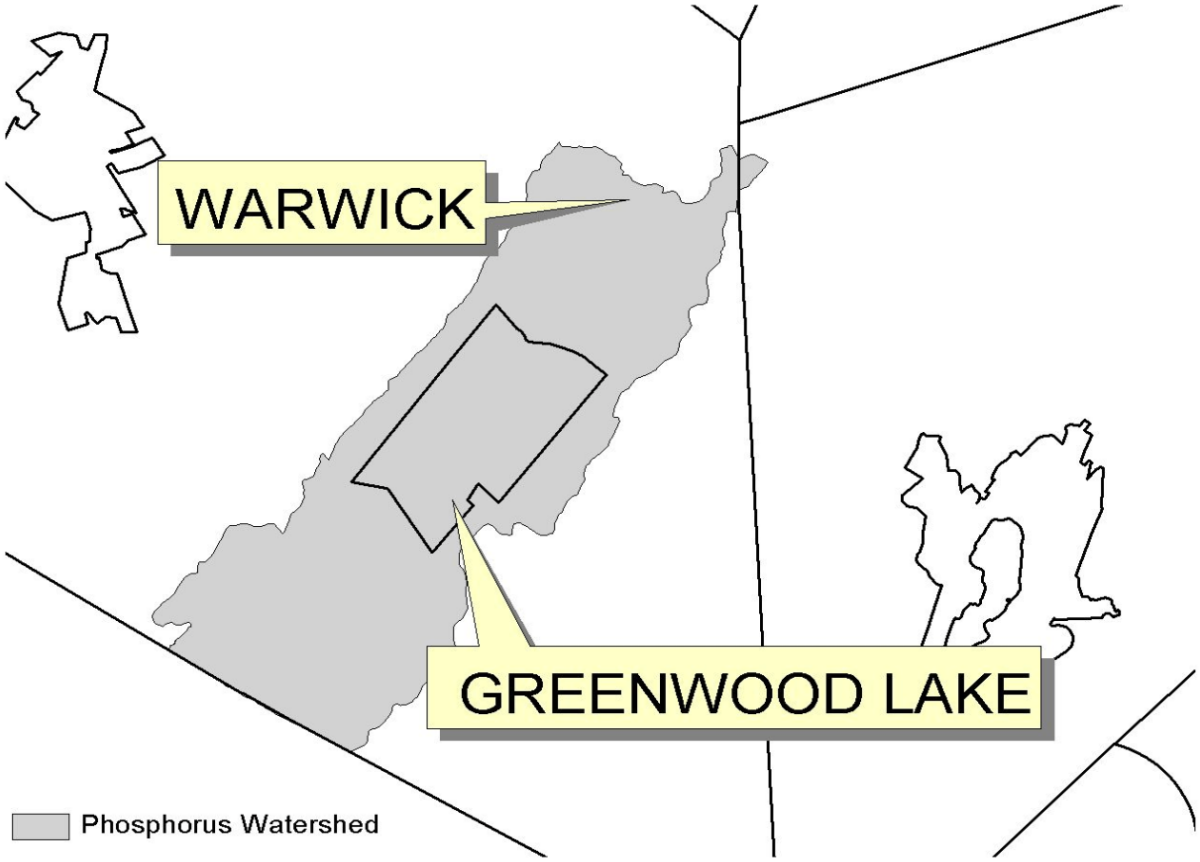

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Figure 4 - Oscawana Lake Watershed

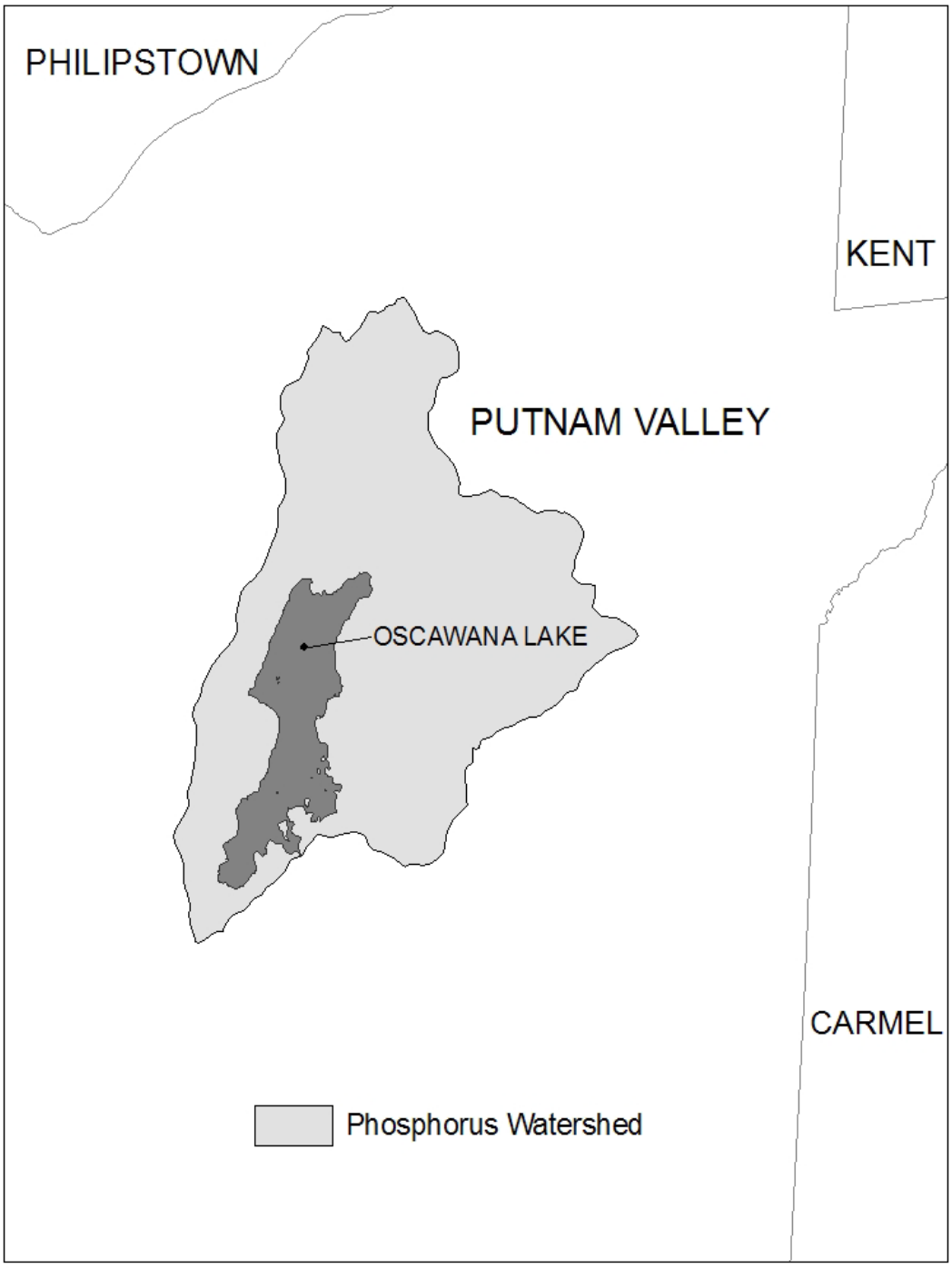

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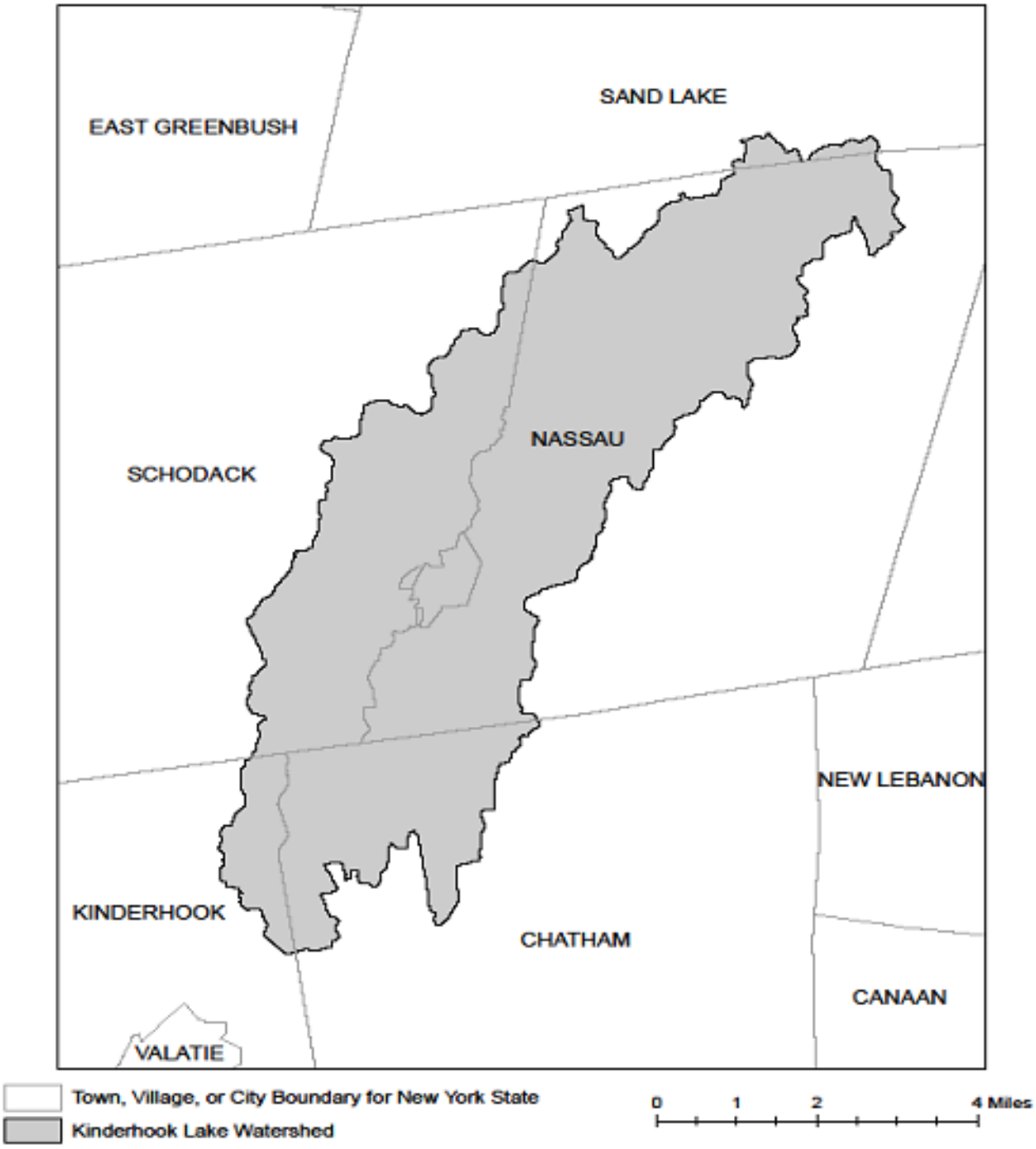
Figure 5 - Kinderhook Lake Watershed



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APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

County	Waterbody	Pollutant
Albany	Ann Lee (Shakers) Pond, Stump Pond (1201-0096)	Phosphorus
Albany	Lawsons Lake (1301-0235)	Phosphorus
Allegany	Amity Lake, Saunders Pond (0403-0054)	Phosphorus
Allegany	Andover Pond (0403-0056)	Phosphorus
Bronx	Reservoir No.1/Lake Isle (1702-0075)	Phosphorus
Bronx	Van Cortlandt Lake (1702-0008)	Phosphorus
Broome	Blueberry, Laurel Lakes (1404-0033)	Phosphorus
Broome	Fly Pond, Deer Lake (1404-0038)	Phosphorus
Broome	Minor Tribs to Lower Susquehanna (0603-0044)	Phosphorus
Broome	Whitney Point Lake/Reservoir (0602-0004)	Phosphorus
Cattaraugus	Allegheny River/Reservoir (0201-0023)	Phosphorus
Cattaraugus	Beaver Lake/Alma Pond (0201-0073)	Phosphorus
Cattaraugus	Case Lake (0201-0020)	Phosphorus
Cattaraugus	Linlyco/Club Pond (0201-0035)	Phosphorus
Cayuga	Duck Lake (0704-0025)	Phosphorus
Cayuga	Owasco Inlet, Upper, and tribs (0706-0014)	Nutrients
Chautauqua	Chadakoin River and tribs (0202-0018)	Phosphorus
Chautauqua	Hulburt/Clymer Pond (0202-0079)	Phosphorus
Chautauqua	Middle Cassadaga Lake (0202-0002)	Phosphorus
Clinton	Great Chazy River, Lower, Main Stem (1002-0001)	Silt/Sediment
Columbia	Robinson Pond (1308-0003)	Phosphorus
Cortland	Dean Pond (0602-0077)	Phosphorus
Dutchess	Fallkill Creek (1301-0087)	Phosphorus
Dutchess	Hillside Lake (1304-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Silt/Sediment
Erie	Beeman Creek and tribs (0102-0030)	Phosphorus
Erie	Delaware Park Pond (0101-0026)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Silt/Sediment
Erie	Green Lake (0101-0038)	Phosphorus
Erie	Little Sister Creek, Lower, and tribs (0104-0045)	Phosphorus
Erie	Murder Creek, Lower, and tribs (0102-0031)	Phosphorus

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Erie	Rush Creek and tribs (0104-0018)	Phosphorus
Erie	Scajaquada Creek, Lower, and tribs (0101-0023)	Phosphorus
Erie	Scajaquada Creek, Middle, and tribs (0101-0033)	Phosphorus
Erie	Scajaquada Creek, Upper, and tribs (0101-0034)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Silt/Sediment
Genesee	Bigelow Creek and tribs (0402-0016)	Phosphorus
Genesee	Black Creek, Middle, and minor tribs (0402 0028)	Phosphorus
Genesee	Black Creek, Upper, and minor tribs (0402-0048)	Phosphorus
Genesee	Bowen Brook and tribs (0102-0036)	Phosphorus
Genesee	LeRoy Reservoir (0402-0003)	Phosphorus
Genesee	Mill Pond (0402-0050)	Phosphorus
Genesee	Oak Orchard Cr, Upper, and tribs (0301-0014)	Phosphorus
Genesee	Oatka Creek, Middle, and minor tribs (0402-0031)	Phosphorus
Genessee	Tonawanda Cr, Middle, Main Stem (0102-0002)	Phosphorus
Greene	Schoharie Reservoir (1202-0012)	Silt/Sediment
Greene	Sleepy Hollow Lake (1301-0059)	Silt/Sediment
Herkimer	Steele Creek tribs (1201-0197)	Phosphorus
Herkimer	Steele Creek tribs (1201-0197)	Silt/Sediment
Kings	Hendrix Creek (1701-0006) 18	Nitrogen
Kings	Prospect Park Lake (1701-0196)	Phosphorus
Lewis	Mill Creek/South Branch, and tribs (0801-0200)	Nutrients
Livingston	Christie Creek and tribs (0402-0060)	Phosphorus
Livingston	Conesus Lake (0402-0004)	Phosphorus
Livingston	Mill Creek and minor tribs (0404-0011)	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs (0402-0033)	Phosphorus
Monroe	Buck Pond (0301-0017)	Phosphorus
Monroe	Cranberry Pond (0301-0016)	Phosphorus
Monroe	Durand, Eastman Lakes (0302-0037)	Phosphorus
Monroe	Lake Ontario Shoreline, Western (0301-0069) 9	Phosphorus
Monroe	Long Pond (0301-0015)	Phosphorus
Monroe	Mill Creek and tribs (0302-0025)	Phosphorus 2
Monroe	Mill Creek/Blue Pond Outlet and tribs (0402-0049)	Phosphorus
Monroe	Minor Tribs to Irondequoit Bay (0302-0038)	Phosphorus
Monroe	Rochester Embayment - East (0302-0002) [9]	Phosphorus
Monroe	Rochester Embayment - West (0301-0068) 9	Phosphorus
Monroe	Shipbuilders Creek and tribs (0302-0026)	Phosphorus 2
Monroe	Thomas Creek/White Brook and tribs (0302-0023)	Phosphorus

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Nassau	Bannister Creek/Bay (1701-0380)	Nitrogen
Nassau	Beaver Lake (1702-0152)	Phosphorus
Nassau	Browswere Bay (1701-0383)	Nitrogen
Nassau	Camaans Pond (1701-0052)	Phosphorus
Nassau	East Meadow Brook, Upper, and tribs (1701-0211)	Silt/Sediment
Nassau	East Rockaway Channel (1701-0381)	Nitrogen
Nassau	Glen Cove Creek, Lower, and tribs (1702-0146)	Silt/Sediment
Nassau	Grant Park Pond (1701-0054)	Phosphorus
Nassau	Hempstead Bay, Broad Channel (1701-0032)	Nitrogen
Nassau	Hempstead Lake (1701-0015)	Phosphorus
Nassau	Hewlett Bay (1701-0382)	Nitrogen
Nassau	Hog Island Channel (1701-0220)	Nitrogen
Nassau	Massapequa Creek, Upper, and tribs (1701-0174)	Phosphorus
Nassau	Milburn/Parsonage Creeks, Upp, and tribs (1701-0212)	Phosphorus
Nassau	Reynolds Channel, East (1701-0215) [12]	Nitrogen
Nassau	Reynolds Channel, West (1701-0216) 12	Nitrogen
Nassau	Tidal Tribs to Hempstead Bay (1701-0218)	Nitrogen
Nassau	Tribs (fresh) to East Bay (1701-0204)	Silt/Sediment
Nassau	Tribs (fresh) to East Bay (1701-0204)	Phosphorus
Nassau	Tribs to Smith Pond/Halls Pond (1701-0221)	Phosphorus
Nassau	Woodmere Channel (1701-0219)	Nitrogen
New York	Harlem Meer (1702-0103)	Phosphorus
New York	The Lake in Central Park (1702-0105)	Phosphorus
Niagara	Bergholtz Creek and tribs (0101-0004)	Phosphorus
Niagara	Hyde Park Lake (0101-0030)	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0053) 9	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0072) 9	Phosphorus
Oneida	Ballou, Nail Creeks (1201-0203)	Phosphorus
Onondaga	Ley Creek and tribs (0702-0001) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nitrogen (NH3, NO2)
Onondaga	Onondaga Creek, Lower (0702-0023) 10	Nutrients (phosphorus)
Onondaga	Onondaga Creek, Lower, and tribs (0702-0023)	Turbidity
Onondaga	Onondaga Creek, Middle, and tribs (0702-0004)	Turbidity
Onondaga	Onondaga Creek, Upper, and tribs (0702-0024)	Turbidity
Ontario	Great Brook and minor tribs (0704-0034)	Phosphorus 2
Ontario	Great Brook and minor tribs (0704-0034)	Silt/Sediment

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Ontario	Hemlock Lake Outlet and minor tribs (0402-0013)	Phosphorus
Ontario	Honeoye Lake (0402-0032)	Phosphorus
Orange	Brown Pond Reservoir (1303-0013)	Phosphorus
Orange	Lake Washington (1303-0012)	Phosphorus
Orange	Minor Tribs to Middle Wallkill (1306-0061)	Phosphorus
Orange	Monhagen Brook and tribs (1306-0074)	Phosphorus
Orange	Orange Lake (1301-0008) [16]	Phosphorus
Orange	Quaker Creek and tribs (1306-0025)	Phosphorus
Orange	Wallkill River, Middle, Main Stem (1306-0038)	Phosphorus
Orange	Wallkill River, Upper, and Minor tribs (1306-0017)	Phosphorus
Orleans	Glenvwood Lake (0301-0041)	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0070) 9	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0071) 9	Phosphorus
Oswego	Lake Neatahwanta (0701-0018)	Nutrients (phosphorus)
Oswego	Pleasant Lake (0703-0047)	Phosphorus
Putnam	Lost Lake, Putnam Lake (1302-0053)	Phosphorus
Putnam	Minor Tribs to Croton Falls Reservoir (1302-0001)	Phosphorus
Queens	Bergen Basin (1701-0009) 18	Nitrogen
Queens	Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18	Nitrogen
Queens	Kissena Lake (1702-0258)	Phosphorus
Queens	Meadow Lake (1702-0030)	Phosphorus
Queens	Shellbank Basin (1701-0001) 18	Nitrogen
Queens	Willow Lake (1702-0031)	Phosphorus
Rensselaer	Nassau Lake (1310-0001)	Phosphorus
Rensselaer	Snyders Lake (1301-0043)	Phosphorus
Richmond	Grassmere Lake/Bradys Pond (1701-0357)	Phosphorus
Rockland	Congers Lake, Swartout Lake (1501-0019)	Phosphorus
Rockland	Rockland Lake (1501-0021)	Phosphorus
Saratoga	Ballston Lake (1101-0036)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Silt/Sediment
Saratoga	Lake Lonely (1101-0034)	Phosphorus
Saratoga	Round Lake (1101-0060)	Phosphorus
Saratoga	Tribs to Lake Lonely (1101-0001)	Phosphorus
Schenectady	Collins Lake (1201-0077)	Phosphorus
Schenectady	Duane Lake (1311-0006)	Phosphorus
Schenectady Lake	Mariaville Lake (1201-0113)	Phosphorus
Schuyler	Cayuta Lake (0603-0005)	Phosphorus

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Seneca	Reeder Creek and tribs (0705-0074)	Phosphorus
St.Lawrence	Black Lake Outlet, Black Lake (0906-0001)	Phosphorus
St.Lawrence	Fish Creek and minor tribs (0906-0026)	Phosphorus
Steuben	Smith Pond (0502-0012)	Phosphorus
Suffolk	Agawam Lake (1701-0117)	Phosphorus
Suffolk	Big/Little Fresh Ponds (1701-0125)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Silt/Sediment
Suffolk	Fresh Pond (1701-0241)	Phosphorus
Suffolk	Great South Bay, East (1701-0039)	Nitrogen
Suffolk	Great South Bay, Middle (1701-0040)	Nitrogen
Suffolk	Great South Bay, West (1701-0173)	Nitrogen
Suffolk	Lake Ronkonkoma (1701-0020)	Phosphorus
Suffolk	Mattituck/Marratooka Pond (1701-0129)	Phosphorus
Suffolk	Mill and Seven Ponds (1701-0113)	Phosphorus
Suffolk	Millers Pond (1702-0013)	Phosphorus
Suffolk	Moriches Bay, East (1701-0305)	Nitrogen
Suffolk	Moriches Bay, West (1701-0038)	Nitrogen
Suffolk	Quantuck Bay (1701-0042)	Nitrogen
Suffolk	Shinnecock Bay and Inlet (1701-0033)	Nitrogen
Suffolk	Tidal Tribs to West Moriches Bay (1701-0312)	Nitrogen
Sullivan	Bodine, Mongomery Lakes (1401-0091)	Phosphorus
Sullivan	Davies Lake (1402-0047)	Phosphorus
Sullivan	Evens Lake (1402-0004)	Phosphorus
Sullivan	Pleasure Lake (1402-0055)	Phosphorus
Sullivan	Swan Lake (1401-0063)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Silt/Sediment
Ulster	Ashokan Reservoir (1307-0004)	Silt/Sediment
Ulster	Esopus Creek, Lower, Main Stem (1307-0010) [17]	Turbidity
Ulster	Esopus Creek, Middle, Main Stem (1307-0003) 17	Turbidity
Ulster	Esopus Creek, Upper, and minor tribs (1307-0007)[3]	Silt/Sediment
Ulster	Wallkill River, Lower, Main Stem (1306-0027)	Phosphorus
Warren	Hague Brook and tribs (1006-0006)	Silt/Sediment
Warren	Huddle/Finkle Brooks and tribs (1006-0003)	Silt/Sediment
Warren	Indian Brook and tribs (1006-0002)	Silt/Sediment
Warren	Lake George (1006-0016) and tribs	Silt/Sediment
Warren	Tribs to Lake George, East Shore (1006-0020)	Silt/Sediment
Warren	Tribs to Lake George, Lk.George Village (1006-0008)	Silt/Sediment

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Washington	Wood Cr/Champlain Canal and tribs (1005-0036)	Phosphorus
Westchester	Lake Katonah (1302-0136)	Phosphorus
Westchester	Lake Lincolndale (1302-0089)	Phosphorus
Westchester	Lake Meahagh (1301-0053)	Phosphorus
Westchester	Lake Mohegan (1301-0149)	Phosphorus
Westchester	Lake Shenorock (1302-0083)	Phosphorus
Westchester	Mamaroneck River, Lower (1702-0071)	Silt/Sediment
Westchester	Mamaroneck River, Upp, & minor tribs (1702-0123)	Silt/Sediment
Westchester	Saw Mill River (1301-0007)	Phosphorus
Westchester	Saw Mill River, Middle, and tribs (1301-0100)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Silt/Sedimnt
Westchester	Silver Lake (1702-0040)	Phosphorus
Westchester	Teatown Lake (1302-0150)	Phosphorus
Westchester	Truesdale Lake (1302-0054)	Phosphorus
Westchester	Wallace Pond (1301-0140)	Phosphorus

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

APPENDIX E – List of NYSDEC 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	220 White Plains Road, Suite 110 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1130 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	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7438	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 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	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7165	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7070

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

APPENDIX F – SWPPP Preparer Certification Form

The SWPPP Preparer Certification Form required by this permit begins on the following page.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NEW YORK STATE | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

APPENDIX G – MS4 SWPPP Acceptance Form

The MS4 SWPPP Acceptance Form required by this permit begins on the following page.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
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 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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 section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, 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 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

APPENDIX H – NYCDEP SWPPP Acceptance/Approval Form

The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval form required by this permit begins on the following page.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

SWPPP Acceptance/Approval

Application Number:

I. Project Owner/Operator Information

1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:

II. Project Site Information

5. Project/Site Name:
6. Street Address:
7. City/State/Zip:

III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance/Approval

8. SWPPP Reviewed by:
9. Title/Position: /
10. Date Final SWPPP Reviewed and Accepted:
11. Acceptance/Approval Expiration Date:

IV. Regulated MS4 Information for projects that require coverage under the NY State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity

12. Name of MS4: *CITY OF NEW YORK*
13. MS4 SPDES Permit Identification Number: *NY-0287890*
14. Contact Person:
15. Street Address: *59-17 Junction Blvd. 9th Floor*
16. City/State/Zip: *Flushing, NY 11373*
17. Telephone Number:

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

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 identifiec 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 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 plar

Printed Name:

Title/Position:

Signature:

Date:

VI. Conditions of Acceptance/Approval and Additional Information

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

APPENDIX I – MS4 No Jurisdiction Form

The MS4 No Jurisdiction Form required by this permit begins on the following page.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NEW YORK STATE | Department of Environmental Conservation

MS4 No Jurisdiction Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. eNOI Submission ID:

III. Traditional Land Use Control MS4 Operator Information

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

IV. Certification Statement

In accordance with CGP Part I.D.2.b.ii.3., I hereby certify that the Traditional Land Use Control MS4 Operator identified in section III. of this form does not have review authority over the construction project identified in section II. of this form, which is owned/operated by the entity identified in section I. of this form. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

APPENDIX J – Owner/Operator Certification Form

The Owner/Operator Certification Form required by this permit begins on the following page.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NEW YORK STATE | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Appendix E

NYSDEC Letter of Acknowledgment

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Appendix F

Contractor's Certification

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

STORM WATER POLLUTION PREVENTION PLAN
CONTRACTOR'S CERTIFICATION STATEMENT

Amherst Development Park
6000-6040 North Bailey Ave
Amherst, NY 14226

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: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Appendix G

Town of Amherst Level 1 Inspection – Post Construction Stormwater Management

Electronic Notice of Termination (eNOT) Forms

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Post Construction Stormwater Management

Facility Certification Form Cover Sheet

A. General Information

Use only one Cover Sheet per site with as many specific structural BMP Inspection Report attachments as needed. Please attach digital photographs of the site and structural BMPs as applicable.

Development Name:_____ Inspection Date:_____

BMP Owner:_____ Inspection Company:_____

Owner Address:_____ Company Address:_____

Owner Phone #:_____ Inspector Name:_____

Owner Email:_____ Inspector Phone #:_____

Inspector Email:_____

B. Inspection Report Attachments

The listed stormwater controls are the Structural BMPs who's Inspection Reports are to be completed per the NYS Stormwater Design Manual for this site. Please use one inspection report per BMP inspected and submit all forms together with this Cover Sheet as one single report. Also, please document the number of each structural BMP found at this site in the space below.

BMP	# of BMP	BMP	# of BMP
Micropool Extended Detention Pond (P-1)		Infiltration Basin (I-2)	
Wet Pond (P-2)		Dry Well (I-3)	
Wet Extended Detention Pond (P-3)		Surface Sand Filter (F-1)	
Multiple Pond System (P-4)		Underground Sand Filter (F-2)	
Shallow Wetland (W-1)		Perimeter Sand Filter (F-3)	
Extended Detention Wetland (W-2)		Organic Filter (F-4)	
Pond/ Wetland System (W-3)		Bioretention (F-5)	
Pocket Wetland (W-4)		Dry Swale (O-1)	
Infiltration Trench (I-1)		Wet Swale (O-2)	
Alternate Stormwater Management Practices			

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Post Construction Stormwater Management

C. Inspection Results

FAIL*

*** If any one item on the inspection form is coded as "Work needed", then the entire BMP fails inspection.**

***If a site has multiple BMPs and on fails inspection, this cover sheet is marked as fail until all items on all BMPs pass inspection.**

NOTE: Applicable BMP Inspection Reports and confirmatory digital photographs summarizing required repairs must be submitted to the Town following completion of the preliminary inspection. A re-inspection and certification must be completed within 30 days of the failed preliminary report.

PASS

NOTE: A passing inspection form should be signed below by the appropriate professional and submitted to the Town on or before the established inspection due date. Attach all applicable BMP Inspection Reports and confirmatory digital photographs accordingly.

D. Professional Certification

To be completed only when all structural BMPs at this site are functional with no outstanding maintenance issues.

I,_____, as a duly registered _____ attest that a thorough inspection has been completed for all structural BMPsthat are associated with this particular site. All inspected structural BMPs are performing properly and are in compliance with the terms and conditions of the recorded maintenance agreement for the site.

Signature:_____

Date:_____

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NEW YORK STATE | Department of Environmental Conservation

eNOT Owner or Operator Certification

for construction activities seeking termination from the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

III. Certification Statement

I certify that I have met the requirements of CGP Part V.A.1., 2., 3., and 4. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the Owner or Operator:

b. Title/Position:

c. Signature:

d. Date:

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NEW YORK STATE | Department of Environmental Conservation

eNOT Qualified Inspector Certification – SMPs

for construction activities seeking termination from the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

III. Certification Statement

I hereby certify that all the requirements in CGP Part V.A.1.a.iv. or CGP Part V.A.1.b.iv. have been achieved. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the Qualified Inspector:

b. Title/Position:

c. Signature:

d. Date:

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NEW YORK STATE | Department of Environmental Conservation

eNOT Qualified Inspector Certification – Final Stabilization

for construction activities seeking termination from the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

III. Certification Statement

I hereby certify that all the requirements in CGP Part V.A.1.a.i., ii., and iii. or CGP Part V.A.1.b.i., ii., and iii. have been achieved. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the Qualified Inspector:

b. Title/Position:

c. Signature:

d. Date:

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

NEW YORK STATE | Department of Environmental Conservation

eNOT MS4 Acceptance

for construction activities seeking termination from the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

III. Traditional Land Use Control MS4 Operator Information

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

IV. Certification Statement

I have determined that it is acceptable for the owner or operator of the construction project identified above to submit the electronic Notice of Termination in accordance with CGP Part V. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Appendix H

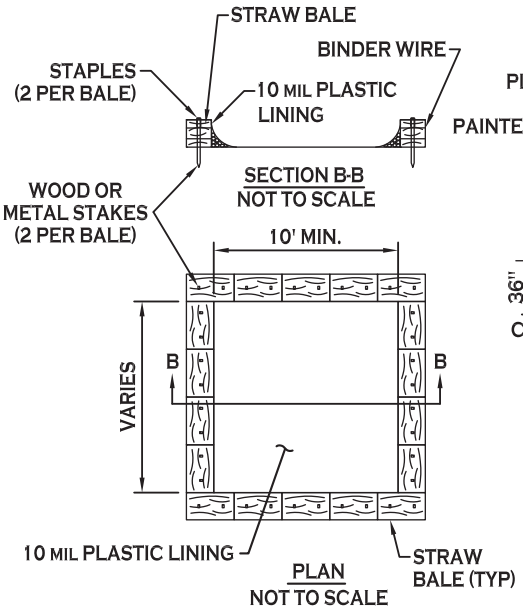
Construction Documents

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

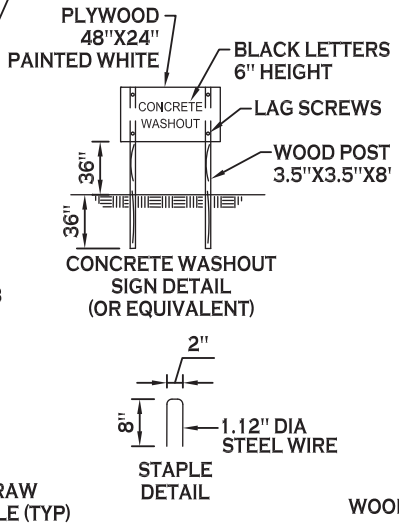
Appendix I

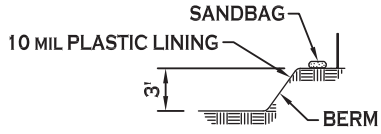
Standard Erosion Control Details

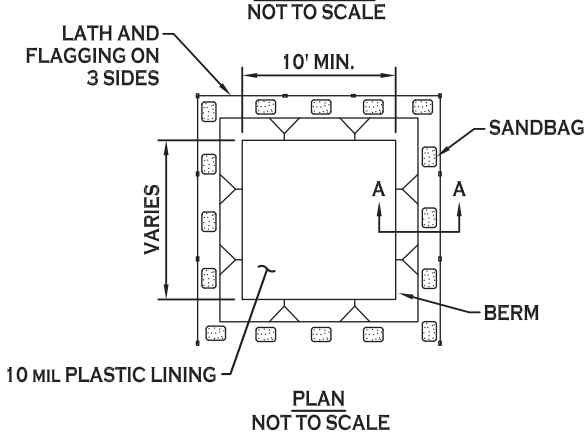
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



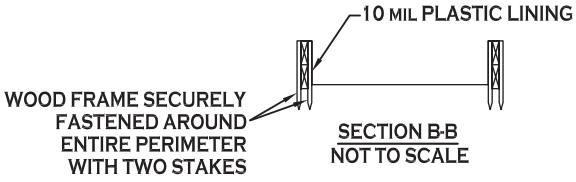
TYPE "ABOVE GRADE" WITH STRAW BALES

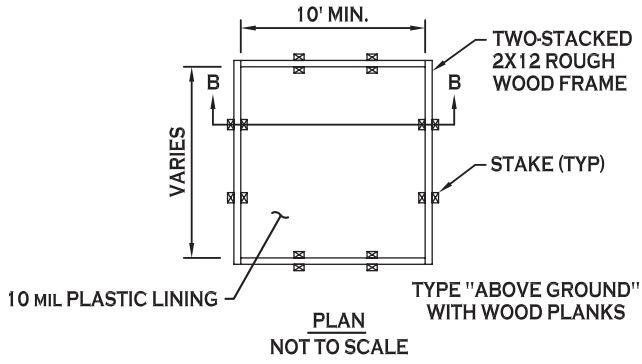






TYPE "BELOW GRADE"



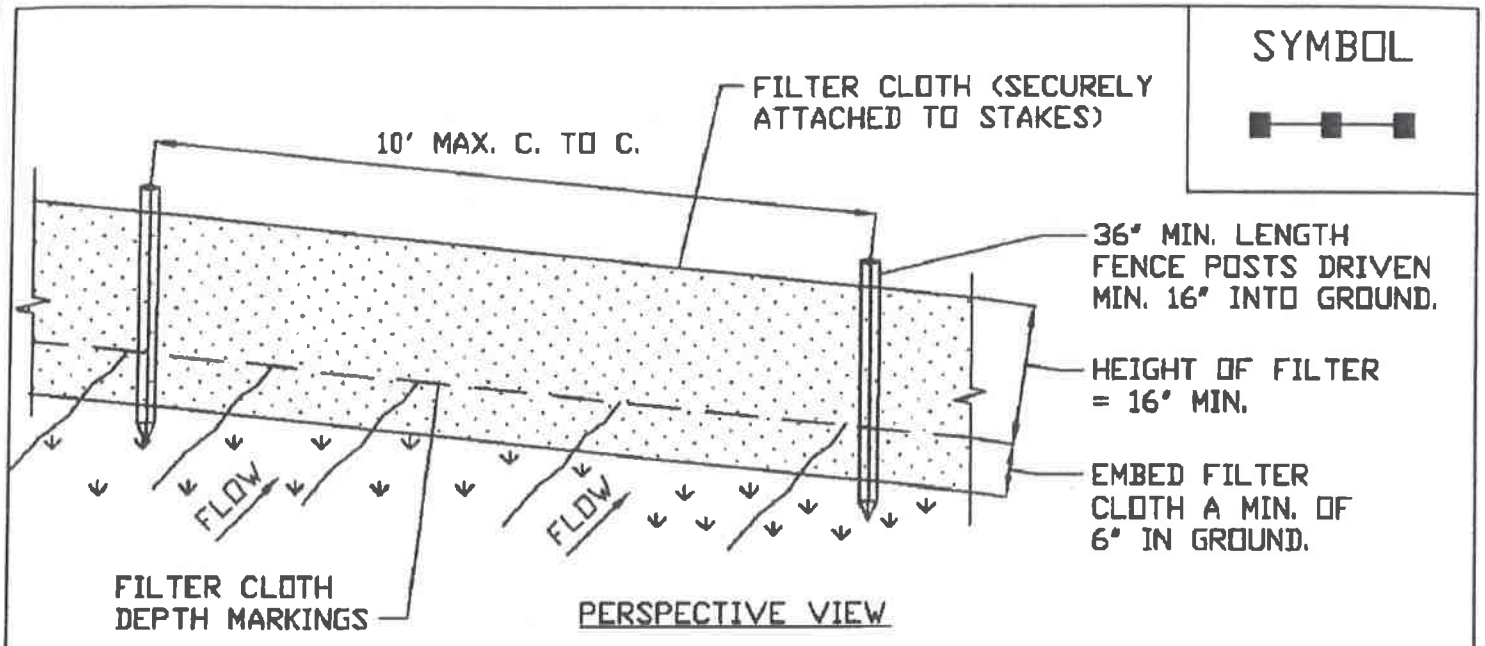


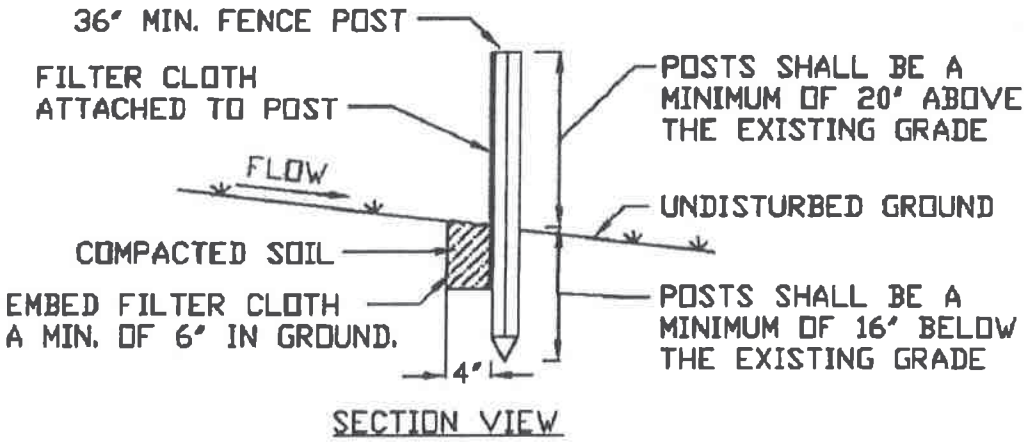
NOTES

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



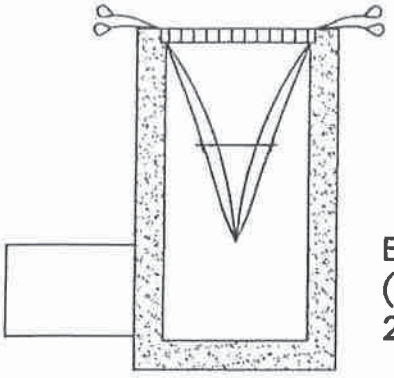


CONSTRUCTION SPECIFICATIONS

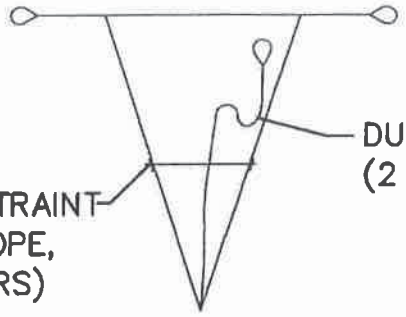
1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE (WITHOUT WIRE MESH BACKING)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

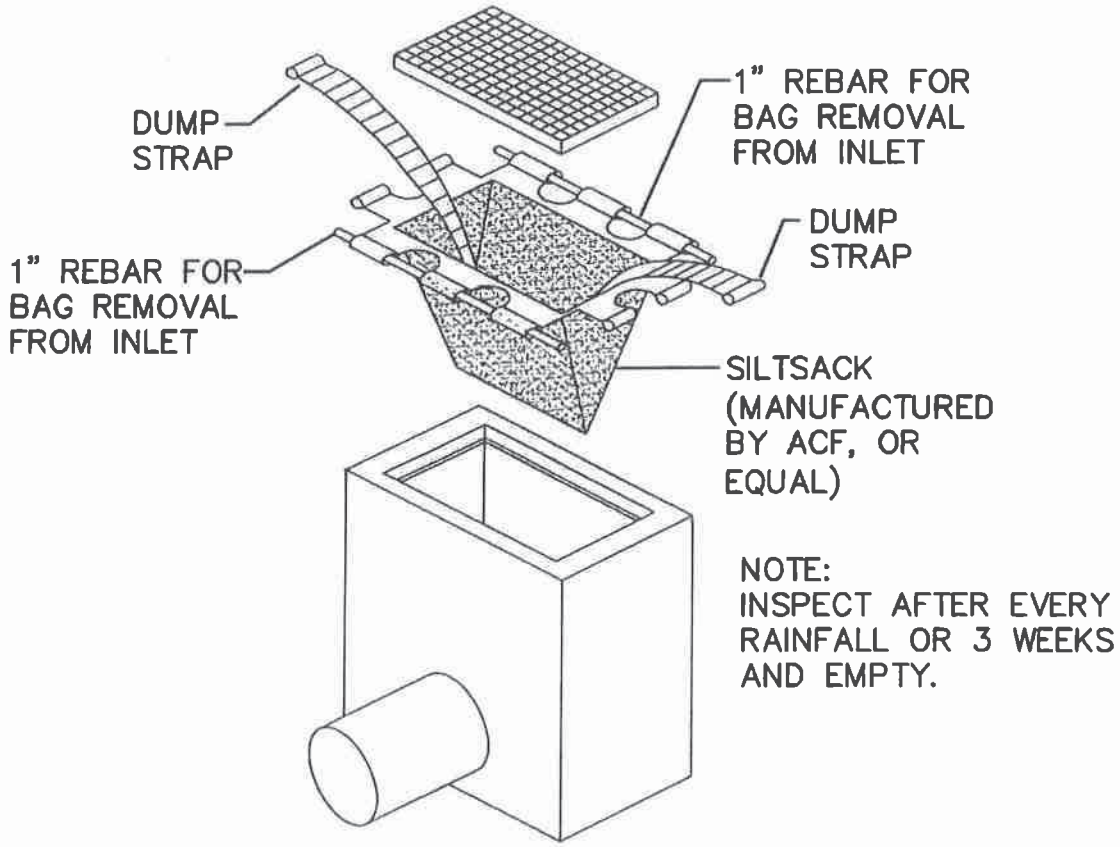


EXPANSION RESTRAINT
(1/4" NYLON ROPE,
2" FLAT WASHERS)



INSTALLATION DETAIL

BAG DETAIL

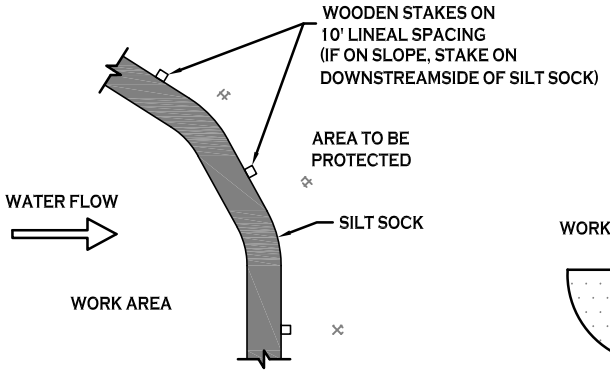


NOTE:
INSPECT AFTER EVERY
RAINFALL OR 3 WEEKS
AND EMPTY.

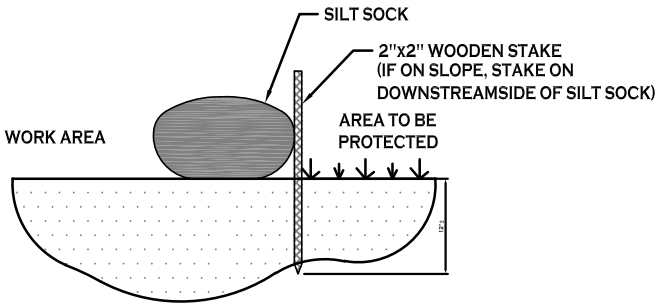
SILT SACK DETAIL

NOT TO SCALE

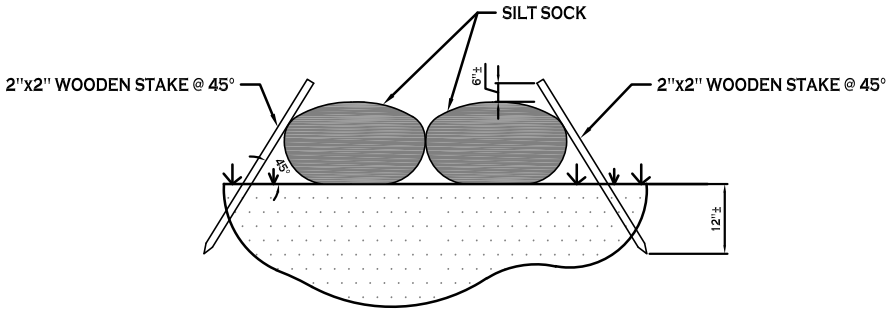
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



PLAN VIEW



SECTION VIEW



SECTION VIEW @ JOINT OVERLAP

NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

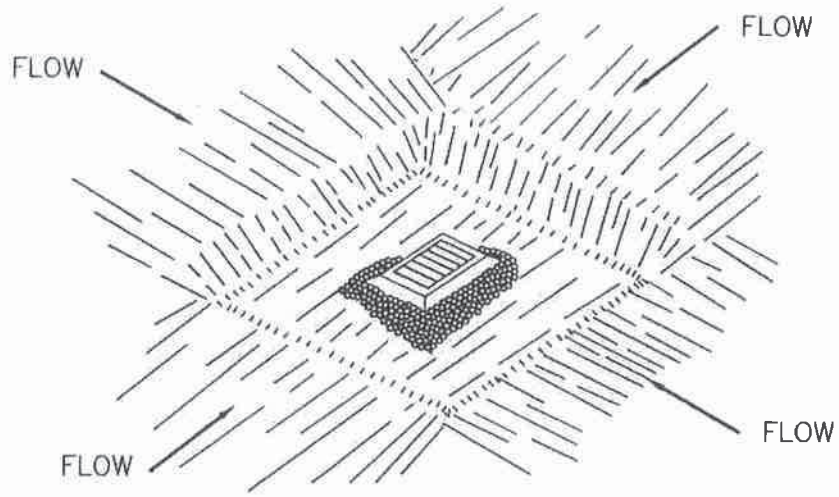
CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED $\frac{1}{2}$ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

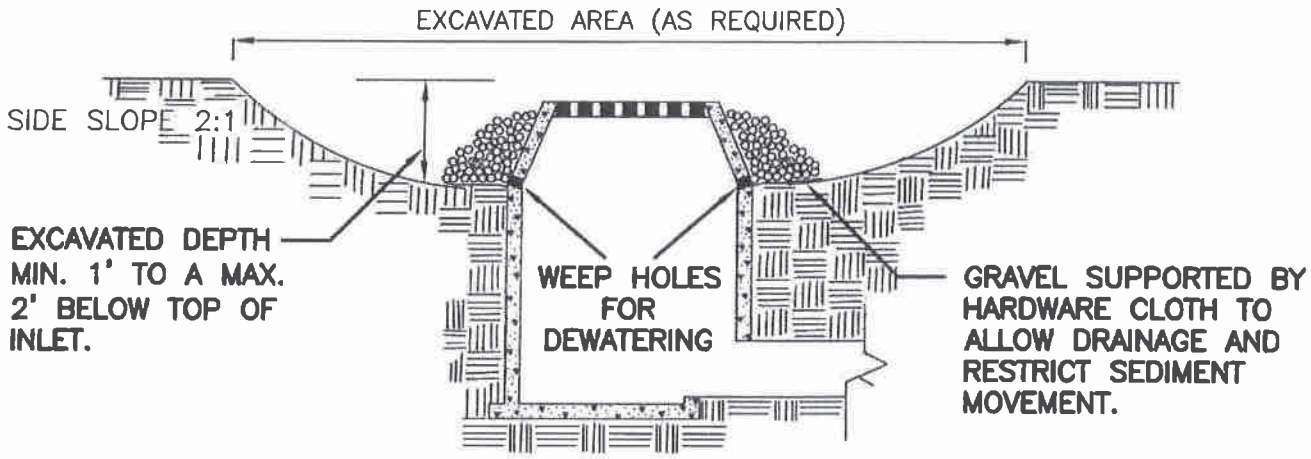
SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

SILT SOCK DETAIL

N.T.S.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)





CONSTRUCTION SPECIFICATIONS

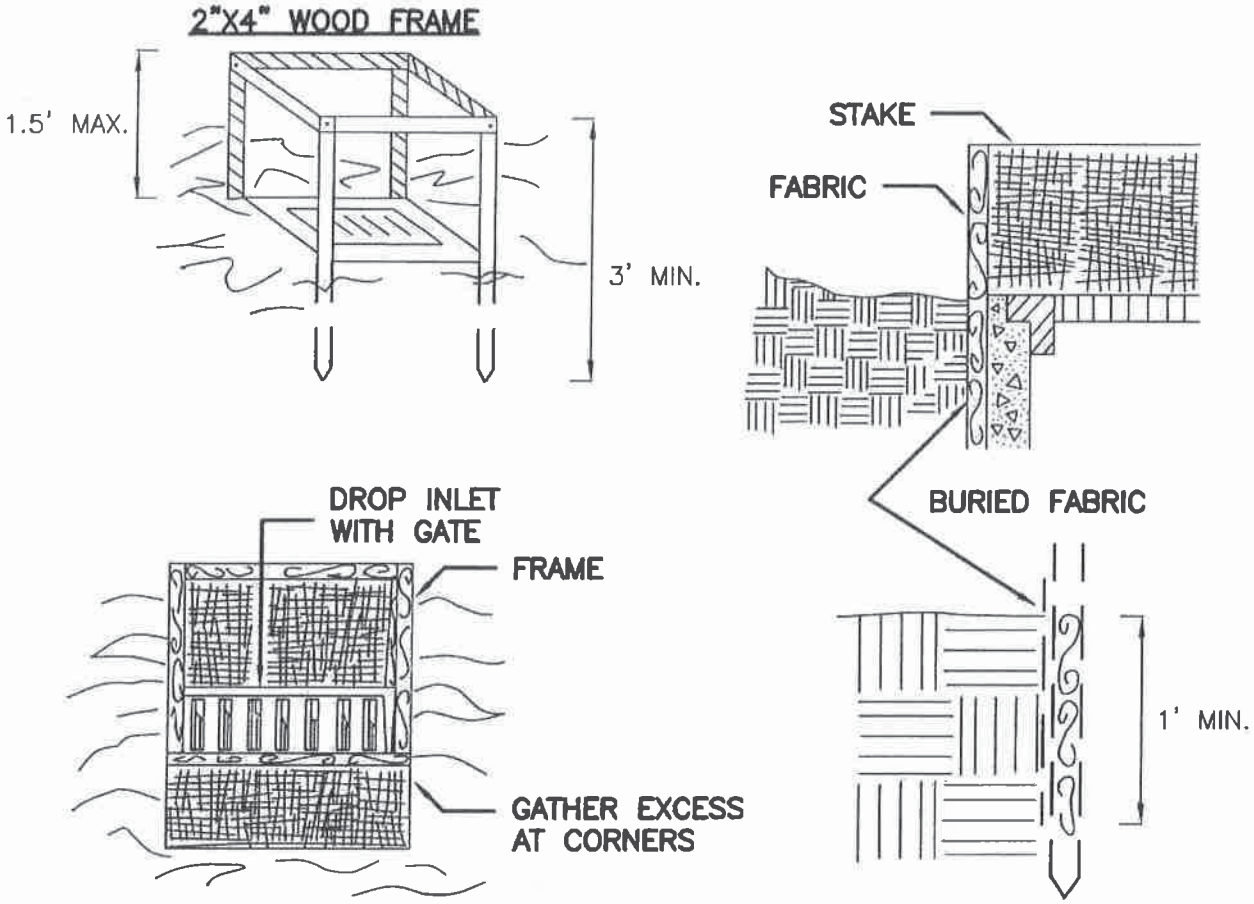
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



CONSTRUCTION SPECIFICATIONS

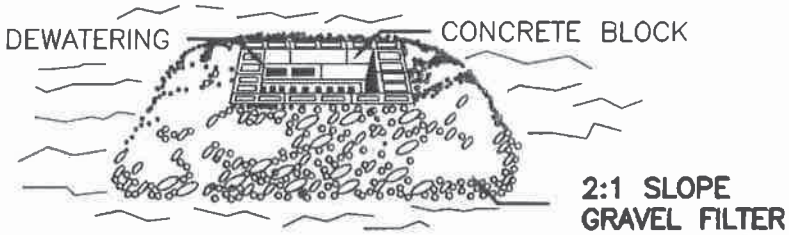
1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH 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

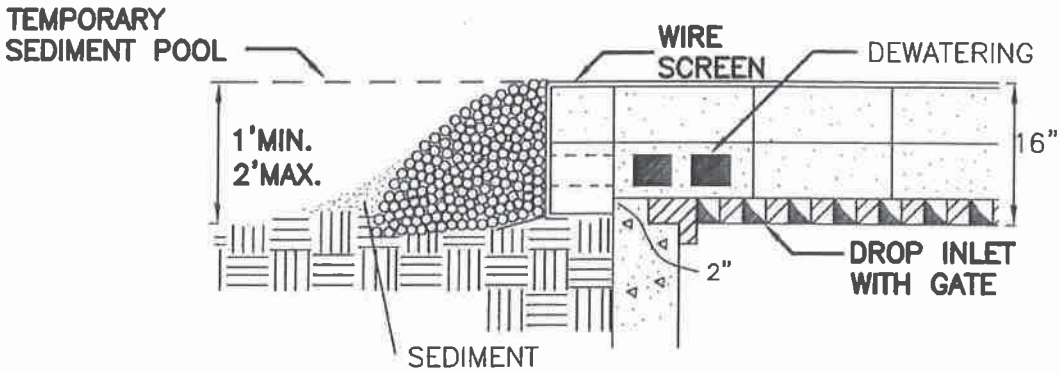
INLET PROTECTION DETAIL 2

NOT TO SCALE

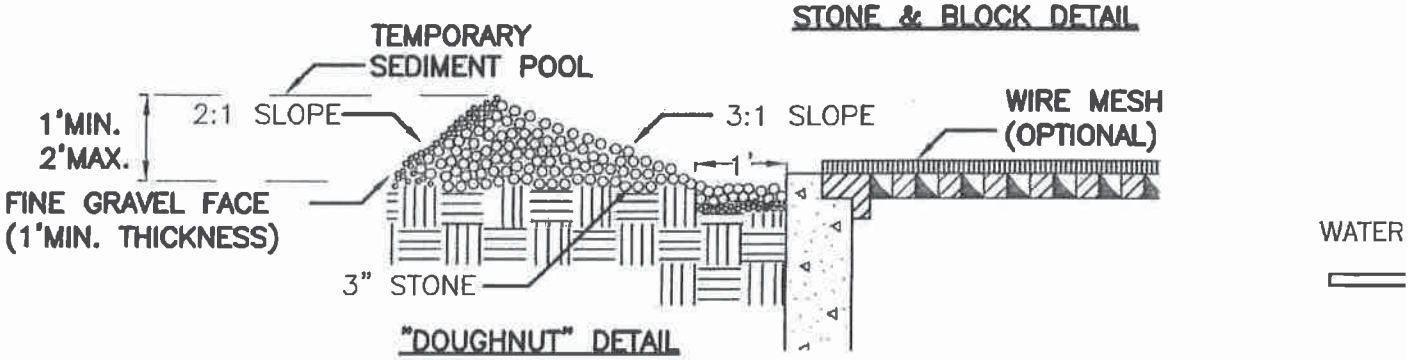
Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

CONSTRUCTION SPECIFICATIONS

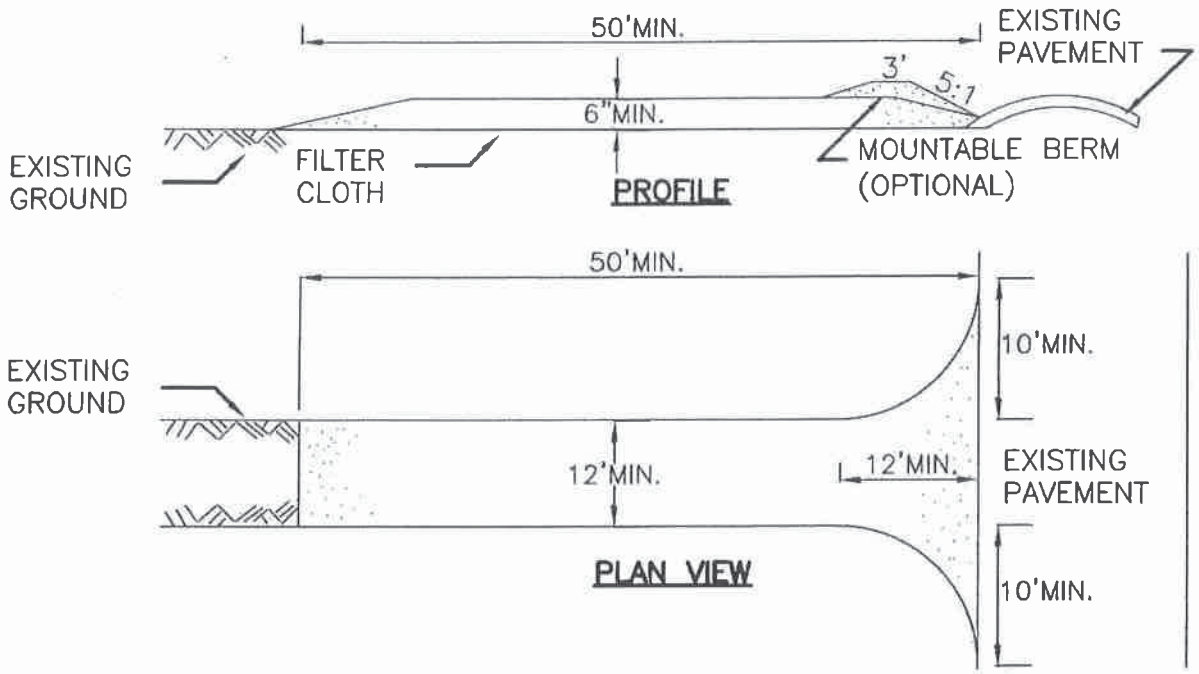
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 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: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



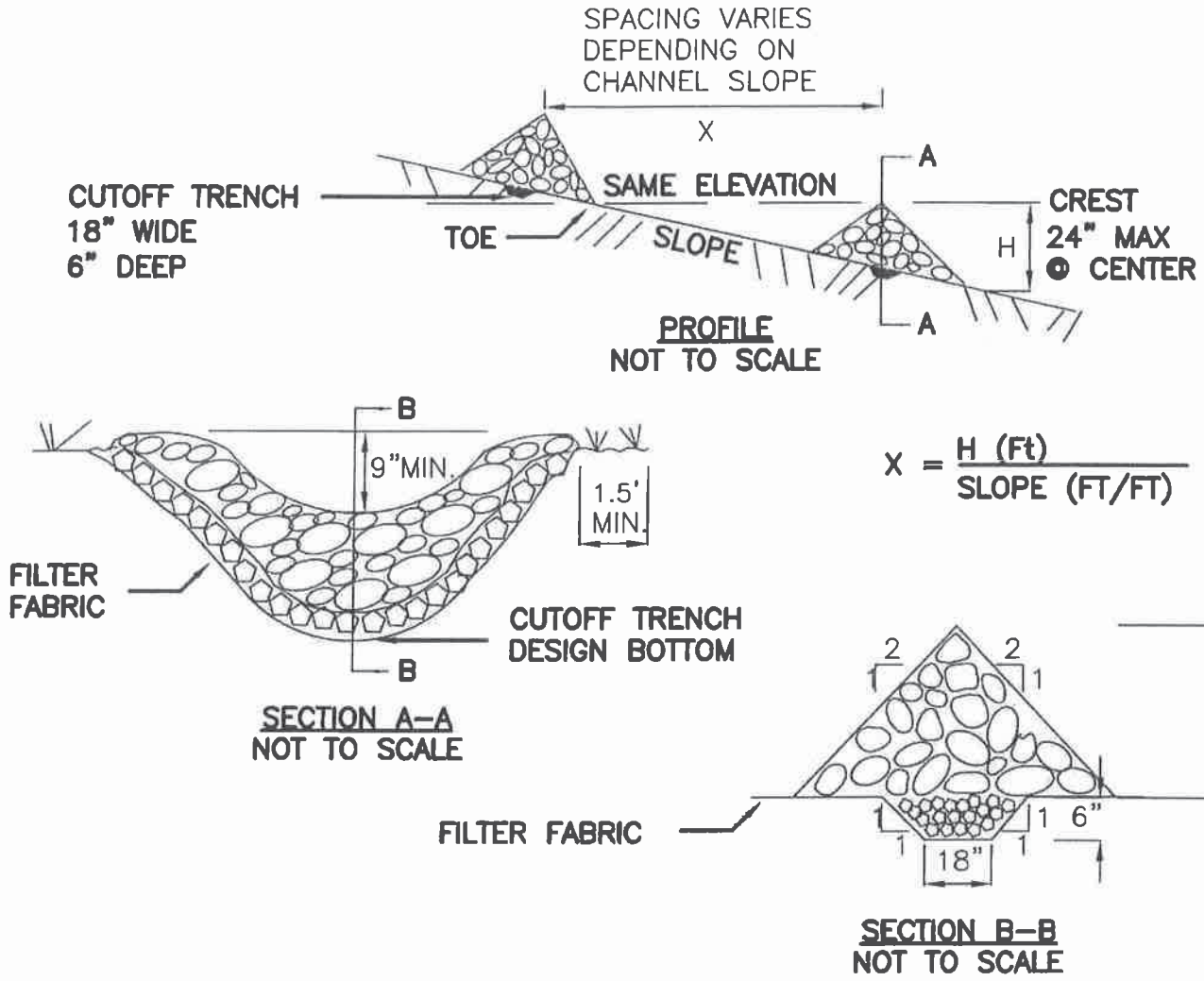
CONSTRUCTION SPECIFICATIONS

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: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME 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.

STONE CHECK DAM DETAIL

NOT TO SCALE

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Appendix J

Stormwater Management Maintenance:

Bioretention, Ponds & Hydrodynamic Separator

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

STORMWATER CONTROL FACILITY
MAINTENANCE AGREEMENT

Stormwater Management Facility Inspection Procedures

Post Construction Operation & Maintenance:

1. On a quarterly basis, perform the following:
   a. Inspect catch basins, manholes and storm piping for debris and accumulation of sediment.
   b. Remove and properly dispose of any collected debris from structures.
   c. Flush storm sewers with water, if necessary, to remove accumulated sediment.
   d. Check all rip rap stone for erosion and re-stone, if necessary, to prevent further erosion.
   e. Inspect grass and landscaped areas for un-vegetated areas or areas with less than 80% healthy stand of grass and reseed and mulch as necessary. Water areas daily if reseeded between July and August.

2. Maintain all lawn areas by regular mowing, including the grass slopes of the detention basins. Any eroded areas shall be re-graded, seeded and mulched immediately.

3. Inspect detention basins for debris and sediment accumulation two times per year (spring and fall). Debris and sediment accumulation should be removed from the basin every five to six years or with sediment buildup over 6" in depth. Remove and properly dispose of any collected debris and sediment.

4. The bioretention area shall be maintained as required in the NYSDEC Stormwater Management Design Manual and as a component of the property landscaping and shall be maintained on a regular basis. Sediment must be removed when accumulation depth exceeds on inch. Any erosion of the bioretention berm must be repaired as soon as possible to prevent diversion around the bioretention area.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

12.2.4 Bioretention

Includes: Tree Pits (RR-3), Tree Trench (RR-3), Rain Gardens (RR-6), Stormwater Planters (RR-7), Infiltration Bioretention (F-4), Filtration Bioretention (F-5), Bioslope (F-6), Dry Swales (O-1)

Note: For the purposes of this Chapter, the term "Bioretention" will be used to generally describe all of these practices.

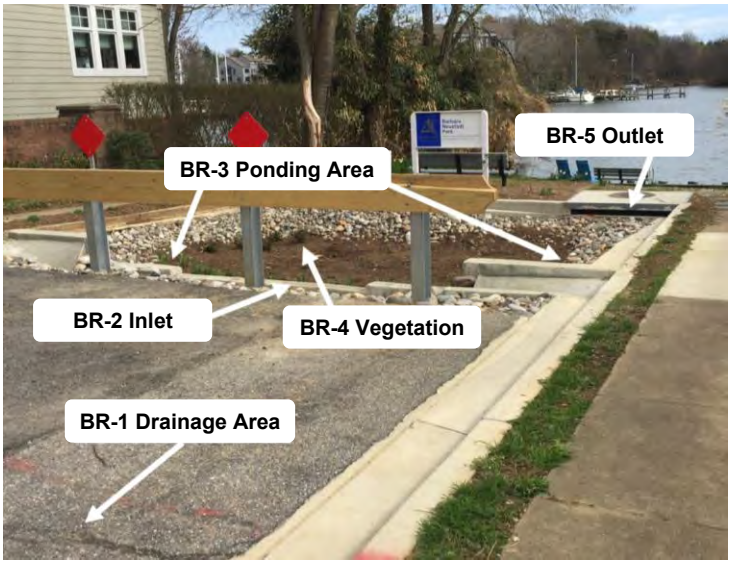


Figure 12.7 Key Areas for Level 1 Inspection of Bioretention

Components

Key components to inspect for Bioretention include the following:

- **BR-1 Drainage Area:** The drainage area sends runoff to and is uphill from the Bioretention. When it rains, water runs off and flows to the Bioretention and ponds within the filter temporarily (usually for no more than 48 hours). Sometimes, the runoff will contain dirt, grit, grass clippings, oil, or other substances that SHOULD NOT be directed to the practice.
- **BR-2 Inlets:** The inlets to a Bioretention are where water flows into the filter. Depending on the design, water can flow in through: curb cuts, pipes, ditches, or sheet flow.
- **BR-3 Ponding Area:** The ponding area fills up with water during a rainstorm. If you picture the Bioretention as a bathtub, there is the *bottom* (usually flat surface), *side slopes* (areas that slope down to the bottom from the surrounding ground), and *berms or structures that control the depth to which water ponds.*
- **BR-4 Vegetation:** The health of vegetation within the Bioretention is perhaps the most critical maintenance item for the Owner/Operator. Many Bioretention become overgrown, and "desirable" vegetation becomes choked out by weeds and invasive plants. Weeding and watering are essential the first year and can be minimized with the use of a weed-free mulch layer. It is important to know what the practice is supposed to look like, and what plants seem to be thriving or doing poorly.
- **BR-5 Outlets:** Outlets are where water leaves the Bioretention when stormwater exceeds the storage capacity.

Level 1 Inspections

Inspection Frequency: *4 times per year during the growing season. During the first 6 months of operation, it is recommended that bioretention practices be inspected at least twice, and after each storm event greater than 0.5".*

Maintenance Frequency: *At least 4 times during the growing season, bioretention should be pruned, weeded, and mowed around; have sediment, trash, and debris removed; and have dead and damaged plants replaced, as needed. In the spring and fall, the practices should have rills, gullies, dead or diseased trees and shrubs repaired or replaced; have bare areas reseeded if applicable; and have mulch replenished to required depth. In the winter months, planting material should be trimmed, and the practice should be inspected for snow accumulation. Once per year, soils should be tested for appropriate pH levels. Finally, every 2 to 3 years, damaged or compromised structures within the practice should be replaced, perennials should be trimmed and divided, and infiltration rates should be checked to ensure proper drainage.*

Maintenance Frequency (Design F-6): In addition to the above, Bioslopes should be inspected after snow events to ensure that the added weight from accumulated snow did not compact the filter media. On a monthly basis, stabilize eroded areas, ensure that flow is not bypassing the facility, and mow the slope using a retractable arm mower to a height of 6 to 15 inches. Recommend performing a flow test on the cleanouts annually to check for clogging, and to remove accumulated sediment that exceeds three inches in depth.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Curb Inlet #1: flow enters through curb channel.

Curb Inlet #2: flow enters through drop curb.

Pea Gravel Diaphragm: sheet flow enters and is evenly distributed along the practice length.

Grass filter strip: sheet flow enters and is evenly distributed along the practice length.

Figure 12.8 Bioretention Filter Inlets

Triggers for Level 2 Inspection

The most likely triggers for Level 2 Inspection of BR practices are:

- Water ponding on surface of practice for more than 72 hours after a storm event
- Bioslope does not drain properly
- Sparse or out of control vegetation
- Practice deviates from original design
- Erosion of inlets, filter bed or outlets
- Significant sediment accumulation

Triggers for Level 3 Inspection

The most likely triggers for Level 3 Inspection of BR practices are:

- Standing water caused by clogged or over compacted media
- Vegetation management needed
- Bioretention does not conform to original design plan in surface area or storage.
- Severe erosion especially when caused by subsurface defect
- Widespread significant and persistent sediment accumulation

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

12.2.8 Ponds and Wetlands

Includes: Micropool Extended Detention (P-1), Wet Pond (P-2), Wet Extended Detention Pond (P-3), Multiple Pond Systems (P-4), Shallow Wetland (W-1), Extended Detention Wetland (W-2), Pond/Wetland System (W-3), Pocket Wetland (W-4), Gravel Wetland (W-5)

Note: It is strongly recommended to have as-built drawings and copies of previous inspections at hand, if available. Aerial photos may be needed to help direct the Inspector to the pond or wetland location if it is obscured by vegetation.

Components

Key components to inspect for ponds and wetlands include the following:

- **PW-1 Drainage Area:** The drainage area conveys runoff to and is uphill from the inlet. When it rains, water runs off through roof drains, yard drains, parking lots, roadways, and underdrains to the ponds. Flow is through underground piping systems, overland via swales, or across the ground as sheet flow.
- **PW-2 Inlets:** Free, unobstructed flow from the drainage area to stormwater ponds and wetlands is necessary to prevent shallow flooding and even structural damage from flooding. Inlets can consist of pipes, ditches, swales, or other means to convey stormwater to the pond or wetland.

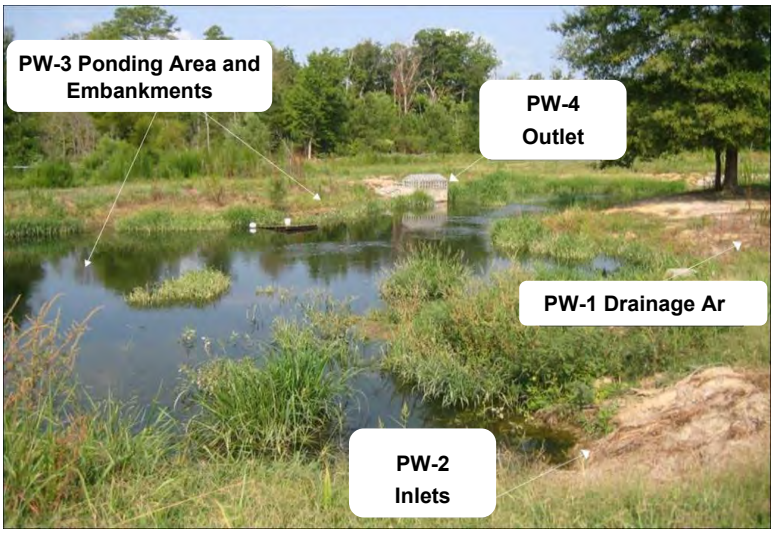


Figure 12.16 Key Areas for Level 1 Inspection of Ponds

- **PW-3 Ponding Area and Embankments:** The ponding area and embankment can consist of the following elements: forebays, safety/aquatic benches, side slopes and permanent pools of water.
- **PW-4 Outlets:** The outlet enables the ponded water to discharge to downstream drainage systems or stream channels. The outlet is often at the base of the dam/embankment on the downstream side.

Level 1 Inspections

Inspection Frequency: *1 time per year in early spring. Recommend additional inspections following major storm events. Inspect the permanent pool and safety elements during every inspection.*

Maintenance Frequency: *At least 2 times per year, the emergency spillway should be mowed and cleared of obstructions. Remove buildup of trash, vegetation, or sediment during every inspection.*

Triggers for Level 2 Inspection

The most likely triggers for Level 2 Inspection of PW practices are:

- Extensive bare soil and erosion in the drainage area
- Manholes or inlet pipes buried or covered with vegetation
- Excessive sediment buildup or overgrown vegetation

Triggers for Level 3 Inspection

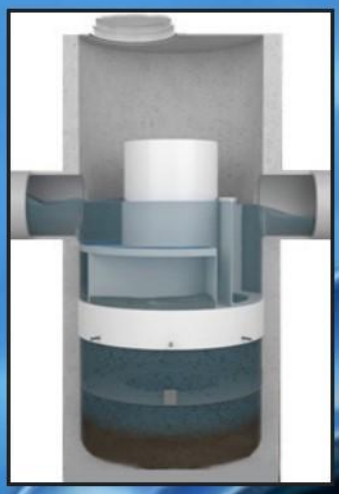
The most likely triggers for Level 3 Inspection of PW practices are:

- Severe erosion of the drainage area
- Buried or submerged manholes, pipes or other structures need to be located
- Excessive algae or aquatic plants
- Pipe or headwall settlement, erosion, corrosion, or failure
- Major sediment buildup
- Solving the problem would require practice redesign or extensive regrading of the drainage area

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

HydroStorm

Hydrodynamic Separator



Product Info

HydroStorm efficiently removes oil, trash, and TSS (suspended solids and their associated metals, nutrients, bacteria), from stormwater runoff which is required in NDPES permits and the Clean Water Act.

Applications

HydroStorm is used as a standalone treatment solution for urban retrofit and redevelopment applications; as part of a treatment train for new developments; and as a pretreatment device for infiltration, underground storage, and bio-retention.

Features

- Internal high flow bypass prevents scour at high flows
- Designed to accommodate multiple inlet pipes
- Captures oil spills, TSS and trash
- Lower cost compared to other competitors
- Reduced sump depths to minimize excavation
- Small footprint to avoid conflicts with other services
- Engineered for traffic loading
- Can be used as a inlet, bend, or junction structure
- Sized based on independent TSS removal results
- Low Headloss (K= 1.04) to minimize impact to drainage system
- Minimum elevation drop from inlet to outlet

Hydroworks LLC
888-290-7900
www.hydroworks.com
info@hydroworks.com

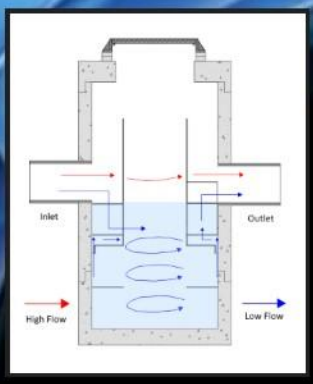
Sizing & Design

Sized based on independent laboratory testing results. Approved and/or certified by numerous agencies (NJDEP, 2018; NJCAT, 2018; ETV Canada, 2018)

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

HydroStorm

Hydrodynamic Separator



HYDROSTORM WATER QUALITY FLOW RATES (cfs)					
Model	NJDEP* (67 um)	ConnDOT** (100 um)	NH*** (OK110)	150 um***	200 um***
HS 4/HS 4i	0.9	1.1	0.9	1.6	2.0
HS 5	1.4	2.0	1.5	2.5	3.2
HS 6	2.0	3.1	2.1	3.6	4.5
HS 7	2.7	4.5	2.9	4.9	6.2
HS 8	3.5	6.1	3.8	6.3	8.1
HS 10	5.5	11.3	5.9	9.9	12.6
HS 12	7.9	18.9	8.5	14.3	18.2

*50% Annual TSS Removal **60% Annual TSS Removal ***80% TSS Removal at WQF

Hydroworks will design a unit for you or you can download our free design software at www.hydroworks.com

Hydroworks LLC
888-290-7900
www.hydroworks.com
info@hydroworks.com

For more information, call your local Hydroworks representative:

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Specifications

1. Must be independently tested to the 2013 NJDEP Laboratory Protocol and 2013 ETV Canada protocol (ISO 14024:2016). Separator must be sized based on this data.

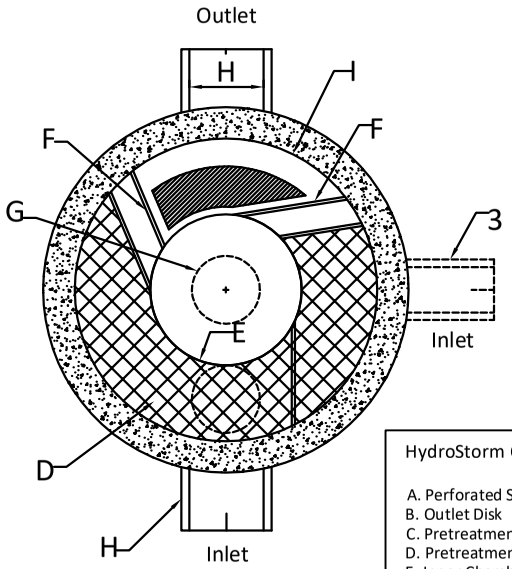
2. Any testing performed by the manufacturer is unacceptable to demonstrate an alternate equal.

3. Field Testing is unreliable, site and storm specific, and subject to compounding equipment and analytical errors and therefore is unacceptable as verification of an alternate equal. TARP verfication as per NJDEP is testing consistent with the 2013 NJDEP laboratory protocol.

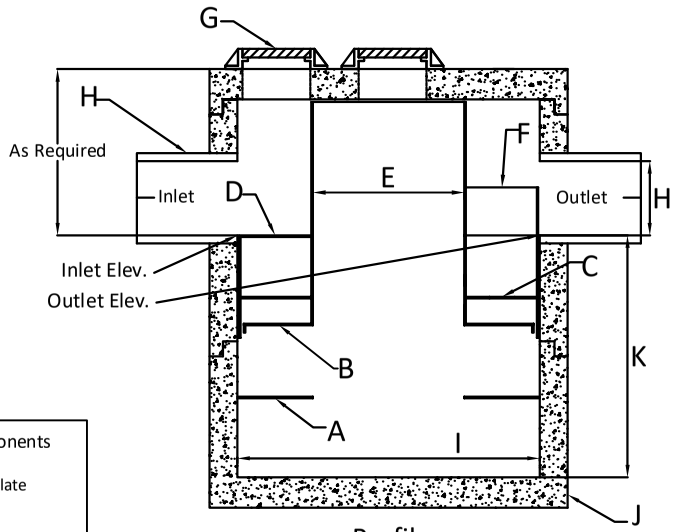
4. The separator must be designed based on the following criteria:

Flow Criteria	
Water Quality FLow Rate cfs (L/s)	
Peak Design Flow Rate cfs (L/s)	

TSS Removal Criteria	
Annual TSS Removal (%)	
NJDEP/ETV Canada TSS	
OK110 Sand	
City of Toronto	
Other	



Plan



Profile

HydroStorm Components

A. Perforated Scour Plate
B. Outlet Disk
C. Pretreatment Disk
D. Pretreatment Grate
E. Inner Chamber
F. By-Pass Weirs
G. Frame and Cover (1-2)
H. Inlet and Outlet Pipes
I. Structure Diameter
J. Base Extension (HS4 - HS6)
K. Sump Depth

HydroStorm by Hydroworks, LLC
US Patent No. 10,710,907
www.hydroworks.com
888-290-7900

Notes:

1. Headloss K factor of 1.04 for hydraulic gradeline calculations

2. Sump depths shown are typical. Additional depth can be added as required

3. Multiple inlet pipes allowed

4. Drops allowed

5. Inlet invert elevations should be the same or higher than the outlet invert elevation. Inlet can be up to 12" (300 mm) lower than outlet if pretreatment area is omitted but 12" (300 mm) must be added to sump depth to maintain overall treatment volume.

6. Solid Cover shown. HydroStorm can be desiged with an inlet grate if required.

7. Oil capacities given are spill capacities.

8. Sediment depths are maximum holding capacities and not recommended capacities for regular maintenance.

9. Capacities are rounded down to nearest 5 gal or ft3 (1L or 0.1 m3 for metric units)

10. Base Extensions not provided on standard units larger than the HS 6. Extensions can be provided if required due to groundwater/buoyancy concerns at the request of the engineer of record.

11. HS4 to HS6 models require one frame and cover. HS7 to HS12 models require two covers

HydroStorm Dimensions / Capacities							
Model	Diameter ft (m) (9)	Sump Depth ft (m) (11)	Inner Chamber Diam. ft (m) (5)	Max. Pipe in (mm) (8)	Oil Spill Volume gal (L)	Sediment Volume ft3 (m3)	Total Volume gal (L)
HS 3	3 (0.9)	3 (0.9)	1.5 (0.45)	18 (450)	40 (155)	10 (0.35)	155 (600)
HS 4	4 (1.2)	4 (1.2)	2 (0.6)	24 (600)	95 (375)	30 (0.85)	375 (1420)
HS 5	5 (1.5)	5 (1.5)	2.5 (0.8)	30 (750)	165 (635)	60 (1.8)	730 (2780)
HS 6	6 (1.8)	6 (1.8)	3 (0.9)	36 (900)	270 (1030)	110 (3.2)	1265 (4800)
HS 7	7 (2.1)	6.5 (2.0)	3.5 (1.0)	42 (1050)	410 (1560)	160 (4.6)	1870 (7080)
HS 8	8 (2.4)	7 (2.1)	4 (1.2)	48 (1200)	615 (2330)	220 (6.2)	2630 (9960)
HS 10	10 (3.0)	9 (2.7)	5 (1.5)	60 (1500)	1130 (4285)	465 (13.1)	5285 (20015)
HS 12	12 (3.6)	11 (3.3)	6 (1.8)	72 (1800)	1875 (7100)	835 (23.7)	9305 (35225)

Hydroworks HydroStorm

PROJECT:

LOCATION:

REVISION DATE: 08/07/2020

Hydroworks

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Hydroworks® HydroStorm

Operations & Maintenance Manual

Version 1.2

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Please call Hydroworks at 888-290-7900 or email us at support@hydroworks.com if you have any questions regarding the Inspection Checklist. Please email a copy of the completed checklist to Hydroworks at for our records.

Introduction

The HydroStorm is a state-of-the-art hydrodynamic separator. Hydrodynamic separators remove solids, debris and lighter than water (oil, trash, floating debris) pollutants from stormwater. Hydrodynamic separators and other water quality measures are mandated by regulatory agencies (Town/City, State, Federal Government) to protect storm water quality from pollution generated by urban development (traffic, people) as part of new development permitting requirements.

As storm water treatment structures fill up with pollutants they become less and less effective in removing new pollution. Therefore, it is important that storm water treatment structures be maintained on a regular basis to ensure that they are operating at optimum performance. The HydroStorm is no different in this regard and this manual has been assembled to provide the owner/operator with the necessary information to inspect and coordinate maintenance of their HydroStorm.

Hydroworks® HydroStorm Operation

The Hydroworks HydroStorm (HS) separator is a unique hydrodynamic by-pass separator. It incorporates a protected submerged pretreatment zone to collect larger solids, a treatment tank to remove finer solids, and a dual set of weirs to create a high flow bypass. High flows are conveyed directly to the outlet and do not enter the treatment area, however, the submerged pretreatment area still allows removal of coarse solids during high flows.

Under normal or low flows, water enters an inlet area with a horizontal grate. The area underneath the grate is submerged with openings to the main treatment area of the separator. Coarse solids fall through the grate and are either trapped in the pretreatment area or conveyed into the main treatment area depending on the flow rate. Fines are transported into the main treatment area. Openings and weirs in the pretreatment area allow entry of water and solids into the main treatment area and cause water to rotate in the main treatment area creating a vortex motion. Water in the main treatment area is forced to rise along the walls of the separator to discharge from the treatment area to the downstream pipe.

The vortex motion forces solids and floatables to the middle of the inner chamber. Floatables are trapped since the inlet to the treatment area is submerged. The design maximizes the retention of settled solids since solids are forced to the center of the inner chamber by the vortex motion of water while water must flow up the walls of the separator to discharge into the downstream pipe.

A set of high flow weirs near the outlet pipe create a high flow bypass over both the pretreatment area and main treatment chamber. The rate of flow into the treatment area is regulated by the number and size of openings into the treatment chamber and the height of by-pass weirs. High flows flow over the weirs directly to the outlet pipe preventing the scour and resuspension of any fines collected in the treatment chamber.

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A central access tube is located in the structure to provide access for cleaning. The arrangement of the inlet area and bypass weirs near the outlet pipe facilitate the use of multiple inlet pipes.

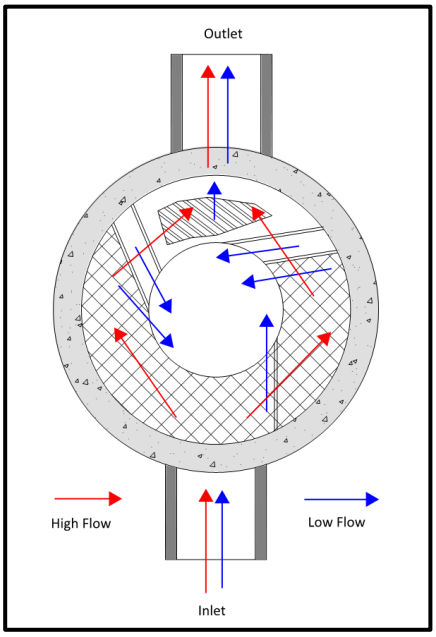

Figure 1. Hydroworks HydroStorm Operation – Plan View

Figure 2 is a profile view of the HydroStorm separator showing the flow patterns for low and high flows.

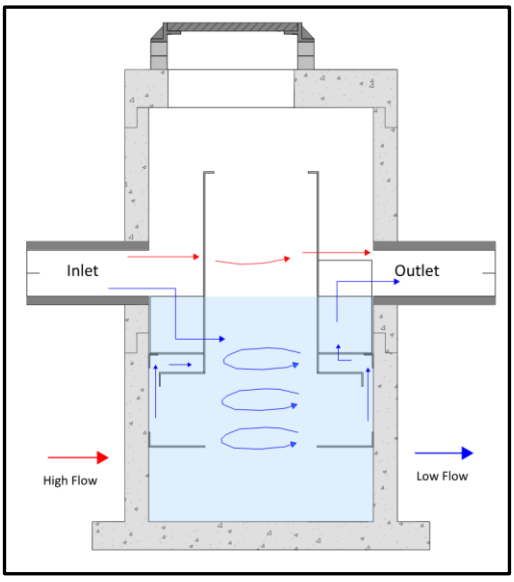

Figure 2. Hydroworks HydroStorm Operation – Profile View

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

The HS 4i is an inlet version of the HS 4 separator. There is a catch-basin grate on top of the HS 4i. A funnel sits sits underneath the grate on the frame and directs the water to the inlet side of the separator to ensure all lows flows are properly treated. The whole funnel is removed for inspection and cleaning.

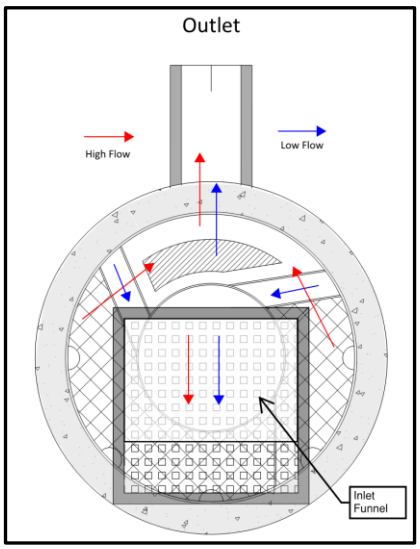

Figure 3. Hydroworks HS 4i Funnel

Construction Materials

The inner chamber and outlet baffle are made out of a copolymer plastic. The shell of the structure is pre-cast concrete. Pre-cast concrete is readily accepted by all municipalities since it has the following advantages:

- long service life
- ease of installation (less dependent on backfill (contractor proficiency) for structural integrity)
- concrete structures are designed for both anti-buoyancy and traffic loading without any field requirements (such as structural loading slabs in traffic areas and anti-buoyancy slabs to prevent groundwater uplift).
- low maintenance requirements

Hydroworks HS Separator Dimensions and Capacities

The HS separator is manufactured in a variety of sizes from 4 ft inside diameter to 12 ft inside diameter as shown in Table 1. Larger sizes may not be available in all areas. Please check with Hydroworks to ensure availability of the larger model sizes.

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Table 1. Hydroworks HS Separator Dimensions*					
Model	Structure Inside Diam. (SID) (mm)	Structure Depth (mm)*	Sediment/ Sinking Trash Volume (L)	Oil/Floating Trash Volume (L)	Permanent Pool Wet Volume (L)
HS 3	900	1050	420	150	700
HS 4	1200	1200	845	355	1420
HS 5	1500	1500	1695	620	2775
HS 6	1800	1800	3110	1020	4800
HS 7	2100	1950	4530	1550	7080
HS 8	2400	2100	6225	2325	9960
HS 9	2700	2400	9200	3195	14410
HS 10	3000	2700	13025	4275	20015
HS 12	3600	3000	20525	7095	30535

*Dimensions vary with project requirements

The volumes provided in Table 1 for oil and sediment are to full capacity and not indicative of recommended depths/volumes for maintenance.

Headloss

Any water quality system implemented in a storm drain network will create headloss in the system. In general, depending on the configuration of the by-pass, systems designed to treat high flows or all of the flow will have a higher headloss impact on the storm drain network than systems that by-pass high flows.

The headloss created by the HS separator was measured in an independent laboratory (Alden Research Laboratory) for a full-scale HS 4. The K value (h = K v2/(2g)) for headloss calculations was determined to be 1.04 as shown in Figure 3.

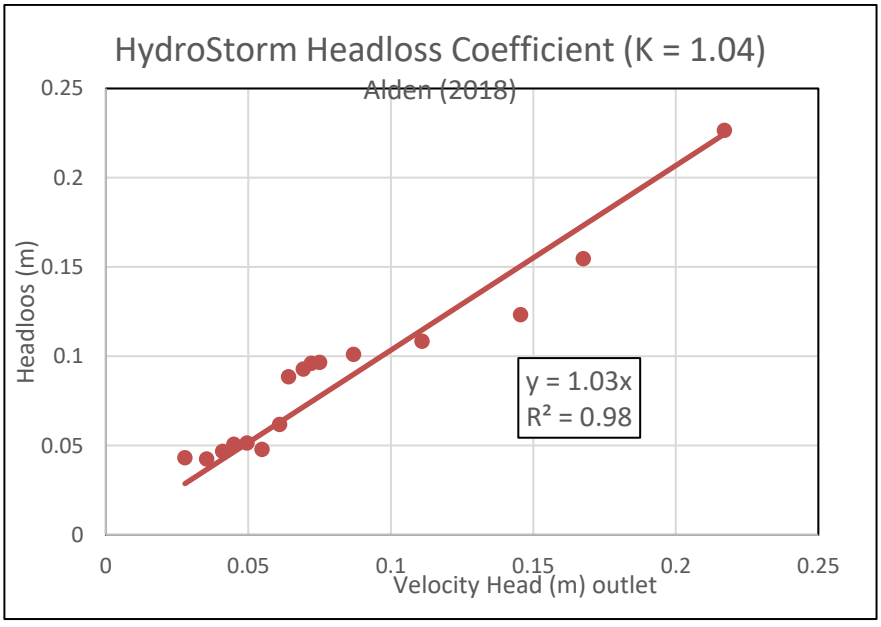

Figure 3. HydroStorm Headloss K Factor (1.04)

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Inspection

Procedure

Floatables

A visual inspection can be conducted for floatables by removing the covers and looking down into the center access tube of the separator. Separators with an inlet grate (HS 4i or custom separator) will have a plastic funnel located under the grate that must be removed from the frame prior to inspection or maintenance. If you are missing a funnel please contact Hydroworks at the numbers provided at the end of this document.

TSS/Sediment

Inspection for TSS build-up can be conducted using a Sludge Judge®, Core Pro®, AccuSludge® or equivalent sampling device that allows the measurement of the depth of TSS/sediment in the unit. These devices typically have a ball valve at the bottom of the tube that allows water and TSS to flow into the tube when lowering the tube into the unit. Once the unit touches the bottom of the device, it is quickly pulled upward such that the water and TSS in the tube forces the ball valve closed allowing the user to see a full core of water/TSS in the unit. The unit should be inspected for TSS through each of the access covers. Several readings (2 or 3) should be made at each access cover to ensure that an accurate TSS depth measurement is recorded.

Frequency

Construction Period

The HydroStorm separator should be inspected every four weeks and after every large storm (over 0.5” (12.5 mm) of rain) during the construction period.

Post-Construction Period

The Hydroworks HydroStorm separator should be inspected during the first year of operation for normal stabilized sites (grassed or paved areas). If the unit is subject to oil spills or runoff from unstabilized (storage piles, exposed soils) areas the HydroStorm separator should be inspected more frequently (4 times per year). The initial annual inspection will indicate the required future frequency of inspection and maintenance if the unit was maintained after the construction period.

Reporting

Reports should be prepared as part of each inspection and include the following information:

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

1. Date of inspection
2. GPS coordinates of Hydroworks unit
3. Time since last rainfall
4. Date of last inspection
5. Installation deficiencies (missing parts, incorrect installation of parts)
6. Structural deficiencies (concrete cracks, broken parts)
7. Operational deficiencies (leaks, blockages)
8. Presence of oil sheen or depth of oil layer
9. Estimate of depth/volume of floatables (trash, leaves) captured
10. Sediment depth measured
11. Recommendations for any repairs and/or maintenance for the unit
12. Estimation of time before maintenance is required if not required at time of inspection

A sample inspection checklist is provided at the end of this manual.

Maintenance

Procedure

The Hydroworks HydroStorm unit is typically maintained using a vacuum truck. There are numerous companies that can maintain the HydroStorm separator. Maintenance with a vacuum truck involves removing all of the water and sediment together. The water is then separated from the sediment on the truck or at the disposal facility.

A central access opening (24” (600 mm) or greater) is provided to the gain access to the lower treatment tank of the unit. This is the primary location to maintain by vacuum truck. The pretreatment area can also be vacuumed and/or flushed into the lower treatment tank of the separator for cleaning via the central access once the water level is lowered below the pretreatment floor.

In instances where a vacuum truck is not available other maintenance methods (i.e. clamshell bucket) can be used, but they will be less effective. If a clamshell bucket is used the water must be decanted prior to cleaning since the sediment is under water and typically fine in nature.

The local municipality should be consulted for the allowable disposal options for both water and sediments prior to any maintenance operation. Once the water is decanted the sediment can be removed with the clamshell bucket.

Disposal of the contents of the separator depend on local requirements. Maintenance of a Hydroworks HydroStorm unit will typically take 1 to 2 hours based on a vacuum truck and longer for other cleaning methods (i.e. clamshell bucket).

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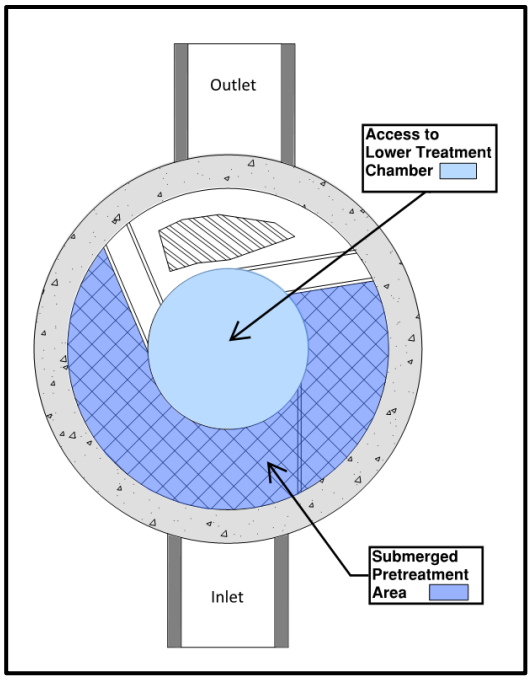

Figure 3. Maintenance Access

Frequency

Construction Period

A HydroStorm separator can fill with construction sediment quickly during the construction period. The HydroStorm must be maintained during the construction period when the depth of TSS/sediment reaches 24” (600 mm). It must also be maintained during the construction period if there is an appreciable depth of oil in the unit (more than a sheen) or if floatables other than oil cover over 50% of the area of the separator

The HydroStorm separator should be maintained at the end of the construction period, prior to operation for the post-construction period.

Post-Construction Period

The HydroStorm was independently tested by Alden Research Laboratory in 2017. A HydroStorm HS 4 was tested for scour with a 50% sediment depth of 0.5 ft.(150 mm). The sump depths given in Table 1 are scaled larger than required based on standard scaling requirements (NJDEP, ETV Canada). Accordingly maintenance depths for units larger than the HS 4 will be larger than 300 mm.

There will be designs with increased sediment storage based on specifications or site-specific criteria. A measurement of the total depth in the separator through the central access tube should be taken and compared to sump depth given in Table 1.

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The standard sump depth from Table 1 should be subtracted from the measured depth and the resulting extra depth should be added to the values given in Table 2 to determine the site-specific sediment maintenance depth for that separator.

For example, if the measured sump depth in the HS-7 is 7.5 feet, then the sediment maintenance depth for that HS-7 is 2.25 ft (= 0.5 + 1.75) and the separator does not need to be cleaned for sediment accumulation until the measure sediment depth is 2.25 ft.

The HydroStorm separator must also be maintained if there is an appreciable depth of oil in the unit (more than a sheen) or if floatables other than oil cover over 50% of the water surface of the separator.

Table 2 Standard Maintenance Depths for HydroStorm Models

Model	Diameter ft (mm)	Sediment Maintenance Depth for Total Water Depth ft (mm)*
HS-3	3 (900)	1 (300)
HS-4	4 (1200)	1 (300)
HS-5	5 (1500)	1.75 (530)
HS-6	6 (1800)	2 (610)
HS-7	7 (2100)	1.75 (535)
HS-8	8 (2400)	1.5 (465)
HS-9	9 (2700)	1.75 (540)
HS-10	10 (3000)	2 (615)
HS-12	12 (3600)	1.5 (470)

*based on standard sump depths in Table 1

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

HYDROSTORM INSPECTION SHEET

Date _____
Date of Last Inspection _____

Site _____
City _____
State _____
Owner _____

GPS Coordinates _____

Date of last rainfall _____

Site Characteristics	**Yes**	**No**
Soil erosion evident	☐	☐
Exposed material storage on site	☐	☐
Large exposure to leaf litter (lots of trees)	☐	☐
High traffic (vehicle) area	☐	☐

HydroStorm	**Yes**	**No**
Obstructions in the inlet or outlet	☐ *	☐
Missing internal components	☐ **	☐
Improperly installed inlet or outlet pipes	☐ ***	☐
Internal component damage (cracked, broken, loose pieces)	☐ **	☐
Floating debris in the separator (oil, leaves, trash)	☐	☐
Large debris visible in the separator	☐ *	☐
Concrete cracks/deficiencies	☐ ***	☐
Exposed rebar	☐ **	☐
Water seepage (water level not at outlet pipe invert)	☐ ***	☐

Water level depth below outlet pipe invert _____"

Routine Measurements

Floating debris depth	**< 0.5" (13mm)**	☐	**>0.5" 13mm)**	☐ *
Floating debris coverage	**< 50% of surface area**	☐	**> 50% surface area**	☐ *
Sludge depth	**< 12" (300mm)**	☐	**> 12" (300mm)**	☐ *****

* Maintenance required
** Repairs required
*** Further investigation is required

Hydroworks

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Other Comments:

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Hydroworks

Hydroworks® HydroStorm

One Year Limited Warranty

Hydroworks, LLC warrants, to the purchaser and subsequent owner(s) during the warranty period subject to the terms and conditions hereof, the Hydroworks HydroStorm to be free from defects in material and workmanship under normal use and service, when properly installed, used, inspected and maintained in accordance with Hydroworks written instructions, for the period of the warranty. The standard warranty period is 1 year.

The warranty period begins once the separator has been manufactured and is available for delivery. Any components determined to be defective, either by failure or by inspection, in material and workmanship will be repaired, replaced or remanufactured at Hydroworks' option provided, however, that by doing so Hydroworks, LLC will not be obligated to replace an entire insert or concrete section, or the complete unit. This warranty does not cover shipping charges, damages, labor, any costs incurred to obtain access to the unit, any costs to repair/replace any surface treatment/cover after repair/replacement, or other charges that may occur due to product failure, repair or replacement.

This warranty does not apply to any material that has been disassembled or modified without prior approval of Hydroworks, LLC, that has been subjected to misuse, misapplication, neglect, alteration, accident or act of God, or that has not been installed, inspected, operated or maintained in accordance with Hydroworks, LLC instructions and is in lieu of all other warranties expressed or implied. Hydroworks, LLC does not authorize any representative or other person to expand or otherwise modify this limited warranty.

The owner shall provide Hydroworks, LLC with written notice of any alleged defect in material or workmanship including a detailed description of the alleged defect upon discovery of the defect. Hydroworks, LLC should be contacted at 136 Central Ave., Clark, NJ 07066 or any other address as supplied by Hydroworks, LLC. (888-290-7900).

This limited warranty is exclusive. There are no other warranties, express or implied, or merchantability or fitness for a particular purpose and none shall be created whether under the uniform commercial code, custom or usage in the industry or the course of dealings between the parties. Hydroworks, LLC will replace any goods that are defective under this warranty as the sole and exclusive remedy for breach of this warranty.

Subject to the foregoing, all conditions, warranties, terms, undertakings or liabilities (including liability as to negligence), expressed or implied, and howsoever arising, as to the condition, suitability, fitness, safety, or title to the Hydroworks HydroStorm are hereby negated and excluded and Hydroworks, LLC gives and makes no such representation, warranty or undertaking except as expressly set forth herein. Under no circumstances shall Hydroworks, LLC be liable to the Purchaser or to any third party for product liability claims; claims arising from the design, shipment, or installation of the HydroStorm, or the cost of other goods or services related to the purchase and installation of the HydroStorm. For this Limited Warranty to apply, the HydroStorm must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Hydroworks' written installation instructions.

Hydroworks, LLC expressly disclaims liability for special, consequential or incidental damages (even if it has been advised of the possibility of the same) or breach of expressed or implied warranty. Hydroworks, LLC shall not be liable for penalties or liquidated damages, including loss of production and profits; labor and materials; overhead costs; or other loss or expense incurred by the purchaser or any third party. Specifically excluded from limited warranty coverage are damages to the HydroStorm arising from ordinary wear and tear; alteration, accident, misuse, abuse or neglect; improper maintenance, failure of the product due to improper installation of the concrete sections or improper sizing; or any other event not caused by Hydroworks, LLC. This limited warranty represents Hydroworks' sole liability to the purchaser for claims related to the HydroStorm, whether the claim is based upon contract, tort, or other legal basis.

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BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

September 24, 2025

Attn: Mr. Daniel Howard
Town of Amherst
Planning Department
5583 Main Street
Williamsville, NY 14221

RE: *Alternative/Land Banked Parking Plan – Amherst Development Park*
Proposed Site Plan Modification
6000 – 6040 Romney Road
Amherst, NY 14226
Property #1723

Dear Mr. Howard:

In connection with the proposed site plan modifications at the above referenced office/warehouse park and pursuant to Amherst Zoning Code §203.7-1-7, please accept this Alternative Parking Plan.

The property has received site plan approval to construct 580 parking spaces whereas 540 parking spaces were required by Town Code. The proposed modification, which includes adding mezzanine space to three of the buildings and modifying the parking lot, will reduce the provided parking on site to 514 spaces. The resulting impact is that the property provides 26 parking spaces less than Town Code requires (see attached **Exhibit A** for the proposed site plan).

Part of the parking reduction is based upon removing the previously approved second row of parking along the southerly property line from the project as it has been determined, based upon the use of the buildings within this area, that additional parking is not required. However, the proposed site plan does not preclude this parking from being added back into the project at a future date. Should additional parking be required in the future, the second row of parking to the south can be built (see attached **Exhibit B** for Alternative Parking Site Plan). The addition of that parking would increase the parking on site to 559 parking spaces, which is 19 spaces above the Town Code required parking.

Based on the project having received previous approval for additional parking that would meet the Town Code parking requirements, we request that the Town accept this alternative/land banked parking analysis that shows the site can be built to meet the required parking should the future need arise. Should you have any questions or wish to discuss further, please feel free to contact me at (716) 878-9397 or via e-mail at mattoates@benderson.com.

Thank you,
Benderson Development Company, LLC

Matthew J. Oates, P.E.
Director of Engineer

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

BENDERSON
DEVELOPMENT

570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

EXHIBIT A

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

TOWN OF AMHERST, NY ZONING ANALYSIS

	REQUIRED	PROVIDED
ZONED (RD)	R-D	R-D
MIN LOT AREA	1 AC	17.14 AC
MAX. BUILDING HEIGHT	65'	<30'
BUILDING SETBACKS:		
FRONT YARD	40'	102.3'
SIDE YARD	15'	16.7'
REAR YARD	15'	48.4'
PARKING / ROAD/AUX SETBACKS:		
FRONT - ROMNEY ROAD	25'	0.3'
FRONT - N BAILEY	25'	*0'
REAR YARD	10'	8.5'

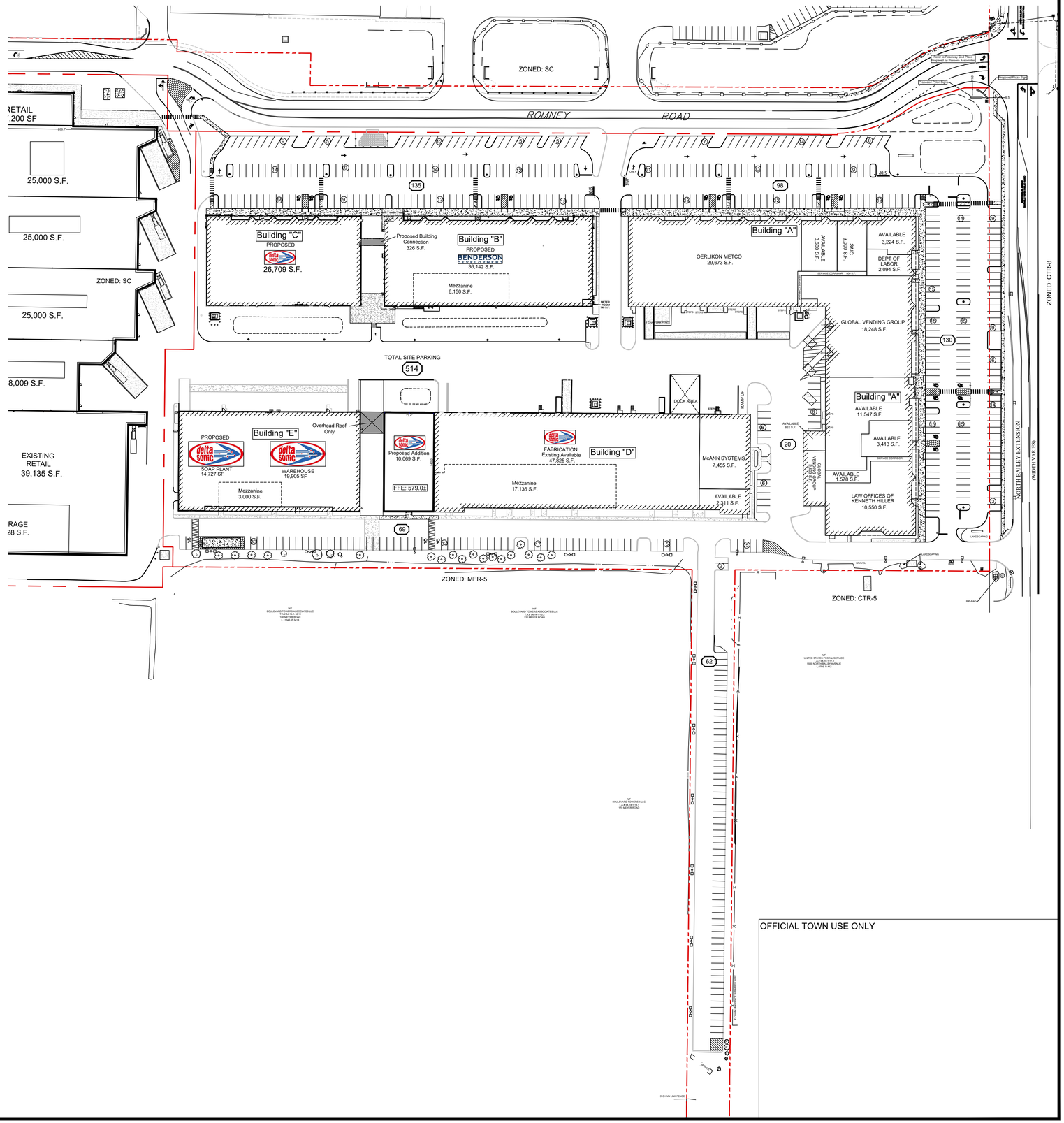
* Setback variance previously granted along North Bailey Road
- License Agreement along North Bailey has been previously granted
- Romney Road Pavement/Parking Setback - 14.5'
- N. Bailey Pavement/Parking Setback - 11.7'

PROPOSED PARKING ANAYLSIS

USE	CODE	S.F. USAGE	REQUIRED	PROVIDED
WAREHOUSE	1 / 1000 G.S.F.	197,020 GSF	197 Spaces	
OFFICE	1 / 200 N.S.F.	Bld A - 12,644 GSF * .85 = 10,748 NSF Bld B - 42,292 GSF * .80 = 33,834 NSF Bld C - 26,709 GSF * .90 = 24,038 NSF Total: 68,620 NSF	343 Spaces	
TOTAL			540 Spaces	514 Spaces*
STALL SIZE			9' X 19'	9' X 19'

*Refer alternative parking study for site required parking

Net Square Footage: Single Story, Single Tenant = 90% GSF
Multistory, Single Tenant = 80% GSF
Single Story, Multiple tenants = 85% GSF


ROMNEY ROAD
ZONED: SC
ZONED: CTR-8
ZONED: MFR-5
ZONED: CTR-5
RETAIL
,200 SF
25,000 S.F.
25,000 S.F.
ZONED: SC
25,000 S.F.
8,009 S.F.
EXISTING
RETAIL
39,135 S.F.
RAGE
28 S.F.
Building "C"
PROPOSED
26,709 S.F.
Proposed Building Connection
326 S.F.
Building "B"
PROPOSED
BENDERSON DEVELOPMENT
36,142 S.F.
Mezzanine
6,150 S.F.
Building "A"
OERLIKON METCO
29,673 S.F.
AVAILABLE
3,600 S.F.
SMC
3,000 S.F.
AVAILABLE
3,224 S.F.
DEPT OF
LABOR
2,094 S.F.
GLOBAL VENDING GROUP
18,248 S.F.
TOTAL SITE PARKING
514
PROPOSED
SOAP PLANT
14,727 SF
Building "E"
WAREHOUSE
19,900 SF
Overhead Roof
Only
Mezzanine
3,000 S.F.
Proposed Addition
10,069 S.F.
FFE: 579.0±
FABRICATION
Existing Available
47,625 S.F.
Building "D"
Mezzanine
17,136 S.F.
DOCK AREA
RAMP UP
McANN SYSTEMS
7,455 S.F.
AVAILABLE
2,311 S.F.
Building "A"
AVAILABLE
11,547 S.F.
AVAILABLE
3,413 S.F.
AVAILABLE
1,578 S.F.
LAW OFFICES OF
KENNETH HILLER
10,550 S.F.
NORTH BAILEY EXTENSION
(WIDTH VARIES)
135
98
130
20
69
62
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
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27+00
28+00
29+00
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31+00
32+00
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34+00
35+00
36+00
37+00
38+00
39+00

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

EXHIBIT B

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

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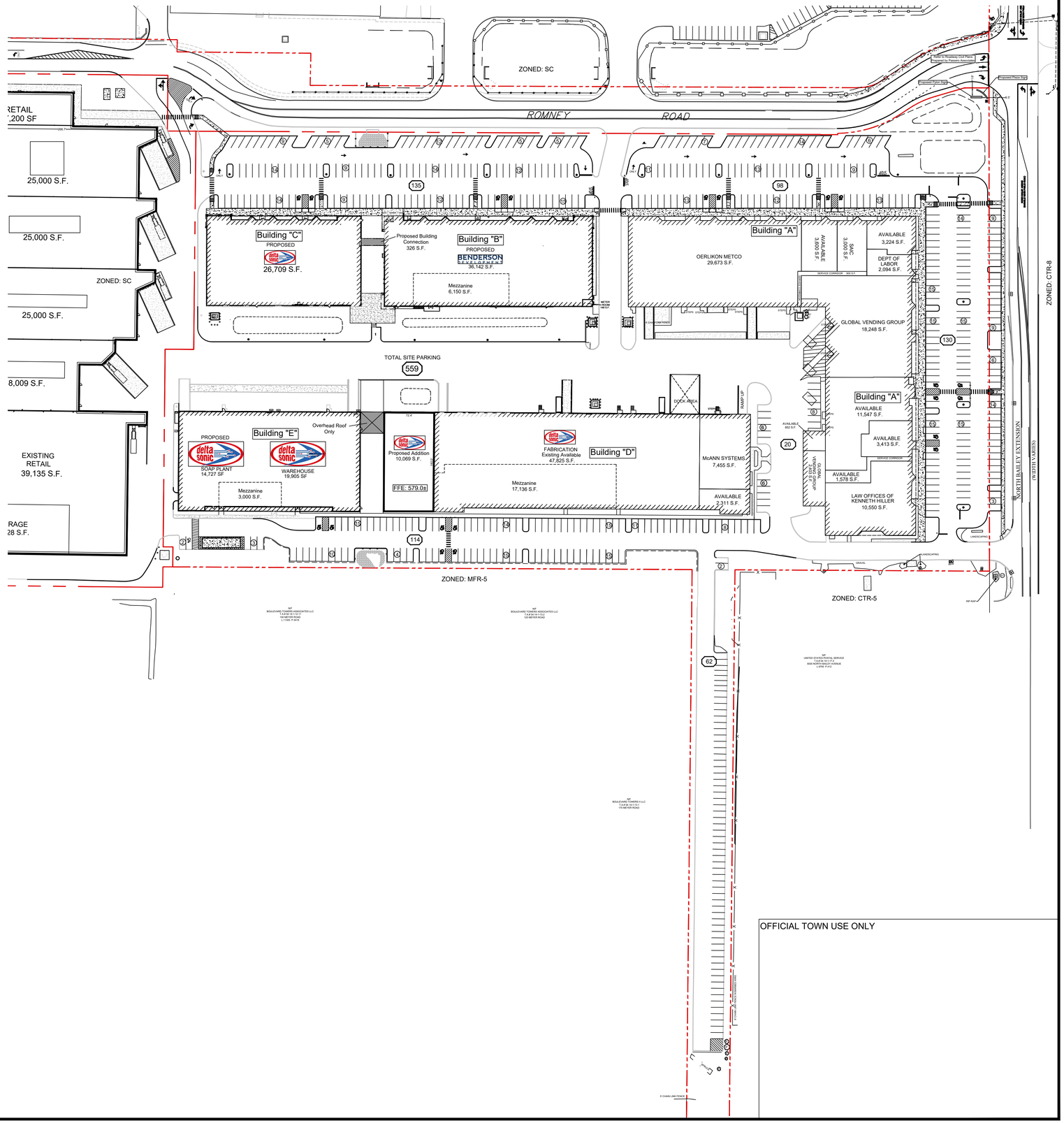


OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
15	08.12.2025	DZ	Site Updates
16	09.24.2025	DZ	Site Updates

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #1723

AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:

Overall Site Plan

SCALE: 1:70

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 03.12.2025

DRAWING NO.

C4.0

Attachment: SP-1988-11_Q_application_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)

PROPOSED SITE MODIFICATIONS

Amherst Development Park
6000 - 6040 N.Bailey Ave, Amherst, NY
BDC Property # 1723
SITE DEVELOPMENT DRAWINGS

INDEX OF DRAWINGS

DWG. #	DRAWING NAME	REVISION	DATE
C1.0	COVER SHEET	15	08.12.2025
C2.0	EXISTING SURVEY		
C3.00	DEMOLITION & EROSION CONTROL PLAN WEST	14	08.01.2025
C3.01	DEMOLITION & EROSION CONTROL PLAN EAST	14	08.01.2025
C3.10	DEMOLITION & EROSION CONTROL PLAN DETAILS	6	08.30.2024
C4.0	OVERALL SITE PLAN	15	08.12.2025
C4.10	DETAILED SITE PLAN WEST	15	08.12.2025
C4.11	DETAILED SITE PLAN EAST	14	08.01.2025
C4.20	CONSTRUCTION DETAILS	13	06.23.2025
C5.00	GRADING PLAN WEST	15	08.12.2025
C5.01	GRADING PLAN EAST	15	08.12.2025
C5.10	DRAINAGE PLAN WEST	15	08.12.2025
C5.11	DRAINAGE PLAN EAST	14	08.01.2025
C5.20	DRAINAGE DETAILS	12	05.16.2025
C5.21	DRAINAGE DETAILS	14	08.01.2025
C6.00	UTILITY PLAN WEST	15	08.12.2025
C6.01	UTILITY PLAN EAST	14	08.01.2025
C6.10	UTILITY DETAILS	7	12.03.2024
C7.0 - C7.4	LANDSCAPING PLANS	7	08.12.2025
C8.0	SITE LIGHTING PLAN	14	08.01.2025
C8.10	LIGHTING DETAILS	10	02.05.2025

OWNER/DEVELOPER:

NAME: BENDERSON DEVELOPMENT COMPANY, LLC
ADDRESS: 570 DELAWARE AVENUE, BUFFALO, NY 14202
CONTACT: DAVID ZUPPELLI
PHONE: 716 - 878 - 9683

BENDERSON DEVELOPMENT COMPANY, LLC
570 Delaware Ave.
Buffalo, New York 14202

SURVEYOR

NAME: COSTICH ENGINEERING
ADDRESS: 217 LAKE AVE ROCHESTER NY 14608
CONTACT: DAN HICKOK
PHONE: 585-485-3020

UTILITIES:

NATURAL GAS
NAME/TITLE: WILLIAM SCHNEIDER
COMPANY/DEPT: NATURAL FUEL GAS
ADDRESS: -
PHONE: 716 - 696 - 6460

TELEPHONE COMPANY
NAME/TITLE: JOHN HECKMAN
COMPANY/DEPT: VERIZON
ADDRESS: -
PHONE: 716 - 840 - 8603

ELECTRIC
NAME/TITLE: -
COMPANY/DEPT: NATIONAL GRID
ADDRESS: -
PHONE: -

DIG SAFELY NEW YORK
PHONE: 1 - 800 - 962 - 7962 OR (811)

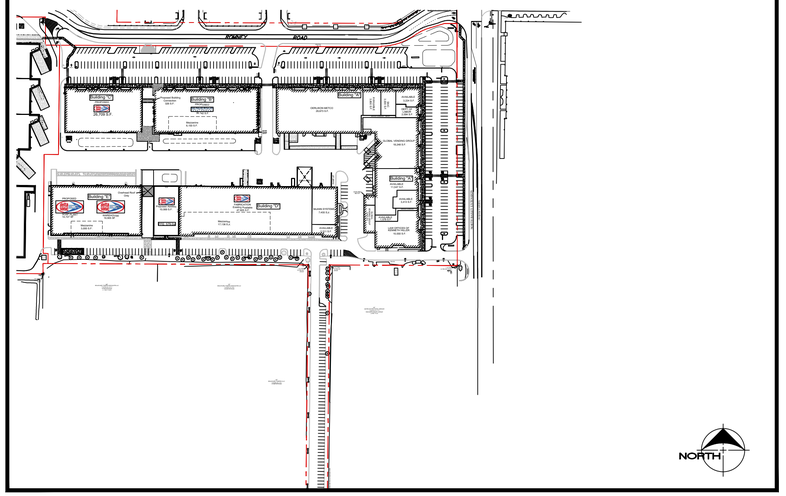
AGENCIES:

ENGINEERING DEPARTMENT
NAME/TITLE: JEFF BURROUGHS
COMPANY/DEPT: TOWN OF AMHERST, NY - ENGINEERING DPT
ADDRESS: 1100 NORTH FOREST RD, WILLIAMSVILLE, NY
PHONE: 716 - 631 - 7154 EX 7418

BUILDING & PLUMBING DEPARTMENT
NAME/TITLE: MARK BERKE
COMPANY/DEPT: TOWN OF AMHERST, NY - BUILDING DPT
ADDRESS: 5583 MAIN STREET, WILLIAMSVILLE, NY 14221
PHONE: 716 - 631 - 7080

PLANNING DEPARTMENT
NAME/TITLE: DAN HOWARD
COMPANY/DEPT: TOWN OF AMHERST, NY - PLANNING DPT
ADDRESS: 5583 MAIN STREET, WILLIAMSVILLE, NY 14221
PHONE: 716 - 631 - 7051

SITE LOCATION MAP 1:200



REGIONAL LOCATION MAP NTS

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

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PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

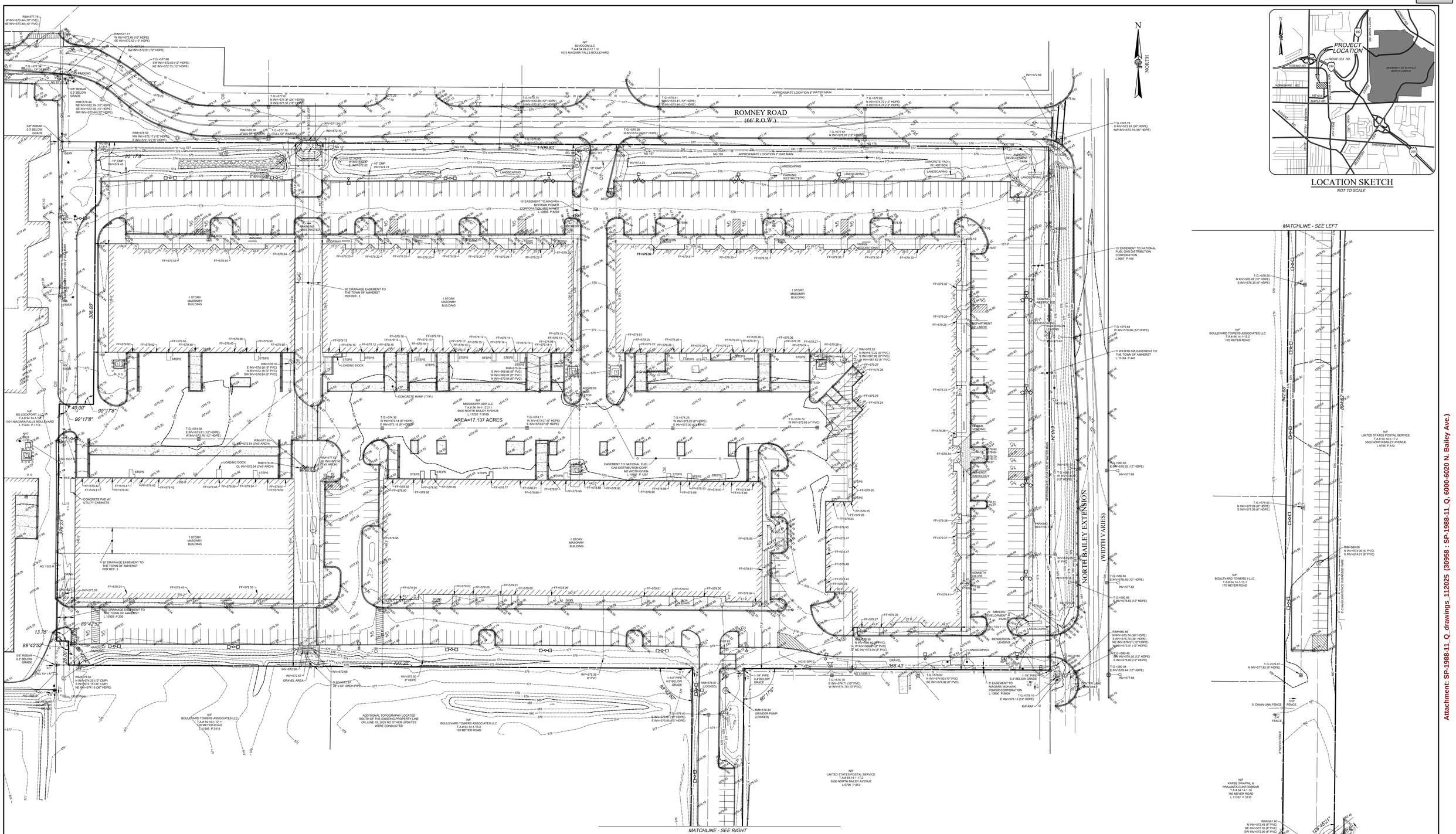
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 029103 STATE OF NEW YORK

TITLE: COVER SHEET

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 11.16.2023
DRAWING NO. C1.0

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



LINE LEGEND

- SECTION/PARCEL BOUNDARY
- MIN. BUILDING SETBACK
- CENTER LINE
- EXIST. EASEMENT LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EDGE OF PAVEMENT
- EXISTING WATER MAIN, VALVE, & HYDRANT.
- EXISTING SANITARY SEWER, & MANHOLE.
- EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
- EXISTING OVERHEAD UTILITIES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING GUARD RAIL
- TREE,HEDGE,EDGE OF WOODS
- EXISTING SWALE
- BARBED WIRE,STOCKADE,CHAIN LINKED FENCE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION @ X
- CONCRETE PAD/ CONCRETE SIDEWALK

SYMBOL LEGEND

DMH	DRAINAGE MANHOLE	EMH	ELECTRIC MANHOLE
IMH	INLET DRAINAGE MANHOLE	EM	ELECTRIC METER
CB	CATCH BASIN	TMH	TELEPHONE MANHOLE
ES	END SECTION	TP	TELEPHONE PEDESTAL
EP	END OF PIPE	PB	PHONE BOOTH
MH	MANHOLE	PP	PEDESTRIAN POLE
SMH	SANITARY MANHOLE	TRAF. CAB.	TRAFFIC CONTROL CABINET
w c.o.	CLEAN OUT	LP	LAMP POST
GV	GAS VALVE	LP	LIGHT POLE
GS	GAS SERVICE	UP	UTILITY POLE WITH LIGHT
GM	GAS METER	FLAG POLE	FLAG POLE
WV	WATER VALVE	MB	MAILBOX
WS	WATER SERVICE		BOLLARD
HY	HYDRANT		POST
WM	WATER METER		SIGN
CTV	CABLE TV PEDESTAL		SIGN
SM	SIGNAL POLE		SIGN
UP	UTILITY POLE		TURNING ARROW
GW	GUY WIRE		HANDICAP
PB	PULL BOX	STOP	STOP BAR
EPB	ELECTRIC PULL BOX		TREE DECIDUOUS
TPB	TELEPHONE PULL BOX		TREE CONIFEROUS
TrPB	TRAFFIC PULL BOX		BUSH
T	TRANSFORMER		

EASEMENT NOTES
T.A.# 54.14-1-12.211

1. EASEMENT MADE BY BOULEVARD POWER CO. TO NEW YORK TELEPHONE COMPANY RECORDED OCTOBER 30, 1968 IN LIBER 7527 OF DEEDS, PAGE 543. (NOT PLOTTABLE)
2. EASEMENT MADE BY MARET DEVELOPMENT CORPORATION OF NEW YORK TO NIAGARA MOHAWK POWER CORPORATION RECORDED SEPTEMBER 11, 1967 IN LIBER 7392 OF DEEDS, PAGE 474. (DOES NOT AFFECT PREMISES)
3. RIGHT OF WAY MADE BY MARET DEVELOPMENT CORPORATION OF NEW YORK TO IROQUOIS GAS CORPORATION RECORDED SEPTEMBER 29, 1967 IN LIBER 7399 OF DEEDS, PAGE 98. (NOT PLOTTABLE)
4. EASEMENT FROM NIAGARA BOULEVARD TOWERS, INC TO NIAGARA MOHAWK POWER CORPORATION AND NEW YORK TELEPHONE CO. RECORDED ON AUGUST 29, 1968 IN LIBER 7506 OF DEEDS, PAGE 503. (NOT PLOTTABLE)
5. EASEMENT RESERVED BY BOULEVARD TOWERS CO. CONTAINED IN DEED RECORDED ON JULY 28, 1988 AT LIBER 9895 OF DEEDS, PAGE 528.

SURVEY NOTES

1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 5/4/2021 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

   HAMBURG CORS STATION
   -LATITUDE: 42-43-02.66326 (N) } NAD 83 (CORS)
   -LONGITUDE: 078-50-47.27326 (W)
   -ELLIP HEIGHT: 212.494 METERS } NAVD 88 (CORS)

REFERENCES

1. THE DEEDS AS SHOWN ON FILE AT THE ERIE COUNTY CLERKS OFFICE.
2. ALTA/NSPS LAND TITLE SURVEY PREPARED FOR DDR - PROJECT SABRE PROJECT, PREPARED BY BOCK & CLARK, HAVING PROJECT NO. 2015043306-003, DATED 1/26/2016.
3. ALTA/NSPS LAND TITLE SURVEY 6000-6040 NORTH BAILEY AVENUE, PREPARED BY TVGA CONSULTANTS, HAVING JOB NO. 2006.0095.00, DATED 6/12/2006.
4. MAP ENTITLED "1723/5256 AMHERST DEVELOPMENT - EXISTING FEATURES", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NO. 8084-VA110, DATED 6/1/2021.
5. MAP ENTITLED "1723/5256 AMHERST DEVELOPMENT - LAND TRANSFER PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NO. 8084-VA200, DATED 4/14/2022.
6. MAP ENTITLED "1723/5256 AMHERST DEVELOPMENT - LAND TRANSFER PLAN FROM T.A.# 54.14-1-12.211 TO T.A.# 54.14-1-1.1", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NO. 8084-VA220, DATED 6/9/2022.

UTILITY INFORMATION

UTILITY INFORMATION PER UFPO DESIGN TICKET # 04261-000-825-00 DATED APRIL 29, 2021

1. CHARTER COMMUNICATIONS BUFFALO	317-575-7800 X2	NO CONFLICT
2. ERIE COUNTY WATER AUTHORITY	716-685-8207	UTILITIES PLOTTED
3. LIGHTOWER FIBER TECHNOLOGIES	888-632-0931 X2	NO RESPONSE
4. NATIONAL FUEL GAS - TONAWANDA	716-857-7431	UTILITIES PLOTTED
5. NATIONAL GRID - WEST - ELECTRIC	315-428-6319	NO CONFLICT
6. SUNOCO PIPELINE LP	713-989-7079	NO RESPONSE
7. TOWN OF AMHERST	716-631-7413	UTILITIES PLOTTED
8. VERIZON / BUFFALO	315-937-2515	UTILITIES PLOTTED

SITE DATA

T.A.# 54.14-1-12.211

1. EXISTING ZONING: RD - RESEARCH AND DEVELOPMENT DISTRICT
2. BULK REQUIREMENTS:

	REQUIRED
MIN. LOT AREA (SF)	1 ACRE
MAX LOT COVERAGE	NONE REQUIRED
MIN. LOT WIDTH (FT)	35
MAX. BUILDING HEIGHT (FT)	65 FEET
MIN. FRONT YARD SETBACK (FT)	20 FEET FOR BUILDINGS UP TO 35 FEET IN HEIGHT; 30 FEET FOR BUILDINGS GREATER THAN 35 FEET IN HEIGHT
MIN. SIDE YARD SETBACK (FT)	0 TO 10 FEET FOR BUILDINGS UP TO 30 FEET IN HEIGHT; 25 FEET FOR BUILDINGS GREATER THAN 30 FEET IN HEIGHT; PLUS 3 FEET FOR EACH 1 FOOT OF HEIGHT OVER 35 FEET
MIN. REAR YARD SETBACK (FT)	15 FEET FOR BUILDINGS UP TO 30 FEET IN HEIGHT; 25 FEET FOR BUILDINGS GREATER THAN 30 FEET IN HEIGHT; PLUS 3 FEET FOR EACH 1 FOOT OF HEIGHT OVER 35 FEET

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MAY 25, 2022 & DECEMBER 6, 2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok Date: 06-24-2025
Daniel T. Hickok, N.Y.S. L.S., No. 050449

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EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY	CHKD.	APVLS.

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX TO THE DOCUMENT HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION. TO THE DOCUMENT

STATE OF NEW YORK · DANIEL T. HICKOK · No. 050449 · LICENSED LAND SURVEYOR

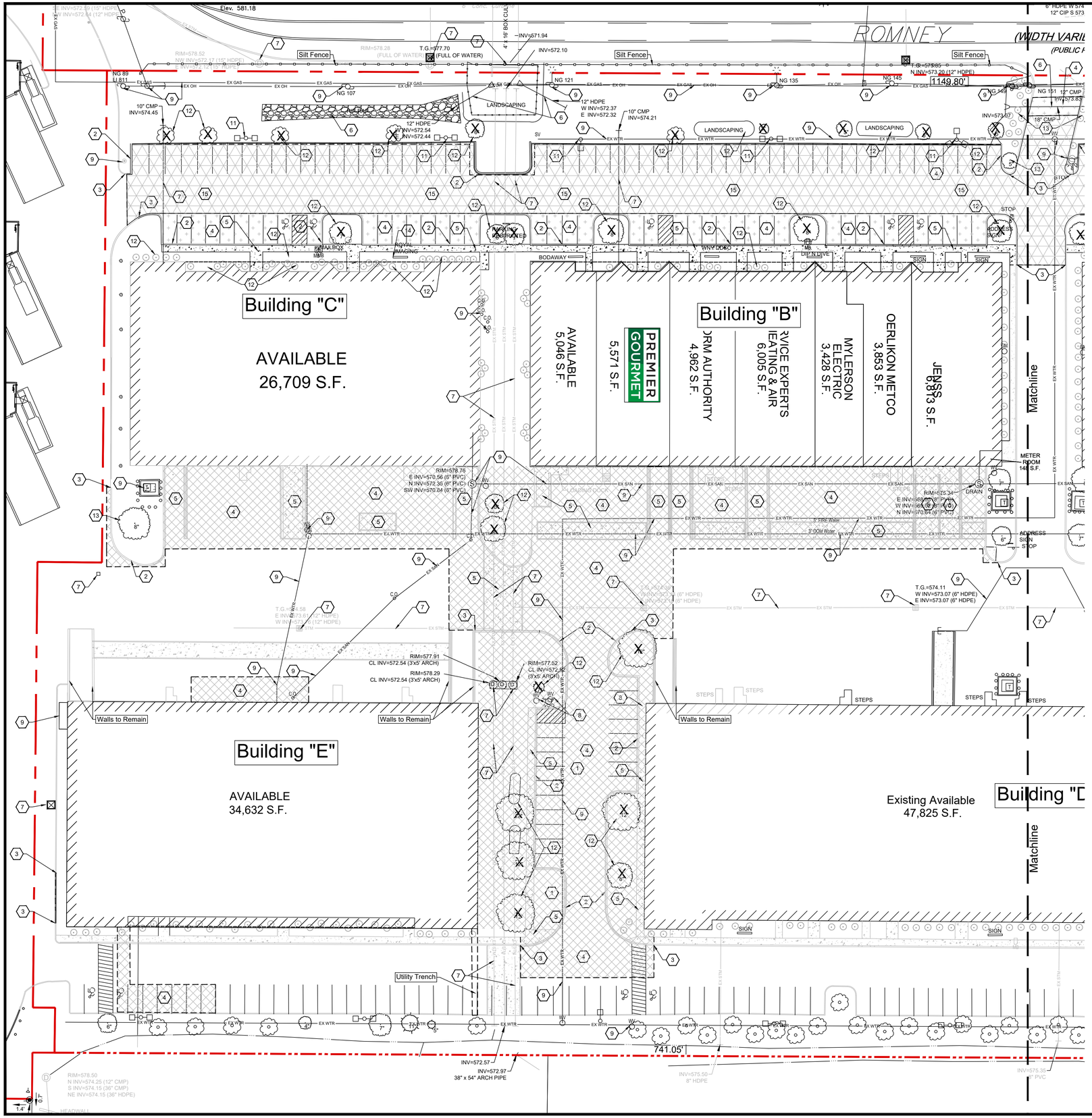
PROJECT ENGINEER	M.O.R.
DRAWN BY	G.M.S.
BOUNDARY	G.M.S.
TOPOBASE	G.L.R.
DATE	6/24/2025
SCALE	1"=40'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020

TITLE OF PROJECT: 1723/5256 AMHERST DEVELOPMENT
TITLE OF DRAWING: EXISTING FEATURES
LOCATION OF PROJECT: TAX PARCEL NO. 54.14-1-12.211 TOWN LOT 85, TOWNSHIP 12, RANGE 7, HOLLAND LAND COMPANY'S SURVEY, TOWN OF AMHERST, COUNTY OF ERIE, STATE OF NEW YORK
CLIENT: BENDERSON DEVELOPMENT CO., INC. 570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
DWG. # 8084 VA320
SHEET 1 OF 1

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)



GENERAL NOTES:
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2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
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4. CONTRACTOR SHALL 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 THE SATISFACTION OF OWNER.
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10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
    11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

DEMOLITION LEGEND:

- Property Line
- Existing Electric (EX ELEC)
- Existing Gas (EX GAS)
- Existing Water (EX WTR)
- Existing Overhead Utility (EX OH)
- Existing Sanitary (EX SAN)
- Existing Storm (EX STM)
- Existing Telecoms (EX TC)
- Saw Cut Line
- Silt Fence/Sock
- Inlet Protection
- X — Tree Removal
- Existing area to be removed. Subbase to be recycled, reused to regarde area.
- Existing Asphalt Pavement to be Removed. Sub-base to be recycled, and reused to regrade area.
- Existing Asphalt Pavement to be milled. Verify Binder Course conditions for overlay

DEMOLITION NOTES: (#)

1. Existing Area to be Cleared.
2. Existing Curb to be removed.
3. Limits of Curb Removal.
4. Existing Asphalt Pavement to be removed.
5. Existing Concrete Sidewalk/ Pavement/ Ramps to be removed.
6. Existing Storm Drainage/CB to be removed.
7. Existing Storm Drainage/CB to remain and be protected during Construction.
8. Existing Utility Structure to be removed.
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10. Existing Pylon Sign to be removed.
11. Existing Light Pole Base to be Relocated
12. Existing Landscaping to be Removed
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14. Existing Bollard/Signage to be removed.
15. Existing Pavement Section to remain. Tie into New Pavement with Mill/Overlay

Project Disturbance
Sub-Surface Disturbance: 4.03 Acres
Surface Disturbance: 3.26 Acres
Total Disturbance: 7.29 Acres.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates

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NOTICE

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Know what's below. Call before you dig.

PROPERTY NUMBER: #1723
AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

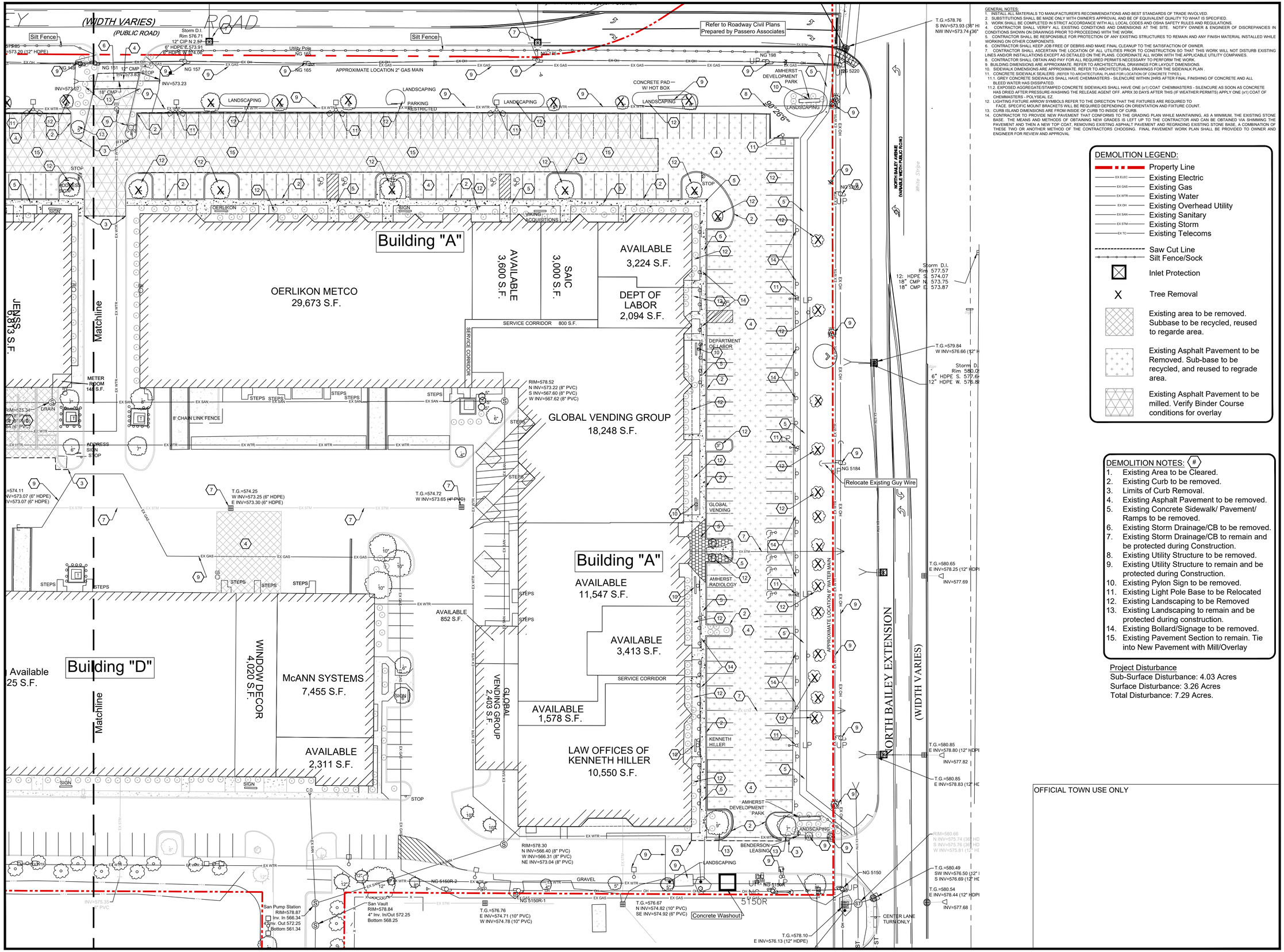
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
Demolition and Erosion Control Plan (West)

SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO. C3.00

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



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No.	DATE	BY	REMARKS
12	05.16.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates

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ARCHITECT
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BENDERSON DEVELOPMENT
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(716) 886-0211

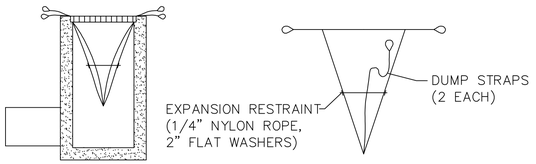
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 037109 STATE OF NEW YORK

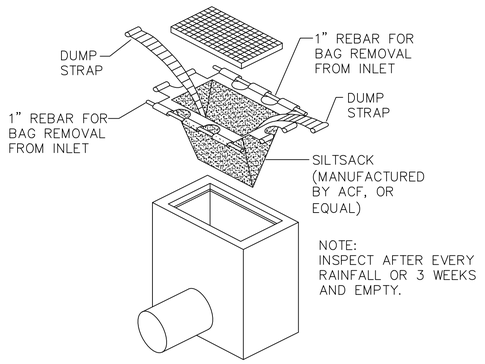
TITLE:
Demolition and Erosion Control Plan (East)

SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO. C3.01

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)

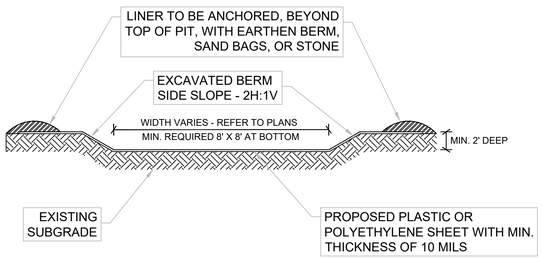


INSTALLATION DETAIL BAG DETAIL



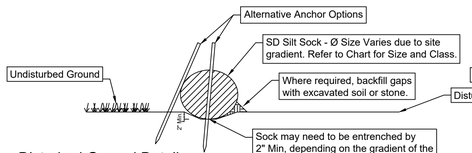
SILT SACK DETAIL

N.T.S.



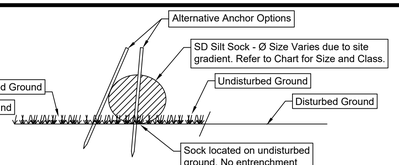
TYPICAL CONCRETE WASH OUT DETAIL

NOTES:
1. CONSTRUCT TO 2016 NYSDEC BLUE BOOK DESIGN CRITERIA



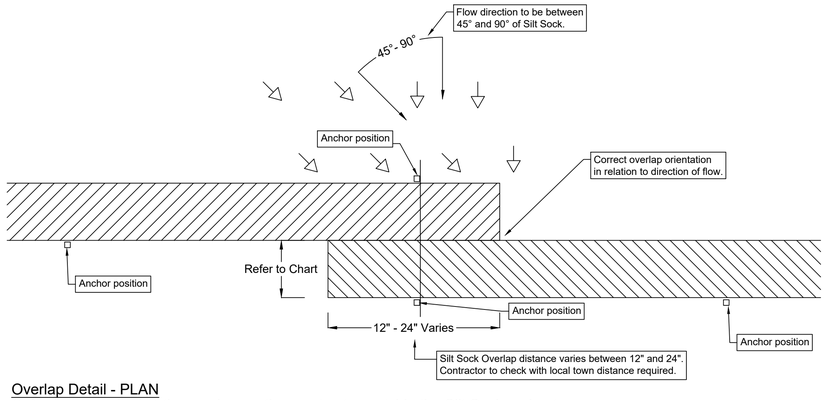
Disturbed Ground Detail

SD Silt Sock: Standard Duty Fabric



Undisturbed Ground Detail

SD Silt Sock: Standard Duty Fabric



Overlap Detail - PLAN

1) Anchors required at the overlap section are to stay outside the Silt Sock and not pierce through the material. See alternative anchor positons in details above.

Anchor at Overlaped Ends - SECTION

Size & Class Chart			
	Diameter		
Gradient	8"	12"	18"
0 - 2%	30	55	75
2.1 - 5%	25	40	55
5.1 - 10%	15	30	40
10.1 - 33%	10	15	20
> 33%	5	10	15

SD SILT SOCK DETAIL

SD Silt Sock: Standard Duty Fabric

Notes:

1 - Do not use sock below the normal watermark or perpendicular to flow in river and where the maximum incline is greater than 50%.
2 - Contractors should be aware of federal, state and local laws, rules regulations or permit requirements for the use of Silt Socks on site.
3 - Sock should be positioned on the outline of the area to be protected, but must be installed between 45° to 90° from directions of flow.
4 - Sock may be required to be entrenched a minimum of 2" on disturbed ground to ensure constant ground contact.
5 - All gaps and ruts must be backfilled with soil or sock material.
6 - Sock overlap should be in the direction of the flow. Overlap amount will be between 12" and 24". Contractor to check with local town for requirements.
7 - If sediment collects to 1/2 the height of the sock, then a second sock may be stacked immediately up slope of the original instead of removing the sediment.
8 - Sock joint is where two sock sections meet on a level grade, overlap and adjoining ends, tightening the ends together, and anchoring through each end. Where two sections meet on un-level ground, j-hook higher elevated end, anchor, and begin new section just below. Back fill any gaps.
9 - Sock should be inspected and repaired as needed.
10 - If ruts begin under the sock they should be backfilled with soil and compacted so that the ground and sock have continuous contact.
11 - If sock rolls out of place, the sock should be repositioned and secured with additional anchors.
12 - Tears in the Sock fabric may be repaired by wrapping a new piece of fabric over the sock and securing, or by place a second sock immediately up slope with the required overlap beyond deformation.
13 - A section of sock should be replaced whenever it has weakened to such an extent that the efficiency is reduced or diminished. Weakening can occur because the natural mesh fabric breaks down over time of from being moved/dragged on site.
14 - Sock should be replaced when sediment has built up and has been removed three times.
15 - All sediment in disturbed area next to sock must be removed and correctly disposed of before the sock can be removed.
16 - When removing, cut sock open and spread the filler material around. The netting should be removed from site.
17 - Sock should be installed before works commence on site.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
6	08.30.2024	DZ	Town Comments

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CONSULTANT

JAMES ALLEN RUMSEY
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PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE: Demolition and Erosion Control Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023

DRAWING NO. C3.10

Attachment: SP-1988-11 Q drawings 112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)

TOWN OF AMHERST, NY ZONING ANALYSIS

	REQUIRED	PROVIDED
ZONED (RD)	R-D	R-D
MIN LOT AREA	1 AC	17.14 AC
MAX. BUILDING HEIGHT	65'	<30'
BUILDING SETBACKS:		
FRONT YARD	40'	102.3'
SIDE YARD	15'	16.7'
REAR YARD	15'	48.4'
PARKING / ROAD/AUX SETBACKS:		
FRONT - ROMNEY ROAD	25'	0.3'
FRONT - N BAILEY	25'	*0'
REAR YARD	10'	8.5'

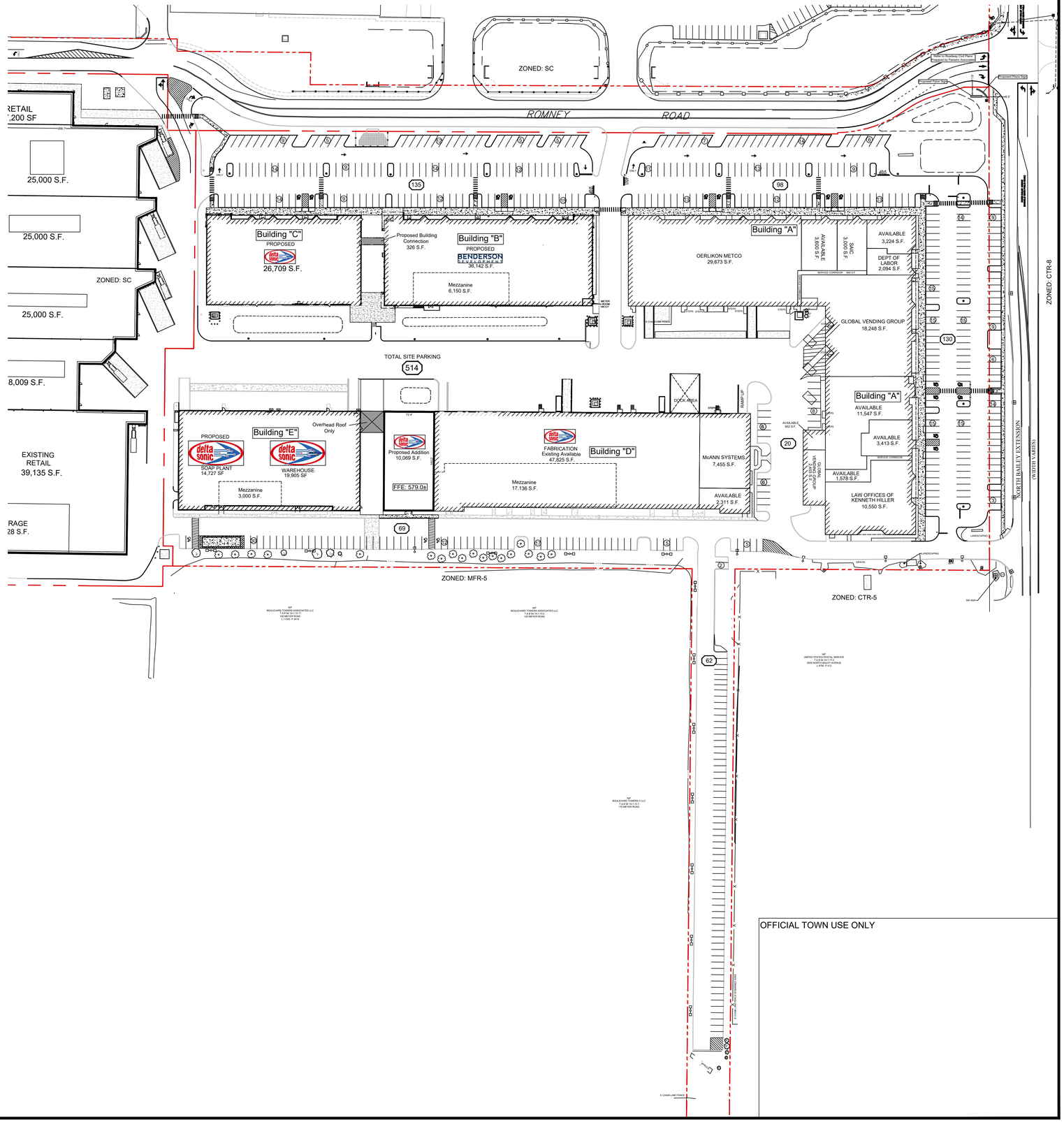
* Setback variance previously granted along North Bailey Road
\- License Agreement along North Bailey has been previously granted
\- Romney Road Pavement/Parking Setback - 14.5'
\- N. Bailey Pavement/Parking Setback - 11.7'

PROPOSED PARKING ANAYLSIS

USE	CODE	S.F. USAGE	REQUIRED	PROVIDED
WAREHOUSE	1 / 1000 G.S.F.	197,020 GSF	197 Spaces	
OFFICE	1 / 200 N.S.F.	Bld A - 12,644 GSF * .85 = 10,748 NSF Bld B - 42,292 GSF * .80 = 33,834 NSF Bld C - 26,709 GSF * .90 = 24,038 NSF Total: 68,620 NSF	343 Spaces	
TOTAL			540 Spaces	514 Spaces*
STALL SIZE			9' X 19'	9' X 19'

*Refer alternative parking study for site required parking

Net Square Footage: Single Story, Single Tenant = 90% GSF
Multistory, Single Tenant = 80% GSF
Single Story, Multiple tenants = 85% GSF



OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
15	08.12.2025	DZ	Site Updates
16	09.24.2025	DZ	Site Updates

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NOTICE

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Know what's below. Call before you dig.

PROPERTY NUMBER: #1723
AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

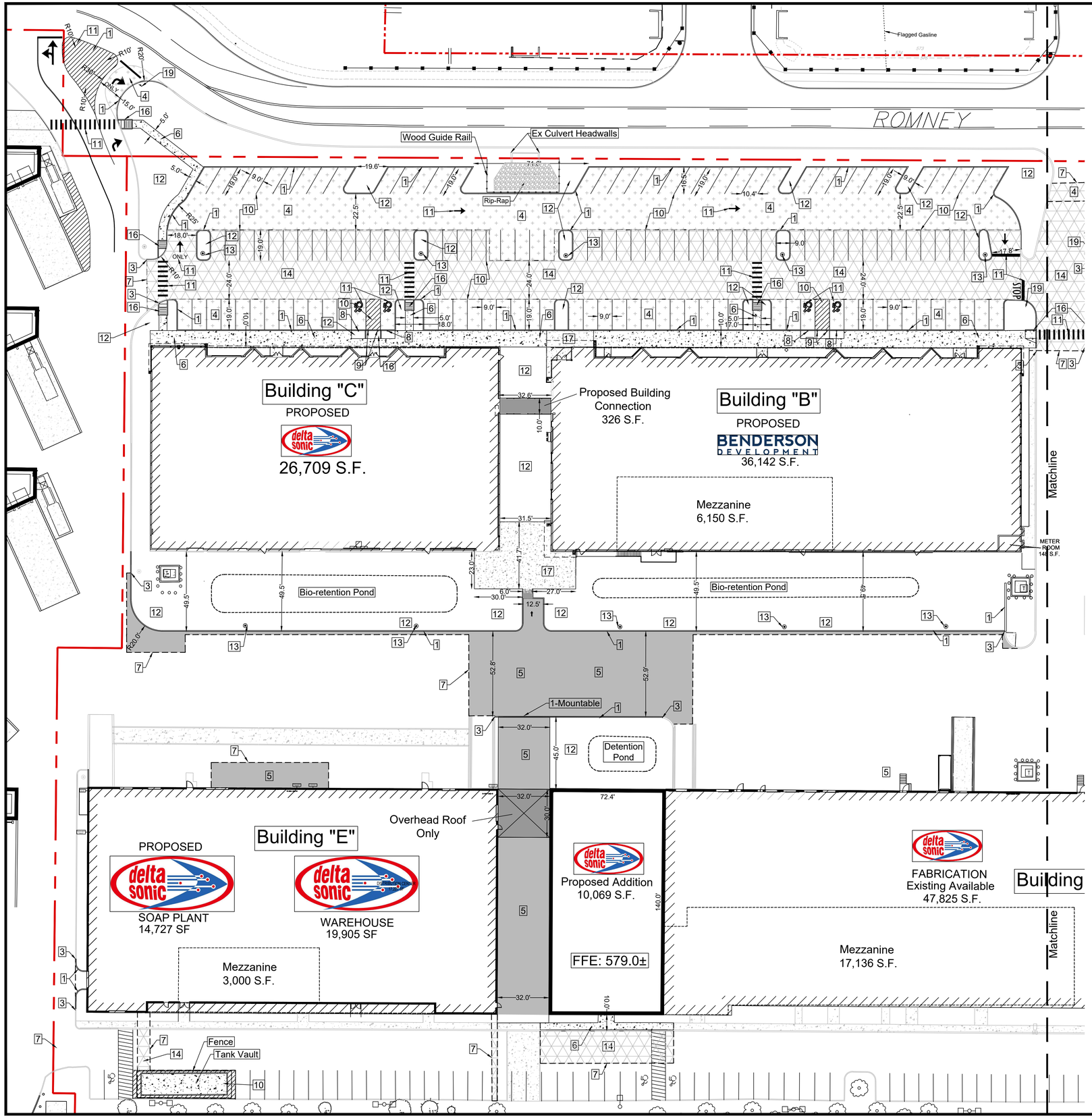
REGISTERED ARCHITECT JAMES ALLEN RUMSEY 016109 STATE OF NEW YORK

TITLE:

Overall Site Plan

SCALE: 1:70
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 03.12.2025
DRAWING NO. C4.0

Attachment: SP-1988-11 Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



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. CONTRACTOR SHALL 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
    - 11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    - 11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

SITE LEGEND:

- Property line
- 6" Curb (typ).
- Proposed sign & pole
- Proposed Concrete Pavement /Sidewalk
- Proposed Standard Duty Pavement (Refer to General Note #14)
- Proposed Heavy Duty Pavement
- Proposed Mill/Overlay Pavement (Refer to General Note #14)

* All curb radii are 3ft unless noted.
* Refer to General Notes, Concstruction Details and Architectural Plans for Concrete Sealer information.

SITE NOTES: #

1. Proposed 6" concrete Curb.
2. Proposed Flush Concrete Curb.
3. Match into Existing Curb or runout over 2'.
4. Proposed Standard Duty Pavement.
5. Proposed Heavy Duty Asphalt Pavement.
6. Proposed Concrete Pavement/Sidewalk.
7. Match into Existing Pavement.
8. Proposed "Handicapped Parking Only" sign.
9. Proposed "No Parking" sign.
10. 4" Yellow Pavement Stripe (at 2' c-c in no parking zones).
11. Proposed White Pavement symbol (stop bar, directional arrows, accessibility symbol, text)
12. Proposed Landscape Area.
13. Proposed Light Pole Base
14. Proposed Mill and Overlay Asphalt Pavement
15. Proposed 3' Wide Curb Opening
16. Proposed Curb Return Ramp
17. Proposed Paver Sidewalk/Patio
18. Proposed Board on Board Fence
19. Proposed STOP Sign
20. Proposed Do Not Enter Sign

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BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

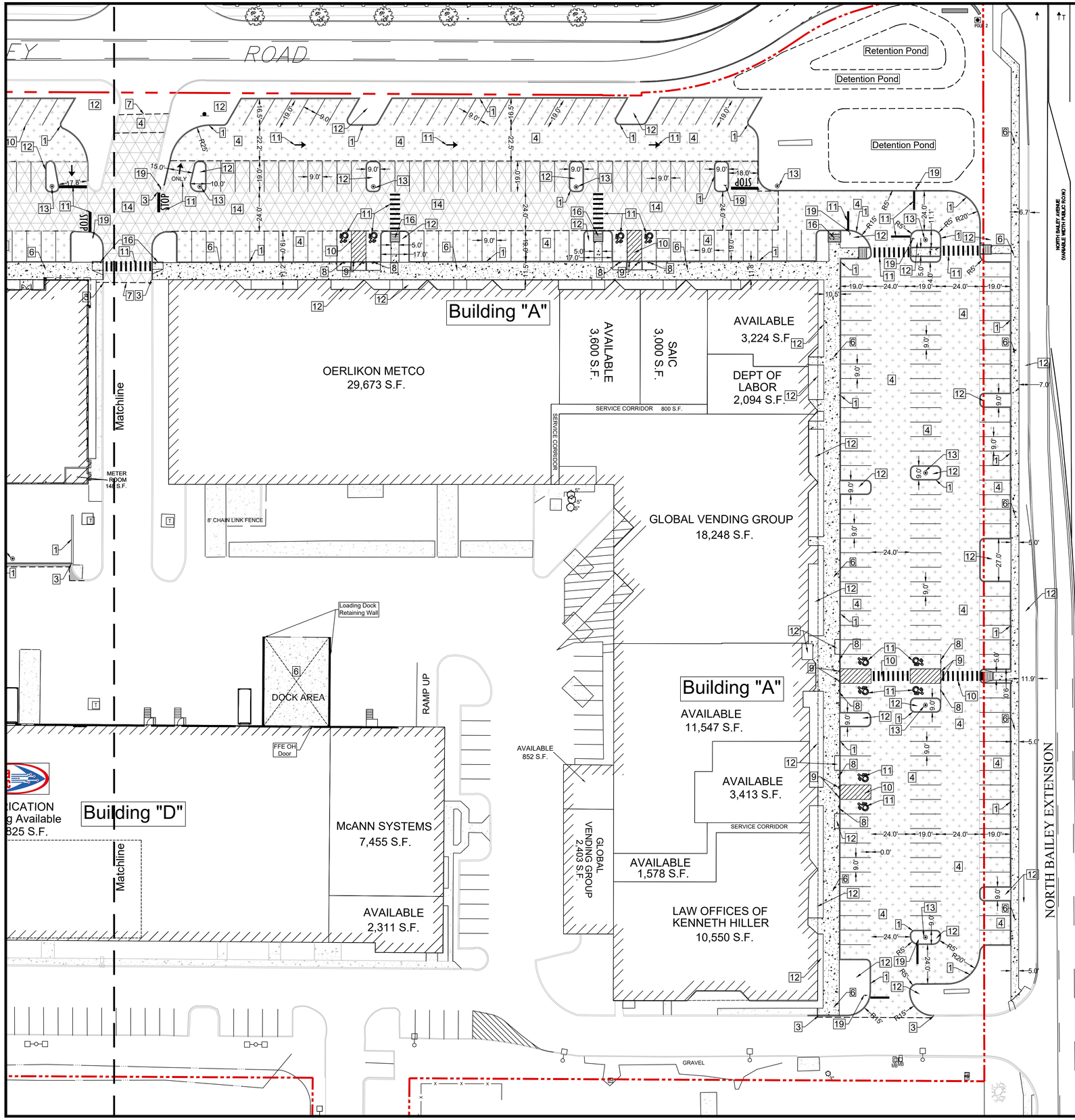
REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Detailed Site Plan (West)

SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO. C4.10

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



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7. Match into Existing Pavement.
8. Proposed "Handicapped Parking Only" sign.
9. Proposed "No Parking" sign.
10. 4" Yellow Pavement Stripe (at 2' c-c in no parking zones).
11. Proposed White Pavement symbol (stop bar, directional arrows, accessibility symbol, text)
12. Proposed Landscape Area.
13. Proposed Light Pole Base
14. Proposed Mill and Overlay Asphalt Pavement
15. Proposed 3' Wide Curb Opening
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(716) 886-0211

SEAL

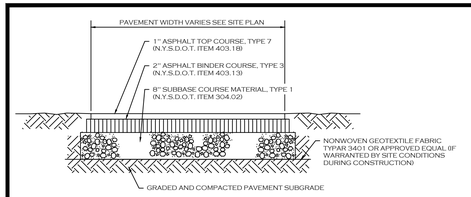
REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Detailed Site Plan (East)

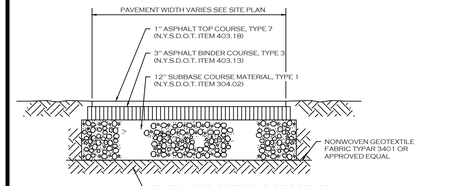
SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO. C4.11

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



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



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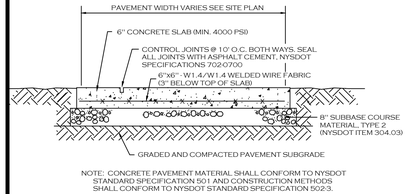
HEAVY DUTY ASPHALT SECTION



NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

CONCRETE SIDEWALK SEALERS:
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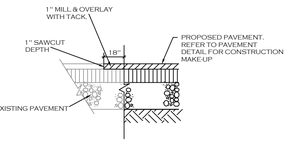
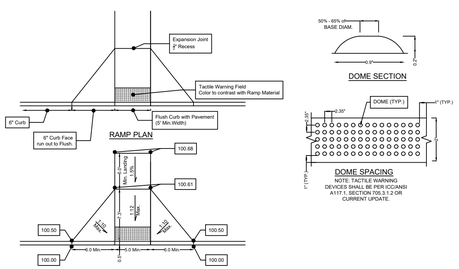
REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.

CONCRETE PAVEMENT (INC DUMPSTER)



PAVEMENT TRANSITION DETAIL
(ASPHALT PAVEMENT)



SIDEWALK CURB RAMP DETAIL

NOTES:
1. (1.5% SIDEWALK) GRADES ARE FOR REPRESENTATION ONLY. REFER TO LAYOUT FOR PROPOSED GRADES.

NOTES:
1. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3
2. BUTT JOINTS TO BE AT 5'-0" O.C. BOTH WAYS- SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.

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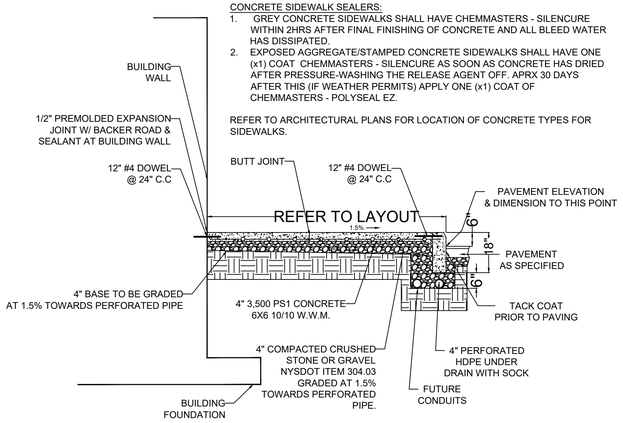
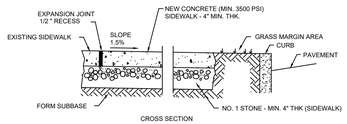
REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.



BUILDING SIDEWALK DETAIL

CONTRACTOR TO VERIFY WITH OWNER ON CURB DETAIL



NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.

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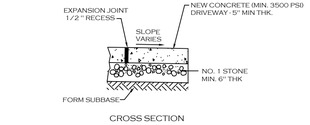
STANDARD CONCRETE SIDEWALK



NOTES:
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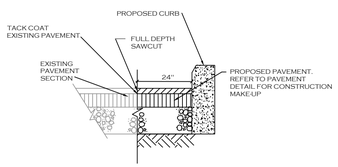
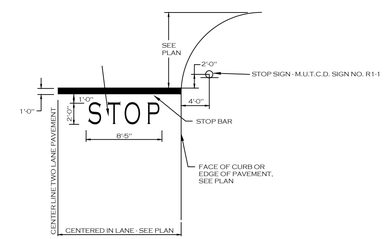
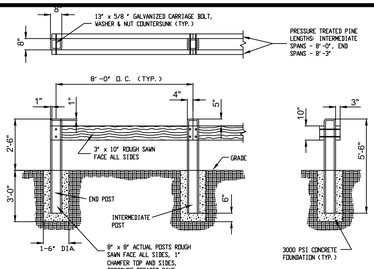
RPZ ENCLOSURE PAD



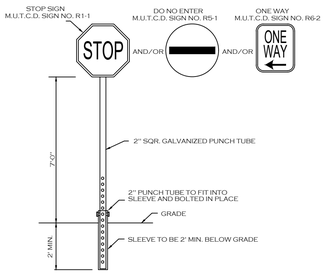
CURB AND PAVEMENT TRANISTION DETAIL



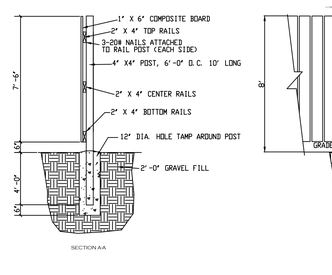
STOP BAR DETAIL



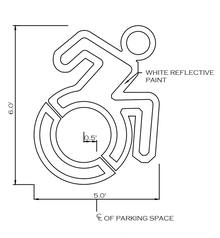
WOODEN GUIDE RAIL



"STOP" / "NO ENTRY" / "ONE WAY" SIGNS



HANDICAP / NO PARKING SIGNS



NOTE: CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700

TYPE "A" CONCRETE CURB

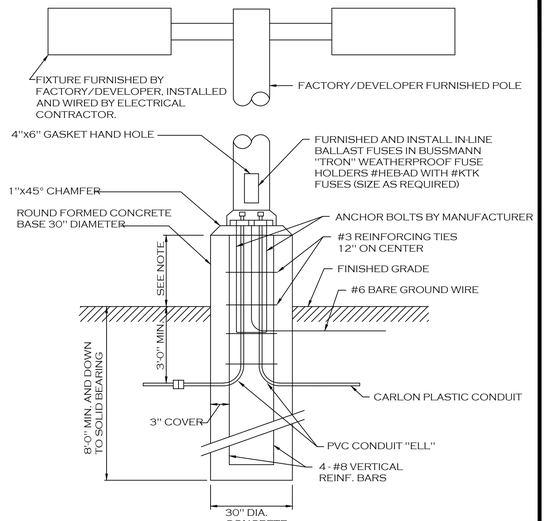
INTERNATIONAL ACCESSIBILITY SYMBOL

PAINTED TRAFFIC ARROWS

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. 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.

TYPICAL FENCE DETAIL
(Composite)



NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments

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NORTH

Know what's below. Call before you dig. 811

PROPERTY NUMBER: #1723

AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

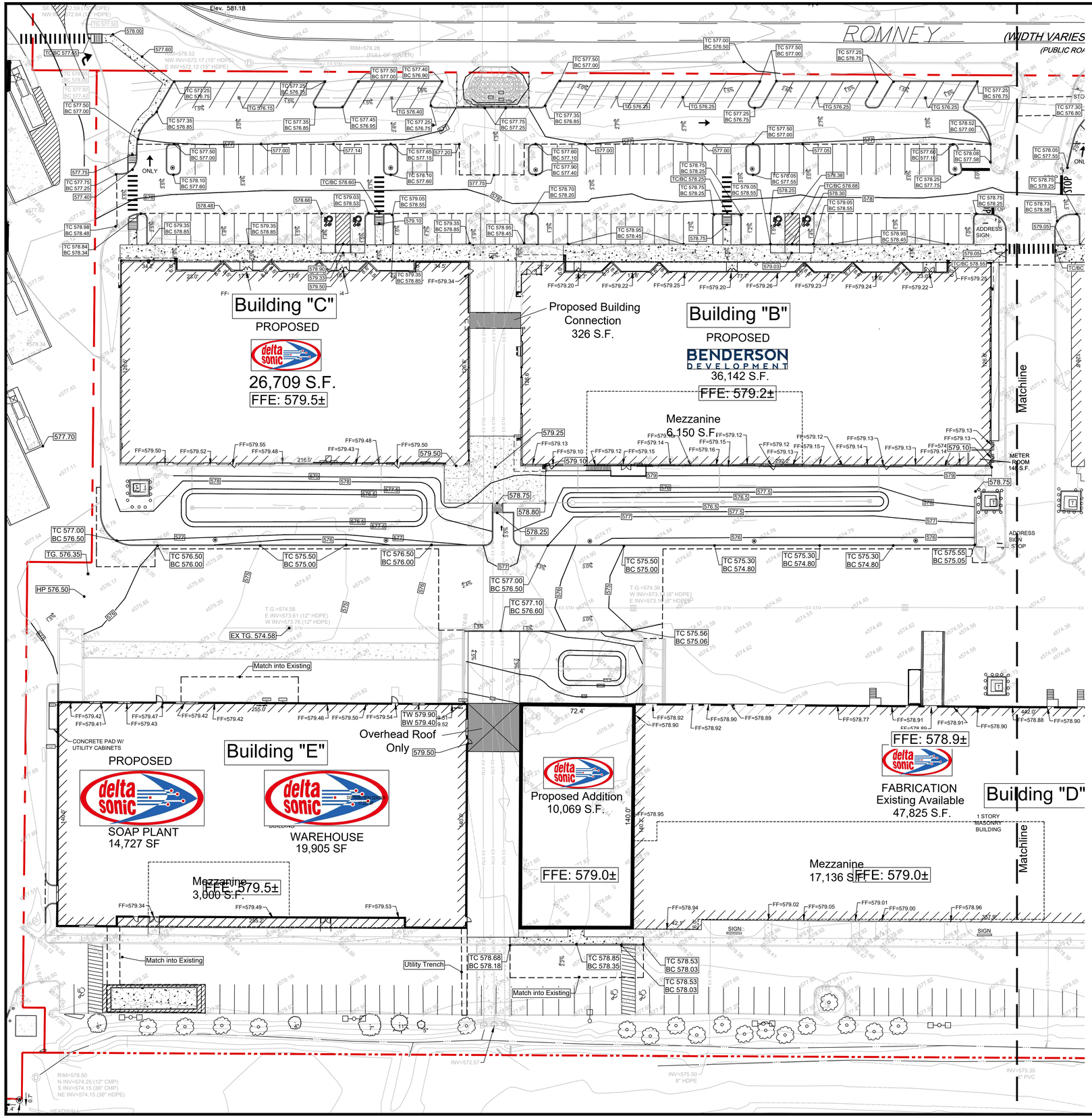
JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE: Construction Details

SCALE: NTS
DRAWN BY: DMZ
DRAWING NO.: C4.20
CHECKED BY: MAO
DATE: 08.16.2023

Attachment: SP-1988-11_Q drawings_112025 [30958 : SP-1988-11 Q, 6000-6020 N. Bailey Ave.)



GENERAL NOTES:

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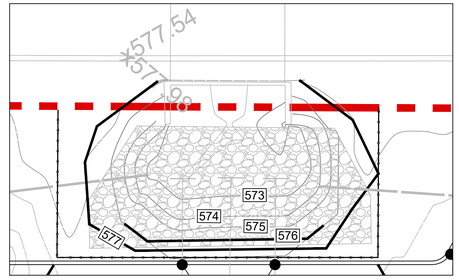
    - 11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    - 11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

GRADING LEGEND:

- Property Line
- 6" Curb (typ).
- TG ## — Catch Basin - Top of Grade
- ### — Proposed Contour Line
- ##% — Slope Direction

HOLD CRITCAL SLOPE - FINISHED FLOOR ELEVATION MUST BE VERIFED AT EACH ENTRY DOOR PRIOR TO SETTING OF CONCRETE CURB FORMS TO VERIFY THAT SIDEWALK SLOPE DOES NOT EXCEED 1.5%.



NORTH OPEN PIPE DITCH

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
15	08.12.2025	DZ	Site Updates

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PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 016109 STATE OF NEW YORK

TITLE: Grading Plan (West)

SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 11.08.2023
DRAWING NO.: C5.00

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)

ROAD

Building "A"

FFE: 579.4±

OERLIKON METCO
29,673 S.F.

1 STORY
MASONRY
BUILDING

AVAILABLE
3,600 S.F.

SAIC
3,000 S.F.

FFE: 579.3±

AVAILABLE
3,224 S.F.

DEPT OF
LABOR
2,094 S.F.

SERVICE CORRIDOR 800 S.F.

SERVICE CORRIDOR

GLOBAL VENDING GROUP
18,248 S.F.

FFE: 579.3±

Building "A"

AVAILABLE
11,547 S.F.

AVAILABLE
852 S.F.

AVAILABLE
3,413 S.F.

SERVICE CORRIDOR

AVAILABLE
1,578 S.F.

GLOBAL VENDING GROUP
2,403 S.F.

LAW OFFICES OF
KENNETH HILLER
10,550 S.F.

Building "D"

1 STORY
MASONRY
BUILDING

McANN SYSTEMS
7,455 S.F.

AVAILABLE
2,311 S.F.

Matchline

METER ROOM
144 S.F.

8' CHAIN LINK FENCE

DOCK AREA

RAMP UP

Match into Existing

TC 575.00
BC 574.50

TC 575.00
BC 574.50

STEPS

LANDSCAPING

GRAVEL

Bottom of Pond
574.15

Bottom of Pond
570.00

(WIDTH VARIES) EX EXTENSION

NOTE: CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

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Prepared by Passero Associates

Off-site 1" = 20'

OFFICIAL TOWN USE ONLY

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(716) 886-0211

SEAL

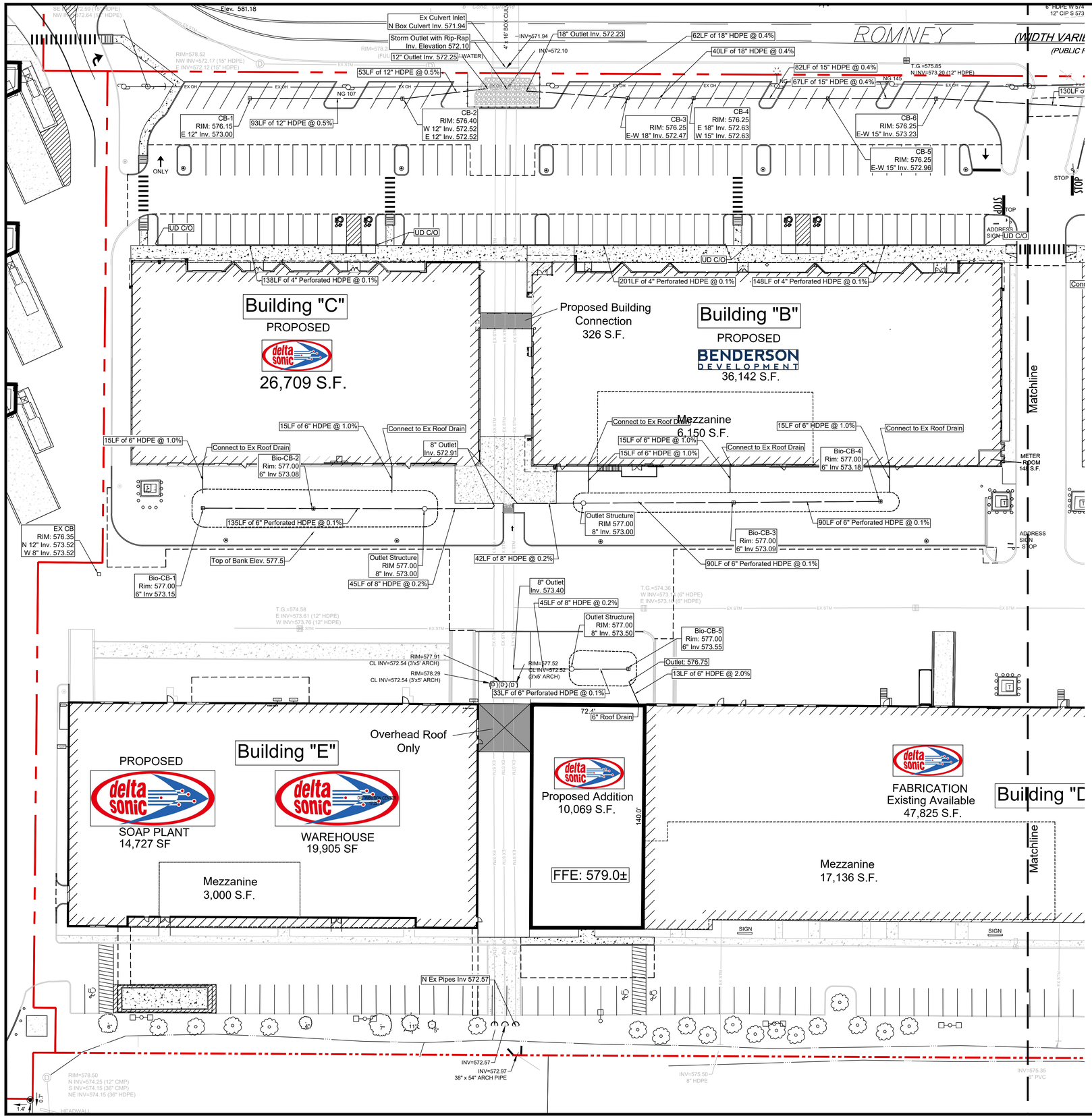
REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Grading Plan (East)

SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 11.08.2023
DRAWING NO.: C5.01

Attachment: SP-1988-11_Q drawings 112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



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DRAINAGE LEGEND:

- PROPERTY LINE
- PROPOSED STORMWATER
- 6" CURB TYP.
- CO / WC — PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # — PROPOSED CATCH BASIN

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
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CONSULTANT

JAMES ALLEN RUMSEY
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BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 037109 STATE OF NEW YORK

TITLE:

Drainage Plan (West)

SCALE: 1:30

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 11.08.2023

DRAWING NO. C5.10

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)

(PUBLIC ROAD)

Storm D.I.
Rim 576.71
12" CIP N 2.57
6" HDPE E 573.91
6" HDPE W 574.06

CB-7
RIM: 576.50
W 15" Inv. 573.75
E 12" Inv. 573.75
8" S Inv. 574.5±

130LF of 15" HDPE @ 0.5%

CB-8
RIM: 576.50
E-W 12" Inv. 573.99

Utility Pole
NG 185

CB-9
RIM: 576.50
E-W 12" Inv. 574.23
S 8" Inv 574.5±

CB-10
RIM: 576.50
E 8" Inv. 574.47
W 12" Inv. 574.47

72 LF of 12" HDPE @ 0.2%

CB-11
RIM: 576.50
W 8" Inv. 574.71

Pond
+/-11,000 CF Storage
Inlet Inv. 574.00

Outlet 574.00

30LF of 24" HDPE @ 0.2%

38LF of 36" HDPE @ 1.0%

Connect to Ex Culvert Inlet
Extend to future MH
36" Inv. 574.20

33LF of 24" HDPE @ 0.2%

CB-12
RIM: 576.50
N 12" Inv. 574.15
S 8" Inv. 574.5±

Outlet Inv. 574.15

Pond
5,327± CF Storage

Outlet Inv. 574.39

60LF of 12" HDPE @ 0.4%
60LF of 12" HDPE @ 0.4%
60LF of 8" HDPE @ 0.4%
60LF of 12" HDPE @ 0.4%

STOP
ONLY

94 LF of 8" HDPE @ 1.5%
94 LF of 8" HDPE @ 1.5%
98 LF of 8" HDPE @ 1.5%

86LF of 36" HDPE @ 0.4%

55LF of 24" HDPE @ 0.2%

UD C/O
Wye Connect Underdrain to Roof Drain Leader
UD C/O
Wye Connect Underdrain to Roof Drain Leader
UD C/O
Wye Connect Underdrain to Roof Drain Leader
UD C/O

Water Quality Unit
HydroStorm HS10
RIM: 577.5±
IN 24" Inv. 574.50
OUT 24" Inv. 574.50

5LF of 24" HDPE @ 0.2%

CB-13
RIM: 577.20
N 18" Inv. 574.51
S 18" Inv. 574.51

66LF of 18" HDPE @ 0.2%

CB-14
RIM: 577.70
N-S 18" Inv. 574.64

78LF of 18" HDPE @ 0.2%

CB-15
RIM: 577.20
N 18" Inv. 574.80
S 15" Inv. 574.80

138LF of 4" Perforated HDPE @ 0.1%

79LF of 15" HDPE @ 0.2%

CB-16
RIM: 577.65
N-S 15" Inv. 574.96

Ex Roof Drain
12" Wye Connection

82LF of 15" HDPE @ 0.2%

CB-17
RIM: 577.30
N 15" Inv. 575.12
S 12" Inv. 575.12

148LF of 4" Perforated HDPE @ 0.1%

58LF of 12" HDPE @ 0.5%

Ex Roof Drain
10" Wye Connection

CB-18
RIM: 577.70
N 12" Inv. 575.41

UD C/O

Connect to Ex Roof Drain
130LF of 4" Perforated HDPE @ 0.1%
Connect to Ex Roof Drain
112LF of 4" Perforated HDPE @ 0.1%
Connect to Ex Roof Drain
143LF of 4" Perforated HDPE @ 0.1%
136LF of 4" Perforated HDPE @ 0.1%

Building "A"

OERLIKON METCO
29,673 S.F.

AVAILABLE
3,600 S.F.

AVAILABLE
3,000 S.F.

AVAILABLE
3,224 S.F.

DEPT OF LABOR
2,094 S.F.

SERVICE CORRIDOR 800 S.F.

SERVICE CORRIDOR

GLOBAL VENDING GROUP
18.248 S.F.

RIM=578.52
N INV=573.22 (8" PVC)
S INV=567.60 (8" PVC)
W INV=567.62 (8" PVC)

8' CHAIN LINK FENCE

Building "A"

AVAILABLE
11,547 S.F.

AVAILABLE
852 S.F.

AVAILABLE
3,413 S.F.

SERVICE CORRIDOR

GLOBAL VENDING GROUP
2,403 S.F.

AVAILABLE
1,578 S.F.

LAW OFFICES OF
KENNETH HILLER
10,550 S.F.

Wye Connect Underdrain to Roof Drain Leader
Wye Connect Underdrain to Roof Drain Leader

T.G.=574.25
W INV=573.25 (6" HDPE)
E INV=573.30 (6" HDPE)

T.G.=574.72
W INV=573.65 (4" PVC)

EX STM

DOCK AREA

RAMP UP

Machine

ding "D"

McANN SYSTEMS
7,455 S.F.

AVAILABLE
2,311 S.F.

RIM=578.30
N INV=566.40 (8" PVC)
W INV=566.31 (8" PVC)
NE INV=573.04 (8" PVC)

San Pump Station
RIM=578.87
Inv. In 566.34
4" Inv. Out 572.25
Bottom 561.34

San Vault
RIM=578.84
4" Inv. In/Out 572.25
Bottom 568.25

T.G.=576.76
E INV=574.71 (10" PVC)
W INV=574.78 (10" PVC)

T.G.=576.67
N INV=574.82 (10" PVC)
SE INV=574.92 (6" PVC)

T.G.=578.10
E INV=576.13 (12" HDPE)

T.G.=578.76
S INV=573.93 (36" HDPE)
NW INV=573.74 (36" HDPE)

MH-4
RIM: 579.25
S 36" Inv. 574.57
N 36" Inv. 574.57

115LF of 36" HDPE @ 0.2%

Storm D.I.
Rim 577.57
12" HDPE S. 574.07
18" CMP N. 573.75
18" CMP E. 573.87

MH-3
RIM: 579.25
N-S 36" Inv. 574.80
E 12" Inv. 576.00

T.G.=579.84
W INV=576.66 (12" HDPE)

Storm D.I.
Rim 580.09
6" HDPE S. 577.64
12" HDPE W. 576.88

9LF of 12" HDPE @ 3.0%

153LF of 36" HDPE @ 0.2%

T.G.=580.65
E INV=578.25 (12" HDPE)
INV=577.69

13LF of 15" HDPE @ 3.0%

MH-2
RIM: 578.85
N-S 36" Inv. 575.10
E 15" Inv. 576.80

159LF of 36" HDPE @ 0.2%

T.G.=580.85
E INV=578.80 (12" HDPE)
INV=577.82

T.G.=580.85
E INV=578.83 (12" HDPE)

MH-1
RIM: 579.50
N 36" Inv. 575.21
S 36" Inv. 575.36

RIM=580.66
N INV=575.74 (36" HDPE)
S INV=575.76 (36" HDPE)
W INV=575.81 (12" HDPE)

T.G.=580.49
SW INV=576.50 (12" HDPE)
S INV=576.69 (12" HDPE)

T.G.=580.54
E INV=578.44 (12" HDPE)
INV=577.68

NORTH BAILEY EXTENSION (WIDTH VARIES)

Ex 36LF of 12" HDPE @ 1.0%
Ex 36" Outlet Inv. 572.40
12" Outlet 573.00
PP-2
POLE 1
RELOCATED 30 MPH SPEED LIMIT SIGN
Ex 107LF of 36" HDPE @ 1.0%
MH-6
RIM: 579.25±
NW 36" Inv. 573.47
S 36" Inv. 573.50
28LF of 36" HDPE @ 1.0%
MH-5
RIM: 579.25±
NW 36" Inv. 573.78
W 18" Inv. 573.78
S 36" Inv. 573.80
POLE 2
Outlet 574.00
Pond
+/-11,000 CF Storage
Inlet Inv. 574.00
30LF of 24" HDPE @ 0.2%
38LF of 36" HDPE @ 1.0%
33LF of 24" HDPE @ 0.2%
Connect to Ex Culvert Inlet
Extend to future MH
36" Inv. 574.20
CB-12
RIM: 576.50
N 12" Inv. 574.15
S 8" Inv. 574.5±
Outlet Inv. 574.15
Pond
5,327± CF Storage
Outlet Inv. 574.39

Off-site 1" = 20'
Refer to SP-1997-05 Drawings for existing Grayed Stormlines

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. CONTRACTOR SHALL 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

DRAINAGE LEGEND:
- PROPERTY LINE
- PROPOSED STORMWATER
- 6" CURB TYP.
- CO / WC — PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # — PROPOSED CATCH BASIN

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates

SPECIAL INFORMATION:

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NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #1723

AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

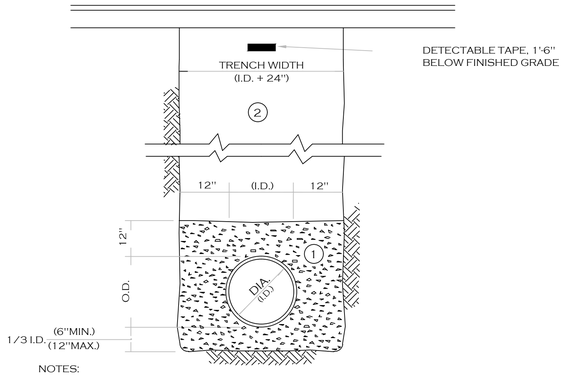
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 037109 STATE OF NEW YORK

TITLE:
Drainage Plan (East)

SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 11.08.2023
DRAWING NO. C5.11

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



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)

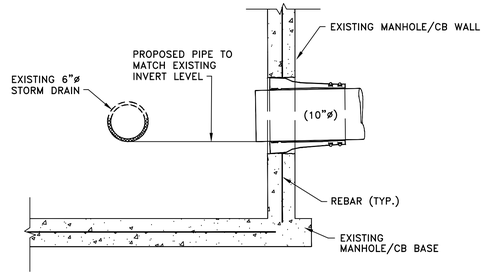
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH 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 MATERAIL 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.

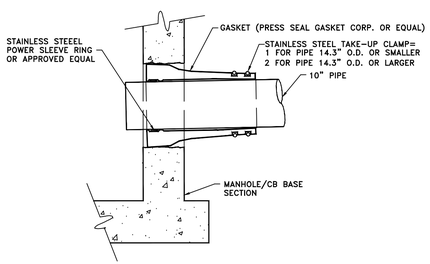
NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

TRENCH SECTION IN PAVED AREAS

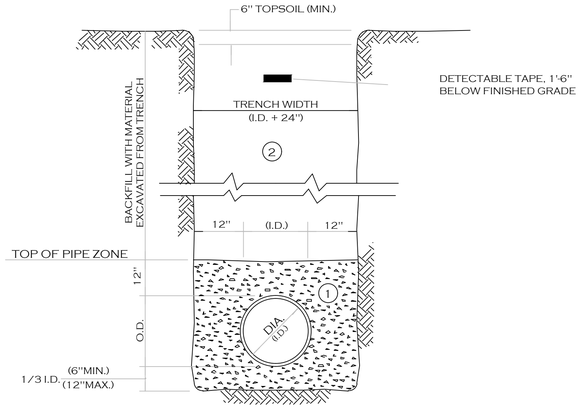


NOTES:

1. CORE DRILL ENTRANCE HOLE IN PRECAST MANHOLE BARREL, BASE AND/OR BENCH FOR REQUIRED PIPE CLEARANCE. PER MANUFACTURERS RECOMMENDATIONS.
2. DOES NOT APPLY TO HOUSE LATERALS.
3. WATERTIGHT PIPE TO MANHOLE BOOT SEAL REQUIRED FOR ALL CORE DRILLED ENTRANCE HOLES IN MANHOLE BARREL AS SHOWN BELOW.



CONNECTION TO EXISTING MANHOLE/CB



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.

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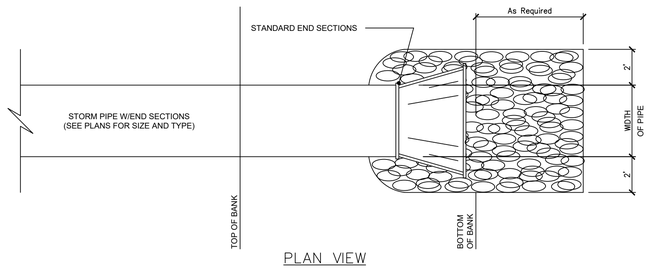
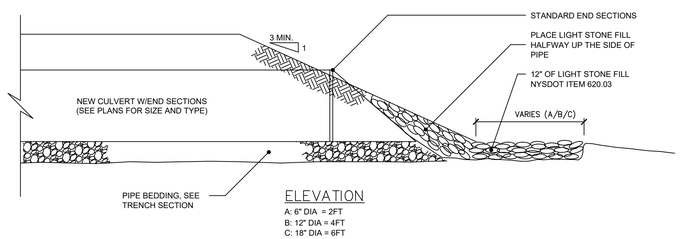
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

TRENCH SECTION IN UNPAVED AREAS



PLAN VIEW

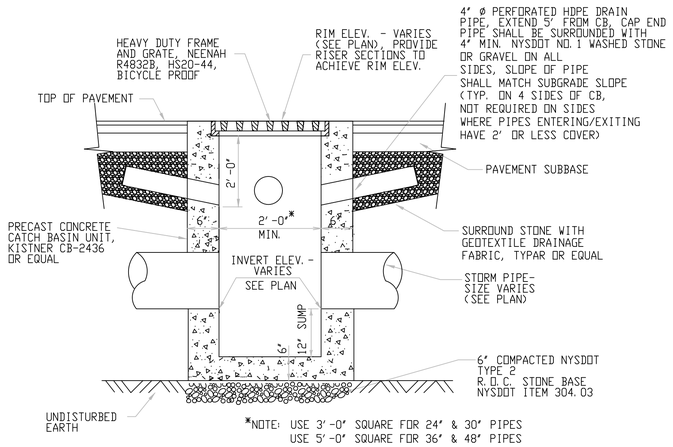


ELEVATION

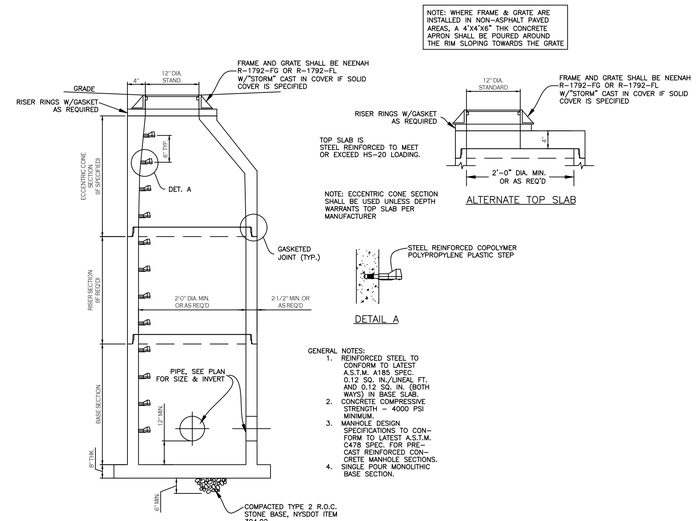
A: 6" DIA = 2FT
B: 12" DIA = 4FT
C: 18" DIA = 6FT

TYPICAL PIPE OUTLET W/END SECTION & RIP RAP

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN



TYPICAL STORM MANHOLE DETAIL

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
12	05.16.2025	DZ	Town Comments

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NORTH

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PROPERTY NUMBER: #1723

AREA: -

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6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Drainage Details

SCALE: NTS

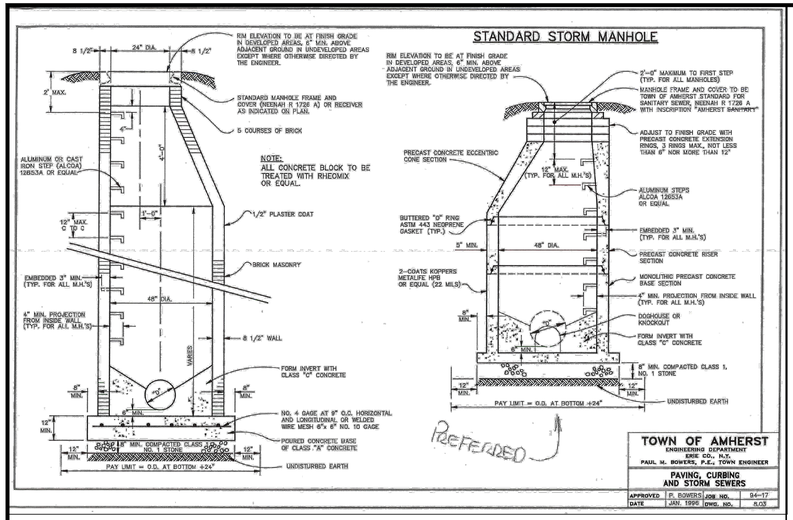
DRAWN BY: DMZ

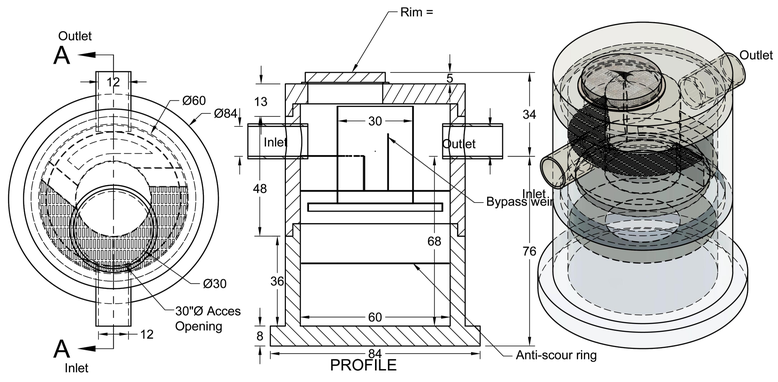
CHECKED BY: MAO

DATE: 08.16.2023

DRAWING NO. C5.20

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)





Invert in =
Invert out =

Contractor to Confirm Rim & Inverts

*Submit Shop drawings for Owner review and Approval

Independently tested & independently verified by NJCAT and ETV Canada

US Patent # 10,801,196
CDN Patent # 3,086,197

HydroStorm		
Project		
Location Amherst, NY		
Date	SCALE 1:30	REV 1.0

Hydroworks

Table 1. Hydroworks HS Separator Dimensions*

Model	Structure Inside Diam. (SID) (ft)	Structure Depth (ft)*	Sediment/ Sinking Trash Volume (ft^3)	Oil/Floating Trash Volume (gal)	Permanent Pool Wet Volume (gal)
HS 4	4	4	30	95	375
HS 5	5	5	60	165	730
HS 6	6	6	110	270	1265
HS 7	7	6.5	160	410	1870
HS 8	8	7	220	615	2630
HS 10	10	9	465	1130	5285
HS 12	12	11	835	1875	9035

*Dimensions vary with project requirements

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
12	05.16.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates

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Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

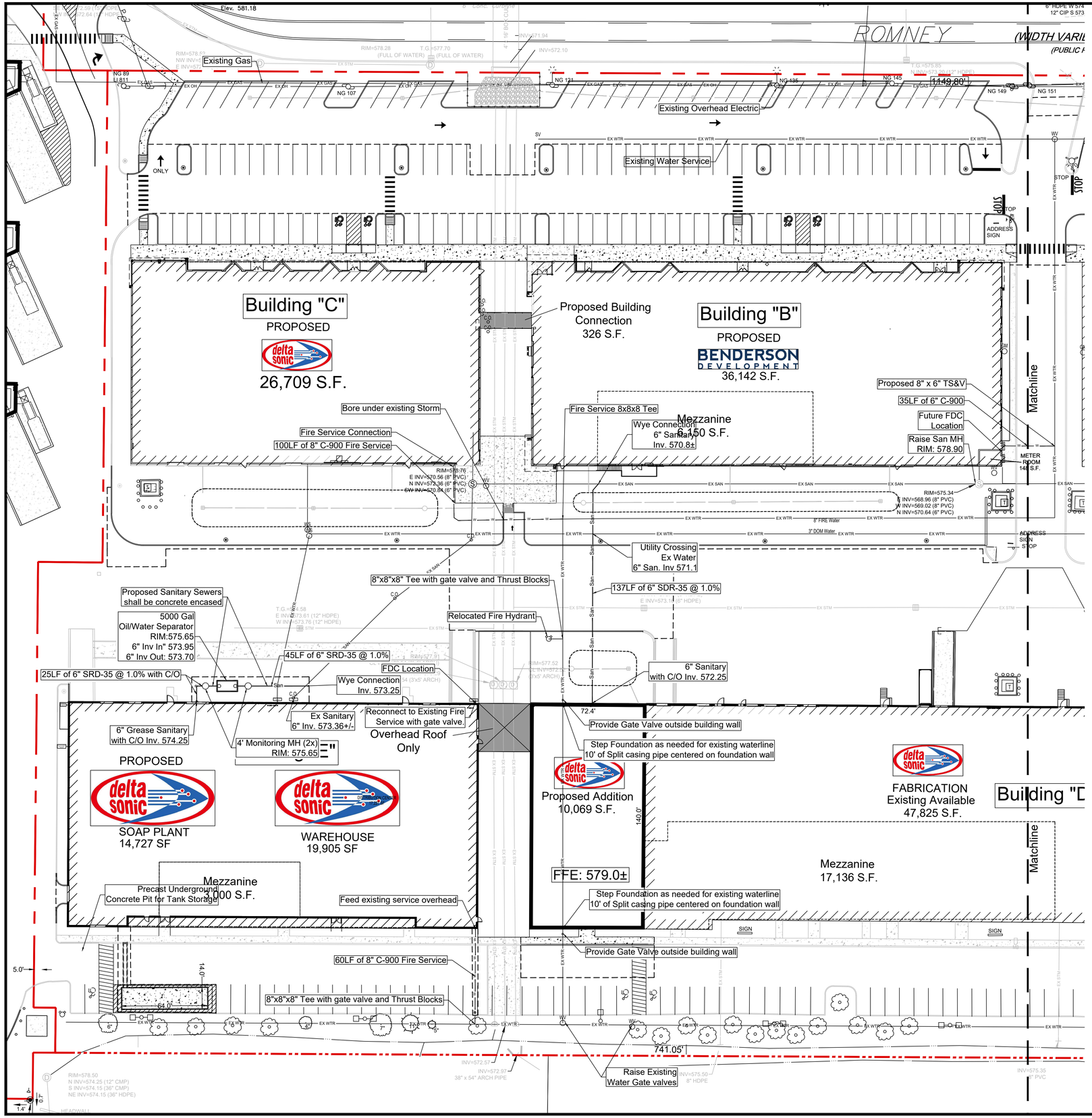
SEAL

TITLE:

Drainage Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.30.2023
DRAWING NO. C5.21

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



GENERAL NOTES:

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13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

SANITARY SEWER NOTES:

1. 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.
2. ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORKING IN A CONFINED SPACE (ie MANHOLES, WETWELLS, CHAMBERS) OWNED BY THE TOWN MUST CERTIFY TO THE TOWN THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC.
3. CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN AND NEW YORK STATE CODES.
4. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN 4' COVER, CONCRETE ENCASEMENT IS REQUIRED. IF MORE THAN 4' COVER IS PROVIDED IN PAVED AREAS SELECT FILL IS REQUIRED.
5. THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEER OFFICE AND THE PLUMBING INSPECTOR 24 HOURS IN ADVANCE OF CONSTRUCTION.
6. CLEANOUTS ARE REQUIRED EVERY 100' AND AT CHANGE IN DIRECTION.
7. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.

UTILITY NOTES:

1. PROVIDE FITTINGS AND BLOCKING AS NECESSARY AT ALL BENDS IN WATER LINES.
2. WHERE UTILITIES ARE INSTALLED IN EXISTING PAVEMENT, LANDSCAPED AREA ETC. ANY ITEMS REMOVED/DAMAGED SHALL BE REPLACED IN KIND.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY: STATE, COUNTY, AND TOWN.
4. WATER MAINS TO HAVE MINIMUM 5FT COVER.
5. MAINTAIN A MINIMUM OF 3' CLEARANCE AROUND FIRE HYDRANTS.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
15	08.12.2025	DZ	Site Updates

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CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 029179 STATE OF NEW YORK

TITLE:

Utility Plan (West)

SCALE: 1:30

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 08.16.2023

DRAWING NO. C6.00

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)

(WIDTH VARIES) ROAD
(PUBLIC ROAD)

Utility Pole NG 165
NG 149 NG 151 NG 167 NG 165 NG 176 NG 198 NG 5220
APPROXIMATE LOCATION 4" GAS MAIN
Existing 8" Fire Water Service
Reconnect to existing 8" Site Fire Service
95LF of 8" D.I.
8" Gate Valve at PL by ECWA
Proposed 8" x 8" Cut-In Tee connection by ECWA
NG 5207
NG 5194
NG 5150
NG 5150R
NG 5150R-1
NG 5150R-2
Relocated Existing Guy Wire
Adjust Water Valve to Grade
Relocated Existing Guy Wire
NORTH BAILEY AVENUE (VARIABLE WIDTH PUBLIC R/W)
White Shoe Sign
NORTH BAILEY EXTENSION (WIDTH VARIES)
APPROXIMATE LOCATION 8" WATER MAIN

Building "A"
OERLIKON METCO
29,673 S.F.
AVAILABLE 3,600 S.F.
SAIC 3,000 S.F.
AVAILABLE 3,224 S.F.
DEPT OF LABOR 2,094 S.F.
SERVICE CORRIDOR 800 S.F.
SERVICE CORRIDOR
Matchline
METER ROOM 140 S.F.
8' CHAIN LINK FENCE
RIM=578.52
N INV=573.22 (8" PVC)
S INV=567.60 (8" PVC)
W INV=567.62 (8" PVC)
GLOBAL VENDING GROUP
18,248 S.F.
STEPS
RAMP
DOCK AREA

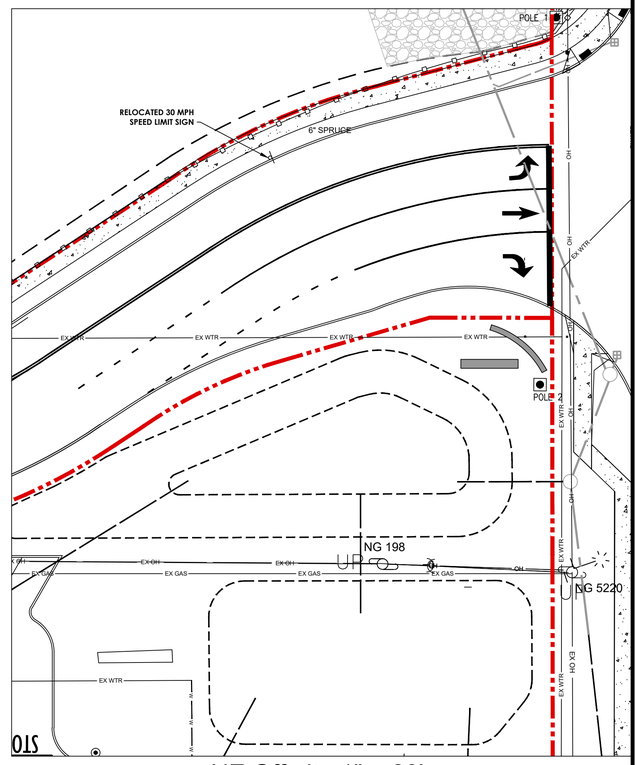
Building "A"
AVAILABLE 11,547 S.F.
AVAILABLE 3,413 S.F.
SERVICE CORRIDOR
AVAILABLE 1,578 S.F.
LAW OFFICES OF KENNETH HILLER 10,550 S.F.
GLOBAL VENDING GROUP 2,403 S.F.
LANDSCAPING
GRAVEL

Building "D"
Matchline
McANN SYSTEMS
7,455 S.F.
AVAILABLE 852 S.F.
AVAILABLE 2,311 S.F.
Ex Domestic Service
Existing 3" Domestic Water Service
Future FDC Location
FDC Location
Ex 3 Domestic Service
Ex 8 Fire Service
65LF of 6" C-900
Existing 8" Fire Water Service
Proposed 8" x 6" TS&V
INV=575.35 8" PVC
San Pump Station RIM=578.87 Inv. In 566.34 Inv. Out 572.25 Bottom 561.34
San Vault RIM=578.84 4" Inv. In/Out 572.25 Bottom 568.25
RIM=578.30 N INV=566.40 (8" PVC) W INV=566.31 (8" PVC) NE INV=573.04 (8" PVC)
Existing Hot Box Enclosure

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. CONTRACTOR SHALL 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 THE 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 EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

SANITARY SEWER NOTES:
1. 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.
2. ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORKING IN A CONFINED SPACE (ie MANHOLES, WETWELLS, CHAMBERS) OWNED BY THE TOWN MUST CERTIFY TO THE TOWN THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC.
3. CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN AND NEW YORK STATE CODES.
4. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN 4' COVER, CONCRETE ENCASEMENT IS REQUIRED. IF MORE THAN 4' COVER IS PROVIDED IN PAVED AREAS SELECT FILL IS REQUIRED.
5. THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEER OFFICE AND THE PLUMBING INSPECTOR 24 HOURS IN ADVANCE OF CONSTRUCTION.
6. CLEANOUTS ARE REQUIRED EVERY 100' AND AT CHANGE IN DIRECTION.
7. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.

UTILITY NOTES:
1. PROVIDE FITTINGS AND BLOCKING AS NECESSARY AT ALL BENDS IN WATER LINES.
2. WHERE UTILITIES ARE INSTALLED IN EXISTING PAVEMENT, LANDSCAPED AREA ETC. ANY ITEMS REMOVED/DAMAGED SHALL BE REPLACED IN KIND.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY: STATE, COUNTY, AND TOWN.
4. WATER MAINS TO HAVE MINIMUM 5FT COVER.
5. MAINTAIN A MINIMUM OF 3' CLEARANCE AROUND FIRE HYDRANTS.



NE Off-site 1" = 20'

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
10	02.05.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #1723
AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

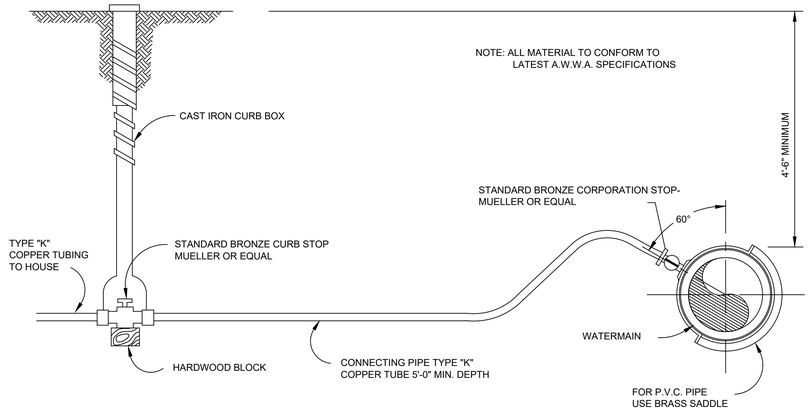
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 016105 STATE OF NEW YORK

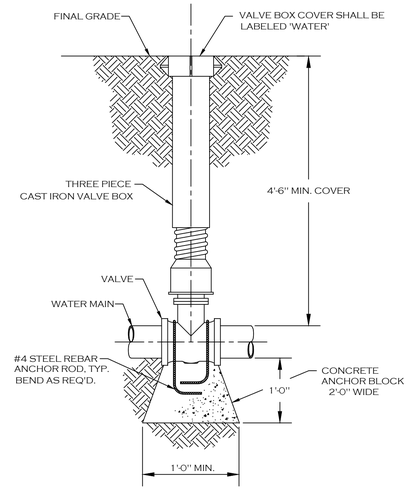
TITLE:
Utility Plan (East)

SCALE: 1:30
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO. C6.01

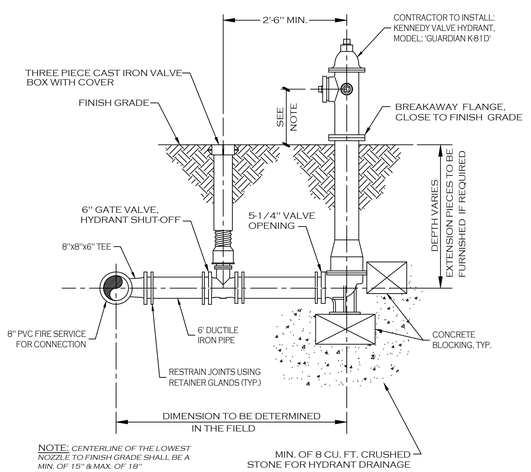
Attachment: SP-1988-11 Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



TYPICAL WATER SERVICE LINE INSTALLATION

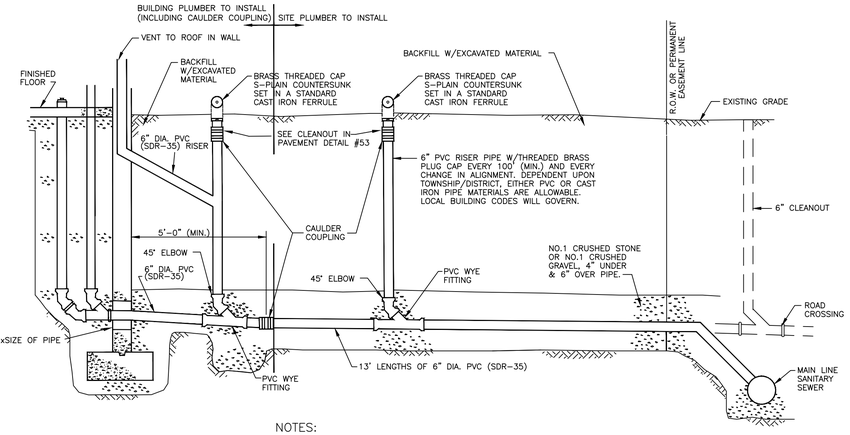


TYPICAL GATE VALVE DETAIL



NOTE: *CENTERLINE OF THE LOWEST NOZZLE TO FINISH GRADE SHALL BE A MIN. OF 15" & MAX. OF 18"*

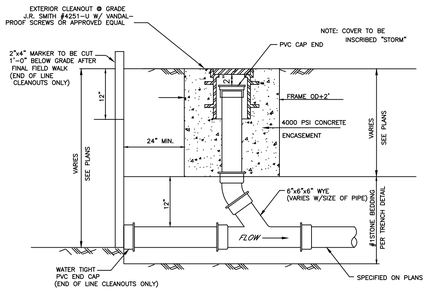
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL



NOTES:

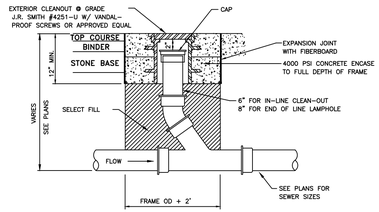
1. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034.
2. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
3. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
4. MIN. DEPTH OF COVER 3'-0"
5. A GREASE SEPARATOR AND OIL SEPARATOR REQUIRED WHERE APPLICABLE.

TYPICAL COMMERCIAL SERVICE WITHOUT BASEMENT DETAIL (DOMESTIC)



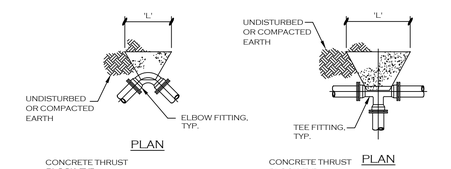
CLEANOUT IN LANDSCAPED AREAS

NOT TO SCALE



CLEANOUT IN PAVED AREAS

NOT TO SCALE

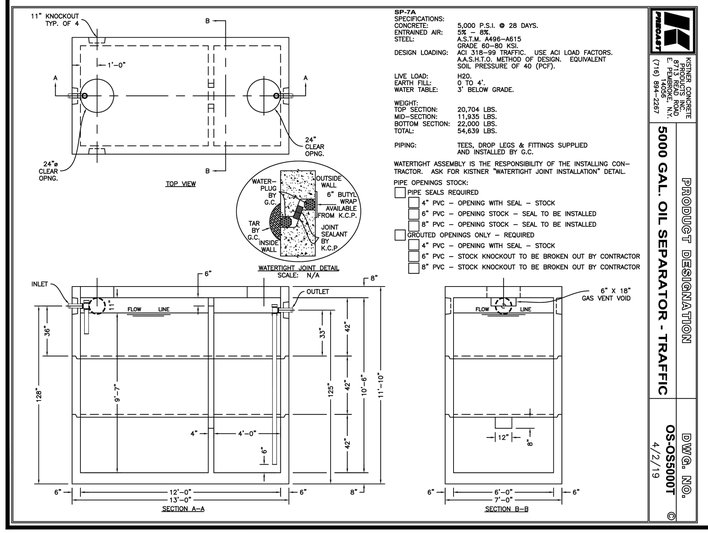


DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'	5.0'	3.0'	3.5'	2.5'	2.5'	1.5'	2.5'

DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE

WATER MAIN

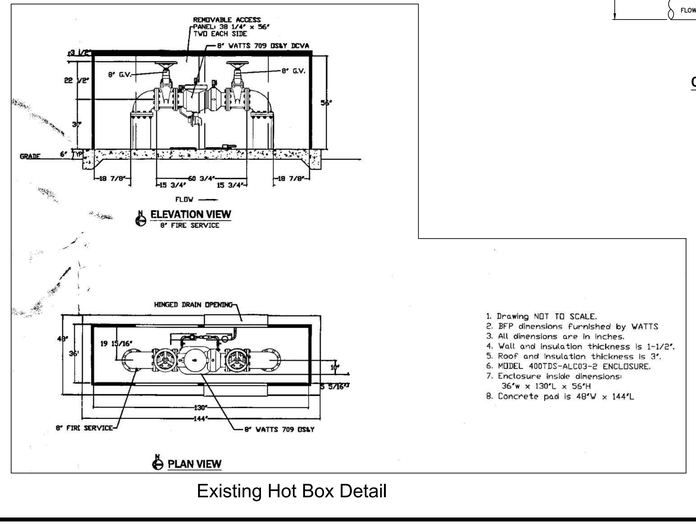


SP-7A
SPECIFICATIONS:
CONCRETE: 5,000 P.S.I. @ 28 DAYS.
ENTRAINED AIR: 5% - 8%.
STEEL: A.S.T.M. A496-A615 GRADE 60-80 KSI.
DESIGN LOADING: ACI 318-99 TRAFFIC. USE ACI LOAD FACTORS. AASHTO METHOD OF DESIGN. EQUIVALENT SOIL PRESSURE OF 40 (PCF).
LIVE LOAD: H20.
EARTH FILL: 0 TO 4'.
WATER TABLE: 3' BELOW GRADE.
WEIGHT:
TOP SECTION: 20,704 LBS.
MID-SECTION: 11,935 LBS.
BOTTOM SECTION: 22,000 LBS.
TOTAL: 54,639 LBS.
PIPING: TEES, DROP LEGS & FITTINGS SUPPLIED AND INSTALLED BY G.C.

WATERTIGHT ASSEMBLY IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR. ASK FOR KISTNER "WATERTIGHT JOINT INSTALLATION" DETAIL.

PIPE OPENINGS STOCK:
- ☐ PIPE SEALS REQUIRED
  - ☐ 4" PVC - OPENING WITH SEAL - STOCK
  - ☐ 6" PVC - OPENING STOCK - SEAL TO BE INSTALLED
  - ☐ 8" PVC - OPENING STOCK - SEAL TO BE INSTALLED
- ☐ GROUTED OPENINGS ONLY - REQUIRED
  - ☐ 4" PVC - OPENING WITH SEAL - STOCK
  - ☐ 6" PVC - STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR
  - ☐ 8" PVC - STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR

PRECAST CONCRETE PRODUCTS
P.O. BOX 1 (716) 934-2327
5000 GAL. OIL SEPARATOR - TRAFFIC
PRODUCT DESIGNATION
DWG. NO. OS-QS5000T
4/2/19
© KISTNER CONCRETE PRODUCTS, INC.



1. Drawing NOT TO SCALE.
2. BFP dimensions furnished by WATTS
3. All dimensions are in inches.
4. Wall and insulation thickness is 1-1/2".
5. Roof and insulation thickness is 3".
6. MODEL 400TDS-ALC03-2 ENCLOSURE.
7. Enclosure inside dimensions: 36"W x 130"L x 55"H
8. Concrete pad is 48"W x 144"L

Existing Hot Box Detail

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
7	12.03.2024	DZ	Town Comments
10	02.05.2025	DZ	Town Comments

SPECIAL INFORMATION:

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NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #1723

AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

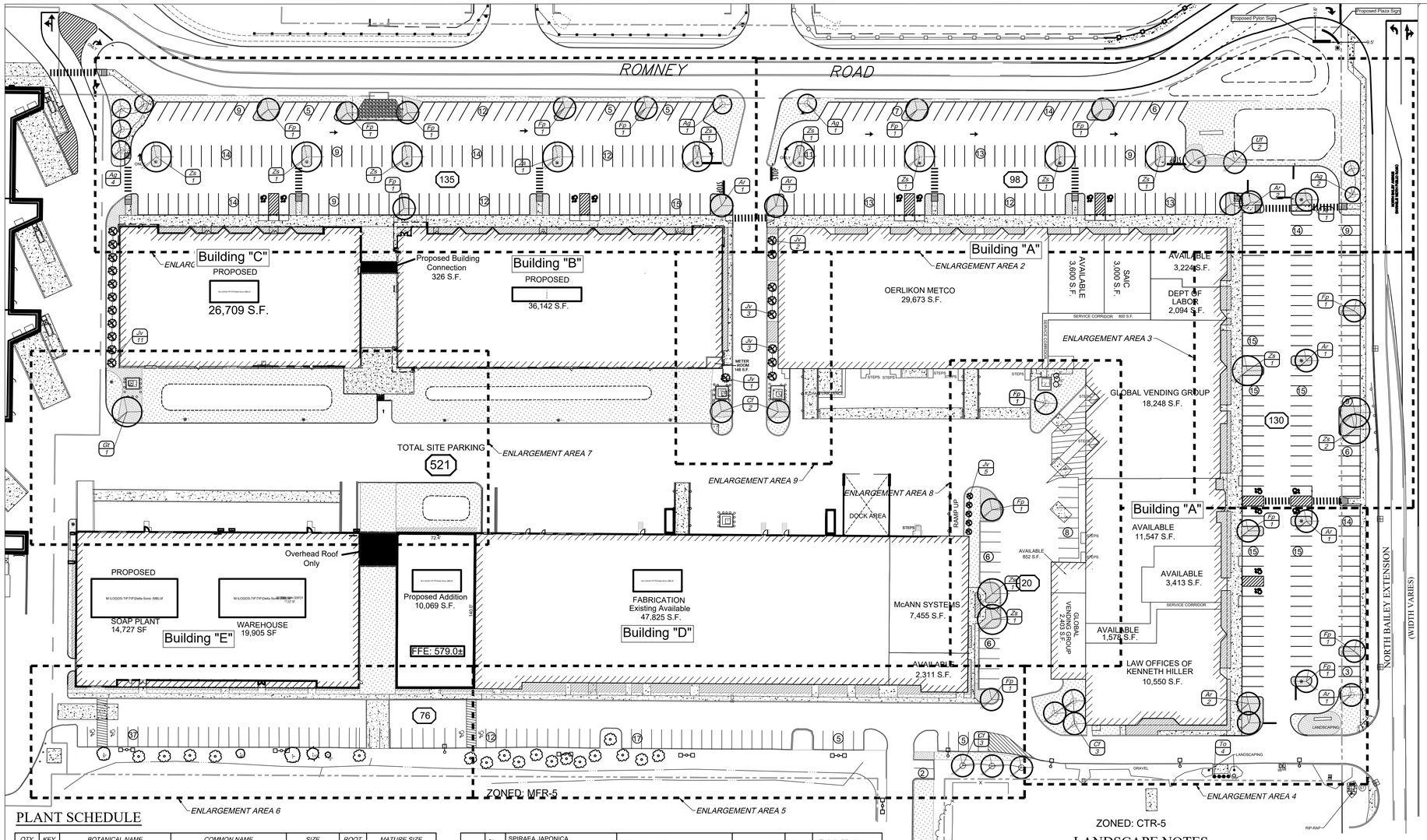
SEAL

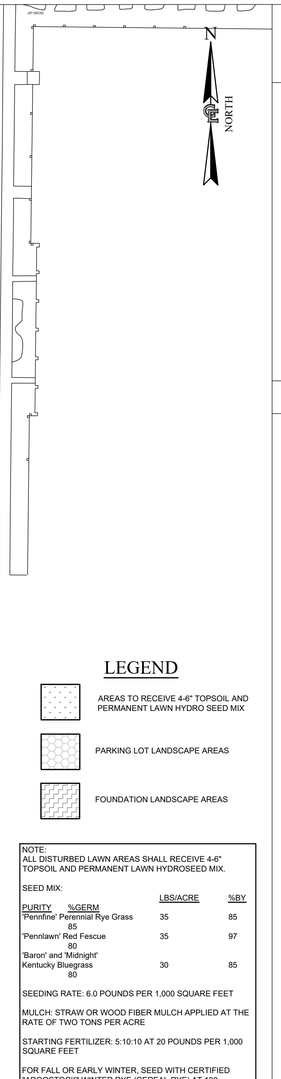
REGISTERED ARCHITECT JAMES ALLEN RUMSEY 037109 STATE OF NEW YORK

TITLE:
Utility Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO. C6.10

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11_Q_drawings_112025)





No.	Revision/Issue	Date
06	Revised based on site plan changes	2025-05-21
05	Revised based on Town Comments	2025-02-05
04	Revised based on site plan changes	2024-12-10
03	Revised based on site plan changes	2024-11-26
02	Revised based on site plan changes	2024-10-14
01	Revised based on site plan changes	2024-08-21

Revisions

Notes & References

CONTRACTOR SHALL CONTACT "DIG SAFELY" NEW YORK @ 1-800-962-7962 FOR LOCATION OF ALL UTILITIES, AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION

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LEGEND

- AREAS TO RECEIVE 4-6" TOPSOIL AND PERMANENT LAWN HYDRO SEED MIX
- PARKING LOT LANDSCAPE AREAS
- FOUNDATION LANDSCAPE AREAS

NOTE:
ALL DISTURBED LAWN AREAS SHALL RECEIVE 4-6" TOPSOIL AND PERMANENT LAWN HYDROSEED MIX.

SEED MIX:

PURITY	%GERM	LBS/ACRE	%BY
'Pennfine' Perennial Rye Grass	85	35	85
'Pennlawn' Red Fescue	80	35	97
'Baron' and 'Midnight' Kentucky Bluegrass	80	30	85

SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET

MULCH: STRAW OR WOOD FIBER MULCH APPLIED AT THE RATE OF TWO TONS PER ACRE

STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET

FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
EVERGREEN TREES						
25	Jv	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN RED CEDAR	6-8' HT.	BB	HT. 10-20', SP. 7-8'
4	To	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8' HT.	BB	HT. 15', SP. 3-4'
ORNAMENTAL / DECIDUOUS TREES						
10	Ar	ACER RUBRUM 'FRANK JR.'	REDPOINTE RED MAPLE	2.5-3" CAL.	BB	HT. 45', SP. 30'
8	Ag	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY (ONE-BOLE)	1.75-2" CAL.	BB	HT. 15-25', SP. 15-25'
8	Cf	CORNUS FLORIDA	FLOWERING DOGWOOD (ONE-BOLE)	1.75-2" CAL.	BB	HT. 15-30', SP. 15-30'
16	Fp	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD (ONE-BOLE)	1.75-2" CAL.	BB	HT. 20-30', SP 20-30'
1	Gt	GLEDITSIA TRIACANTHOS INERM.	THORNLESS HONEY LOCUST	2.5-3" CAL.	BB	HT. 60-80', SP. 60-80'
2	Uf	ULMUS 'FRONTIER'	FRONTIER ELM	2.5-3" CAL.	BB	HT. 40', SP. 30'
14	Zs	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5-3" CAL.	BB	HT. 60', SP. 40'
SHRUBS						
179	Am	ARONIA MELANOCARPA	LOWSCAPE MOUND CHOKEBERRY	NO. 3 (24" MIN)	CONT.	HT. 1-2', SP. 1.5-2'
67	Ig	ILEX GLABRA 'STRONG BOX'	STRONGBOX INKBERRY HOLLY	HT. 24" MIN	BB	HT. 2-3', SP. 2-3'
22	Iv	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	HT. 24" MIN	CONT.	HT. 3-5', SP. 4-6'
44	Ra	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	NO. 3 (24" MIN)	CONT.	HT. 2-5', SP. 6-8'
202	Rm	ROSA MEIGALPIO	RED DRIFT GROUNDCOVER ROSE	NO. 3 (24" MIN)	CONT.	HT. 1-1.5', SP. 2-2.5'
68	Sj	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	HT. 24" MIN	CONT.	HT. 2-3', SP. 4'
74	Tx	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	HT. 24" MIN	CONT.	HT. 3-4', SP. 4-6'
87	Vi	VIBURNUM CARLESII 'KOREAN SPICE'	KOREAN SPICE VIBURNUM	HT. 24" MIN	CONT.	HT. 3.5', SP. 4-5'
PERENNIALS & GRASSES						
171	Ca	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	NO. 2	CONT.	HT. 4-6', SP. 2'-3'
68	Ha	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	NO. 3	CONT.	HT. 1.5', SP. 1.5'
427	He	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	HT. 1-1.5', SP. 1-1.5'
42	Ir	IRIS PALLIDA 'VARIEGATA'	VARIEGATED SWEET IRIS	BULB	CONT.	HT. 2', SP. 1'
226	Nf	NEPETA HYBRID 'CAT'S PAJAMAS'	CAT'S PAJAMA'S CATMINT	NO. 3	CONT.	HT. 18-20" SP. 18-20"
73	Pc	PANICUM VIRGATUM 'CHEYENNE SKY'	CHEYENNE SKY SWITCHGRASS	NO. 3	CONT.	HT. 2-3', SP. 1.5-2'
261	Pe	PENNISETUM ALOPECUROIDES 'LEMON SQUEEZE'	LEMON SQUEEZE FLOWERING FOUNTAIN GRASS	NO. 3	CONT.	HT. 2.5-3', SP. 2-2.5'
15	Pv	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	NO. 2	CONT.	HT. 3-4', SP. 3-4'
123	Ss	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONE CROP SEDUM	NO. 2	CONT.	HT. 18-24", SP. 18-24"

ABBREVIATIONS:
BB=BALLED & BURLAPPED
BR=BARE ROOT
CAL.=CALIPER IN INCHES
CONT.=CONTAINER
HT.=HEIGHT
NO.#=GALLON SIZE
SP.=SPREAD

NOTES:
- CALIPER TO BE MEASURED 6" ABOVE GRADE
- PLANT SYMBOLS REPRESENT 2/3 MATURE SIZE

GREENSPACE CALCULATIONS

	EXISTING	REQUIRED	PROPOSED
TOTAL PARCEL AREA =	746,480 SF	--	(NO CHANGE)
TOTAL GREENSPACE AREA =	±182,069 SF(24.4%)	--	±95,175 SF (12.7%)

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 (LATEST EDITION).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
4. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB-BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
5. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
7. ALL TREES AND SHRUBS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD BARK MULCH.
8. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
9. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S PROJECT LANDSCAPE ARCHITECT.
10. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY , AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND NEWLY ESTABLISHED LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE 6" APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADES, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. ANY IRRIGATION COMPONENT DAMAGED DURING SITE OR LANDSCAPE RENOVATIONS MUST BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
14. A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM THE DATE OF PROVISIONAL ACCEPTANCE.
15. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL AND 1 PART COMPOST THOROUGHLY MIXED. PLANTING SOIL DEPTH SHALL BE 3" MINIMUM, AND BE FREE FROM CONSTRUCTION DEBRIS AND FOREIGN MATERIALS.
16. STAKE TREES IMMEDIATELY AFTER PLANTING.
17. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. IF ANY TREE IS LOCATED CLOSER THAN 5' TO AN UNDERGROUND UTILITY, IT SHALL BE RELOCATED TO A LOCATION THAT IS A MINIMUM OF 5' AWAY AS MEASURED FROM THE ROOTBALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

Applicant

BENDERSON DEVELOPMENT
570 DELAWARE AVE, BUFFALO, NY 14202
PHONE (716) 886-0211 FAX (716)-856-7791
WWW.BENDERSON.COM

PROJECT NO.: 1810

Landscape Architect's Seal

REGISTERED LANDSCAPE ARCHITECT — SARAH COSTICH — 002574 — STATE OF NEW YORK

Landscape Architect

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

Project Name and Address

AMHERST DEVELOPMENT PARK - BUILDING ADDITIONS

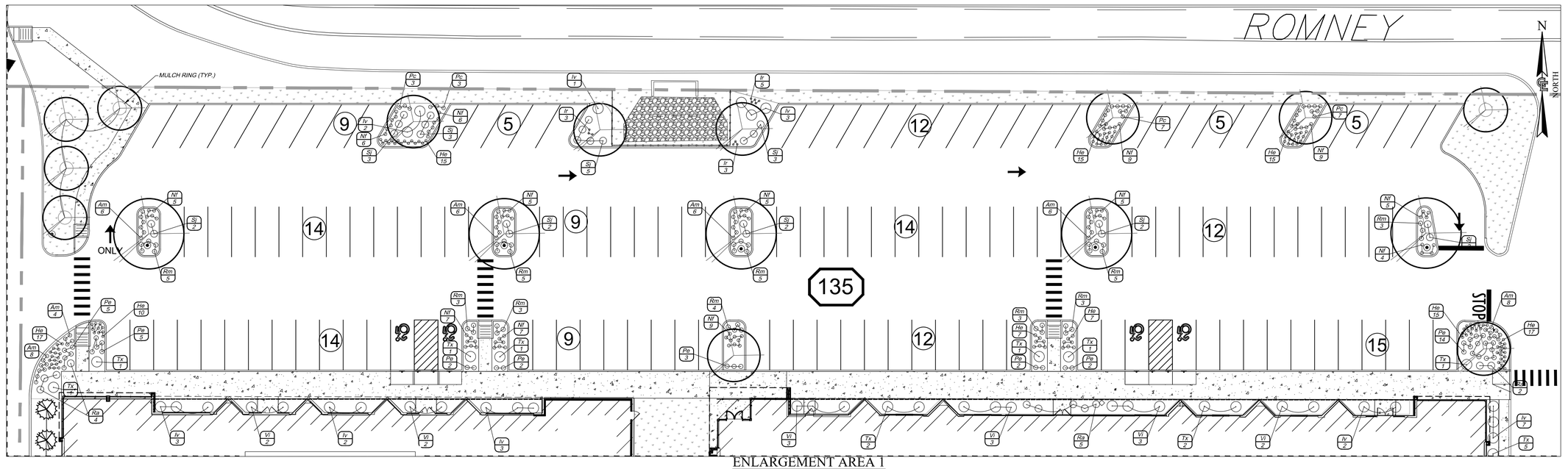
6000-6040 N. Bailey Avenue
Amherst, New York 14226

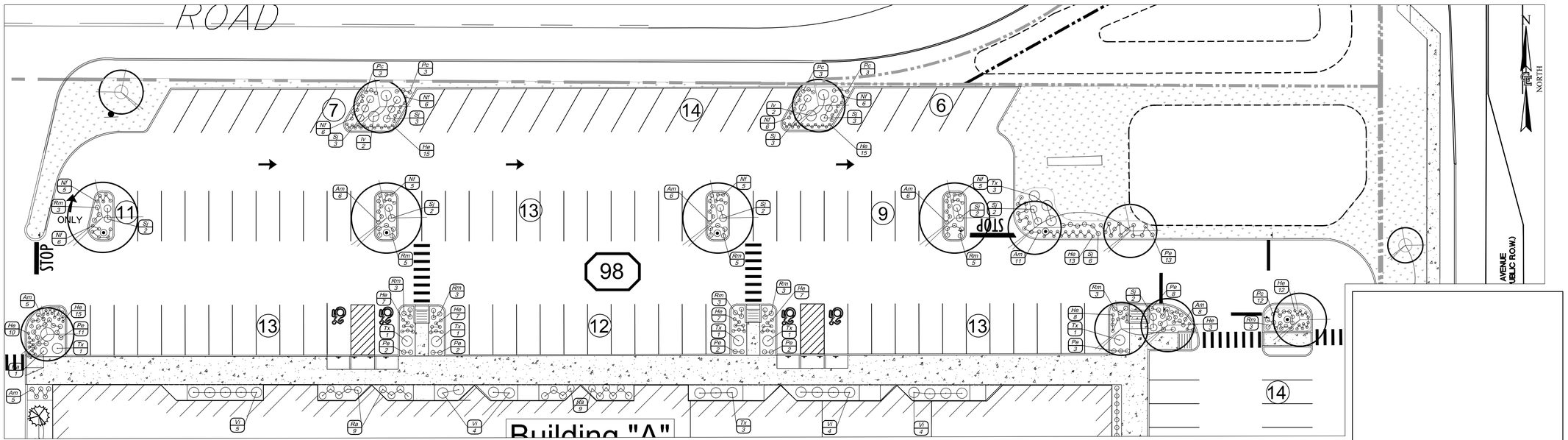
Drawing Name

OVERALL LANDSCAPE PLAN

Sheet	Drawing Number
1 OF 5	C-7.0
Date: 08/12/2025	
Scale: 1"=50'	

Attachment: SP-1988-11_Q (6000-6020 N. Bailey Ave.) [Revision 2] (30958 : SP-1988-11_Q_6000-6020 N. Bailey Ave.) 112025 Q_drawings





No.	Revision/Issue	Date
06	Revised based on site plan changes	2025-05-21
05	Revised based on Town Comments	2025-02-05
04	Revised based on site plan changes	2024-12-10
03	Revised based on site plan changes	2024-11-26
02	Revised based on site plan changes	2024-10-14
01	Revised based on site plan changes	2024-08-21

Revisions

Notes & References

CONTRACTOR SHALL CONTACT "DIG SAFELY" NEW YORK @ 1-800-962-7962 FOR LOCATION OF ALL UTILITIES, AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION

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Applicant

BENDERSON DEVELOPMENT

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WWW.BENDERSON.COM

PROJECT NO.: 1810

Landscape Architect's Seal

REGISTERED LANDSCAPE ARCHITECT SARAH COSTICH 002574 STATE OF NEW YORK

Landscape Architect

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

Project Name and Address

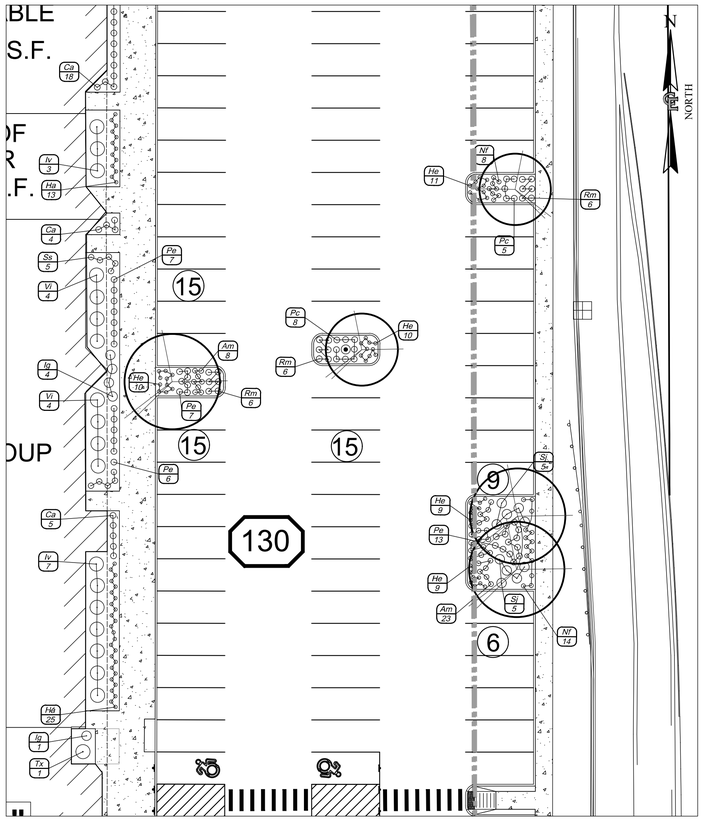
AMHERST
DEVELOPMENT PARK -
BUILDING ADDITIONS
6000-6040 N. Bailey Avenue
Amherst, New York 14226

Drawing Name

LANDSCAPE PLAN
ENLARGEMENT AREAS

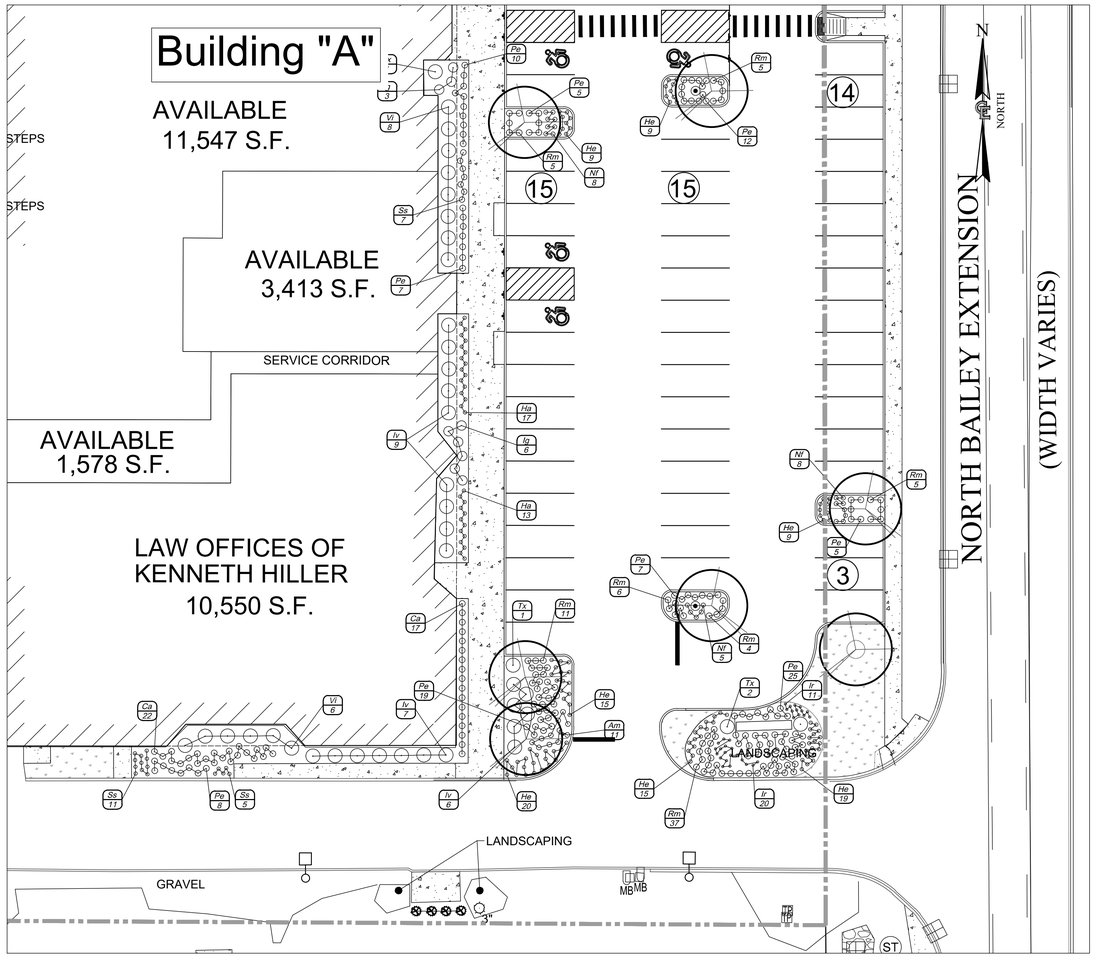
Sheet	Drawing Number
2 OF 5	C-7.1
Date: 08/12/2025	
Scale: 1"=20'	

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, P-1988-11, Q, 6000-6020 N. Bailey Ave.)



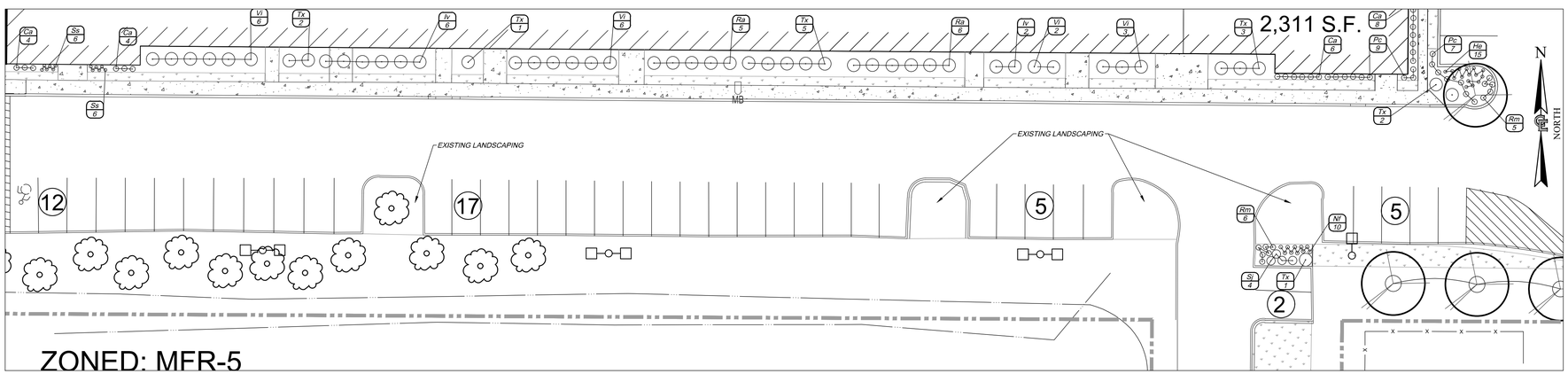
ENLARGEMENT AREA 3

SCALE: 1" = 20'



ENLARGEMENT AREA 4

SCALE: 1" = 20'



ENLARGEMENT AREA 5

SCALE: 1" = 20'

No.	Revision/Issue	Date
06	Revised based on site plan changes	2025-05-21
05	Revised based on Town Comments	2025-02-05
04	Revised based on site plan changes	2024-12-10
03	Revised based on site plan changes	2024-11-26
02	Revised based on site plan changes	2024-10-14
01	Revised based on site plan changes	2024-08-21

Revisions

Notes & References

CONTRACTOR SHALL CONTACT "DIG SAFELY" NEW YORK @ 1-800-962-7962 FOR LOCATION OF ALL UTILITIES, AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION

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Applicant

BENDERSON DEVELOPMENT
570 DELAWARE AVE, BUFFALO, NY 14202
PHONE (716) 886-0211 FAX (716)-856-7791
WWW.BENDERSON.COM

PROJECT NO.: 1810

Landscape Architect's Seal

Landscape Architect

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

Project Name and Address

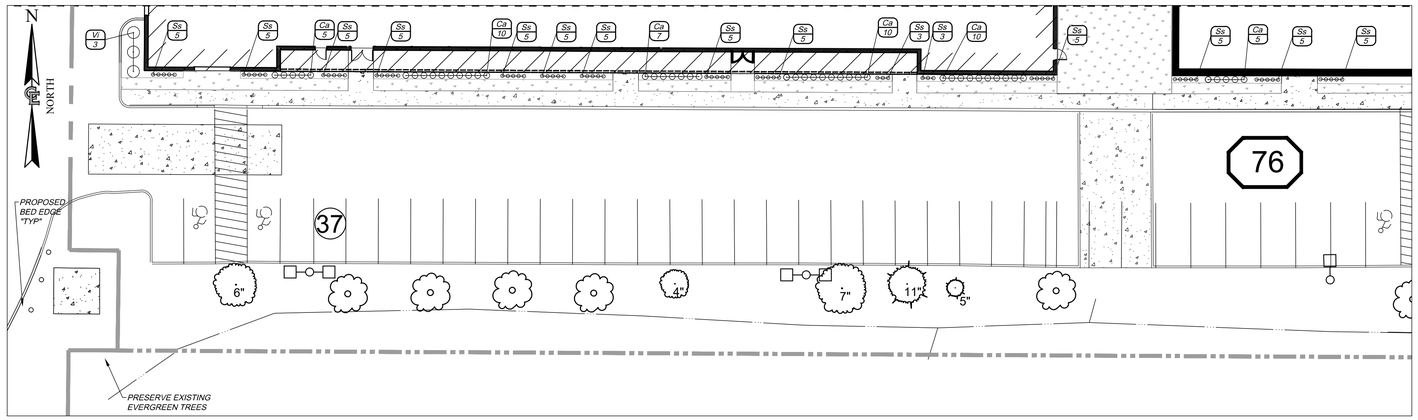
AMHERST
DEVELOPMENT PARK -
BUILDING ADDITIONS
6000-6040 N. Bailey Avenue
Amherst, New York 14226

Drawing Name

LANDSCAPE PLAN
ENLARGEMENT AREAS

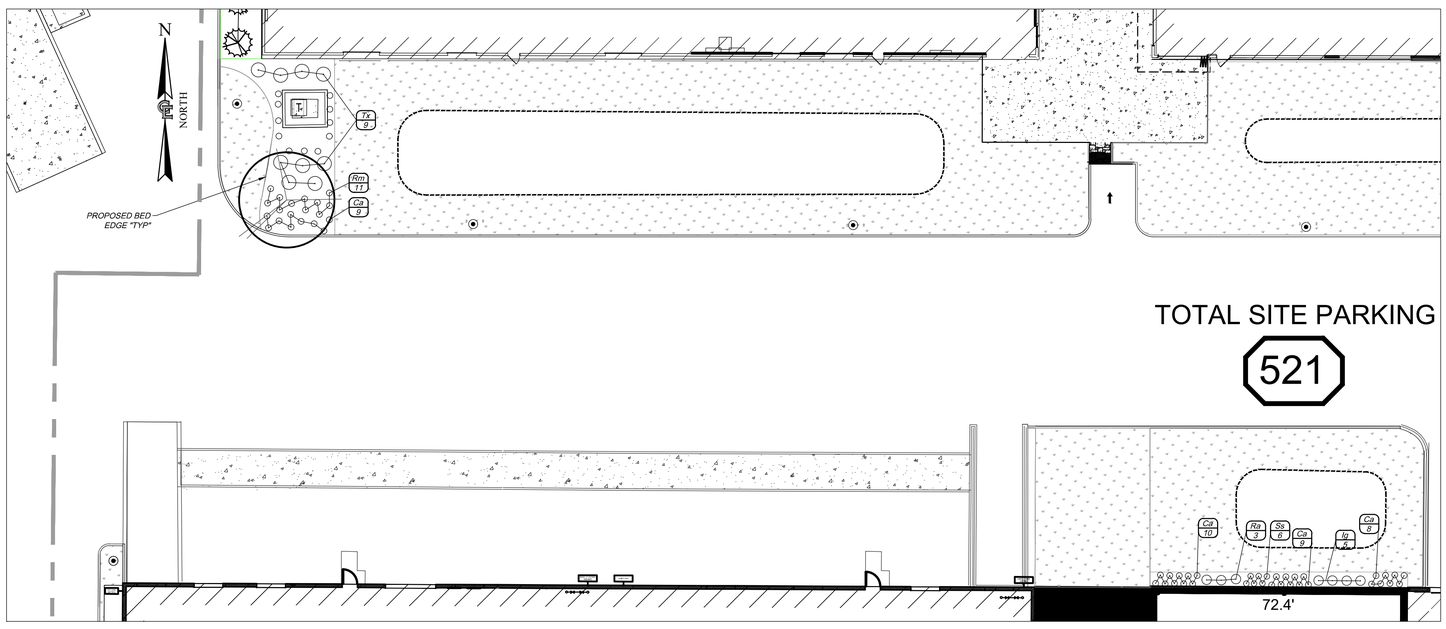
Sheet	Drawing Number
3 OF 5	C-7.2
Date: 08/12/2025	
Scale: 1"=20'	

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



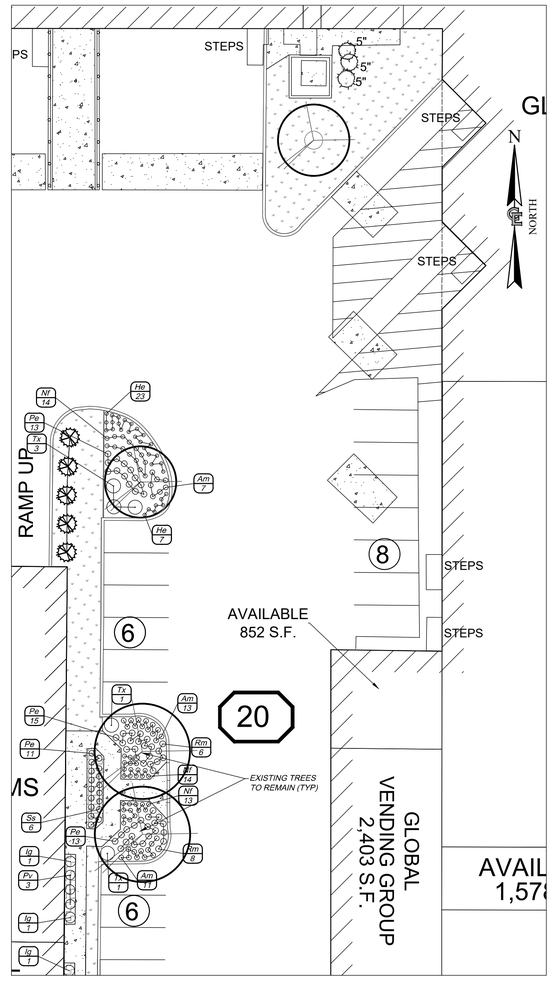
ENLARGEMENT AREA 6

SCALE: 1" = 20'



ENLARGEMENT AREA 7

SCALE: 1" = 20'



ENLARGEMENT AREA 8

SCALE: 1" = 20'

Revisions				
		No.	Revision/Issue	Date
		05	Revised based on site plan changes	2025-05-21
		05	Revised based on Town Comments	2025-02-05
		04	Revised based on site plan changes	2024-12-10
		03	Revised based on site plan changes	2024-11-26
		02	Revised based on site plan changes	2024-10-14
		01	Revised based on site plan changes	2024-08-21

Notes & References

CONTRACTOR SHALL CONTACT "DIG SAFELY" NEW YORK @ 1-800-962-7962 FOR LOCATION OF ALL UTILITIES, AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION

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Applicant

BENDERSON DEVELOPMENT
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PHONE (716) 886-0211 FAX (716)-856-7791
WWW.BENDERSON.COM

PROJECT NO: 1810

Landscape Architect's Seal

REGISTERED LANDSCAPE ARCHITECT SARAH COSTICH 00257 STATE OF NEW YORK

Landscape Architect

COSTICH ENGINEERING
• Civil Engineering
• Land Surveying
• Landscape Architecture
217 Lake Avenue
Rochester, NY 14608
(585) 458-3020

Project Name and Address

AMHERST DEVELOPMENT PARK - BUILDING ADDITIONS
6000-6040 N. Bailey Avenue
Amherst, New York 14226

Drawing Name

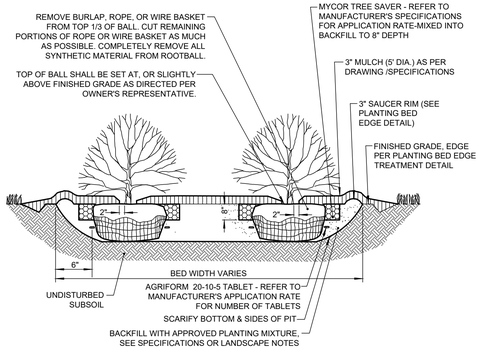
LANDSCAPE PLAN ENLARGEMENT AREAS

Sheet	Drawing Number
4 OF 5	C-7.3
Date: 08/12/2025	
Scale: 1"=20'	

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)

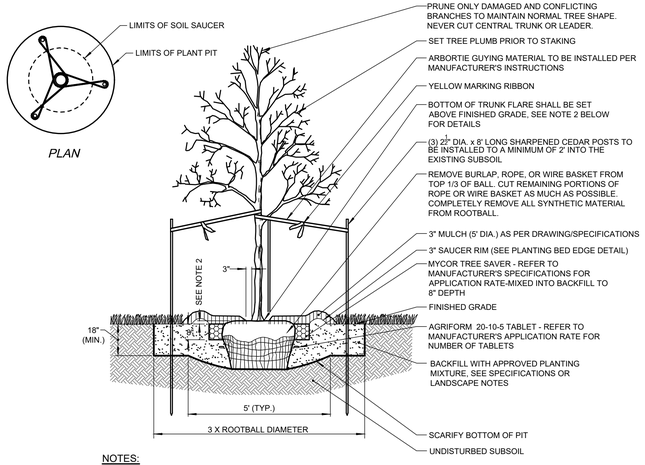
NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.



SHRUB PLANTING DETAIL

NOT TO SCALE

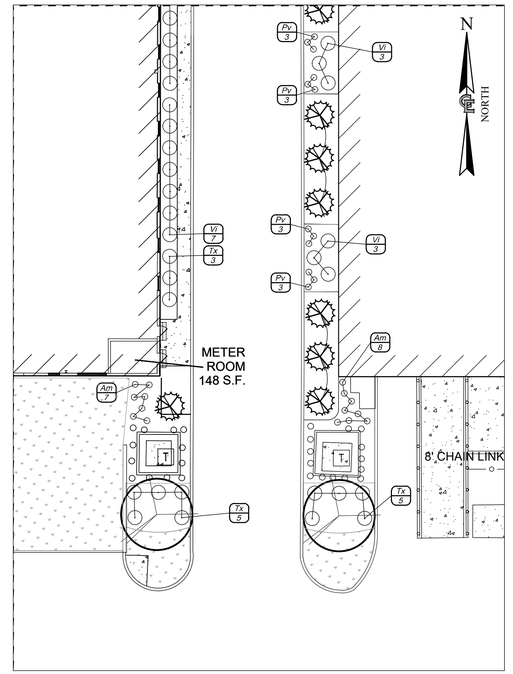


NOTES:

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
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.

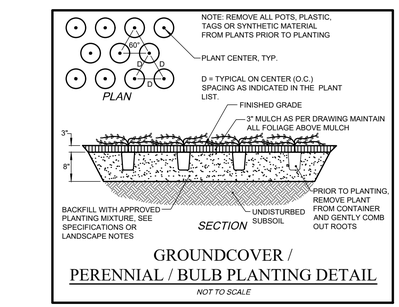
DECIDUOUS TREE PLANTING LESS THAN 4" CAL. DETAIL

NOT TO SCALE



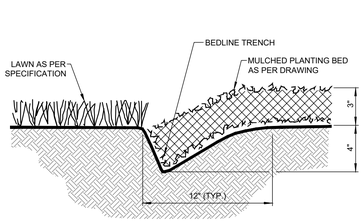
ENLARGEMENT AREA 9

SCALE: 1" = 20'



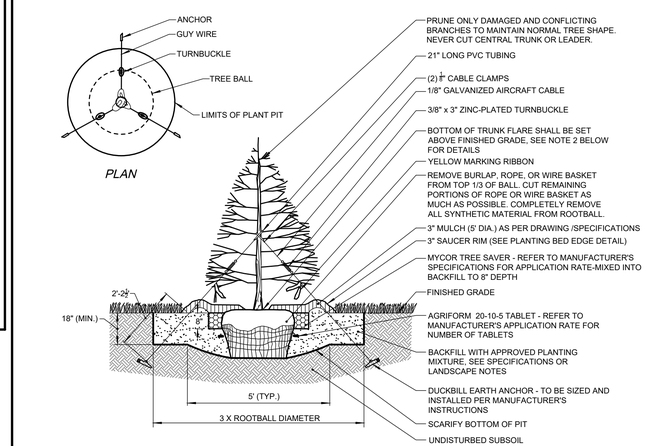
GROUNDCOVER / PERENNIAL / BULB PLANTING DETAIL

NOT TO SCALE



PLANTING BED EDGE TREATMENT DETAIL

NOT TO SCALE



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
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

Revisions			No.	Revision/Issue	Date
			05	Revised based on Town Comments	2025-02-05
			04	Revised based on site plan changes	2024-12-10
			03	Revised based on site plan changes	2024-11-26
			02	Revised based on site plan changes	2024-10-14
			01	Revised based on site plan changes	2024-08-21

Notes & References

CONTRACTOR SHALL CONTACT "DIG SAFELY" NEW YORK @ 1-800-962-7962 FOR LOCATION OF ALL UTILITIES, AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION

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Applicant

BENDERSON DEVELOPMENT
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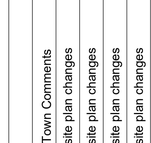
PHONE (716) 886-0211 FAX (716)-656-7791
WWW.BENDERSON.COM

PROJECT NO.: 1810

Landscape Architect's Seal



Landscape Architect

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

Project Name and Address

AMHERST DEVELOPMENT PARK - BUILDING ADDITIONS
6000-6040 N. Bailey Avenue
Amherst, New York 14226

Drawing Name

LANDSCAPE PLAN ENLARGEMENT AREAS & DETAILS

Sheet	Drawing Number
5 OF 5	C-7.4
Date: 08/12/2025	
Scale: 1"=20'	

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)

ROMNEY ROAD

Building "C"
PROPOSED
delta sonic
26,709 S.F.

Proposed Building Connection
326 S.F.

Building "B"
PROPOSED
BENDERSON DEVELOPMENT
36,142 S.F.

Mezzanine
6,150 S.F.

METER ROOM
148 S.F.

Building "A"

OERLIKON METCO
29,673 S.F.

AVAILABLE
3,600 S.F.

SAIC
3,000 S.F.

AVAILABLE
3,224 S.F.

DEPT OF LABOR
2,094 S.F.

SERVICE CORRIDOR 800 S.F.

SERVICE CORRIDOR

6' CHAIN LINK FENCE

STEPS

GLOBAL VENDING GROUP
18,248 S.F.

Existing Lighting

Building "A"
AVAILABLE
11,547 S.F.

AVAILABLE
852 S.F.

AVAILABLE
3,413 S.F.

SERVICE CORRIDOR

GLOBAL VENDING GROUP
2,403 S.F.

AVAILABLE
1,578 S.F.

LAW OFFICES OF KENNETH HILLER
10,550 S.F.

NORTH BAILEY EXTENSION

LANDSCAPING

Building "E"
Overhead Roof Only
PROPOSED
delta sonic
SOAP PLANT
14,727 SF

delta sonic
WAREHOUSE
19,905 SF

Mezzanine
3,000 S.F.

delta sonic
Proposed Addition
10,069 S.F.

FFE: 579.0±

72.4'

140.0'

delta sonic
FABRICATION
Existing Available
47,825 S.F.

Building "D"

Mezzanine
17,136 S.F.

DOCK AREA

RAMP UP

McANN SYSTEMS
7,455 S.F.

AVAILABLE
2,311 S.F.

Existing Lighting

Existing Lighting

GRAVEL

LANDSCAPING

RIP-RAP

N/F
BOULEVARD TOWERS ASSOCIATES LLC
T.A.# 54.14-1-12.11
100 MEYER ROAD
L.11345 P.3418

N/F
BOULEVARD TOWERS ASSOCIATES LLC
T.A.# 54.14-1-13.2
120 MEYER ROAD

N/F
UNITED STATES POSTAL SERVICE
T.A.# 54.14-1-17.2
5500 NORTH BAILEY AVENUE
L.9795 P.412

OFFICIAL TOWN USE ONLY

Luminaire Schedule

Index	Manufacturer	Luminaire type	Item number	Lumens per Fixture	Mounting Height **	Fixture Watts	Quantity
	Lithonia Lighting	Lithonia D-Series DSX1 LED Area Luminaire, P7 Power, Type V Wide, 4000K Double Head Fixtures	DSX1LED-P7-40K-70CRI-T5W	23567 Lm	25 Ft	184 W	18

*Mounting Heights are measured from Finished Grade

#	Name	Parameter	Min	Max	Average
1	Pavement Parking Area	Site FC	0.29 fc	5.54 fc	1.50 fc

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
14	08.01.2025	DZ	Site Updates

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #1723

AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 13705 STATE OF NEW YORK

TITLE:

Site Lighting Plan

SCALE: 1:70
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO. C8.00

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11 Q, 6000-6020 N. Bailey Ave.)

D-Series Size 1
LED Area Luminaire

dlc PREMIUM · dlc LISTED · DARK-TO-AMBER · ddl · ds · BAA · BABA

Catalog Number

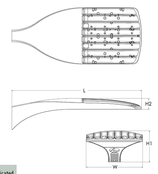
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series: DSX1 LED

LEDs:
- P1 P6
- P2 P7
- P3 P8
- P4 P9
- P5

Rotated optics
- P10[1] P12[1]
- P11[1] P13[1]

Color temperature[1] (this section 70CRI only)
- 30K 3000K
- 40K 4000K
- 50K 5000K
- 27K 2700K
- 30K 3000K
- 35K 3500K
- 40K 4000K
- 50K 5000K

Color Rendering Index[1]
- 70CRI
- 70CRI
- 70CRI
- 80CRI
- 80CRI
- 80CRI
- 80CRI
- 80CRI

Distribution
- AFR Automotive front row
- T1S type I short
- T2M Type II medium
- T3M Type III medium
- T3LG Type III low glare[1]
- T4M Type IV medium
- T4LG Type IV low glare[1]
- TFTM Forward throw medium
- T5M Type V medium
- T5LG Type V low glare
- T5W Type V wide
- BLC3 Type III backlight control[1]
- BLC4 Type IV backlight control[1]
- LCCO Left corner cutoff[1]
- RCCO Right corner cutoff[1]

Voltage
- MVOLT (120V-277V)[4]
- HVOLT (347V-480V)[5,6]
- XVOLT (277V - 480V)[5,6]
- 120[6,26]
- 208[6,26]
- 240[6,26]
- 277[6,26]
- 347[6,26]
- 480[6,26]

Mounting

Shipped included
- SPA Square pole mounting (#3 drilling)
- RPA Round pole mounting (#3 drilling)
- SPA5 Square pole mounting #5 drilling[9]
- RPA5 Round pole mounting #5 drilling[9]
- SPABN Square narrow pole mounting #8 drilling[9]
- WBA Wall bracket[10]
- MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed
- NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
- PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,20,21]
- PER NEMA twist-lock receptacle only (controls ordered separately)[14]
- PERS Five-pin receptacle only (controls ordered separately)[14,22]
- PER7 Seven-pin receptacle only (controls ordered separate)[14,22]
- FAO Field adjustable output[15,23]
- BL30 Bi-level switched dimming, 30%[16,17]
- BL50 Bi-level switched dimming, 50%[16,17]
- DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
- DS Dual switching[16,18,23]

Other options

Shipped installed
- SPD20KV 20KV surge protection
- HS Houseside shield (black finish standard)[27]
- L90 Left rotated optics[1]
- R90 Right rotated optics[1]
- CCE Coastal Construction[25]
- HA 50°C ambient operation[28]
- BAA Buy America(n) Act and/or Build America Buy America Qualified
- SF Single fuse (120, 277, 347V)[6]
- DF Double fuse (208, 240, 480V)[6]

Shipped separately
- EGSR External Glare Shield (reversible, field install required, matches housing finish)
- BSDB Bird Spikes (field install required)

Finish (required)
- DDBXD Dark Bronze
- DBLXD Black
- DNAXD Natural Aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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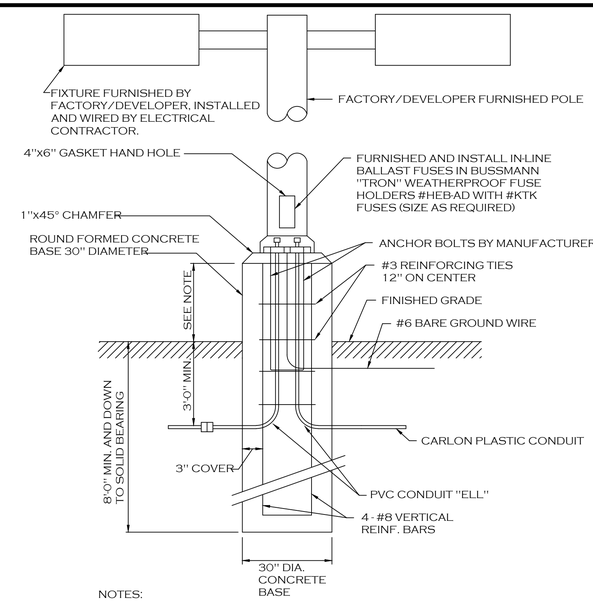
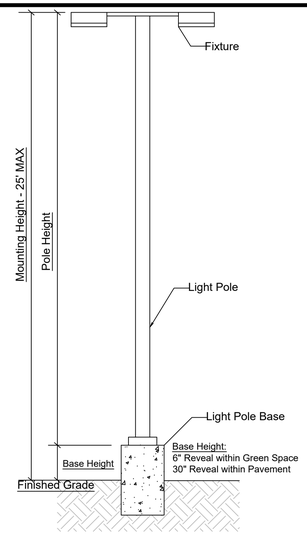


NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION



Light Pole Mounting

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	12.13.2023	DZ	POND UPDATES
4	07.31.2024	DZ	Site Updates
10	02.05.2025	DZ	Town Comments
13	06.23.2025	DZ	Town Comments

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

Know what's below. Call before you dig.

PROPERTY NUMBER: #1723
AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED SITE MODIFICATIONS

CONSULTANT

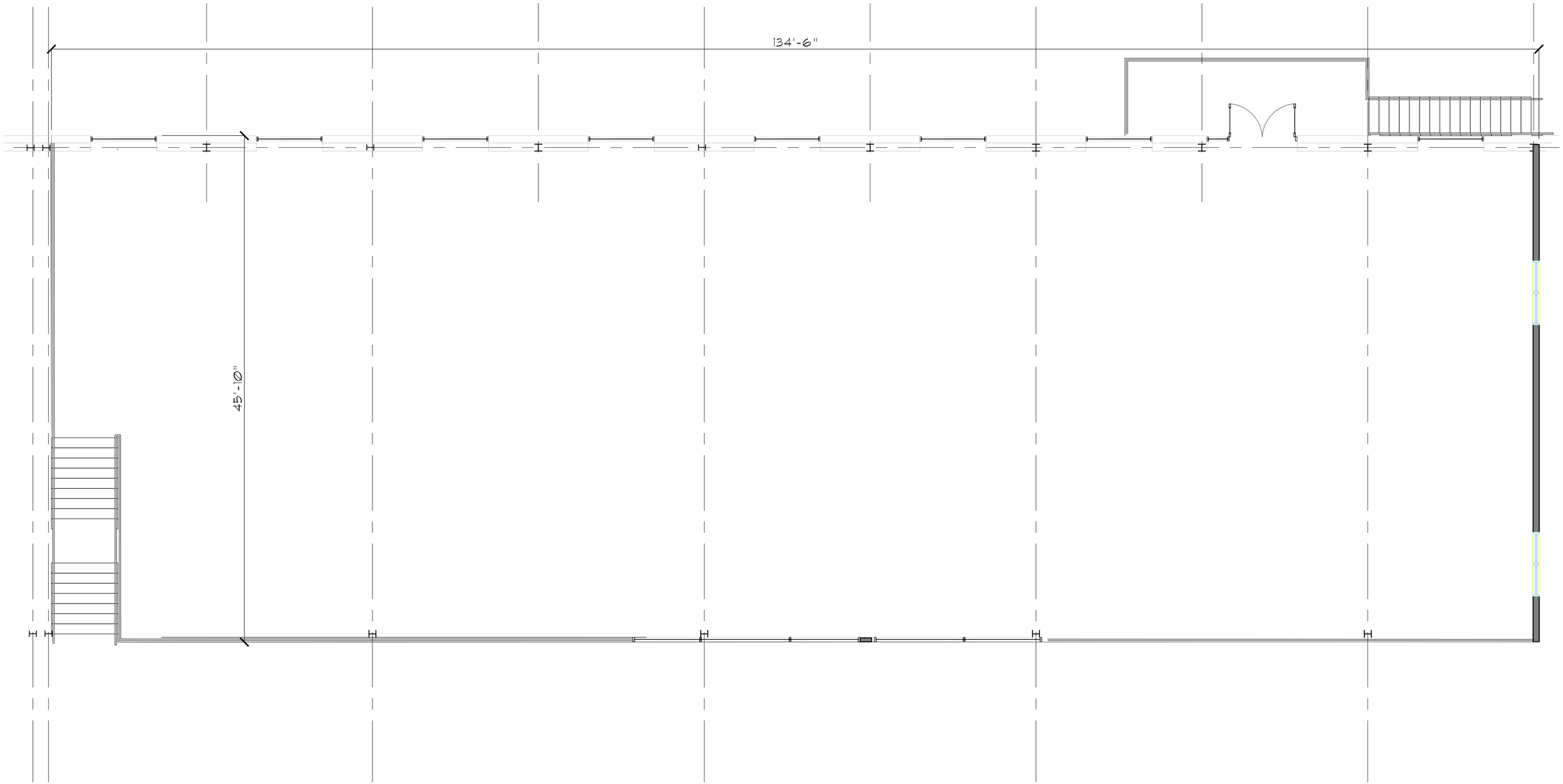
JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:
Lighting Details

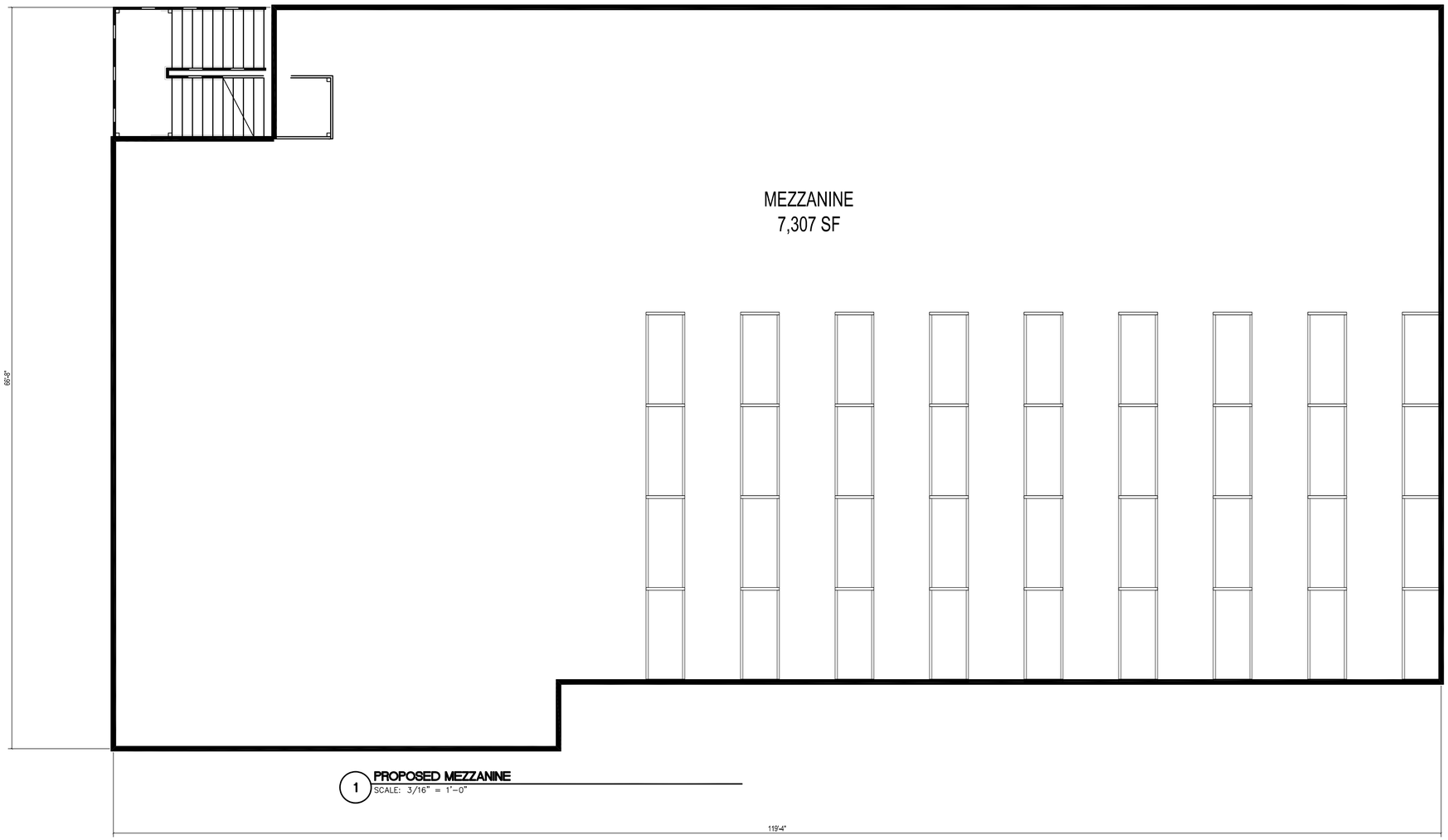
SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 08.16.2023
DRAWING NO.
C8.10

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



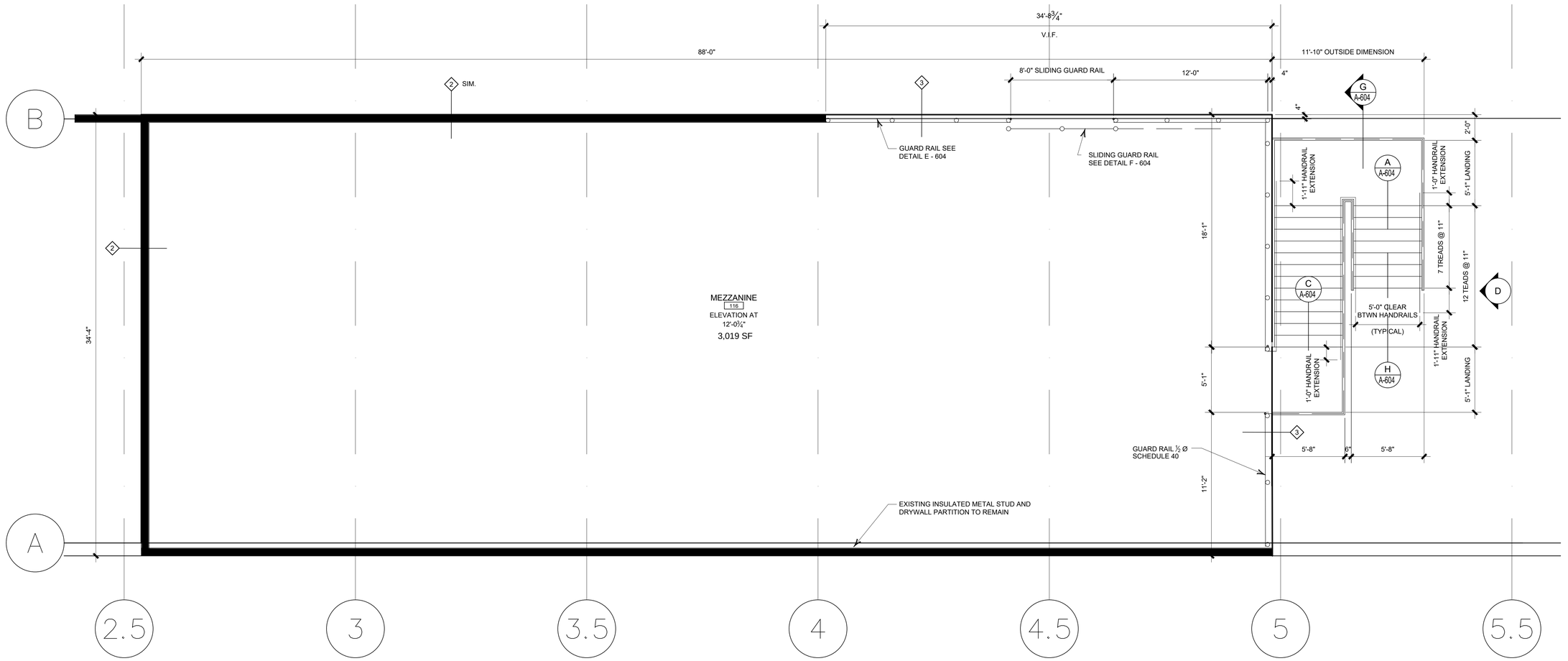
PROPOSED MEZZANINE

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



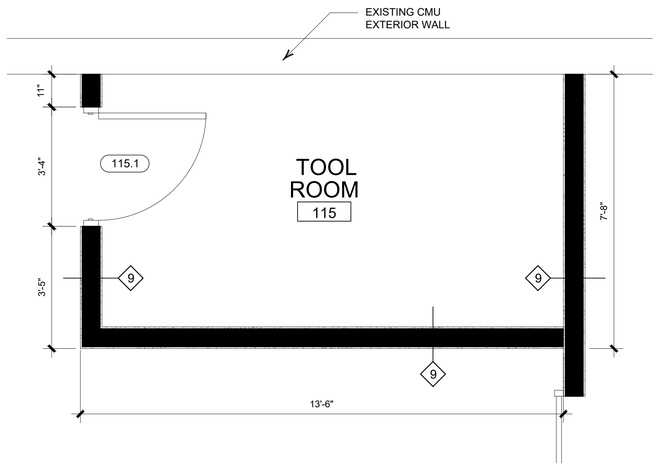
1 **PROPOSED MEZZANINE**
SCALE: 3/16" = 1'-0"

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11, Q, 6000-6020 N. Bailey Ave.)



ENLARGED MEZZANINE PLAN

SCALE : 1/4" = 1'-0"



ENLARGED TOOL ROOM PLAN

SCALE : 1/2" = 1'-0"

DELTA SONIC
CAR WASH

570 DELAWARE AVENUE
BUFFALO, NY 14202
(716) 541-2100

SOAP BLENDING FACILITY
LOCATED AT:

6040 NORTH BAILEY AVE.
AMHERST, NY 14226

GENERAL NOTES:

No.	REVISIONS	DATE
2	REVISIONS PER DELTA SONIC	11.27.2024
1	REISSUED FOR TOWN AND OWNER REVIEW	9.24.2024
-	REISSUED FOR PERMIT & BID	7.30.2024
-	ISSUED FOR PERMIT & BID	7.19.2024
-	ISSUED FOR OWNER REVIEW	7.12.2024
-	ISSUED FOR OWNER REVIEW	5.30.2024

z a x i s
architectural, p.c.
architecture . planning . consulting
4245 UNION ROAD, SUITE 210
BUFFALO, NEW YORK 14225
P: 716.923.0133
F: 716.923.0136

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DRAWING TITLE:

ENLARGED MEZZANINE PLAN & STAIRCASE DETAILS

DATE: 5/23/2024	DRAWING No.
SCALE: AS SHOWN	A-603
DRAWN BY: SER	
CHECKED BY:	
PROJECT No: 24-013	

Attachment: SP-1988-11_Q_drawings_112025 (30958 : SP-1988-11_Q_6000-6020 N. Bailey Ave.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1988-11_Q

NOV 26 2025 PM12:

PETITIONER

Benderson Development
57-0 Delaware Avenue
Buffalo, New York 14202

PROPERTY LOCATION

6000-6020 North Bailey Avenue (BCD)

WHEREAS, the Town of Amherst Planning Board on Thursday, November 20, 2025 held a public hearing on a Site Plan for 26,286 sq. ft. of mezzanine space in buildings located at #6010, #6020 and #6040 N. Bailey Ave., removal of parking along the southwest property line, revision to the stormwater facilities in the northeast corner of the site and to the loading dock areas between the buildings, 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 finds that the project is consistent with the statement of findings adopted on January 6, 2020 for the Boulevard Central District for which a FGEIS has been accepted, and

NOW THEREFORE BE IT FURTHER RESOLOVED that the Planning Board, in accordance with Part II, Chapter 83, Part IX, Section 1-2 of Town Law reaffirms its decision of February 20, 2025 to waive sidewalks required along the Romney Road frontage of the parcel until required at some future time by the Town Board, 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-1988-11Q signed resolution 112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1988-11_Q

NOV 26 2025 PM12:

PETITIONER

Benderson Development

PROPERTY LOCATION

6000-6020 North Bailey Avenue (BCD)

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 concern relating to trip generation in the Amherst Traffic Safety Boards letter dated October 9, 2025 be addressed to the satisfaction of that board.
5. That the concerns raised by the Zoning Enforcement Officer and Planning Department Staff in the Town of Amherst Planning Department letter dated November 14, 2025 be addressed to the satisfaction of the officer and staff.
6. That the concerns raised by the Town of Amherst Stormwater Management Officer in their letter dated November 4, 2025 be addressed to the satisfaction of that officer.
7. That the concerns raised in the Town of Amherst Engineering Department – Sanitary Division letter dated October 31, 2025 be addressed to the satisfaction of that division.
8. That the concerns raised in the Town of Amherst Engineering Department – Services Division letter dated November 3, 2025 be addressed to the satisfaction of that division.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 20, 2025; moved by Raffaele; seconded by Davis; ayes 5; noes 0; absent 2 (Chmiel, Kahn).

Jonathan O'Rourke, Acting Planning Board Chair

11/26/25
Date

SM/ac
X:\Current_Planning\Files\Site Plans\1988\SP-1988-11_Q_(6000-6020_N_Bailey_Ave)_2025\SP-1988-11_Q_Draft_Resolution_112025.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
James Boglioli, Benderson Development, 570 Delaware Avenue, Buffalo, NY 14202

Approved Plan: James A. Rumsey, Architect
Received: November 12, 2025

Attachment: SP-1988-11Q signed resolution 112025 (30958 : SP-1988-11_Q, 6000-6020 N. Bailey Ave.)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/20/25 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: 30960

TABLED

PLANNING BOARD ITEM (ID # 30960)

Proposed Multi-Family Development, SP-2025-10

Property located at 46, 54, 60, 68, 74 & 84 S. Linden Street and the former South Linden Street Right-of-Way
South Linden LLC, Petitioner

Proposed 28-unit multi-family development in two, 2 story buildings with parking for 64 vehicles. The site plan depicts a north/south site driveway connecting Wehrle Drive to McIntire Road with the two apartment buildings on the west side of the drive (12 unit, southerly and 16 unit, northerly) and two, twelve bay garage buildings on the east side of the drive. Walkways on the site are show to connect the development to both McIntire Road and Wehrle Drive and the site's stormwater management area is located along the westerly portion of the site between the residences to the west and the proposed apartment buildings.

The petitioner is also requesting as part of this request, a waiver of required sidewalks on the McIntire Road frontage of the parcel, as there are no other sidewalks in the surrounding neighborhood.

November 20, 2025

No public hearing was held on this proposal.

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

ATTACHMENTS:

- SP-2025-10_application_112025 (PDF)
- SP-2025-10_drawings_112025 (PDF)
- SP-2025-10 adjournment letter 112025 (PDF)

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 1/15/2026 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	John B. Davis, Board Member	
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke	
ABSENT:	Michael Chmiel, Carrie H. Kahn	

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

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	$1,250
Each additional acre or fraction thereof	$ 650.00/acre	$1,300
Amendments to Site Plans	$1,200.00	
Request for Relief of / 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	$500
5 - 10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	$15
	TOTAL FEE:	**$** 3,065

To Be Completed By Applicant

Petitioner:

Name: South Linden LLC

Address: 394 Kennedy Road

Cheektowaga (city) NY (state) 14227 (zip code)

Phone: 716-893-3660 Fax: _____

E Mail: john@kimilco.com

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

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

Name: Carmina Wood Design [Patrick Sheedy Jr, PE]

Address: 80 Silo City Row, Suite 100

Buffalo NY 14203

city state zip code

Phone: 716-842-3165 Fax: _____

E Mail: psheedy@carminawooddesign.com

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

Address: 0, 46, 54, 60, 68, 74, 84 S Linden Street

SBL No(s): 80.16-4-20, 80.16-4-7, 80.16-4-6, 80.16-4-5, 80.16-4-4, 80.16-4-3, 80.16-4-2

Project Name: Multi-Family Development

Project Description: Proposed two, 2-story multi-family buildings and two garage buildings with associated utility, landscape and lighting improvements.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 sf	5,800 sf	5,800 sf
Gross Floor Area Residential:	0 sf	33,350 sf	33,350 sf
Number of Residential Units:	0	28	28
Number of Parking Spaces:	0	64	64

Acreage of Parcel:
(list each parcel separately)
0.78 ac [0 S Linden St], 0.26 ac [46 S Linden St], 0.26 ac [54 S Linden St], 0.26 ac [60 S Linde
0.26 ac [68 S Linden St], 0.36 ac [74 S Linden St], 0.22 ac [84 S Linden St]

Frontage on Public Roads:
(list each road separately)
50.0 ft [Wehrle Drive]
215.0 ft [McIntire Road]

Existing Zoning District(s)
MFR-6

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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: Multi-Family Development		
Project Location (describe, and attach a general location map): 0, 46-84 South Linden Street		
Brief Description of Proposed Action (include purpose or need): Proposed two multi-family buildings totaling 28 units with two garage buildings with associated utility, lighting and landscaping improvements.		
Name of Applicant/Sponsor: South Linden, LLC	Telephone: 716-893-3660 E-Mail: john@kimilco.com	
Address: 493 Kennedy Road		
City/PO: Cheektowaga	State: NY	Zip Code: 14227
Project Contact (if not same as sponsor; give name and title/role): Jeffrey Palumbo	Telephone: 716-308-7211 E-Mail: jpalumbo@blockandlongo.com	
Address: 9276 Main Street		
City/PO: Clarence	State: NY	Zip Code: 14031
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board	September 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	ECWA, ECDOH, ECDPW	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC	TBD
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-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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?
MFR-6

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? Williamsville Central School District

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

c. Which fire protection and emergency medical services serve the project site?
Williamsville Fire Department

d. What parks serve the project site?
Glen 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)? mutli-family residential

b. a. Total acreage of the site of the proposed action? 2 acres
b. Total acreage to be physically disturbed? 2.2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.4 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: months
ii. If Yes:
- Total number of phases anticipated
- 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: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

5.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				28
At completion of all phases				

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

If Yes,

i. Total number of structures _____

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: stormwater runoff

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): dry pond

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? _____

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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

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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: 4,356 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: 3,960 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):

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 WWTP
- Name of district: Town of Amherst
- 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 1.05 acres (impervious surface)

_____ Square feet or 2.4 acres (parcel size)

ii. Describe types of new point sources. building roof, pavement areas

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

on site stormwater management facility

- 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: _____

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

grid/local utility

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

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:

Temporary and unavoidable storm term noise impacts resulting from the use of construction equipment during construction of the proposed project

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:

Proposed on site lighting will be dark sky compliant and in compliance with Town of Amherst lighting standards in the Zoning Code.

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:

single family residential, commercial

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	0.05	1.05	+ 1.0
• 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: wooded area/greenspace	2.35	1.35	- 1.0

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c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑
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 ☐

- 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:

Urban Land - churchville complex	50 %
Urban Land - lima complex	50 %
	%

d. What is the average depth to the water table on the project site? Average: 1-2 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 _____ 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 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:

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 Patrick Sheedy Jr, PE [Carmina Wood Design] Date 9/22/25

Signature _____ Title engineer on behalf of the applicant

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PRINT FORM

EAF Mapper Summary Report

Thursday, September 25, 2025 4:[illegible] 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

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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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TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed <u>new</u> 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
Urban Land - Churchville complex	✔				
Urban Land - Lima complex	✔				

2. 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.

3. Are there alternative locations on the site for this project? □ Yes ✔ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   _0, 46 - 84 S Linden Street - 2.4 ac _____
   _____

5. 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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project__11_____
   Source: ITE Trip Generator _____

7. Will blasting occur during construction? □ Yes ✔ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ✔ Yes □ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   __3,960 gpd_____ average flow _17,163 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.)

10. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? □ Yes ✔ No

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

CARMINA WOOD DESIGN

ENGINEER'S REPORT

for

Multi-Family Development

0, 46-84 S Linden Street
Town of Amherst, Erie County, New York

Prepared for

South Linden, LLC

493 Kennedy Road
Cheektowaga, NY 14227

Prepared by

Carmina Wood Design

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

September 2025

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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Appendix B Storm Sewer System Drainage Calculations

- Existing Runoff
- Proposed Runoff
    - Green Infrastructure & Water Quality Calculations

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Section 1 - Location & Description

This project is a development of a 2.4 acre site located of the vacant land on South Linden Street in the Town of Amherst. Construction will consist of two multi-family buildings totaling 28 units, with detached garage buildings, associated utility, lighting and landscaping improvements. Currently the site is undeveloped consisting of mostly wooded areas. The proposed site development area to be disturbed for this project is approximately 2.25 acres when construction is completed.

Section 2 - Water Service

Water service for the multi-family buildings will be tapped off the existing 8" ECWA water main on the north side of Wehrle Drive. The service will be a 6" Class 52 DI combined water service, then split into a 6" fire service and a 4" domestic service at the ROW line. Both services will continue into a proposed insulated enclosure and have a meter and RPZ. Proper heat and lighting will be provided in the enclosure, drainage due to testing or failure of the RPZ will be to the exterior grade. The owner will be responsible for keeping the drainage ports clear of snow and debris. Water inside the multi-family buildings will be used for typical domestic uses.

The multi-family buildings are to be sprinklered, interior fire protection system to be designed by others. One private hydrant will be installed on site to ensure fire hose coverage not exceeding 600'.

Domestic Summary:	
Peak Operating Demand:	10.89 gpm
Water Main:	8" on Wehrle Drive
Static Pressure:	52 psi (ECWA)
Friction Loss:	0.0 psi
Loss through meter/RPZ:	13.0 psi
Elevation Loss:	0.0 psi
Pressure after RPZ:	39.0 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 water service following installation will be continuous feed, according to AWWA C-651, latest revision.

Section 3 - Sanitary Sewer Service

The proposed multi-family buildings will each have a 6" SDR-35 PVC sanitary lateral at 1.0% minimum slope. These laterals will connect and ultimately connect to the nearest public sanitary sewer manhole on McIntire Road.

Design Parameters

1-bedroom townhouse:	110 gal/day/units x 12 units = 1,320 gpd
2-bedroom townhouse:	220 gal/day/units x12 units = 2,640 gpd
3-bedroom townhouse:	330 gal/day/units x 4 units = 1,320 gpd

3,960 gpd * 4.33 = 17,163 gpd *use peaking factor of 4.33

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 drains north to the existing ditches on site which ultimately discharge to McIntire Road.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Stormwater runoff collected onsite as a result of the proposed development will be routed through the proposed storm sewer system consisting of a bioretention area and dry detention system connected by a series of catch basins, yard drains and smooth interior HDPE pipe. The bioretention area on site is designed to provide 100% of the required runoff reduction volume (RRv). The soils in the vicinity of the bioretention area are mainly USDA hydrologic group 'D' and therefore the system will be installed with underdrains per NYSDEC requirements. The bioretention area will consist of 6" perforated HDPE underdrains in 8" of drainage gravel, followed by filter fabric and then finally 18" minimum of planting soil. Overflow yard drains will be installed to allow 6" maximum ponding for RRv treatment. Stormwater detention is required per NYSDEC standards and specifications. The dry detention field was designed to allow for stormwater to be temporarily stored and discharged at a controlled rate. A 4" orifice and 10" outlet control pipe along will be provided as the outlet control device for the dry detention basin. Discharge from the outlet pipe will flow through a proposed water quality treatment unit prior to outleting to the existing Town of Amherst storm sewer system on McIntire Road.

Runoff reduction volume (RRv), water quality volume (WQv) and stormwater volume attenuation for the site is designed in accordance with Chapter 4 of the NYSDEC Stormwater design manual. The bioretention area is provided as a "green infrastructure" practice to provide runoff reduction to meet the Chapter 4 requirements for the currently undeveloped areas. A Water Quality Treatment unit is proposed to satisfy the remaining NYSDEC water quality volume (WQv) treatment requirements. Runoff from the site was looked at as a whole for the calculation of volume attenuation requirements. The existing site has a pre-development total of 0.05 acres of impervious cover. The amount of impervious cover post-development is 1.05 acres. The proposed dry detention basin is designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates, as well as the below stated Town stormwater runoff requirements.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet flowrate be restricted to the 10-year existing storm event. This volume of 9,332 cf is accommodated in the dry detention basin at elevation 678.44. At this elevation, the outlet discharge will be restricted to 0.65 cfs, which is less than the existing 10-year peak runoff outflow of 1.44 cfs of the overall site.

Dry Detention Basin Summary:
Top of pond = 679.00
Bottom of pond = 675.90
100-year storm storage volume = 13,554 cf @ 678.97

Water Quality Summary:
WQv req'd = 3,479 cf (0.080 ac-ft)
RRv min. req'd = 179 cf (0.004 ac-ft)
RRv provided - bioretention area = 576 cf (0.013 ac-ft)
WQv provided – Treatment unit = 2,903 cf (0.067 ac-ft)
Total RRv + WQv provided = 576 cf + 2,903 cf = 3,479 cf (0.080 ac-ft)

Bioretention: 100% of minimum post-development Runoff Reduction volume (RRv)
Area: 600 sf
Bottom Elevation: 680.30

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

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Runoff Summary:

Event	Ex. Runoff (cfs)	Pro. Runoff (cfs)*	Result (cfs)
1-year	0.43	0.41	-0.02
10-year	1.44	0.58	-0.86
25-year	2.08	0.65	-1.43
100-year	3.46	1.81	-1.65

* Proposed runoff flowrate is the rate controlled by the 10" outlet pipe from the dry detention basin which ultimately discharges to the existing Town of Amherst storm sewer as shown Appendix B of this report.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

CARMINA WOOD DESIGN
80 SILO CITY, SUITE 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 23-4154 Date: 9/22/2025
Project Name: Multi-Family Development
Project Address: S Linden Street Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 1 of 2

5.a

Sanitary Sewage Demand Calculations:

110	gal/d/unit	x	12 units	=	1,320	gpd	*use 110 gallons per unit per day (1-bdrm)
220	gal/d/unit	x	12 units	=	2,640	gpd	*use 220 gallons per unit per day (2-bdrm)
330	gal/d/unit	x	4 units	=	1,320	gpd	*use 330 gallons per unit per day (3-bdrm)

Total Site Sanitary Demand: = 3,960 gpd

Find Peak Sanitary Demand:

Peaking Factor based on Population:

Total demand: 3,960 gpd / 100 gpcd = 40 per capita

Population (P) = 40 people

Peaking Factor : $(18 + \sqrt{P}) / (4 + \sqrt{P})$ where P is in thousands

Peaking Factor = 4.33

Peak Sanitary Demand = 3,960 x 4.33 = 17,163 gpd
= 0.017 MGD
= 0.027 cfs

Required Infiltration and Inflow Mitigation:

Peak Sanitary Flow = 17,163 gpd = 11.92 gpm

4:1 offset flow per NYSDEC requirements = 11.92 x 4 = 47.68 gpm req'd

Mitigation Credit = $250 / gpm

Mitigation Agreement Amount = $11,918.86

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

CARMINA WOOD DESIGN
80 SILO CITY ROW, SUITE 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 25-4154 Date: 9/22/2025
Project Name: Multi-Family Development
Project Address: S Linden Street Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 2 of 2

5.a

Water Demand Calculations (domestic):

Proposed Multi-Family

3,960 gpd x 1.1 = 4,356 gpd *use 110% of sewage demand

*use 1.8 peaking factor and assume a 12 hour day

4,356 gpm x 1day/12hr x 1hr/60min = 6.05 gpm

6.05 gpm x 3.0 = 10.89 gpm Q_{peak} *use peaking factor 3 per ECDOH standards

Headlosses:

Q_{peak} = 10.89 gpm
Pipe = 6 inch Ductile Iron C = 140
Length = 100 LF (approx. distance from tap to RPZ in hot box)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(100)(10.89)^{1.85}}{(140)^{1.85}\ (6)^{4.866}} = 0.00 \text{ ft} = 0.00 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss through meter = 1 psi
Loss through RPZ = 12 psi
Total Losses = 13.0 psi
Static Pressure = 52 psi (per ECWA)
Residual Pressure Following RPZ = 52 - 13.0 = 39.0 psi (available after rpz & meter)

Residual Pressure 30" above 2nd Floor
Δ elev = 11 ft = 4.76 psi
Residual Pressure 30" above 2nd Floor = 34.2 psi

Water Demand Calculations (fire):

Proposed Multi-Family

Q = 1,000 gpd

Headlosses:

Q_{peak} = 1000 gpm
Pipe = 6 inch PVC C = 140
Length = 135 LF (approx. distance from RPZ to farthest hydrant)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(135)(1000)^{1.85}}{(140)^{1.85}\ (6)^{4.866}} = 8.75 \text{ ft} = 3.79 \text{ psi}$$

Δ elev = -3 ft = -1.30 psi

Static Pressure after RPZ = 52.0 psi (per ECWA)
Residual Pressure at hydrant = 52 - 2.5 = 49.5 psi

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Appendix B

Storm Sewer System Drainage Calculations

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

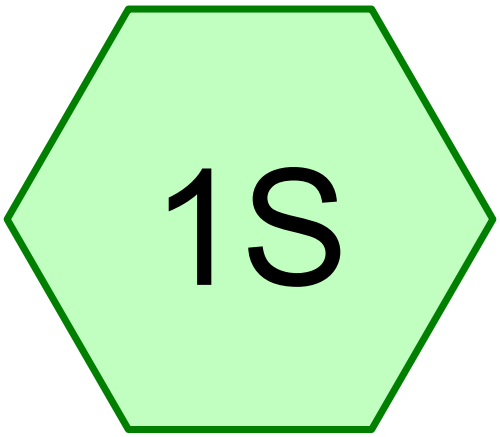
Existing Runoff

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

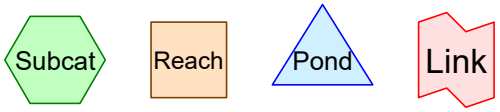
Events for Subcatchment 1S: Existing

Event	Rainfall (inches)	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.87	0.43	3,905	0.45
2-Year	2.20	0.66	5,605	0.64
5-Year	2.69	1.05	8,426	0.97
10-Year	3.14	1.44	11,254	1.29
25-Year	3.84	2.08	15,981	1.83
50-Year	4.48	2.71	20,558	2.36
100-Year	**5.23**	**3.46**	**26,142**	**3.00**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



Existing



Routing Diagram for 23-4154 existing
Prepared by Carmina Wood Design, Printed 9/25/2025
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Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type II 24-hr		Default	24.00	1	1.87	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.14	2
3	100-Year	Type II 24-hr		Default	24.00	1	5.23	2

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
104,544	79	Woods, Fair, HSG D (1S)
104,544	**79**	**TOTAL AREA**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
104,544	HSG D	1S
0	Other	
104,544		**TOTAL AREA**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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	Subcat Numbe	ıent
0	0	0	104,544	0	104,544	Woods, Fair	1S	
0	**0**	**0**	**104,544**	**0**	**104,544**	**TOTAL AREA**		

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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

Subcatchment1S: Existing Runoff Area=2.400 ac 0.00% Impervious Runoff Depth=0.45"
Flow Length=185' Slope=0.0200 '/' Tc=69.2 min CN=79 Runoff=0.43 cfs 3,905 cf

Total Runoff Area = 104,544 sf Runoff Volume = 3,905 cf Average Runoff Depth = 0.45"
100.00% Pervious = 104,544 sf 0.00% Impervious = 0 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Existing

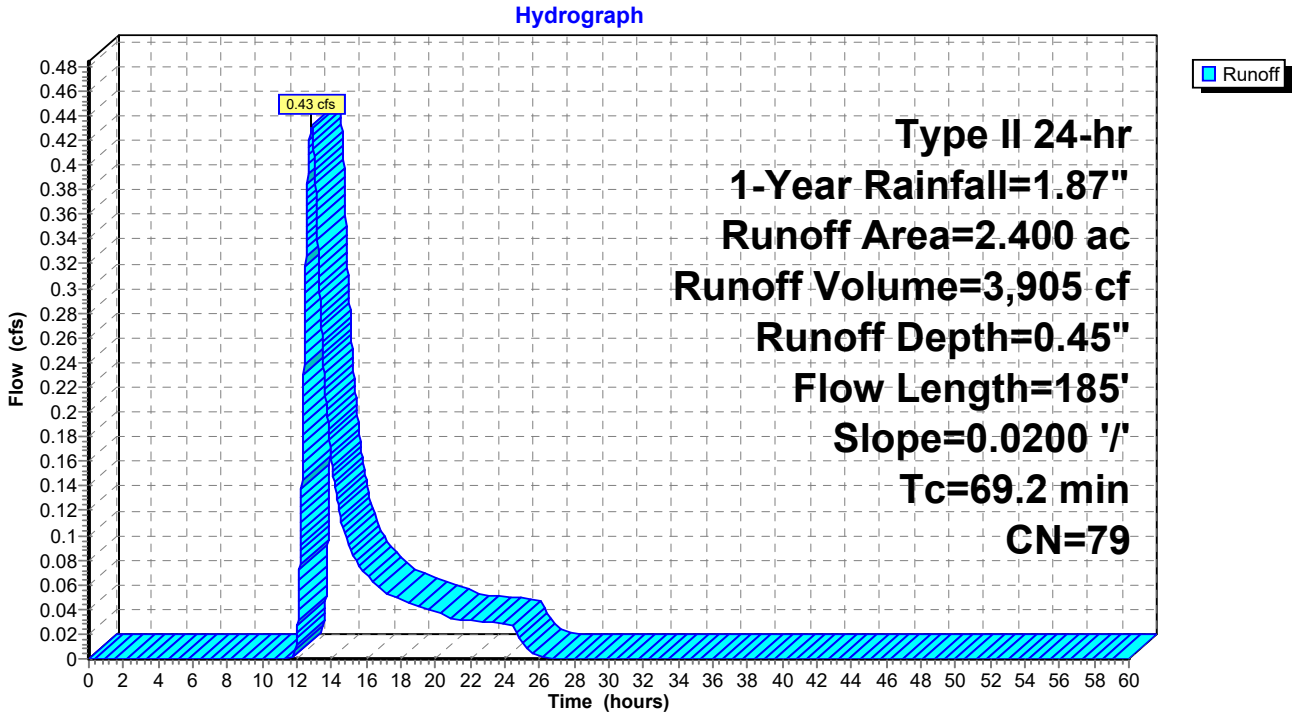
Runoff = 0.43 cfs @ 12.84 hrs, Volume= 3,905 cf, Depth= 0.45"

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
2.400	79	Woods, Fair, HSG D
2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
69.2	185	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"

Subcatchment 1S: Existing



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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

Subcatchment1S: Existing Runoff Area=2.400 ac 0.00% Impervious Runoff Depth=1.29"
Flow Length=185' Slope=0.0200 '/' Tc=69.2 min CN=79 Runoff=1.44 cfs 11,254 cf

Total Runoff Area = 104,544 sf Runoff Volume = 11,254 cf Average Runoff Depth = 1.29"
100.00% Pervious = 104,544 sf 0.00% Impervious = 0 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Existing

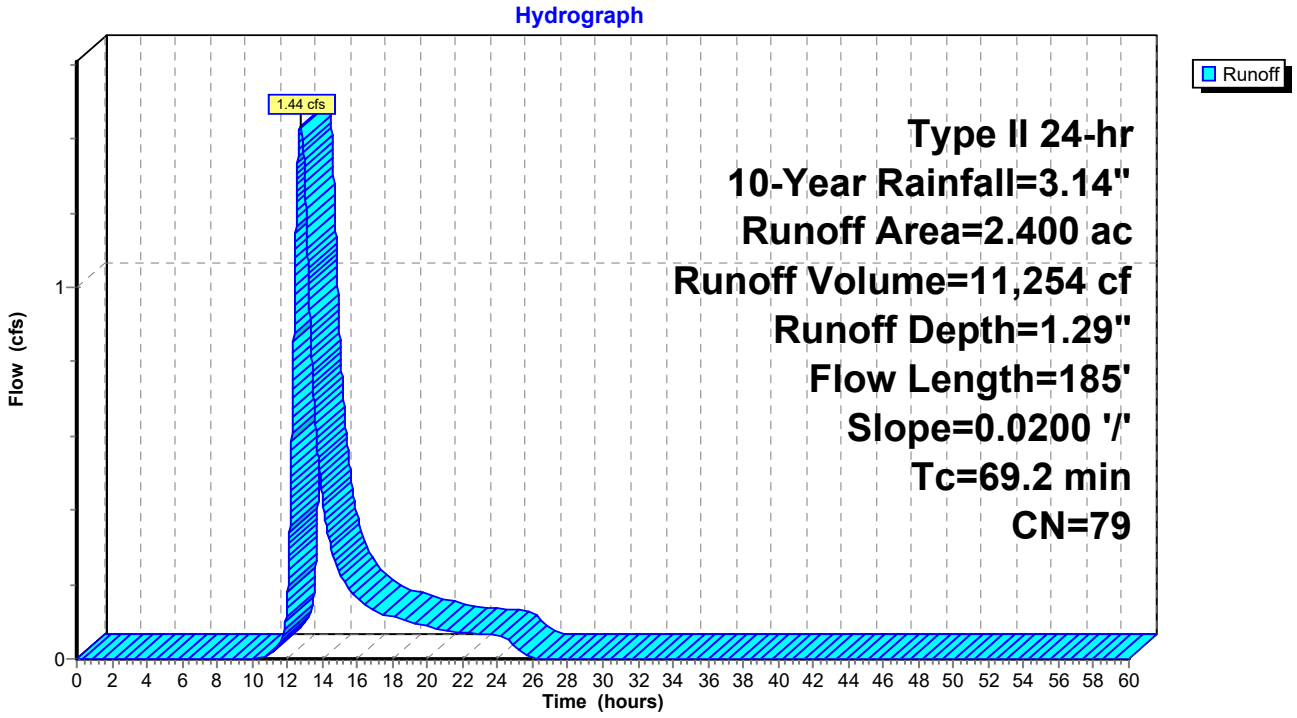
Runoff = 1.44 cfs @ 12.77 hrs, Volume= 11,254 cf, Depth= 1.29"

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
2.400	79	Woods, Fair, HSG D
2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
69.2	185	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"

Subcatchment 1S: Existing



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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

Subcatchment1S: Existing Runoff Area=2.400 ac 0.00% Impervious Runoff Depth=3.00"
Flow Length=185' Slope=0.0200 '/' Tc=69.2 min CN=79 Runoff=3.46 cfs 26,142 cf

Total Runoff Area = 104,544 sf Runoff Volume = 26,142 cf Average Runoff Depth = 3.00"
100.00% Pervious = 104,544 sf 0.00% Impervious = 0 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Existing

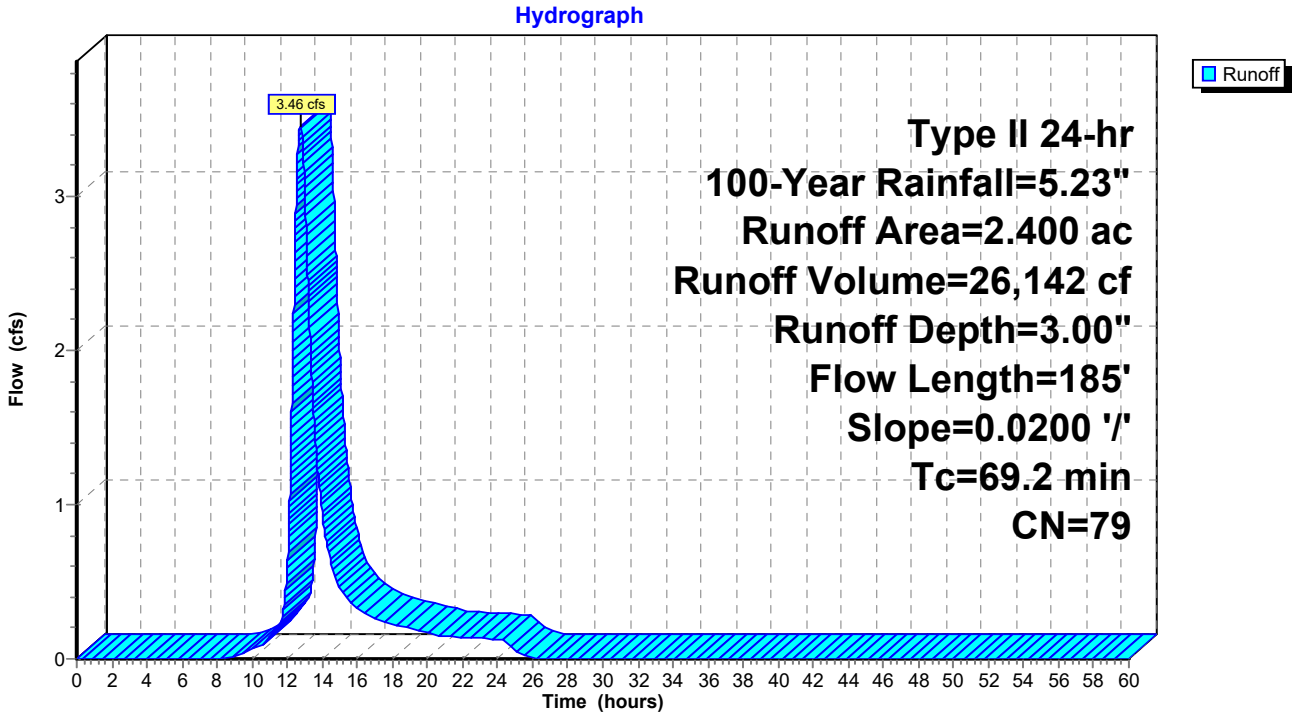
Runoff = 3.46 cfs @ 12.76 hrs, Volume= 26,142 cf, Depth= 3.00"

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
2.400	79	Woods, Fair, HSG D
2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
69.2	185	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"

Subcatchment 1S: Existing



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

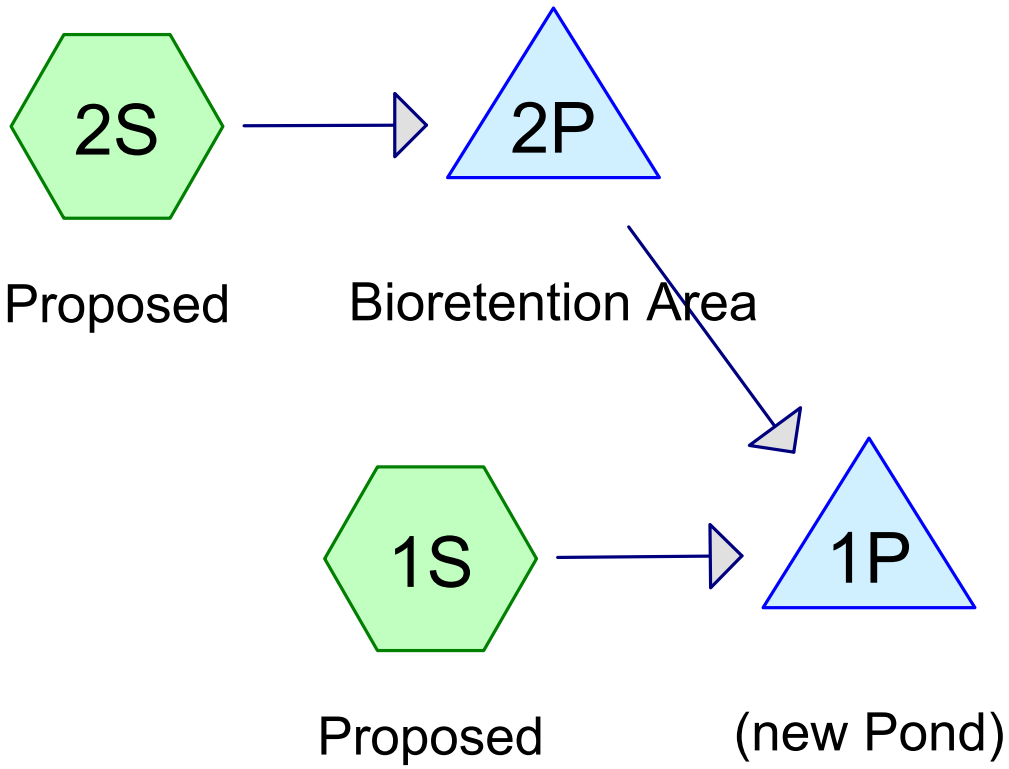
Proposed Runoff

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Events for Pond 1P: (new Pond)

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	0.87	0.41	677.02	1,773
2-Year	1.16	0.47	677.31	2,771
5-Year	1.60	0.54	677.69	4,513
10-Year	2.02	0.58	678.00	6,306
25-Year	2.69	0.65	678.44	9,332
50-Year	3.31	0.70	678.82	12,282
100-Year	**4.04**	**1.81**	**678.97**	**13,554**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



Subcat Reach Pond Link

Routing Diagram for 23-4154 proposed
Prepared by Carmina Wood Design, Printed 9/25/2025
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Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type II 24-hr		Default	24.00	1	1.87	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.14	2
3	25-Year	Type II 24-hr		Default	24.00	1	3.84	2
4	100-Year	Type II 24-hr		Default	24.00	1	5.23	2

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
50,094	80	>75% Grass cover, Good, HSG D (1S, 2S)
23,958	98	Paved parking, HSG D (1S, 2S)
21,780	98	Roofs, HSG D (1S)
8,712	79	Woods, Fair, HSG D (1S, 2S)
104,544	**88**	**TOTAL AREA**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
104,544	HSG D	1S, 2S
0	Other	
104,544		**TOTAL AREA**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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	Su Nu
0	0	0	50,094	0	50,094	>75% Grass cover, Good	
0	0	0	23,958	0	23,958	Paved parking	
0	0	0	21,780	0	21,780	Roofs	
0	0	0	8,712	0	8,712	Woods, Fair	
0	**0**	**0**	**104,544**	**0**	**104,544**	**TOTAL AREA**	

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1P	675.90	675.60	30.0	0.0100	0.013	0.0	10.0	0.0
2	2P	678.30	678.11	61.0	0.0031	0.013	0.0	6.0	0.0

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=2.000 ac 40.00% Impervious Runoff Depth=0.81"
Flow Length=200' Slope=0.0100 '/' Tc=79.9 min CN=87 Runoff=0.67 cfs 5,846 cf

Subcatchment2S: Proposed Runoff Area=0.400 ac 62.50% Impervious Runoff Depth=1.05"
Flow Length=250' Slope=0.0200 '/' Tc=67.4 min CN=91 Runoff=0.21 cfs 1,526 cf

Pond 1P: (new Pond) Peak Elev=677.02' Storage=1,773 cf Inflow=0.87 cfs 7,372 cf
Outflow=0.41 cfs 7,372 cf

Pond 2P: Bioretention Area Peak Elev=681.39' Storage=286 cf Inflow=0.21 cfs 1,526 cf
Outflow=0.20 cfs 1,526 cf

Total Runoff Area = 104,544 sf Runoff Volume = 7,372 cf Average Runoff Depth = 0.85"
56.25% Pervious = 58,806 sf 43.75% Impervious = 45,738 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Proposed

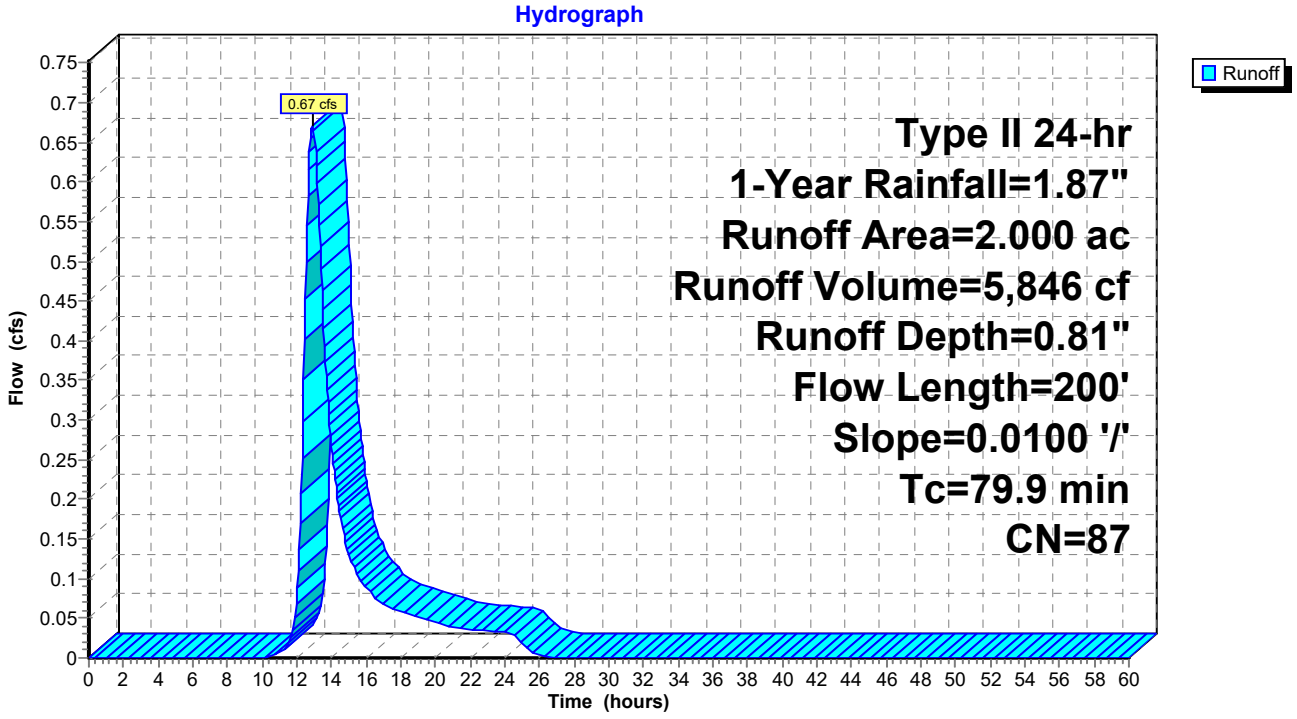
Runoff = 0.67 cfs @ 12.91 hrs, Volume= 5,846 cf, Depth= 0.81"
Routed to Pond 1P : (new Pond)

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=1.87"

Area (ac)	CN	Description
0.150	79	Woods, Fair, HSG D
0.500	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
1.050	80	>75% Grass cover, Good, HSG D
2.000	87	Weighted Average
1.200		60.00% Pervious Area
0.800		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
68.9	130	0.0100	0.03		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
11.0	70	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
79.9	200	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 2S: Proposed

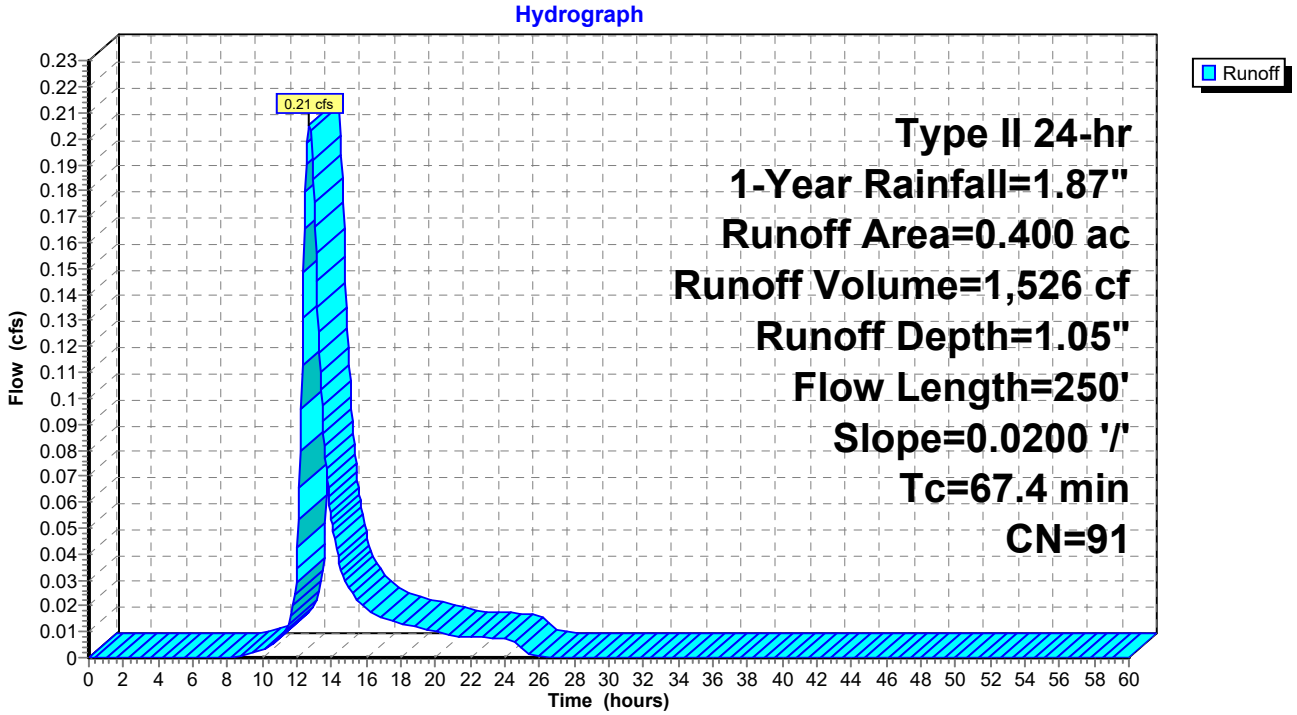
Runoff = 0.21 cfs @ 12.72 hrs, Volume= 1,526 cf, Depth= 1.05"
Routed to Pond 2P : Bioretention Area

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=1.87"

Area (ac)	CN	Description
0.050	79	Woods, Fair, HSG D
0.100	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.400	91	Weighted Average
0.150		37.50% Pervious Area
0.250		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	110	0.0200	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
55.4	140	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
67.4	250	Total			

Subcatchment 2S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 1P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 104,544 sf, 43.75% Impervious, Inflow Depth = 0.85" for 1-Year event
Inflow = 0.87 cfs @ 12.88 hrs, Volume= 7,372 cf
Outflow = 0.41 cfs @ 13.76 hrs, Volume= 7,372 cf, Atten= 53%, Lag= 52.9 min
Primary = 0.41 cfs @ 13.76 hrs, Volume= 7,372 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 677.02' @ 13.76 hrs Surf.Area= 2,901 sf Storage= 1,773 cf

Plug-Flow detention time= 40.5 min calculated for 7,366 cf (100% of inflow)
Center-of-Mass det. time= 40.4 min (988.3 - 947.9)

Volume	Invert	Avail.Storage	Storage Description
#1	676.00'	13,810 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

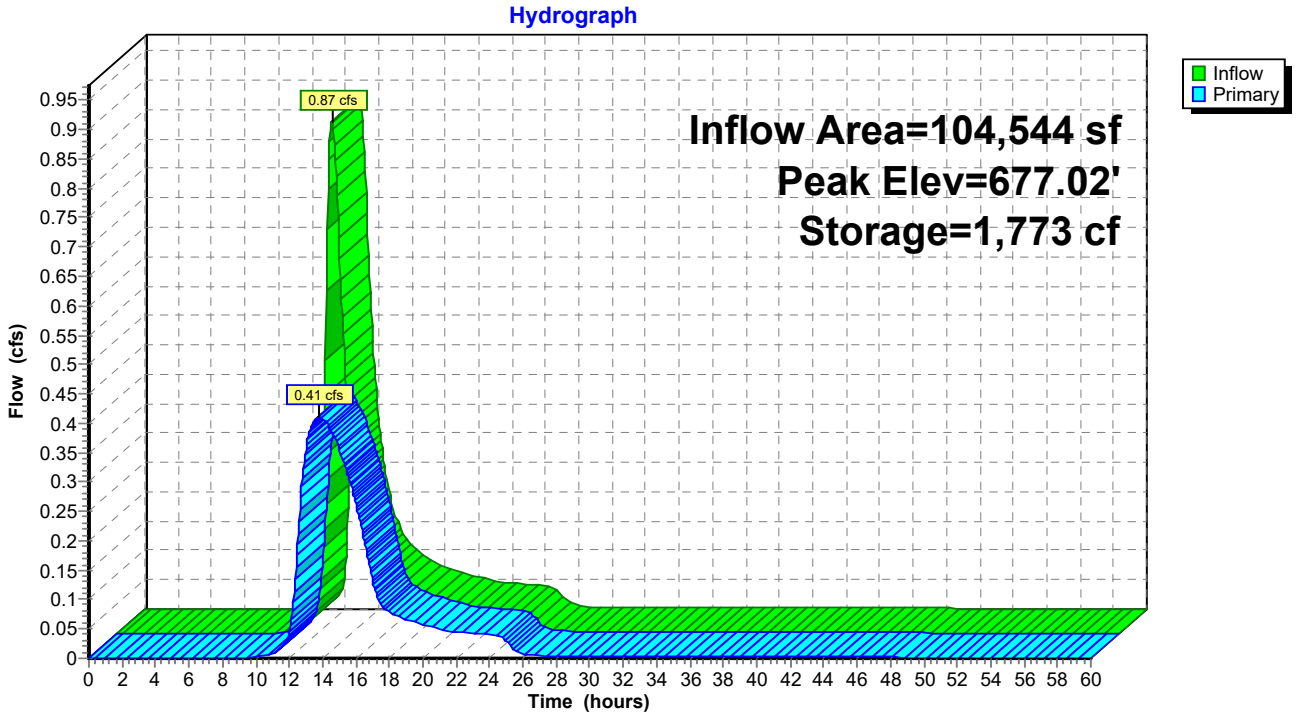
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
676.00	600	0	0
677.00	2,830	1,715	1,715
678.00	6,340	4,585	6,300
679.00	8,680	7,510	13,810

Device	Routing	Invert	Outlet Devices
#1	Primary	675.90'	**10.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.90' / 675.60' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	675.90'	**4.0" Vert. 4" orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	678.85'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.41 cfs @ 13.76 hrs HW=677.02' (Free Discharge)
└**1=Culvert** (Passes 0.41 cfs of 2.04 cfs potential flow)
  ├**2=4" orifice** (Orifice Controls 0.41 cfs @ 4.70 fps)
  └**3=Grate** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 1P: (new Pond)



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 2P: Bioretention Area

Inflow Area = 17,424 sf, 62.50% Impervious, Inflow Depth = 1.05" for 1-Year event
Inflow = 0.21 cfs @ 12.72 hrs, Volume= 1,526 cf
Outflow = 0.20 cfs @ 12.81 hrs, Volume= 1,526 cf, Atten= 1%, Lag= 5.4 min
Primary = 0.20 cfs @ 12.81 hrs, Volume= 1,526 cf
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 681.39' @ 12.81 hrs Surf.Area= 666 sf Storage= 286 cf

Plug-Flow detention time= 217.1 min calculated for 1,524 cf (100% of inflow)
Center-of-Mass det. time= 218.1 min (1,096.1 - 878.1)

Volume	Invert	Avail.Storage	Storage Description
#1	680.80'	614 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

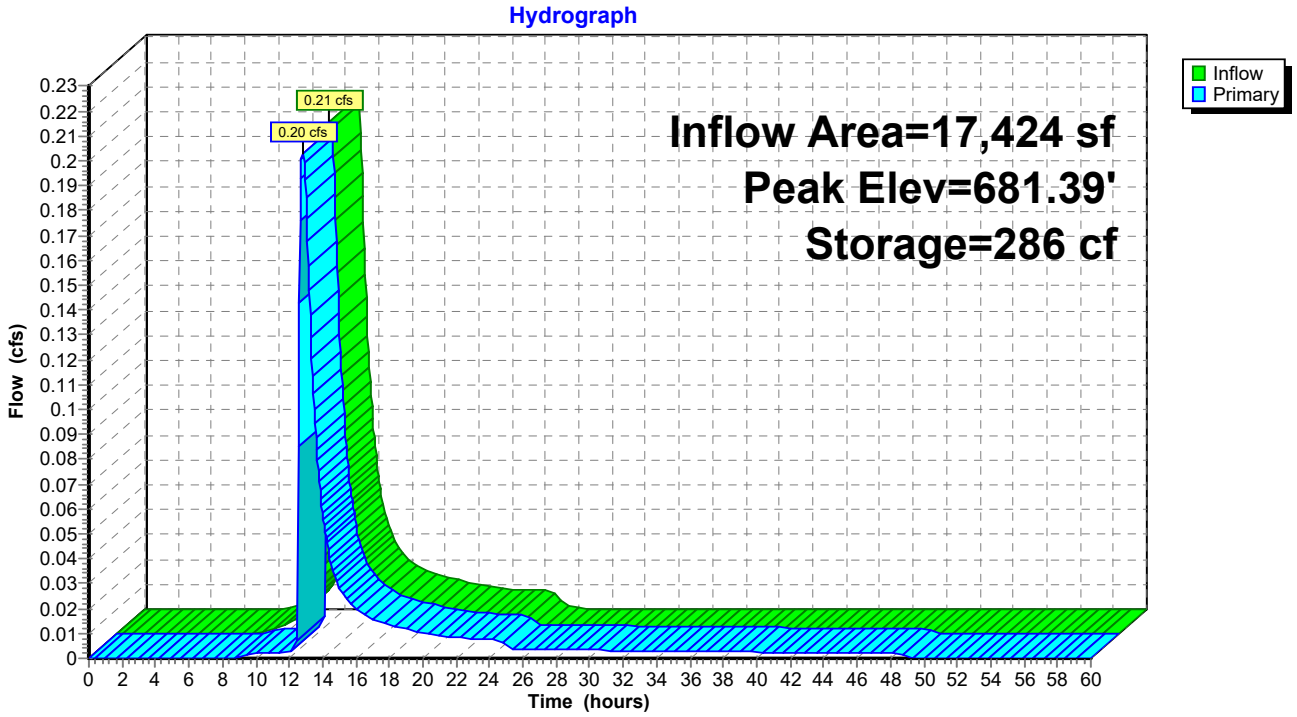
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.80	305	0	0
681.30	600	226	226
681.80	950	388	614

Device	Routing	Invert	Outlet Devices
#1	Primary	678.30'	**6.0" Round 6" pipe** L= 61.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.30' / 678.11' S= 0.0031 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	681.30'	**8.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	680.80'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 670.00'

Primary OutFlow Max=0.20 cfs @ 12.81 hrs HW=681.39' (Free Discharge)
└**1=6" pipe** (Passes 0.20 cfs of 1.05 cfs potential flow)
└**2=Grate** (Weir Controls 0.20 cfs @ 1.00 fps)
└**3=Exfiltration** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 2P: Bioretention Area



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=2.000 ac 40.00% Impervious Runoff Depth=1.86"
Flow Length=200' Slope=0.0100 '/' Tc=79.9 min CN=87 Runoff=1.61 cfs 13,517 cf

Subcatchment2S: Proposed Runoff Area=0.400 ac 62.50% Impervious Runoff Depth=2.20"
Flow Length=250' Slope=0.0200 '/' Tc=67.4 min CN=91 Runoff=0.43 cfs 3,197 cf

Pond 1P: (new Pond) Peak Elev=678.00' Storage=6,306 cf Inflow=2.02 cfs 16,715 cf
Outflow=0.58 cfs 16,715 cf

Pond 2P: Bioretention Area Peak Elev=681.46' Storage=329 cf Inflow=0.43 cfs 3,197 cf
Outflow=0.43 cfs 3,197 cf

Total Runoff Area = 104,544 sf Runoff Volume = 16,715 cf Average Runoff Depth = 1.92"
56.25% Pervious = 58,806 sf 43.75% Impervious = 45,738 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Proposed

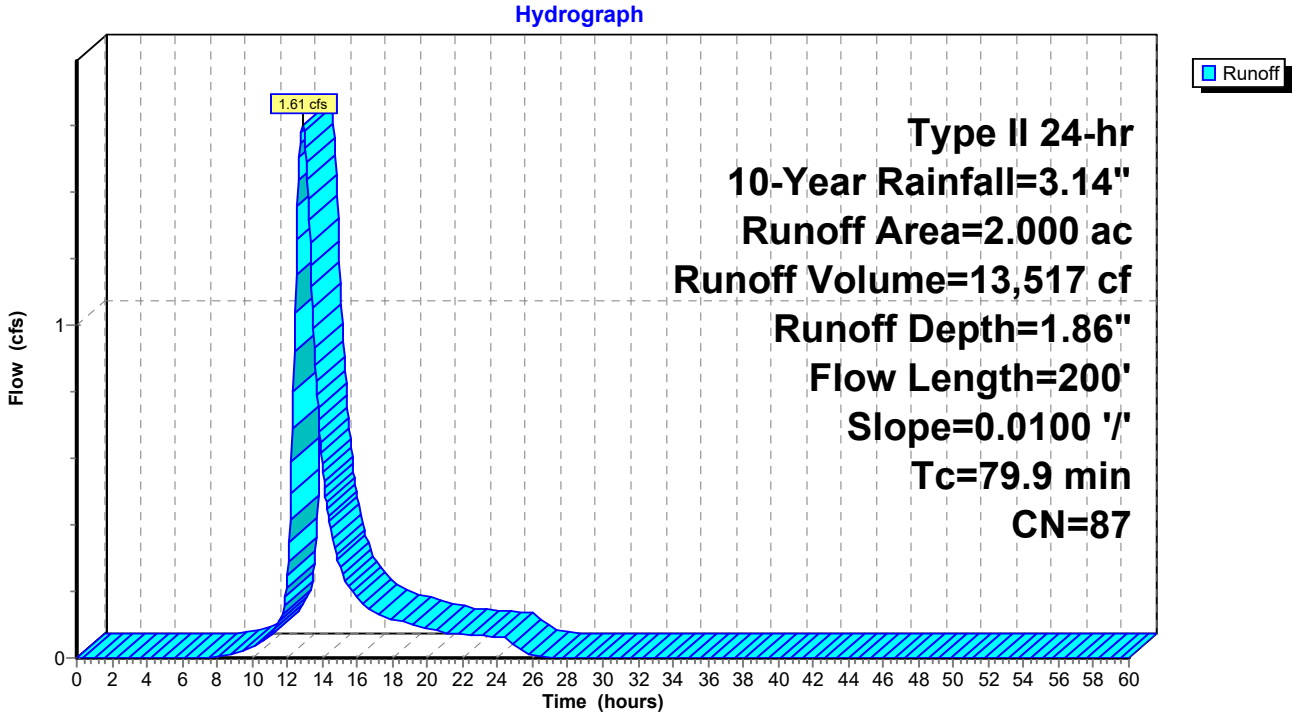
Runoff = 1.61 cfs @ 12.88 hrs, Volume= 13,517 cf, Depth= 1.86"
Routed to Pond 1P : (new Pond)

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=3.14"

Area (ac)	CN	Description
0.150	79	Woods, Fair, HSG D
0.500	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
1.050	80	>75% Grass cover, Good, HSG D
2.000	87	Weighted Average
1.200		60.00% Pervious Area
0.800		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
68.9	130	0.0100	0.03		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
11.0	70	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
79.9	200	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 2S: Proposed

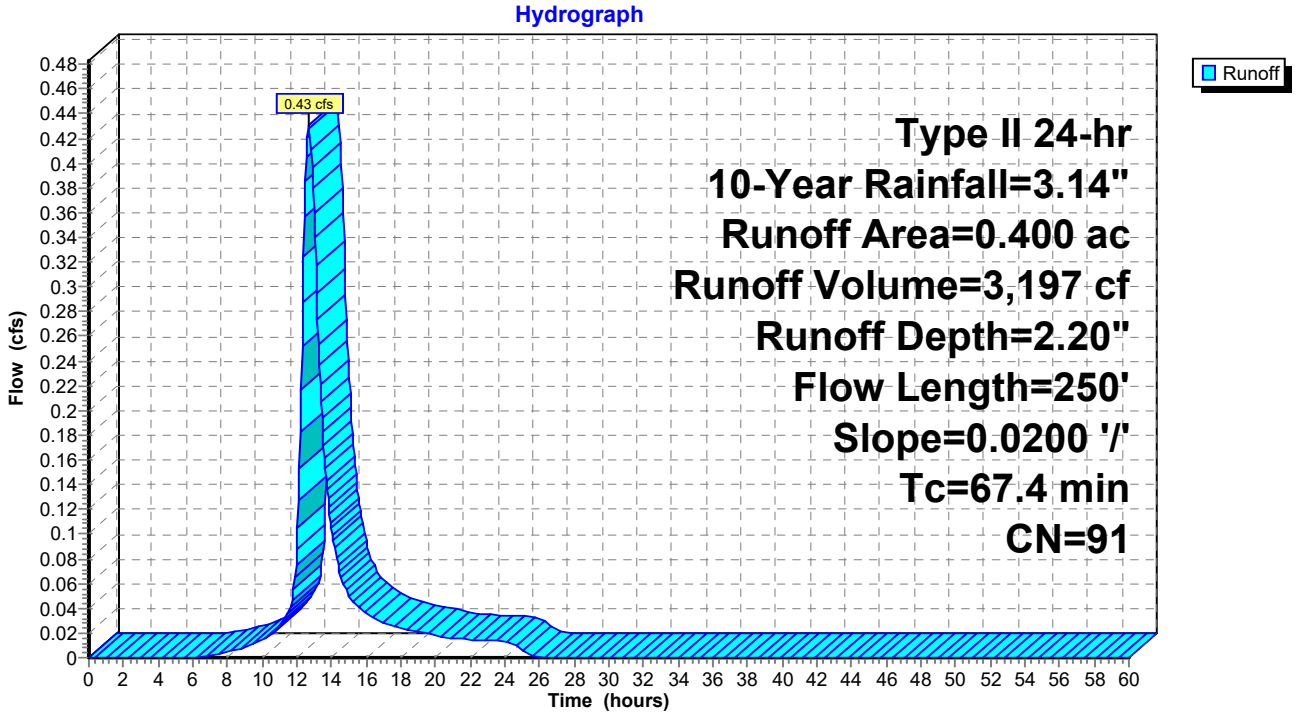
Runoff = 0.43 cfs @ 12.69 hrs, Volume= 3,197 cf, Depth= 2.20"
Routed to Pond 2P : Bioretention Area

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=3.14"

Area (ac)	CN	Description
0.050	79	Woods, Fair, HSG D
0.100	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.400	91	Weighted Average
0.150		37.50% Pervious Area
0.250		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	110	0.0200	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
55.4	140	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
67.4	250	Total			

Subcatchment 2S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 1P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 104,544 sf, 43.75% Impervious, Inflow Depth = 1.92" for 10-Year event
Inflow = 2.02 cfs @ 12.85 hrs, Volume= 16,715 cf
Outflow = 0.58 cfs @ 14.19 hrs, Volume= 16,715 cf, Atten= 71%, Lag= 80.4 min
Primary = 0.58 cfs @ 14.19 hrs, Volume= 16,715 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 678.00' @ 14.19 hrs Surf.Area= 6,342 sf Storage= 6,306 cf

Plug-Flow detention time= 105.4 min calculated for 16,715 cf (100% of inflow)
Center-of-Mass det. time= 105.4 min (1,007.0 - 901.6)

Volume	Invert	Avail.Storage	Storage Description
#1	676.00'	13,810 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

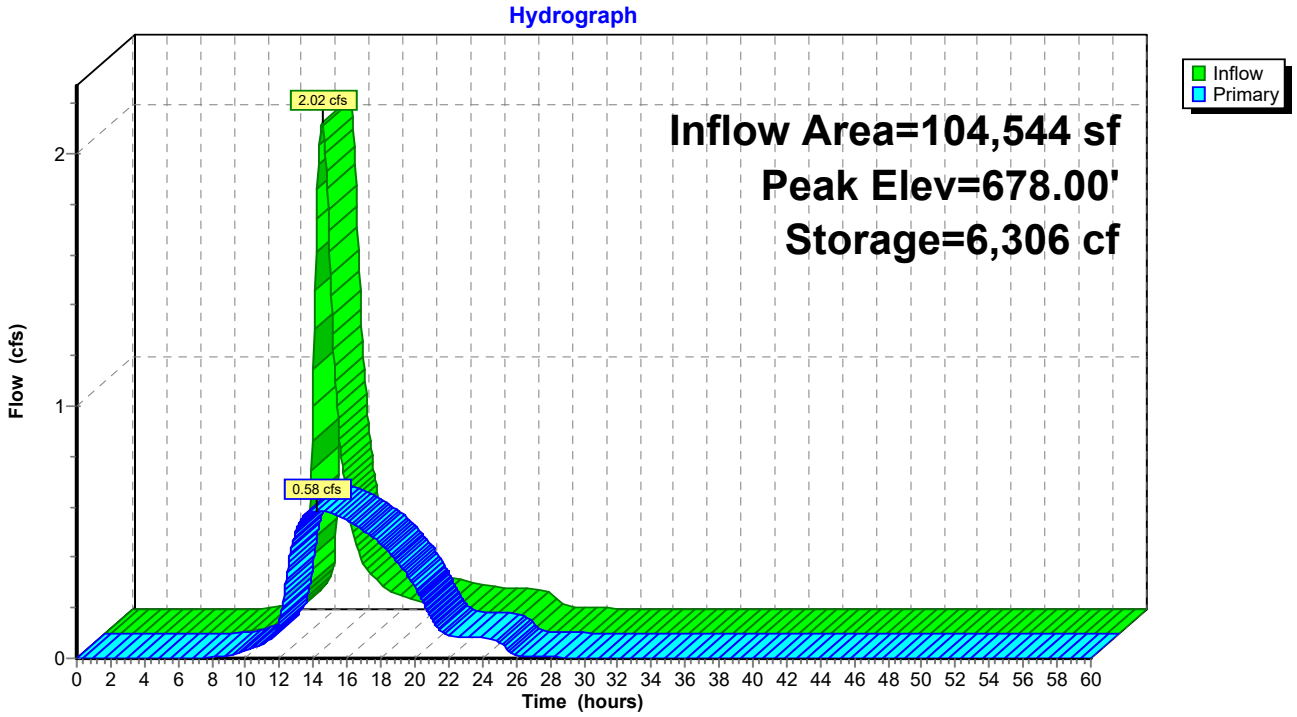
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
676.00	600	0	0
677.00	2,830	1,715	1,715
678.00	6,340	4,585	6,300
679.00	8,680	7,510	13,810

Device	Routing	Invert	Outlet Devices
#1	Primary	675.90'	**10.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.90' / 675.60' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	675.90'	**4.0" Vert. 4" orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	678.85'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.58 cfs @ 14.19 hrs HW=678.00' (Free Discharge)
└**1=Culvert** (Passes 0.58 cfs of 3.33 cfs potential flow)
  ├**2=4" orifice** (Orifice Controls 0.58 cfs @ 6.70 fps)
  └**3=Grate** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 1P: (new Pond)



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 2P: Bioretention Area

Inflow Area = 17,424 sf, 62.50% Impervious, Inflow Depth = 2.20" for 10-Year event
Inflow = 0.43 cfs @ 12.69 hrs, Volume= 3,197 cf
Outflow = 0.43 cfs @ 12.75 hrs, Volume= 3,197 cf, Atten= 1%, Lag= 3.5 min
Primary = 0.43 cfs @ 12.75 hrs, Volume= 3,197 cf
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 681.46' @ 12.75 hrs Surf.Area= 710 sf Storage= 329 cf

Plug-Flow detention time= 112.9 min calculated for 3,195 cf (100% of inflow)
Center-of-Mass det. time= 114.0 min (971.0 - 857.0)

Volume	Invert	Avail.Storage	Storage Description
#1	680.80'	614 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

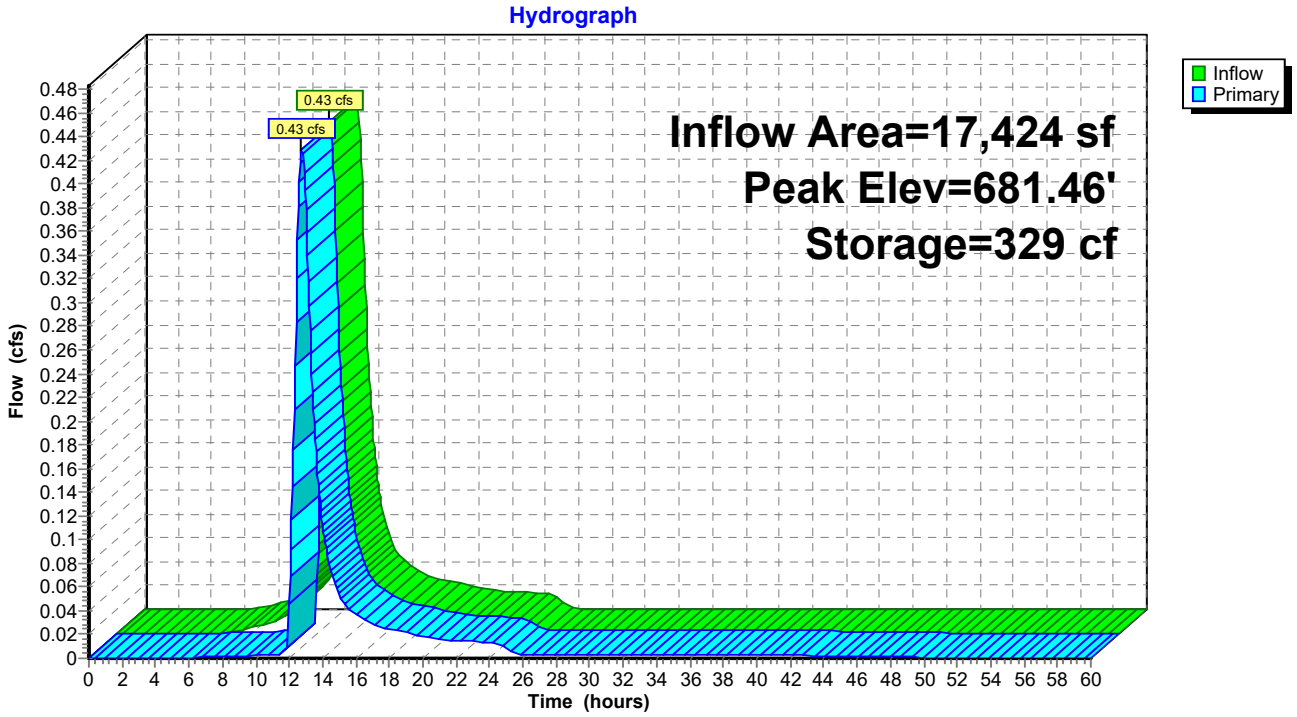
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.80	305	0	0
681.30	600	226	226
681.80	950	388	614

Device	Routing	Invert	Outlet Devices
#1	Primary	678.30'	**6.0" Round 6" pipe** L= 61.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.30' / 678.11' S= 0.0031 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	681.30'	**8.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	680.80'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 670.00'

Primary OutFlow Max=0.43 cfs @ 12.75 hrs HW=681.46' (Free Discharge)
└**1=6" pipe** (Passes 0.43 cfs of 1.06 cfs potential flow)
└**2=Grate** (Weir Controls 0.42 cfs @ 1.29 fps)
└**3=Exfiltration** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 2P: Bioretention Area



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=2.000 ac 40.00% Impervious Runoff Depth=2.49"
Flow Length=200' Slope=0.0100 '/' Tc=79.9 min CN=87 Runoff=2.15 cfs 18,080 cf

Subcatchment2S: Proposed Runoff Area=0.400 ac 62.50% Impervious Runoff Depth=2.86"
Flow Length=250' Slope=0.0200 '/' Tc=67.4 min CN=91 Runoff=0.56 cfs 4,159 cf

Pond 1P: (new Pond) Peak Elev=678.44' Storage=9,332 cf Inflow=2.69 cfs 22,239 cf
Outflow=0.65 cfs 22,239 cf

Pond 2P: Bioretention Area Peak Elev=681.49' Storage=350 cf Inflow=0.56 cfs 4,159 cf
Outflow=0.56 cfs 4,159 cf

Total Runoff Area = 104,544 sf Runoff Volume = 22,239 cf Average Runoff Depth = 2.55"
56.25% Pervious = 58,806 sf 43.75% Impervious = 45,738 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Proposed

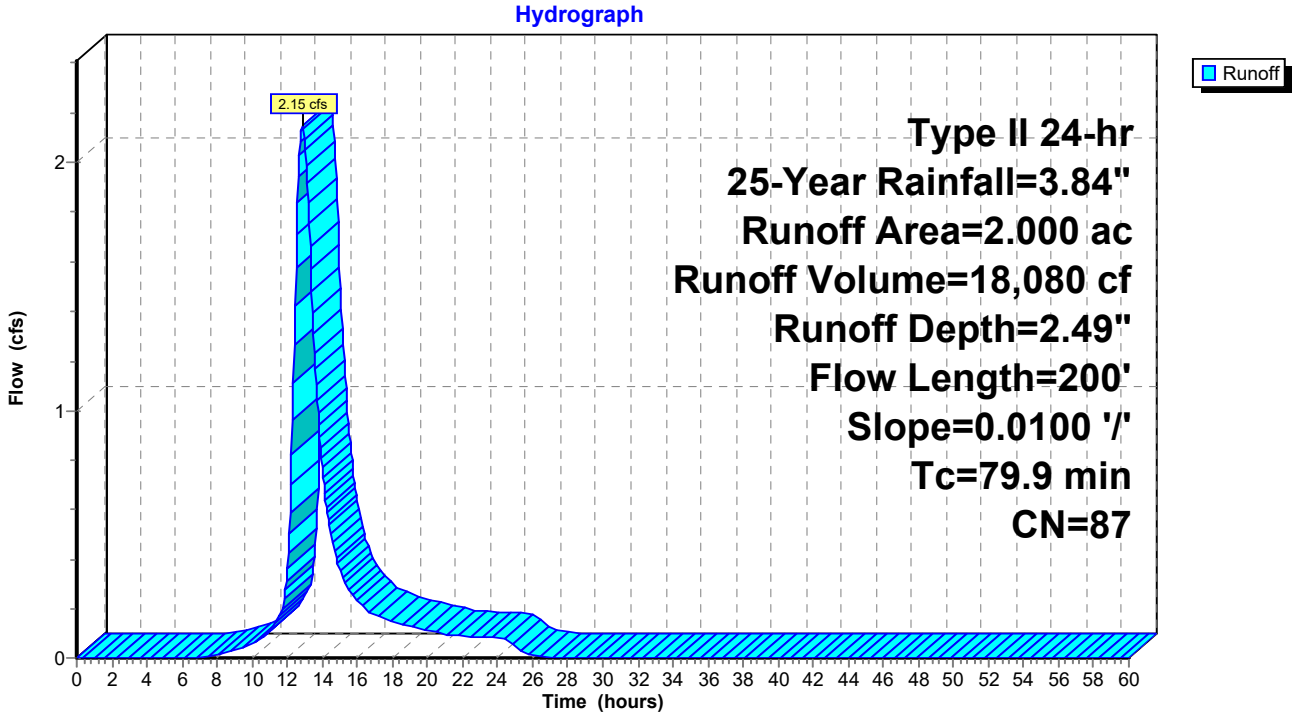
Runoff = 2.15 cfs @ 12.87 hrs, Volume= 18,080 cf, Depth= 2.49"
Routed to Pond 1P : (new Pond)

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=3.84"

Area (ac)	CN	Description
0.150	79	Woods, Fair, HSG D
0.500	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
1.050	80	>75% Grass cover, Good, HSG D
2.000	87	Weighted Average
1.200		60.00% Pervious Area
0.800		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
68.9	130	0.0100	0.03		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
11.0	70	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
79.9	200	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 2S: Proposed

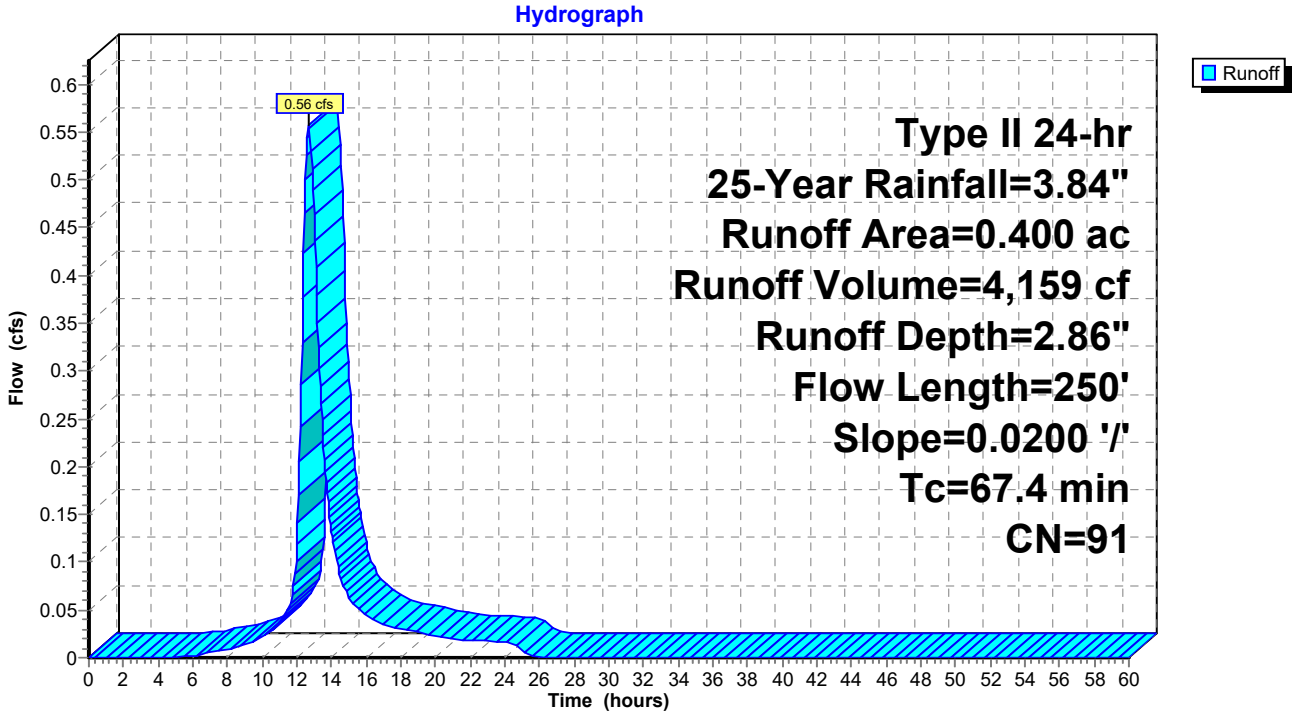
Runoff = 0.56 cfs @ 12.69 hrs, Volume= 4,159 cf, Depth= 2.86"
Routed to Pond 2P : Bioretention Area

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=3.84"

Area (ac)	CN	Description
0.050	79	Woods, Fair, HSG D
0.100	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.400	91	Weighted Average
0.150		37.50% Pervious Area
0.250		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	110	0.0200	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
55.4	140	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
67.4	250	Total			

Subcatchment 2S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 1P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 2P Primary device # 1 INLET by 0.14'

Inflow Area = 104,544 sf, 43.75% Impervious, Inflow Depth = 2.55" for 25-Year event
Inflow = 2.69 cfs @ 12.85 hrs, Volume= 22,239 cf
Outflow = 0.65 cfs @ 14.38 hrs, Volume= 22,239 cf, Atten= 76%, Lag= 91.7 min
Primary = 0.65 cfs @ 14.38 hrs, Volume= 22,239 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 678.44' @ 14.38 hrs Surf.Area= 7,375 sf Storage= 9,332 cf

Plug-Flow detention time= 144.0 min calculated for 22,220 cf (100% of inflow)
Center-of-Mass det. time= 143.9 min (1,032.9 - 889.0)

Volume	Invert	Avail.Storage	Storage Description
#1	676.00'	13,810 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

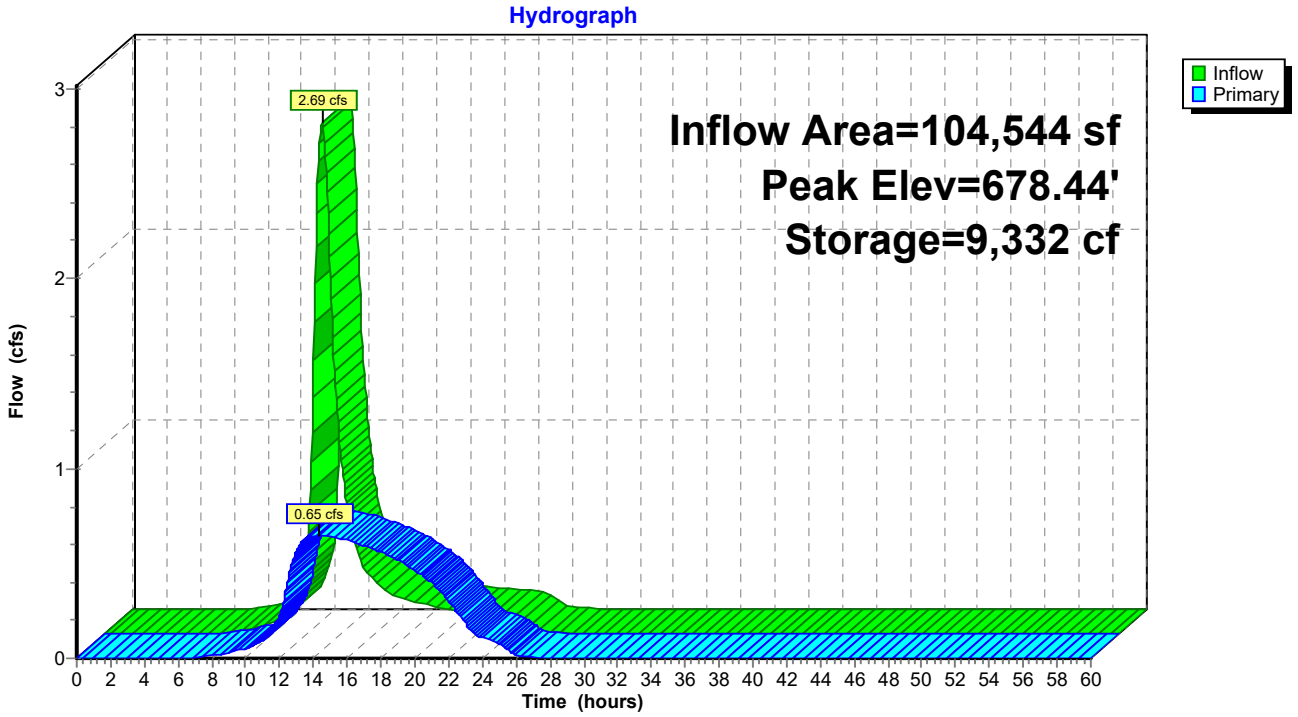
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
676.00	600	0	0
677.00	2,830	1,715	1,715
678.00	6,340	4,585	6,300
679.00	8,680	7,510	13,810

Device	Routing	Invert	Outlet Devices
#1	Primary	675.90'	**10.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.90' / 675.60' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	675.90'	**4.0" Vert. 4" orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	678.85'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.65 cfs @ 14.38 hrs HW=678.44' (Free Discharge)
└**1=Culvert** (Passes 0.65 cfs of 3.77 cfs potential flow)
  ├**2=4" orifice** (Orifice Controls 0.65 cfs @ 7.42 fps)
  └**3=Grate** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 1P: (new Pond)



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 2P: Bioretention Area

Inflow Area = 17,424 sf, 62.50% Impervious, Inflow Depth = 2.86" for 25-Year event
Inflow = 0.56 cfs @ 12.69 hrs, Volume= 4,159 cf
Outflow = 0.56 cfs @ 12.74 hrs, Volume= 4,159 cf, Atten= 0%, Lag= 3.4 min
Primary = 0.56 cfs @ 12.74 hrs, Volume= 4,159 cf
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 681.49' @ 12.74 hrs Surf.Area= 730 sf Storage= 350 cf

Plug-Flow detention time= 90.9 min calculated for 4,156 cf (100% of inflow)
Center-of-Mass det. time= 92.0 min (941.6 - 849.6)

Volume	Invert	Avail.Storage	Storage Description
#1	680.80'	614 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

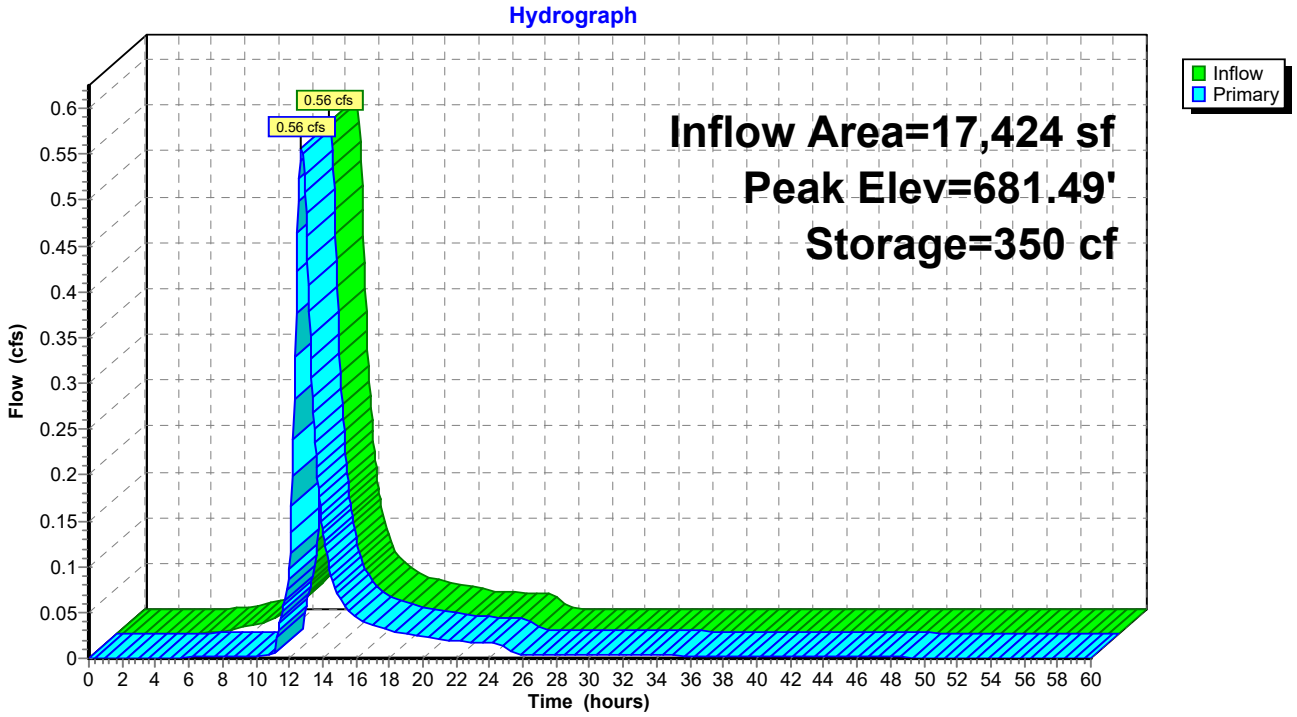
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.80	305	0	0
681.30	600	226	226
681.80	950	388	614

Device	Routing	Invert	Outlet Devices
#1	Primary	678.30'	**6.0" Round 6" pipe** L= 61.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.30' / 678.11' S= 0.0031 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	681.30'	**8.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	680.80'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 670.00'

Primary OutFlow Max=0.55 cfs @ 12.74 hrs HW=681.49' (Free Discharge)
└**1=6" pipe** (Passes 0.55 cfs of 1.06 cfs potential flow)
└**2=Grate** (Weir Controls 0.55 cfs @ 1.41 fps)
└**3=Exfiltration** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 2P: Bioretention Area



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=2.000 ac 40.00% Impervious Runoff Depth=3.78"
Flow Length=200' Slope=0.0100 '/' Tc=79.9 min CN=87 Runoff=3.26 cfs 27,475 cf

Subcatchment2S: Proposed Runoff Area=0.400 ac 62.50% Impervious Runoff Depth=4.21"
Flow Length=250' Slope=0.0200 '/' Tc=67.4 min CN=91 Runoff=0.81 cfs 6,107 cf

Pond 1P: (new Pond) Peak Elev=678.97' Storage=13,554 cf Inflow=4.04 cfs 33,581 cf
Outflow=1.81 cfs 33,581 cf

Pond 2P: Bioretention Area Peak Elev=681.54' Storage=390 cf Inflow=0.81 cfs 6,107 cf
Outflow=0.81 cfs 6,107 cf

Total Runoff Area = 104,544 sf Runoff Volume = 33,581 cf Average Runoff Depth = 3.85"
56.25% Pervious = 58,806 sf 43.75% Impervious = 45,738 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Proposed

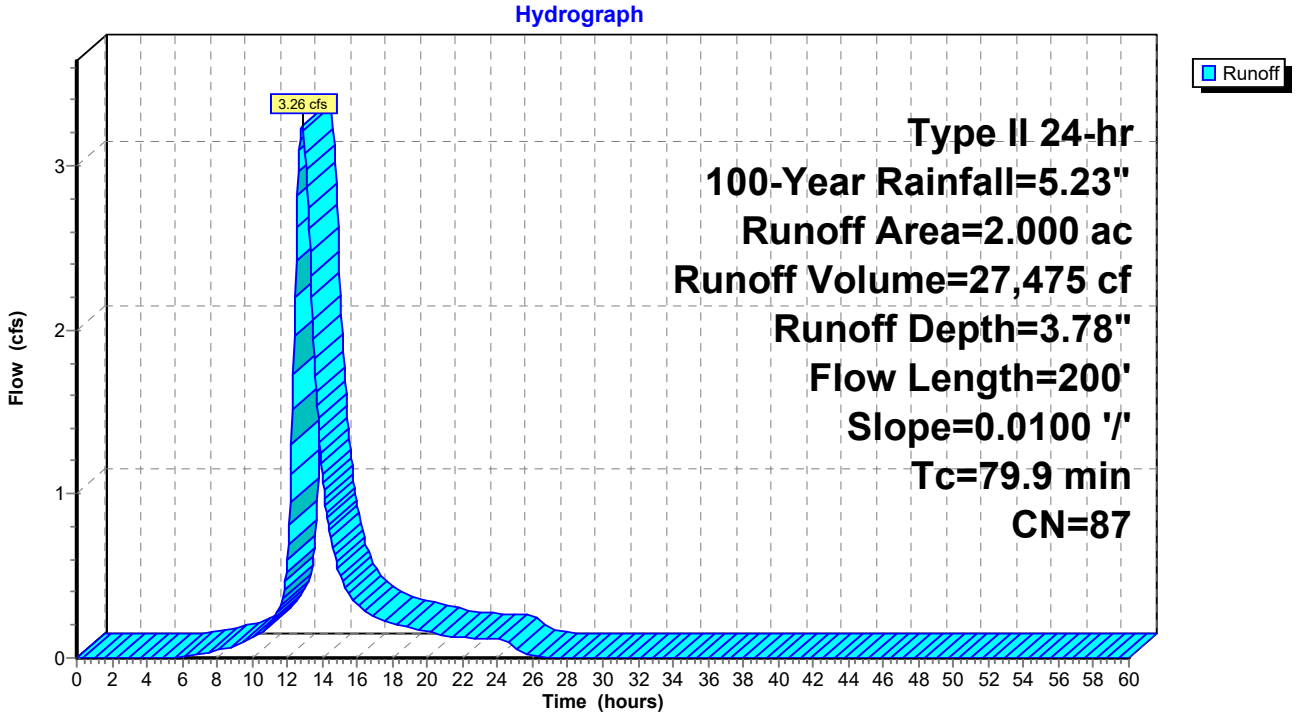
Runoff = 3.26 cfs @ 12.86 hrs, Volume= 27,475 cf, Depth= 3.78"
Routed to Pond 1P : (new Pond)

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 100-Year Rainfall=5.23"

Area (ac)	CN	Description
0.150	79	Woods, Fair, HSG D
0.500	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
1.050	80	>75% Grass cover, Good, HSG D
2.000	87	Weighted Average
1.200		60.00% Pervious Area
0.800		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
68.9	130	0.0100	0.03		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
11.0	70	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
79.9	200	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 2S: Proposed

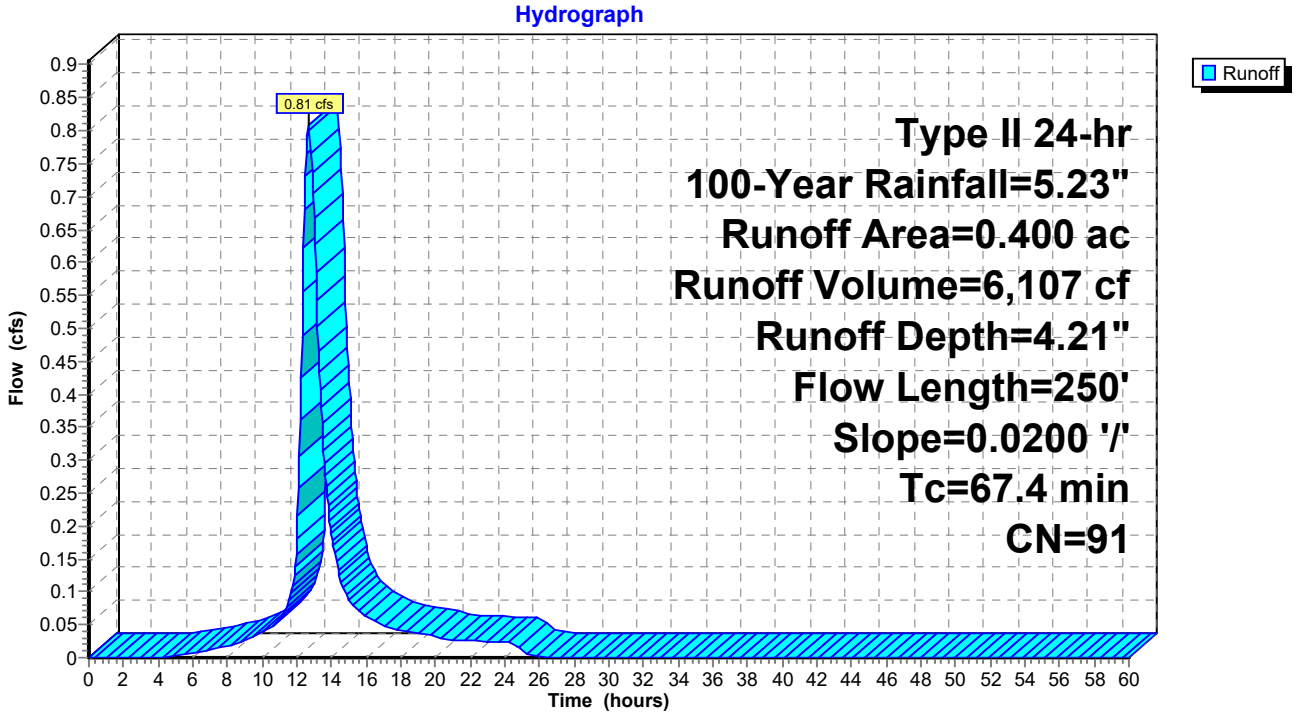
Runoff = 0.81 cfs @ 12.68 hrs, Volume= 6,107 cf, Depth= 4.21"
Routed to Pond 2P : Bioretention Area

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 100-Year Rainfall=5.23"

Area (ac)	CN	Description
0.050	79	Woods, Fair, HSG D
0.100	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.400	91	Weighted Average
0.150		37.50% Pervious Area
0.250		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	110	0.0200	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
55.4	140	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
67.4	250	Total			

Subcatchment 2S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 1P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 2P Primary device # 1 INLET by 0.67'

Inflow Area = 104,544 sf, 43.75% Impervious, Inflow Depth = 3.85" for 100-Year event
Inflow = 4.04 cfs @ 12.84 hrs, Volume= 33,581 cf
Outflow = 1.81 cfs @ 13.71 hrs, Volume= 33,581 cf, Atten= 55%, Lag= 52.1 min
Primary = 1.81 cfs @ 13.71 hrs, Volume= 33,581 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 678.97' @ 13.71 hrs Surf.Area= 8,611 sf Storage= 13,554 cf

Plug-Flow detention time= 171.2 min calculated for 33,553 cf (100% of inflow)
Center-of-Mass det. time= 171.1 min (1,043.7 - 872.6)

Volume	Invert	Avail.Storage	Storage Description
#1	676.00'	13,810 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

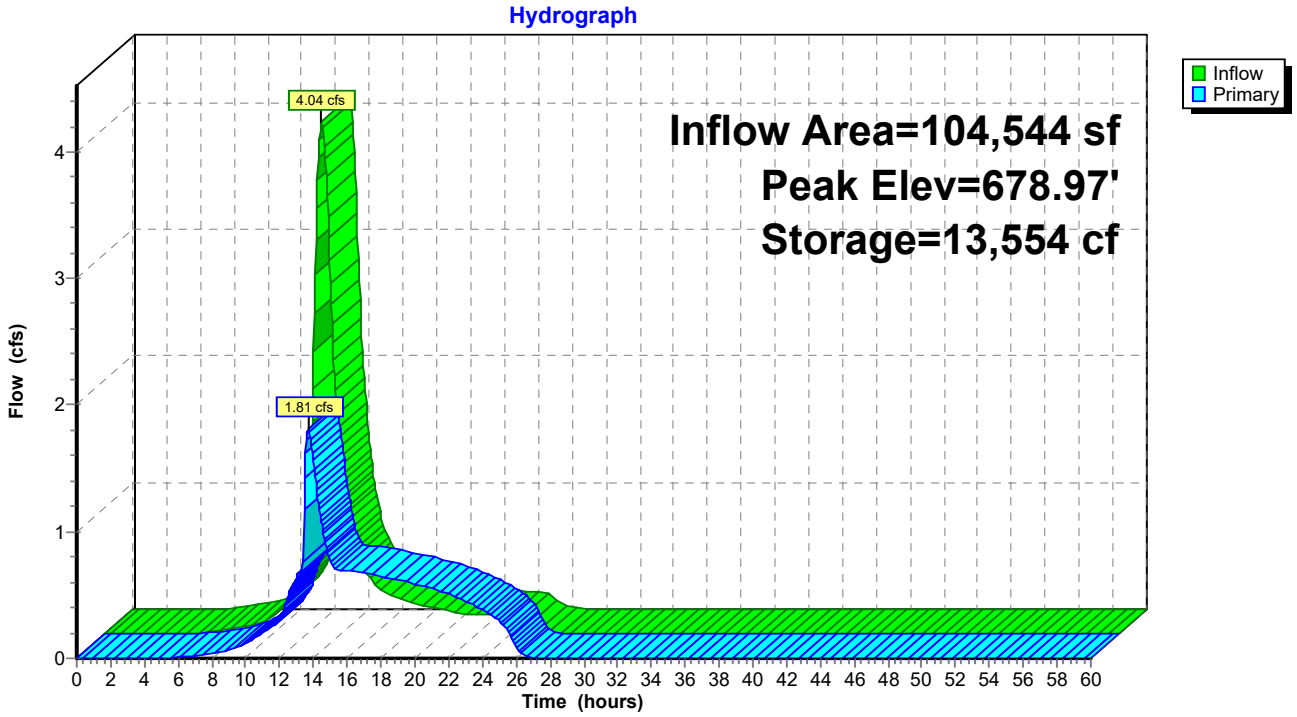
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
676.00	600	0	0
677.00	2,830	1,715	1,715
678.00	6,340	4,585	6,300
679.00	8,680	7,510	13,810

Device	Routing	Invert	Outlet Devices
#1	Primary	675.90'	**10.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.90' / 675.60' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	675.90'	**4.0" Vert. 4" orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	678.85'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.81 cfs @ 13.71 hrs HW=678.97' (Free Discharge)
└**1=Culvert** (Passes 1.81 cfs of 4.24 cfs potential flow)
  ├**2=4" orifice** (Orifice Controls 0.72 cfs @ 8.20 fps)
  └**3=Grate** (Weir Controls 1.09 cfs @ 1.13 fps)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 1P: (new Pond)



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 2P: Bioretention Area

Inflow Area = 17,424 sf, 62.50% Impervious, Inflow Depth = 4.21" for 100-Year event
Inflow = 0.81 cfs @ 12.68 hrs, Volume= 6,107 cf
Outflow = 0.81 cfs @ 12.73 hrs, Volume= 6,107 cf, Atten= 0%, Lag= 3.2 min
Primary = 0.81 cfs @ 12.73 hrs, Volume= 6,107 cf
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 681.54' @ 12.73 hrs Surf.Area= 767 sf Storage= 390 cf

Plug-Flow detention time= 66.6 min calculated for 6,101 cf (100% of inflow)
Center-of-Mass det. time= 67.7 min (906.8 - 839.0)

Volume	Invert	Avail.Storage	Storage Description
#1	680.80'	614 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

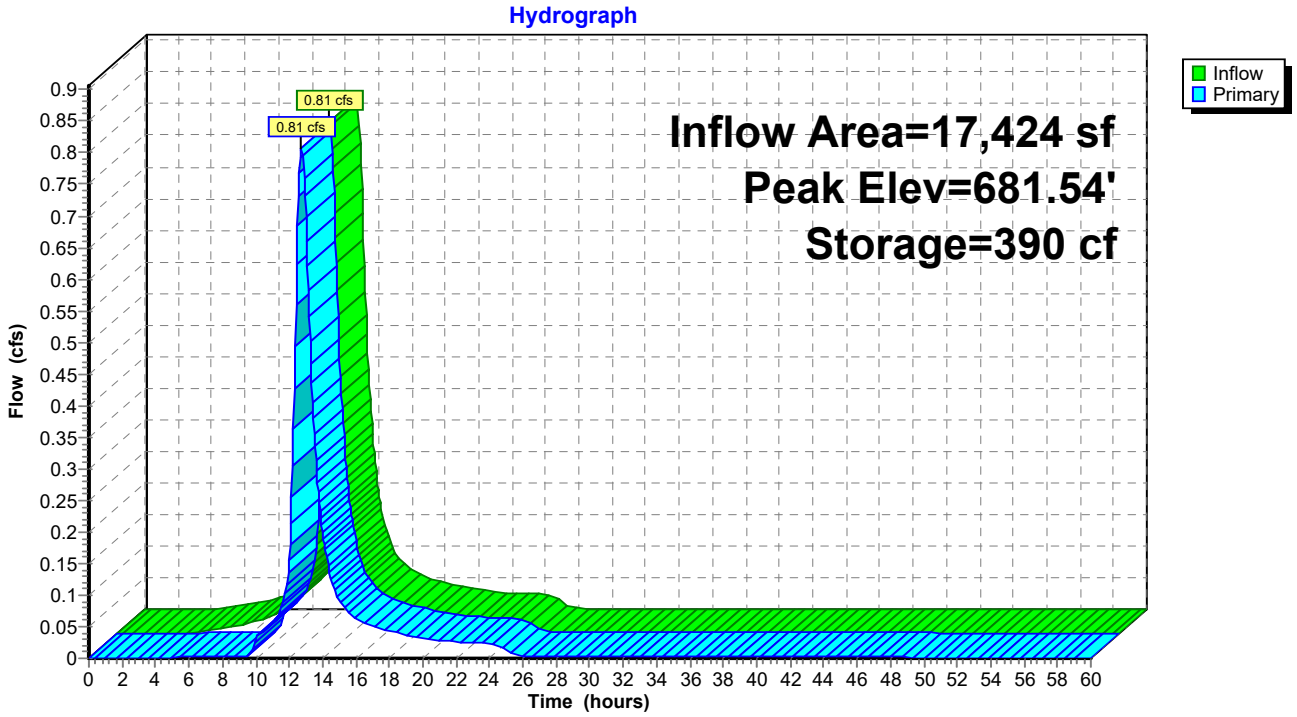
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.80	305	0	0
681.30	600	226	226
681.80	950	388	614

Device	Routing	Invert	Outlet Devices
#1	Primary	678.30'	**6.0" Round 6" pipe** L= 61.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.30' / 678.11' S= 0.0031 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	681.30'	**8.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	680.80'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 670.00'

Primary OutFlow Max=0.80 cfs @ 12.73 hrs HW=681.54' (Free Discharge)
└**1=6" pipe** (Passes 0.80 cfs of 1.07 cfs potential flow)
└**2=Grate** (Weir Controls 0.80 cfs @ 1.60 fps)
└**3=Exfiltration** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 2P: Bioretention Area



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Green Infrastructure & Water Quality Calculations

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	No
What is the nature of this construction project?	

Design Point:	1	
P=	0.90	inches

Enter 90% Rainfall Event as P

Calculate Required WQv

Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	0.40	0.25	63	0.61	800	
2	2.00	0.80	40	0.41	2,679	
3						
4						
5						
6						
7						
8						
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23						
24						
25						
26						
27						
28						
29						
30						
Total	2.40	1.05	44	0.44	**3479**	**Required WQv**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Step 4 - Calcuate Minimum RRv Required

Enter the Soils Data for the site		
Hydrologic Soil Group	Acres	S
A		55%
B		40%
C		30%
D	0.25	20%
Total Area	0.25	

Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	0.25	*acres*
Precipitation	0.90	*inches*
Rv	0.95	
Minimum RRv	**0.004**	***af***
	174	cf

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Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	0.40	0.25	63	0.61	800	0.90	0

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)		
Enter depth to bedrock (ft)		
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	1.5	
Enter width of maintenance access (ft)	24	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	333	sf	
Enter Provided Filter Area	Af	600	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	1440	cf	

Calculate Runoff Reduction			
RRv Provided	**576**	***cf***	
WQv Treated	224	cf	This is the portion of the WQv that is not reduced in the practice.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

CARMINA WOOD DESIGN

STORMWATER POLLUTION PREVENTION PLAN
for
CONSTRUCTION ACTIVITIES

At

Multi-Family Development
0, 46-84 S Linden Street
Town of Amherst, Erie, New York

Prepared for

South Linden, LLC

493 Kennedy Road
Cheektowaga, NY 14227

Prepared by

Carmina Wood Design

80 Silo City Row, Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

September 2025

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- **Section 112.2** - Structural Practices
- **Section 112.3** - Sequence of Major Activities
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Section 117 - Other Record-Keeping Requirements

Section 118 - Spill Prevention Control and Countermeasures (SPCC) Plan

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Appendix A Site Location Map

Appendix B NYSDEC Notice of Intent (NOI)

Appendix C MS4 SWPPP Acceptance Form

Appendix D Engineer's Report

Appendix E NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-25-001

Appendix F Forms

- Contractor's Certification
- Owner/Operator Certification
- SWPPP Preparer Certification
- NYSDEC Letter of Acknowledgment

Appendix G Construction Documents

Appendix H Soils Information

Appendix I Standard Erosion Control Details

Appendix J NYSDEC Stormwater Management Inspection Lists

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

101 SCOPE

A. **PURPOSE:** South Linden, LLC (SL) 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 SL; and/or liquidated damages. This section provides a descriptive explanation of SL'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 letter of acknowledgement is received from NYSDEC, a copy 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 not 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 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

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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.

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 (local MS4 agency), 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. This location shall be coordinated with and approved by the local MS4 agency prior to installation on site.

H. **INSPECTIONS AND RECORD-KEEPING:**

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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**

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),

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- 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 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 (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.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.

   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

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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.

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

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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;

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.

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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.

I. **SWPPP MODIFICATIONS:** The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. All revisions are to be completed by the design engineer and documented in the SWPPP. The SWPPP is meant 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. Any changes made to the SWPPP must first be reviewed and approved by the local MS4 agency, in this case the Town of Amherst. The Contractor's failure to modify or report deficiencies to the Operator and local MS4 agency (Town of Amherst) 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 (eNOT) form filed by the Operator(s) with the NYSDEC online portal system. The Operator's Project Manager must complete the eNOT forms. The eNOT must be signed by the signatory (or equivalent position) on the NOI and subsequently submitted to the NYSDEC. The eNOT form must also be signed off by the regulatory MS4 once stabilization has been met onsite. The Operator's Project Manager must provide a completed copy of the eNOT to the Contractor for inclusion in the SWPPP, which will then be optically scanned into the final SWPPP document as required. Filing of the eNOT 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 and long term maintenance plan, must be continued. The **owner or operator** shall also have the **qualified inspector** perform a final site inspection prior to submitting the eNOT to the department and MS4. 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

Multi-Family Development

0, 46-84 S Linden Street

Town of Amherst, County of Erie, New York

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Easting: 194086

Northing: 4762221

Estimated Area of Site ≈ 2.4 acres

Estimated Area to be disturbed by Construction Activities ≈ 2.2 acres

A general location map is included as Appendix A.

103 OPERATOR'S NAME AND ADDRESS

South Linden, LLC

493 Kennedy Road

Cheektowaga, NY 14227

Contact Person: John Militello

Telephone: 716-893-3660

104 PROJECT DESCRIPTION

This project is a development of a 2.4 acre site located of the vacant land on South Linden Street in the Town of Amherst. Construction will consist of two multi-family buildings totaling 28 units, with detached garage buildings, associated utility, lighting and landscaping improvements. Currently the site is undeveloped consisting of mostly wooded areas. The proposed site development area to be disturbed for this project is approximately 2.25 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 & bioretention area including topsoil & seed

D. Installation of storm sewer pipes and inlets

E. Construction of utilities

F. Construction of parking lot

G. Final grading & landscaping

H. Construction of buildings

This project is owned by SL and will be developed by the same. The work area consists of approximately 2.2 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.

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105 RUNOFF COEFFICIENT, SOILS, AND RAINFALL INFORMATION

The initial runoff curve number for the pre-construction site is "CN" = 79. The post-construction runoff curve number for the site will be "CN" = 88. The site is 2.4 acres of which approximately 2.2 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 through September. Annual snow for this area is approximately 120 inches.

106 WATERS

The runoff generated from this site will ultimately discharge to an 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, refer to map included in Appendix A of this report.

109 CRITICAL HABITAT

See section 108 above, refer to map in Appendix A of this report.

110 HISTORIC PLACES

The assessed property is not shown on the NYSHPO map as an archeologically sensitive area.

111 WETLANDS AND/OR OTHER SURFACE WATERS

No wetlands are located on 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.

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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 include:

A. Inlet protection using a method detailed in the Construction Documents.

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. Construct 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.

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D. Installation of detention basin to act as sediment basins (do not install bioretention soil or underdrains until stabilized)

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. Construction of buildings

H. Installation of proposed utilities

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 inlets.

K. Dust control.

L. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.

M. Install base material as required for pavement.

N. Carry out final grading and seeding and planting.

O. Clean storm system following construction, clean detention basins of any silt and return to design grades.

P. Remove silt fencing/silt sock only after all paving is complete and exposed surfaces are stabilized.

Q. 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 north to the existing ditches on site which ultimately discharge to McIntire Road.

Stormwater runoff collected onsite as a result of the proposed development will be routed through the proposed storm sewer system consisting of a bioretention area and dry detention system connected by a series of catch basins, yard drains and smooth interior HDPE pipe. The bioretention area on site is designed to provide 100% of the required runoff reduction volume (RRv). The soils in the vicinity of the bioretention area are mainly USDA hydrologic group 'D' and therefore the system will be installed with underdrains per NYSDEC requirements. The bioretention area will consist of 6" perforated HDPE underdrains in 8" of drainage gravel, followed by filter fabric and then finally 18" minimum of planting soil. Overflow yard drains will be installed to allow 6" maximum ponding for RRv treatment. Stormwater detention is required per NYSDEC standards and specifications. The dry detention field was designed to

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allow for stormwater to be temporarily stored and discharged at a controlled rate. A 4" orifice and 10" outlet control pipe along will be provided as the outlet control device for the dry detention basin. Discharge from the outlet pipe will flow through a proposed water quality treatment unit prior to outleting to the existing Town of Amherst storm sewer system on McIntire Road.

Runoff reduction volume (RRv), water quality volume (WQv) and stormwater volume attenuation for the site is designed in accordance with Chapter 4 of the NYSDEC Stormwater design manual. The bioretention area is provided as a "green infrastructure" practice to provide runoff reduction to meet the Chapter 4 requirements for the currently undeveloped areas. A Water Quality Treatment unit is proposed to satisfy the remaining NYSDEC water quality volume (WQv) treatment requirements. Runoff from the site was looked at as a whole for the calculation of volume attenuation requirements. The existing site has a pre-development total of 0.05 acres of impervious cover. The amount of impervious cover post-development is 1.05 acres. The proposed dry detention basin is designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates, as well as the below stated Town stormwater runoff requirements.

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.
    - Existing vegetation will be preserved in the southwest corner of the project site.
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.
    - Bioretention area was incorporated into the site design to provide required RRv for the development. See Stormwater Drainage Calculations.
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.
    - Since the provided RRv is greater than the WQv required, use of standard SMPs to treat the remaining WQv is not applicable.
5. Design of volume and peak rate control practices where required.
    - See Stormwater Drainage Calculations.

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.

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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. Bioretention area was incorporated into the site layout to provide the required RRv for contributing WQv runoff area for the development. The bioretention area will provide 576 cf RRv. The minimum RRv required is 179 cf. The water quality treatment unit will treat the remaining WQv. The required WQv = 3,479 cf. The sum of the WQv treated and the RRv is equal to 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.

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.

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.

Refer to the engineer's report for storm sewer design criteria, runoff summary tables 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

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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.

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

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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.

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.

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.

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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).

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.

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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 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.

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- Bioretention areas shall be maintained per the NYSDEC Maintenance and Management Checklist included in this SWPPP.
- 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.

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. The MS4 must also be notified once disturbance returns to under five (5) acres. 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 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.

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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.

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

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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

   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

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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

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 the Materials Management Plan and in accordance with applicable state and federal regulations.

118.3 SPILL PREVENTION AND RESPONSE PROCEDURES

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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.

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

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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.

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

Maintenance of all on-site stormwater facilities shall be the responsibility of the property owner, Southern Tier Environments for Living, Inc. – STEL, and shall enter into a formal agreement with the Town of Amherst agreeing to such.

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The frequency of inspections for the bioretention areas shall match the frequencies listed on the “Bioretention Operation, Maintenance and Management Inspection Checklist” in Appendix K 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. Maintain all lawn areas by regular mowing, including the grassed slopes of the wet pond and grassed swale. Any eroded areas shall be re-graded, seeded and mulched immediately. The proposed detention basin shall be inspected two times per year, any silt build up shall be disposed of properly off site. Regular mowing shall be performed to allow for proper drainage.

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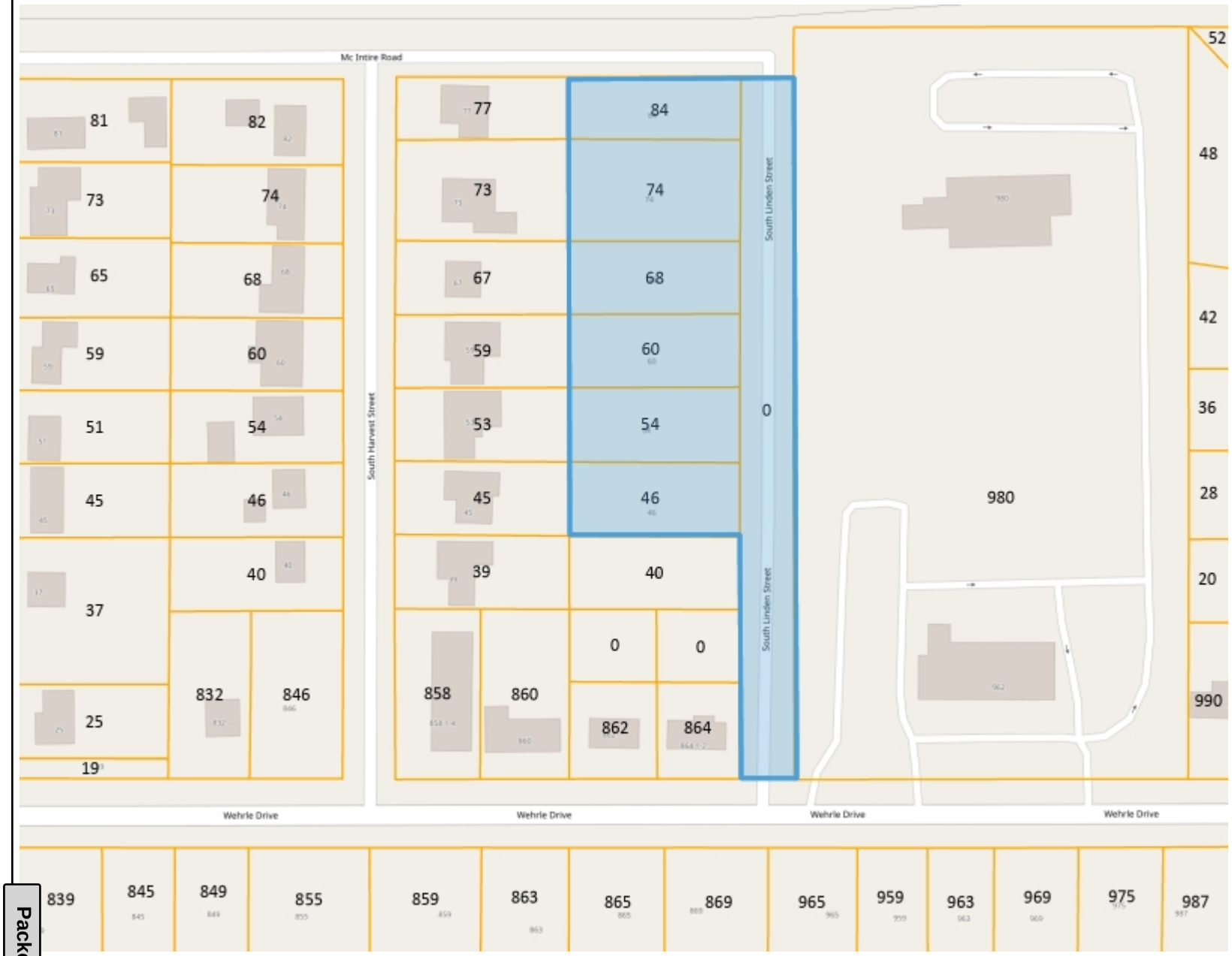
Appendix A

Site Location Map

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Erie County On-Line Mapping Application



Legend

- Parcels

0.04 0.1 Miles

VGS_1984_Web_Mercator_Auxiliary_Sphere

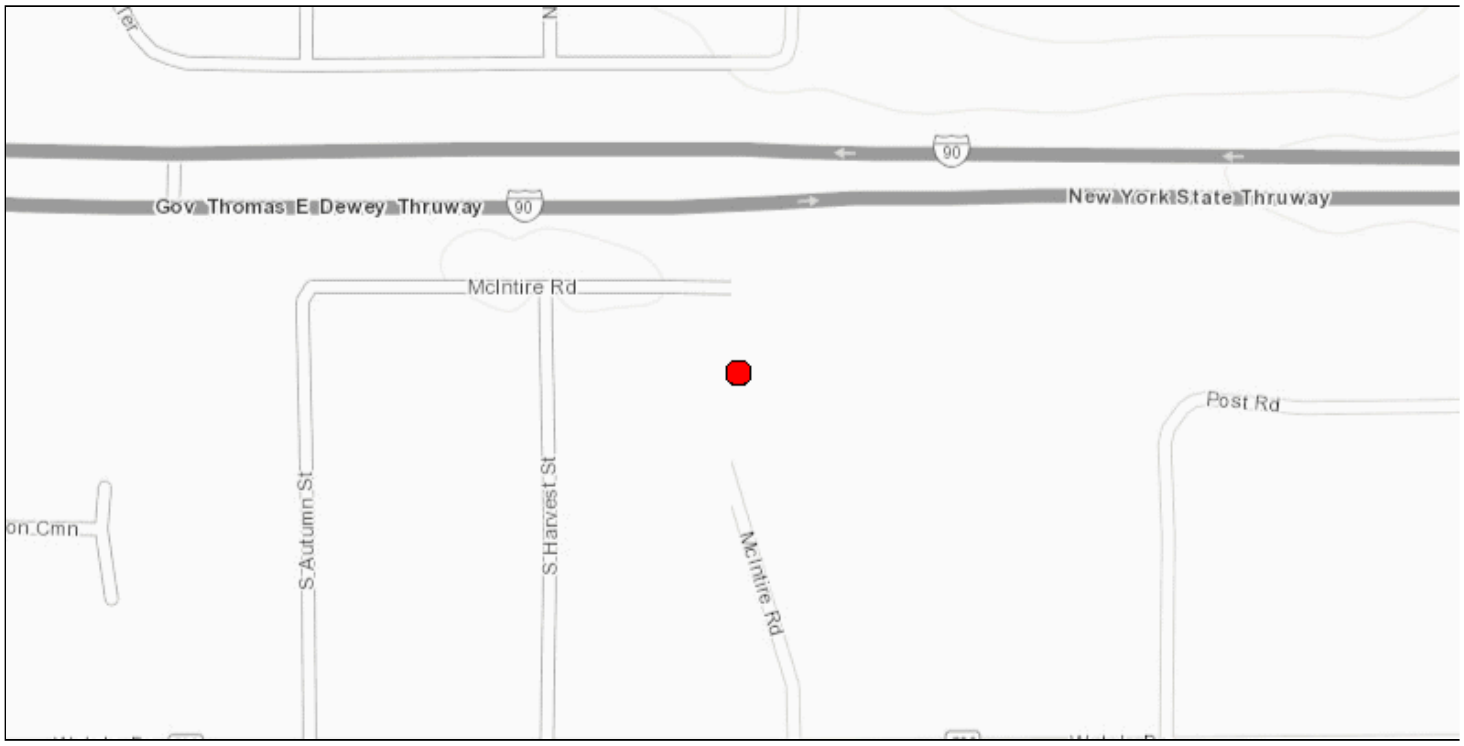
HIS MAP IS NOT TO BE USED FOR NAVIGATION

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: 2,257

Stormwater Interactive Map



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	194086.219	**Northing:**	4762221.044
Longitude/Latitude	**Latitude:**	42.951	**Longitude:**	-78.750

The approximate address of the point you clicked on is:
74 S Linden St, Buffalo, New York, 14221

County: Erie
Town: Amherst
USGS Quad: BUFFALO NE, LANCASTER

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.

Waterbody Classifications for Rivers/Streams

Regulation: undefined
Standard: undefined
Classification: undefined

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Appendix B

NYSDEC Notice of Intent (NOI)

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Appendix C

MS4 SWPPP Acceptance Form

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

NEW YORK STATE | Department of Environmental Conservation

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	South Linden, LLC
2. Contact Person:	John Militello
3. Street Address:	493 Kennedy Road
4. City/State/Zip:	Cheektowaga, NY 14227
II. Project Site Information	
5. Project/Site Name:	Multi-Family Development
6. Street Address:	0, 46-84 S Linden Street
7. City/State/Zip:	Buffalo, 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 Operator:	
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Street Address:	
14. City/State/Zip:	
15. 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 section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, 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 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

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Appendix D

Engineer's Report

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

CARMINA WOOD DESIGN

ENGINEER'S REPORT

for

Multi-Family Development

0, 46-84 S Linden Street
Town of Amherst, Erie County, New York

Prepared for

South Linden, LLC

493 Kennedy Road
Cheektowaga, NY 14227

Prepared by

Carmina Wood Design

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

September 2025

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Written Engineer's Report

Section 1 - Location & Description
Section 2 - Water Service
Section 3 - Sanitary Sewer Service
Section 4 - Storm Sewer Service

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Appendix B Storm Sewer System Drainage Calculations

- Existing Runoff
- Proposed Runoff
    - Green Infrastructure & Water Quality Calculations

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Section 1 - Location & Description

This project is a development of a 2.4 acre site located of the vacant land on South Linden Street in the Town of Amherst. Construction will consist of two multi-family buildings totaling 28 units, with detached garage buildings, associated utility, lighting and landscaping improvements. Currently the site is undeveloped consisting of mostly wooded areas. The proposed site development area to be disturbed for this project is approximately 2.25 acres when construction is completed.

Section 2 - Water Service

Water service for the multi-family buildings will be tapped off the existing 8" ECWA water main on the north side of Wehrle Drive. The service will be a 6" Class 52 DI combined water service, then split into a 6" fire service and a 4" domestic service at the ROW line. Both services will continue into a proposed insulated enclosure and have a meter and RPZ. Proper heat and lighting will be provided in the enclosure, drainage due to testing or failure of the RPZ will be to the exterior grade. The owner will be responsible for keeping the drainage ports clear of snow and debris. Water inside the multi-family buildings will be used for typical domestic uses.

The multi-family buildings are to be sprinklered, interior fire protection system to be designed by others. One private hydrant will be installed on site to ensure fire hose coverage not exceeding 600'.

Domestic Summary:	
Peak Operating Demand:	10.89 gpm
Water Main:	8" on Wehrle Drive
Static Pressure:	52 psi (ECWA)
Friction Loss:	0.0 psi
Loss through meter/RPZ:	13.0 psi
Elevation Loss:	0.0 psi
Pressure after RPZ:	39.0 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 water service following installation will be continuous feed, according to AWWA C-651, latest revision.

Section 3 - Sanitary Sewer Service

The proposed multi-family buildings will each have a 6" SDR-35 PVC sanitary lateral at 1.0% minimum slope. These laterals will connect and ultimately connect to the nearest public sanitary sewer manhole on McIntire Road.

Design Parameters

1-bedroom townhouse:	110 gal/day/units x 12 units = 1,320 gpd
2-bedroom townhouse:	220 gal/day/units x12 units = 2,640 gpd
3-bedroom townhouse:	330 gal/day/units x 4 units = 1,320 gpd

3,960 gpd * 4.33 = 17,163 gpd *use peaking factor of 4.33

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 drains north to the existing ditches on site which ultimately discharge to McIntire Road.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Stormwater runoff collected onsite as a result of the proposed development will be routed through the proposed storm sewer system consisting of a bioretention area and dry detention system connected by a series of catch basins, yard drains and smooth interior HDPE pipe. The bioretention area on site is designed to provide 100% of the required runoff reduction volume (RRv). The soils in the vicinity of the bioretention area are mainly USDA hydrologic group 'D' and therefore the system will be installed with underdrains per NYSDEC requirements. The bioretention area will consist of 6" perforated HDPE underdrains in 8" of drainage gravel, followed by filter fabric and then finally 18" minimum of planting soil. Overflow yard drains will be installed to allow 6" maximum ponding for RRv treatment. Stormwater detention is required per NYSDEC standards and specifications. The dry detention field was designed to allow for stormwater to be temporarily stored and discharged at a controlled rate. A 4" orifice and 10" outlet control pipe along will be provided as the outlet control device for the dry detention basin. Discharge from the outlet pipe will flow through a proposed water quality treatment unit prior to outleting to the existing Town of Amherst storm sewer system on McIntire Road.

Runoff reduction volume (RRv), water quality volume (WQv) and stormwater volume attenuation for the site is designed in accordance with Chapter 4 of the NYSDEC Stormwater design manual. The bioretention area is provided as a "green infrastructure" practice to provide runoff reduction to meet the Chapter 4 requirements for the currently undeveloped areas. A Water Quality Treatment unit is proposed to satisfy the remaining NYSDEC water quality volume (WQv) treatment requirements. Runoff from the site was looked at as a whole for the calculation of volume attenuation requirements. The existing site has a pre-development total of 0.05 acres of impervious cover. The amount of impervious cover post-development is 1.05 acres. The proposed dry detention basin is designed to accommodate the 1-year through 100-year storm events controlling the offsite runoff rate to less than the existing runoff rates, as well as the below stated Town stormwater runoff requirements.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet flowrate be restricted to the 10-year existing storm event. This volume of 9,332 cf is accommodated in the dry detention basin at elevation 678.44. At this elevation, the outlet discharge will be restricted to 0.65 cfs, which is less than the existing 10-year peak runoff outflow of 1.44 cfs of the overall site.

Dry Detention Basin Summary:
Top of pond = 679.00
Bottom of pond = 675.90
100-year storm storage volume = 13,554 cf @ 678.97

Water Quality Summary:
WQv req'd = 3,479 cf (0.080 ac-ft)
RRv min. req'd = 179 cf (0.004 ac-ft)
RRv provided - bioretention area = 576 cf (0.013 ac-ft)
WQv provided – Treatment unit = 2,903 cf (0.067 ac-ft)
Total RRv + WQv provided = 576 cf + 2,903 cf = 3,479 cf (0.080 ac-ft)

Bioretention: 100% of minimum post-development Runoff Reduction volume (RRv)
Area: 600 sf
Bottom Elevation: 680.30

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

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Runoff Summary:

Event	Ex. Runoff (cfs)	Pro. Runoff (cfs)*	Result (cfs)
1-year	0.43	0.41	-0.02
10-year	1.44	0.58	-0.86
25-year	2.08	0.65	-1.43
100-year	3.46	1.81	-1.65

* Proposed runoff flowrate is the rate controlled by the 10" outlet pipe from the dry detention basin which ultimately discharges to the existing Town of Amherst storm sewer as shown Appendix B of this report.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Appendix A

Sanitary Sewer and Water Demand Calculations

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

CARMINA WOOD DESIGN
80 SILO CITY, SUITE 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 23-4154 Date: 9/22/2025
Project Name: Multi-Family Development
Project Address: S Linden Street Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 1 of 2

Sanitary Sewage Demand Calculations:

110	gal/d/unit	x	12 units	=	1,320	gpd	*use 110 gallons per unit per day (1-bdrm)
220	gal/d/unit	x	12 units	=	2,640	gpd	*use 220 gallons per unit per day (2-bdrm)
330	gal/d/unit	x	4 units	=	1,320	gpd	*use 330 gallons per unit per day (3-bdrm)

Total Site Sanitary Demand: = 3,960 gpd

Find Peak Sanitary Demand:

Peaking Factor based on Population:

Total demand: 3,960 gpd / 100 gpcd = 40 per capita

Population (P) = 40 people

Peaking Factor : (18 +√P) / (4 + √P) where P is in thousands

Peaking Factor = 4.33

Peak Sanitary Demand = 3,960 x 4.33 = 17,163 gpd
= 0.017 MGD
= 0.027 cfs

Required Infiltration and Inflow Mitigation:

Peak Sanitary Flow = 17,163 gpd = 11.92 gpm

4:1 offset flow per NYSDEC requirements = 11.92 x 4 = 47.68 gpm req'd

Mitigation Credit = $250 / gpm

Mitigation Agreement Amount = $11,918.86

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

CARMINA WOOD DESIGN
80 SILO CITY ROW, SUITE 100
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 25-4154 Date: 9/22/2025
Project Name: Multi-Family Development
Project Address: S Linden Street Amherst, NY
Subject: Sanitary Sewer & Water Demand Calcs
Sheet: 2 of 2

5.a

Water Demand Calculations (domestic):

Proposed Multi-Family

3,960 gpd x 1.1 = 4,356 gpd *use 110% of sewage demand

*use 1.8 peaking factor and assume a 12 hour day

4,356 gpm x 1day/12hr x 1hr/60min = 6.05 gpm

6.05 gpm x 3.0 = 10.89 gpm Q_{peak} *use peaking factor 3 per ECDOH standards

Headlosses:

Q_{peak} = 10.89 gpm
Pipe = 6 inch Ductile Iron C = 140
Length = 100 LF (approx. distance from tap to RPZ in hot box)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(100)(10.89)^{1.85}}{(140)^{1.85}\ (6)^{4.866}} = 0.00 \text{ ft} = 0.00 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Loss through meter = 1 psi
Loss through RPZ = 12 psi
Total Losses = 13.0 psi
Static Pressure = 52 psi (per ECWA)
Residual Pressure Following RPZ = 52 - 13.0 = 39.0 psi (available after rpz & meter)

Residual Pressure 30" above 2nd Floor
Δ elev = 11 ft = 4.76 psi
Residual Pressure 30" above 2nd Floor = 34.2 psi

Water Demand Calculations (fire):

Proposed Multi-Family

Q = 1,000 gpd

Headlosses:

Q_{peak} = 1000 gpm
Pipe = 6 inch PVC C = 140
Length = 135 LF (approx. distance from RPZ to farthest hydrant)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(135)(1000)^{1.85}}{(140)^{1.85}\ (6)^{4.866}} = 8.75 \text{ ft} = 3.79 \text{ psi}$$

Δ elev = -3 ft = -1.30 psi

Static Pressure after RPZ = 52.0 psi (per ECWA)
Residual Pressure at hydrant = 52 - 2.5 = 49.5 psi

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Appendix B

Storm Sewer System Drainage Calculations

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

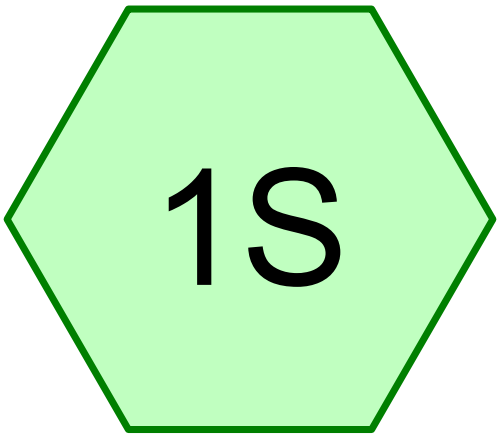
Existing Runoff

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Events for Subcatchment 1S: Existing

Event	Rainfall (inches)	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.87	0.43	3,905	0.45
2-Year	2.20	0.66	5,605	0.64
5-Year	2.69	1.05	8,426	0.97
10-Year	3.14	1.44	11,254	1.29
25-Year	3.84	2.08	15,981	1.83
50-Year	4.48	2.71	20,558	2.36
100-Year	**5.23**	**3.46**	**26,142**	**3.00**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



Existing

Subcat Reach Pond Link

Routing Diagram for 23-4154 existing
Prepared by Carmina Wood Design, Printed 9/25/2025
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Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type II 24-hr		Default	24.00	1	1.87	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.14	2
3	100-Year	Type II 24-hr		Default	24.00	1	5.23	2

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
104,544	79	Woods, Fair, HSG D (1S)
104,544	**79**	**TOTAL AREA**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
104,544	HSG D	1S
0	Other	
104,544		**TOTAL AREA**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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	Subcat Numbe	ıent
0	0	0	104,544	0	104,544	Woods, Fair	1S	
0	**0**	**0**	**104,544**	**0**	**104,544**	**TOTAL AREA**		

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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

Subcatchment1S: Existing Runoff Area=2.400 ac 0.00% Impervious Runoff Depth=0.45"
Flow Length=185' Slope=0.0200 '/' Tc=69.2 min CN=79 Runoff=0.43 cfs 3,905 cf

Total Runoff Area = 104,544 sf Runoff Volume = 3,905 cf Average Runoff Depth = 0.45"
100.00% Pervious = 104,544 sf 0.00% Impervious = 0 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Existing

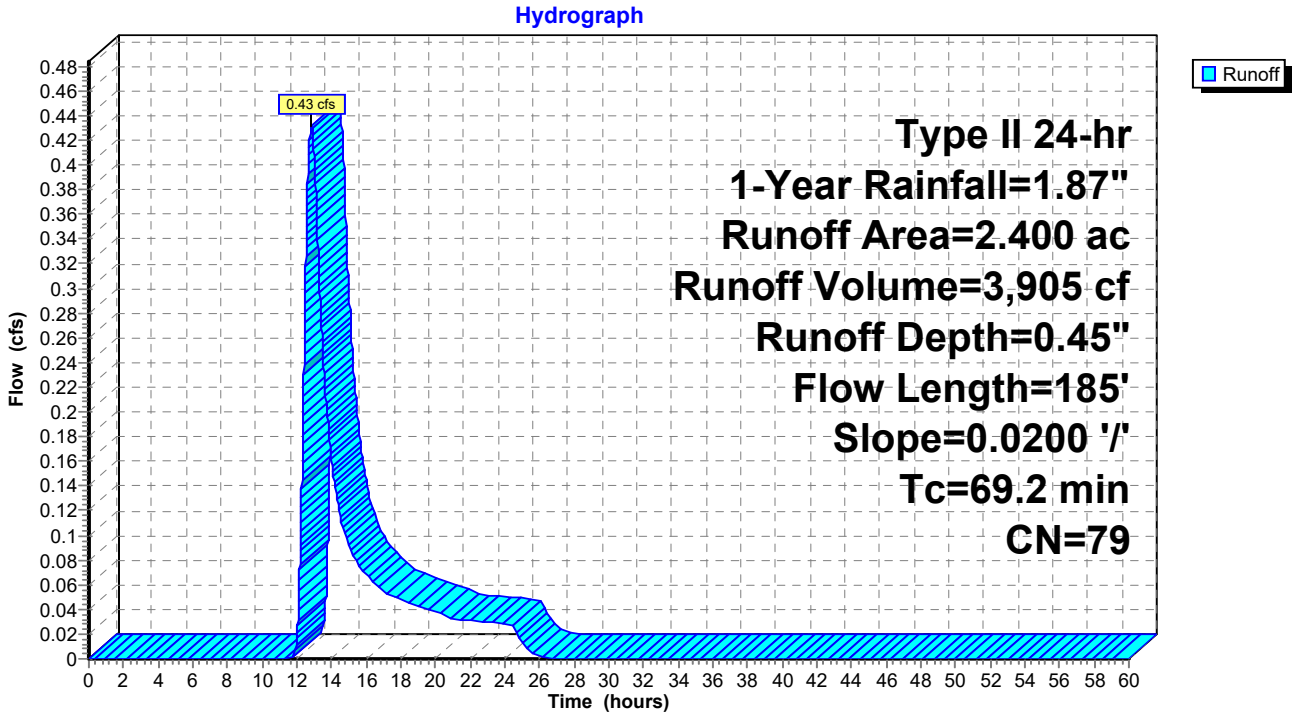
Runoff = 0.43 cfs @ 12.84 hrs, Volume= 3,905 cf, Depth= 0.45"

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
2.400	79	Woods, Fair, HSG D
2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
69.2	185	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"

Subcatchment 1S: Existing



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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

Subcatchment1S: Existing Runoff Area=2.400 ac 0.00% Impervious Runoff Depth=1.29"
Flow Length=185' Slope=0.0200 '/' Tc=69.2 min CN=79 Runoff=1.44 cfs 11,254 cf

Total Runoff Area = 104,544 sf Runoff Volume = 11,254 cf Average Runoff Depth = 1.29"
100.00% Pervious = 104,544 sf 0.00% Impervious = 0 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Existing

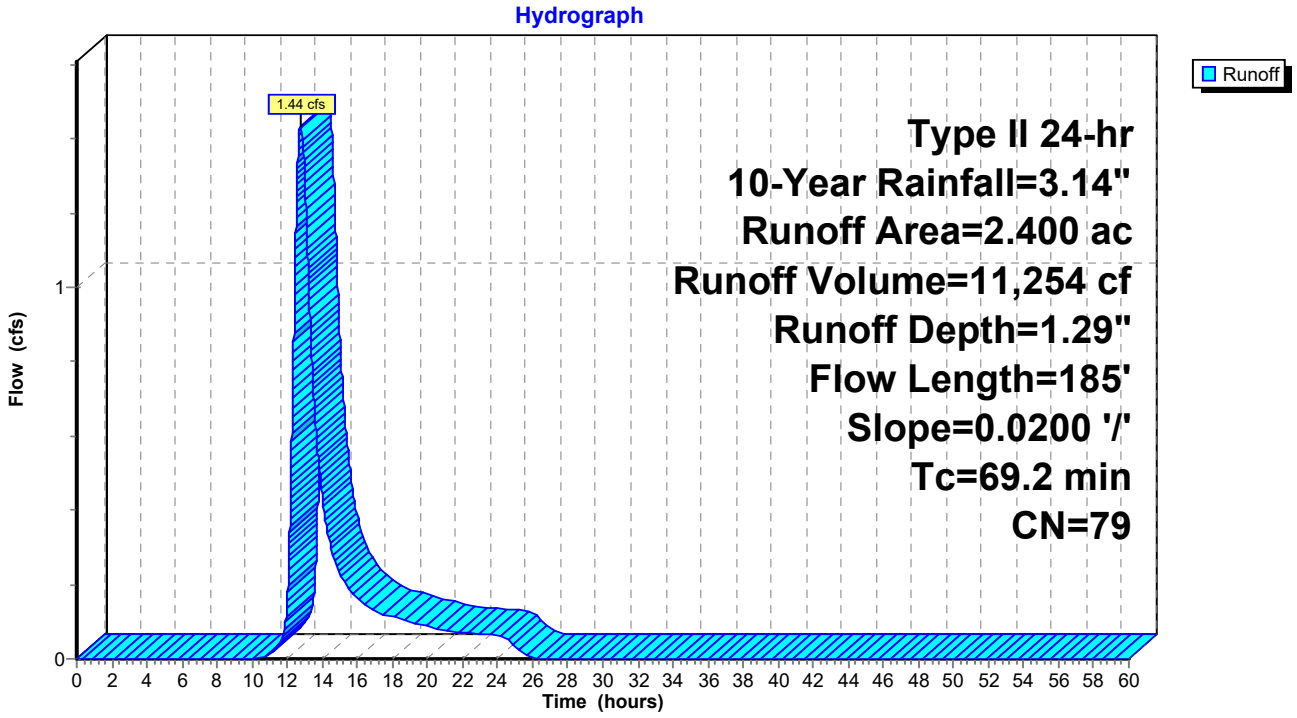
Runoff = 1.44 cfs @ 12.77 hrs, Volume= 11,254 cf, Depth= 1.29"

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
2.400	79	Woods, Fair, HSG D
2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
69.2	185	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"

Subcatchment 1S: Existing



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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

Subcatchment1S: Existing Runoff Area=2.400 ac 0.00% Impervious Runoff Depth=3.00"
Flow Length=185' Slope=0.0200 '/' Tc=69.2 min CN=79 Runoff=3.46 cfs 26,142 cf

Total Runoff Area = 104,544 sf Runoff Volume = 26,142 cf Average Runoff Depth = 3.00"
100.00% Pervious = 104,544 sf 0.00% Impervious = 0 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Existing

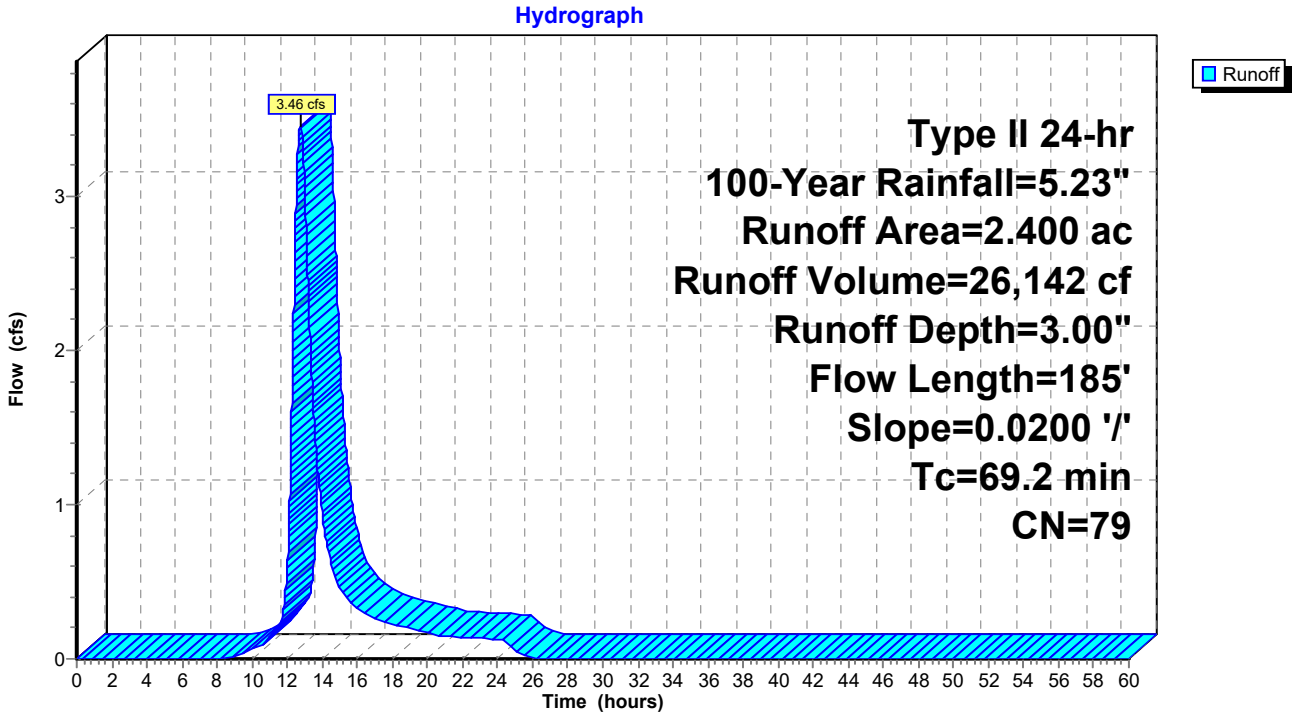
Runoff = 3.46 cfs @ 12.76 hrs, Volume= 26,142 cf, Depth= 3.00"

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
2.400	79	Woods, Fair, HSG D
2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
69.2	185	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"

Subcatchment 1S: Existing



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

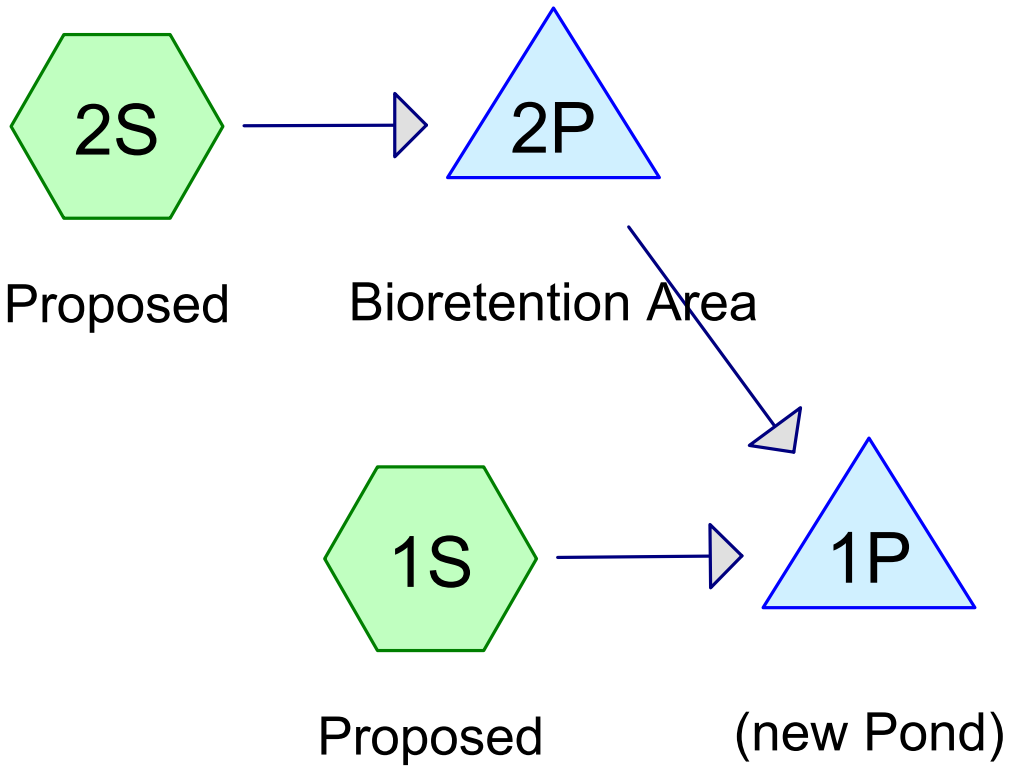
Proposed Runoff

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Events for Pond 1P: (new Pond)

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	0.87	0.41	677.02	1,773
2-Year	1.16	0.47	677.31	2,771
5-Year	1.60	0.54	677.69	4,513
10-Year	2.02	0.58	678.00	6,306
25-Year	2.69	0.65	678.44	9,332
50-Year	3.31	0.70	678.82	12,282
100-Year	**4.04**	**1.81**	**678.97**	**13,554**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



Subcat Reach Pond Link

Routing Diagram for 23-4154 proposed
Prepared by Carmina Wood Design, Printed 9/25/2025
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Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type II 24-hr		Default	24.00	1	1.87	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.14	2
3	25-Year	Type II 24-hr		Default	24.00	1	3.84	2
4	100-Year	Type II 24-hr		Default	24.00	1	5.23	2

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
50,094	80	>75% Grass cover, Good, HSG D (1S, 2S)
23,958	98	Paved parking, HSG D (1S, 2S)
21,780	98	Roofs, HSG D (1S)
8,712	79	Woods, Fair, HSG D (1S, 2S)
104,544	**88**	**TOTAL AREA**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
104,544	HSG D	1S, 2S
0	Other	
104,544		**TOTAL AREA**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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	Su Nu
0	0	0	50,094	0	50,094	>75% Grass cover, Good	
0	0	0	23,958	0	23,958	Paved parking	
0	0	0	21,780	0	21,780	Roofs	
0	0	0	8,712	0	8,712	Woods, Fair	
0	**0**	**0**	**104,544**	**0**	**104,544**	**TOTAL AREA**	

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1P	675.90	675.60	30.0	0.0100	0.013	0.0	10.0	0.0
2	2P	678.30	678.11	61.0	0.0031	0.013	0.0	6.0	0.0

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=2.000 ac 40.00% Impervious Runoff Depth=0.81"
Flow Length=200' Slope=0.0100 '/' Tc=79.9 min CN=87 Runoff=0.67 cfs 5,846 cf

Subcatchment2S: Proposed Runoff Area=0.400 ac 62.50% Impervious Runoff Depth=1.05"
Flow Length=250' Slope=0.0200 '/' Tc=67.4 min CN=91 Runoff=0.21 cfs 1,526 cf

Pond 1P: (new Pond) Peak Elev=677.02' Storage=1,773 cf Inflow=0.87 cfs 7,372 cf
Outflow=0.41 cfs 7,372 cf

Pond 2P: Bioretention Area Peak Elev=681.39' Storage=286 cf Inflow=0.21 cfs 1,526 cf
Outflow=0.20 cfs 1,526 cf

Total Runoff Area = 104,544 sf Runoff Volume = 7,372 cf Average Runoff Depth = 0.85"
56.25% Pervious = 58,806 sf 43.75% Impervious = 45,738 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Proposed

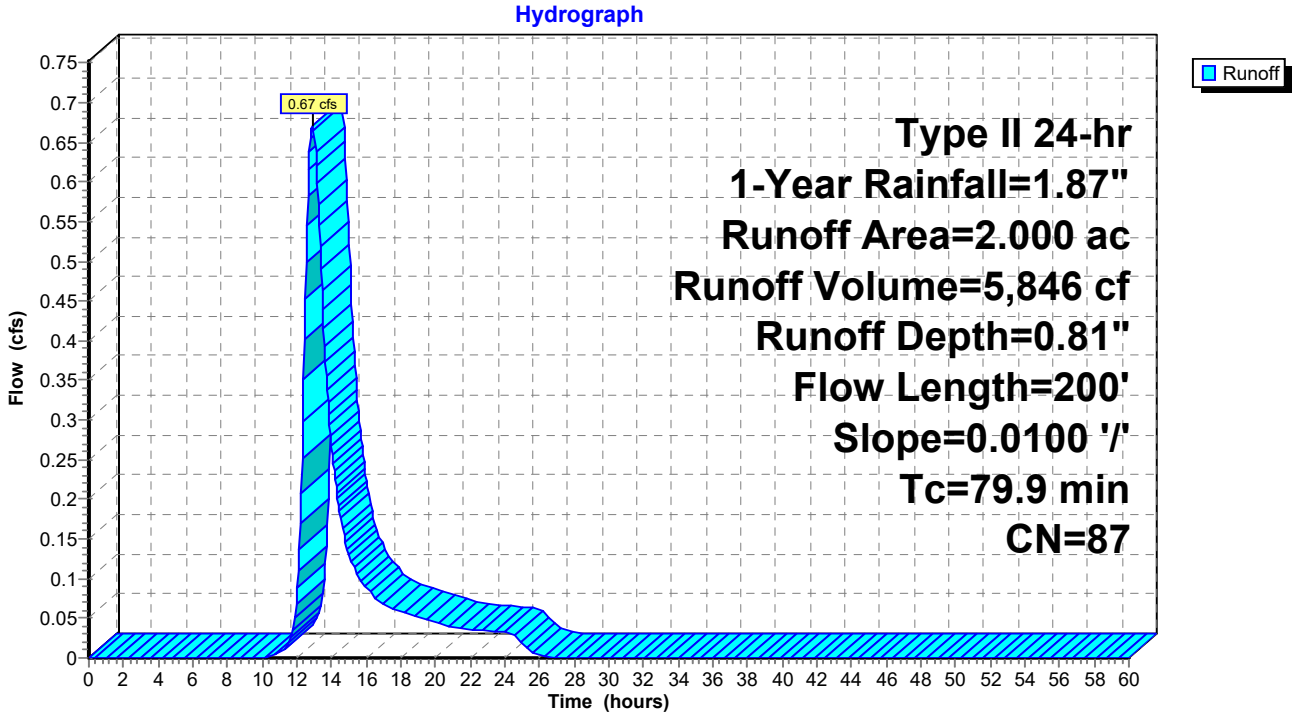
Runoff = 0.67 cfs @ 12.91 hrs, Volume= 5,846 cf, Depth= 0.81"
Routed to Pond 1P : (new Pond)

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=1.87"

Area (ac)	CN	Description
0.150	79	Woods, Fair, HSG D
0.500	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
1.050	80	>75% Grass cover, Good, HSG D
2.000	87	Weighted Average
1.200		60.00% Pervious Area
0.800		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
68.9	130	0.0100	0.03		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
11.0	70	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
79.9	200	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 2S: Proposed

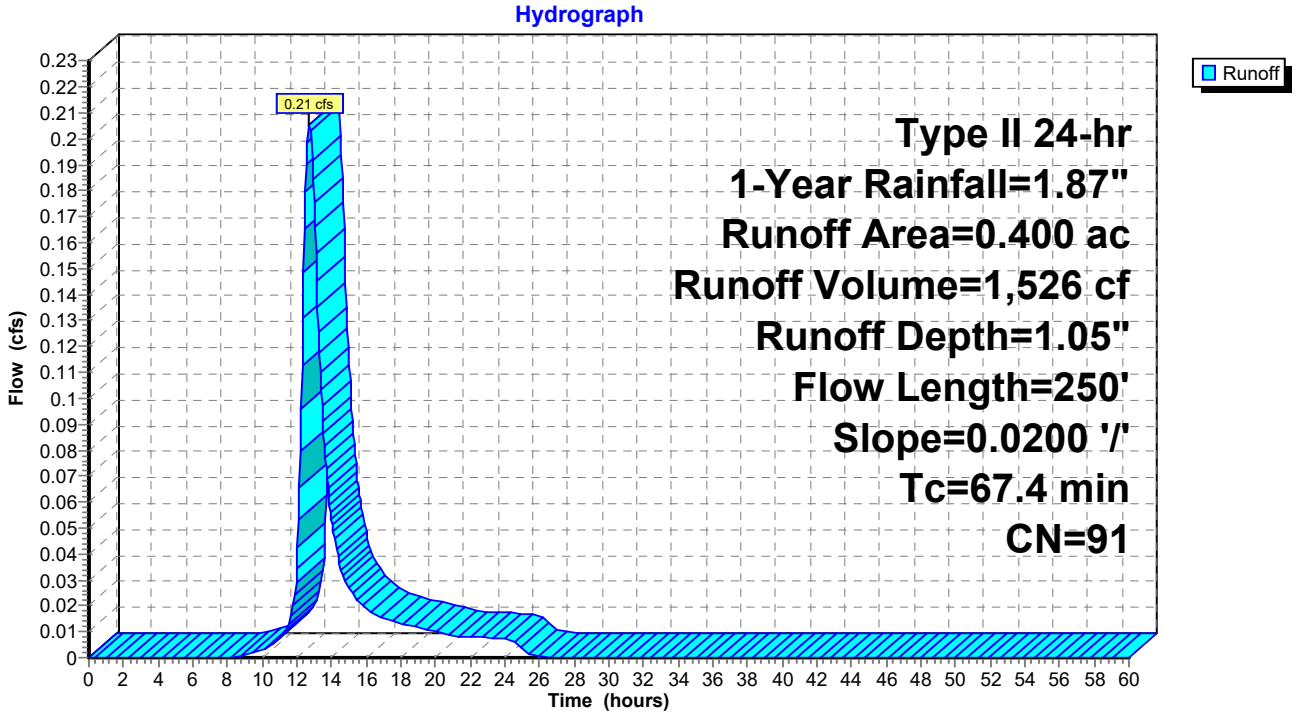
Runoff = 0.21 cfs @ 12.72 hrs, Volume= 1,526 cf, Depth= 1.05"
Routed to Pond 2P : Bioretention Area

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=1.87"

Area (ac)	CN	Description
0.050	79	Woods, Fair, HSG D
0.100	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.400	91	Weighted Average
0.150		37.50% Pervious Area
0.250		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	110	0.0200	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
55.4	140	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
67.4	250	Total			

Subcatchment 2S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 1P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 104,544 sf, 43.75% Impervious, Inflow Depth = 0.85" for 1-Year event
Inflow = 0.87 cfs @ 12.88 hrs, Volume= 7,372 cf
Outflow = 0.41 cfs @ 13.76 hrs, Volume= 7,372 cf, Atten= 53%, Lag= 52.9 min
Primary = 0.41 cfs @ 13.76 hrs, Volume= 7,372 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 677.02' @ 13.76 hrs Surf.Area= 2,901 sf Storage= 1,773 cf

Plug-Flow detention time= 40.5 min calculated for 7,366 cf (100% of inflow)
Center-of-Mass det. time= 40.4 min (988.3 - 947.9)

Volume	Invert	Avail.Storage	Storage Description
#1	676.00'	13,810 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

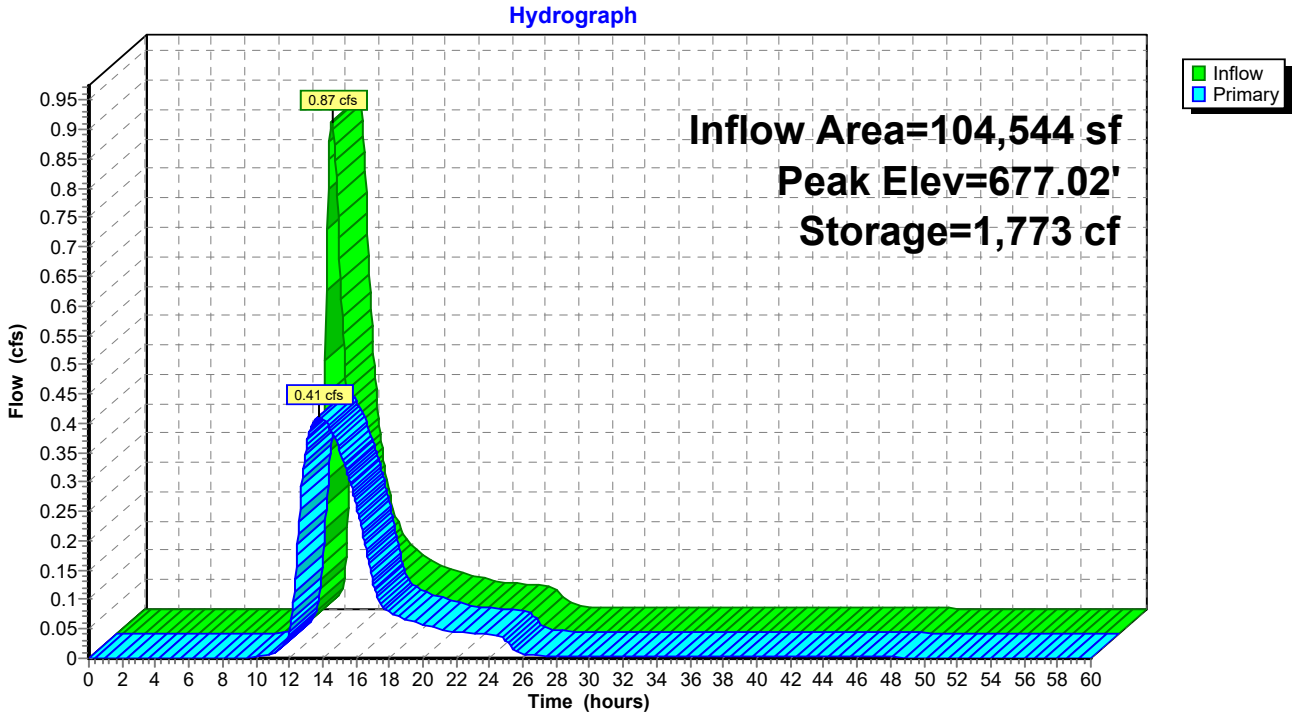
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
676.00	600	0	0
677.00	2,830	1,715	1,715
678.00	6,340	4,585	6,300
679.00	8,680	7,510	13,810

Device	Routing	Invert	Outlet Devices
#1	Primary	675.90'	**10.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.90' / 675.60' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	675.90'	**4.0" Vert. 4" orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	678.85'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.41 cfs @ 13.76 hrs HW=677.02' (Free Discharge)
└**1=Culvert** (Passes 0.41 cfs of 2.04 cfs potential flow)
  ├**2=4" orifice** (Orifice Controls 0.41 cfs @ 4.70 fps)
  └**3=Grate** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 1P: (new Pond)



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 2P: Bioretention Area

Inflow Area = 17,424 sf, 62.50% Impervious, Inflow Depth = 1.05" for 1-Year event
Inflow = 0.21 cfs @ 12.72 hrs, Volume= 1,526 cf
Outflow = 0.20 cfs @ 12.81 hrs, Volume= 1,526 cf, Atten= 1%, Lag= 5.4 min
Primary = 0.20 cfs @ 12.81 hrs, Volume= 1,526 cf
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 681.39' @ 12.81 hrs Surf.Area= 666 sf Storage= 286 cf

Plug-Flow detention time= 217.1 min calculated for 1,524 cf (100% of inflow)
Center-of-Mass det. time= 218.1 min (1,096.1 - 878.1)

Volume	Invert	Avail.Storage	Storage Description
#1	680.80'	614 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

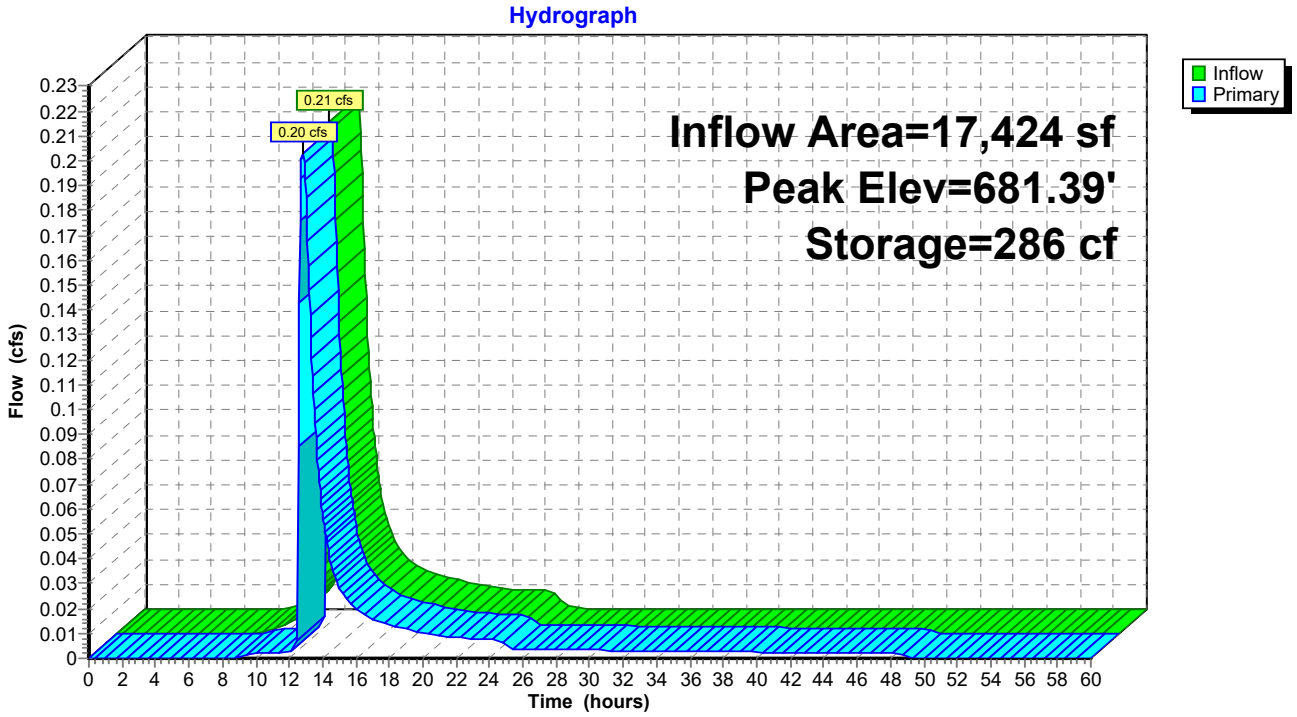
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.80	305	0	0
681.30	600	226	226
681.80	950	388	614

Device	Routing	Invert	Outlet Devices
#1	Primary	678.30'	**6.0" Round 6" pipe** L= 61.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.30' / 678.11' S= 0.0031 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	681.30'	**8.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	680.80'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 670.00'

Primary OutFlow Max=0.20 cfs @ 12.81 hrs HW=681.39' (Free Discharge)
└**1=6" pipe** (Passes 0.20 cfs of 1.05 cfs potential flow)
└**2=Grate** (Weir Controls 0.20 cfs @ 1.00 fps)
└**3=Exfiltration** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 2P: Bioretention Area



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=2.000 ac 40.00% Impervious Runoff Depth=1.86"
Flow Length=200' Slope=0.0100 '/' Tc=79.9 min CN=87 Runoff=1.61 cfs 13,517 cf

Subcatchment2S: Proposed Runoff Area=0.400 ac 62.50% Impervious Runoff Depth=2.20"
Flow Length=250' Slope=0.0200 '/' Tc=67.4 min CN=91 Runoff=0.43 cfs 3,197 cf

Pond 1P: (new Pond) Peak Elev=678.00' Storage=6,306 cf Inflow=2.02 cfs 16,715 cf
Outflow=0.58 cfs 16,715 cf

Pond 2P: Bioretention Area Peak Elev=681.46' Storage=329 cf Inflow=0.43 cfs 3,197 cf
Outflow=0.43 cfs 3,197 cf

Total Runoff Area = 104,544 sf Runoff Volume = 16,715 cf Average Runoff Depth = 1.92"
56.25% Pervious = 58,806 sf 43.75% Impervious = 45,738 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Proposed

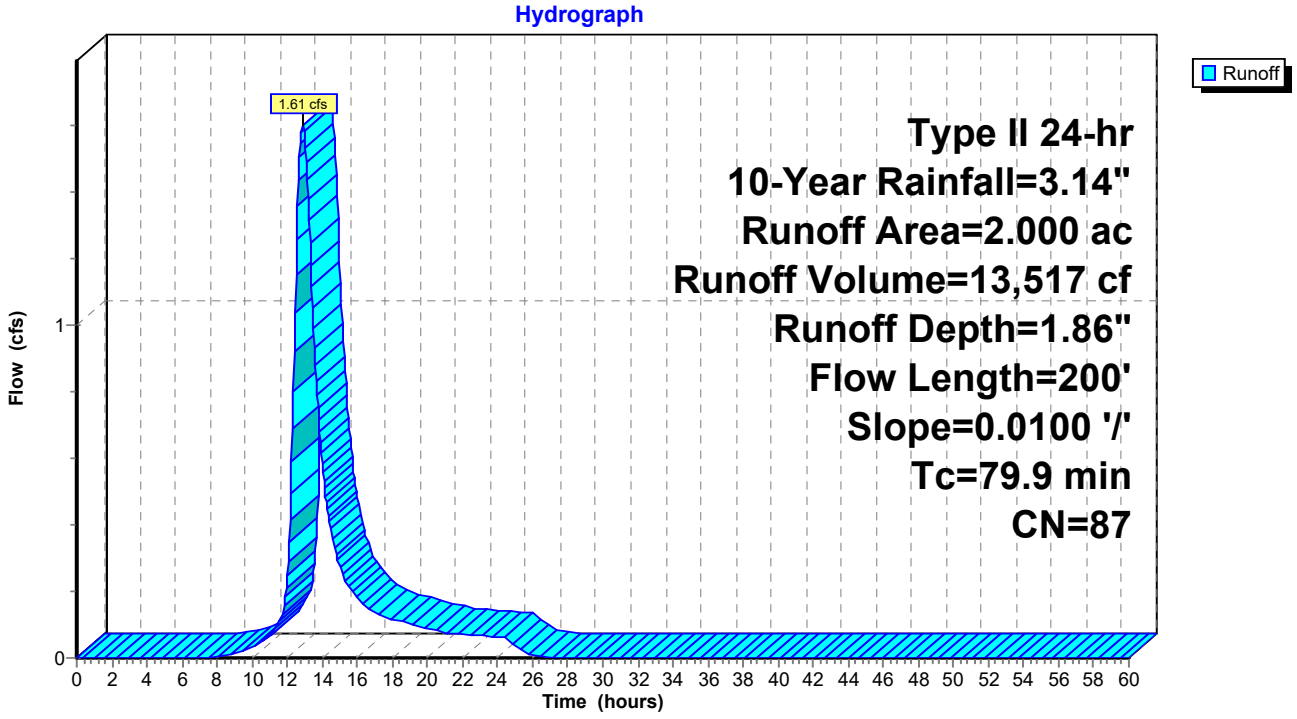
Runoff = 1.61 cfs @ 12.88 hrs, Volume= 13,517 cf, Depth= 1.86"
Routed to Pond 1P : (new Pond)

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=3.14"

Area (ac)	CN	Description
0.150	79	Woods, Fair, HSG D
0.500	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
1.050	80	>75% Grass cover, Good, HSG D
2.000	87	Weighted Average
1.200		60.00% Pervious Area
0.800		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
68.9	130	0.0100	0.03		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
11.0	70	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
79.9	200	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 2S: Proposed

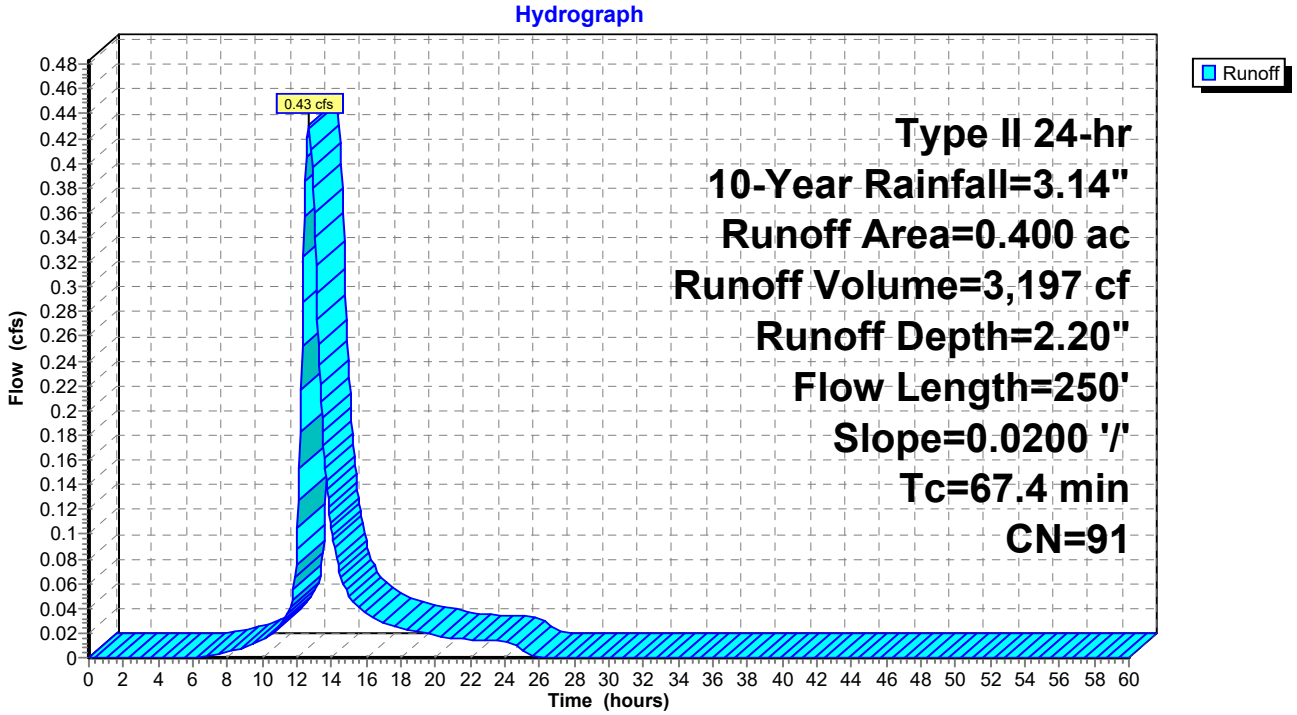
Runoff = 0.43 cfs @ 12.69 hrs, Volume= 3,197 cf, Depth= 2.20"
Routed to Pond 2P : Bioretention Area

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=3.14"

Area (ac)	CN	Description
0.050	79	Woods, Fair, HSG D
0.100	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.400	91	Weighted Average
0.150		37.50% Pervious Area
0.250		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	110	0.0200	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
55.4	140	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
67.4	250	Total			

Subcatchment 2S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 1P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 104,544 sf, 43.75% Impervious, Inflow Depth = 1.92" for 10-Year event
Inflow = 2.02 cfs @ 12.85 hrs, Volume= 16,715 cf
Outflow = 0.58 cfs @ 14.19 hrs, Volume= 16,715 cf, Atten= 71%, Lag= 80.4 min
Primary = 0.58 cfs @ 14.19 hrs, Volume= 16,715 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 678.00' @ 14.19 hrs Surf.Area= 6,342 sf Storage= 6,306 cf

Plug-Flow detention time= 105.4 min calculated for 16,715 cf (100% of inflow)
Center-of-Mass det. time= 105.4 min (1,007.0 - 901.6)

Volume	Invert	Avail.Storage	Storage Description
#1	676.00'	13,810 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

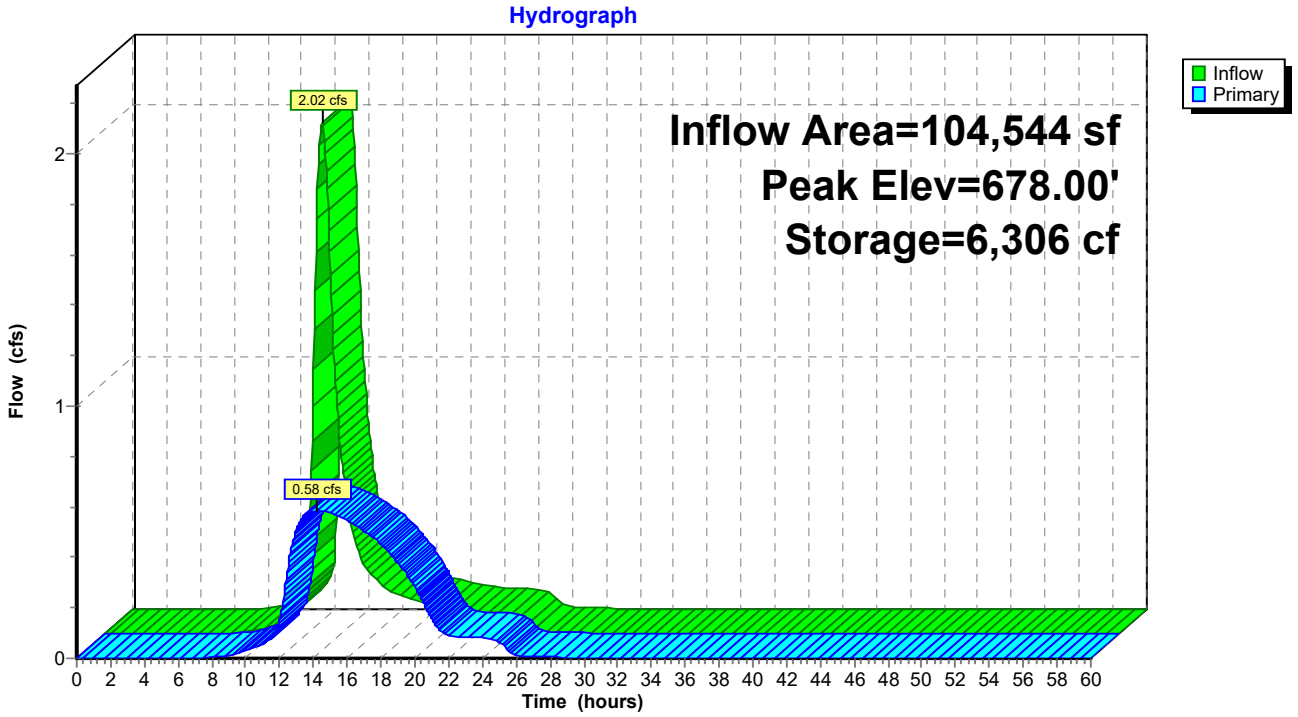
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
676.00	600	0	0
677.00	2,830	1,715	1,715
678.00	6,340	4,585	6,300
679.00	8,680	7,510	13,810

Device	Routing	Invert	Outlet Devices
#1	Primary	675.90'	**10.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.90' / 675.60' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	675.90'	**4.0" Vert. 4" orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	678.85'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.58 cfs @ 14.19 hrs HW=678.00' (Free Discharge)
└**1=Culvert** (Passes 0.58 cfs of 3.33 cfs potential flow)
  ├**2=4" orifice** (Orifice Controls 0.58 cfs @ 6.70 fps)
  └**3=Grate** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 1P: (new Pond)



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 2P: Bioretention Area

Inflow Area = 17,424 sf, 62.50% Impervious, Inflow Depth = 2.20" for 10-Year event
Inflow = 0.43 cfs @ 12.69 hrs, Volume= 3,197 cf
Outflow = 0.43 cfs @ 12.75 hrs, Volume= 3,197 cf, Atten= 1%, Lag= 3.5 min
Primary = 0.43 cfs @ 12.75 hrs, Volume= 3,197 cf
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 681.46' @ 12.75 hrs Surf.Area= 710 sf Storage= 329 cf

Plug-Flow detention time= 112.9 min calculated for 3,195 cf (100% of inflow)
Center-of-Mass det. time= 114.0 min (971.0 - 857.0)

Volume	Invert	Avail.Storage	Storage Description
#1	680.80'	614 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

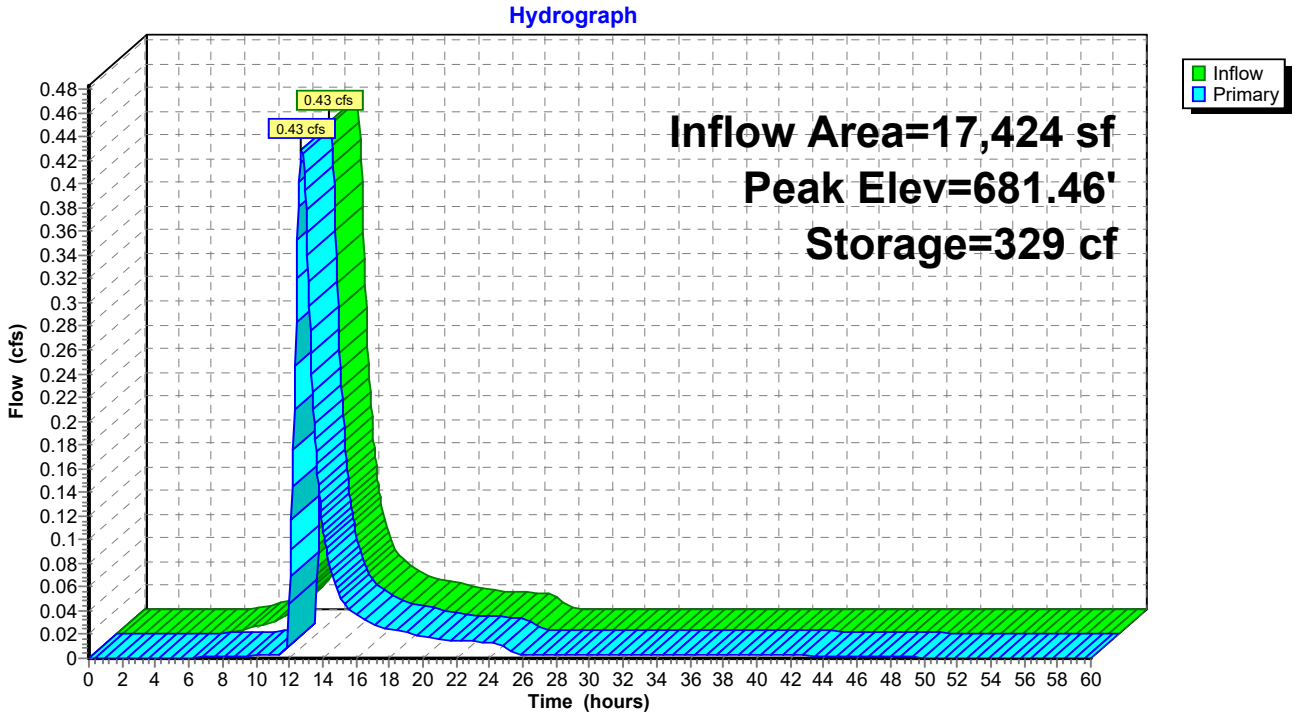
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.80	305	0	0
681.30	600	226	226
681.80	950	388	614

Device	Routing	Invert	Outlet Devices
#1	Primary	678.30'	**6.0" Round 6" pipe** L= 61.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.30' / 678.11' S= 0.0031 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	681.30'	**8.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	680.80'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 670.00'

Primary OutFlow Max=0.43 cfs @ 12.75 hrs HW=681.46' (Free Discharge)
└**1=6" pipe** (Passes 0.43 cfs of 1.06 cfs potential flow)
└**2=Grate** (Weir Controls 0.42 cfs @ 1.29 fps)
└**3=Exfiltration** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 2P: Bioretention Area



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=2.000 ac 40.00% Impervious Runoff Depth=2.49"
Flow Length=200' Slope=0.0100 '/' Tc=79.9 min CN=87 Runoff=2.15 cfs 18,080 cf

Subcatchment2S: Proposed Runoff Area=0.400 ac 62.50% Impervious Runoff Depth=2.86"
Flow Length=250' Slope=0.0200 '/' Tc=67.4 min CN=91 Runoff=0.56 cfs 4,159 cf

Pond 1P: (new Pond) Peak Elev=678.44' Storage=9,332 cf Inflow=2.69 cfs 22,239 cf
Outflow=0.65 cfs 22,239 cf

Pond 2P: Bioretention Area Peak Elev=681.49' Storage=350 cf Inflow=0.56 cfs 4,159 cf
Outflow=0.56 cfs 4,159 cf

Total Runoff Area = 104,544 sf Runoff Volume = 22,239 cf Average Runoff Depth = 2.55"
56.25% Pervious = 58,806 sf 43.75% Impervious = 45,738 sf

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 1S: Proposed

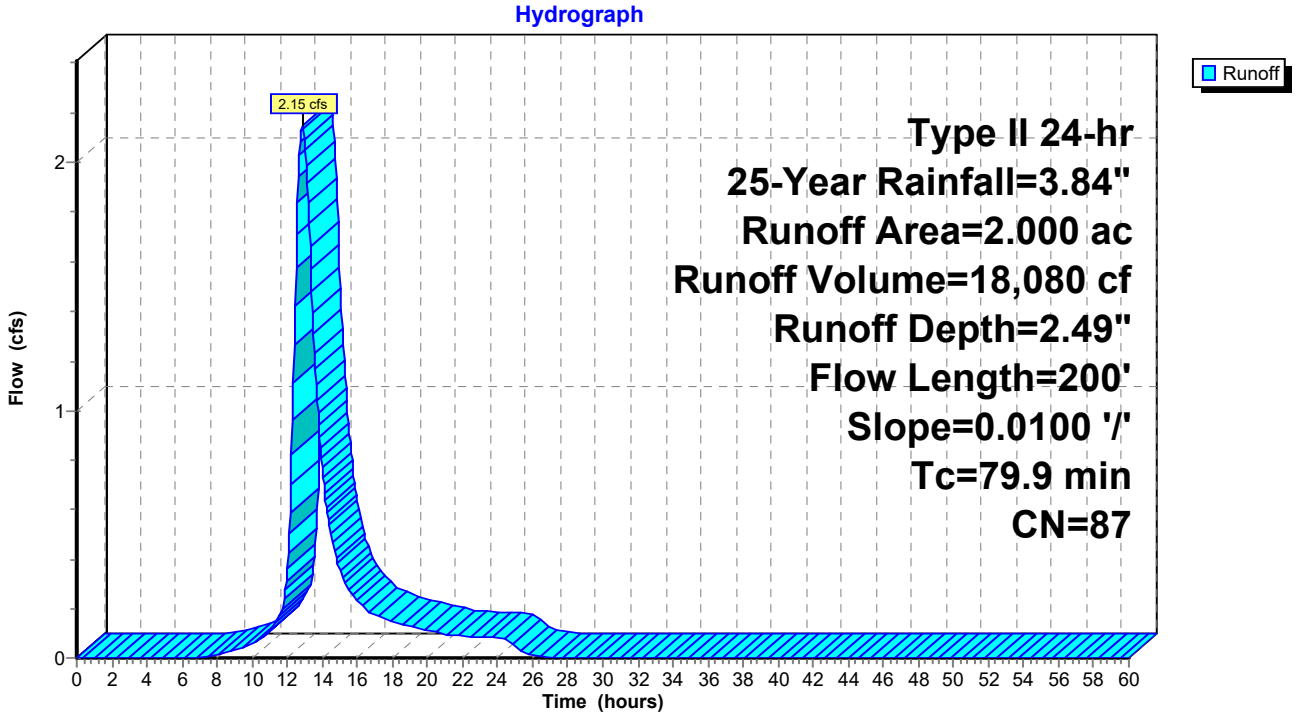
Runoff = 2.15 cfs @ 12.87 hrs, Volume= 18,080 cf, Depth= 2.49"
Routed to Pond 1P : (new Pond)

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=3.84"

Area (ac)	CN	Description
0.150	79	Woods, Fair, HSG D
0.500	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
1.050	80	>75% Grass cover, Good, HSG D
2.000	87	Weighted Average
1.200		60.00% Pervious Area
0.800		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
68.9	130	0.0100	0.03		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
11.0	70	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
79.9	200	Total			

Subcatchment 1S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Subcatchment 2S: Proposed

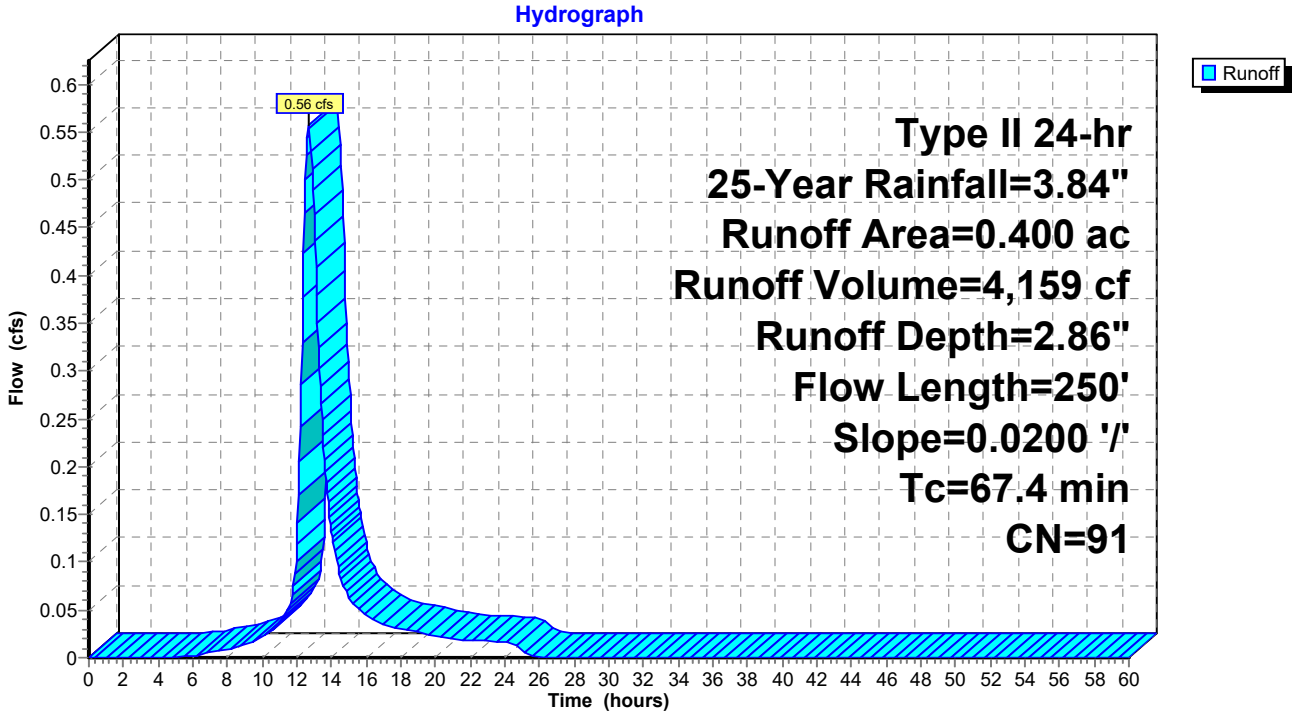
Runoff = 0.56 cfs @ 12.69 hrs, Volume= 4,159 cf, Depth= 2.86"
Routed to Pond 2P : Bioretention Area

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=3.84"

Area (ac)	CN	Description
0.050	79	Woods, Fair, HSG D
0.100	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.400	91	Weighted Average
0.150		37.50% Pervious Area
0.250		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	110	0.0200	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
55.4	140	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
67.4	250	Total			

Subcatchment 2S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 1P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 2P Primary device # 1 INLET by 0.14'

Inflow Area = 104,544 sf, 43.75% Impervious, Inflow Depth = 2.55" for 25-Year event
Inflow = 2.69 cfs @ 12.85 hrs, Volume= 22,239 cf
Outflow = 0.65 cfs @ 14.38 hrs, Volume= 22,239 cf, Atten= 76%, Lag= 91.7 min
Primary = 0.65 cfs @ 14.38 hrs, Volume= 22,239 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 678.44' @ 14.38 hrs Surf.Area= 7,375 sf Storage= 9,332 cf

Plug-Flow detention time= 144.0 min calculated for 22,220 cf (100% of inflow)
Center-of-Mass det. time= 143.9 min (1,032.9 - 889.0)

Volume	Invert	Avail.Storage	Storage Description
#1	676.00'	13,810 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

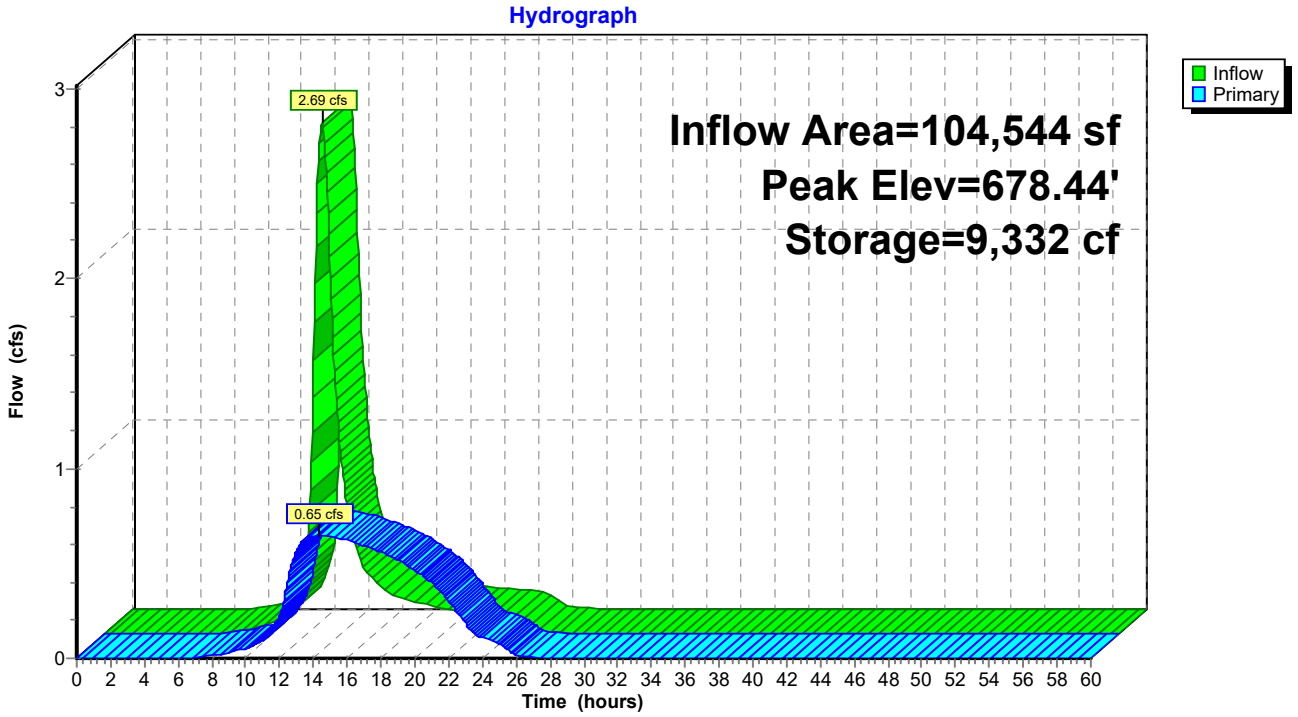
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
676.00	600	0	0
677.00	2,830	1,715	1,715
678.00	6,340	4,585	6,300
679.00	8,680	7,510	13,810

Device	Routing	Invert	Outlet Devices
#1	Primary	675.90'	**10.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.90' / 675.60' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	675.90'	**4.0" Vert. 4" orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	678.85'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.65 cfs @ 14.38 hrs HW=678.44' (Free Discharge)
└─**1=Culvert** (Passes 0.65 cfs of 3.77 cfs potential flow)
  ├─**2=4" orifice** (Orifice Controls 0.65 cfs @ 7.42 fps)
  └─**3=Grate** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 1P: (new Pond)



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 2P: Bioretention Area

Inflow Area = 17,424 sf, 62.50% Impervious, Inflow Depth = 2.86" for 25-Year event
Inflow = 0.56 cfs @ 12.69 hrs, Volume= 4,159 cf
Outflow = 0.56 cfs @ 12.74 hrs, Volume= 4,159 cf, Atten= 0%, Lag= 3.4 min
Primary = 0.56 cfs @ 12.74 hrs, Volume= 4,159 cf
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 681.49' @ 12.74 hrs Surf.Area= 730 sf Storage= 350 cf

Plug-Flow detention time= 90.9 min calculated for 4,156 cf (100% of inflow)
Center-of-Mass det. time= 92.0 min (941.6 - 849.6)

Volume	Invert	Avail.Storage	Storage Description
#1	680.80'	614 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

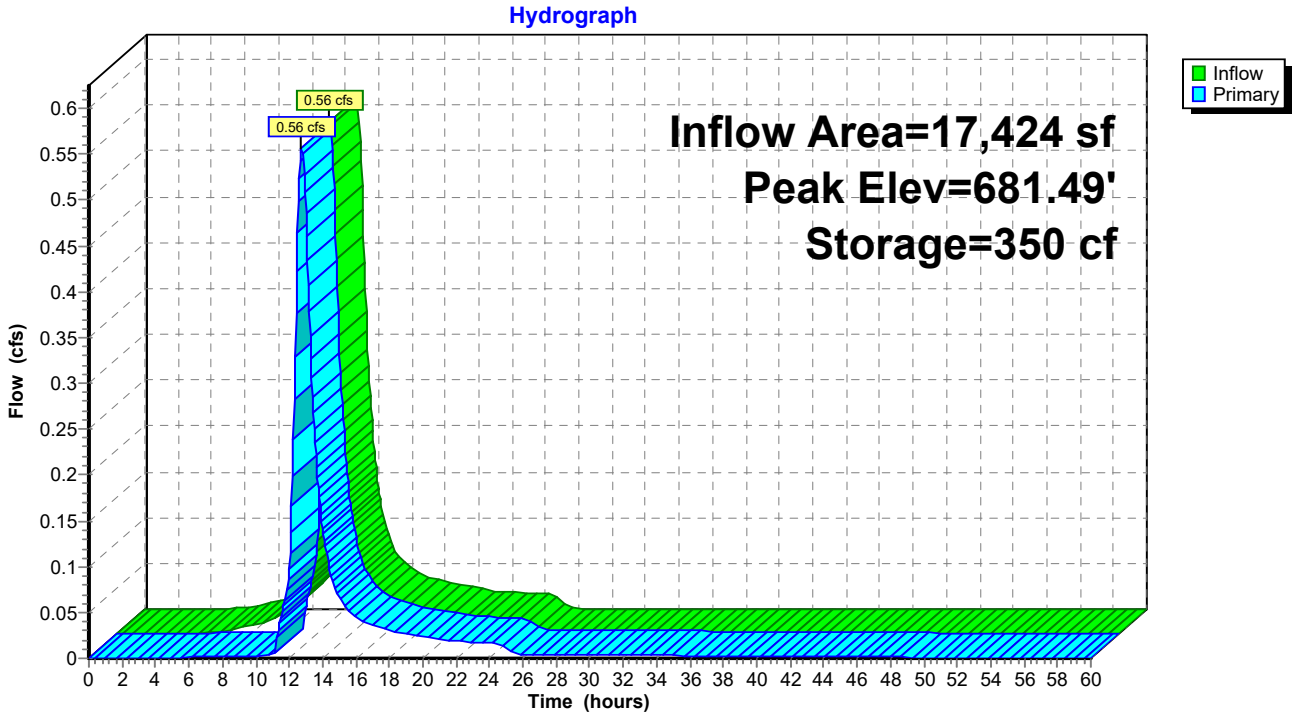
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.80	305	0	0
681.30	600	226	226
681.80	950	388	614

Device	Routing	Invert	Outlet Devices
#1	Primary	678.30'	**6.0" Round 6" pipe** L= 61.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.30' / 678.11' S= 0.0031 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	681.30'	**8.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	680.80'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 670.00'

Primary OutFlow Max=0.55 cfs @ 12.74 hrs HW=681.49' (Free Discharge)
└**1=6" pipe** (Passes 0.55 cfs of 1.06 cfs potential flow)
└**2=Grate** (Weir Controls 0.55 cfs @ 1.41 fps)
└**3=Exfiltration** (Controls 0.00 cfs)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Pond 2P: Bioretention Area



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Runoff Area=2.000 ac 40.00% Impervious Runoff Depth=3.78"
Flow Length=200' Slope=0.0100 '/' Tc=79.9 min CN=87 Runoff=3.26 cfs 27,475 cf

Subcatchment2S: Proposed Runoff Area=0.400 ac 62.50% Impervious Runoff Depth=4.21"
Flow Length=250' Slope=0.0200 '/' Tc=67.4 min CN=91 Runoff=0.81 cfs 6,107 cf

Pond 1P: (new Pond) Peak Elev=678.97' Storage=13,554 cf Inflow=4.04 cfs 33,581 cf
Outflow=1.81 cfs 33,581 cf

Pond 2P: Bioretention Area Peak Elev=681.54' Storage=390 cf Inflow=0.81 cfs 6,107 cf
Outflow=0.81 cfs 6,107 cf

Total Runoff Area = 104,544 sf Runoff Volume = 33,581 cf Average Runoff Depth = 3.85"
56.25% Pervious = 58,806 sf 43.75% Impervious = 45,738 sf

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Summary for Subcatchment 1S: Proposed

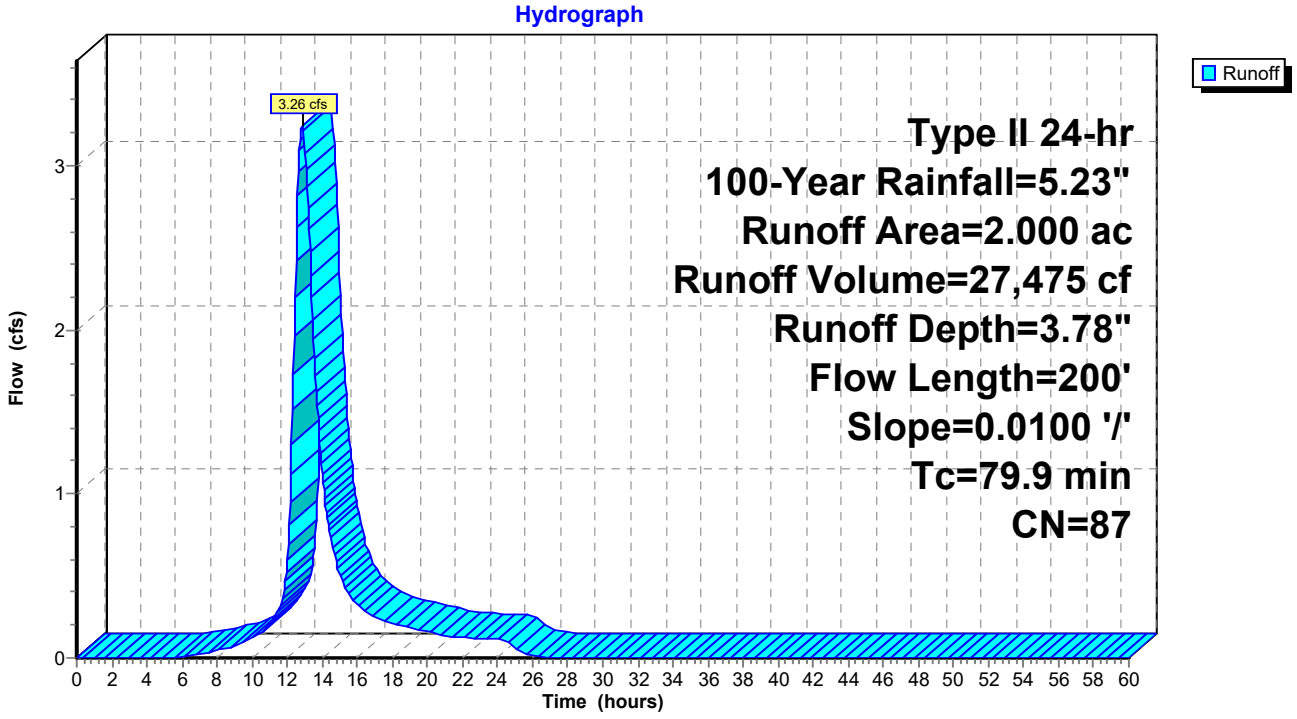
Runoff = 3.26 cfs @ 12.86 hrs, Volume= 27,475 cf, Depth= 3.78"
Routed to Pond 1P : (new Pond)

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 100-Year Rainfall=5.23"

Area (ac)	CN	Description
0.150	79	Woods, Fair, HSG D
0.500	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
1.050	80	>75% Grass cover, Good, HSG D
2.000	87	Weighted Average
1.200		60.00% Pervious Area
0.800		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
68.9	130	0.0100	0.03		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
11.0	70	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
79.9	200	Total			

Subcatchment 1S: Proposed



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Summary for Subcatchment 2S: Proposed

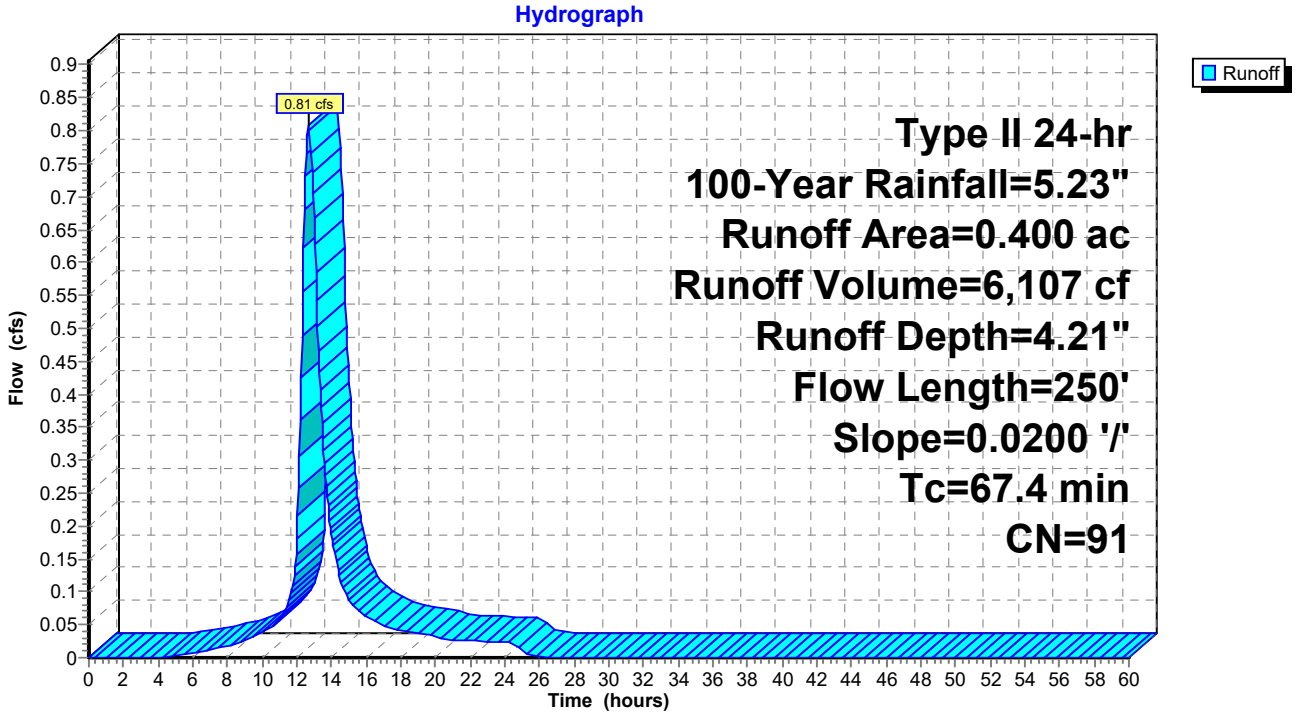
Runoff = 0.81 cfs @ 12.68 hrs, Volume= 6,107 cf, Depth= 4.21"
Routed to Pond 2P : Bioretention Area

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 100-Year Rainfall=5.23"

Area (ac)	CN	Description
0.050	79	Woods, Fair, HSG D
0.100	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.400	91	Weighted Average
0.150		37.50% Pervious Area
0.250		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	110	0.0200	0.15		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
55.4	140	0.0200	0.04		**Sheet Flow, woods** Woods: Dense underbrush n= 0.800 P2= 2.50"
67.4	250	Total			

Subcatchment 2S: Proposed



Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Summary for Pond 1P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 2P Primary device # 1 INLET by 0.67'

Inflow Area = 104,544 sf, 43.75% Impervious, Inflow Depth = 3.85" for 100-Year event
Inflow = 4.04 cfs @ 12.84 hrs, Volume= 33,581 cf
Outflow = 1.81 cfs @ 13.71 hrs, Volume= 33,581 cf, Atten= 55%, Lag= 52.1 min
Primary = 1.81 cfs @ 13.71 hrs, Volume= 33,581 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 678.97' @ 13.71 hrs Surf.Area= 8,611 sf Storage= 13,554 cf

Plug-Flow detention time= 171.2 min calculated for 33,553 cf (100% of inflow)
Center-of-Mass det. time= 171.1 min (1,043.7 - 872.6)

Volume	Invert	Avail.Storage	Storage Description
#1	676.00'	13,810 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
676.00	600	0	0
677.00	2,830	1,715	1,715
678.00	6,340	4,585	6,300
679.00	8,680	7,510	13,810

Device	Routing	Invert	Outlet Devices
#1	Primary	675.90'	**10.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.90' / 675.60' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	675.90'	**4.0" Vert. 4" orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	678.85'	**24.0" x 24.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.81 cfs @ 13.71 hrs HW=678.97' (Free Discharge)
└─**1=Culvert** (Passes 1.81 cfs of 4.24 cfs potential flow)
  ├─**2=4" orifice** (Orifice Controls 0.72 cfs @ 8.20 fps)
  └─**3=Grate** (Weir Controls 1.09 cfs @ 1.13 fps)

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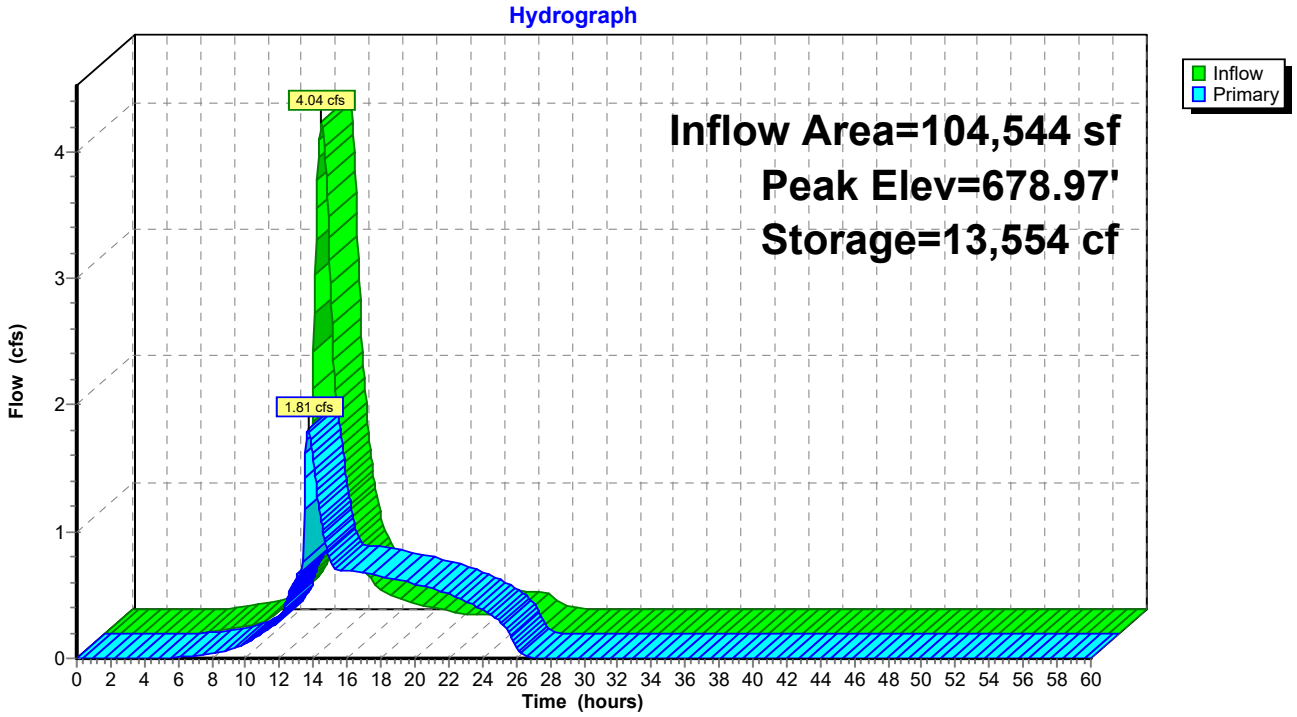
Pond 1P: (new Pond)



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Summary for Pond 2P: Bioretention Area

Inflow Area = 17,424 sf, 62.50% Impervious, Inflow Depth = 4.21" for 100-Year event
Inflow = 0.81 cfs @ 12.68 hrs, Volume= 6,107 cf
Outflow = 0.81 cfs @ 12.73 hrs, Volume= 6,107 cf, Atten= 0%, Lag= 3.2 min
Primary = 0.81 cfs @ 12.73 hrs, Volume= 6,107 cf
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 681.54' @ 12.73 hrs Surf.Area= 767 sf Storage= 390 cf

Plug-Flow detention time= 66.6 min calculated for 6,101 cf (100% of inflow)
Center-of-Mass det. time= 67.7 min (906.8 - 839.0)

Volume	Invert	Avail.Storage	Storage Description
#1	680.80'	614 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.80	305	0	0
681.30	600	226	226
681.80	950	388	614

Device	Routing	Invert	Outlet Devices
#1	Primary	678.30'	**6.0" Round 6" pipe** L= 61.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.30' / 678.11' S= 0.0031 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	681.30'	**8.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	680.80'	**0.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 670.00'

Primary OutFlow Max=0.80 cfs @ 12.73 hrs HW=681.54' (Free Discharge)
└**1=6" pipe** (Passes 0.80 cfs of 1.07 cfs potential flow)
└**2=Grate** (Weir Controls 0.80 cfs @ 1.60 fps)
└**3=Exfiltration** (Controls 0.00 cfs)

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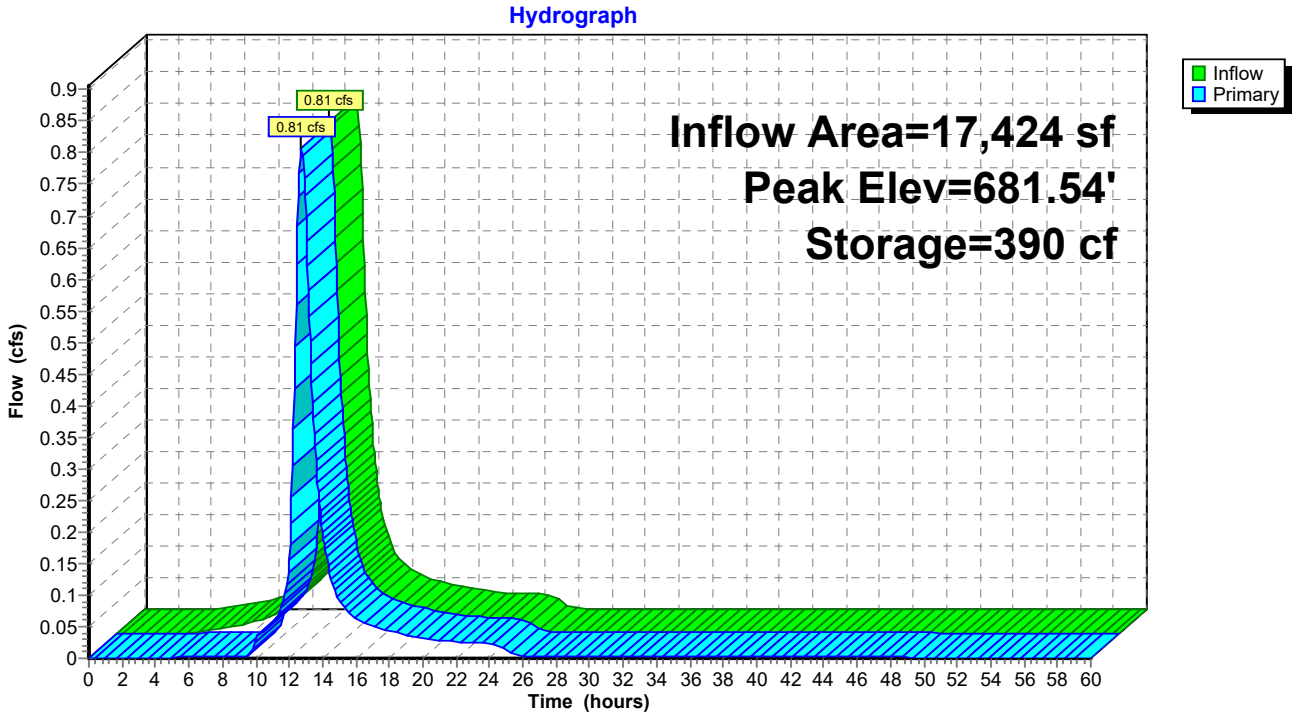
Pond 2P: Bioretention Area



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Green Infrastructure & Water Quality Calculations

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	No
What is the nature of this construction project?	

Design Point:	1	
P=	0.90	inches

Enter 90% Rainfall Event as P

Calculate Required WQv

Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	0.40	0.25	63	0.61	800	
2	2.00	0.80	40	0.41	2,679	
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Total	2.40	1.05	44	0.44	**3479**	**Required WQv**

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Step 4 - Calcuate Minimum RRv Required

Enter the Soils Data for the site		
Hydrologic Soil Group	Acres	S
A		55%
B		40%
C		30%
D	0.25	20%
Total Area	0.25	

Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	0.25	*acres*
Precipitation	0.90	*inches*
Rv	0.95	
Minimum RRv	**0.004**	***af***
	174	cf

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Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	0.40	0.25	63	0.61	800	0.90	0

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)		
Enter depth to bedrock (ft)		
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	12	
Enter slope of maintenance access (%)	1.5	
Enter width of maintenance access (ft)	24	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	333	sf	
Enter Provided Filter Area	Af	600	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	1440	cf	

Calculate Runoff Reduction			
RRv Provided	**576**	***cf***	
WQv Treated	224	cf	This is the portion of the WQv that is not reduced in the practice.

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Appendix E

NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-25-001

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), *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 State 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 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

C*onstruction activities* constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. 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 CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001
FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:

    a. one or more acres; or

    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or

    c. less than one acre where NYSDEC 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*.

        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or

        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or

        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or

        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

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2. *Discharges* from the *owner's or operator's construction activities* are/were not:

    a. already covered by a different SPDES permit; or

    b. covered under a different SPDES permit that was denied, terminated, or revoked; or

    c. identified in an expired individual SPDES permit that was not renewed; or

    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.

3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:

    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or

    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.

4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:

    a. documentation that the *construction activity* is not within an archeological buffer 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:

        i. 1-5 acres of disturbance - 20 feet; or

        ii. 5-20 acres of disturbance - 50 feet; or

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iii. 20+ acres of disturbance - 100 feet.

b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and

   i. the State Environmental Quality Review Act (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 or 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).

c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

   i. No Affect; or

   ii. No Adverse Affect; or

   iii. Executed Memorandum of Agreement.

d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.

5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.

6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

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owner or operator must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:

    a. obtain all such necessary permits; or

    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.

8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:

    a. For linear transportation and linear utility project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb two or more acres of *steep slope*.

    b. For all other project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb one or more acres of *steep slope*.

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B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* 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"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations

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3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

    a. Wastewater from washout of concrete; and

    b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

    c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

    d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

    e. Toxic or hazardous substances from a spill or other release.

D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

    a. *construction activities* that are not part of a *common plan of development or sale*; or

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b. an entire *common plan of development or sale*; or

c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

   i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

   ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

   iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

   i. meets all other eligibility requirements of Part I.A.; and

   ii. will occur in NYSDEC's Regions 3-9; and

   iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

   iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

   a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

   b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

      i. for all eNOIs:

         1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

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2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 “Governmental Immunity from Zoning and Other Legislation”; and

2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

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b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

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g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. 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. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

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i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator*, if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

b. The written Request to Disturb Greater Than Five Acres must include:

i. The SPDES permit identification number (Permit ID); and

ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

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authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. 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).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), 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 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.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

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F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

    a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

    b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

    c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

    d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

    e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator*, upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

    f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

        i. the revised area of disturbance and/or *impervious area(s)*; and

        ii. the revised SMP information, if applicable; and

        iii. a narrative description of what has changed; and

        iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

    Owners or operators must follow Part I.E.9. to modify the eNOI.

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Part II. Water Quality-Based Effluent Limitations

A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements 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 the following *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:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must 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 standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this 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 NYSDEC determines that a modification of this 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, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

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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 II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), 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 *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

    a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s; and

        ii. Control *stormwater discharge*s, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

        iii. *Minimize* the amount of soil exposed during *construction activity*; and

        iv. *Minimize* the disturbance of *steep slope*; and

        v. *Minimize* sediment *discharge*s from the site; and

        vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharge*s, unless *infeasible*; and

        vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

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where the intended function of a specific area of the site dictates that it be compacted; and

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 ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity 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**. Select, 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 selected, designed, installed, implemented, and maintained to:

i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

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

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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. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must 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 (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, 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 SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

a. Sizing Criteria for *New Development*

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

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2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must 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 must 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 4.4 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. 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 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

   3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

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iii. *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 *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. 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 *directly discharges* 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 Watersheds

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the 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 must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must 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 must 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

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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 4.5 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. 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 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *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 *directly discharges* 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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iv. 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 *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

c. *Sizing Criteria* for *Redevelopment Activity*

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

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 DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

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5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP 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 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development*

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

Part III. Stormwater Pollution Prevention Plan (SWPPP)

A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

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practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

   a. The owner or operator must consider:

      i. the following physical risks due to climate change:

         (i) increasing temperature; and

         (ii) increasing precipitation; and

         (iii) increasing variability in precipitation, including chance of drought; and

         (iv) increasing frequency and severity of flooding; and

         (v) rising sea level; and

         (vi) increasing storm surge; and

         (vii) shifting ecology.

      ii. for each of the following:

         (i) overall site planning; and

         (ii) location, elevation, and sizing of:

            a. control measures and practices; and

            b. conveyance system(s); and

            c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

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requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   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*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC 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 must 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 NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC 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.

7. 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

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contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements 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 the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges 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* must 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 the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

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B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

    a. Erosion and sediment control practices must be designed:

        i. in conformance with the BB; or

        ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

    b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

    c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

        i. Background information about the scope of the project, including the location, type and size of project; and

        ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must 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) and receiving surface water(s); and

        iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

        iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

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and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. 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; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. 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

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temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. 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*; and

x. 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

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. 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. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

   a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

   b. SMPs must be designed in conformance with the *performance criteria*:

      i. in the DM; or

      ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

      iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

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1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

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iii. 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; and

(ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

(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; and

(iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

(v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

(vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. 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 DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

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that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

C. Required *SWPPP* Components by Project Type

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 accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

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 SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

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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 must:

a. if the corrective action does not require engineering design:

    i. begin implementing corrective actions within one business day; and

    ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

    i. begin the engineering design process within five business days; and

    ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

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 in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. 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 in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

C. *Qualified Inspector* Inspection Requirements

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

    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 or equal to five (5) acres and is

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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 D; and

b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to 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 D; and

c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

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* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator,* the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

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d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

   a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

   b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

   c. all areas of disturbance that have not achieved *final stabilization*; and

   d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

   e. all points of *discharge* from the *construction site*.

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4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must 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; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. 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; and

   i. Description and sketch (map) 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; and

   j. Estimates, in square feet or acres, of the following areas:

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i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

iii. Total area that has achieved *temporary stabilization*; and

iv. Total area that has achieved *final stabilization*; and

k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

l. 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 SMP(s); and

m. Identification and status of all corrective actions that were required by previous inspection; and

n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach 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* must 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* must 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* must notify the *owner or operator*, and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

a. if the corrective action does not require engineering design:

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i. begin implementing corrective actions within one business day; and

ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

i. begin the engineering design process within five business days; and

ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

Part V. How to Terminate CGP Coverage

A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

a. Total project completion:

i. all *construction activity* identified in the *SWPPP* has been completed; and

ii. all areas of disturbance have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or

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b. Planned shutdown with partial project completion:

   i. all soil disturbance activities have ceased; and

   ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

   iii. all temporary, structural erosion and sediment control measures have been removed; and

   iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

   v. an as-built drawing has been prepared; or

c. In accordance with Part I.G. Change of Owner or Operator; or

d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

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4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

    a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

    b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

    c. for SMP(s) 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; or

    d. for SMP(s) 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 policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

    a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

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Part VI. Record Retention and Reporting

A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

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violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

D. False Statements

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 monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must 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.

G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

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a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

g. the *discharge* is in violation of section 17-0501 of the ECL; and

h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

    i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

    ii. the size of the *discharge(s)*; and

    iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

    iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

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form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

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J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

   a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

      (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 Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

      Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

   b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

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c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

   1. the chief executive officer of the agency; or

   2. 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. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., 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.J.1. or using the Duly Authorized Form, found on the DEC website; and

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, 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 is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

   I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who

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manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, 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 requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

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L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

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Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

R. 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, must not be affected thereby.

S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

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APPENDIX A – Abbreviations and Definitions

Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
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)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the 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
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
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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Appendix A

Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

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 – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

Alter Hydrology from Pre- to Post-Development Conditions – 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 System – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

Commence (Commencement of) Construction Activities – 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.

Common Plan of Development or Sale – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "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 (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

Common plan of development or sale does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

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Construction Activity(ies) – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized 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, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- 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); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- 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; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- 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*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

Construction Site – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

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Dewatering – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Directly Discharge(s)(ing) (to a specific surface waterbody) – 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 and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

Discharge(s)(d) – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

Embankment – an earthen or rock slope that supports a road/highway.

Equivalent (Equivalence) – 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 – 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.

Historic Property – 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) – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – not technologically possible, or not economically practicable and achievable considering best industry practices.

Minimize(ing)(ation) – 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 System (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):

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1. owned or operated by a State, city, town, village, 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*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Natural Buffer(s) – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

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.

Nonpoint Source(s) – 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 – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator – 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 requirements.

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Performance Criteria – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

Phase – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

Point Source – 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(s) – 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.

Qualified Inspector – 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 NYSDEC 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 NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC 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 SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

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Qualified Professional – 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 NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP 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) – 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.).

Renewable Energy – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

Site Limitations – 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 – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

Steep Slope – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description 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.

Stormwater – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

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Streambank – 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) – 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 SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements 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 – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization – 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 Load (TMDL) – 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 and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint source*s, and a margin of safety (MOS).

Traditional Land Use Control MS4 Operator – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's 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).

Trained Contractor – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

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in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC 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.7., 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 NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

Tree Clearing – *construction activities* limited to felling and removal of trees.

Tree clearing does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

Water Quality Standard – 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 and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- 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 D
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.

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 New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

Within the municipal boundaries of NYC:

- Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.

The following *construction activities*:

- 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, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover*
- Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot
- Dam rehabilitation (the structure of the dam itself)
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development;
- Sidewalks, bike paths, or walking paths, 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.

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Appendix B

Table 1 (Continued)
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following *construction activities*:

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *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 where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- 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 (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

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Appendix B

Table 2
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- 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 D
- 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 D
- 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 between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC 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 *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- 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) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the “Agricultural Best Management Practice Systems Catalogue” (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

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Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- 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 overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- 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 SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.

- 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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Appendix C

Figure 1 - New York City Watershed East of the Hudson

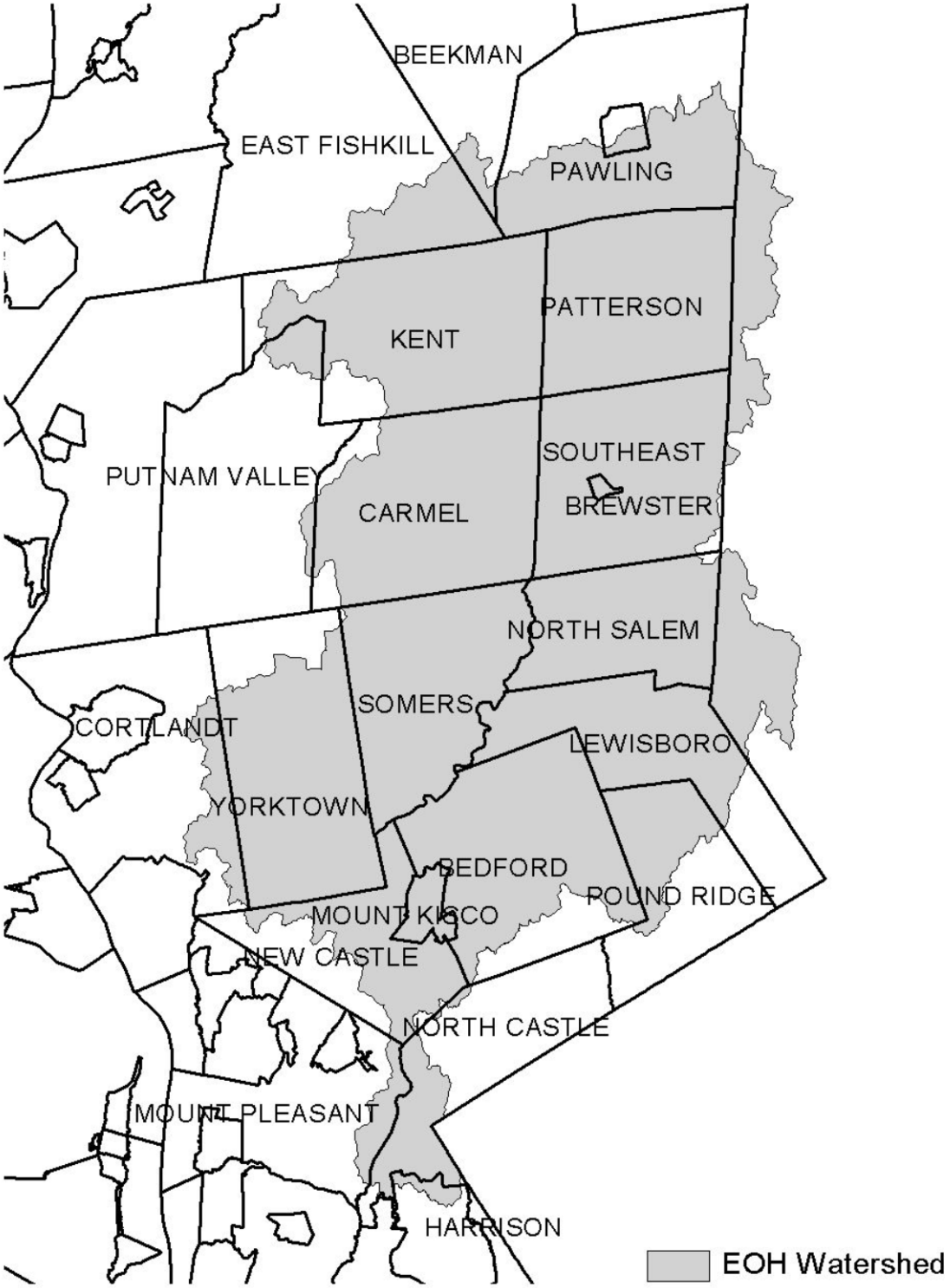

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Figure 2 - Onondaga Lake Watershed

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Figure 3 - Greenwood Lake Watershed

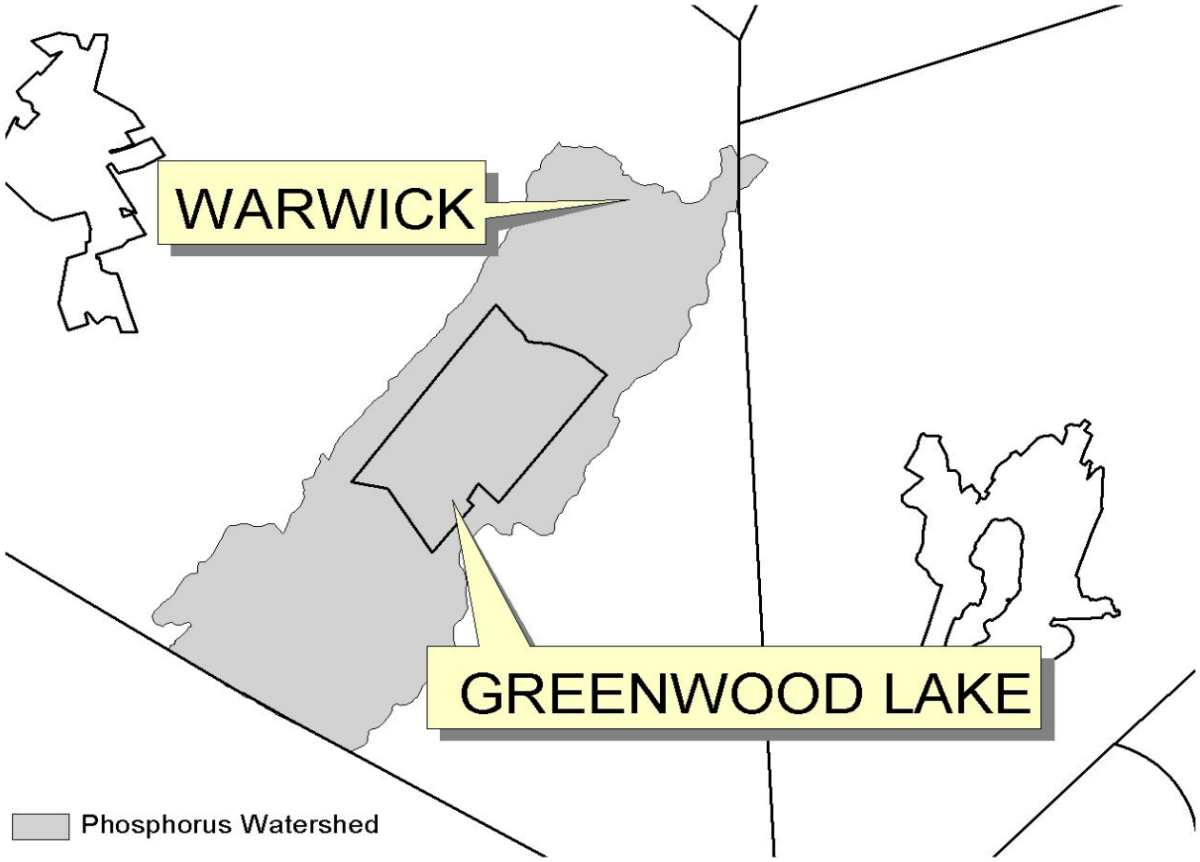

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Figure 4 - Oscawana Lake Watershed

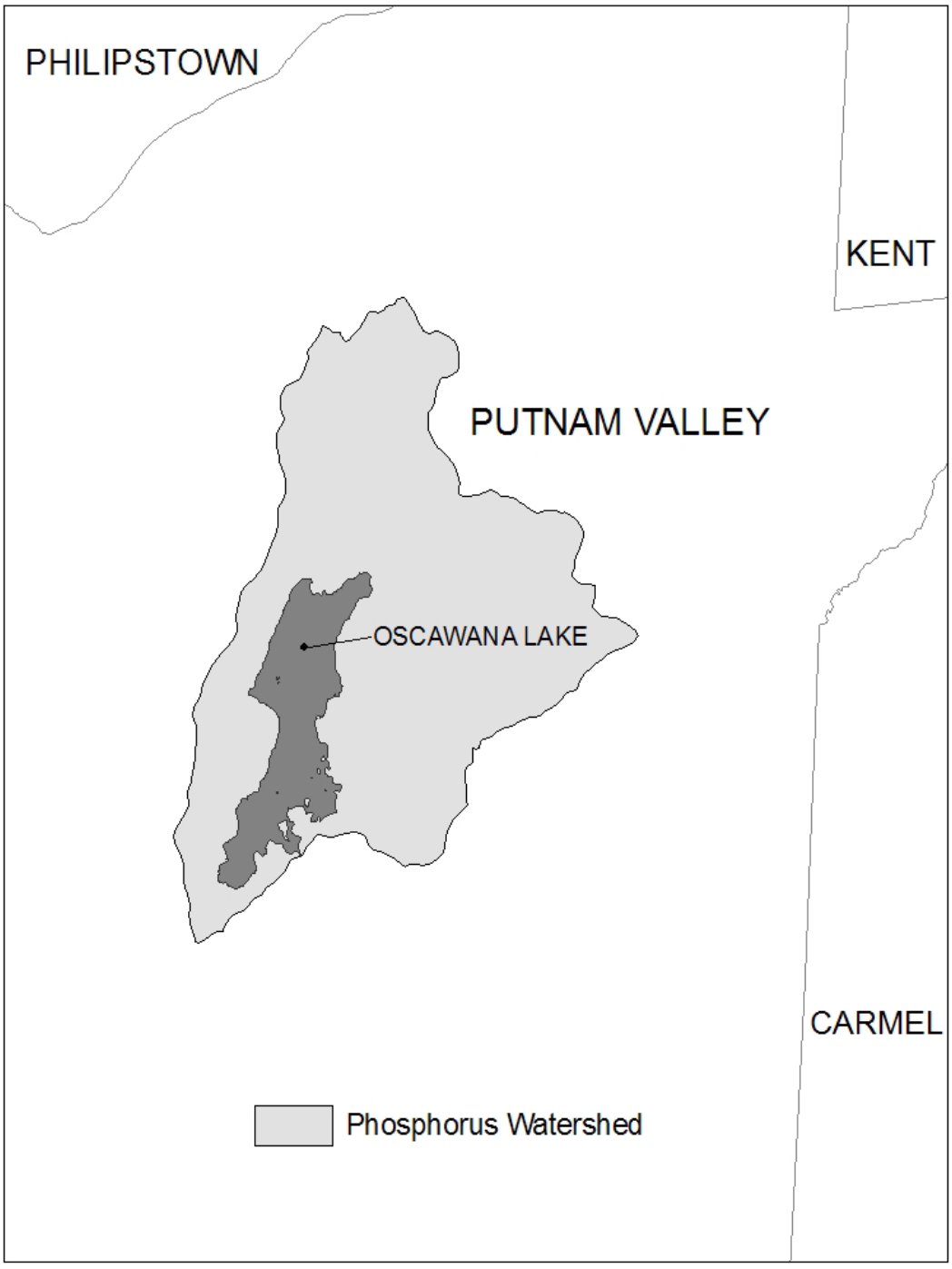

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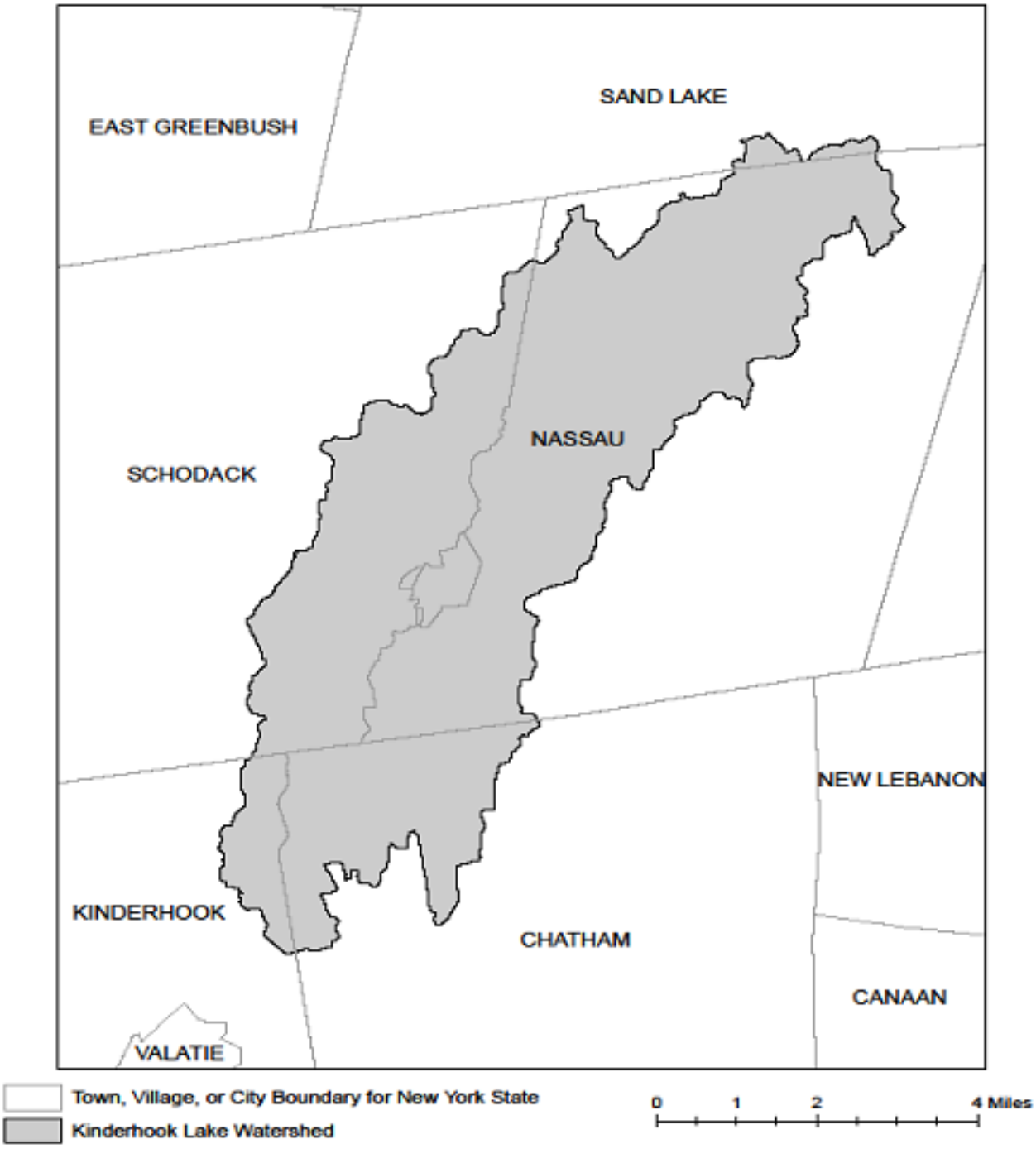
Figure 5 - Kinderhook Lake Watershed



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APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

County	Waterbody	Pollutant
Albany	Ann Lee (Shakers) Pond, Stump Pond (1201-0096)	Phosphorus
Albany	Lawsons Lake (1301-0235)	Phosphorus
Allegany	Amity Lake, Saunders Pond (0403-0054)	Phosphorus
Allegany	Andover Pond (0403-0056)	Phosphorus
Bronx	Reservoir No.1/Lake Isle (1702-0075)	Phosphorus
Bronx	Van Cortlandt Lake (1702-0008)	Phosphorus
Broome	Blueberry, Laurel Lakes (1404-0033)	Phosphorus
Broome	Fly Pond, Deer Lake (1404-0038)	Phosphorus
Broome	Minor Tribs to Lower Susquehanna (0603-0044)	Phosphorus
Broome	Whitney Point Lake/Reservoir (0602-0004)	Phosphorus
Cattaraugus	Allegheny River/Reservoir (0201-0023)	Phosphorus
Cattaraugus	Beaver Lake/Alma Pond (0201-0073)	Phosphorus
Cattaraugus	Case Lake (0201-0020)	Phosphorus
Cattaraugus	Linlyco/Club Pond (0201-0035)	Phosphorus
Cayuga	Duck Lake (0704-0025)	Phosphorus
Cayuga	Owasco Inlet, Upper, and tribs (0706-0014)	Nutrients
Chautauqua	Chadakoin River and tribs (0202-0018)	Phosphorus
Chautauqua	Hulburt/Clymer Pond (0202-0079)	Phosphorus
Chautauqua	Middle Cassadaga Lake (0202-0002)	Phosphorus
Clinton	Great Chazy River, Lower, Main Stem (1002-0001)	Silt/Sediment
Columbia	Robinson Pond (1308-0003)	Phosphorus
Cortland	Dean Pond (0602-0077)	Phosphorus
Dutchess	Fallkill Creek (1301-0087)	Phosphorus
Dutchess	Hillside Lake (1304-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Silt/Sediment
Erie	Beeman Creek and tribs (0102-0030)	Phosphorus
Erie	Delaware Park Pond (0101-0026)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Silt/Sediment
Erie	Green Lake (0101-0038)	Phosphorus
Erie	Little Sister Creek, Lower, and tribs (0104-0045)	Phosphorus
Erie	Murder Creek, Lower, and tribs (0102-0031)	Phosphorus

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Erie	Rush Creek and tribs (0104-0018)	Phosphorus
Erie	Scajaquada Creek, Lower, and tribs (0101-0023)	Phosphorus
Erie	Scajaquada Creek, Middle, and tribs (0101-0033)	Phosphorus
Erie	Scajaquada Creek, Upper, and tribs (0101-0034)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Silt/Sediment
Genesee	Bigelow Creek and tribs (0402-0016)	Phosphorus
Genesee	Black Creek, Middle, and minor tribs (0402 0028)	Phosphorus
Genesee	Black Creek, Upper, and minor tribs (0402-0048)	Phosphorus
Genesee	Bowen Brook and tribs (0102-0036)	Phosphorus
Genesee	LeRoy Reservoir (0402-0003)	Phosphorus
Genesee	Mill Pond (0402-0050)	Phosphorus
Genesee	Oak Orchard Cr, Upper, and tribs (0301-0014)	Phosphorus
Genesee	Oatka Creek, Middle, and minor tribs (0402-0031)	Phosphorus
Genessee	Tonawanda Cr, Middle, Main Stem (0102-0002)	Phosphorus
Greene	Schoharie Reservoir (1202-0012)	Silt/Sediment
Greene	Sleepy Hollow Lake (1301-0059)	Silt/Sediment
Herkimer	Steele Creek tribs (1201-0197)	Phosphorus
Herkimer	Steele Creek tribs (1201-0197)	Silt/Sediment
Kings	Hendrix Creek (1701-0006) 18	Nitrogen
Kings	Prospect Park Lake (1701-0196)	Phosphorus
Lewis	Mill Creek/South Branch, and tribs (0801-0200)	Nutrients
Livingston	Christie Creek and tribs (0402-0060)	Phosphorus
Livingston	Conesus Lake (0402-0004)	Phosphorus
Livingston	Mill Creek and minor tribs (0404-0011)	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs (0402-0033)	Phosphorus
Monroe	Buck Pond (0301-0017)	Phosphorus
Monroe	Cranberry Pond (0301-0016)	Phosphorus
Monroe	Durand, Eastman Lakes (0302-0037)	Phosphorus
Monroe	Lake Ontario Shoreline, Western (0301-0069) 9	Phosphorus
Monroe	Long Pond (0301-0015)	Phosphorus
Monroe	Mill Creek and tribs (0302-0025)	Phosphorus 2
Monroe	Mill Creek/Blue Pond Outlet and tribs (0402-0049)	Phosphorus
Monroe	Minor Tribs to Irondequoit Bay (0302-0038)	Phosphorus
Monroe	Rochester Embayment - East (0302-0002) [9]	Phosphorus
Monroe	Rochester Embayment - West (0301-0068) 9	Phosphorus
Monroe	Shipbuilders Creek and tribs (0302-0026)	Phosphorus 2
Monroe	Thomas Creek/White Brook and tribs (0302-0023)	Phosphorus

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Nassau	Bannister Creek/Bay (1701-0380)	Nitrogen
Nassau	Beaver Lake (1702-0152)	Phosphorus
Nassau	Browswere Bay (1701-0383)	Nitrogen
Nassau	Camaans Pond (1701-0052)	Phosphorus
Nassau	East Meadow Brook, Upper, and tribs (1701-0211)	Silt/Sediment
Nassau	East Rockaway Channel (1701-0381)	Nitrogen
Nassau	Glen Cove Creek, Lower, and tribs (1702-0146)	Silt/Sediment
Nassau	Grant Park Pond (1701-0054)	Phosphorus
Nassau	Hempstead Bay, Broad Channel (1701-0032)	Nitrogen
Nassau	Hempstead Lake (1701-0015)	Phosphorus
Nassau	Hewlett Bay (1701-0382)	Nitrogen
Nassau	Hog Island Channel (1701-0220)	Nitrogen
Nassau	Massapequa Creek, Upper, and tribs (1701-0174)	Phosphorus
Nassau	Milburn/Parsonage Creeks, Upp, and tribs (1701-0212)	Phosphorus
Nassau	Reynolds Channel, East (1701-0215) [12]	Nitrogen
Nassau	Reynolds Channel, West (1701-0216) 12	Nitrogen
Nassau	Tidal Tribs to Hempstead Bay (1701-0218)	Nitrogen
Nassau	Tribs (fresh) to East Bay (1701-0204)	Silt/Sediment
Nassau	Tribs (fresh) to East Bay (1701-0204)	Phosphorus
Nassau	Tribs to Smith Pond/Halls Pond (1701-0221)	Phosphorus
Nassau	Woodmere Channel (1701-0219)	Nitrogen
New York	Harlem Meer (1702-0103)	Phosphorus
New York	The Lake in Central Park (1702-0105)	Phosphorus
Niagara	Bergholtz Creek and tribs (0101-0004)	Phosphorus
Niagara	Hyde Park Lake (0101-0030)	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0053) 9	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0072) 9	Phosphorus
Oneida	Ballou, Nail Creeks (1201-0203)	Phosphorus
Onondaga	Ley Creek and tribs (0702-0001) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nitrogen (NH3, NO2)
Onondaga	Onondaga Creek, Lower (0702-0023) 10	Nutrients (phosphorus)
Onondaga	Onondaga Creek, Lower, and tribs (0702-0023)	Turbidity
Onondaga	Onondaga Creek, Middle, and tribs (0702-0004)	Turbidity
Onondaga	Onondaga Creek, Upper, and tribs (0702-0024)	Turbidity
Ontario	Great Brook and minor tribs (0704-0034)	Phosphorus 2
Ontario	Great Brook and minor tribs (0704-0034)	Silt/Sediment

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Ontario	Hemlock Lake Outlet and minor tribs (0402-0013)	Phosphorus
Ontario	Honeoye Lake (0402-0032)	Phosphorus
Orange	Brown Pond Reservoir (1303-0013)	Phosphorus
Orange	Lake Washington (1303-0012)	Phosphorus
Orange	Minor Tribs to Middle Wallkill (1306-0061)	Phosphorus
Orange	Monhagen Brook and tribs (1306-0074)	Phosphorus
Orange	Orange Lake (1301-0008) [16]	Phosphorus
Orange	Quaker Creek and tribs (1306-0025)	Phosphorus
Orange	Wallkill River, Middle, Main Stem (1306-0038)	Phosphorus
Orange	Wallkill River, Upper, and Minor tribs (1306-0017)	Phosphorus
Orleans	Glenvwood Lake (0301-0041)	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0070) 9	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0071) 9	Phosphorus
Oswego	Lake Neatahwanta (0701-0018)	Nutrients (phosphorus)
Oswego	Pleasant Lake (0703-0047)	Phosphorus
Putnam	Lost Lake, Putnam Lake (1302-0053)	Phosphorus
Putnam	Minor Tribs to Croton Falls Reservoir (1302-0001)	Phosphorus
Queens	Bergen Basin (1701-0009) 18	Nitrogen
Queens	Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18	Nitrogen
Queens	Kissena Lake (1702-0258)	Phosphorus
Queens	Meadow Lake (1702-0030)	Phosphorus
Queens	Shellbank Basin (1701-0001) 18	Nitrogen
Queens	Willow Lake (1702-0031)	Phosphorus
Rensselaer	Nassau Lake (1310-0001)	Phosphorus
Rensselaer	Snyders Lake (1301-0043)	Phosphorus
Richmond	Grassmere Lake/Bradys Pond (1701-0357)	Phosphorus
Rockland	Congers Lake, Swartout Lake (1501-0019)	Phosphorus
Rockland	Rockland Lake (1501-0021)	Phosphorus
Saratoga	Ballston Lake (1101-0036)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Silt/Sediment
Saratoga	Lake Lonely (1101-0034)	Phosphorus
Saratoga	Round Lake (1101-0060)	Phosphorus
Saratoga	Tribs to Lake Lonely (1101-0001)	Phosphorus
Schenectady	Collins Lake (1201-0077)	Phosphorus
Schenectady	Duane Lake (1311-0006)	Phosphorus
Schenectady Lake	Mariaville Lake (1201-0113)	Phosphorus
Schuyler	Cayuta Lake (0603-0005)	Phosphorus

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Seneca	Reeder Creek and tribs (0705-0074)	Phosphorus
St.Lawrence	Black Lake Outlet, Black Lake (0906-0001)	Phosphorus
St.Lawrence	Fish Creek and minor tribs (0906-0026)	Phosphorus
Steuben	Smith Pond (0502-0012)	Phosphorus
Suffolk	Agawam Lake (1701-0117)	Phosphorus
Suffolk	Big/Little Fresh Ponds (1701-0125)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Silt/Sediment
Suffolk	Fresh Pond (1701-0241)	Phosphorus
Suffolk	Great South Bay, East (1701-0039)	Nitrogen
Suffolk	Great South Bay, Middle (1701-0040)	Nitrogen
Suffolk	Great South Bay, West (1701-0173)	Nitrogen
Suffolk	Lake Ronkonkoma (1701-0020)	Phosphorus
Suffolk	Mattituck/Marratooka Pond (1701-0129)	Phosphorus
Suffolk	Mill and Seven Ponds (1701-0113)	Phosphorus
Suffolk	Millers Pond (1702-0013)	Phosphorus
Suffolk	Moriches Bay, East (1701-0305)	Nitrogen
Suffolk	Moriches Bay, West (1701-0038)	Nitrogen
Suffolk	Quantuck Bay (1701-0042)	Nitrogen
Suffolk	Shinnecock Bay and Inlet (1701-0033)	Nitrogen
Suffolk	Tidal Tribs to West Moriches Bay (1701-0312)	Nitrogen
Sullivan	Bodine, Mongomery Lakes (1401-0091)	Phosphorus
Sullivan	Davies Lake (1402-0047)	Phosphorus
Sullivan	Evens Lake (1402-0004)	Phosphorus
Sullivan	Pleasure Lake (1402-0055)	Phosphorus
Sullivan	Swan Lake (1401-0063)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Silt/Sediment
Ulster	Ashokan Reservoir (1307-0004)	Silt/Sediment
Ulster	Esopus Creek, Lower, Main Stem (1307-0010) [17]	Turbidity
Ulster	Esopus Creek, Middle, Main Stem (1307-0003) 17	Turbidity
Ulster	Esopus Creek, Upper, and minor tribs (1307-0007)[3]	Silt/Sediment
Ulster	Wallkill River, Lower, Main Stem (1306-0027)	Phosphorus
Warren	Hague Brook and tribs (1006-0006)	Silt/Sediment
Warren	Huddle/Finkle Brooks and tribs (1006-0003)	Silt/Sediment
Warren	Indian Brook and tribs (1006-0002)	Silt/Sediment
Warren	Lake George (1006-0016) and tribs	Silt/Sediment
Warren	Tribs to Lake George, East Shore (1006-0020)	Silt/Sediment
Warren	Tribs to Lake George, Lk.George Village (1006-0008)	Silt/Sediment

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Washington	Wood Cr/Champlain Canal and tribs (1005-0036)	Phosphorus
Westchester	Lake Katonah (1302-0136)	Phosphorus
Westchester	Lake Lincolndale (1302-0089)	Phosphorus
Westchester	Lake Meahagh (1301-0053)	Phosphorus
Westchester	Lake Mohegan (1301-0149)	Phosphorus
Westchester	Lake Shenorock (1302-0083)	Phosphorus
Westchester	Mamaroneck River, Lower (1702-0071)	Silt/Sediment
Westchester	Mamaroneck River, Upp, & minor tribs (1702-0123)	Silt/Sediment
Westchester	Saw Mill River (1301-0007)	Phosphorus
Westchester	Saw Mill River, Middle, and tribs (1301-0100)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Silt/Sedimnt
Westchester	Silver Lake (1702-0040)	Phosphorus
Westchester	Teatown Lake (1302-0150)	Phosphorus
Westchester	Truesdale Lake (1302-0054)	Phosphorus
Westchester	Wallace Pond (1301-0140)	Phosphorus

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

APPENDIX E – List of NYSDEC 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	220 White Plains Road, Suite 110 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1130 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	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7438	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 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	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7165	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7070

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

APPENDIX F – SWPPP Preparer Certification Form

The SWPPP Preparer Certification Form required by this permit begins on the following page.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

NEW YORK STATE | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

APPENDIX G – MS4 SWPPP Acceptance Form

The MS4 SWPPP Acceptance Form required by this permit begins on the following page.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

NEW YORK STATE | Department of Environmental Conservation

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
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 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, 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 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

APPENDIX H – NYCDEP SWPPP Acceptance/Approval Form

The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval form required by this permit begins on the following page.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

SWPPP Acceptance/Approval

Application Number:

I. Project Owner/Operator Information

1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:

II. Project Site Information

5. Project/Site Name:
6. Street Address:
7. City/State/Zip:

III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance/Approval

8. SWPPP Reviewed by:
9. Title/Position: /
10. Date Final SWPPP Reviewed and Accepted:
11. Acceptance/Approval Expiration Date:

IV. Regulated MS4 Information for projects that require coverage under the NY State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity

12. Name of MS4: *CITY OF NEW YORK*
13. MS4 SPDES Permit Identification Number: *NY-0287890*
14. Contact Person:
15. Street Address: *59-17 Junction Blvd. 9th Floor*
16. City/State/Zip: *Flushing, NY 11373*
17. Telephone Number:

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

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 identifiec 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 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 plar

Printed Name:

Title/Position:

Signature:

Date:

VI. Conditions of Acceptance/Approval and Additional Information

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

APPENDIX I – MS4 No Jurisdiction Form

The MS4 No Jurisdiction Form required by this permit begins on the following page.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

NEW YORK STATE | Department of Environmental Conservation

MS4 No Jurisdiction Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. eNOI Submission ID:

III. Traditional Land Use Control MS4 Operator Information

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

IV. Certification Statement

In accordance with CGP Part I.D.2.b.ii.3., I hereby certify that the Traditional Land Use Control MS4 Operator identified in section III. of this form does not have review authority over the construction project identified in section II. of this form, which is owned/operated by the entity identified in section I. of this form. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

APPENDIX J – Owner/Operator Certification Form

The Owner/Operator Certification Form required by this permit begins on the following page.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

NEW YORK STATE | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Appendix F

Forms

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

STORM WATER POLLUTION PREVENTION PLAN
CONTRACTOR'S CERTIFICATION STATEMENT

Multi-Family Development

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: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

NEW YORK STATE | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: Multi-Family Development

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

NEW YORK STATE | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:	Multi-Family Development
eNOI Submission ID:	
Owner/Operator Name:	South Linden, LLC

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Christopher		Wood
SWPPP Preparer First Name	MI	SWPPP Preparer Last Name

Signature

9/22/25
Date

Revised: January 2025

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Appendix G

Construction Documents

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 sections 7209H 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.

DEMOLITION & EROSION CONTROL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST RULES AND REGULATIONS GOVERNING CONSTRUCTION ACTIVITY IN THE AREA.
2. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT TREES NOT TO BE REMOVED. SEE DETAILS FOR TREES, PROPERTY CORNER MARKERS, TREE PROTECTION, CURBS, MARKERS AND LOCATIONS.
3. TEMPORARY SILT FENCE SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. MAINTAIN SILT FENCE, VEGETATIVE BARRIERS AND HAYBALES AS INSTALLED.
4. ALL DEBRIS, CONSTRUCTION WASTE, AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM CONSTRUCTION SITE.
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND APPROVED BY OWNER. CONTRACTOR TO PROTECT ALL TREES NOT APPROVED FOR REMOVAL. CONTRACTOR TO COORDINATE LOCATION OF TREES SHOWN ON PLAN WITH OWNER.
6. CONSTRUCTION ENTRANCE SHALL BE PROTECTED DURING CONSTRUCTION.
7. EXISTING CURB AND PORTION OF SIDEWALK SHALL BE SAWCUT FULL DEPTH ALONG EXISTING JOINT TO REMAIN. REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE. CONTRACTOR TO COORDINATE WITH OWNER. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
8. REMOVE EXISTING BUILDING TO INCLUDE ALL FOUNDATIONS, PORCHES, STEPS, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS.

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AS DIRECTED BY THE OWNER AND ATTACHED DETAILS. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
2. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED AND STOCKPILED AT LOCATIONS SHOWN ON THE PLANS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED WHERE FINISH GRADE HAS BEEN REACHED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENT CONTROLS.
5. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WHERE AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DEBRIS SHALL NOT BE LEFT ON LOCAL ROADS AS A RESULT OF THE CONSTRUCTION PROJECT. SHALL BE REMOVED AND ROADS SWEPT AS 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 AND MULCHED. AFTER THE GRADING HAS TAKEN PLACE AND AS SOON AS PRACTICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. IF SILT BUILDUP FOUND TO BE A RESULT OF THE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SEDIMENT AND EROSION CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING OF OTHER WORK AND SHALL BE MAINTAINED IN GOOD WORKING CONDITION UNTIL THE MAJOR SLOPES ARE STABILIZED AND/OR SOD PROTECTION HAS BEEN ESTABLISHED.
10. INSTALL TEMPORARY SILT SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES SHALL NOT REMAIN IN PLACE FOR MORE THAN 15 DAYS SHALL BE STABILIZED.
11. THE PROJECT SHALL COMPLY WITH ALL COMPLIANCE TO OTHER CONSTRUCTION REQUIREMENTS OF THE TOWN OF AMHERST (IF NEEDED). CONSTRUCTION SHALL COMMENCE TO THE TOWN OF AMHERST (IF NEEDED). ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
12. THE OWNER OF RECORD FOR THE PROJECT CERTIFIES THAT THESE PLANS MEET THE REQUIREMENTS AND ARE COMPLIANT WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND MEETS PRESENT STORMWATER REGULATIONS REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION CONTROL AND STORM WATER MANAGEMENT CONTROL MEASURES IN THE SEQUENCE SHOWN. THE CONTRACTOR SHALL NOT DEVIATE FROM THIS SEQUENCE WITHOUT THE APPROVAL OF THE OWNER. THE CONTROLS AND SEQUENCE THEY ARE PROPERLY IMPLEMENTED IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

A. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
B. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN SHEET.
C. CLEAR & GRUB SITE.
D. INSTALL REMAINING EROSION CONTROLS.
E. COMMENCE MASS GRADING.
F. ESTABLISHED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
G. CONSTRUCTION OF BUILDINGS.
H. INSTALLATION OF PROPOSED UTILITIES.
I. FINAL GRADING AND LANDSCAPE PREPARATION.
J. CONSTRUCT ALL CURB, SIDEWALKS, PAVEMENT, STORM SEWERS AND STORM SEWER MANHOLES, AS SHOWN ON PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATION OF ALL INLETS.
K. DUST CONTROL.
L. REMOVE INLET PROTECTION AND CLEAN ALL STORM MANHOLES WHERE MORE THAN 40 HOURS PRIOR TO FINAL PAVING OF THE SURFACE COURSE.
M. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
N. CARRY OUT FINAL GRADING AND SEEDING AND PLANTINGS.
O. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION. CLEAN ANY DEBRIS AND DUST FROM ALL STREETS MANUFACTURER RECOMMENDATIONS.
P. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER ALL AREAS ARE STABILIZED.
Q. REMOVE TEMPORARY CONSTRUCTION ENTRANCE ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THOSE AREAS.

MCINTIRE ROAD
(50' WIDE)
77 SOUTH HARVEST STREET
73 SOUTH HARVEST STREET
67 SOUTH HARVEST STREET
59 SOUTH HARVEST STREET
53 SOUTH HARVEST STREET
45 SOUTH HARVEST STREET
39 SOUTH HARVEST STREET
SOUTH LINDEN STREET
(ABANDONED) (50' WIDE)
40 SOUTH LINDEN STREET
0 SOUTH LINDEN STREET
980 WEHRLE DRIVE
84 WEHRLE DRIVE
WEHRLE DRIVE
(WIDTH VARIES)
INSTALL TEMPORARY SILT SOCK TO LIMIT OF DISTURBANCE SHOWN. CONTRACTOR TO ADJUST LOCATION AS REQUIRED TO ACCOMMODATE CONSTRUCTION
REMOVE EX. STORM MH
INSTALL INLET PROTECTION AT PROPOSED STRUCTURE, TYP.
CLEAR & GRUB TO LIMITS SHOWN
REMOVE EX. CATCH BASIN
REMOVE EX. CATCH BASIN AND CONNECTION TO MAIN
REMOVE EX. MANHOLE
REMOVE EX. CATCH BASIN AND CONNECTION TO MAIN
REMOVE EX. CATCH BASIN

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Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

EXCAVATED AREA (AS REQUIRED)
FLOW
FLOW
FLOW
EXCAVATED DEPTH = TOP OF BLOCK MAX. 2' BELOW TOP OF INLET
GRAVEL SUPPORTED BY HARDWARE CLOTH OR SIMILAR MATERIAL TO RESTRAIN STONE FROM ENTERING INLET
WOOD POSTS
CONSTRUCTION SPECIFICATIONS
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE DRAIN.
3. INLET PROTECTION DETAIL 1
NOT TO SCALE
CONSTRUCTION SPECIFICATIONS
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE DRAIN.
3. WIRE MESH SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA, SILT MUST BE REMOVED, THE AREA GRADED TO CONFORM WITH THE SURROUNDING TERRAIN, AND THE DISTURBED AREA SEEDED AND MULCHED.
MAINTENANCE: THE INLET SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NEEDED.
INLET PROTECTION DETAIL 2
NOT TO SCALE
NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION
CONSTRUCTION SPECIFICATIONS
1. THE FILTER FABRIC SHALL HAVE AN EOS OF 40-85. INSTALL AT INLET AS DESCRIBED FOR SILT FENCE INSTALLATION.
2. CUT FILTER FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NECESSARY, THEY SHALL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE ANTICIPATED FULL BUT STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL STAKES MAY BE USED.
4. SPACE STAKES EVENLY AROUND INLET. FIRST AND LAST STAKE ARE TO BE USED TOGETHER. SPACE STAKES NO MORE THAN 3 FEET APART WHERE FABRIC IS USED WITH WIRE MESH SUPPORT, OTHERWISE SPACE STAKES NO MORE THAN 10 FEET APART WHERE FABRIC IS USED WITHOUT WIRE MESH SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IF SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2' x 4' WOOD FRAME SHALL BE CONSTRUCTED AROUND THE CREST OF THE INLET. FABRIC OVER FLOW IS PROHIBITED.
MAINTENANCE AREA = 1 ACRE
INLET PROTECTION DETAIL 3
NOT TO SCALE
CONSTRUCTION SPECIFICATIONS
1. LAY ONE BLOCK ON EDGE NEXT TO THE STRUCTURE TO ALLOW FOR SPACING. REMAINING BLOCKS SHALL BE PLACED ON THEIR SIDE, PROVIDING A SNUG FIT AGAINST THE PIPE OPENING. BLOCKS SHALL BE PLACED AS NECESSARY AROUND THE INLET TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE WITHOUT PASSING THROUGH THE STONE.
2. HARDWARE CLOTH OR 1/4" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2" TO 3/4" IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK IN A 2:1 SLOPE ON FLATTER.
4. FOR STONE CURB INLETS ONLY, A FOOT THICK LAYER OF THE STONE SHALL BE PLACED AGAINST THE INLET STONE AS SHOWN ON THE DRAWINGS.
MAINTENANCE AREA = 1 ACRE
CONCRETE WASHOUT DETAIL
NOT TO SCALE
NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED NEXT TO THE ENTRANCE OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITY SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF IN ACCORDANCE WITH NEW YORK STATE REGULATIONS.
4. WHERE PERMANENT OR OTHER PERSONS RETAIN RESPONSIBILITY FOR THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES, THEY SHALL BE INSTRUCTED TO REMOVE AND DISPOSE OF THE CONCRETE WASHOUT MATERIALS.
SILT FENCE DETAIL
NOT TO SCALE
CONSTRUCTION SPECIFICATIONS
1. WORK FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "Y" TYPE OR HARDWOOD.
2. WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER WOVEN POLYPROPYLENE, MINIMUM 100 LB/IN STRENGTH, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
STABILIZED CONSTRUCTION ENTRANCE 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 EIGHT INCHES.
4. WIDTH - TWENTY FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
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 DIVERTED ACROSS THE ENTRANCE IF POSSIBLE WITH A MINIMUM 6" DIAMETER PIPE AND ADEQUATE EARTH FILL SUPPORT. WHERE THIS IS NOT POSSIBLE, A PONDING AREA SHALL BE PROVIDED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. REMOVAL BY WASHING SHALL BE ACCOMPLISHED ONLY AFTER MATERIAL HAS BEEN REMOVED TO THE MAXIMUM EXTENT PRACTICABLE. WASHWATER SHALL BE CONTAINED ON SITE. INSPECTION TRACKED ONTO PUBLIC ROADWAYS SHALL BE PERFORMED AT LEAST DAILY.
8. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. REMOVAL BY WASHING SHALL BE ACCOMPLISHED ONLY AFTER MATERIAL HAS BEEN REMOVED TO THE MAXIMUM EXTENT PRACTICABLE. WASHWATER SHALL BE CONTAINED ON SITE. INSPECTION AND REPAIR AND MAINTENANCE SHALL BE PERFORMED AFTER EACH RAIN.
9. PERIODIC INSPECTION AND REPAIR AND MAINTENANCE SHALL BE PERFORMED AFTER EACH RAIN.
SILT SOCK DETAIL
NOT TO SCALE
NOTES:
CONSTRUCTION SHALL INSPECT AND MAINTAIN THE SILT SOCKS AS NEEDED UNTIL THE DOWNSLOPE CONSTRUCTION PROJECT.
CONSTRUCTION SHALL INSPECT AND MAINTAIN THE SILT SOCKS AS NEEDED UNTIL THE DOWNSLOPE CONSTRUCTION PROJECT IS COMPLETED AND THE SOIL HAS BEEN STABILIZED. AFTER THAT TIME, THE SILT SOCKS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ANY SEDIMENT THAT HAS BEEN TRAPPED BEHIND THE SILT SOCKS SHALL BE REMOVED AND DISPOSED OF PROPERLY. THE SILT SOCKS MAY CALL FOR ADDITIONAL SILT SOCKS TO BE INSTALLED ON TOP OF THE EXISTING SILT SOCKS.
SILT SOCKS SHALL BE OVERLAPPED 12" AT JOINTS AND STAGGERED SO THAT NO GAPS EXIST BETWEEN THE SOCKS AT ANY ONE POINT.
TREE PROTECTION DETAIL
NOT TO SCALE
DEMOLITION/TREE PROTECTION FENCE
MATERIALS
MINIMUM 4 FOOT TEMPORARY PLASTIC MESH FENCE FENCE SHALL MEET THE FOLLOWING REQUIREMENTS:
FENCE: MESH OPENING SHALL NOT EXCEED 2 INCHES.
4.0 GAUGE, 2 INCH MESH OPENING MIN. ULTIMATE TENSILE STRENGTH = 2 YARN, MINIMUM WIDTH OF 4 FEET. COLOR: ORANGE OR GREEN, WHEN USED TO PROTECT TREES OR OTHER VEGETATION.
POSTS: METAL OR WOOD POSTS, MINIMUM LENGTH 4.0 FEET.
METAL: T-SHAPED OR U-SHAPED WITH ANCHOR PLATE.
WOOD: MINIMUM 2 INCH BY 2 INCH NOMINAL DIMENSION.
ATTACHMENTS: WATERPROOF MATERIAL 1.5 FEET BY 1.5 FEET MINIMUM SIZE.
WITH RICH BLACK LETTERING ON A WHITE BACKGROUND. TEXT SHALL BE "PROTECTED TREE" OR "KEEP OUT" UNLESS OTHERWISE SPECIFIED.
DETAILS
FENCES SHALL BE ERECTED AROUND TREES OR VEGETATION AS SHOWN ON THE APPROVED PLAN OR AS DIRECTED BY THE CONSTRUCTION INSPECTOR.
THE LIMIT OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY EXCAVATION IS PERFORMED. WHERE GRID FOR PROTECTION OF TREES, THE LIMIT OF FENCES SHALL BE LOCATED AT THE DRIP LINE OF THE TREE OR GROUP OF TREES.
FENCES SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE, AND BOTTOM OF POST. POSTS SHALL BE SECURELY FASTENED TO THE GROUND AND SHALL BE SPACED AT INTERVALS NOT EXCEEDING 10 FEET. FENCES SHALL BE SECURELY FASTENED.
BARRIER FENCE SHALL BE INSTALLED AT THE DRIP LINE OF TREES OR GROUPS OF TREES TO BE PROTECTED. FLUORESCENT TAPE WHERE NEEDED SHALL BE ADDED TO THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.
MAINTENANCE SHALL CONSIST OF REPAIRING ANY OPENINGS IN THE FENCE AND CONTROLLING WEEDS. WHEN NECESSARY TO ACCOMPLISH THE CONTRACT, AND SHALL CONSIST OF REPLACING DAMAGED POSTS AND FENCING, REPAIRING ANY OPENINGS IN THE FENCE, AND REMOVING ITS TOTAL WHEN DIRECTED.
FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW CONSTRUCTION ACCESS OVER PROTECTED AREA EXCEPT AS PROVIDED FOR IN DRAWINGS OR WHEN SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE CONSTRUCTION INSPECTOR.

CARMINAWOOD DESIGN
Buffalo | Utica

Multi-Family Development
0, 46-84 S Linden Street
Amherst, NY

REVISIONS:
No. Description Date

DRAWING NAME:
Demolition & Erosion Control Details

Date: 9/22/25
Drawn By: WW
Scale: As Noted
DRAWING NO.
C-002
Project No: 23-4154

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SITE DATA TABLE

APP. ZONING DISTRICT:	R-3
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING:	
1: LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE:	2 x H = 2 x 57 FT = 114 FT
2: SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE:	1.5 x H = 1.5 x 40.5 FT = 60.75 FT
3: ANY WALL NOT ABLE WITHIN 30 to 90 DEGREES:	(60 + 90) / 2 = 75 / 2 = 37.5 FT
4: LONG WALL NOT SHORT WALL PARALLEL:	(60 + 90) / 2 = 75 / 2 = 37.5 FT
5: SHORT WALLS PARALLEL:	OR 1.5 x H = 1.5 x 40.5 FT = 60.75 FT
6: SHAPE OF BLDG. WALLS 30 TO 90 DEGREES:	1.5 x H = 1.5 x 27 FT = 40.5 FT

PROPOSED BUILDING:	
ATTACHED PORCH ENTRY:	1 FOR FRAME UNIT
READY FOR RENT:	2.28 UNITS = 3 SPACES
PARKING PROVIDED:	
(28) GARAGES	
(46) SURFACE SPACES	
(12) 9' x 19' SPACES	
TOTAL PROVIDED:	86 SPACES

BUILDING COVERAGE:	
	REQUIRED / EXISTING
40% MAX. (42,166 SF)	PROPOSED
21.1% (22,215 SF)	

IMPERVIOUS SURFACE COVERAGE:	
	REQUIRED / EXISTING
75% (89 SF)	PROPOSED
	5.3% (946 SF)

APP. ZONING DISTRICT:	R-3
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL

SETBACK CALCULATIONS:	REQUIRED	PROPOSED
FRONT	20 FT	20 FT
SIDE: REAR	5 FT	5 FT
REAR (ABUTTING R-5)	10 FT	10 FT
FROM MAIN WALL	15 FT	19.5 FT
FROM NON-WALL	10 FT	10 FT

LAND AREA PER UNIT: 2,500 SF/UNIT (=500'/4), 2,904 SF/UNIT (=600'/4)

LAND REQD = 14 x 2,500 = 12 x 2,904 = 34,856 SF = 1.04 AC

APP'D = LAND PROVIDED = 1.04 ACRES

MAP LEGEND

- SUBJECT PROPERTY
- 49' SOUTH LINDEN STREET
- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVE
- PROPOSED CONCRETE CURB
- PROPOSED BLACKTOP DRIVE
- PROPOSED CURB RAMP

MOTT LEGEND

- PARCEL OWNERSHIP
- PUBLIC ROW (VARIABLE WIDTH)
- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVE
- PROPOSED CONCRETE CURB
- PROPOSED BLACKTOP DRIVE
- PROPOSED CURB RAMP

SITE NOTES:

1. ALL BUILDING SHALL BE 5'-6" UNLESS OTHERWISE NOTED.
2. ALL SETBACK AREAS SHALL REMAIN AT OR BELOW EXISTING GRADE.
3. ALL SIDEWALK RAMPS PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER SEATING AREA REMAINS ON DOOR OPENINGS.
5. BUILDING ENTRANCES ARE APPROXIMATE. REFER TO ARC ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SIDEWALK CROSS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AS TO DEGREE OF EQUALITY QUALITY TO WHAT IS DESIRED.
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'S 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 PORTION AFFECTED BY THE WORK AND ALL OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAINTAIN CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF ALL SAFETY PRECAUTIONS DURING CONSTRUCTION AND SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL 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 LEGEND

- PROPERTY LINE
- PROPOSED BUILDING / CONCRETE PAD
- 24' - 0"
- PROPOSED SETBACK LINE
- NUMBER OF PARKING SPACES
- PROPOSED LIGHT POLE
- PROPOSED STANDARD DUTY ASPHALT PARKING
- PROPOSED HEAVY DUTY ASPHALT PAVING

0' 16' 32' 64'

NOTE: DRAWING AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

REVISIONS:

No.	Description	Date

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

CARMINAWOOD DESIGN
Buffalo | Utica

DRAWING NAME: Site Plan

DRAWING NO. C-100

Project No: 23-4154

Date: 9/22/25
Drawn By: Author
Scale: As Noted

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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TYPE 'A' CONCRETE CURB - 9
NOT TO SCALE

ABUTTING SIDEWALK

ABUTTING LANDSCAPE GRASS

90° PARKING STALL LAYOUT - 2
NOT TO SCALE

HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 3
NOT TO SCALE

INTERNATIONAL HANDICAP SYMBOL - 3A
NOT TO SCALE

HANDICAPPED PARKING SIGN - 4
NOT TO SCALE

EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 5
NOT TO SCALE

CONCRETE SIDEWALK - 8
NOT TO SCALE

STANDARD DUTY ASPHALT SECTION - 1
NOT TO SCALE

SIDEWALK CURB RAMP - 10
NOT TO SCALE

HANDICAPPED PAVEMENT RAMP - 11
NOT TO SCALE

LIGHT POLE FOUNDATION - 7
NOT TO SCALE

6' BOARD ON BOARD FENCE FOR DUMPSTER ENCLOSURE
NOT TO SCALE

DUMPSTER ENCLOSURE - 6
NOT TO SCALE

REVISIONS:		
No.	Description	Date

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

CARMINAWOOD DESIGN
Buffalo | Utica

DRAWING NAME:
Site Details

DRAWING NO.
C-101

Project No: 23-4154

Date: 9/22/25
Drawn By: [illegible]
Scale: As Noted

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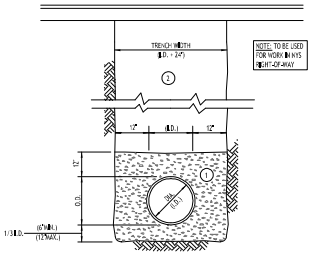


NOTES:

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.

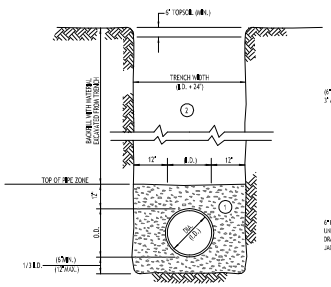
NO SLAG SHALL BE ALLOWED FOR MATERIAL 1

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



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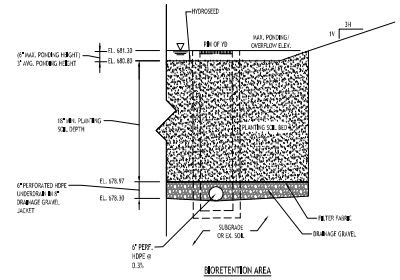
NO SLAG SHALL BE ALLOWED FOR MATERIAL 1

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



BIORETENTION AREA

BIORETENTION AREA - TYPICAL SECTION

NOT TO SCALE

NOTES:

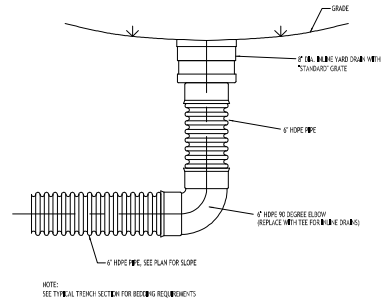
1. FILTER FABRIC TO BE NON-WOVEN CLASS "C", MIRAFI 180-4 OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43, NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

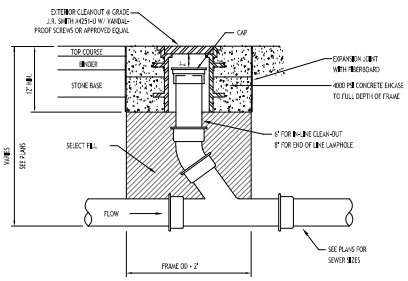
Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

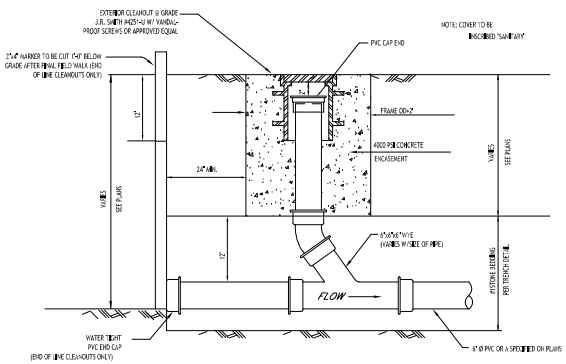
TYPICAL YARD DRAIN DETAIL

NOT TO SCALE



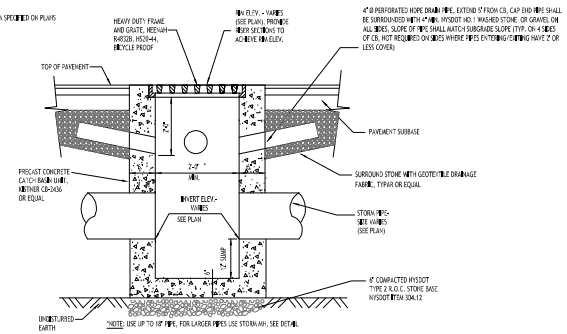
LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE



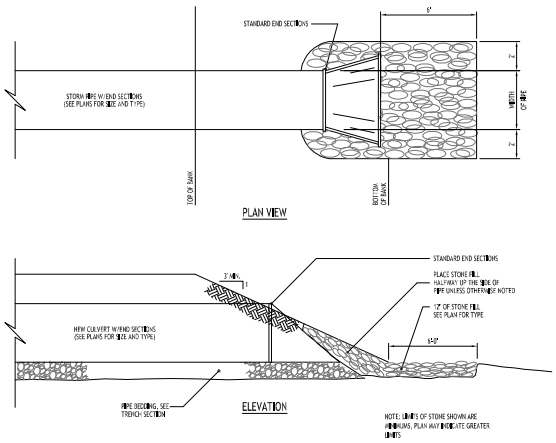
LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE



TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica

Multi-Family Development
0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

DRAWING NAME:
Storm Drainage Details

Date: 9/22/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-301

Project No: 23-4154

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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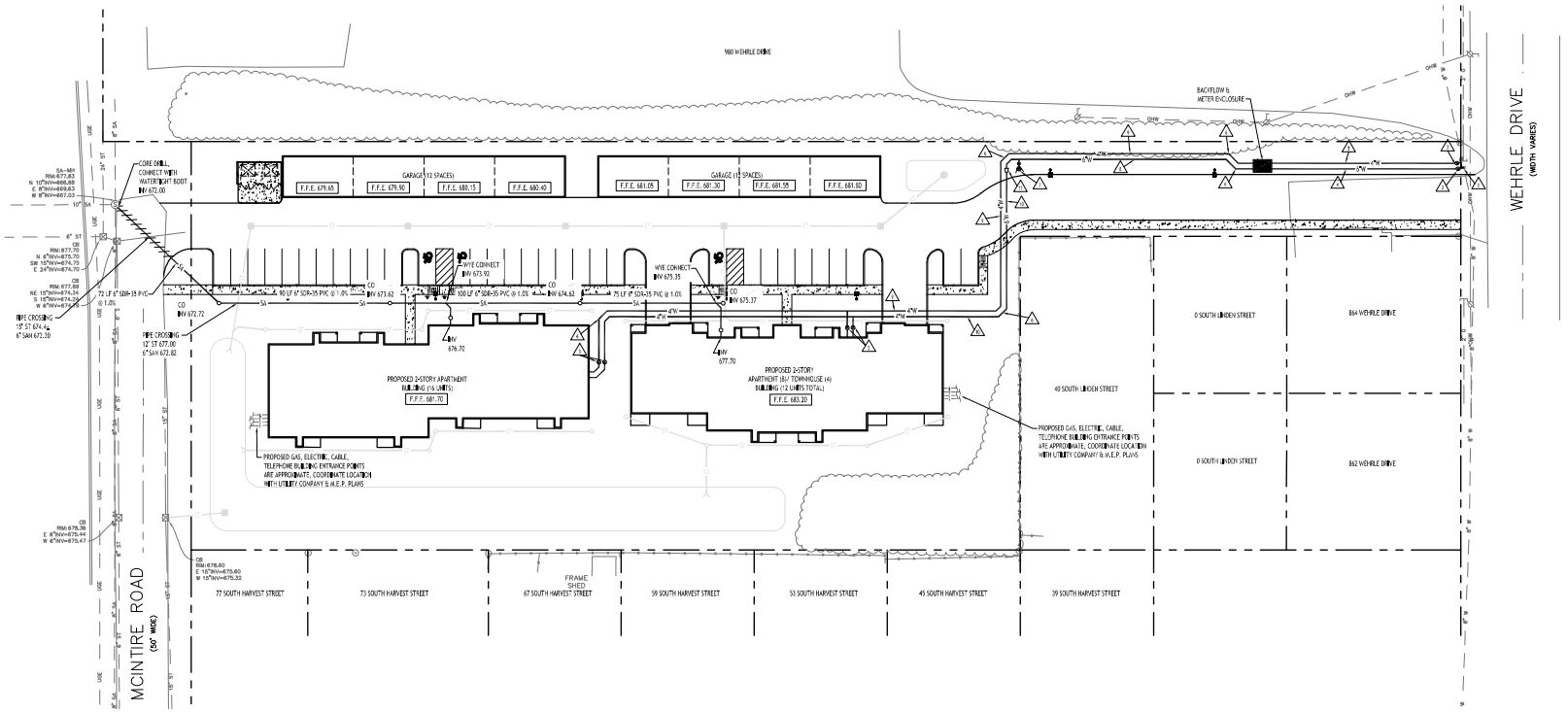

Utility Plan

SCALE: 1"=30'

WATER NOTE LEGEND

1. 6" CLASS 52 DUCTILE IRON
2. 6" VALVE AND BOX
3. 4" VALVE AND BOX
4. 6" CLASS 52 DIP FIRE SERVICE
5. 4" CLASS 52 DIP DOMESTIC SERVICE
6. PROVIDE BENDS AND BLOCKING AS NECESSARY
7. HYDRANT ASSEMBLY
8. 6" AWWA C-900 PVC FIRE SERVICE
9. 4" AWWA C-900 PVC DOMESTIC SERVICE
10. 4" AWWA C-900 PVC FIRE SERVICE
11. 6"x4" REDUCER

PROPOSED UTILITY LEGEND

- PROPOSED WATER LINE — W —
- PROPOSED SANITARY SEWER — SA —
- PROPOSED UTILITY CONNECTIONS (GAS, ELEC., CABLE, TEL., ETC.)
- PROPOSED GATE VALVE
- PROPOSED CLEANOUT
- INSTALL SELECT BACKFILL

NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST 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 TOWN OF AMHERST 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 TOWN OF AMHERST 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.

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE INVERT ELEVATION 9' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6" SDR-35 PVC @ 1.0% MIN. WITH MIN 4'-0" OF COVER. ADD CLEANOUTS @ 90' MAX. SPACING FOR 6" LATERALS OVER 90'-0" 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.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

10 0 10 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

DRAWING NAME:
Utility Plan

Date: 9/22/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-400

Project No: 23-4154

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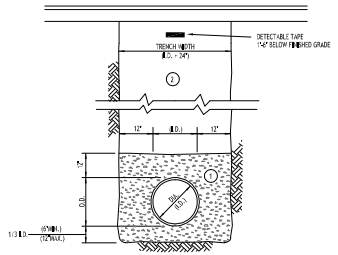

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NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

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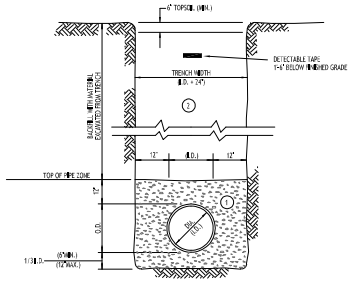
NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

SEWER/WATERLINE TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



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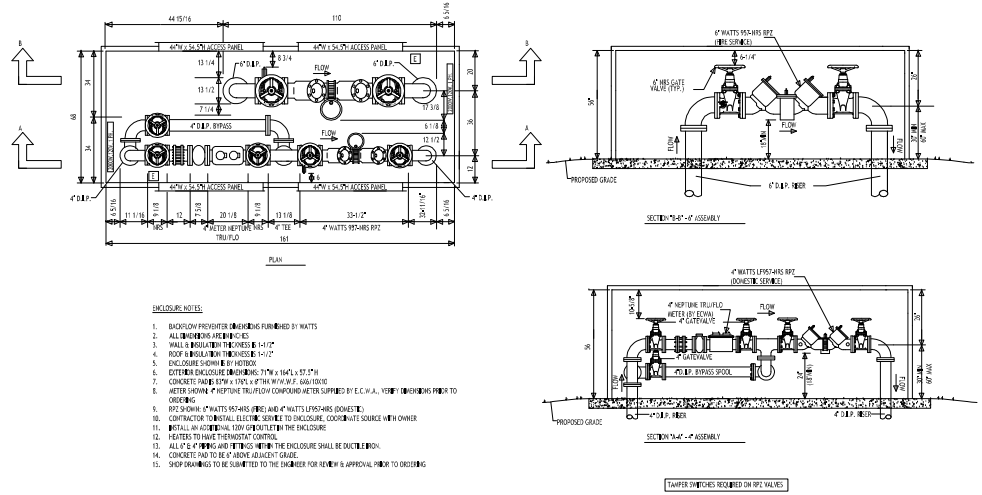


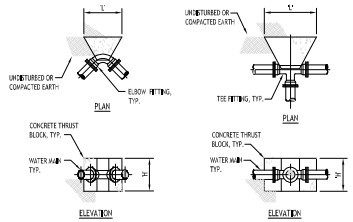
ENCLOSURE NOTES:

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 1-1/2"
5. ENCLOSURE SHOWN IS BY METROX
6. EXTERIOR ENCLOSURE DIMENSIONS: 71"W x 164"L x 57.5"H
7. CONCRETE PADS: 83"W x 176"L x 8"TH W/WWF. 6X6/10X10
8. METER SHOWN: 4" NEPTUNE TRU-FLO COMPOUND METER SUPPLIED BY E.C.W.A., VERIFY DIMENSIONS PRIOR TO ORDERING
9. RPZ SHOWN: 6" WATTS 957-ARS (FIRE) AND 4" WATTS LF957-ARS (DOMESTIC).
10. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER
11. INSTALL AN ADDITIONAL 120V GFI OUTLET IN THE ENCLOSURE
12. HEATERS TO HAVE THERMOSTAT CONTROL
13. ALL 6" & 4" PIPING AND FITTINGS WITHIN THE ENCLOSURE SHALL BE DUCTILE IRON.
14. CONCRETE PAD TO BE 6" ABOVE ADJACENT GRADE.
15. SHOP DRAWINGS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW & APPROVAL PRIOR TO ORDERING

TAMPER SWITCHES REQUIRED ON RPZ VALVES

6" FIRE & 4" DOM RPZ BACKFLOW DEVICE & ENCLSOURE

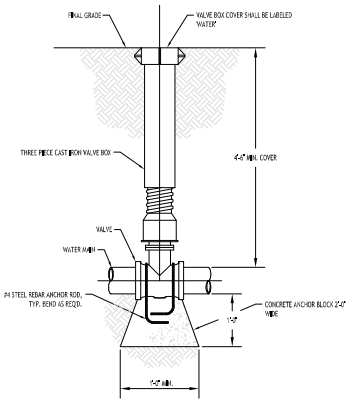
NOT TO SCALE



DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'A'	'L'	'A'	'L'	'A'	'L'	'A'	'L'
4"	1.5'	2.0	1.0	2.0'	1.0'	1.0	1.0'	1.0'
6"	2.0'	3.5'	1.5'	2.5'	1.0'	1.5	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5	1.0'	2.5'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'	5.0	3.0	3.5'	2.5	2.5'	1.5'	2.5'

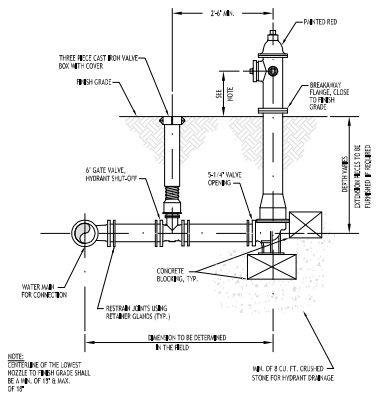
DIMENSION SCHEDULE	
PIPE SIZE	TEE OR TAP SLEEVE
---	'A'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE



TYPICAL GATE VALVE DETAIL

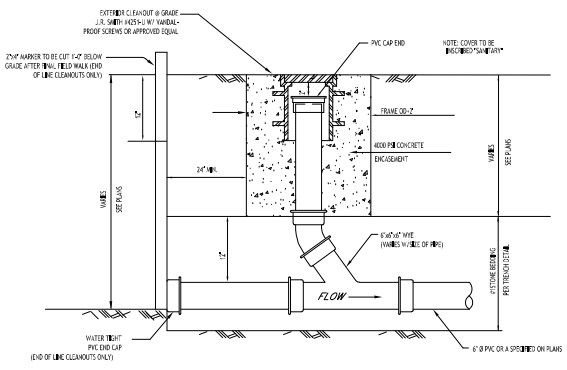
NOT TO SCALE



NOTE:
CENTERLINE OF THE LOWEST NOZZLE TO FINISH GRADE SHALL BE A MIN. OF 15" & MAX. OF 19"

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica

Packet Pg. 874

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

DRAWING NAME:
Utility Details

Date: 9/22/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-401

Project No: 23-4154

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MCINTIRE ROAD
(50' WIDE)
WEHRLE DRIVE
(WIDTH VARIES)
GARAGE (13 SPACES)
GARAGE (4 SPACES)
PROPOSED 3-STORY APARTMENT BLDG (12 UNITS TOTAL)
PROPOSED 3-STORY APARTMENT BLDG (12 UNITS TOTAL)
STORMWATER MANAGEMENT AREA
77 SOUTH HARVEST STREET
71 SOUTH HARVEST STREET
67 SOUTH HARVEST STREET
59 SOUTH HARVEST STREET
51 SOUTH HARVEST STREET
45 SOUTH HARVEST STREET
39 SOUTH HARVEST STREET
40 SOUTH LINDEN STREET
0 SOUTH MAIN STREET
0 SOUTH MAIN STREET
984 WEHRLE DRIVE
984 WEHRLE DRIVE
984 WEHRLE DRIVE
984 WEHRLE DRIVE
EXISTING RESIDENTIAL STRUCTURE TO REMAIN
EXISTING RESIDENTIAL STRUCTURE TO REMAIN
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Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

PROPOSED 2-STORY APARTMENT BUILDING (16 UNITS)

N Foundation Planting Plan - South Building
SCALE: 1"=10'

PROPOSED 2-STORY APARTMENT (8)/ TOWNHOUSE (4) BUILDING (12 UNITS TOTAL)

N Foundation Planting Plan - North Building
SCALE: 1"=10'

PLAN

TYPICAL SHRUB PLANTING TO SCREEN UTILITY INFRASTRUCTURE

NOTES:
1. USE EVERGREEN SHRUBS TO SCREEN ALL ABOVEGROUND UTILITY BOXES AND INFRASTRUCTURE FROM ADJACENT ROAD OR SIDEWALK PER TOWN OF AMHERST CODE.
2. PROVIDE A MINIMUM OFFSET FROM THE SHRUBS PLANTED SIDE TO THE EDGE OF THE UTILITY BOX TO ALLOW ENOUGH CLEARANCE FOR UTILITY MAINTENANCE TO BE PERFORMED.

TYPICAL CONCRETE BASE VIEW
TYPICAL CONCRETE BASE PLAN VIEW
UTILITY BOX (TYP.)
REQ. APPROVED UTILITY BOX HEIGHT.
REQ. APPROVED UTILITY BOX HEIGHT.
UTILITY BOX (TYP.)
4" MIN.
4" MIN.
TYPICAL CONCRETE BASE VIEW
TYPICAL CONCRETE BASE PLAN VIEW

STD. SHRUB PLANTING

STD. EVERGREEN PLANTING

STD. DECIDUOUS TREE PLANTING

DECIDUOUS TREE PLANTING - MULTI-STEM

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

0' 10' 20' 40'

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DRAWING NAME:
Landscape Plan

DRAWING NO.
L-101

Project No: 23-4154

Date: 9/22/25
Drawn By: RCW
Scale: As Noted

REVISIONS:

No.	Description	Date

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

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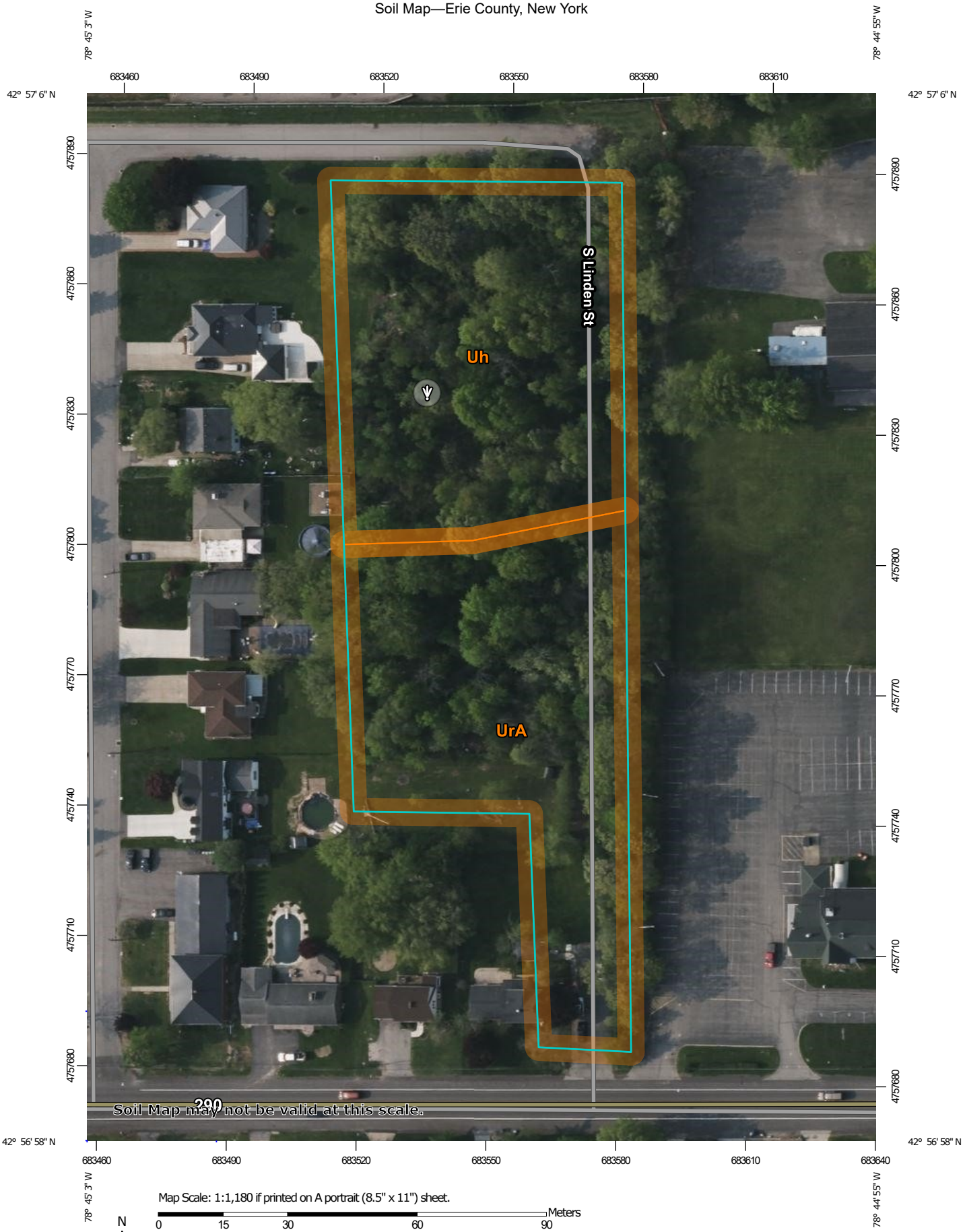
Appendix H

Soils Information

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Soil Map—Erie County, New York



Map Scale: 1:1,180 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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 24, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023—May 27, 2023

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. 880
5.a
Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Uh	Urban land-Churchville complex	1.3	50.1%
UrA	Urban land-Lima complex, 1 to 6 percent slopes	1.3	49.9%
Totals for Area of Interest		**2.7**	**100.0%**

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Erie County, New York

Uh—Urban land-Churchville complex

Map Unit Setting

National map unit symbol: 9rq9
Elevation: 570 to 720 feet
Mean annual precipitation: 36 to 48 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent
Churchville and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Churchville

Setting

Landform: Lake plains, till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Clayey glaciolacustrine deposits over loamy till

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 26 inches: silty clay
H3 - 26 to 60 inches: gravelly loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F101XY009NY - Moist Lake Plain

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Hydric soil rating: No

Minor Components

Niagara
Percent of map unit: 3 percent
Hydric soil rating: No

Ovid
Percent of map unit: 3 percent
Hydric soil rating: No

Udorthents
Percent of map unit: 2 percent
Hydric soil rating: No

Lakemont
Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Erie County, New York
Survey Area Data: Version 24, Aug 25, 2024

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Erie County, New York

UrA—Urban land-Lima complex, 1 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2w3k1
Elevation: 590 to 720 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: Not prime farmland

Map Unit Composition

Urban: 60 percent
Lima and similar soils: 30 percent
Minor components: 10 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 Lima

Setting

Landform: Drumlins, ridges, till plains
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Calcareous loamy lodgment till derived from limestone, sandstone, and shale

Typical profile

Ap - 0 to 9 inches: loam
Bt/E - 9 to 12 inches: loam
Bt1 - 12 to 16 inches: loam
Bt2 - 16 to 25 inches: gravelly loam
C - 25 to 79 inches: gravelly loam

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 1.42 in/hr)
Depth to water table: About 18 to 24 inches

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B/D
Ecological site: F101XY013NY - Moist Till
Hydric soil rating: No

Minor Components

Honeoye

Percent of map unit: 6 percent
Landform: Drumlins, till plains, ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Appleton

Percent of map unit: 3 percent
Landform: Till plains, drumlins, ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Lyons

Percent of map unit: 1 percent
Landform: Depressions, drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

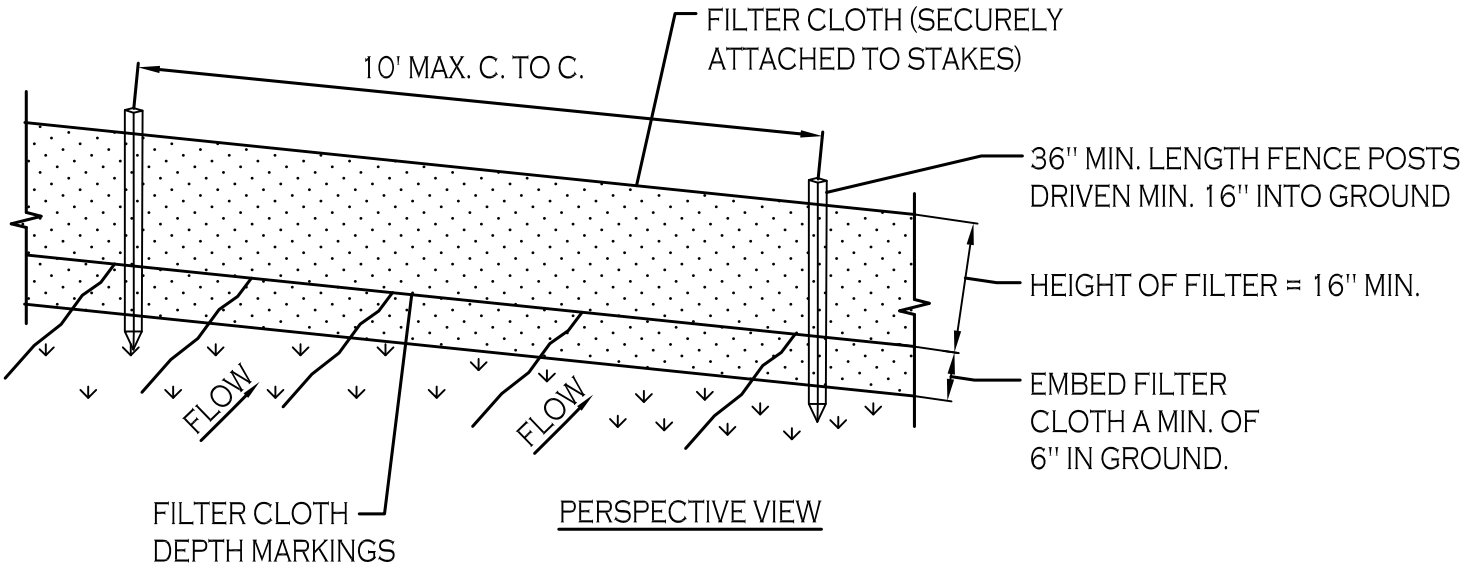
Soil Survey Area: Erie County, New York
Survey Area Data: Version 24, Aug 25, 2024

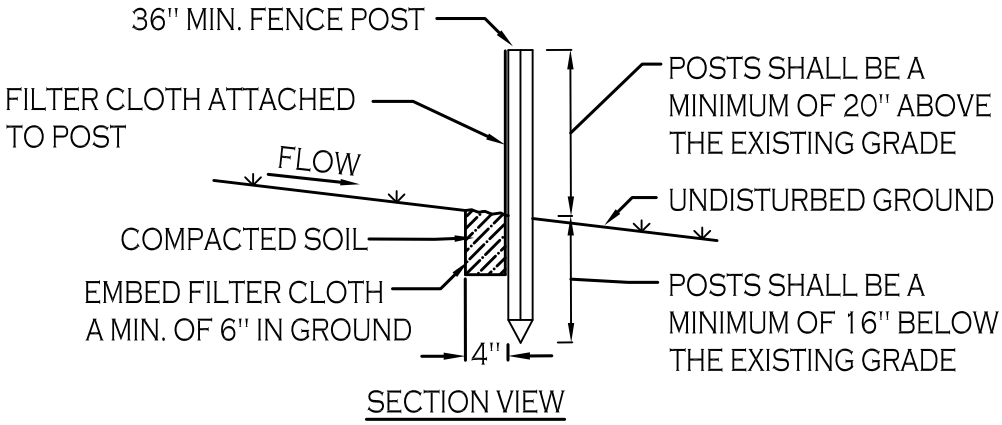
Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Appendix I

Standard Erosion Control Details

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)





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.

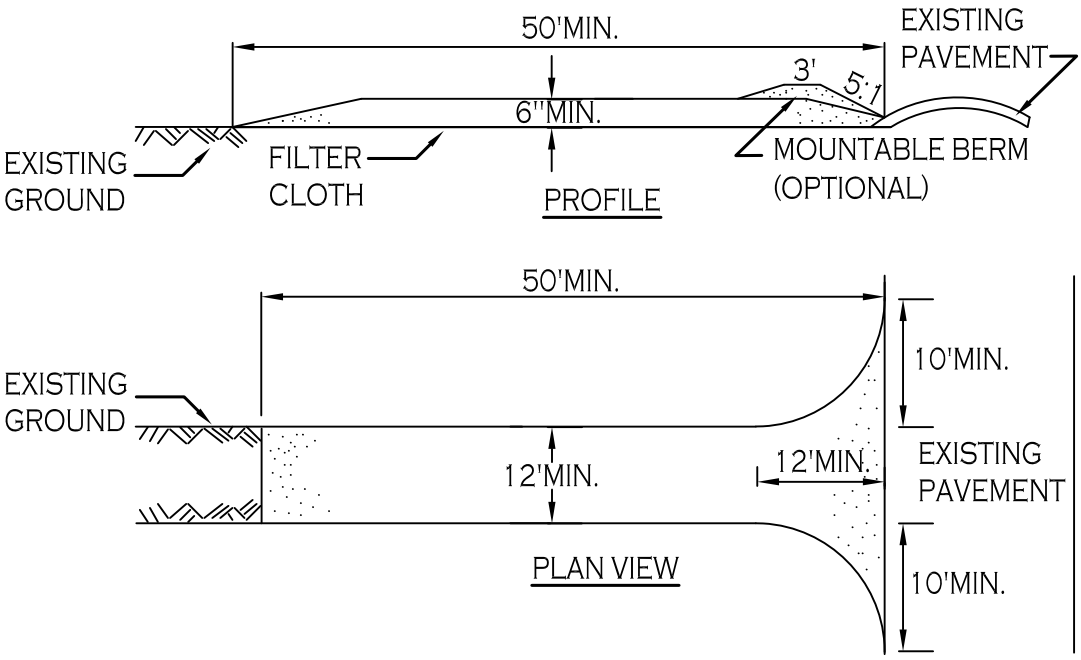
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



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.

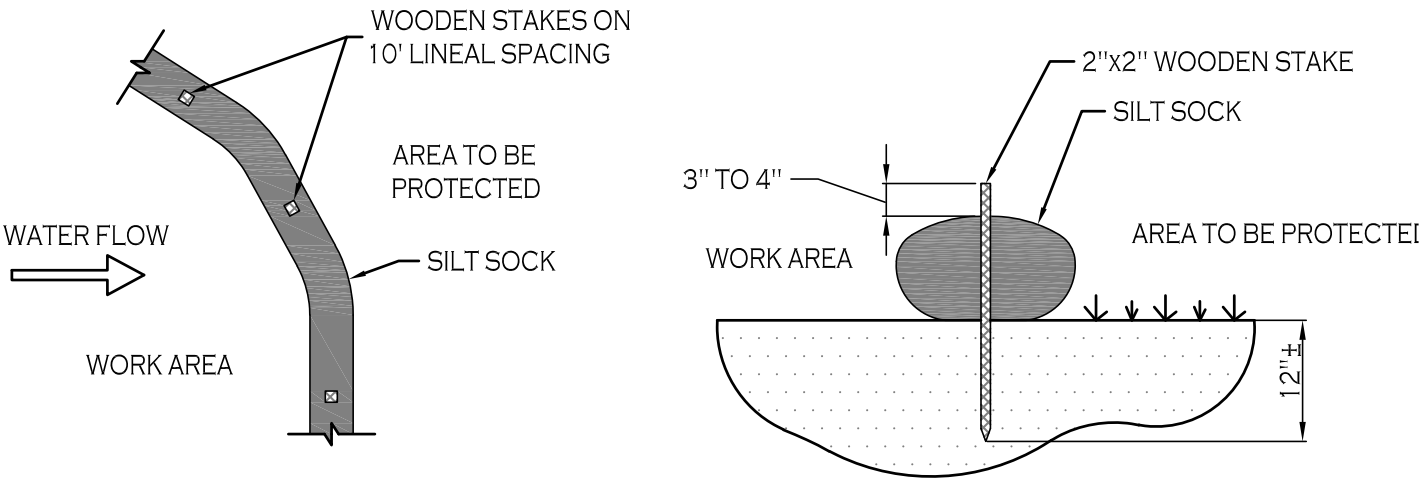
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



NOTES:

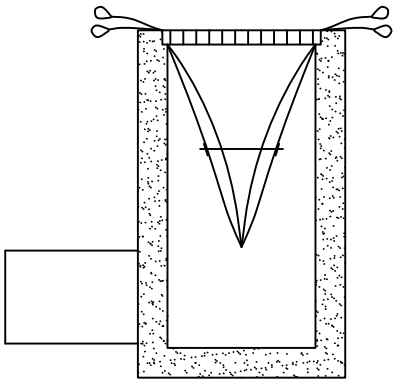
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

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.

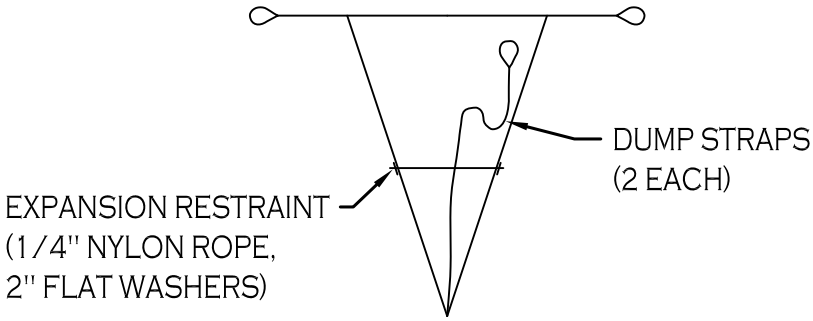
SILT SOCK DETAIL

NOT TO SCALE

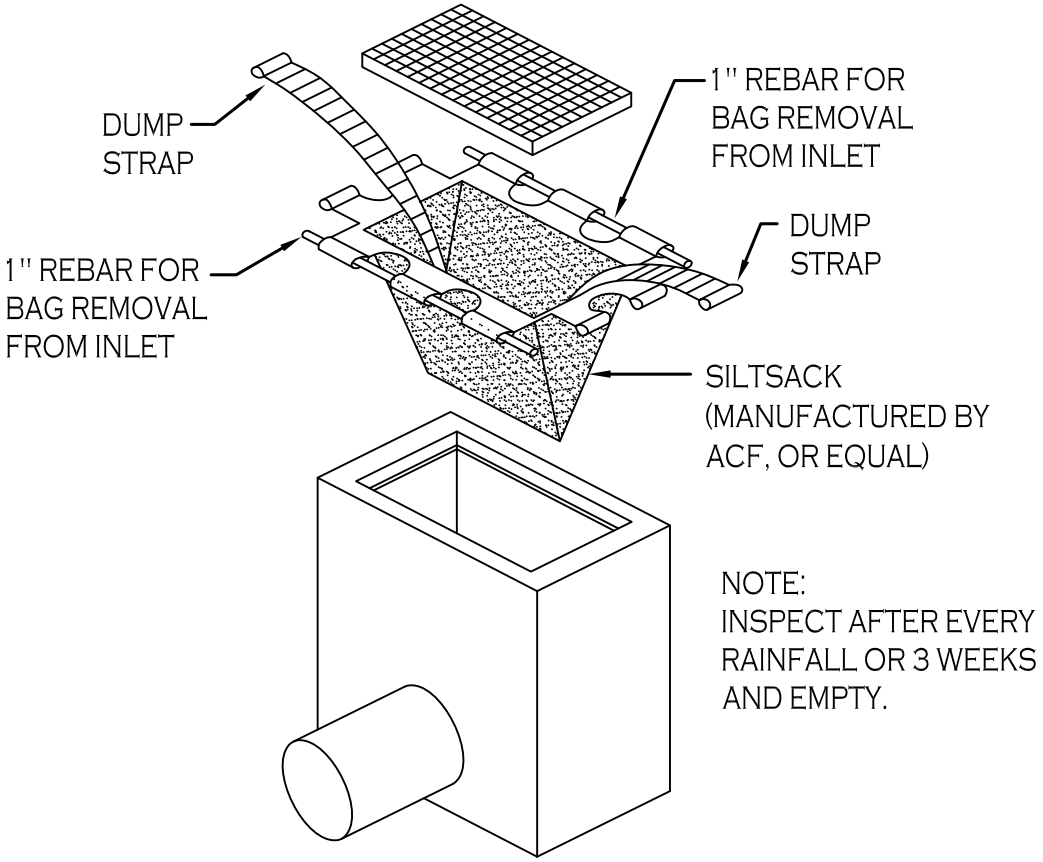
Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



INSTALLATION DETAIL



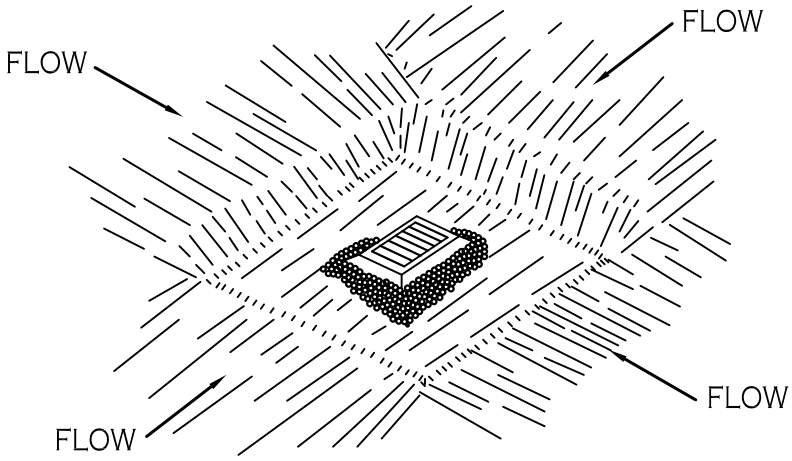
BAG DETAIL

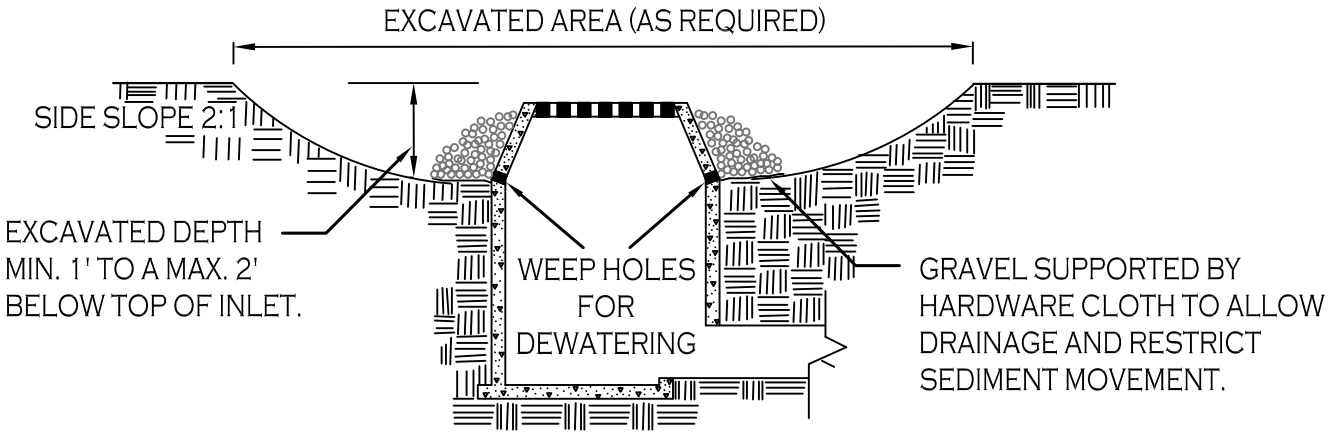


SILT SACK DETAIL

NOT TO SCALE

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)





CONSTRUCTION SPECIFICATIONS

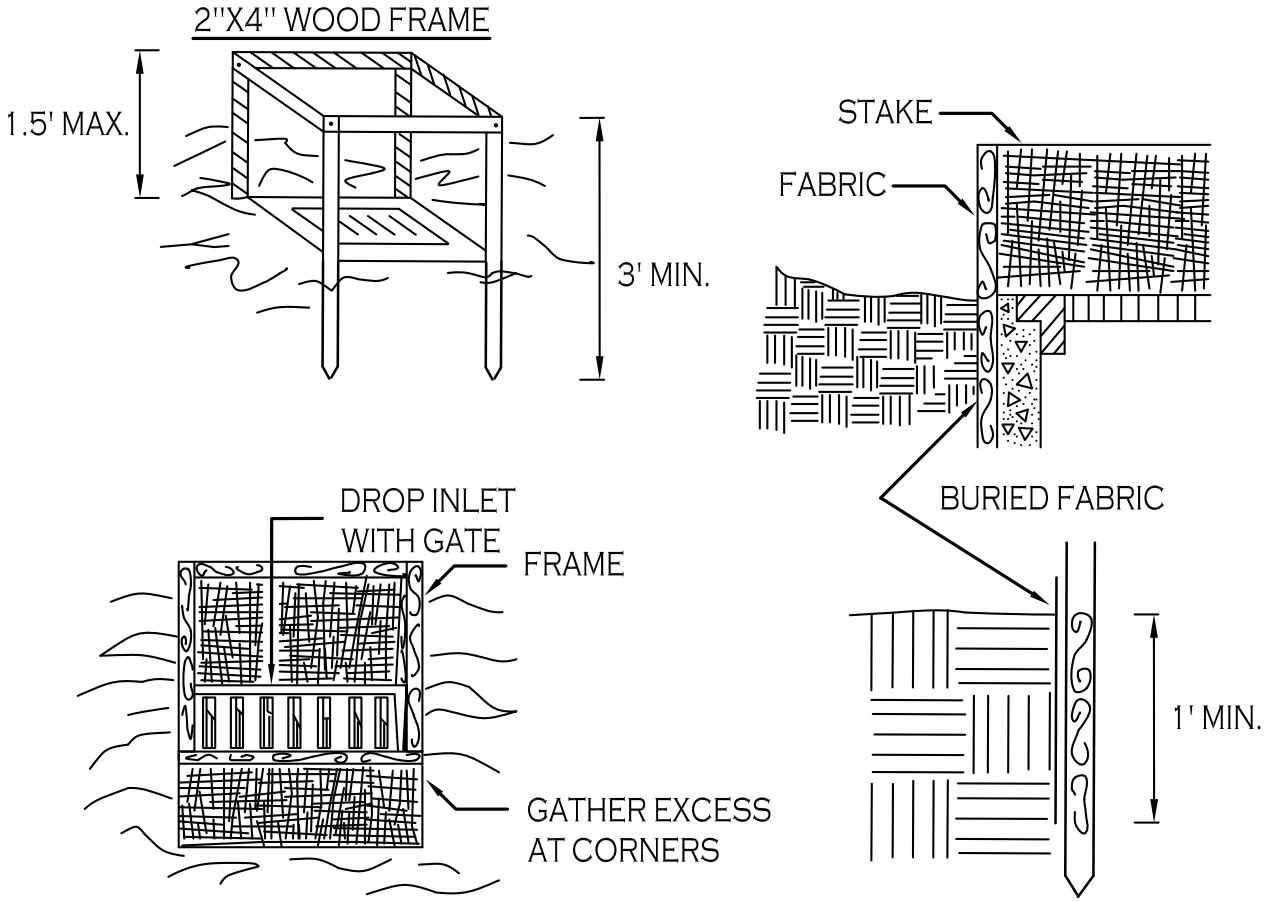
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



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.

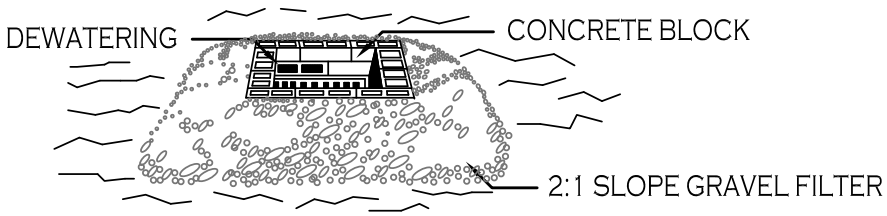
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

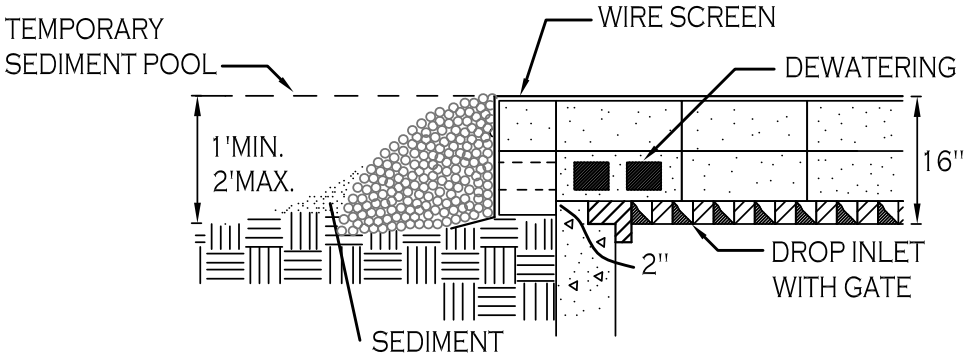
INLET PROTECTION DETAIL 2

NOT TO SCALE

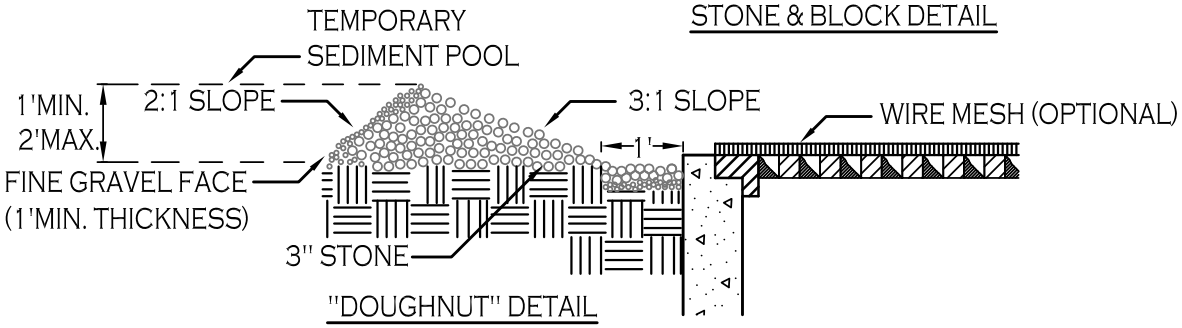
Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)



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: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Appendix J

NYSDEC Stormwater Management Inspection Lists

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Bioretention Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Pre-construction meeting		
Runoff diverted		
Facility area cleared		
If designed as exfilter, soil testing for permeability		
Facility location staked out		
2. Excavation		
Size and location		
Lateral slopes completely level		
If designed as exfilter, ensure that excavation does not compact susoils.		
Longitudinal slopes within design range		

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
3. Structural Components		
Stone diaphragm installed correctly		
Outlets installed correctly		
Underdrain		
Pretreatment devices installed		
Soil bed composition and texture		
4. Vegetation		
Complies with planting specs		
Topsoil adequate in composition and placement		
Adequate erosion control measures in place		
5. Final Inspection		
Dimensions		
Proper stone diaphragm		
Proper outlet		
Soil/ filter bed permeability testing		
Effective stand of vegetation and stabilization		
Construction generated sediments removed		
Contributing watershed stabilized before flow is diverted to the practice		

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Comments:

Actions to be Taken:

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Bioretention Operation, Maintenance and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Monthly)		
Bioretention and contributing areas clean of debris		
No dumping of yard wastes into practice		
Litter (branches, etc.) have been removed		
2. Vegetation (Monthly)		
Plant height not less than design water depth		
Fertilized per specifications		
Plant composition according to approved plans		
No placement of inappropriate plants		
Grass height not greater than 6 inches		
No evidence of erosion		
3. Check Dams/Energy Dissipaters/Sumps (Annual, After Major Storms)		
No evidence of sediment buildup		

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
Sumps should not be more than 50% full of sediment		
No evidence of erosion at downstream toe of drop structure		
4. Dewatering (Monthly)		
Dewaters between storms		
No evidence of standing water		
5. Sediment Deposition (Annual)		
Swale clean of sediments		
Sediments should not be > 20% of swale design depth		
6. Outlet/Overflow Spillway (Annual, After Major Storms)		
Good condition, no need for repair		
No evidence of erosion		
No evidence of any blockages		
7. Integrity of Filter Bed (Annual)		
Filter bed has not been blocked or filled inappropriately		

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

Comments:

Actions to be Taken:

Attachment: SP-2025-10_application_112025 (30960 : SP-2025-10, S. Linden St.)

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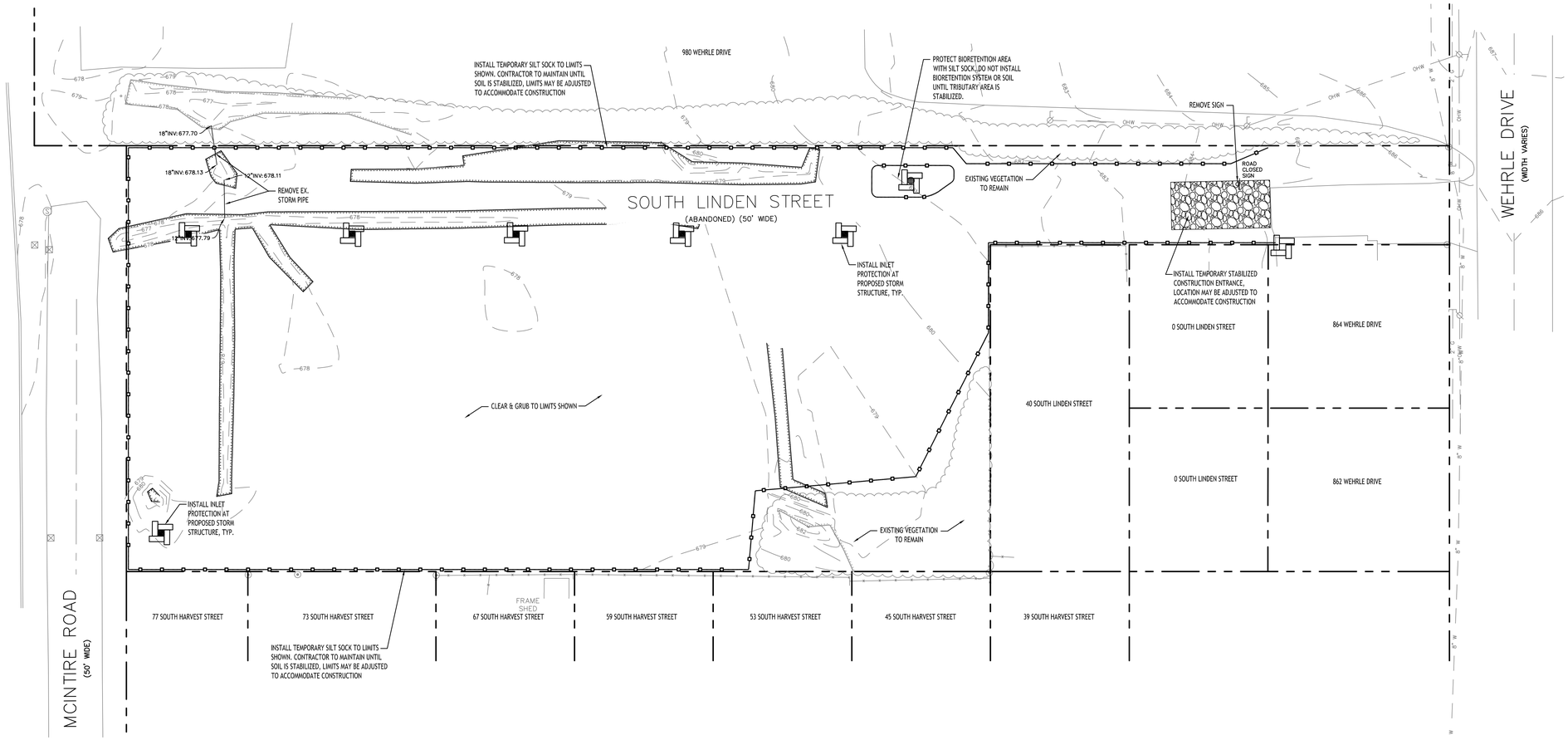

Demolition & Erosion Control Plan

SCALE: 1"=30'

DEMOLITION NOTES:

1. ALL PERIMETER SILT SOCK TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY BEGINNING.
2. 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.
3. TEMPORARY SILT SOCK TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
4. AS NECESSARY, COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
5. REMOVE ALL TREES AND STUMPS AS SHOWN AND DISPOSE OF OFF SITE. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY. LOCATIONS OF TREES SHOWN ON PLAN ARE APPROXIMATE, CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.
7. EXISTING CURB 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.
8. REMOVE EXISTING BUILDING TO INCLUDE ALL FOUNDATIONS, PORCHES, STEPS, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS.

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT SOCK BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT SOCK 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 SOCK 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 SOCK AROUND THE BASE OF STOCKPILES. STOCKPILES NOT BEING ACTIVELY USED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY, AND WHEN DISTURBING MORE THAN 5 ACRES TWICE A WEEK, AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF AMHERST (BI)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.

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 STABILIZED CONSTRUCTION ENTRANCE
B. INSTALL PERIMETER SILT FENCES/SILT SOCK IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLAN SHEET.
C. CLEAR & GRUB SITE.
D. INSTALLATION OF DETENTION BASIN.
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. CONSTRUCTION OF BUILDINGS.
H. INSTALLATION OF PROPOSED UTILITIES.
I. FINALIZE PAVEMENT SUBGRADE PREPARATION.
J. CONSTRUCT ALL CURB, DRAINAGE INLETS, STORM SEWER PIPES AND STORM SEWER MANHOLES, AS SHOWN ON PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATION OF ALL INLETS.
K. DUST CONTROL.
L. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
M. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
N. CARRY OUT FINAL GRADING AND SEEDING AND PLANTINGS.
O. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION, CLEAN UNDERGROUND DETENTION BASIN AS PER MANUFACTURER RECOMMENDATIONS.
P. REMOVE SILT FENCE/SILT SOCK ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.
Q. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS.

DEMOLITION & EROSION CONTROL LEGEND

EXISTING PAVEMENT TO BE SAWCUT & REMOVED

PROPOSED SILT SOCK

EXISTING TREE TO BE REMOVED

PROPOSED STORM INLET PROTECTION

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

STATE OF NEW YORK
R. CHRISTOPHER WEHR
07639A
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Demolition & Erosion Control Plan

Date: 9/22
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-001

Project No: 23-4154

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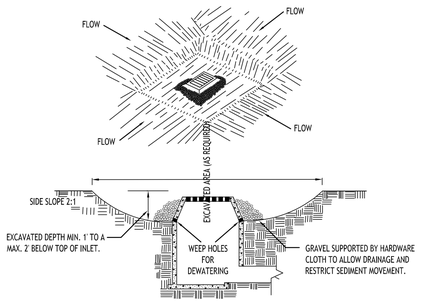


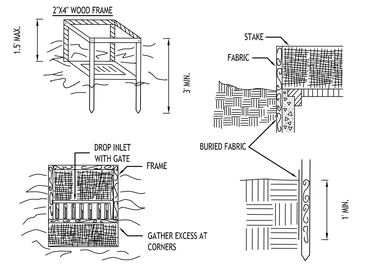
CONSTRUCTION SPECIFICATIONS

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



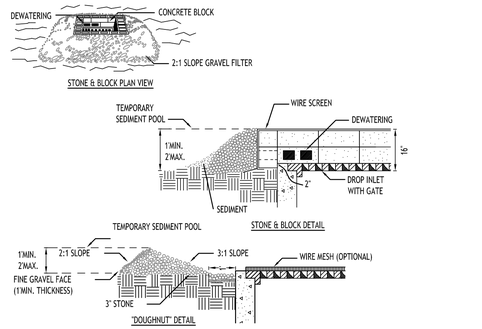
CONSTRUCTION SPECIFICATIONS

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.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



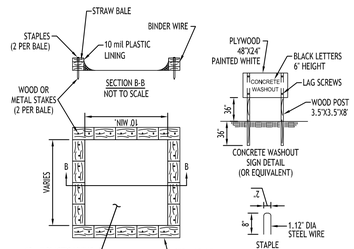
CONSTRUCTION SPECIFICATIONS

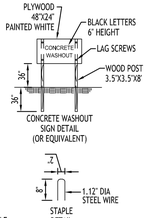
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 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

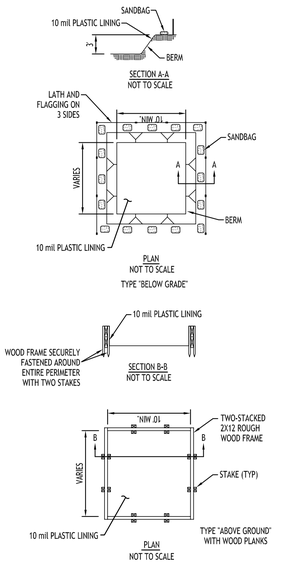
NOT TO SCALE





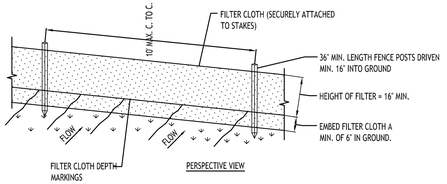
NOTES

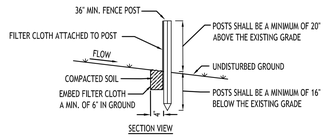
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS 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



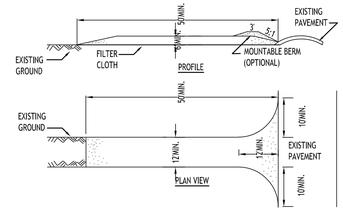


CONSTRUCTION SPECIFICATIONS

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

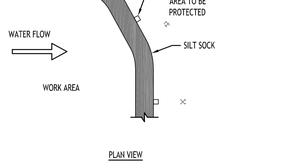


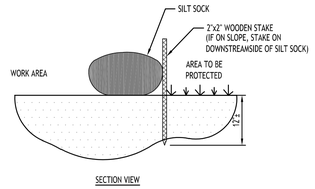
CONSTRUCTION SPECIFICATIONS

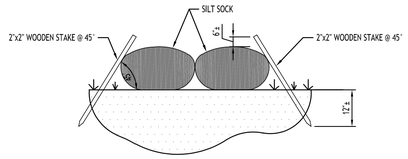
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH 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.

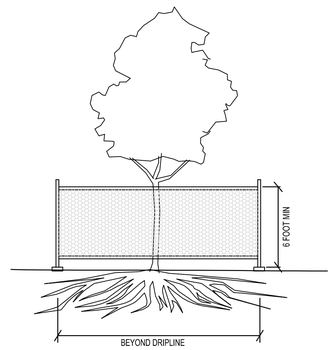
CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

SILT SOCK DETAIL

NOT TO SCALE

PLAN VIEW OF ROOTS



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.

TREE PROTECTION DETAIL

NOT TO SCALE

5.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

STATE OF NEW YORK
CHRISTOPHER M. WOOD
LICENSED
079394
PROFESSIONAL ENGINEER

DRAWING NAME:

Demolition & Erosion Control Details

Date: 9/22
Drawn By: C. W.
Scale: As No

DRAWING NO.

C-002

Project No: 23-4154

Packet Pg. 903

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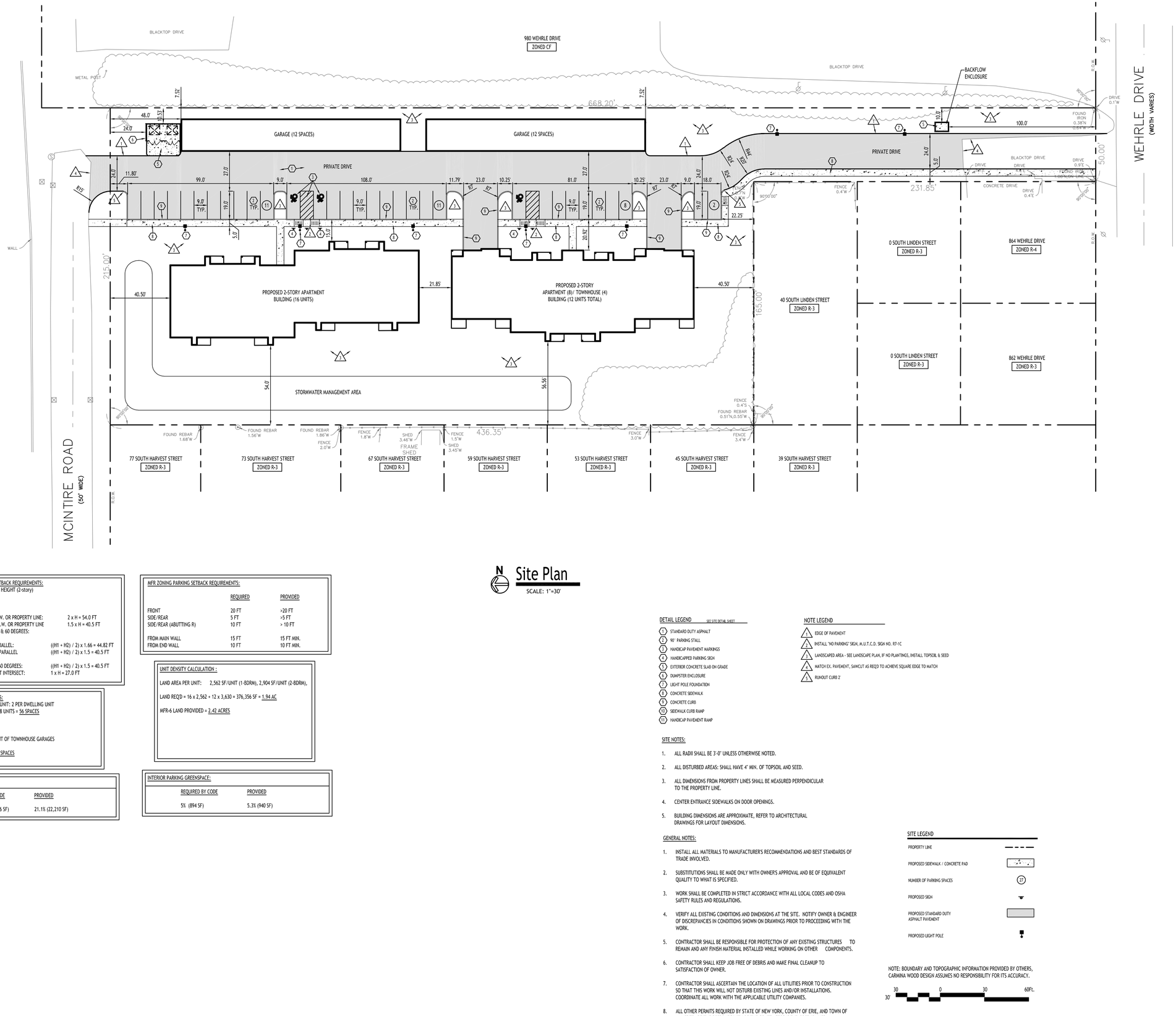

SITE DATA MFR-6 ZONING

MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:
- BASED ON 27' MEDIAN BUILDING HEIGHT (2-story)

BUILDING:

1. LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE:	2 x H = 54.0 FT
2. SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE OR WALLS AT ANGLE BTWN 30 & 60 DEGREES:	1.5 x H = 40.5 FT
3. LONG WALLS OF BUILDINGS PARALLEL:	((H1 + H2) / 2) x 1.66 = 44.82 FT
4. LONG WALL AND SHORT WALL PARALLEL OR 2 SHORT WALLS PARALLEL:	((H1 + H2) / 2) x 1.5 = 40.5 FT
5. WALLS AT ANGLE BTWN. 30 & 60 DEGREES:	((H1 + H2) / 2) x 1.5 = 40.5 FT
6. PLANE OF BLDG. WALLS DO NOT INTERSECT:	1 x H = 27.0 FT

PARKING REQUIREMENTS:
ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT
REQD PARKING = 2 x 28 UNITS = 56 SPACES

PARKING PROVIDED:
(28) GARAGES
(4) 19' SPACES IN FRONT OF TOWNHOUSE GARAGES
(32) 9' x 19' SPACES
TOTAL PROVIDED = 64 SPACES

BUILDING COVERAGE:

REQUIRED BY CODE	PROVIDED
40% MAX. (42,166 SF)	21.1% (22,210 SF)

MFR ZONING PARKING SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	20 FT	>20 FT
SIDE/REAR	5 FT	>5 FT
SIDE/REAR (ABUTTING R)	10 FT	> 10 FT
FROM MAIN WALL	15 FT	15 FT MIN.
FROM END WALL	10 FT	10 FT MIN.

UNIT DENSITY CALCULATION :

LAND AREA PER UNIT: 2,562 SF/UNIT (1-BDRM), 2,904 SF/UNIT (2-BDRM),

LAND REQD = 16 x 2,562 + 12 x 3,630 = 376,356 SF = 1.94 AC

MFR-6 LAND PROVIDED = 2.42 ACRES

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (894 SF)	5.3% (940 SF)

Site Plan
SCALE: 1"=30'

DETAIL LEGEND (SEE SITE DETAIL SHEET)

1. STANDARD DUTY ASPHALT
2. 90° PARKING STALL
3. HANDICAP PAVEMENT MARKINGS
4. HANDICAPPED PARKING SIGN
5. EXTERIOR CONCRETE SLAB ON GRADE
6. DUMPSTER ENCLOSURE
7. LIGHT POLE FOUNDATION
8. CONCRETE SIDEWALK
9. CONCRETE CURB
10. SIDEWALK CURB RAMP
11. HANDICAP PAVEMENT RAMP

NOTE LEGEND

1. EDGE OF PAVEMENT
2. INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. R7-1C
3. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
4. MATCH EX. PAVEMENT, SAWCUT AS REQD TO ACHIEVE SQUARE EDGE TO MATCH
5. RUNOUT CURB 2'

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.

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 LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

5.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development
0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
PROFESSIONAL ENGINEER

DRAWING NAME:
Site Plan

Date: 9/22
Drawn By: C. W.
Scale: As No

DRAWING NO.
C-100

Project No: 23-4154

Packet Pg. 904

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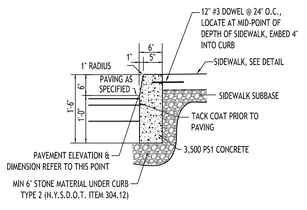
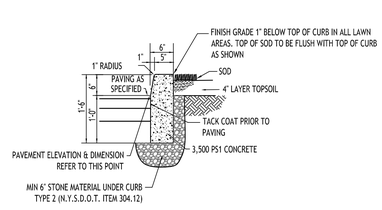


ABUTTING SIDEWALK

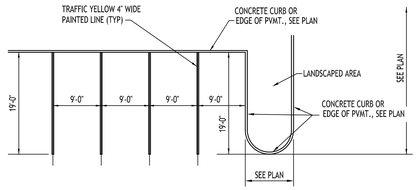


ABUTTING LANDSCAPE/GRASS

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.

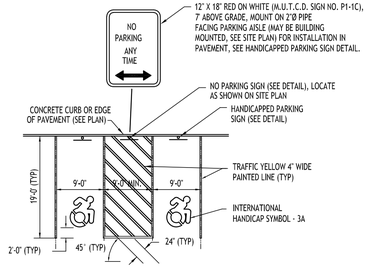
TYPE "A" CONCRETE CURB - 9

NOT TO SCALE



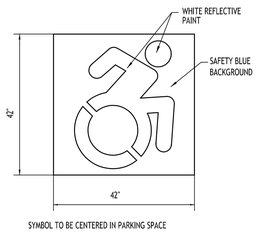
90° PARKING STALL LAYOUT - 2

NOT TO SCALE



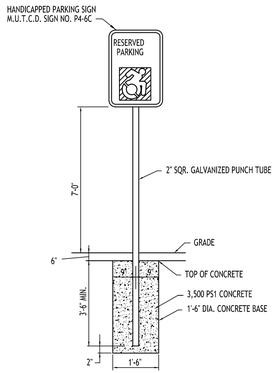
HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 3

NOT TO SCALE



INTERNATIONAL HANDICAP SYMBOL - 3A

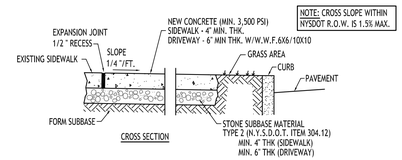
NOT TO SCALE



NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

HANDICAPPED PARKING SIGN - 4

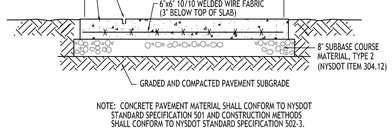
NOT TO SCALE



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.
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 - 8

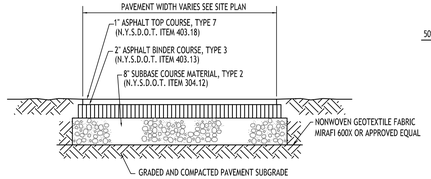
NOT TO SCALE



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 - 5

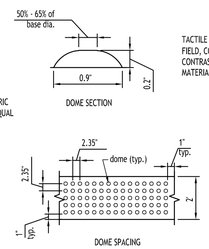
NOT TO SCALE



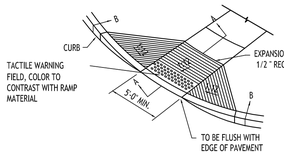
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 1

NOT TO SCALE

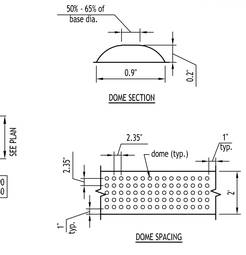


NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE

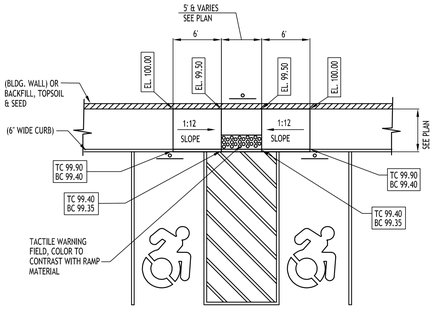


SIDEWALK CURB RAMP - 10

NOT TO SCALE



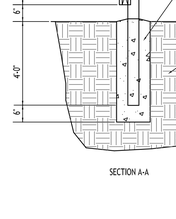
NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE



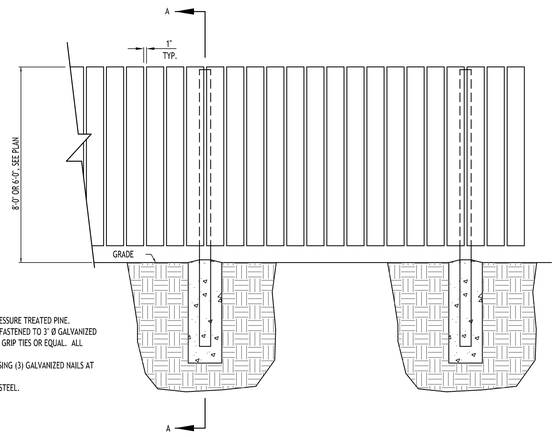
NOTE: ELEVATIONS & DIMENSIONS SHOWN ARE TO ILLUSTRATE GRADE CHANGE ONLY, SEE SITE & GRADING PLAN FOR ACTUAL DATUM & DIMENSIONS

HANDICAPPED PAVEMENT RAMP - 11

NOT TO SCALE

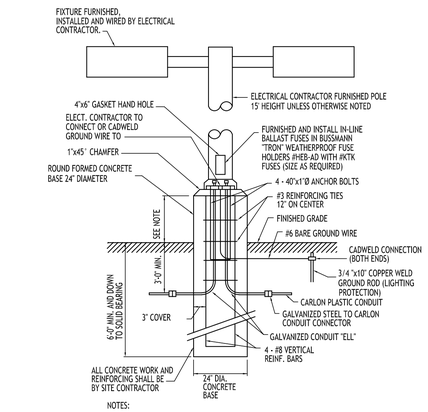


NOTES:
1. ALL WOODEN FENCE MATERIAL TO BE PRESSURE TREATED PINE.
2. CENTER, BOTTOM AND TOP RAILS TO BE FASTENED TO 3" Ø GALVANIZED STEEL FENCE POSTS USING SIMPSON PIPE GRIP TIES OR EQUAL. ALL HARDWARE TO BE GALVANIZED.
3. ATTACH EACH 1" X 6" BOARD TO RAILS USING (3) GALVANIZED NAILS AT EACH RAIL LOCATION.
4. WOOD POSTS CAN BE SUBSTITUTED FOR STEEL.



6' BOARD ON BOARD FENCE FOR DUMPSTER ENCLOSURE

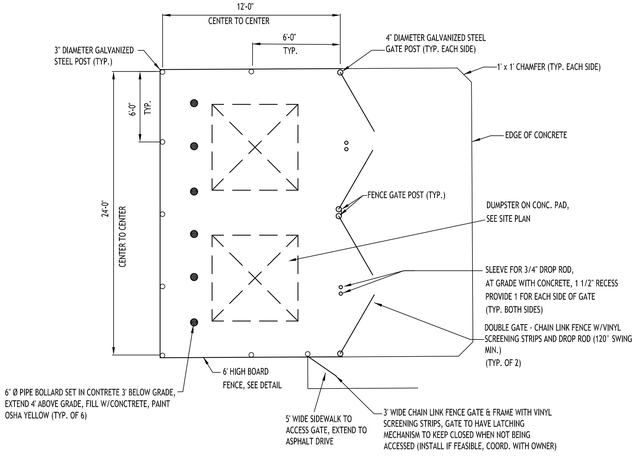
NOT TO SCALE



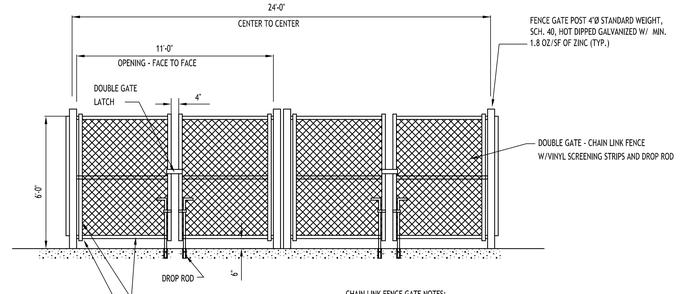
NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 7

NOT TO SCALE



PLAN VIEW



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.

FRONT VIEW

DUMPSTER ENCLOSURE - 6

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

DRAWING NAME:

Site Details

Date: 9/22
Drawn By: C. W.
Scale: As No

DRAWING NO.

C-101

Project No: 23-4154

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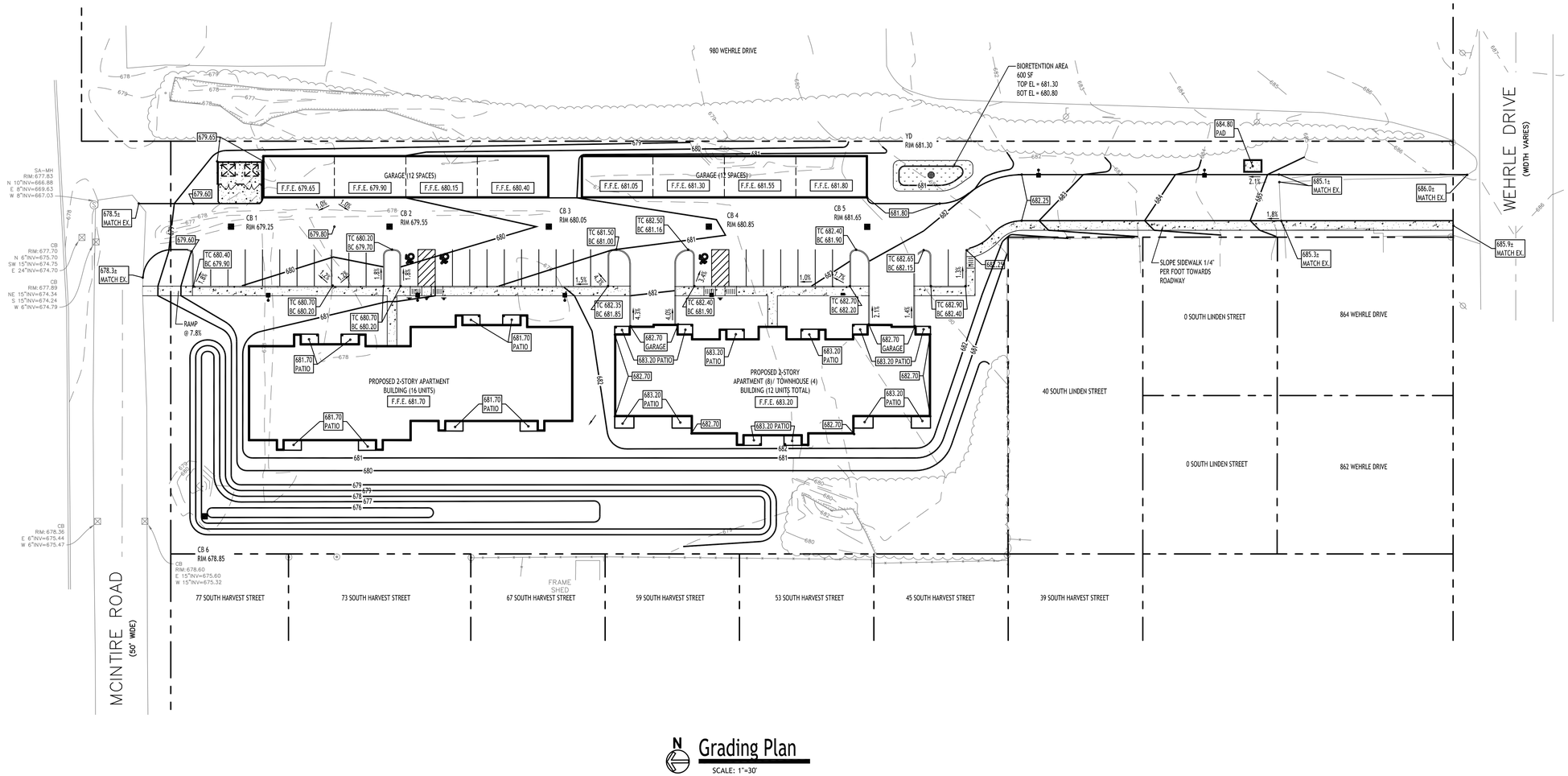

Grading Plan

SCALE: 1"=30'

PROPOSED GRADING LEGEND

- PROPOSED CONTOUR — 101
- PROPOSED SPOT ELEVATION — 100.00
- PROPOSED CATCH BASIN — CB
- PAVEMENT/GROUND SLOPE
- PROPOSED MANHOLE — MH
- PROPOSED SWALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Grading Plan

Date: 9/22
Drawn By: C. W.
Scale: As No

DRAWING NO.

C-200

Project No: 23-4154

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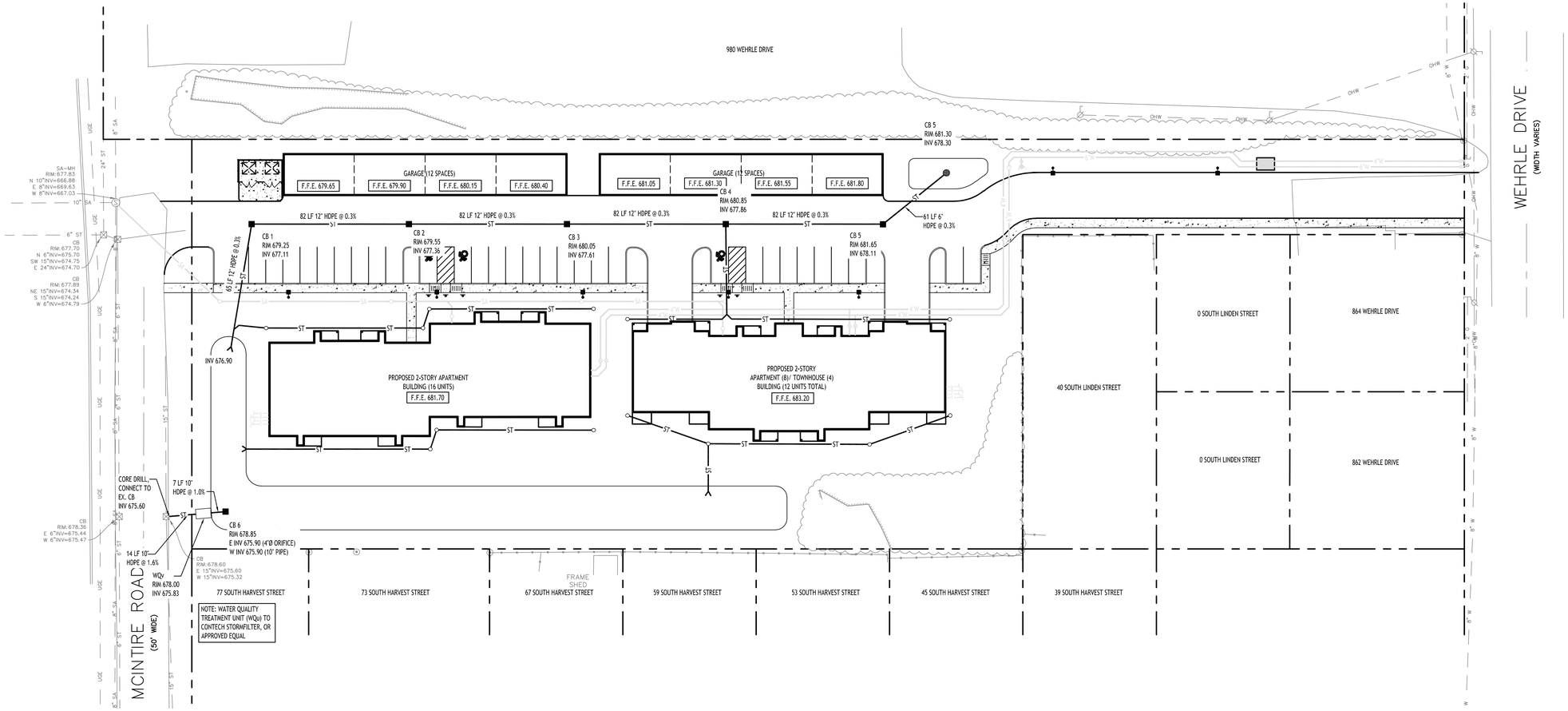

Storm Drainage Plan

SCALE: 1"=30'

PROPOSED STORM DRAINAGE LEGEND

PROPOSED STORM PIPE	ST
PROPOSED PERFORATED STORM PIPE	
PROPOSED CATCH BASIN	
PROPOSED MANHOLE	
PROPOSED CLEANOUT	

CB: CATCH BASIN
MH: MANHOLE
DW: DRAINAGE WELL

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076384
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Storm Drainage Plan

Date: 9/22
Drawn By: C. W
Scale: As No

DRAWING NO.
C-300

Project No: 23-4154

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

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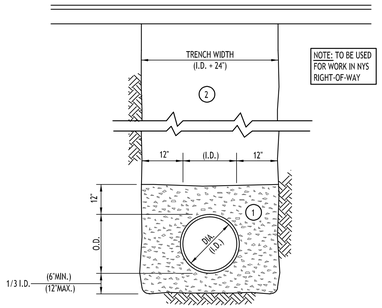


NOTES:

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.

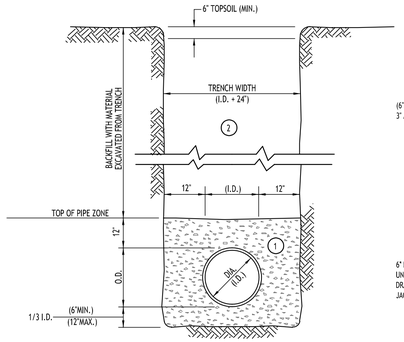
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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.

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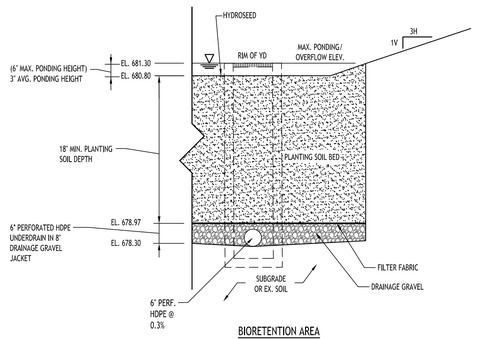
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(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



BIORETENTION AREA

NOTES:

1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 0.5 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

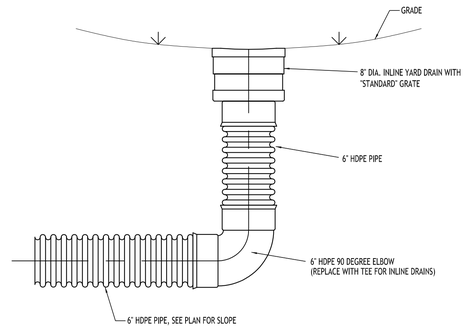
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

BIORETENTION AREA - TYPICAL SECTION

NOT TO SCALE

bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):

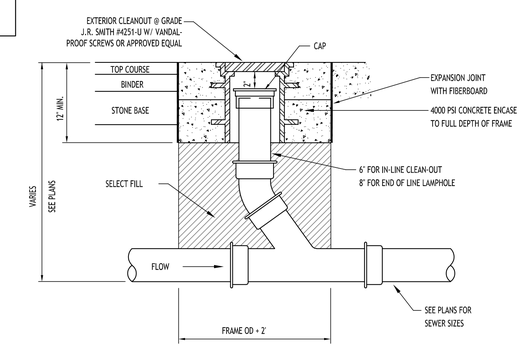
Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5

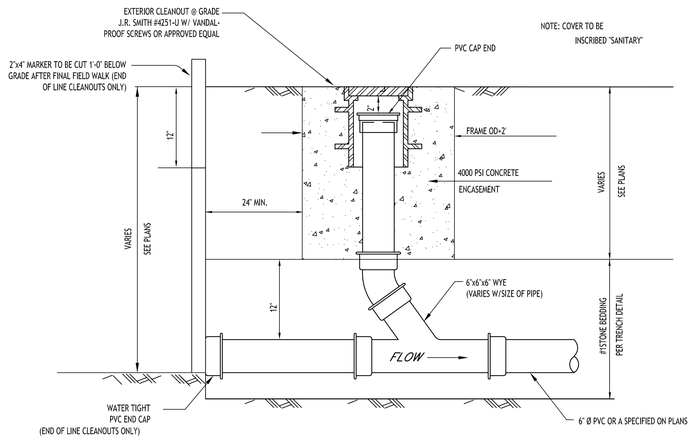


NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD DRAIN DETAIL

NOT TO SCALE



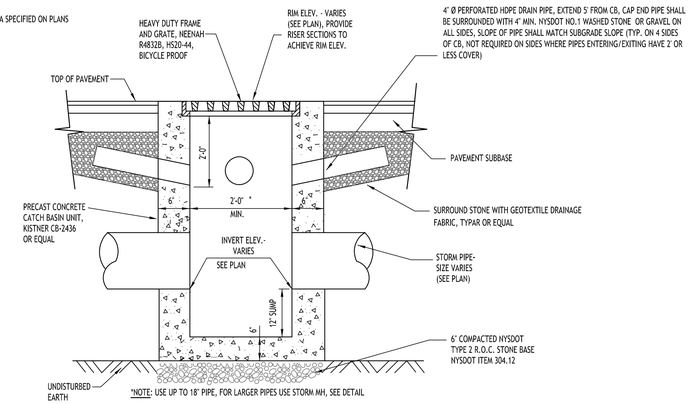


LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE

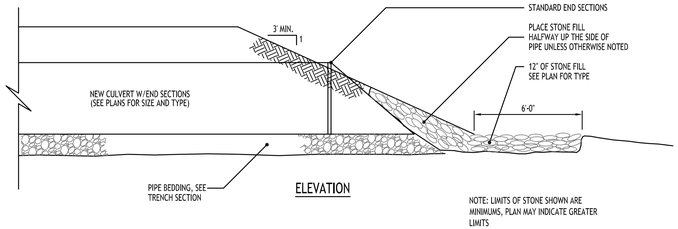
LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE



PLAN VIEW

ELEVATION

NOTE: LIMITS OF STONE SHOWN ARE MINIMUMS, PLAN MAY INDICATE GREATER LIMITS

TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

DRAWING NAME:

Storm Drainage Details

Date: 9/22
Drawn By: C. W.
Scale: As No

DRAWING NO.

C-301

Project No: 23-4154

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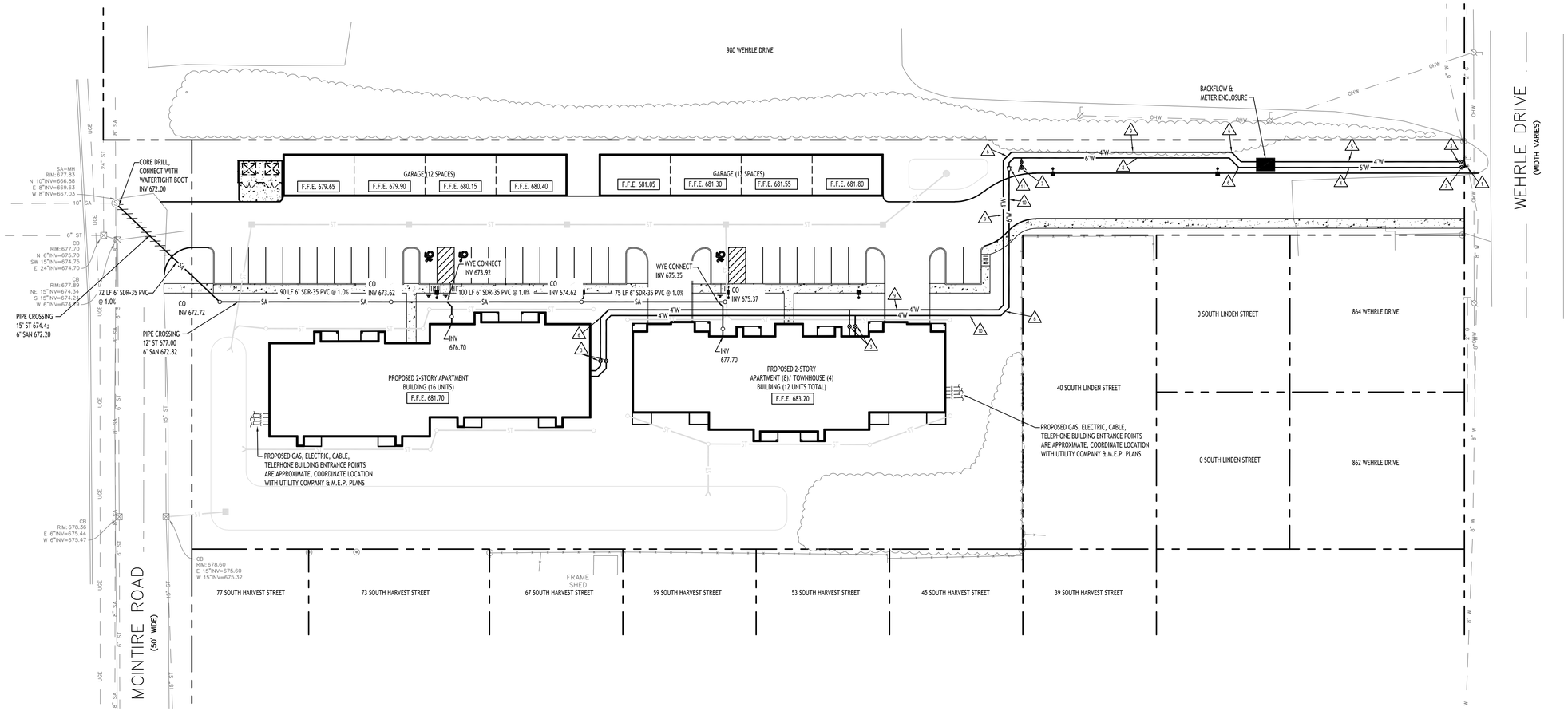

Utility Plan

SCALE: 1"=30'

WATER NOTE LEGEND

1. 6" CLASS 52 DUCTILE IRON
2. 6" VALVE AND BOX
3. 4" VALVE AND BOX
4. 6" CLASS 52 DIP FIRE SERVICE
5. 4" CLASS 52 DIP DOMESTIC SERVICE
6. PROVIDE BENDS AND BLOCKING AS NECESARY
7. HYDRANT ASSEMBLY
8. 6" AWWA C-900 PVC FIRE SERVICE
9. 4" AWWA C-900 PVC DOMESTIC SERVICE
10. 4" AWWA C-900 PVC FIRE SERVICE
11. 6"x4" REDUCER

NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF AMHERST 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 TOWN OF AMHERST 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 TOWN OF AMHERST 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.

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE INVERT ELEVATION 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.

PROPOSED UTILITY LEGEND

- PROPOSED WATER LINE — W
- PROPOSED SANITARY SEWER — SA
- PROPOSED UTILITY CONNECTIONS (GAS, ELEC., CABLE, TEL., ETC.)
- PROPOSED GATE VALVE
- PROPOSED CLEANOUT
- INSTALL SELECT BACKFILL

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

5.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Utility Plan

Date: 9/22
Drawn By: C. W
Scale: As No

DRAWING NO.
C-400

Project No: 23-4154

Packet Pg. 909

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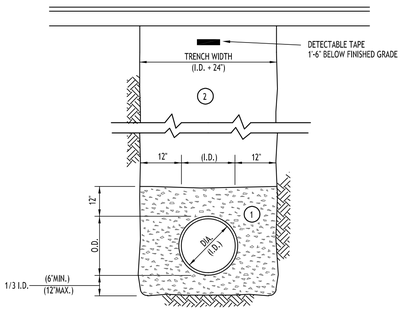

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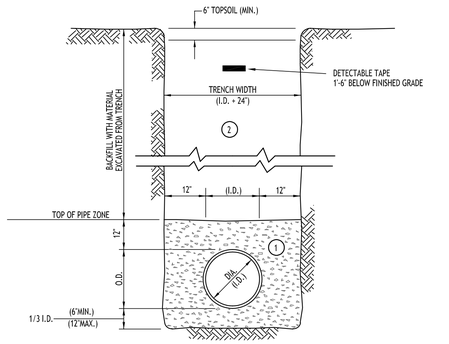
SEWER/WATERLINE TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



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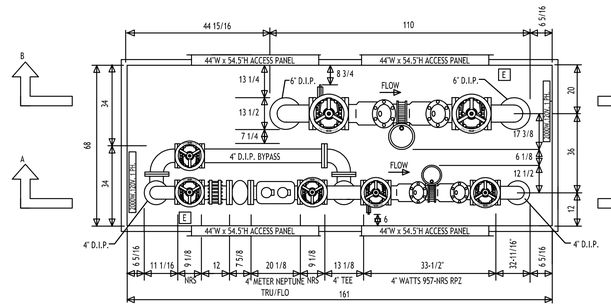
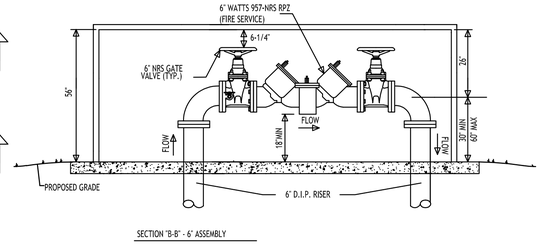
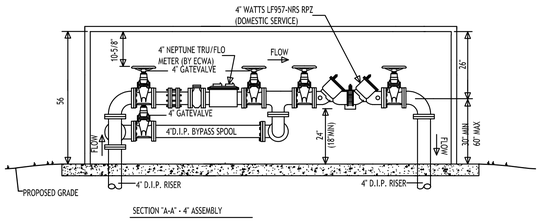


PLAN



SECTION "B-B" - 6" ASSEMBLY



SECTION "A-A" - 4" ASSEMBLY

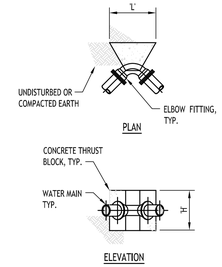
ENCLOSURE NOTES:

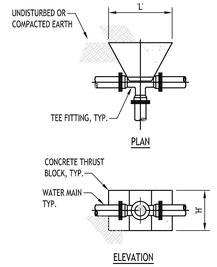
1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS
2. ALL DIMENSIONS ARE IN INCHES
3. WALL & INSULATION THICKNESS IS 1-1/2"
4. ROOF & INSULATION THICKNESS IS 1-1/2"
5. ENCLOSURE SHOWN IS BY HOTBOX
6. EXTERIOR ENCLOSURE DIMENSIONS: 71"W x 164"L x 57.5" H
7. CONCRETE PAD IS 83"W x 176"L x 6"THK W/W.W.F. 6X6/10X10
8. METER SHOWN: 4" NEPTUNE TRU/FLOW COMPOUND METER SUPPLIED BY E.C.W.A., VERIFY DIMENSIONS PRIOR TO ORDERING
9. RPZ SHOWN: 6" WATTS 957-NRS (FIRE) AND 4" WATTS LF957-NRS (DOMESTIC)
10. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER
11. INSTALL AN ADDITIONAL 120V GFI OUTLET IN THE ENCLOSURE
12. HEATERS TO HAVE THERMOSTAT CONTROL
13. ALL 6" & 4" PIPING AND FITTINGS WITHIN THE ENCLOSURE SHALL BE DUCTILE IRON.
14. CONCRETE PAD TO BE 6" ABOVE ADJACENT GRADE.
15. SHOP DRAWINGS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW & APPROVAL PRIOR TO ORDERING

TAMPER SWITCHES REQUIRED ON RPZ VALVES

6" FIRE & 4" DOM RPZ BACKFLOW DEVICE & ENCLSOURE

NOT TO SCALE

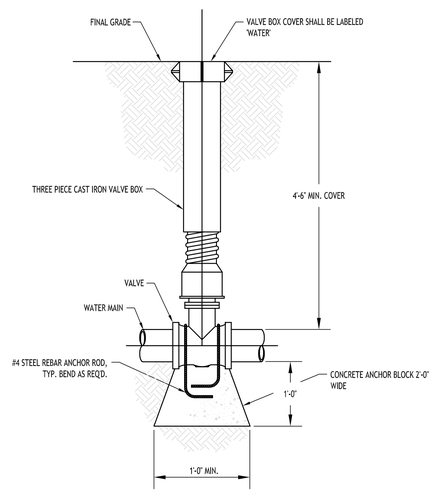




DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'	5.0'	3.0'	3.5'	2.5'	2.5'	1.5'	2.5'

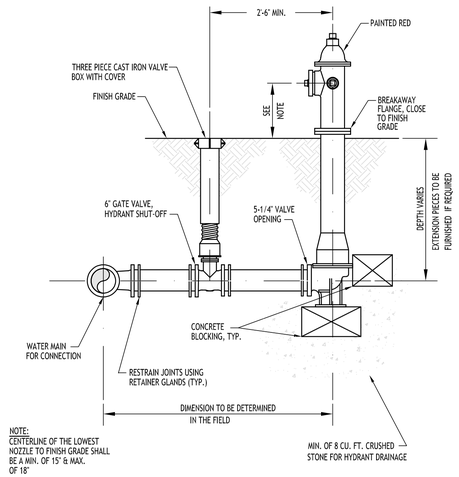
DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
----	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE



TYPICAL GATE VALVE DETAIL

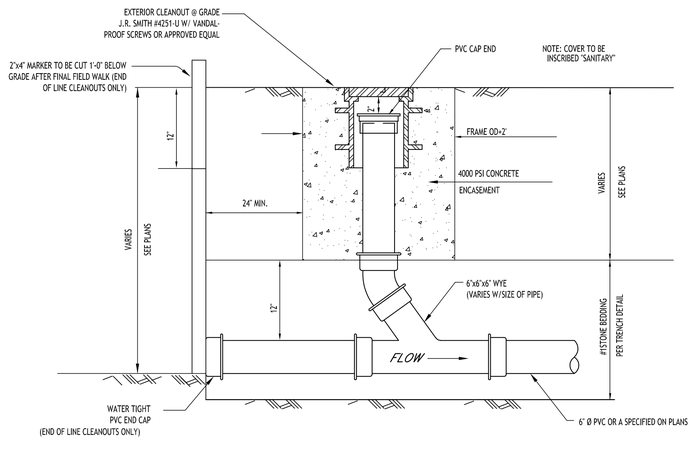
NOT TO SCALE



NOTE:
CENTERLINE OF THE LOWEST NOZZLE TO FINISH GRADE SHALL BE A MIN. OF 15" & MAX. OF 18"

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



LAMPHOLE/CLEANOUT IN LAWN/FIELD AREAS

NOT TO SCALE

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

5.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

STATE OF NEW YORK
R. CHRISTOPHER WOOD
LICENSED PROFESSIONAL ENGINEER
076394

DRAWING NAME:
Utility Details

Date: 9/22
Drawn By: C. W.
Scale: As No

DRAWING NO.

C-401

Project No: 23-4154

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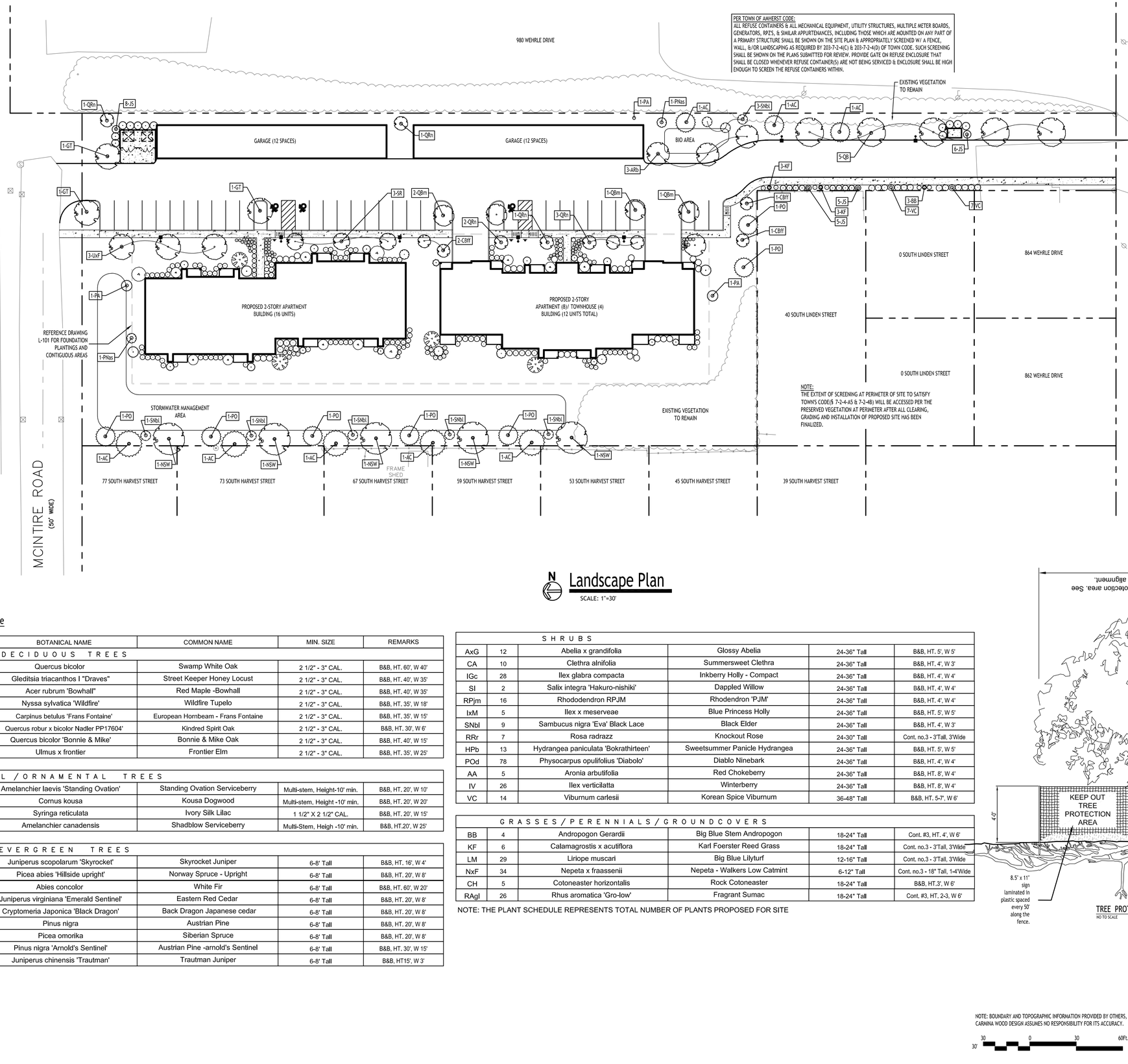


Landscape Plan

SCALE: 1"=30'

PER TOWN OF AMHERST CODE:
ALL DEAD OR MISSING EXISTING PLANTS FROM THE PREVIOUSLY APPROVED SITE PLANS SHALL BE REPLACED/INSTALLED AS PER ZONING ORDINANCE 7-2-3(A)(1). CONTRACTOR SHALL REFER TO PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE REFERENCES.

PER TOWN OF AMHERST CODE:
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 AS PER ZONING ORDINANCE 7-2-3(B)(3).

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 & 50% SCREENED TOPSOIL. 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.

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, ⅟ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

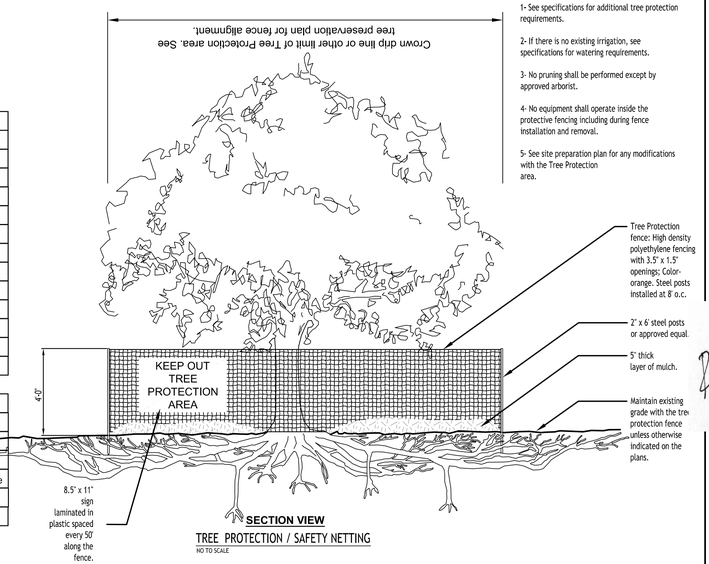
Plant Finish Schedule

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
D E C I D U O U S T R E E S					
QB	5	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
GT	4	Gleditsia triacanthos I "Draves"	Street Keeper Honey Locust	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARb	3	Acer rubrum 'Bowhall"	Red Maple -Bowhall	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
NSW	6	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
CBff	4	Carpinus betulus 'Frans Fontaine'	European Hornbeam - Frans Fontaine	2 1/2" - 3" CAL.	B&B, HT. 35', W 15'
QRn	7	Quercus robur x bicolor Nadler PP17604'	Kindred Spirit Oak	2 1/2" - 3" CAL.	B&B, HT. 30', W 6'
QBbm	4	Quercus bicolor 'Bonnie & Mike'	Bonnie & Mike Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 15'
UxF	3	Ulmus x frontier	Frontier Elm	2 1/2" - 3" CAL.	B&B, HT. 35', W 25'
S M A L L / O R N A M E N T A L T R E E S					
ALso	3	Amelanchier laevis 'Standing Ovation'	Standing Ovation Serviceberry	Multi-stem, Height-10' min.	B&B, HT. 20', W 10'
CK	4	Cornus kousa	Kousa Dogwood	Multi-stem, Height -10' min.	B&B, HT. 20', W 20'
SR	3	Syringa reticulata	Ivory Silk Lilac	1 1/2" X 2 1/2" CAL.	B&B, HT. 20', W 15'
ALc	4	Amelanchier canadensis	Shadblow Serviceberry	Multi-Stem, Heigh -10' min.	B&B, HT.20', W 25'
E V E R G R E E N T R E E S					
JS	14	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
PA	4	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
AC	9	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'
JV	10	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 6'
CJbd	1	Cryptomeria Japonica 'Black Dragon'	Back Dragon Japanese cedar	6-8' Tall	B&B, HT. 20', W 8'
PN	3	Pinus nigra	Austrian Pine	6-8' Tall	B&B, HT. 20', W 8'
PO	4	Picea omorika	Siberian Spruce	6-8' Tall	B&B, HT. 20', W 8'
PNas	6	Pinus nigra 'Arnold's Sentinel'	Austrian Pine -arnold's Sentinel	6-8' Tall	B&B, HT. 30', W 15'
TJ	7	Juniperus chinensis 'Trautman'	Trautman Juniper	6-8' Tall	B&B, HT15', W 3'

S H R U B S					
AxG	12	Abelia x grandifolia	Glossy Abelia	24-36" Tall	B&B, HT. 5', W 5'
CA	10	Clethra alnifolia	Summersweet Clethra	24-36" Tall	B&B, HT. 4', W 3'
IGc	28	Ilex glabra compacta	Inkberry Holly - Compact	24-36" Tall	B&B, HT. 4', W 4'
Sl	2	Salix integra 'Hakuro-nishiki'	Dappled Willow	24-36" Tall	B&B, HT. 4', W 4'
RPjm	16	Rhododendron RPJM	Rhodendron 'PJM'	24-36" Tall	B&B, HT. 4', W 4'
IxM	5	Ilex x meserveae	Blue Princess Holly	24-36" Tall	B&B, HT. 5', W 5'
SNbl	9	Sambucus nigra 'Eva' Black Lace	Black Elder	24-36" Tall	B&B, HT. 4', W 3'
RRr	7	Rosa radrazz	Knockout Rose	24-30" Tall	Cont. no.3 - 3'Tall, 3'Wide
HPb	13	Hydrangea paniculata 'Bokrathirteen'	Sweetsummer Panicle Hydrangea	24-36" Tall	B&B, HT. 5', W 5'
POd	78	Physocarpus opulifolius 'Diabolo'	Diablo Ninebark	24-36" Tall	B&B, HT. 4', W 4'
AA	5	Aronia arbutifolia	Red Chokeberry	24-36" Tall	B&B, HT. 8', W 4'
IV	26	Ilex verticilatta	Winterberry	24-36" Tall	B&B, HT. 8', W 4'
VC	14	Viburnum carlesii	Korean Spice Viburnum	36-48" Tall	B&B, HT. 5-7', W 6'

G R A S S E S / P E R E N N I A L S / G R O U N D C O V E R S					
BB	4	Andropogon Gerardii	Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 4', W 6'
KF	6	Calamagrostis x acutiflora	Karl Foerster Reed Grass	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide
LM	29	Liriope muscari	Big Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
NxF	34	Nepeta x fraassenii	Nepeta - Walkers Low Catmint	6-12" Tall	Cont. no.3 - 18" Tall, 1-4'Wide
CH	5	Cotoneaster horizontalis	Rock Cotoneaster	18-24" Tall	B&B, HT.3', W 6'
RAgl	26	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3, W 6'

NOTE: THE PLANT SCHEDULE REPRESENTS TOTAL NUMBER OF PLANTS PROPOSED FOR SITE



SECTION VIEW

TREE PROTECTION / SAFETY NETTING

NO TO SCALE

Notes:
1- See specifications for additional tree protection requirements.
2- If there is no existing irrigation, see specifications for watering requirements.
3- No pruning shall be performed except by approved arborist.
4- No equipment shall operate inside the protective fencing including during fence installation and removal.
5- See site preparation plan for any modifications with the Tree Protection area.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

5.b

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

ROBERT C. WALTER, LANDSCAPE ARCHITECT, NO. 001790, STATE OF NEW YORK

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

DRAWING NAME:

Landscape Plan

Date: 9/22
Drawn By: C. W
Scale: As No

DRAWING NO.

L-100

Project No: 23-4154

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

Packet Pg. 911

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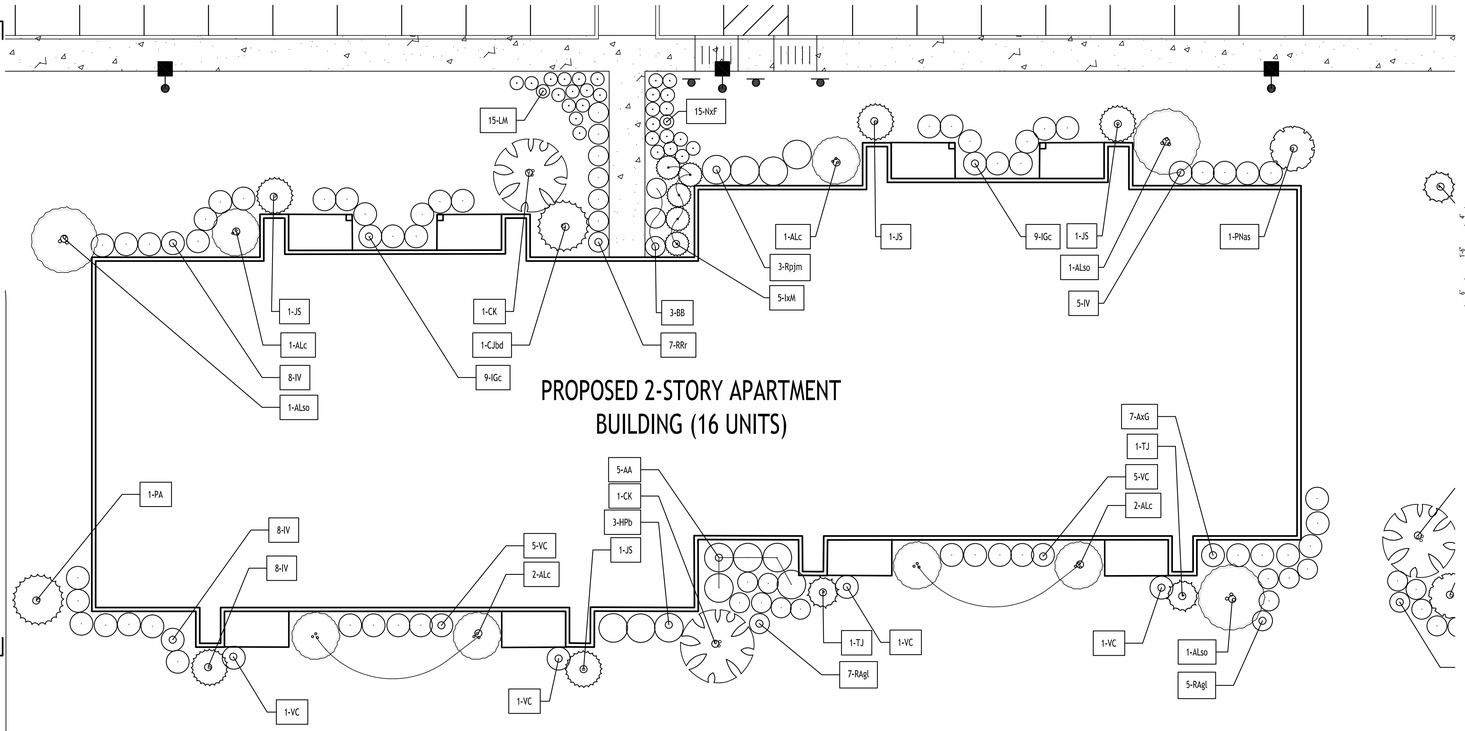
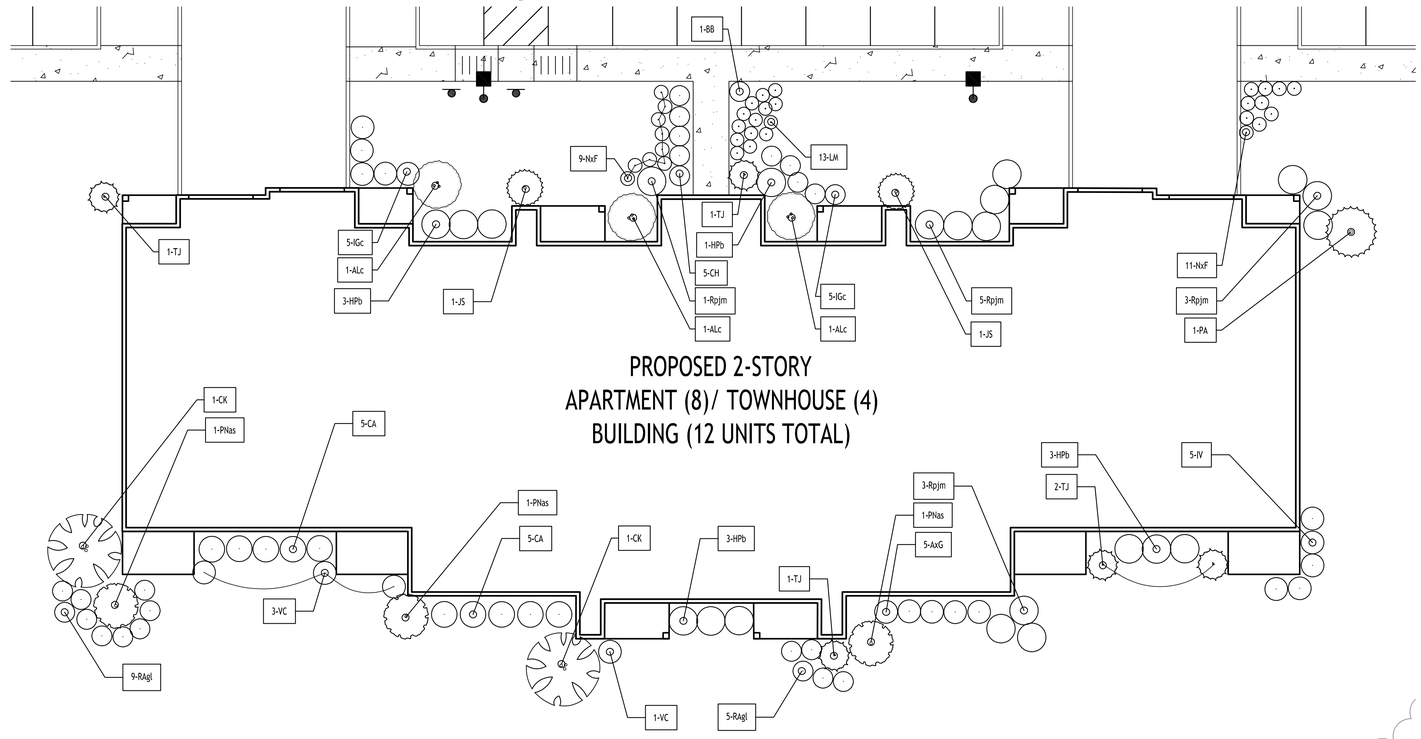


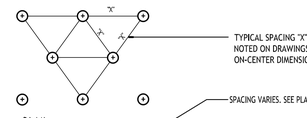
N Foundation Planting Plan - South Building

SCALE: 1"=10'

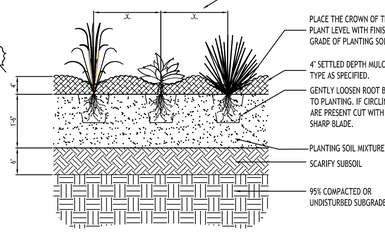


N Foundation Planting Plan - North Building

SCALE: 1"=10'



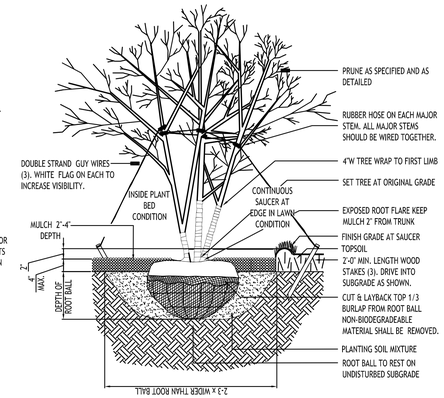
PLAN



SECTION
NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING

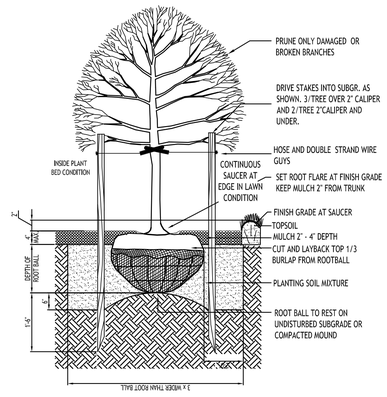
GROUND COVER PLANT SPACING

NO TO SCALE



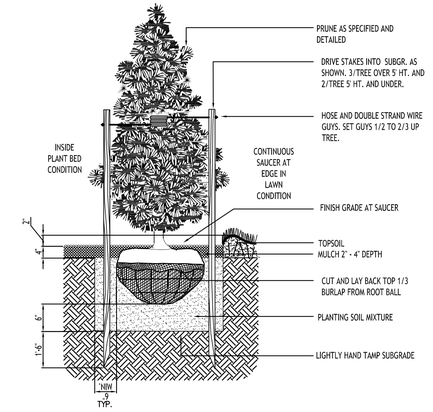
DECIDUOUS TREE PLANTING - MULTI - STEM

NO TO SCALE



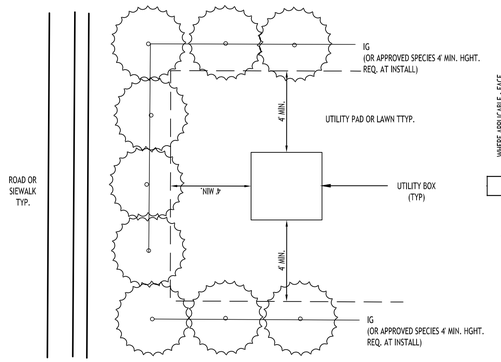
STD. DECIDUOUS TREET PLANTING

NOT TO SCALE

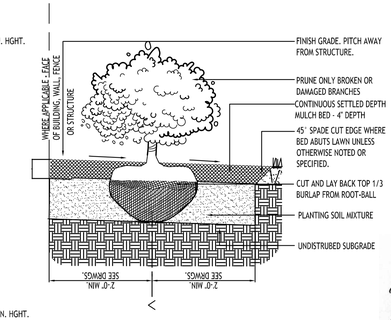


STD. EVERGREEN PLANTING

NOT TO SCALE



TYPICAL CONDITION PLAN VIEW (NTS)



STD. SHRUB PLANTING

NOT TO SCALE

NOTES:

1. USE EVERGREEN SHRUBS TO SCREEN ALL ABOVEGROUND UTILITY BOXES AND INFASTRUCTURE FROM ADJACENT ROAD OR SIDEWALK PER TOWN OF AMHERST CODE
2. PROVIDE A MINIMUM 4' OFFSET FROM THE SHRUBS PLANTED EDGE TO THE EDGE OF THE UTILITY BOX TO ALLOW ENOUGH CLEARANCE FOR UTILITY MAINTENANCE TO BE PERFORMED

TYPICAL SHRUB PLANTING TO SCREEN UTILITY INFASTRUCTURE

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30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

Robert C. Walter, RLA
Registered Landscape Architect
Member American Society of Landscape Architects
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Phone: 716-364-5564
RCWLandscapeArchitect@gmail.com

DRAWING NAME:

Landscape Plan

Date: 9/22
Drawn By: C. W.
Scale: As No

DRAWING NO.

L-101

Project No: 23-4154

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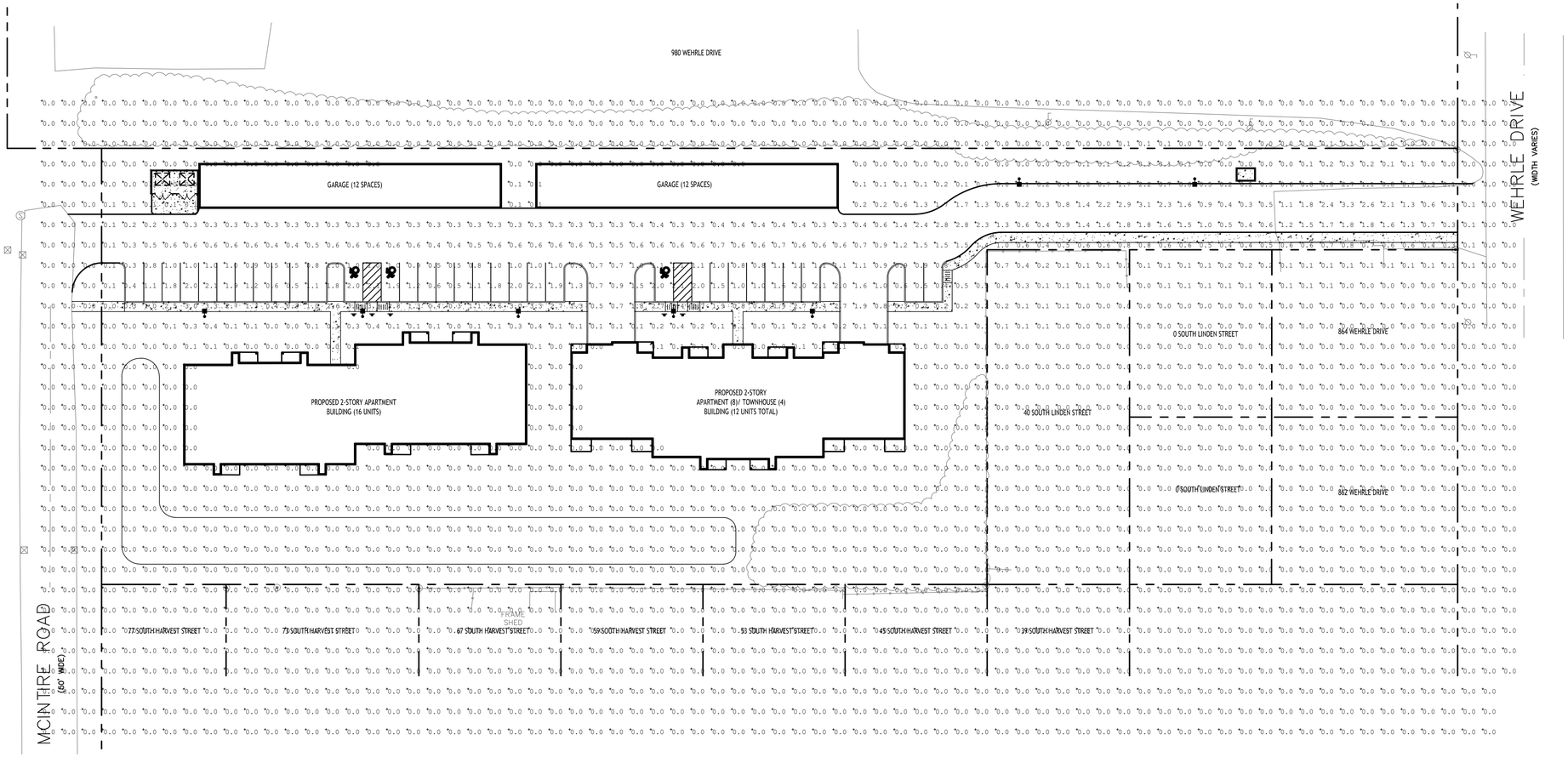


Lighting Plan

SCALE: 1"=30'

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Product Certifications

Quick Facts

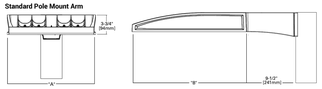
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern
Type "N"

Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. IDA Certified (3000K CCT and warmer only, fixed mounting options)

COOPER Lighting Solutions
a Eligibility business

PSS00052EN page 1
June 26, 2025 7:01 PM

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
	6	SL1	Single	GALN-SA1B-740-U-SL4-HSS	0.900	4736	44	264	15	B0-U0-G2
	2	SL2	Single	GALN-SA1B-740-U-SL3	0.900	5707	44	88	15	B1-U0-G2

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_7_Planar	Illuminance	Fc	0.16	3.4	0.0	N.A.	N.A.
PARKING LOT SURFACE	Illuminance	Fc	0.97	3.3	0.2	4.85	16.50

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30' 30 0 30 60Ft.

CARMINAWOOD DESIGN

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Multi-Family Development

0, 46-84 S Linden Street
Amherst, NY

REVISIONS:

No.	Description	Date

DRAWING NAME:
Lighting Plan

Date: 9/22
Drawn By: C. W
Scale: As No

DRAWING NO.
LP-100

Project No: 23-4154

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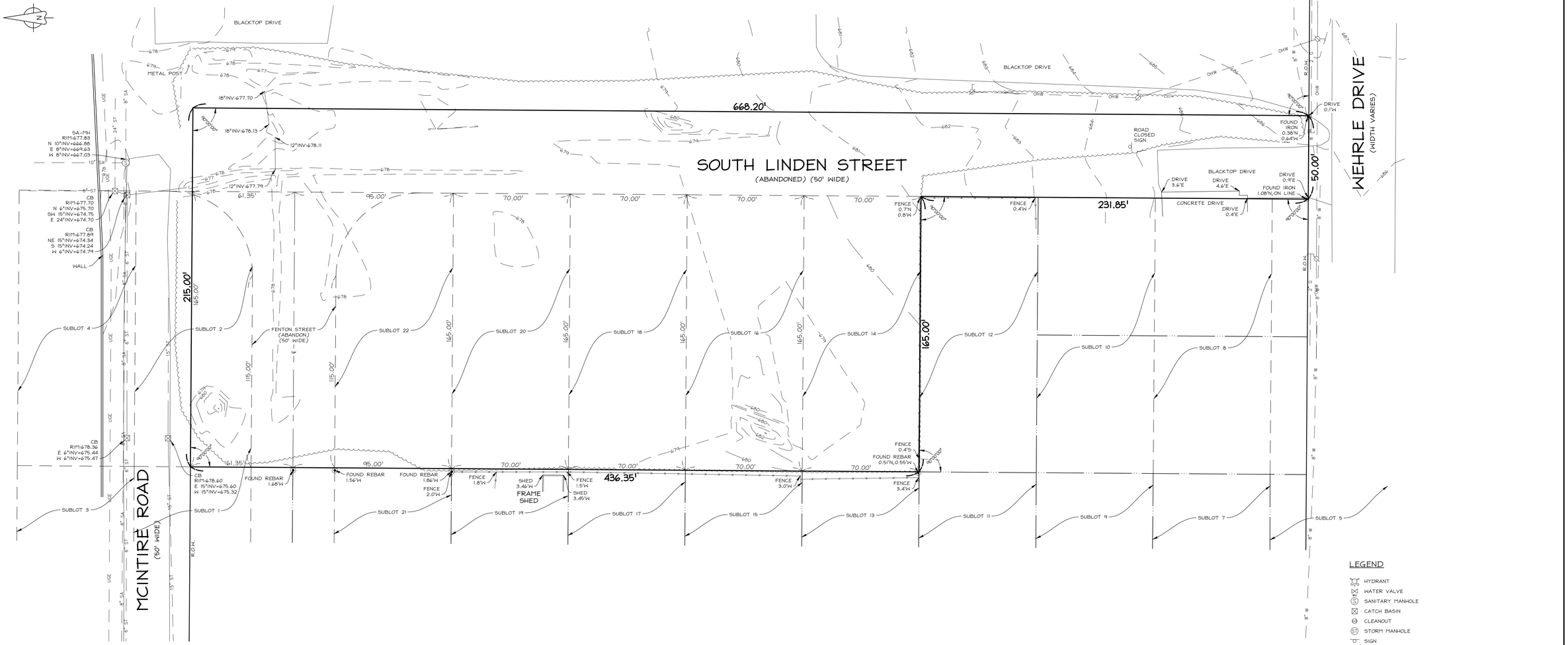

NOTES

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
3. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION ACTIVITIES, ALL UTILITY COMPANIES SHOULD BE NOTIFIED IN ORDER TO VERIFY OR AMEND THEIR LOCATIONS AND/OR EXISTENCE. FOR ASSISTANCE CALL UFPO AT 1-800-962-7962.
4. UDIGNY.ORG DESIGN TICKET No. 04105-001-288,04105-001-292,04105-001-299 WAS SUBMITTED TO REQUEST UTILITY RECORDS:
   - CHARTER COM NORTHEAST WESTERN NY: HAS RESPONDED, CLEAR NO FACILITIES WITHIN 15FT OF THE EXCAVATOR DEFINED WORK AREA.
   - G4S SECURE INTEGRATION LLC.: HAS NOT RESPONDED.
   - ERIE COUNTY WATER AUTHORITY: HAS RESPONDED, DRAWN HERON.
   - NATIONAL FUEL GAS / BUFFALO NFG-101: HAS RESPONDED, DRAWN HERON.
   - NATIONAL GRID: HAS RESPONDED, DRAWN HERON.
   - TOWN OF CHEEKTOWAGA / ELECTRIC: HAS RESPONDED, DRAWN HERON.
   - TOWN OF AMHERST / SEWER: HAS RESPONDED, DRAWN HERON.
   - VERIZON / BUFFALO: HAS RESPONDED, DESIGN CONFLICT, PLEASE SHARE DESIGN DRAWINGS WITH THEIR ENGINEERING DEPT. DRAWN HERON, ONLY AERIAL.

LEGEND

- HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- CATCH BASIN
- CLEANOUT
- STORM MANHOLE
- SIGN
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/ LIGHT
- W — UNDERGROUND WATER
- SA — UNDERGROUND SANITARY SEWER
- ST — UNDERGROUND STORM SEWER
- G — UNDERGROUND GAS LINE
- OHW — OVERHEAD WIRES
- UGE — UNDERGROUND ELECTRIC WIRES
- TREE LINE
- TOP OF BANK

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

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.

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TOPOGRAPHIC SURVEY

46,60,68,74,&84 South Linden Avenue

Part of Lot 22, Township 11, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York

Date of Survey: 05/09/2025

Scale : 1" = 30'

Project No. : 2512-0406

BUFFALO NIAGARA FRONTIER LAND SURVEYORS Association Inc. 1960 MEMBER

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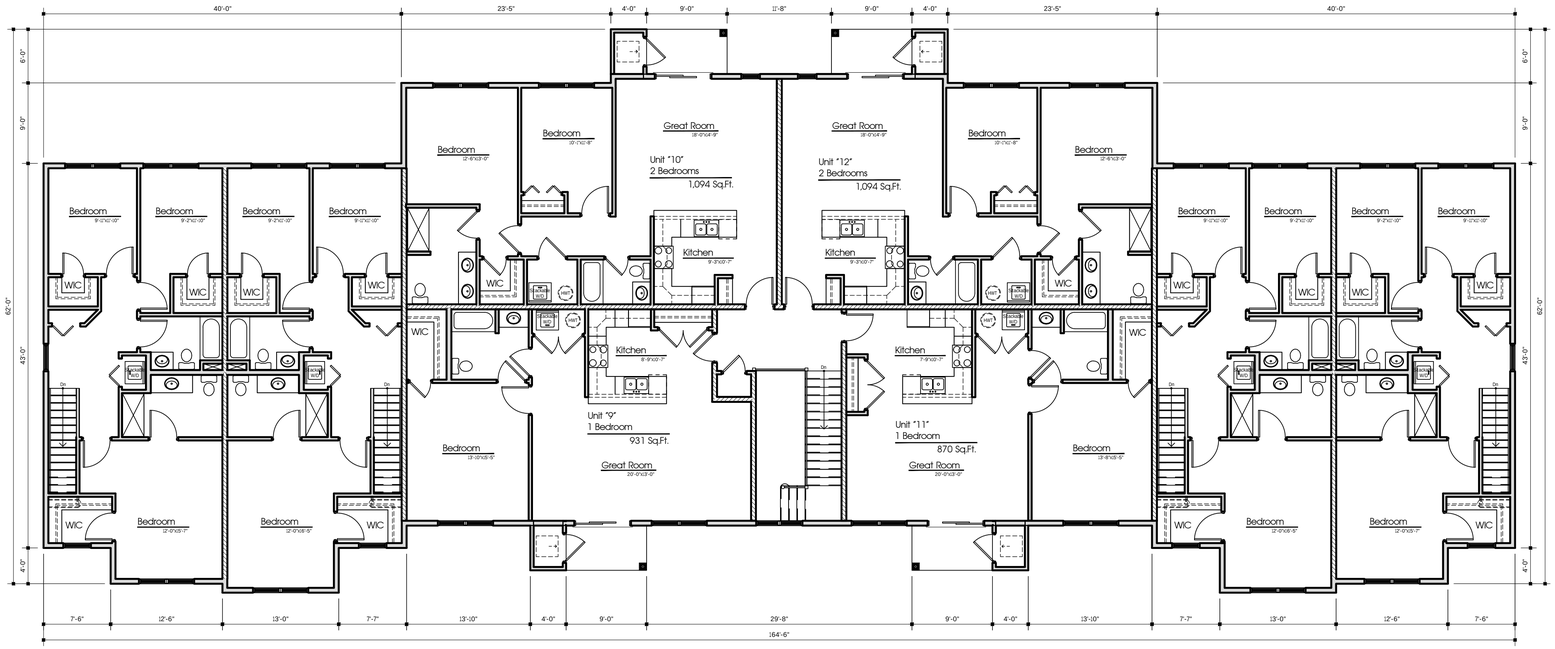
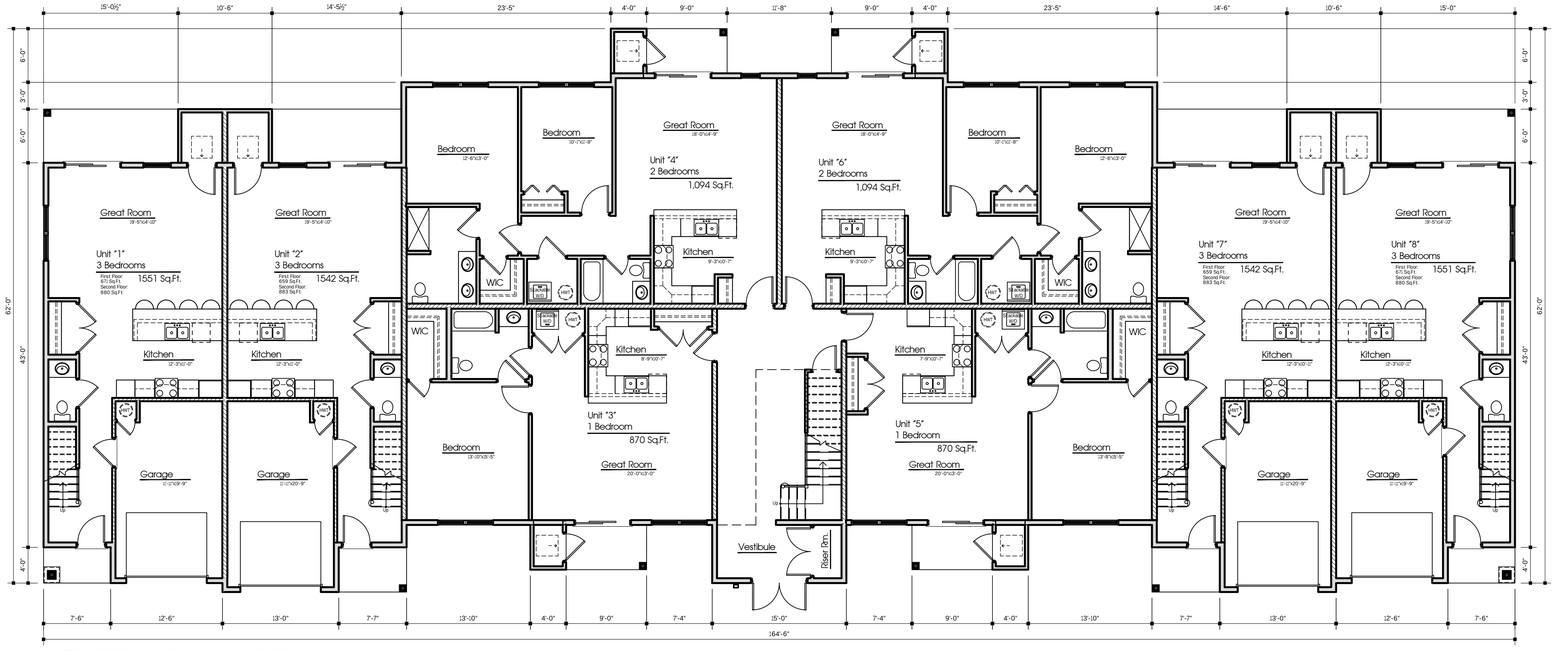


Second Floor Concept Plan

1/8" = 1'-0"



First Floor Concept Plan

1/8" = 1'-0"

12 Unit Concept Floor Plans

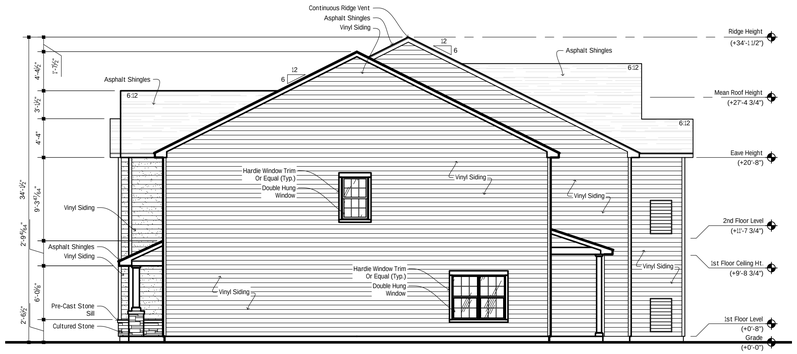
South Linden Street
Amherst, NY
9/18/2025

SUTTON architecture
"Design 2 Build"

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

Concept East Elevation

1/8" = 1'-0"

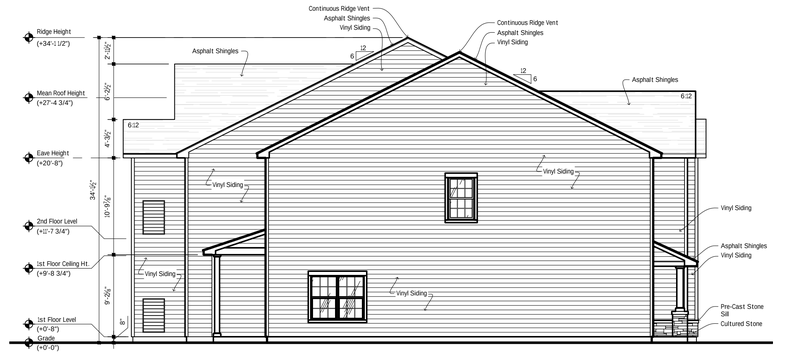


Concept North Elevation

1/8" = 1'-0"

Concept West Elevation

1/8" = 1'-0"



Concept South Elevation

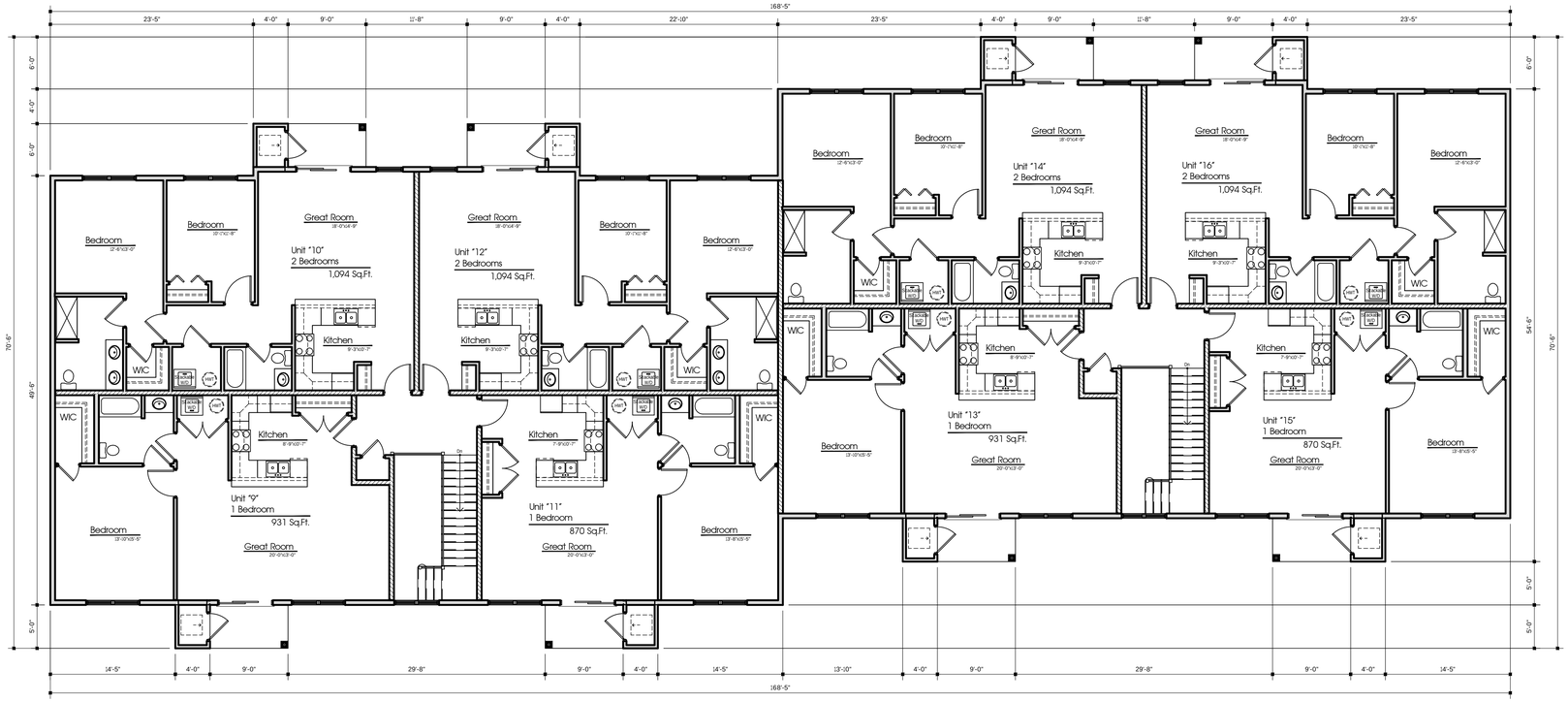
1/8" = 1'-0"

12 Unit Concept Elevations

South Linden Street
Amherst, NY
9/18/2025

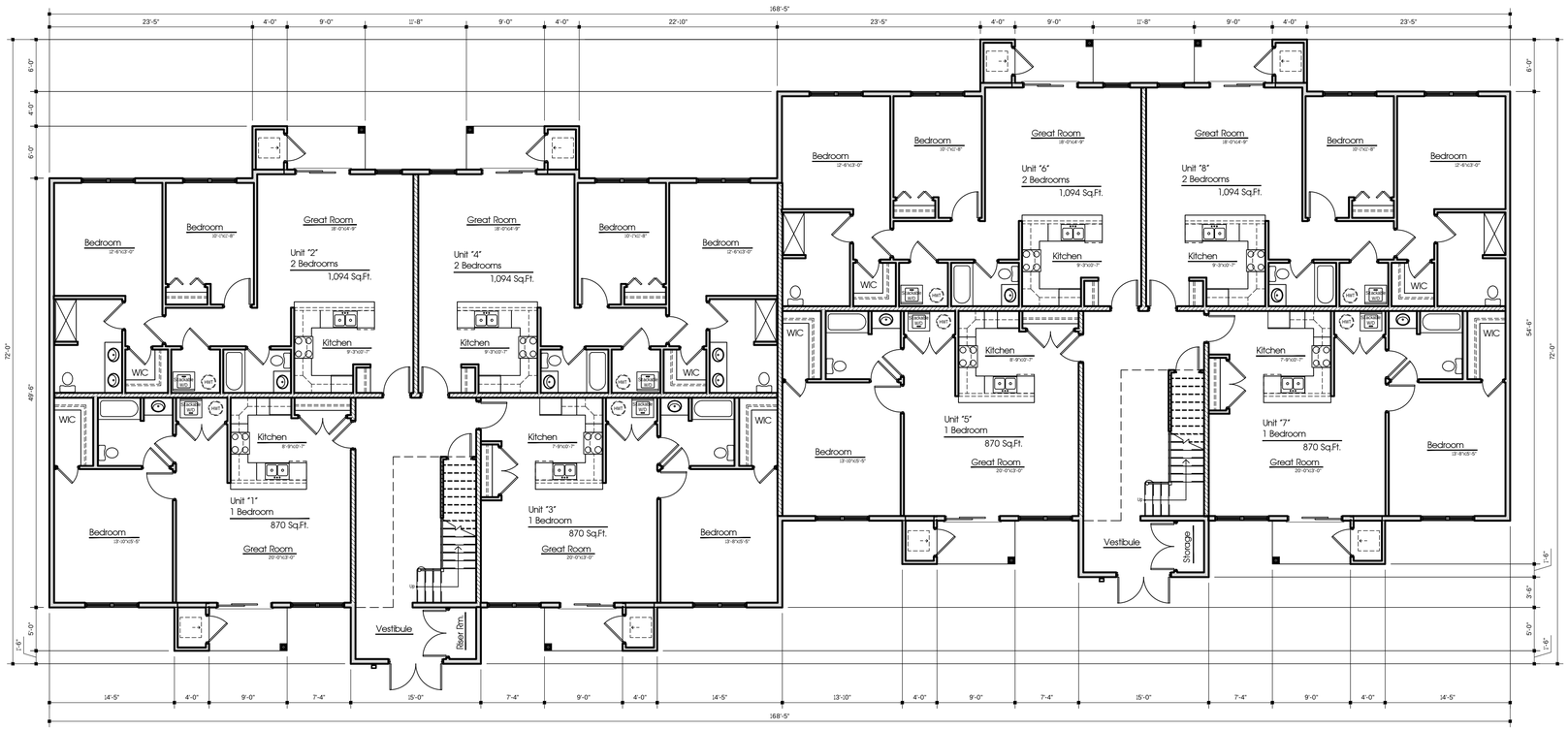
SUTTON architecture
"Design 2 Build"

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)



Second Floor Concept Plan

1/8" = 1'-0"



First Floor Concept Plan

1/8" = 1'-0"

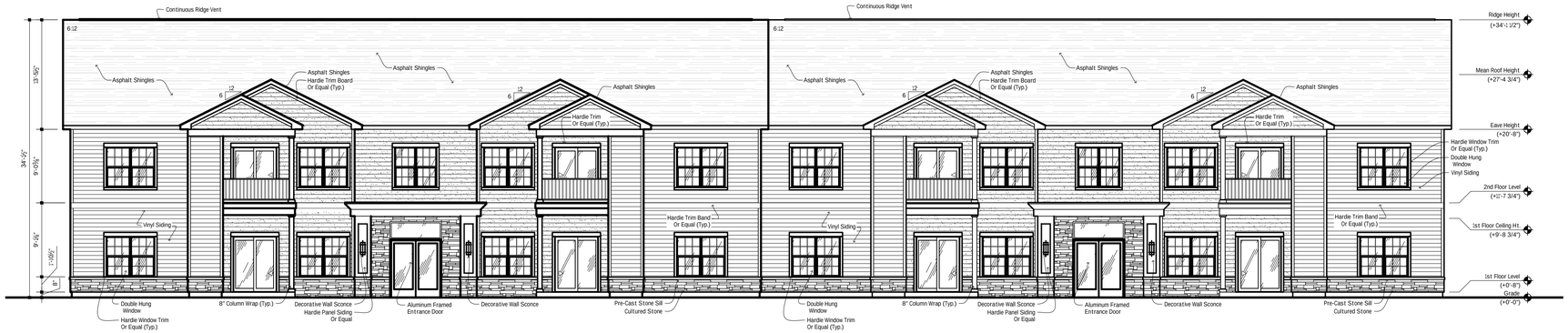
16 Unit Concept Floor Plans

South Linden Street Amherst, NY

9/18/2025

SUTTON architecture "Design 2 Build"

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

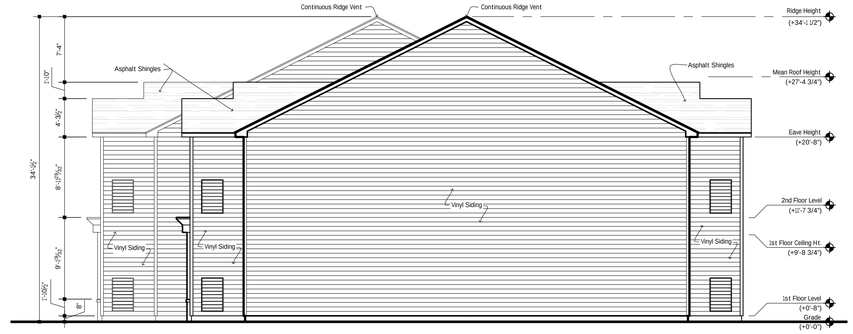


Concept East Elevation

1/8" = 1'-0"

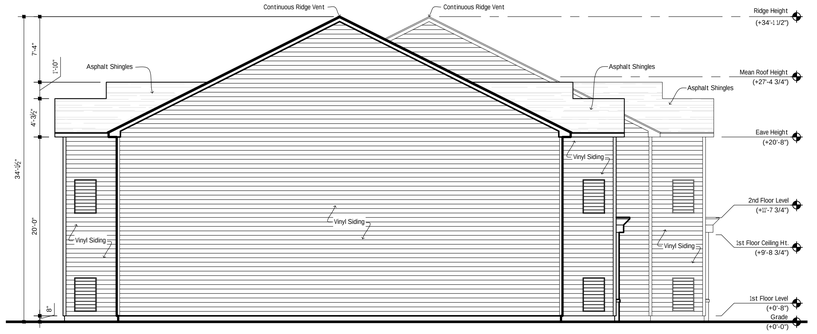
Concept West Elevation

1/8" = 1'-0"



Concept North Elevation

1/8" = 1'-0"



Concept South Elevation

1/8" = 1'-0"

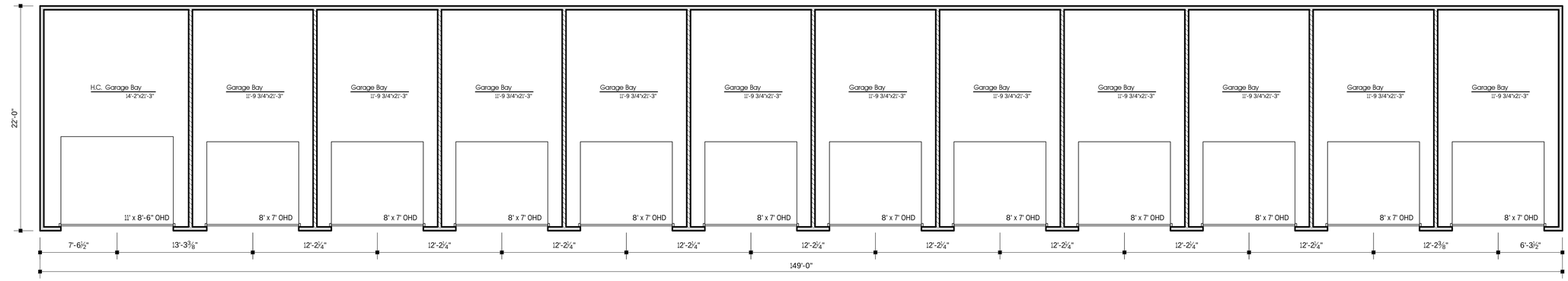
16 Unit Concept Elevations

South Linden Street Amherst, NY

9/18/2025

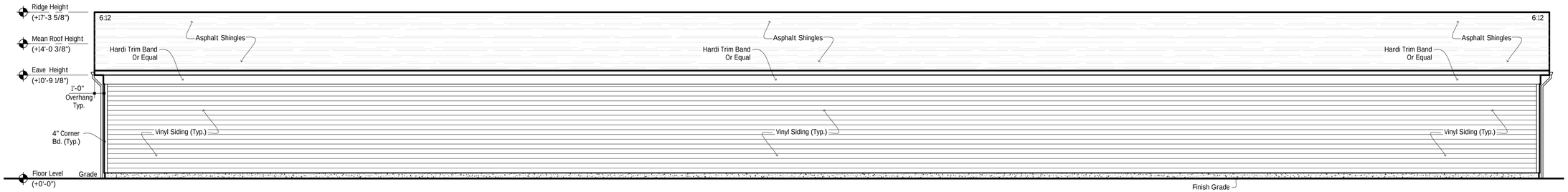
SUTTON architecture "Design 2 Build"

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)



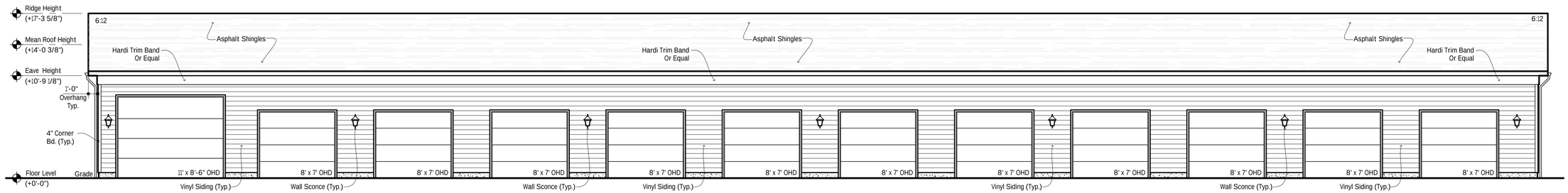
Concept Floor Plan

3/16" = 1'-0"



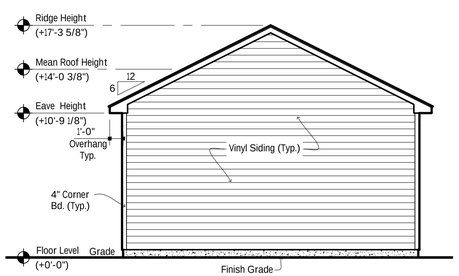
Concept East Elevation

3/16" = 1'-0"



Concept West Elevation

3/16" = 1'-0"



Concept North Elevation

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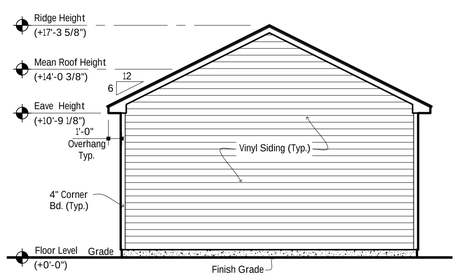

Concept South Elevation

3/16" = 1'-0"

12 Bay Garage Concept Plans

South Linden Street Amherst, NY

9/18/2025

SUTTON architecture
"Design 2 Build"

Attachment: SP-2025-10_drawings_112025 (30960 : SP-2025-10, S. Linden St.)

Amherst

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

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Daniel J. Ulatowski, AICP
Assistant Planning Director

November 24, 2025

John Militello
South Linden LLC
493 Kennedy Rd.
Cheektowaga, NY 14227

SUBJECT: MAJOR SITE PLAN REVIEW, **SP- 2025-10**; PROPOSED MULTI-FAMILY DEVELOPMENT; PROPERTY LOCATED AT **46, 54, 60, 68, 74 & 84 SOUTH LINDEN ST. & FORMER S. LINDEN ST. RIGHT-OF-WAY.**

Dear Mr. Militello:

At its meeting of November 20, 2025, the Planning Board voted to **adjourn** the subject site plan at your request.

This request will be placed on the Planning Board agenda for the January 15, 2026 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\Site Plans\2025\SP-2025-10_(46_54_60_68_74_&_84_S_Linden_St)_2025\SP-2025-10_Adjournment Letter_112025.doc
cc: Jeffrey D. Palumbo, 9276 Main Street, Clarence, NY 14031
Patrick Sheedy, Jr., Carmina Wood Design, 80 Silo City Row, Suite 100, Buffalo, NY 14203

Attachment: SP-2025-10 adjournment letter 112025 (30960 : SP-2025-10, S. Linden St.)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 11/20/25 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: 31021

PLANNING BOARD ITEM (ID # 31021)

Proposed 716 Sports Complex, SP-2025-11

Property located at 330 Maple Road (portion)
716 Sports Complex LLC, Petitioner

Construction of a proposed indoor sports complex. The complex would contain 400,000 ± sq. ft. of space comprised of two inflatable domed buildings that would be 137,500 sq. ft. each (500 feet long, 275 feet wide and 85 feet in height), and a 2 story 50,000 sq. ft. commercial/retail building that connects the two inflatable dome buildings along with an accessory parking area to accommodate 524 vehicles.

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Dr. Brian McGrath and David Johnson, Labella Associates, were also present.

In response to the Board's questions, Mr. Hopkins stated the remediation of the site has been completed, landscaping will be used to screen the site, and the target completion date for the project is May 2027 due to brownfield credits; Mr Johnson stated the building design will include EV charging stations, LED lighting and high efficiency/sustainability will be integrated.

Jason Bibler, 231 Walton Drive; Justin Katic, 11 Lance Lock Court; Donald Lawrence 22 Coolidge Avenue; Kevin McCormick, 27 Foxchase Court; Sonia Robinson, 133 Bassett Road; and Julie Styn, 49 Heritage Court E. spoke in support of the project.

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

Following discussion, Mr. Davis moved to approve the Negative Declaration. The motion was seconded by Mr. Gill and carried. Ayes 4, Noes 0, Abstain 1 (Raffaele), Absent 2 (Chmiel, Kahn)

Following the approval of the Negative Declaration, Mr. Davis moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 4, Noes 0, Abstain 1 (Raffaele), Absent 2 (Chmiel, Kahn).

ATTACHMENTS:

- SP-2025-11_application_112025 (PDF)
- SP-2025-11_drawings_112025 (PDF)
- SP-2025-11 signed neg dec 112025 (PDF)
- SP-2025-11 signed resolution 112025 (PDF)

RESULT:	**APPROVED [4 TO 0]**
MOVER:	John B. Davis, Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	John B. Davis, Harbinder Gill, Brittany Lee Penberthy, Jonathan O'Rourke
ABSENT:	Michael Chmiel, Carrie H. Kahn
RECUSED:	Joseph P. Raffaele Jr.

Site Plan Application & Supporting Documentation
Proposed Sports Complex & Hotel
Location: 330 Maple Road
Applicant: 716 Sports Complex, LLC

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

Materials Received by Planning Department _____ RECEIVED BY DATE

Fee Paid to Town Clerk _____ RECEIVED 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	$13,000
Amendments to Site Plans	$1,200.00	
Request for Relief of / 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	$15.00
	TOTAL FEE:	**$** 15,265

To Be Completed By Applicant

Petitioner:

Name: 716 Sports Complex, LLC

Address: c/o Sean Hopkins, Esq., Hopkins Sorgi and McCarthy, PLLC

35 California Drive, Suite 100

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

Phone: 716-510-4338 Fax: _____

E Mail: shopkins@hmslegal.com

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

MAJOR SITE PLAN APPLICATION (con't) ***Page 2***

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

Name: Sean W. Hopkins, Esq.

Address: 5500 Main Street

Suite 343

Williamsville NY
city state zip code

Phone: 716-510-4338 Fax: _____

E Mail: shopkins@hsmlegal.com

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

Address: Portion of 330 Maple Road

SBL No(s): 55.03-1-10

Project Name: 716 Sports Complex and Hotel

Project Description: The proposed project consists of two (2) indoor dome sports complexes each 275 ft x 500 ft totalling 275,000 sf, a 2-story, 50,000 sf commerical/retail building and a 75,000 sf five (5) story hotel. Development includes associated parking, internal roadways, pedestrian walkways, lighting, landscaping, and utility infrastructure. The action has been defined broadly to include all proposed site improvements and all required discretionary approvals and permits needed from municipal boards of the Town of Amherst and involved agencies. A more detailed project description is provided at Exhibit "2". A completed Part 1 of the Full Environmental Assesment Form with Attachments "A" and "B" dated October 1, 2025 is provided at Exhibit "3".

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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):

N/A

	existing	proposed	total
Gross Floor Area (non-residential):	0	400,000	400,000
Gross Floor Area Residential:	0	0	0
Number of Residential Units:	0	0	0
Number of Parking Spaces:	0	439	439

Acreage of Parcel: 21.3 acres

(list each parcel separately)

Frontage on Public Roads: 1350 feet on Maple Road

(list each road separately)

Existing Zoning District(s) General Business District ("GB") and Recreation Consevation District ("RC")

Current Planning/Application Forms 2019/Major Site Plan Application Form 2019
REVISED February 2021

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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 Basic 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	
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**	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	X	
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	N/A	
2.8	Location of light standards and building mounted lights	Pending	
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-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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)	Pending	
5.9	Pedestrian connections (from proposed structures to public sidewalk network)	X	
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** (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])	X	
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	X	
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations	X	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor	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 (proposed grades may not exceed 1 on 3)	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	

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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)			
4.2	Applicable construction details	X	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	X	
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	X	
5.2	Connection of roof drains to proposed drainage system	X	
5.3	Applicable Town Standard construction details	X	
5.4	Existing and proposed swales and ditches	X	
5.5	Detention area cross-section and high-level elevations	X	
5.6	County and State approval for tie-in to existing sewers	Pending	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable** (bound separately from the Engineer's Report) **See attached checklist.**	X	
7.0	**Natural Gas Service**		
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	X	
9.0	**Downstream Sanitary Capacity Analysis (DSCA) Report** (must be submitted if proposed average flows are greater than 2,500 gallons per day)	Pending	
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on $250 per gallon per minute of mitigated flow	Pending	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	Pending	
1.1	Detail of all light standards, including dimension of height from finished grade	Pending	
1.2	Detail of all exterior lighting fixtures	Pending	
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	

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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

Item No.	X	Submitted	Official Use
VI Other Required Information/General Requirements (cont'd)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents	X	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**		
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**	X	
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)	N/A	
5.2	Traffic Impact Study (if applicable)	X	
5.3	Archaeological survey (if applicable	N/A	
5.4	Wetland Delineation report (if applicable)	N/A	
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**	Pending	
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**	X	
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)**	N/A	
13.0	**A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)**	UPLOAD	
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	**Design Advisory Board Application**		
1.1	Required for Major Site Plan		
1.2	Required at the Planning Directors Discretion for Minor Site Plans		
2.0	**Block & Street Network Plan**		
2.1	Designation of Core, Local & Alley streets		
2.2	Dimensions of Blocks		
3.0	**Block Usage Plan (as applicable)**		
3.1	Designation of site usage for each block including open space areas		
4.0	**Phasing Plan**		

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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

For official use only:

_____
Approved/Date

X:\Current Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

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	X			X	

2. 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.

3. Are there alternative locations on the site for this project? ○ Yes ◉ No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   None

5. 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.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project See TIS
   Source: _____

7. Will blasting occur during construction? ○ Yes ◉ No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? ◉ Yes ○ No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
   30,000 average flow 120,000 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.)

10. 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 1

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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

Francina J. Spoth
Town Clerk

Timothy Koller
Deputy Town Clerk

Ashley Brownson
Deputy Town Clerk

CERTIFICATE OF TOWN CLERK

I, Francina J. Spoth, Town Clerk of the Town of Amherst, in the County of Erie, State of New York, HEREBY CERTIFY, as follows:

That the attached Resolution 2025-849 "716 Sports Complex, LLC" is a true and exact copy of the Resolution enacted by the Town Board at its meeting on September 30, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town of Amherst this 2nd day of October, 2025.

Francina J. Spoth
Town Clerk
Town of Amherst, Erie County, NY

Sworn to before me
This 2nd day of October, 2025

Notary Public

TIMOTHY J. KOLLER
No. 01KO6263885
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 06/11/20 28

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Amherst Town Board
5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Francina J. Spoth
Town Clerk

Meeting: 09/30/25 07:00 PM
Department: Town Clerk
Initiated by: **Timothy Koller**
Co-Sponsored by:

DOC ID: 30969 **RESOLUTION 2025-849** **ADOPTED**

716 Sports Complex, LLC

Suspension to Town Board Agenda of September 30, 2025

TO: The Honorable Town Board

FROM: Brian J. Kulpa, Town Supervisor

DATE: September 30, 2025

RE: 716 Sports Complex, LLC

Please authorize the Supervisor to sign an authorization letter for the purpose of allowing 716 Sports Complex, LLC and/or its consultants to file land use applications for the purpose of a proposed project to be developed on land owned by the Town of Amherst consisting of a portion of 330 Maple Road (SBL 55.03-1-10).

9/30/2025
A motion to approve was made by Supervisor Kulpa, seconded by Councilmember Berger and unanimously approved 4-0.

FINANCIAL IMPACT:

n/a

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Councilmember
AYES:	Kulpa, Lavin, Berger, Szukala
ABSENT:	Marinucci

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EXHIBIT 2

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 2 OF SITE PLAN APPLICATION

Statement of Use – Project Description

I, Project Overview:

Approximately 21.3 acres of the property located at 330 Maple Road ("Project Site" that is owned by the Town of Amherst is proposed to be developed into the **716 Sports Complex**, a landmark sports, recreation, and hospitality destination designed to meet a critical need in Western New York: a comprehensive, year-round facility where athletes of all ages can safely train, compete, and play full-scale games. A copy of the survey of the Project Site is provided at Exhibit "4" and a legal description of the Project Site is provided at Exhibit "5".

An aerial photograph of the Project Site is provided at Exhibit "6" and it is important to mention that the Project Site is properly zoned General Business District ("GB") and Recreation Conservation District ("RC"). A color excerpt of the Town's Zoning Map is provided at Exhibit "7". Detailed information regarding the project is provided on the engineering plans prepared by LaBella. The project layout is depicted on the Overall Site Plan [Drawing C200 – Date: 10/08/25]. A copy of the Overall Site Plan is provided at Exhibit "8". Reduced-size copies of the Landscape Plans [Drawings L100 to L104 – Date: 10/08/24] are provided at Exhibit "9". A reduced-size copy of the Elevation Plan [Drawing C200 – Date: 10/08/25] for the proposed sport complex building is provided at Exhibit "10".

The Project Sponsor has previously submitted an Application for Relief of Rezoning Conditions imposed by the Town Board in connection with the rezoning of the Project Site to GB and RC. A copy of the Declaration of Restrictions recorded at the Erie County Clerk's Office on September 2, 2018 is provided at Exhibit "11" and a draft of the Amended Declaration of Restrictions is provided at Exhibit "12". The proposed zoning conditions are as follows:

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1. There shall be a 101 ft. wide conservation area located along the Maple Road frontage of the Project Site ("Conservation Area"). There shall not be any buildings or parking spaces located in the Conservation Area. The only development permitted in the Conservation Area shall consist of driveway connections to Maple Road and utility improvements necessary to provide required utility services for the development of the Project Site.

2. The Declarant shall comply with the requirements imposed by the NYS Department of Environmental Conservation relative to the Brownfield Clean Up Program in connection with the development of the Project Site.

3. No freestanding drive-thru fast food restaurants shall be permitted on the Project Site.

4. No freestanding drlve-tbru pharmacies shall be permitted on the Project Site.

5. The Declarant agrees to be bound by all provisions of the Adult Use Code of the Town of Amherst as currently adopted or as amended or modified in the future. However, this provision shall not prohibit the operation of a bookstore or video store, which carries a broad inventory of books or videos or other materials directed toward the interest of the general public.

It is important to mention that the proposed project is consistent with the Town's planning goals and objectives as set forth in the adopted the Bicentennial Comprehensive Plan and other relevant planning documents which repeatedly encourage athletic facilities that will assist in promoting the health of the Town's residents. The Project Site is properly zoned for the proposed project and the proposed use is consistent with Figure 6 of the adopted Comprehensive Plan, which designates the portion of the Project Site to be developed as appropriate for "Commercial-Mixed-Use". A copy of Figure 6 of the Comprehensive Plan is provided at Exhibit "13".

The project will transform a long-vacant, environmentally remediated Project Site[1] into a vibrant, high-impact community asset that will generate substantial and lasting economic

[1] A copy of the Certificate of Compliance issued by the New York State Department of Environmental Conservation ("NYSDEC") on May 12, 2012 confirming that previous contamination on the Project Site has been remediated per the requirements of the NYSDEC Brownfield Cleanup Program is provided at Attachment "A" of the competed Part 1 of the Full Environmental Assessment Form provided at Exhibit "3" of this Site Plan Application. A copy of

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benefits for Amherst and Western New York. Once completed, the development will include two state-of-the-art, climate-controlled indoor sports domes, an approximately 50,000 square-foot multi-use commercial building, and a 120-room hotel that will be Phase 2 of the project and will be located on a separate parcel to be created for financing purposes. Together, these components will create a premier year-round destination for youth, high school, collegiate, adult, and senior athletes that will establish Amherst as the hub of sports, recreation, and wellness in the WNY region.

II. Facility Components & Sports Programming:

Indoor Sports Domes:

The two climate-controlled domes will form the centerpiece of the 716 Sports Complex, providing Western New York with a true year-round destination for competitive sports, training, and recreation. Together, they will offer flexible, tournament-grade space capable of serving youth, high school, collegiate, adult, and senior athletes alike.

Dome A (Track & Court Dome):

Dome A will feature a 200-meter banked competition track designed and engineered to meet collegiate and national meet standards, positioning the 716 Sports Complex as one of the premier indoor track venues in the Northeast. The dedicated sprint lanes are located outside of the exterior perimeter of the 200-Meter track, an advanced layout that enhances safety by removing the need for crash pads while freeing the infield for

---

the No Impact Determination Letter issued by the NYS Office of Parks, Recreation and Historic Preservation is provided at Attachment "B" of the Part 1 of the Full Environmental Assessment Form. Additionally, a copy of the letter from Alex Molik of LaBella to the NYSDEC requesting confirmation that the Project Site is not subject to potential wetland constraints is provided at Exhibit "14".

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expanded field event areas, including long jump, pole vault, shot put, and other throwing disciplines.

The dome's design will enable it to host NCAA-level, regional, and national track and field competitions, drawing teams and spectators from across the country. Separate from the track, the dome will also feature three multi-purpose courts for basketball, volleyball, pickleball, cheer, and gymnastics, allowing the facility to seamlessly transition between track meets, tournaments, and community programs throughout the year.

- **Dome B (Turf & Multipurpose Dome):**

  Dome B will feature a full-size indoor turf field that meets regulation standards for soccer, lacrosse, flag football, rugby, and other turf-based sports. Retractable divider systems will allow multiple games or training sessions to occur simultaneously. The dome's height and clear-span design are critical features, providing the vertical clearance necessary for football punts, lacrosse clears, and baseball or softball training, ensuring that every sport can be played at full scale without limitation.

  Beyond traditional team sports, this dome will also serve as a home for performance and strength training, physical therapy, and rehabilitation programs that use turf for safe, functional movement. The turf dome will be equipped with spectator seating and advanced technology infrastructure, including scoreboards, sound systems, and broadcast capabilities, enabling it to host full-scale indoor games, tournaments, and showcases year-round. The space will regularly accommodate youth and collegiate competitions, combines, and clinics, as well as community recreation programs and adult fitness leagues.

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Additionally, three full-size courts within the dome will accommodate basketball, volleyball, and pickleball, creating a flexible layout that supports both turf-based and court-based programming throughout all seasons.

Multi-Use Building

The multi-use building will anchor the complex and serve as its central hub. It will include:

- Wellness, medical, and performance tenants, such as physical therapy, sports medicine, recovery, nutrition, and athletic training uses.
- Retail, entertainment, and concessions areas, offering food, beverage, merchandise, and family-friendly gathering space.
- Community and education areas that can host meetings, clinics, and local programming.

This building will create a true "village center" within the complex, bringing together health, recreation, and social activity under one roof and ensuring continuous community engagement beyond tournament play.

Hotel

A 120-room hotel will complete the project, offering convenient on-site accommodations for athletes, families, and visitors attending multi-day tournaments and regional events. The hotel will strengthen Amherst's reputation as a premier destination for sports and hospitality, while generating sustained economic activity for local restaurants, shops, and service providers. The hotel will be located on a separate parcel to be created for financing purposes.

III. A New Standard for Safety in Sports:

A defining feature of the 716 Sports Complex is its commitment to becoming "the safest place to play sports in the United States." Unlike traditional facilities that focus solely on space and scheduling, this project is being developed by orthopedic surgeons and leaders in the sports medicine field who have dedicated their careers to protecting athletes and advancing best practices in sports health. Key initiatives will include:

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- Comprehensive Emergency Preparedness: Facility staff and coaches will be trained in CPR, AED use, and on-site emergency protocols, ensuring immediate response capabilities.
- Injury Prevention Programs: Evidence-based programs, including ACL tear prevention training and concussion awareness, will be built directly into programming for youth and student-athletes.
- Strength & Performance Training: Certified trainers will provide age-appropriate, sport-specific conditioning to build safer athletes and reduce the risk of overuse injuries.
- Wellness Integration: Partnerships with health, nutrition, and recovery experts will make the facility a resource for lifelong athletic development and safe recreation.

This vision ensures that the 716 Sports Complex will not just be a place to play, it will be a place to play smarter, stronger, and safer. Families will know that when they come here, their athletes are in an environment designed from the ground up to prioritize health and safety.

IV. Meeting a Critical Regional Need:

Western New York is home to a proud sports culture but has long lacked the infrastructure to support it. Youth leagues struggle to find practice time, colleges cannot host regulation meets or games locally, adult leagues face waitlists, and seniors lack dedicated recreational opportunities. The 716 Sports Complex solves these challenges by bringing every sport under one roof, serving:

- Youth athletes, who will finally have safe, consistent access to world-class facilities.
- Collegiate programs, who will gain a home venue for regulation track meets, tournaments, and competitions.
- Adults and seniors, who will benefit from fitness, wellness, and recreation opportunities designed for long-term health and community connection.

V. Community Integration & Conservation Design:

The project will be integrated thoughtfully into Amherst's existing recreation corridor, complementing the Northtown Center, town-supported fields, the Audubon golf course, and the University at Buffalo. To protect neighborhood character, the project layout n incorporates a 101-foot conservation buffer along Maple Road that will include trees and landscaping, and a berm

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to reduce visibility, filter sound, and create a natural green edge for nearby residential uses. Reduced-size copies of the Landscape Plans [Drawings L100 to L104 – Date: 10/08/24] are provided at Exhibit "9".

In addition to this extensive buffer, the design team has prioritized architectural quality and visual sensitivity. The domes will feature a premium gray and silver exterior finish, selected specifically to blend more naturally with the surrounding environment and minimize visual contrast. The decision to utilize a premium gray and silver exterior finish was made based on input received from the Town's Planning Department.

While the scale of the structures is substantial, this upgraded color palette and design approach reflect the project's commitment to being as visually unobtrusive and contextually appropriate as possible within the corridor. The goal is to create a clean, modern appearance that complements nearby recreational uses and respects the character of the neighborhood.

VI. Positive Economic & Community Impacts:

Once stabilized, the sports complex alone is projected to generate more than $20 million annually in economic impact, driven by tournaments, training camps, and extended events, exclusive of the additional benefits that will result from the proposed hotel. This impact will be felt through increased business for Amherst restaurants, shops, and local services.

The project will also create hundreds of construction jobs and permanent positions in operations, hospitality, and retail. More importantly, it will establish Amherst as the regional center for sports and recreation, driving tourism, supporting local businesses, and strengthening the community's long-term economic foundation.

VII. Conclusion:

The development of the Project Site into the 716 Sports Complex represents a once-in-a-generation opportunity to provide Western New York with the safe, world-class, year-round

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sports facility it has long needed. By combining state-of-the-art infrastructure with the leadership of orthopedic surgeons and sports medicine experts, this project will deliver on its promise to be the safest place to play sports in the United States. At the same time, the project will enhance Amherst's economy, enrich community life, and cement the Town's reputation as the regional leader in sports, recreation, and wellness.

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EXHIBIT 3

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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: 716 Sports Complex and Hotel		
Project Location (describe, and attach a general location map): Portion of 330 Maple Road [SBL No. 55.03-1-10]		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of two (2) indoor dome sports complexes, each 275 ft x 500 ft totalling 275,000 sf, a 2-story, 50,000 sf commerical/retail building and a 75,000 sf five (5) story hotel. Development includes associated parking, internal roadways, pedestrian walkways, lighting, landscaping, and utility infrastructure. The action has been defined broadly to include all proposed site improvements and all required discretionary approvals and permits needed from municipal boards of the Town of Amherst and involved agencies. The proposed action is a Type I action pursuant to SEQRA and as such the Project Sponsor is requesting that the Town of Amherst conduct a coordinated environmental review pursuant to SEQRA.		
Name of Applicant/Sponsor: 716 Sports Complex, LLC c/o Sean Hopkins, Esq.	Telephone: 716.510-4338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
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): Town of Amherst	Telephone: E-Mail:	
Address: 5583 Main Street		
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	Application for Relief of Zoning Conditions	October 2, 2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Approval	October 2025
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Zoning Board of Appeals - Area Variances	October 2025
d. Other local agencies ☑Yes ☐No	IDA - PILOT	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit	To be Determined
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES and DSCA	October 2025
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):

Remediaton Sites:C915207, 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?
A 100-foot width of property frontage along Maple Road is zoned Recreation Conservation District (RC), while the remainder of the property is General Business (GB).

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? Amherst 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 parks that are accessible from the project site.

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)? Sports complex, retail space and hotel

b. a. Total acreage of the site of the proposed action? 21.3 acres
b. Total acreage to be physically disturbed? 19.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 21.3 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) March month 2026 year
- Anticipated completion date of final phase Sep month 2027 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Phase 1 includes the domes and commercial buildings, scheduled to be substantially complete by May of 2027. The hotel will be developed in Phase 2 and constructed by the hotel developer under a separate project schedule, unknown at this time.

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6.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				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 4
ii. Dimensions (in feet) of largest proposed structure: 100' height; 275' width; and 500' length
iii. Approximate extent of building space to be heated or cooled: 400,000 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: Stormwater management
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: Runoff from impervious surfaces
iii. If other than water, identify the type of impounded/contained liquids and their source. Not Applicable
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: .57 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? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
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): USACE Non-Jurisdictional wetlands mapped by Earth Dimensions, Inc. dated August 12, 2021

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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: 44750 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: 44750 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 Sewer Treatment Plant
- Name of district: Town of 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 15.3 acres (impervious surface)

_____ Square feet or 21.3 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)?

Directed to on-site stormwater management facility for treatment and detention then directed to existing off-site underground municial stormwater main on Maple Road.

- 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): 0

iii. Parking spaces: Existing 0 Proposed 500 Net increase/decrease +500

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: New full movement driveway on Maple Road

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: TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Local 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: 7:00 to 5:00
- Saturday: As needed
- Sunday: Not Applicable
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: 7:00 to 10:00
- Saturday: 7:00 to 10:00
- Sunday: 7:00 to 10:00
- Holidays: TBD

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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:

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 compliant lighting that complies with the requirements contained in the Zoning Code.

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: TBD tons per TBD (unit of time)
- Operation : TBD tons per TBD (unit of time)

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

- Construction: TBD. Recycle Materials to the greatest extent possible
- Operation: TBD

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

- Construction: TBD
- 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): Athletic fields and golf course

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	15.3	+15.3
• Forested	1.7	0	-1.7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	19.6	6	-13.6
• 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	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	21.3	21.3	0

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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): C915207
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____
The contamination on the Project Site has previously been remediated per the NYSDEC BCP Program requirements. A copy of the Certificate of Completion issued by the NYSDEC on May 7, 2012 is provided at Attachment "A".
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): C915207, C915291
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? 8 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:

Od - Odessa silt loam (D)	79.0 %
SaA - Schoharie silt loam (D)	21.0 %
	%

d. What is the average depth to the water table on the project site? Average: 1.75 feet

e. Drainage status of project site soils:

☐ Well Drained:	0 % of site
☐ Moderately Well Drained:	0 % of site
☑ Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	0 % of site
☐ 15% or greater:	0 % 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 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: _____

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:

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.

A copy of the No Impact Determination Letter issued by the NYS Office of Parks, Recreation and Historic Preservation on September 24, 2025 is provided at Attachment "B".

G. Verification

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

Applicant/Sponsor Name 716 Sport Complex, LLC Date October 1, 2025

Signature _____ Title Project Engineer

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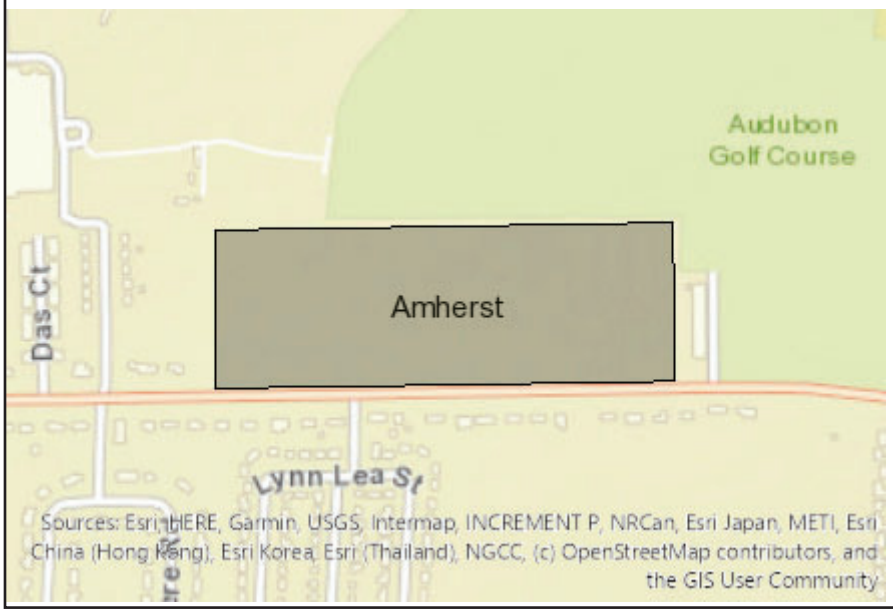
PRINT FORM

EAF Mapper Summary Report

Tuesday, September 30, 2025 3:



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	Remediaton Sites:C915207, NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C915207
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]	C915207, C915291
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

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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]	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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ATTACHMENT A OF PART 1 OF FULL EAF

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NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
BUFFALO-MAPLE ROAD, LLC AND MAPLE ROAD LODGING, LLC	570 Delaware Avenue, Buffalo, NY 14202

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 8/26/12 **Agreement Execution:** 9/22/06 **Agreement Index No.:**B9-0724-06-07

Application Approval Amendment: 5/9/07 **Agreement Execution Amendment:** 6/18/07

SITE INFORMATION

Site No.: C915207 **Site Name:** 330 Maple Road Site
Site Owner: Buffalo-Maple Road, LLC
Street Address: 330 Maple Road
Municipality: Williamsville **County:** Erie **DEC Region:** 9
Site Size: 26.000 Acres
Tax Map Identification Number(s): Portion of 55.03-1-10
Percentage of site located in an EnZone: 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 12 %.
Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 10 %.
Tangible Property Credit Component Rate is 10 %.

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LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

(1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;

(2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;

(3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;

(4) there is good cause for such modification or revocation;

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation

By: _____ Date: May 7, 2012
Robert W. Schick, P.E., Acting Director
Division of Environmental Remediation

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

ATTACHMENT B OF PART 1 OF FULL EAF

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

New York State Parks, Recreation and Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

September 24, 2025

Joseph Bognanno
300 State Street
Rochester, NY 14614

Re: DEC
716 Sports
Town of Amherst, Erie County, NY
25PR08945

Dear Joseph Bognanno:

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.

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. If you have any questions, please contact Sydney Snyder at the following email address:

Sydney.Snyder@parks.ny.gov

Sincerely,

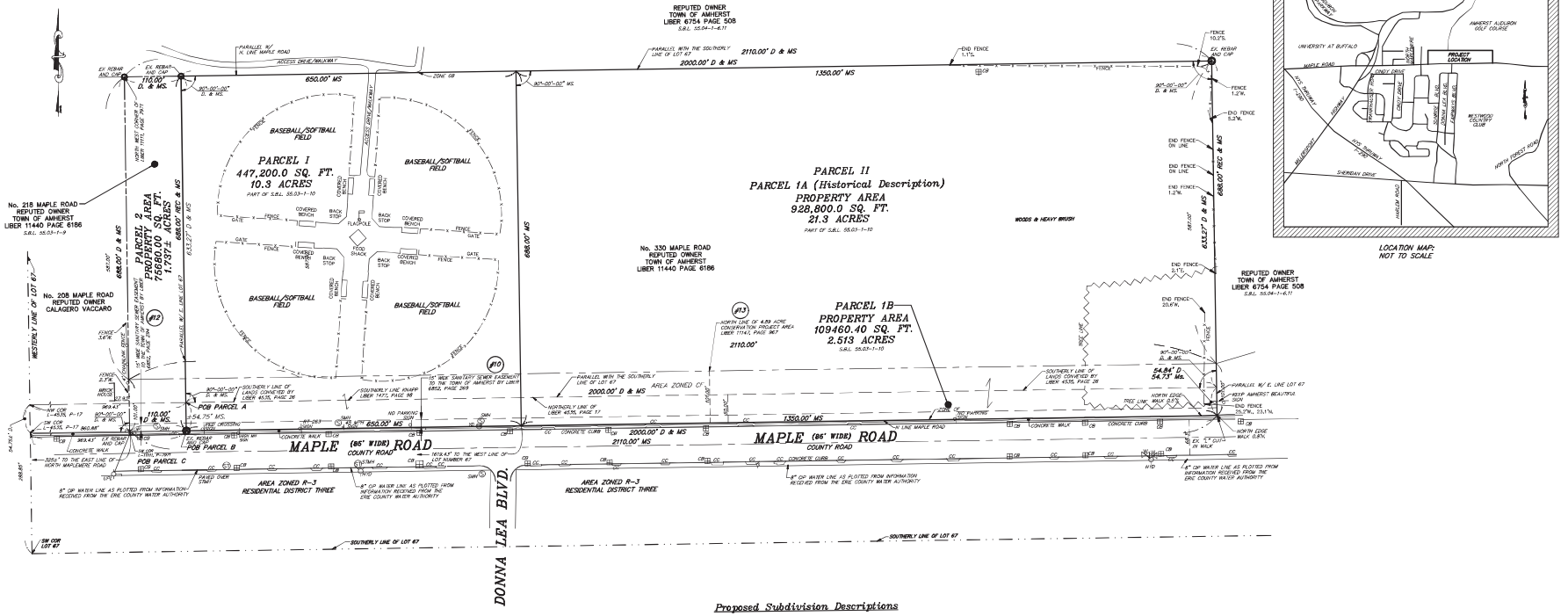
R. Daniel Mackay

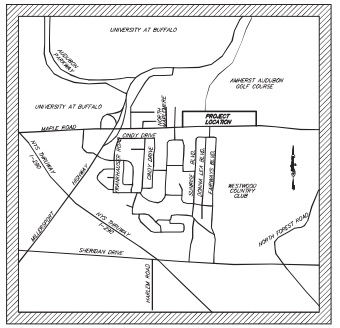
Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 4

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))





LOCATION MAP:
NOT TO SCALE

Historical Description

SCHEDULE A
REFERENCED FROM
STEWART TITLE INSURANCE COMPANY
TITLE NUMBER: NYS37001.00008
DATED: 12/13/2024
REVISED: 12/18/2024

PARCEL "1A"
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 Number 67, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in a line drawn parallel with the southerly line of said Lot Number 67 and distant 288.85 feet northerly therefrom, as measured along the westerly line of said Lot Number 67, said point of beginning being 969.43 feet distant easterly from the westerly line of said Lot Number 67; running thence easterly along said line so drawn parallel with the southerly line of Lot Number 67, a distance of 2000 feet; running thence northerly at right angles, 633.27 feet to a point in a line drawn parallel with the southerly line of said Lot Number 67; running thence westerly along said parallel line, 2000 feet; running thence southerly in a straight line, 633.27 feet more or less to the place of beginning.

PARCEL "1B"
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 Number 67, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the north line of Maple Road, 969.43 feet distant easterly from the westerly line of said Lot Number 67; thence east along the north line of Maple Road, 2,000.00 feet to a point; thence north and parallel to the east line of Lot Number 67, a distance of 54.84 feet to the southerly line of lands conveyed to Henry Knapp by Deed recorded in the Erie County Clerk's Office in Liber 1477 of Deeds at page 98; thence westerly parallel with the south line of Lot Number 67 and along the southerly line of lands so conveyed to Henry Knapp, 2,000.00 feet; thence southerly parallel to the east line of Lot Number 67, 54.75± feet to the place of beginning.

PARCEL "2"
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 Number 67, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the north line of Maple Road distant 860.88 feet east from its intersection with he west line of Lot No. 67; thence proceeding east along the north line of Maple Road 110 feet; thence proceeding northerly 685 feet at an angle of 90° with the north line of Maple Road; thence westerly110 feet and parallel with the northerly line of Maple Road; thence southerly 685 feet to the northerly line of Maple Road, being the point or place of beginning.

EXCEPTIONS FROM TITLE

#10 15' wide easement granted by the Buffalo Shooting Club to Town of Amherst, dated November 1, 1962 and recorded January 9, 1963 in Liber 6852 of Deeds, page 269 (shown and plotted).

#11 Temporary Easement to the County of Erie for re-construction of Maple Road, Cty 192, dated 4-2-1968, in Liber 7564 of Deeds at page 635, unable to plot with information from the record Liber & page, therefore temporally easement may or may-not affect subject premises.

#12 15' wide easement granted by Helen W. Jay to Town of Amherst, dated October 13, 1962 and recorded January, 9 1963 in Liber 6852 of Deeds, page 294. (shown and plotted).

#13 Declaration of restrictions made by Buffalo-Maple Road, LLC and Buffalo Anderson Associates, LLC dated July 1, 2008 and recorded in the Erie County Clerk's Office on July 21, 2008 in Liber 11147 of Deeds at page 967. (Conservation Project Area shown and plotted)

LEGEND

⊞	= CATCH BASIN	CB	= CATCH BASIN
○	= CLEANOUT	CC	= CURB CUT
		CO	= CLEANOUT
	= FIRE HYDRANT	D	= DEED
		E	= EAST
	= LAMP	EX.	= EXISTING
		HYD	= FIRE HYDRANT
	= PROPERTY CORNER MARKER (TYPE NOTED)	L	= LIBER
		MS	= MEASURED
		N	= NORTH
Ⓢ	= SANITARY MANHOLE	P.	= PAGE
		REC.	= RECORD
Ⓢ	= STORM MANHOLE	S	= SOUTH
		SMH	= SANITARY MANHOLE
	= SIGN (1 POST)	STMH	= STORM MANHOLE
		UP.	= UTILITY POLE
		UPL	= UTILITY POLE W/ LIGHT
	= SIGN (2 POSTS)	W	= WEST
		WV	= WATER VALVE
		YD	= YARD DRAIN
	= UTILITY POLE		
	= UTILITY POLE W/ LIGHT		
@	= YARD DRAIN		
	= WATER VALVE		

Proposed Subdivision Descriptions

PARCEL "I"

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 Number 67, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the north line of Maple Road, 969.43 feet distant easterly from the westerly line of said Lot Number 67; thence northerly and parallel with the east line of Said Lot Number 67, a distance of 688.00 feet; thence easterly at right angles and parallel with the southerly line of said Lot Number 67 also being parallel with the north line of Maple Road, a distance of 650.00 feet; thence southerly at right angles and parallel with the east line of said Lot Number 67, a distance of 688.00 feet to the said north line of Maple Road; thence westerly along the northerly line of Maple Road, a distance of 650.00 feet to the place of beginning, containing 10.3 acres of land, more or less.

Subject to a portion of a 101.00 foot wide Conservation Project Area, running parallel with and 101.00 feet north of the northerly line of said north line of Maple Road as recorded in the Erie County Clerk's Office in Liber 11147 of Deeds at page 967.

Subject to a portion of a 15 foot wide sanitary sewer easement to the Town of Amherst, running parallel with and 15 feet north of the northerly line of said Maple Road as recorded in the Erie County Clerk's Office in Liber 6852 of Deeds at page 269.

PARCEL "II"

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 Number 67, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the north line of Maple Road, 1619.43 feet distant easterly from the westerly line of said Lot Number 67; thence northerly at right angles and parallel with the east line of Said Lot Number 67, a distance of 688.00 feet; thence easterly at right angles and parallel with the southerly line of said Lot Number 67 also being parallel with the north line of Maple Road, a distance of 1350.00 feet; thence southerly at right angles and parallel with the east line of said Lot Number 67, a distance of 688.00 feet to the said north line of Maple Road; thence westerly along the northerly line of Maple Road, a distance of 1350.00 feet to the place of beginning, containing 21.3 acres of land, more or less.

Subject to a portion of a 101.00 foot wide Conservation Project Area, running parallel with and 101.00 feet north of the northerly line of said north line of Maple Road as recorded in the Erie County Clerk's Office in Liber 11147 of Deeds at page 967.

Subject to a portion of a 15 foot wide sanitary sewer easement to the Town of Amherst, running parallel with and 15 feet north of the northerly line of said Maple Road as recorded in the Erie County Clerk's Office in Liber 6852 of Deeds at page 269.

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THESE PLANS ARE THE PROPERTY OF K-H-OPS ENGINEERING, & SURVEY, DPC AND SHALL NOT BE REPRODUCED. UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.

NOTES:
UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS, DRAWING, DESIGN, SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
THESE PLANS ARE NOT SUITABLE FOR BUILDING PERMITS OR CONSTRUCTION PURPOSES.

NO.	DESCRIPTION	DATE	BY
1	MAP OF PARCEL I AND PARCEL II	4-24-25	

K-H-OPS
ENGINEERING, SURVEYING & SURVEY, DPC
392 ROAD, STREET, SUITE 401
Buffalo, New York 14202
P: 716.856.0301
F: 716.856.0301
WWW.KHOPS.COM

Designed by:
Drawn by: JLEW
Checked by: DMH
Dwg Scale: Hor: 1"=100' Vert:
Field Date: 12-13-2024
Office Date: 12-16-2024
Job No. 24NY105.01
Book: 397
Page: 56
Map: 56503
File Name: 218 MAPLE-56503

TOWN OF AMHERST
COUNTY OF ERIE
STATE OF NEW YORK

PARCEL SUBDIVISION SURVEY
PARCEL I & PARCEL II
BEING PART OF LOT 67, TOWNSHIP 12, RANGE 7
OF THE HOLLAND LAND COMPANYS SURVEY

SHEET REFERENCE NUMBER:
595[illegible]
Sheet 1

Surveys\24NY105.01 - Hodgson Russ - 218 & 330 Maple Road - 59503\4 - Technical Data\CADD Drawings\Autocad\218 MAPLE-59503.dwg,

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 5

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 5

LEGAL DESCRIPTION OF POTION OF 330 MAPLE ROAD

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 Number 67, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the north line of Maple Road, 1619.43 feet distant easterly from the westerly line of said Lot Number 67; thence northerly at right angles and parallel with the east line of Said Lot Number 67, a distance of 688.00 feet; thence easterly at right angles and parallel with the southerly line of said Lot Number 67 also being parallel with the north line of Maple Road, a distance of 1350.00 feet; thence southerly at right angles and parallel with the east line of said Lot Number 67, a distance of 688.00 feet to the said north line of Maple Road; thence westerly along the northerly line of Maple Road, a distance of 1350.00 feet to the place of beginning, containing 21.3 acres of land, more or less.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 6

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

ArcGIS Web Map

10/2/2025, 8:54:29 AM

Town Boundary

Parcels

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Federal Emergency Management Agency (FEMA) - https://www.fema.gov/node/404233 | Federal Emergency Management Agency (FEMA) - https://www.fema.gov/flood-maps | Erie County Re rty Tax Services

ArcGIS Web AppBuilder

EXHIBIT 7

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

ArcGIS Web Map

10/2/2025, 8:57:46 AM

Zoning

- MFR-5
- GB
- R-3
- OB
- R-4
- RC
- NB
- MFR-6
- SC-3
- SUNYUB
- Town Boundary

Parcels

Federal Emergency Management Agency (FEMA) - https://www.fema.gov/node/404233 | Federal Emergency Management Agency (FEMA) - https://www.fema.gov/flood-maps | Erie County Re... rty Tax Services

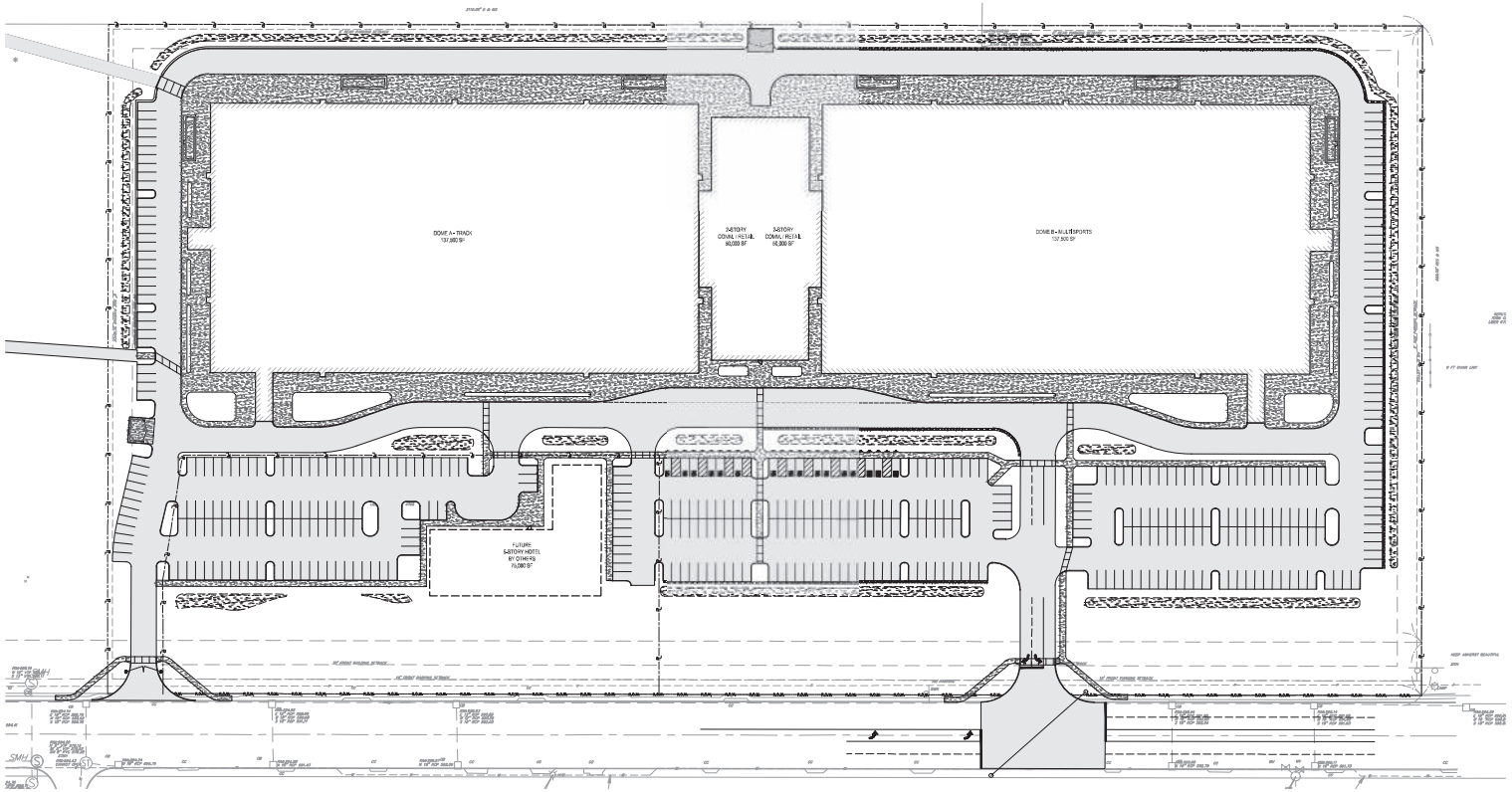
ArcGIS Web AppBuilder

6.a

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 8

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))



1 C200 OVERALL SITE PLAN
SCALE: 1"=60'

N

0' 30' 60' 90'

PROJECT DATA	
PARCEL INFORMATION	
APPLICANT	716 SPORTS COMPLEX, LLC
OWNER	TOWN OF AMHERST
PARCEL ADDRESS	330 MAPLE ROAD
TAX NUMBER	55.03-1-10
PARCEL AREA (TOTAL)	21.3 ACRES
TOTAL PROJECT AREA	21.3 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	0.0 ACRES
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	15.3 ACRES
TOTAL DISTURBANCE AREA	±19.0 ACRES
PARKING COUNT	439 SPACES

ZONING INFORMATION		
	REQUIRED	PROPOSED
CLASSIFICATION	GB / RC 100-FT FRONTAGE CONSERVATION AREA	GB / RC 100-FT FRONTAGE CONSERVATION AREA
MIN. LOT AREA	NONE	N/A
MIN. LOT WIDTH	NONE	N/A
FRONT SETBACK	30 FT	±100 FT
SIDE SETBACK	25 FT	±91 FT
REAR SETBACK	25 FT	±91 FT
MAX. HEIGHT	*	*
MAX. BUILDING COVERAGE	NONE	N/A
MAX. INTERIOR BUILDING SEPARATION	NONE	N/A

*PER NEW YORK STATE BUILDING CODE 2020 TABLE 504.3, "ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE":

MAX. ALLOWED HEIGHT: 2 STORIES, 55 FEET (TYPE IIB)
PROPOSED HEIGHT: 1 STORY, AVERAGE HEIGHT 50' (100' TO RIDGE)

PER NEW YORK STATE BUILDING CODE 2020 - SECTION 3102.5 "MAXIMUM HEIGHT":

MEMBRANE STRUCTURES SHALL NOT EXCEED ONE STORY NOR SHALL SUCH STRUCTURES EXCEED THE HEIGHT LIMITATIONS IN FEET SPECIFIED IN SECTION 504.3.

EXCEPTION: NONCOMBUSTIBLE MEMBRANE STRUCTURES SERVING AS ROOFS ONLY.

TOWN OF AMHERST

LaBella
Powered by partnership.
300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6281
labellapc.com

STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
094674
NOT FOR CONSTRUCTION
EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

OVERALL SITE PLAN

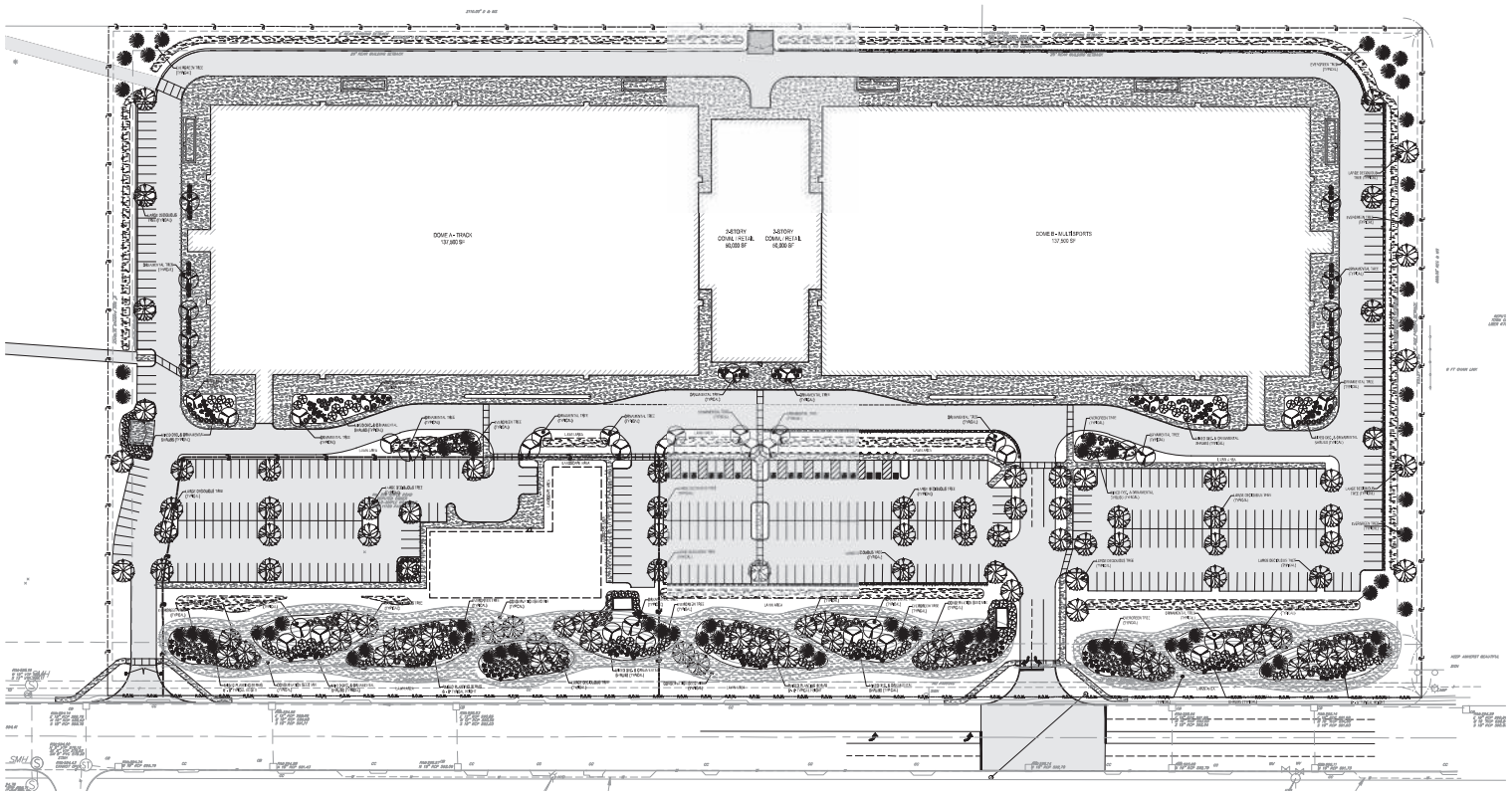
DRAWING NUMBER:

C200

6.a
Packet Pg. 974
Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 9

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))



PROJECT DATA	
LANDSCAPE INFORMATION	
CODE 7-2-4	BUFFERS AND SCREENING
MEDIUM IMPACT	SCREEN 2
LARGE DEC. TREE	1 / 40 L.F. - 34 REQ. (39 PROVIDED)
EVERGREEN TREE	1 / 40 L.F. - 34 REQ. (37 PROVIDED)
ORNAMENTAL TREE	0 / L.F. - 0 REQ. (12 PROVIDED)
MIXED SHRUBS	1 / 15 L.F. - 270 REQ. (317 PROVIDED)

1 C200 OVERALL LANDSCAPE PLAN
SCALE: 1"=60'

N

0' 30' 60' 90'

TOWN OF AMHERST

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Buffalo, NY 14202
716-551-6281
labellapc.com

STATE OF NEW YORK
REBEKA KHILPPI STEENLAND
094674
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY. 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

OVERALL LANDSCAPE PLAN

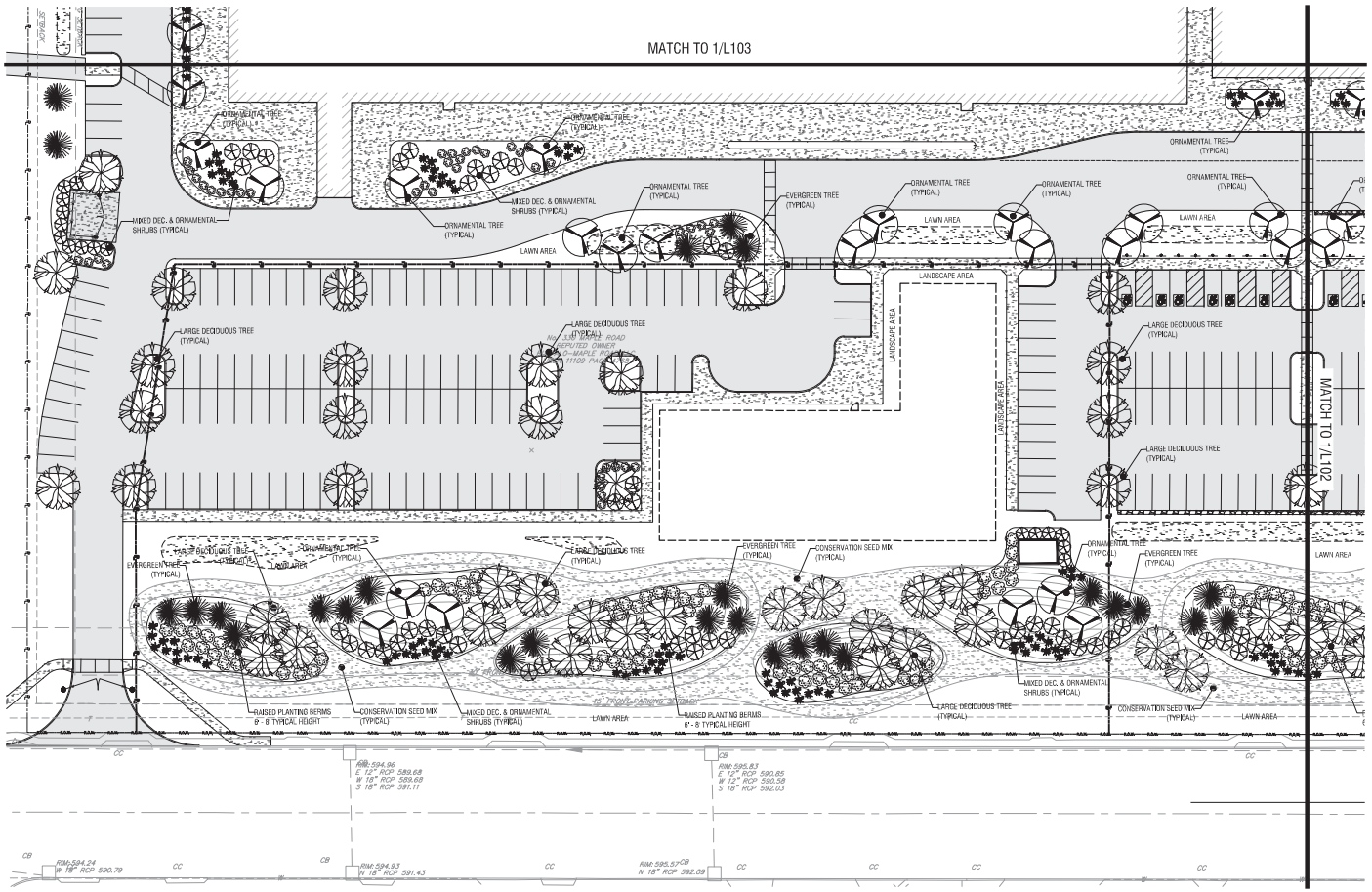
DRAWING NUMBER:

L100

6.a

Packet Pg. 976

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))



1 / C201 LANDSCAPE PLAN
SCALE: 1" = 30'

N

0' 30' 60' 90'

TOWN OF AMHERST

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300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6281
labellapc.com

STATE OF NEW YORK ROBERT JOSEPH SPERA 084874 LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021699

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ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

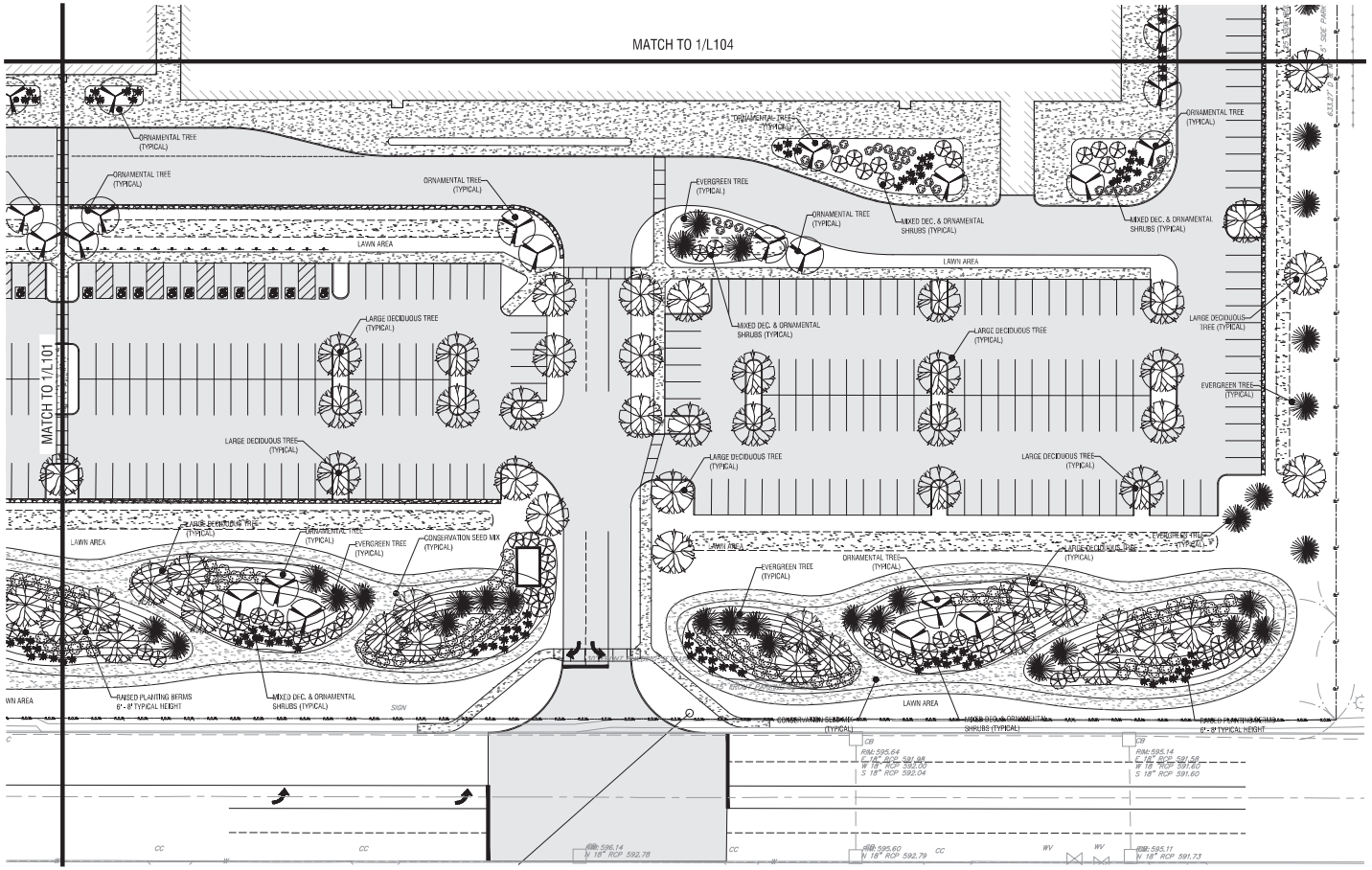
LANDSCAPE PLAN

DRAWING NUMBER:

L101

Plotted By: Patricia Bonanno | Plot Date/Time: 10/8/2025 1:47:17 PM | File Name: C:\Users\pbonanno\Documents\2254561 - 716 Sports Complex_R25_pbonanno.rvt

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))



1 C202 LANDSCAPE PLAN
SCALE: 1" = 30'

N

0' 30' 60' 90'

TOWN OF AMHERST

LaBella
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300 Pearl Street, Suite 130
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716-551-6281
labellapc.com

STATE OF NEW YORK
ROBERT JOSEPH STEENLER
094674
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

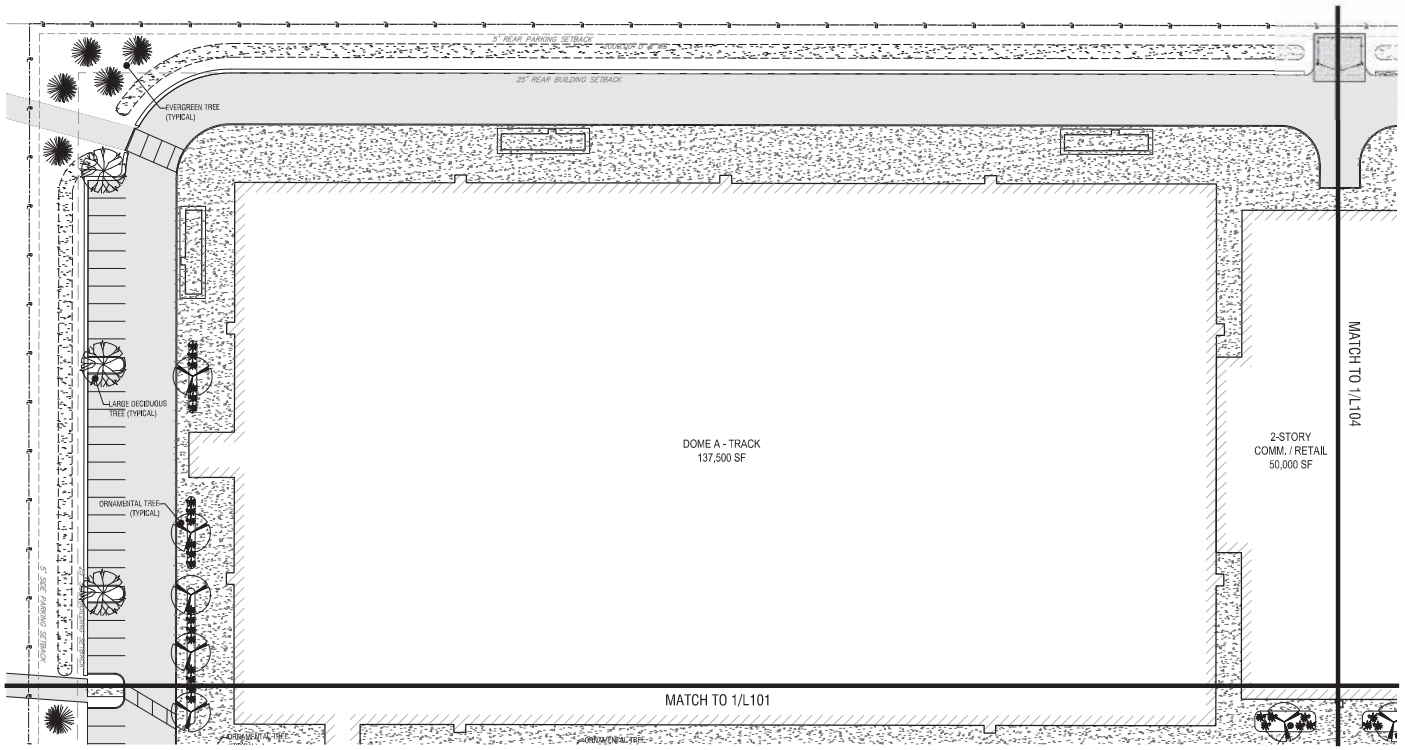
NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L102



1 C203 LANDSCAPE PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

TOWN OF AMHERST

LaBella
Powered by partnership.
300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6251
labellapc.com

STATE OF NEW YORK
JOSEPH T. STEPNIEWSKI
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021699

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SUITE 100
BUFFALO, NY 14202

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY. 14221

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Revisions		

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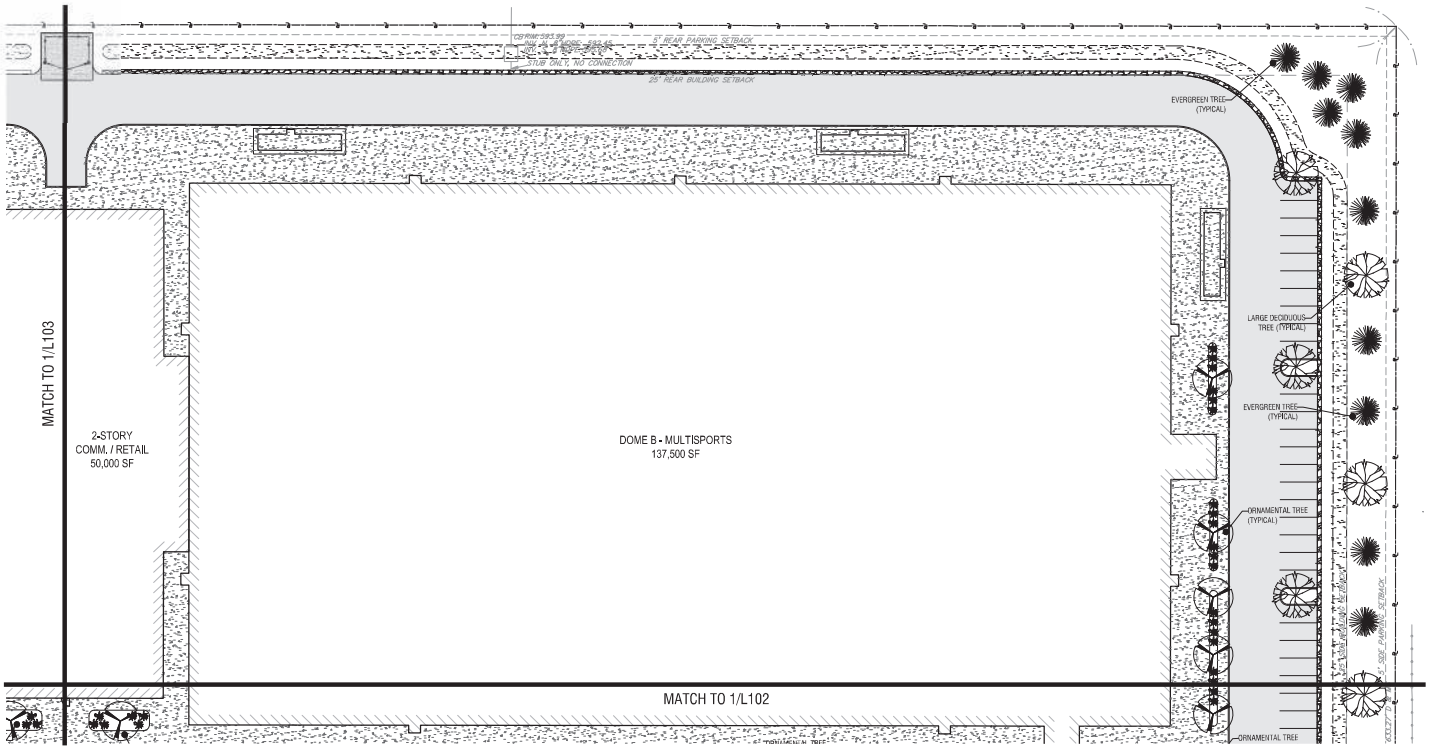
DATE: OCTOBER 8, 2025
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L103

Plotted By: Patmore2253481 - 716 Sports Complex\06_Drawings\Civil\100 LAYOUT\L103-LAYOUT PLAN.dwg
[11/7/25 - 08:58:04 PM] - [1:1 - Arch/B1, 12pt=300 Inches, 0.0254mm=1 Inch]



TOWN OF AMHERST

1 C204 LANDSCAPE PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

LaBella
Powered by partnership.

300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6281
labellapc.com

STATE OF NEW YORK
ROBERT JOSEPH STEEPER
LICENSED PROFESSIONAL ENGINEER
094674
NOT FOR CONSTRUCTION
EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2025 LaBella Associates

ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY. 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L104

Packet Pg. 980

6.a

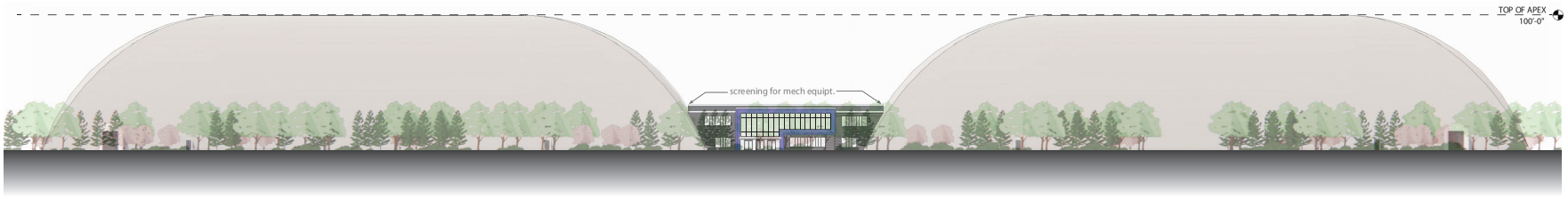
Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 10

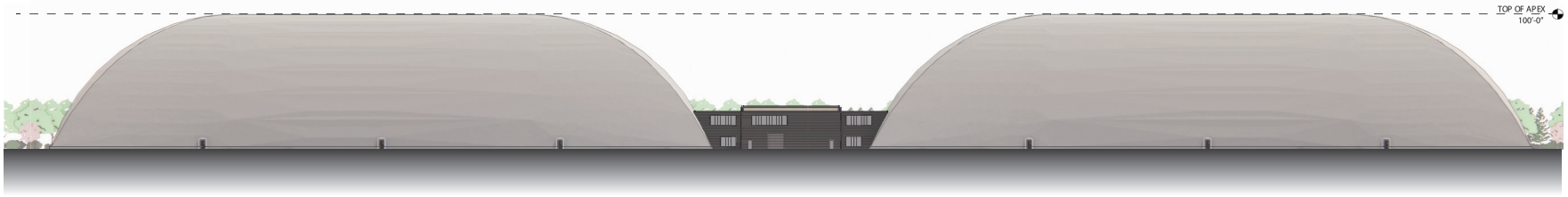
Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

BUILDING HEIGHT

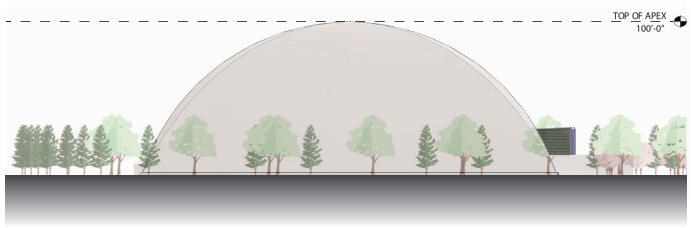
Per New York State Building Code 2020 Table 504.3, "Allowable Building Height In Feet Above Grade Plane":
MAX. ALLOWED HEIGHT: 2 STORIES, 55 FEET (type IIB)
PROPOSED HEIGHT: 1 STORY, AVERAGE HEIGHT 50' (100' FEET TO RIDGE)
Per New York State Building Code 2020 - Section 3102.5, "Maximum Height":
Membrane structures shall not exceed one story nor shall such structures exceed the height limitations in
feet specified in Section 504.3.



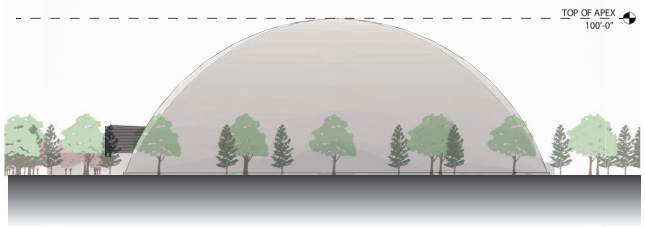
SOUTH ELEVATION
SCALE: 1"=40'



NORTH ELEVATION
SCALE: 1"=40'



WEST ELEVATION
SCALE: 1"=40'



EAST ELEVATION
SCALE: 1"=40'

LaBella
Powered by partnership.
300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6281
labellapc.com

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS FIELDHOUSE COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: DU
REVIEWED BY: JK/JM
ISSUED FOR: SITE PLAN APPROVAL
DATE: 10/08/2025
DRAWING NAME: ELEVATIONS
DRAWING NUMBER: A201

EXHIBIT 11

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

FILED

JUL 02 2008

ERIE COUNTY
CLERK'S OFFICE

Box 104 JP

-FAF-

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Buffalo-Maple Road LLC and Buffalo-Anderson Associates, LLC (hereinafter referred to as "Petitioners") are the owners of two parcels of land commonly known as 218 Maple Road and 330 Maple Road, respectively, located in the Town of Amherst, County of Erie and State of New York and more particularly described in Schedule "A" attached hereto (the "Property"); and

WHEREAS, Petitioners by their agent Benderson Development Company, LLC, applied to the Town of Amherst, New York Town Board for rezoning of the Property; and

WHEREAS, on the 2nd day of June, 2008, the said Amherst Town Board approved the requested rezonings from CF to GB, and R-3 to MFR-6 on the condition Petitioners, their successors and assigns, agree to restrict the Property as follows:

1. The creation of a 4.5 acre conservation project area, 101 feet in depth, fronting Maple Road on property described in Schedule "B"

2. The Brownfield Cleanup Program will be instituted in a manner that results in the project site being cleaned to New York State Department of Environmental Conservation residential standards

3. No single retail user shall be greater than 50,000 square feet in size.

4. A maximum building height limitation of 50 feet for any structure.

5. No freestanding drive-thru fast food restaurants.

6. No freestanding drive-thru pharmacies.

7. Petitioners, their successors and assigns agreed to be bound by all provisions of the Adult Use Code of the Town of Amherst as currently adopted or as amended or modified in the future. However, this provision shall not prohibit the operation of a bookstore or video store, which carries a broad inventory of books or videos or other materials directed toward the interest of the general public.

NOW THEREFORE, Petitioners agree to abide by the above enumerated restrictions. The above restrictions shall be binding on the Petitioners, their successors and assigns and all parties claiming thereunder and shall run with the land and the above described restrictions can only be changed, modified or eliminated by a vote of the Town of Amherst Town Board. In the event, however, the Town of Amherst Town Board has subsequently passed the appropriate legislation requiring a vote of greater than a majority vote to change zoning restrictions, Petitioners, their successors and assigns and all parties claiming thereunder shall be bound by said greater than majority vote requirement.

::ODMA\PCDOCS\CDAMON\236\1

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed on the 1st day of July, 2008.

BUFFALO-MAPLE ROAD, LLC

By: _____
David H. Baldauf, Manager

BUFFALO-ANDERSON ASSOCIATES, LLC

By: _____
David H. Baldauf, Manager

STATE OF FLORIDA }
}ss.:
COUNTY OF MANATEE }

On this 1st day of July, in the year 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID H. BALDAUF, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

KIMBERLY J. TAYLOR
MY COMMISSION #DD344390
EXPIRES: AUG 05, 2008
Bonded through 1st State Insurance

_____
Notary Public

STATE OF FLORIDA }
}ss.:
COUNTY OF MANATEE }

On this 1st day of July, in the year 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID H. BALDAUF personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

KIMBERLY J. TAYLOR
MY COMMISSION #DD344390
EXPIRES: AUG 05, 2008
Bonded through 1st State Insurance

_____
Notary Public

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

SCHEDULE A

The Town Board hereby amends its zoning map which is incorporated by reference in the town zoning code by amending from CF to GB the zoning of a portion of 330 Maple Road; 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 67, Township 12, Range 7 of the Holland Land Company's Survey further described as follows:

Commencing at the southwest corner of lands conveyed by deed recorded in the Erie County Clerk's office in Liber 11111 of deeds at page 7971, said point being in the northerly line of Maple Road, distant 325 +/- east of the easterly line of North Maplemere Road;

Thence easterly along the northerly line of Maple Road a distance of 330.00 feet, said point being 220.0 feet east of the southwest corner of lands now or formerly conveyed to Buffalo Maple Road, LLC;

Thence northerly through lands now or formerly of said Buffalo Maple Road, LLC, at right angles a distance of 101.00 feet to the point or place of beginning;

Thence continuing northerly through lands now or formerly of said Buffalo Maple Road, LLC. A distance of 587.00 feet to a point in the northerly line of said Buffalo Maple Road, LLC.;

Thence easterly along the northerly line of said Buffalo Maple Road, LLC, at right angles parallel to the northerly line of Maple Road a distance of 1780.00 feet to the northeast corner of said Buffalo Maple Road, LLC.;

Thence southerly along the easterly line of said Buffalo Maple Road. LLC, at right angles at distance of 587.00 feet to a point;

Thence westerly through lands now or formerly of said Buffalo Maple Road, LLC. at right angles a distance of 1780.00 feet to the point or place of beginning containing 23.99 acres of land, more or less.

The Town Board further amends its Zoning Map, which is incorporated by reference in the Town of Amherst Zoning Code by amending from CF and R-3 to MFR-6 the zoning of a portion of 218 Maple Road and a portion of 330 Maple Road; 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 67, Township 12, Range 7 of the Holland Land Company's Survey further described as follows:

Commencing at the southwest corner of lands conveyed by deed recorded in the Erie County Clerk's office in Liber 11111 of deeds at page 7971, said point being in the northerly line of Maple Road, distant 325 +/- east of the easterly line of North Maplemere Road;

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Thence easterly along the northerly line of Maple Road a distance of 330.00 feet, said point being 220.0 feet east of the southwest corner of lands now or formerly conveyed to Buffalo Maple Road, LLC.;

Thence northerly through lands now or formerly of said Buffalo Maple Road, LLC. at right angles a distance of 101.00 feet to the point or place of beginning;

Thence continuing northerly through lands now or formerly of said Buffalo Maple Road, LLC. a distance of 587.00 feet to a point in the northerly line of said Buffalo Maple Road, LLC.;

Thence westerly along the northerly line of Maple Road of said Liber 11111 of deeds at page 7971 and a portion of the northerly line of lands now or formally conveyed to Buffalo Maple Road, LLC. at right angles and parallel to Maple Road a distance of 330.00 Feet to a point;

Thence southerly through the said lands of Buffalo Maple Road, LLC. at right angles a distance of 587.00 feet to a point;

Thence easterly through lands now or formerly of said Buffalo Maple Road, LLC. at right angles a distance of 330.00 feet to the point or place of beginning containing 4.45 acres of land, more or less.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

SCHEDULE B

Notwithstanding the foregoing rezoning, there shall be created on the site a conservation project area 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 67, Township 12, Range 7 of the Holland Land Company's Survey further described as follows:

Beginning at the Southwest corner of lands conveyed by deed recorded in the Erie County Clerk's Office in Liber 11111 of Deeds at page 7971, said point being in the northerly line of Maple Road, distant 325 feet more or less east of the easterly line of North Maplemere Road;

Thence easterly along the northerly line of Maple Road a distance of 2,110 feet to the easterly line of lands now or formerly owned by Buffalo Shooting Club, Inc.;

Thence northerly at right angles and along the easterly line of said Buffalo Shooting Club, Inc. a distance of 101 feet to a point;

Thence westerly parallel with the northerly line of Maple Road a distance of 2,110 feet to the west line of said lands conveyed by deed recorded in the Erie County Clerk's Office in Liber 11111 of Deeds at page 7971;

Thence southerly along the westerly line of said lands conveyed by deed recorded in the Erie County Clerk's Office in Liber 11111 of Deeds at page 7971 a distance of 101 feet to the Point or Place of Beginning containing 4.89 acres of land, more or less.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Honorable Kathleen C. Hochul
County Clerk
Erie County
92 Franklin Street
Buffalo, NY 14202
(716) 858-8865

DATE:07/02/2008
TIME:04:07:25 PM
RECEIPT:556521

DAMON & MOREY

ITEM -01 781 04:07:25 PM
CTRL #:2008137304 BK/PG:D11147/0967
BUFFALO-MAPLE ROAD LLC
TOWN OF AMHERST

RECORDING FEE			55.00
MARKOFF FEE			0.00
Sub. Total		55.00	
AMOUNT DUE:	$55.00		
PAID CHECK:	$55.00		
Check #:0400			
TOTAL PAID:	$55.00		$55.00

REC BY:JOANNE
County Clerk
Have a nice day!

Honorable Kathleen C. Hochul
County Clerk
Erie County
92 Franklin Street
Buffalo, NY 14202
(716) 858-8865

DATE:07/02/2008
TIME:04:07:25 PM
RECEIPT:556521

DAMON & MOREY

ITEM -01 781 04:07:25 PM
CTRL #:2008137304 BK/PG:D11147/0967
BUFFALO-MAPLE ROAD LLC
TOWN OF AMHERST

RECORDING FEE			55.00
MARKOFF FEE			0.00
Sub. Total		55.00	
AMOUNT DUE:	$55.00		
PAID CHECK:	$55.00		
Check #:0400			
TOTAL PAID:	$55.00		$55.00

REC BY:JOANNE
County Clerk
Have a nice day!

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 12

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

AMENDED DECLARATION OF RESTRICTIONS

THIS AMENDED DECLARATION OF RESTRICTIONS ("***Amended Declaration***") is made as of the ___ day of _____, 2025 by **716 SPORTS COMPLEX, LLC**, a limited liability company formed pursuant to the laws of the State of New York, with an address of _____ under facts and circumstances summarized by the following recitals:

WHEREAS, Declarant is the owner of real property consisting of a portion of 330 Maple Road in the Town of Amherst as described in the attached Scheule "1" (the "***Project Site***");

WHEREAS, during its meeting held on _____ __, 2025, the Town of Amherst Town Board ("***Town Board***") adopted Resolution Number 2025-____ ("***Resolution***") for the purpose of granting relief for zoning conditions imposed by the Town Board on June 2, 2008 in connection with the rezoning of 218 and 330 Maple Road from CF to GB and R--3 to MFR-6, subject to conditions as set forth in the Resolution;

WHEREAS, this Amended Declaration has been executed by Declarant for the purpose of modifying and amending the Declaration of Restrictions as it pertain to the Project Site that was recorded at the Erie County Clerk's Office on June 2, 2008 at Liber 11147 of Deeds at Page 0967.

WHEREAS, the content of this Amended Declaration has been reviewed and approved by the Amherst Town Attorney's Office and the Town's Zoning Enforcement Officer.

NOW, THEREFORE, in exchange for good and valuable consideration the sufficiency of which is acknowledged, the Declarant, its successors and assigns, agrees to restrict the future use of the real property described in the attached Schedule "1" as follows:

1. There shall be a 101 ft. wide conservation area located along the Maple Road frontage of the Project Site ("Conservation Area"). There shall not be any buildings or parking spaces located in the Conservation Area. The only development permitted in the Conservation Area shall consist of driveway connections to Maple Road and utility improvements necessary to provide required utility services for the development of the Project Site.

2. The Declarant shall comply with the requirements imposed by the NYS Department of Environmental Conservation relative to the Brownfield Clean Up Program in connection with the development of the Project Site.

3. No freestanding drive-thru fast food restaurants shall be permitted on the Project Site.

4. No freestanding drlve-tbru pharmacies shall be permitted on the Project Site.

5. The Declarant agrees to be bound by all provisions of the Adult Use Code of the Town of Amherst as currently adopted or as amended or modified in the future. However, this provision shall not prohibit the operation of a bookstore or video store, which carries a broad inventory of books or videos or other materials directed toward the interest of the general public.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

The restrictions being established shall be binding on all parties claiming thereunder and shall run and touch the Project Site except that the recorded restrictions can be changed, modified or eliminated by a majority vote of the Town Board.

IN WITNESS WHEREOF, the parties hereto have the full legal authority to execute this Amended Declaration of Restrictions.

716 SPORTS COMPLEX, LLC

By: _____

Title: _____

Print Name: _____

STATE OF NEW YORK)
ss.:
COUNTY OF ERIE)

On this __ day of _____, 202_, before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to the be the individual whose name is subscribed to within this instrument and acknowledged to me that he executed the same in his capacity, that they by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

SCHEDULE 1

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 Number 67, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the north line of Maple Road, 1619.43 feet distant easterly from the westerly line of said Lot Number 67; thence northerly at right angles and parallel with the east line of Said Lot Number 67, a distance of 688.00 feet; thence easterly at right angles and parallel with the southerly line of said Lot Number 67 also being parallel with the north line of Maple Road, a distance of 1350.00 feet; thence southerly at right angles and parallel with the east line of said Lot Number 67, a distance of 688.00 feet to the said north line of Maple Road; thence westerly along the northerly line of Maple Road, a distance of 1350.00 feet to the place of beginning, containing 21.3 acres of land, more or less.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

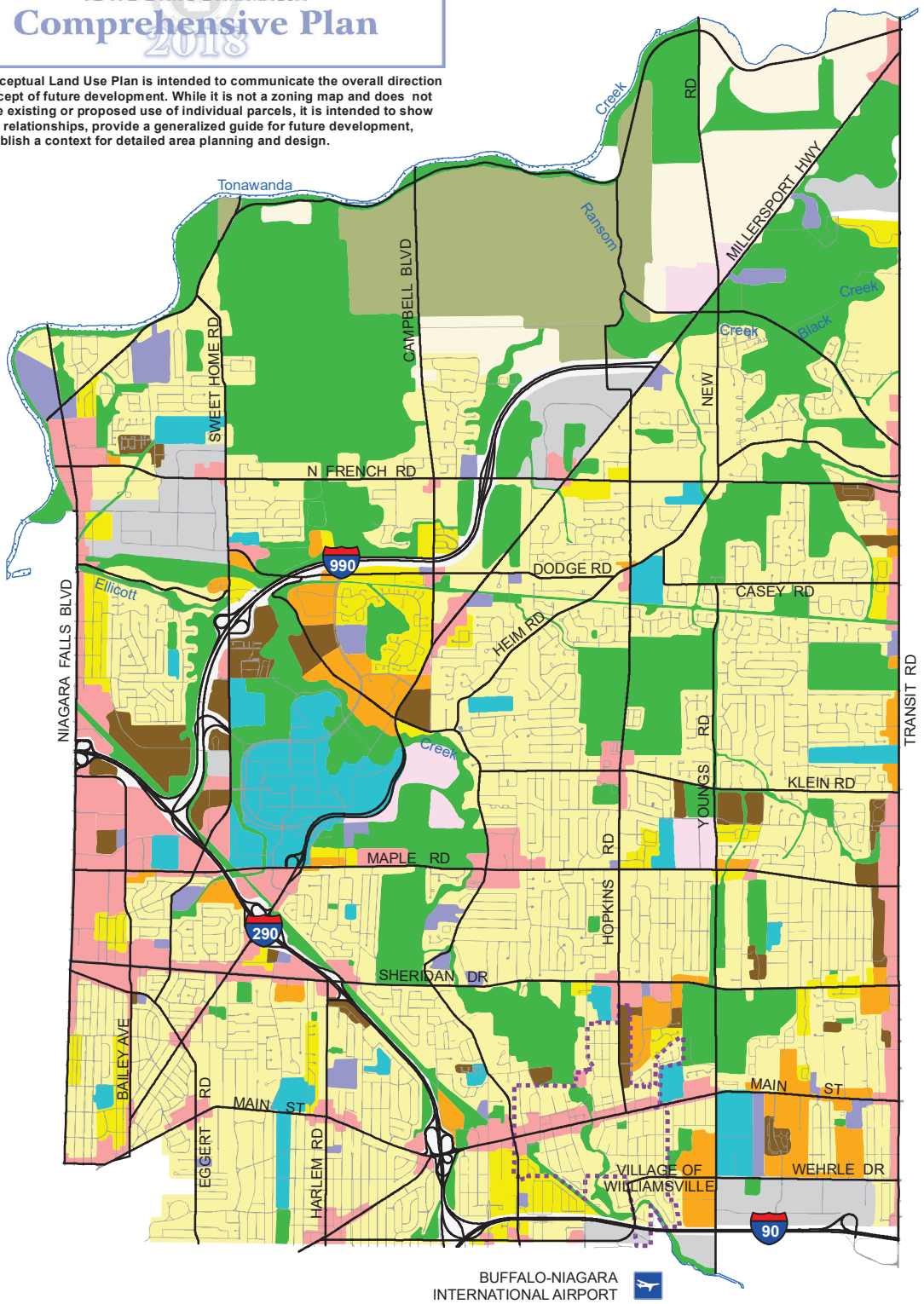
EXHIBIT 13

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Town of Amherst Bicentennial Comprehensive Plan

1818 2018

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.



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 Additional Designations

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 2020

N

0 0.25 0.5 0.75 1 1.25

Miles

FIGURE 6

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

EXHIBIT 14

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

LaBella
Powered by partnership.

The New Home of
Earth Dimensions, Inc.

October 7, 2025

Lisa Porter Czechowicz
Deputy Regional Permit Administrator, Division of Environmental Permits
New York State Department of Environmental Conservation
700 Delaware Avenue
Buffalo, NY 14209

Re: 716 Sports Fieldhouse Complex
330 Maple Road
Town of Amherst, Erie County, New York

Dear Ms. Czechowicz:

716 Sports Complex, LLC retained LaBella Associates, D.P.C. (LaBella) to prepare a letter discussing the potential exemption from the newly established NYS wetland regulations (effective January 1, 2025) for "large" projects (as defined in 6 NYCRR § 621.4) until July 1, 2028, at the 716 Sports Fieldhouse Complex to be located at 330 Maple Road in the Town of Amherst, Erie County, New York.

On December 31, 2024, NYSDEC announced the adoption of final revisions to its freshwater wetlands regulations, 6 NYCRR Part 664. The revised regulations took effect on January 1, 2025. These regulations implement amendments that the New York State Legislature enacted in 2022 to Article 24 of the Environmental Conservation Law (ECL)—the State's Freshwater Wetlands Act (FWA)—which greatly expanded NYSDEC's jurisdiction over freshwater wetlands throughout the state.

The revised regulations include grandfathering provisions for projects that received one of the following approvals before January 1, 2025:

- Acceptance of a Final Environmental Impact Statement by a lead agency pursuant to the NYSDEC SEQRA regulations
- A negative declaration for a SEQRA Type I or Unlisted action
- A written site plan approval from a local government; or
- Those who received, before January 1, 2025, either a freshwater wetlands permit, verification, or a notification from NYSDEC that their freshwater wetlands application was complete

The Town of Amherst Planning Board issued a Findings Statement for the development of the Project Site as a commercial project on June 18, 2009 and also granted Site Plan Approval for the development the project site. A copy of the Findings Statement and Site Plan Resolution are attached as Exhibit 1. The FEIS for the development of the Project Site was issued by the Town on December 17, 2007

Additionally, the contamination on the relevant portions of the Project Site was previously remediated per the requirements of the NYSDEC Brownfield Clean Up Program. A copy of the Certificate of Completion issued by the NYSDEC dated May 7, 2012 is provided at Exhibit 2.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

It is of Labella's professional opinion that this project falls under one of the grandfathering provisions and should be exempt from the newly established freshwater wetland regulations.

Respectfully submitted,
LaBella Associates

Alex Molik
Environmental Project Manager

cc: Brian J. Kulpa, Supervisor
Daniel Howard, AICP, Planning Department
Steven Bengart, Esq., Town Attorney
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC
Dave Johnson, LaBella
Dr. Brian McGrath, 716 Sports Complex, LLC

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Exhibit 1

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Amherst

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

Satish B. Mohan
Supervisor
Eric W. Gillert, AICP
Planning Director
Gary Black, AICP
Assistant Planning Director

SITE PLAN REVIEW
PROPOSED "UNIVERSITY TOWN CENTER" MIXED-USE DEVELOPMENT
330 MAPLE ROAD
(SP-7-09)

CERTIFICATION OF FINDINGS

Having considered the Draft and Final EIS documents, and having considered the preceding written facts and conclusions relied upon to meet the requirements of 6 NYCRR 617, this 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 Environmental Impact Statements, 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 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

Robert Gilmour for
Signature of Responsible Official

CATHARINE M. WEISS
Name of Responsible Official

PLANNING BOARD CHAIR
Title of Responsible Official

6/25/2009.
Date

5583 MAIN STREET, WILLIAMSVILLE, NY 14221
Address of Agency

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

STATEMENT OF FINDINGS

RESOLUTION

WHEREAS, following the February 2, 2007 submittal of a Draft Environmental Impact Statement (DEIS) prepared by Trowbridge & Wolf Landscape Architects on behalf of the petitioner Benderson Development Company, LLC, the DEIS was accepted by the Town Board on June 4, 2007. The DEIS was submitted for the proposed rezoning from CF and R-3 to GB and MFR-6 and development of 33.326± acres of land located at 218 & 330 Maple Road. On June 28, 2007, the Planning Board held a public hearing on the DEIS and the rezoning request and recommended approval of the subject petition. Subsequently, a public hearing on the DEIS and rezoning request was held by the Town Board on September 4, 2007. A Final Environmental Impact Statement (FEIS) was accepted by the Town Board on December 17, 2007, and a Notice of Completion of the FEIS was filed on December 26, 2007. The rezoning area was subsequently reduced in size to 28.44± acres to retain a CF zoned frontage and create a conservation project along Maple Road and to retain a portion of the existing R-3 zoning district on Maple Road.

WHEREAS, the Planning Board and the Town Board have considered the content of the DEIS, the FEIS, and all other documents and comments and submissions made during and after the hearings.

WHEREAS, on April 9, 2009 Buffalo-Maple Road, LLC submitted an application and supporting materials for site plan review of a mixed-use development at 330 Maple Road entitled "University Town Center." The project reviewed by Town departments and relevant outside agencies included the following:

- Site Development Drawings; Carmina Wood Morris, PC dated September 2008, resubmitted 4/9/09 including sheets C-1 through C-6.9 and L100 through L103.
- Architectural Drawings; Dorsky Hodgson Parrish Yue Architects, dated 9/12/08 and revised 4/9/09 including sheets CS and A-1 through A-15.
- Traffic Impact Study, FRA Engineering, dated January 2007 and revised April 9, 2009 (including Trip Generation Comparison and Shared Parking Analysis prepared by SRF Associates dated April 2009).
- Wetland Delineation Report, Earth Dimensions, Inc.; dated December 26, 2006.
- Stormwater Pollution Prevention Plan; Carmina Wood Morris PC, dated April 2009.
- Geotechnical Engineering Report; Barron & Associates, PC, dated December 21, 2006.
- Engineer's Report; Carmina Wood Morris, PC dated 4/7/09.
- Architectural Design Guidelines; Dorsky Hodgson Parrish Yue, Architects.
- Letter regarding traffic impacts; FRA Engineering dated June 12, 2009.

WHEREAS, the residential component of the overall development project to be located on the MFR-6 zoned portion of the site is not included in this site plan review. When submitted, it will be fully reviewed in accordance with the provisions of 6NYCRR Section 617.9 and all previous Statements of Findings issued by the Town for the rezoning and/or site plan review of the overall development.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

NOW THEREFORE THE PLANNING BOARD FINDS AND DETERMINES THAT:

1. The project has been reviewed in accordance with the specific conditions and criteria consistent with 6 NYCRR Sections 617.7, 617.9, 617.11, and 617.12 set forth in the Findings adopted by the Town Board for the rezoning of the subject property on June 2, 2008. The site plan submitted has been determined to be in general compliance with those Findings. If in the future the project is amended in a way which does not conform with these Findings, a Supplemental Findings Statement, a supplement to the FEIS, or a Negative Declaration shall be prepared to comply with 6 NYCRR Section 617.9.

2. The proposed mixed-use office, commercial, community facility and residential development as presented in the FEIS 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.

4. Development will be consistent with all other applicable laws, rules and regulations.

5. **Traffic and Transportation** (FEIS Section 2.12)

   Site specific requirements shall be established by the Town, County and State, as appropriate, as development applications are reviewed. The Project Sponsor shall be responsible for any traffic mitigation required for development of the project site. All improvements will be made subject to the review and approval of the NYS Department of Transportation, Erie County Department of Public Works - Highways Division and the Town of Amherst, as applicable.

   A revised Traffic Impact Study (TIS) by FRA Engineering, including a Trip Generation Comparison and Shared Parking Analysis prepared by SRF Associates, was submitted along with the site plan application. That analysis concludes that the traffic impacts to the study area intersections will be less than those identified under the conceptual plan considered at the rezoning stage.

   The Planning Board, as Lead Agency for site plan review, requires that the Project Sponsor comply with the following mitigation measures during the development of the project site. The Project Sponsor will be responsible for all costs associated with these mitigations.

   The Project Sponsor will post a bond in the amount of $650,000 at the time an application for building permit is submitted for implementing potential future mitigation alternatives. The bond will cover the following mitigations: traffic calming in the Fairways Subdivision located on the south side of Maple Road, connecting sidewalks, and improvements at the Maple Road/North Forest Road intersection necessary as a direct result of the proposed development (other than the southbound dual left turn lane).

   Based on Town estimates, the traffic calming in the Fairways Subdivision will not exceed $75,000 of the total bond amount. The remaining $575,000 will be allocated for the sidewalk and Maple Road/North Forest Road intersection mitigation to be undertaken in conjunction with the Erie County Department of Public Works as stated in its June 18, 2009 letter.

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Maple Road at Westernmost and Easternmost Driveways

- An exclusive eastbound left turn lane will be provided in the existing center two-way left turn lane of Maple Road.

Maple Road at Western Signalized Driveway and Donna Lea Boulevard

- An exclusive eastbound left turn lane into the development will be installed.
- An exclusive westbound left turn lane to Donna Lea Boulevard will be installed.
- An exclusive westbound right turn lane (deceleration lane) into the development will be installed.
- The western signalized driveway into the development will include a raised median.
- A semi-actuated traffic signal will be installed. The signal will include an advance green left-turn phase for the eastbound approach. Traffic from the site driveway and from Donna Lea Boulevard will proceed concurrently on the same green phase. The new signal will be semi-actuated with vehicle detection on the driveway, Donna Lea Boulevard and the eastbound left turn lane.
- Pedestrian accommodations (signals, crosswalks, pushbuttons, ramps, etc.) will be provided for crossing Maple Road.
- The new traffic signal will be coordinated with the new signal at the eastern signalized driveway and with the existing signal at Maplemere Road.

Maple Road at Eastern Signalized Driveway

- An exclusive eastbound left turn lane into the development will be installed.
- An exclusive westbound right turn lane (deceleration lane) into the development will be installed.
- The eastern signalized driveway into the development will include a raised median.
- A new traffic signal will be installed.
- Pedestrian accommodations (signals, crosswalks, pushbuttons, ramps, etc.) will be provided for crossing Maple Road.
- The new traffic signal will be coordinated with the new signal at the western signalized driveway and with the existing signal at Maplemere Road.

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Maple Road at Millersport Highway Northbound Off-Ramp

- A second right turn lane will be constructed at the northbound off-ramp approach to Maple Road.
- An adjustment will be made to the existing signal timings in accordance with NYSDOT standards.

Maple Road at North Forest Road

- A southbound 2nd left turn lane will be installed from North Forest Road to Maple Road.
- The existing signal timings will be adjusted as needed to meet demand.
- The Erie County DPW anticipates installing a westbound exclusive right turn lane from North Forest Road to Maple Road in 2009.
- Costs associated with any other mitigation required by the Lead Agency other than the items specified above will be covered by the $575,000 allocated from the $650,000 bond.

B. Public Transportation

If this section of Maple Road becomes a route for bus service, the Developer will install an off-street "cut out" bus stop in the area of the property frontage just west of the western signalized driveway. Any site plan approvals, subject to review by the Town and Erie County DPW – Highways Division, will be obtained prior to installation.

C. Construction Vehicles

In order to avoid the adverse environmental impacts associated with construction vehicles, existing local residential streets in the Fairways Subdivision on the south side of Maple Road shall not be utilized by construction vehicles to access the project site.

D. Follow-Up Traffic Studies

To assess the adequacy of the mitigation measures detailed above and to determine the level of cut-through traffic in the neighboring Fairways Subdivision, two (2) follow-up traffic studies will be conducted for this project, and should be conducted at:

- 40% occupancy of the project, and
- either 80% occupancy or no later than one (1) year after the first study is conducted.

It shall be the responsibility of the Project Sponsor to notify the Town when these thresholds are met. The studies will be funded by the Project Sponsor and conducted by a firm selected by the Town. The studies will be reviewed by the Town Traffic-Safety Board and the Erie County Department of Public Works – Highways Division. All further mitigation measures recommended by the supplemental traffic studies will be funded and completed by the Project Sponsor.

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If determined by the supplemental traffic study that cut-through traffic needs to be mitigated, the following measures shall be considered:

- improve Level of Service of the Maple Road/North Forest Road intersection, in particular the northbound approach
- remove Donna Lea Boulevard from the Maple Road intersection
- restrict traffic exiting the westernmost signalized driveway to right and left turns only
- restrict Donna Lea Boulevard between Lynn Lea and Maple Road to one-way northbound
- implement traffic calming features along the residential streets following community input

The costs associated with implementing such traffic calming alternatives will be covered by the required $575,000 allocated from the $650,000 bond.

6. **Soils and Environmental Issues** (FEIS Section 2.14)

The project sponsor will be responsible for all costs associated with the environmental investigation and remediation of the site to bring it to development standards as determined by the NYS Department of Environmental Conservation. Specific mitigation measures include:

- The Project Sponsor will comply with all requirements imposed by NYSDEC for the Brownfield Cleanup Program, including:
  - completion and approval by DEC of the Remedial Investigation, Feasibility Study and Work Plan
  - an excavation-and-landfill disposal remedy for the site so that all contaminants are removed in accordance with Program standards. To the extent it is technically and economically feasible, cleanup to residential standard will be completed.

- Project development will comply with Environmental Conservation Law Section 27-1415(6). While residences in this area will be above ground surface, the project sponsor will take the added precaution of removing all soil below the project area either until residential cleanup levels are met or a two foot depth is achieved.

- All contaminated soils in excess of cleanup guidance will be disposed of off-site at an approved facility at the developer's expense. All near surface soils with elevated lead and semi-volatile organic compound levels will be removed from the site to meet soil cleanup objectives (SCOs). All SCOs will meet with the approval of the DEC and will be consistent with planned end use of the site or that area of the site.

- The Geotechnical Engineering Report prepared by Barron & Associates, P.C. dated December 21, 2006 includes findings and foundation considerations for future construction of the various components of the project. The report is included as Appendix B of the FEIS.

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The Town shall not grant building permit, subdivision or Public or Private Improvement Permits (PIP) approval for construction of any component of the project (buildings, parking areas or infrastructure) unless the identified limitations as discussed in the geotechnical 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 may be required by the Building Department.

- In accordance with Town Board Resolution 2008-423 approved by the Board on April 21, 2008, the Project Sponsor shall remediate any off-site contamination on Town property caused by the former gun club activity as part of the current plans to remediate the site.

7. **Wetland Issues** (FEIS Section 2.62)

State Wetlands

Per Wetland Delineation Report prepared by Earth Dimensions, Inc. on December 26, 2006, there are no State wetlands on the subject property.

Federal Wetlands

The Report identified four (4) wetland areas totaling 1.17± acres on the site that are isolated and do not meet the current interpretation of Federally jurisdictional wetlands. The US Army Corps of Engineers has confirmed by letter dated September 13, 2007 that these areas are not regulated pursuant to Section 404 of the Clean Water Act.

8. **Drainage and Stormwater Management** (FEIS Section 2.8)

A Stormwater Pollution Prevention Plan (SWPPP) dated April 2009 and a Demolition & Erosion Control Plan dated 5/14/09 were prepared by Carmina Wood Morris PC and submitted by the applicant along with the site plan materials. These plans were reviewed by the Engineering Department on May 8 and June 4, 2009, respectively. They were determined to adequately address Town and Zoning Ordinance requirements and will be required to address any conditions prior to final site plan approval. All future actions related to the subject project must comply with these Findings, as summarized below.

The following measures shall be implemented by the Project Sponsor to mitigate drainage and stormwater impacts to the maximum extent practicable:

A. The Project Sponsor shall be required to comply with the intent of the findings and recommendations of the Engineer's Report prepared by Carmina & Wood, P.C. on January 19, 2007 during the course of development.

B. A detailed A Stormwater Pollution Prevention Plan (SWPPP), including a Sediment and Erosion Control Plan, or the various phases of the project including any related on-site drainage areas shall be submitted as specific site plans are submitted for review.

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C. The design of the stormwater system will follow applicable NYSDEC and Town guidelines which limit the discharge following development to pre-development conditions. All runoff from the project will be collected and conveyed to the storm water detention system and will not sheet drain off-site to adjoining properties.

D. A water quality device prior to stormwater discharge is required by NYSDEC and will be accommodated by installation of a water quality treatment system/outlet control structure approved by NYSDEC. The system will be engineered to provide 24-hour extended detention of the water quality volume.

E. Extended detention will be provided for the one-year storm event as required by NYSDEC. This volume will be accommodated in the underground pipe detention system. The water quality treatment system/outlet control structure will be engineered to provide 24-hour extended detention.

F. For overbank flooding, NYSDEC requires that the 10-year storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event.

G. The Town requires attenuation of the 25-year storm event to the existing 10-year conditions.

H. For extreme storm protection, NYSDEC requires that the 100-year storm event will be attenuated with detention and that the outlet be restricted to the 100-year existing storm event.

I. The proposed site grading for the project will maintain positive drainage across the site and produce no adverse drainage conditions on adjacent properties.

9. **Cultural / Archaeological Resources** (FEIS Section 2.11)

A Phase I Cultural Resources Investigation and Phase IB Addendum conducted for the project site by Panamerican Consultants, Inc. concluded that the proposed project will have no effect on cultural resources listed, or eligible for listing, in the State or National Registers of Historic Places, and that no further cultural resource investigations are recommended. A letter from the NYS Office of Parks, Recreation and Historic Preservation dated June 1, 2007 states that agency's concurrence with this finding.

10. **Economic Issues** (FEIS Section 2.15)

All infrastructure required to support the development of the project site will be installed and/or upgraded at the Project Sponsor's expense.

An Economic Analysis for the proposed project was prepared by Real Property Services, LLC in December, 2006 which is included in Appendix F of the FEIS. The conclusions of that report are:

- The proposed development is located in an area that will allow it to thrive and prosper, while elevating the character and attractiveness of the surrounding neighborhood.

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- The development will add $44,000,000± to the Town assessment base when completed, generating approximately $1,600,000 per year in total tax revenues at 2008 levels (2007 estimated). As a comparison, the site is currently assessed at $461,000 and generates tax revenues of less than $17,000 per year.

- The proposed development will have no significant direct impact on costs or services to the Town or the Sweet Home Central School District.

- The development will have no significant impact on the marketability or values of nearby existing housing.

- The project will complement existing retail development in the market area and will serve to improve the overall character of the neighborhood.

- The Project Sponsor will not be seeking any tax abatement from the Amherst Industrial Development Agency for this project.

11. **Lighting / Noise / Visual Impacts** (FEIS Section 2.5)

The applicant has submitted a Site Lighting Plan dated 5/09 prepared by Carmina Wood Morris, PC, which was reviewed by the Building Department on June 18, 2009 and meets or will meet all Zoning Ordinance requirements prior to final site plan approval. All future actions related to the subject project must comply with these Findings, as summarized below.

A. All proposed lighting for the site must conform to the Town Zoning Ordinance for height and type of lighting fixtures. A Site Lighting Plan will be required prior to site plan approval, which, according to the Ordinance must show light impacts not exceeding 0.2 foot candles adjacent to residential use and 0.5 foot candles adjacent to commercial use.

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 sections 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. The Town will review specific lighting plans in order to minimize the overnight lighting impacts.

B. The project developer will be required to install Medium and/or High Impact Landscape Screens in accordance with the Town Zoning Ordinance. At the site plan stage, the specific location, type and size of landscaping will be thoroughly reviewed by the Town Planning Department to ensure maximum buffering of the proposed uses from existing residential properties.

C. All landscaping will be subject to the approval of the Town Planning Department/Planning Board as required by the Zoning Ordinance.

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D. 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 measures for noise from construction activities to minimize this identified adverse environmental impact to the maximum extent practicable. Both temporary and long term 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 maximum extent practicable will provide a noise barrier to existing residential areas.
- If blasting is required, the Project Sponsor will follow all requirements of the Town Blasting Ordinance

E. 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. All landscape species, size and location will be subject to the approval of the Town Planning Department.

F. The Project Sponsor will, to the greatest extent practicable, progressively scale building massing from south to north to provide a visually pleasing site layout as shown on the development plan.

12. **Building Height**

No structure in the proposed development shall exceed fifty (50) feet in height.

The residential (MFR-6) portion of the proposed project will feature predominately two-story, townhouse style units with garages and no single-family detached homes. A small portion of the residential development will involve single-floor units in three-story buildings. None of the proposed residential structures in the MFR-6 zoning district will exceed 35 feet in height.

Residential uses in the General Business (GB) zoned portion of the site will be upper-story units located above other allowable GB uses.

13. **Air Quality**

An Air Quality Analysis was prepared by FRA Engineering dated March 24, 2008. The analysis concludes that based on the NYS Department of Transportation's Environmental Procedure Manual, none of the project-affected intersections require detailed microscale air quality analysis, and no significant adverse air quality impacts are expected to occur as a result of the proposed project.

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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 regrading, 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.

14. **Land Use**

The proposed development will follow the program summarized below as depicted in the concept plans and DEIS:

USE	DEVELOPMENT PROGRAM (not to exceed)
Specialty retail	225,000± sq. ft.
Restaurant	35,000± sq. ft.
Office	12,000± sq. ft.
Community theater	4,000± sq. ft.
Total	**276,000± sq. ft.**
Upper-story apartments –	64± units
Hotel	125± rooms
Residential (MFR-6 portion of site)	75± units

*(See Section 18, Supplemental Environmental Impact Statement)

The following additional limitations will be in effect for the subject development and included in a Declaration of Restrictions recorded in the County Clerk's office:

- No single retail user shall be greater than 50,000 square feet in size.
- There shall be no freestanding drive-thru fast food restaurants.
- There shall be no freestanding drive-thru pharmacies.

The following findings outlining the project's consistency with the Comprehensive Plan, as stated in the Planning Board Resolution to the Town Board dated June 28, 2007, have been made:

a. The proposed development is consistent with the Plan's "key initiative" for Amherst to become a "knowledge-based community". The plan recommends that the Town "work with the University at Buffalo to create mixed use activity centers around the periphery of the campus", consistent with the proposed development (pg. 11).

b. The site is located in the section of Maple Road that has proximity to the UB North Campus, an area identified in the Comprehensive Plan's University Focal Planning Area where re-use or redevelopment of properties is encouraged (p. 154).

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c. The proposed mixed-use development will be compatible with the existing mix of uses along Maple Road. The Comprehensive Plan recognizes the "concentration of commercial service located to the south [of the UB campus] along Maple Road" (p. 151).

d. The project will be located on Maple Road, which classification as a major arterial road recognizes its function and capacity to serve as the site of the proposed project.

e. The proposed project will provide an economic benefit to the Town.

f. The subject site is inappropriate for a development consisting solely of residential uses due to its location on a major arterial road and its proximity to non-residential uses including the Pepsi Center and the UB stadium.

g. The proposed development will serve as a buffer between the existing Pepsi Center and UB stadium and the existing residences on the south side of Maple Road.

15. **Pedestrian / Bicycle Trails** (FEIS Section 2.2)

An area 101 feet in depth and measuring 4.5± acres along the entire project frontage on Maple Road will be a petitioner-owned and maintained conservation project devoted to greenspace and a public walkway as depicted in the Plan received May 20, 2009. The location, design, size and type of landscaping and walkway materials will be subject to Town approval.

A public trail system currently exists along Ellicott Creek which connects to the University of Buffalo campus and is used by members of the adjacent neighborhoods as well as the UB community for walking and biking. The distance from the trail to the project site is approximately 0.25 miles along Maple Road or roughly a 10-minute walk. Future connection, subject to Town approval, includes an extension to the proposed mixed-use center, via a sidewalk on the north side of Maple Road. This walkway, while currently existing in the public right-of-way, will be improved for the entire length of the subject Maple Road parcel.

The location of specific connections has been shown on the site plans submitted for development of the subject property as requested by the Town.

It is anticipated that construction of direct trail connections to the subject property and any connections to Town property (i.e. Pepsi Center) will be the responsibility of the developer. Maintenance responsibility and security costs will be the responsibility of the town.

16. **Infrastructure**

All sanitary sewer, water and storm sewer systems installed or improved for the project, including lift station improvements, will be undertaken by the Project Sponsor at their cost and will be required to meet all Town, County and State requirements.

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17. **Bond**

The Project Sponsor will post a bond in the amount of $650,000 at the time a building permit application is submitted for implementing potential future traffic mitigation alternatives. The bond will cover the following mitigations: traffic calming in the Fairways Subdivision located on the south side of Maple Road, connecting sidewalks, and improvements at the Maple Road/North Forest Road intersection necessary as a direct result of the proposed development (other than the southbound dual left turn lane). The cost of all other traffic mitigation measures will be borne by the Project Sponsor.

Based on Town estimates, the traffic calming in the Fairways Subdivision will not exceed $75,000 of the total bond amount. The remaining $575,000 will be allocated for the sidewalk and Maple Road/North Forest Road intersection mitigation to be undertaken in conjunction with the Erie County Department of Public Works as stated in its June 18, 2009 letter.

18. **Architectural Design Guidelines**

All construction on the site will be in accordance with the Architectural Design Guidelines approved by the Town Board on June 3, 2007 as part of the rezoning of the property and approved by the Planning Board as part of site plan review.

19. **Supplemental Environmental Impact Statement**

The development plan submitted by the applicant along with the rezoning application in 2007 was intended to be conceptual in nature, intended to present a general development scenario for the property to be rezoned. That conceptual plan showed a feasible layout scheme for buildings, parking and roadways, but was not intended to depict the detailed layout required to be shown at the site plan review stage. Accordingly, the site plan submitted by the applicant for site plan review in April 2009 reflects certain modifications to the conceptual plan included with the rezoning application in 2007. These modifications have been reflected in the updated supporting documentation submitted along with the site plan application including a revised Traffic Impact Study.

Modifications to the 2009 site plan from the conceptual plan submitted at rezoning are:

- Building I has been identified for potential use as an 1,800 seat movie theater, an allowable use in the GB zoning district. The building does not exceed the 50,000 sq. ft. maximum as required by the Findings issued by the Town Board for the rezoning action. The revised Traffic Impact Study includes a Trip Generation Comparison and Shared Parking Analysis prepared by SRF Associates which includes the movie theater traffic. That analysis concludes that the traffic impacts to the study area intersections will be less than those identified under the previously proposed plan.

- The site plan includes the development of 64 upper-story apartments to be located in Buildings A and C. While residential units were referenced in the Town Board Findings Statement issued in June 2008, they were not specifically included in the Traffic Impact Study as part of the GB zoned portion of the site. The Trip Generation Comparison and Shared Parking Analysis prepared by SRF Associates in April 2009 does include the

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apartment units. As indicated above, that analysis concludes that the traffic impacts to the study area intersections will be less than those identified under the previously proposed plan.

- The MFR-6 zoned portion of the development site (including 218 Maple Road) has been omitted from this site plan review. This area was shown on the conceptual plan submitted at rezoning as the location of up to 75 townhouse/condominium units. When the applicant submits the MFR-6 residential portion of this project for approval, a revised traffic analysis must be included for the Planning Board's consideration to determine if significant environmental impacts will be created and if a Supplemental Environmental Impact Statement is required.

- A three-story parking structure identified as Building H is included in the site plan. Although the conceptual plan submitted at rezoning showed surface parking but did not show a parking structure, the Planning Board concludes that the structure poses no new significant environmental impacts as it is within the height restrictions outlined by the Findings issued by the Town Board, and any potential visual impacts will be mitigated through design and landscaping as shown on submitted plans.

After review of the site plan materials by the Town and outside agencies and consideration of the above modifications to the site plan from the 2007 conceptual plan, the Planning Board has determined that there are no new significant environmental impacts related to this project that have not been previously identified or which would require the preparation of a Supplemental Environmental Impact Statement. The Board has further determined that it has adequate information to evaluate all of the relevant benefits and potential impacts of the project and to issue this Statement of Findings.

20. **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 DEIS, FEIS and this 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:

A. If the Town determines that the proposed action is in conformance with the conditions and thresholds in the FEIS or the 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 FEIS, but is not addressed or not adequately addressed in the Findings Statement, then an amended Findings Statement must be prepared;

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C. If the Town determines that the proposed action was not addressed, or was not adequately addressed, in the FEIS, 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 FEIS, and the action may have one or more significant adverse environmental impacts, then a supplement to the FEIS must be prepared.

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TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-7-09

PETITIONER

Buffalo-Maple Road, LLC
570 Delaware Avenue
Buffalo, NY 14202

PROPERTY LOCATION

330 Maple Road

RCVD JUN 25 '09 PM 4:25

WHEREAS the Town of Amherst Planning Board on Thursday, May 21, 2009 held a public hearing on a Site Plan for the "University Town Center" mixed-use 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 includes a 101 ft. wide conservation area as open space lands for public use, and the petitioner will provide an easement for such use.

C. School sites and facilities are adequate to accommodate the proposed site plan.

D. The site plan includes potential future access points to allow connection to Millersport Highway.

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is generally consistent with the concept plan submitted at the time of rezoning and the intent of the Town board Resolution issued at rezoning and the Town Board State of Findings.

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-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-7-09

PETITIONER

Buffalo-Maple Road, LLC

PROPERTY LOCATION

330 Maple Road

RCVD JUN25'09 PM 4:29

E. Consistent with Findings issued by the Town Board's Statement of Findings dated July 3, 2008 and that proposed changes to the plan do not result in any significant impacts not considered in that Statement of Findings. (*See attached Planning Board Statement of Findings, Section 19.*)

F. Under Section 404 of the Clean Water Act, the US Army Corps of Engineers has determined that it has no jurisdiction.

G. A full review of the residential development to be located on the MFR-6 zoned portion of the overall development site will be conducted in accordance with the provisions of 6NYCRR Section 617.9 and all previous Statements of Findings issued by the Town for the rezoning and/or site plan review of the overall development.

NOW THEREFORE BE IT RESOLVED, that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board adopts the Statement of Findings attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED, that the Planning Board approves the "Architectural Guidelines – University Town Center" in accordance with the requirement included in the Development Agreement adopted by the Town Board at the time of rezoning of the subject property, and

NOW THEREFORE BE IT FURTHER RESOLVED, that Coordinated Sign Plans and Minor Site Plans may be approved by the Planning Director if the Planning Director determines that they are consistent with the Architectural Guidelines and all other Zoning Ordinance requirements, 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 be specifically excluded from this approval since no sign details were presented.

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.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-7-09

PETITIONER

Buffalo-Maple Road, LLC

PROPERTY LOCATION

330 Maple Road

RCVD JUN25'09 PM 4:29

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. The subject development will be constructed in general compliance with the design manual entitled "Architectural Design Guidelines University Town Center," prepared by Dorsky Hodgson Parrish Yue, architects.

6. That the issues raised by the Building Department in its memorandum dated June 18, 2009 be addressed with the exception that if the Zoning Code is amended at some future time to permit fabric awnings, that awnings materials may be consistent with the Code, as amended.

7. That the issues raised in items #4, 9, 18, 19, and 22 of the Planning Department memorandum dated May 1, 2009 be addressed.

8. That the issue raised by the Engineering Department in its review of the Stormwter Pollution Prevention Plan dated May 8, 2009 be addressed.

9. That the necessary Erie County Division of Highways approval documents relative to the proposed storm drainage plan and construction activities within the Maple Road right-of-way be provided to the Engineering Department.

10. That the Erie County Division of Highways review the proposed traffic signal timing as recommended in the June 18, 2009 letter from FRA-TY LIN International Company and that the petitioner comply with any recommendations.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-7-09

PETITIONER

Buffalo-Maple Road, LLC

PROPERTY LOCATION

330 Maple Road

RCVD JUN25'09 PM 4:29

The foregoing resolution was adopted by the

Town of Amherst Planning Board, June 18, 2009.

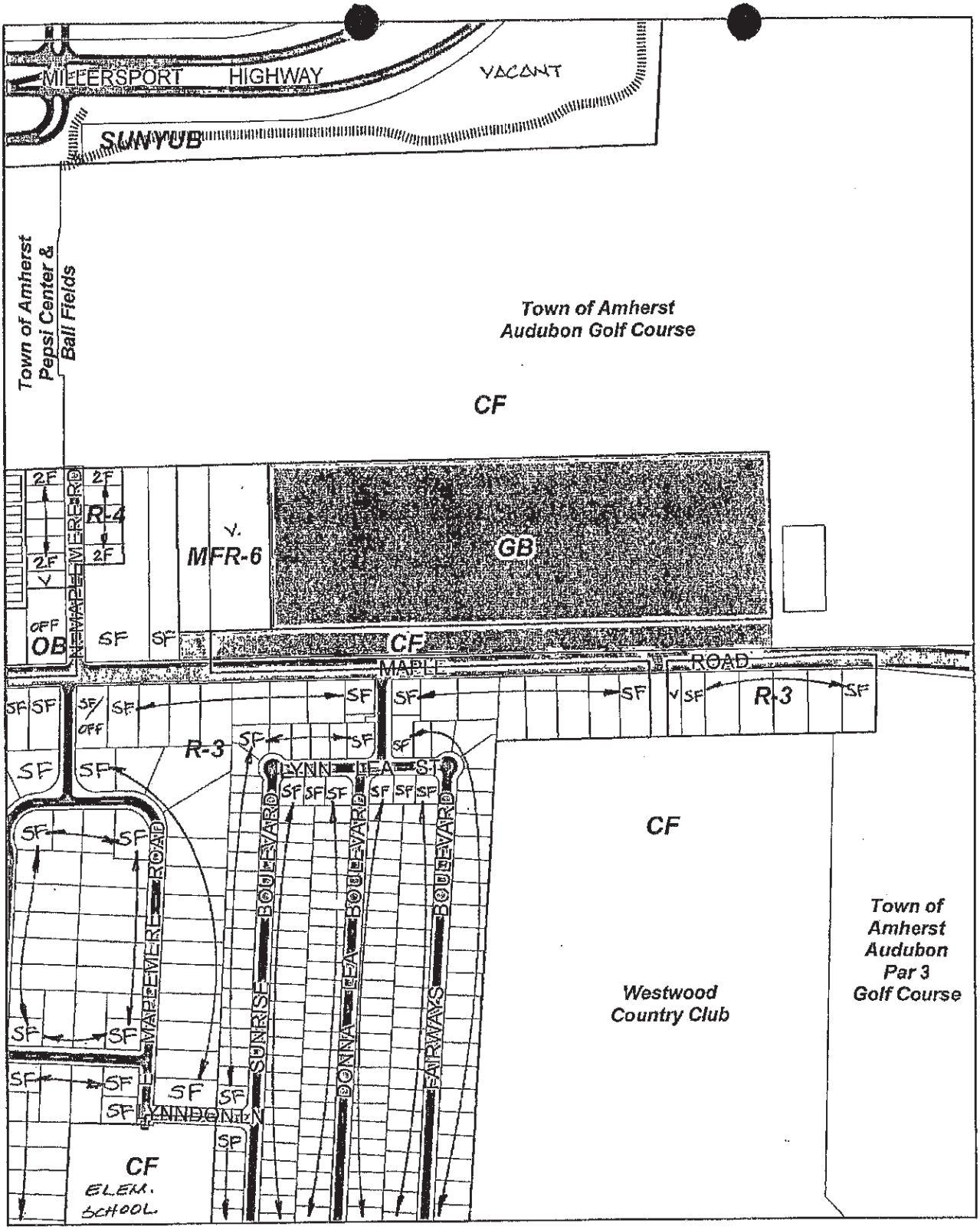
Catharine M. Weiss, Chair — Date 6/25/2009

EK/jb
P/JeanB/spblurbs/SPbl-7-09doc

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
ECHWY
NYSDOT
Buffalo-Maple Road, LLC
Jeffery D. Palumbo, Esq.
Carmina Wood Morris, PC

Approved Plan: Carmina Wood Morris, PC
Received: May 20, 2009

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))



SP-7-09

Proposed Mixed Use Center
330 Maple Road

Buffalo-Maple Road, LLC, Petitioner

May 21, 2009

330 Maple Road

Existing Bikepath

Prepared by the Town of Amherst Planning Department

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Exhibit 2

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
BUFFALO-MAPLE ROAD, LLC AND MAPLE ROAD LODGING, LLC	570 Delaware Avenue, Buffalo, NY 14202

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 8/26/12 **Agreement Execution:** 9/22/06 **Agreement Index No.:**B9-0724-06-07

Application Approval Amendment: 5/9/07 **Agreement Execution Amendment:** 6/18/07

SITE INFORMATION

Site No.: C915207 **Site Name:** 330 Maple Road Site
Site Owner: Buffalo-Maple Road, LLC
Street Address: 330 Maple Road
Municipality: Williamsville **County:** Erie **DEC Region:** 9
Site Size: 26.000 Acres
Tax Map Identification Number(s): Portion of 55.03-1-10
Percentage of site located in an EnZone: 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 12 %.
Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 10 %.
Tangible Property Credit Component Rate is 10 %.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

(1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;

(2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;

(3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;

(4) there is good cause for such modification or revocation;

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation

By: _____ Date: May 7, 2012
Robert W. Schick, P.E., Acting Director
Division of Environmental Remediation

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Prepared For:
Arc Building Partners
100 South Elmwood Avenue, Suite 100
Buffalo, NY 14202

Submitted by:
LaBella Associates
300 Pearl Street
Suite 130
Buffalo, NY 14202
(716) 551-6281

LaBella
Powered by partnership.

ENGINEERING REPORT FOR 716 SPORTS COMPLEX

October 8, 2025

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Table of Contents

Section 1 – Introduction/Location 2

Section 2 – Existing Conditions 2

Section 3 – Proposed Facilities 2

Appendices

A: Site Location Map

B: Hydrant Flow Tests

C: Sanitary Sewer Correspondence

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Section 1 – Introduction/Location

This project is a redevelopment of a 21.3 parcel (SBL #55.03-1-1.10) of site located at 330 Maple Road in the Town of Amherst, Erie County, NY. Arc Building Partners intends to construct a Sport Fieldhouse complex including two (2) 275'x500'x100' high indoor 1,000 seat dome sports complexes, 50,000 sf 2 story Commercial Retail Building. Additional site improvements include approximately 500 parking spaces parking, utilities and landscaping. A future phase will consist of a 75,000 SF+/-, 5 story, 120 Bed Hotel and associated parking and site improvements. Vehicular access to the site will be via Maple Road.

Section 2 – Existing Conditions

The parcel currently consists of open vegetated land with some woods and heavy brush. The site currently sheet flows south to Maple Road and drainage is picked up by the storm sewer system within the Maple Road Right of Way. The site was previously remediated through the NYSDEC Brownfield Cleanup Program. A 100' wide conservation easement will remain along the front of the property at Maple Road.

Water service is planned to be fed from an existing 8" Cast Iron Water Main at Maple Road.

An 8" PVC Sanitary Sewer is located at the northerly portion of the UBMD property to serve the project. Sanitary Sewer system also exists at Maple Road. However, the Maple Road sewer is reported to have no available capacity during wet weather conditions.

Section 3 - Proposed Facilities

Stormwater

A stormwater prevention plan (SWPPP) for coverage under the SPDES General Stormwater Permit (Permit GP-0-25-001) is required as the project disturbance will be greater than 1 Acre. To meet Water Quality and Green Infrastructure requirements, Bio-Retention Facilities are proposed at various areas within the site. Underground Storm water detention facilities are proposed to meet Water Quantity requirements. The project Post 25 year Post developed rate will be regulated to less than the 10-year Pre developed rate to meet Town of Amherst Stormwater Management Policy. Refer to SWPPP report for additional information.

Water System Sports Complex

No Water Service(s) exist on the property. The proposed Sports Complex will provide two (2) new service Taps to the 8" Cast Iron Main along Maple Road.

The proposed domestic and fire services will be backflowed within hot box enclosures on the site. Disinfection of the water services following installation will be performed per AWWA C-651.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Hydrant flow Tests reports provided by ECWA:

Date of Test:	7/18/2006
Flow Hydrant Location:	255 Maple Road
Size Main/Branch:	8"/6"
Residual Pressure:	90 psi
Static Pressure:	104 psi
Total Flow:	2,237 gpm

Date of Test:	4/24/2014
Flow Hydrant Location:	415 Maple Road
Size Main/Branch:	8"/6"
Residual Pressure:	78 psi
Static Pressure:	92 psi
Total Flow:	2,326 gpm

- Sports Complex Domestic Summary
  - Proposed Buildings — 50,000 sf retail; 2,000 seats Sports Domes
  - Domestic Daily Demand — 6,500 GPD Retail; 10,000 GPD Sports Domes; Total = 16,500 GPD
  - Domestic Operating Demand — Assume 10 hr day = 27.5 GPM; Peak assume 4.0 Factor= 110 GPM
  - Domestic Water Service — 4" Water Service

- Sports Complex Sprinklers and Fire Protection Summary
  - Demand — 180 GPM (light hazard, no standpipes)
  - Pressure/Fire Pump — No fire pump required – 90 psi at main.
  - Fire Protection Service — 4" Fire Protection Service
  - Site Fire Hire Hydrants — Required - Refer to Site Utility Plan
  - Fire Loop — 8" with hydrants every 400'
  - Backflow — Watts 8" 957 RPZ (Rated flow=2400 GPM)

<u>Water System Hotel</u>

- Hotel Building Domestic Summary
  - Proposed Building — 120 beds, 5 story, food service
  - Domestic Daily Demand — 24,900 GPD Hotel; 3,500 GPD Food Service; Total = 28,400 GPD
  - Domestic Operating Demand — Assume 11 hours day = 43.0 GPM; Peak Assume 3.0 Factor = 129 GPM

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

- Domestic Water Service — 4" Water Service
- Backflow — Watts 4" Model 957 (rated flow 500 GPM)

- Hotel Sprinkler and Fire Protection Summary
  - Sprinkler Demand — 180 GPM (Light Hazard)
  - Standpipes — Automatic wet – 750 GPM.
  - Pressure/Fire Pump — 1000 GPM Fire pump required due to Standpipe unless manual standpipes permitted.
  - Fire Water Service 6" Water Service
    Backflow Watts 6" model LF757 DCDA (rated flow 1000 GPM

Sanitary Sewer

A Duplex Sanitary Pump station and 2,000 LF +/- 4" sanitary sewer force main is proposed with connection to an existing private sanitary manhole near the 716 Health Building. The 716 Health Sanitary System consists of 8" SDR-35 PVC Gravity Sanitary Sewer.

Hydraulic Loading rates per NYS Design Standards for Intermediate Wastewater Treatment Systems, March 5, 2014.

- Sports Complex Sanitary Sewer Demand
  - Athletic Seating — 2,000 Seats x 5 GPD = 10,000 GPD
  - Admin Space (50,000 SQFT) — 250 Employees x 15 GPD = 3,750 GPD
  - Total Demand — 13,750 GPD

- Hotel (Future Phase) Sanitary Sewer Demand
  - 75,000 Sq. Ft. - 120 Beds — 120 Beds x 110 GPD = 13,200 GPD
  - Dining - 100 Seats — 100 x 35 GPD = 3,500 GPD
  - Total Demand — 16,700 GPD
  - Average Total — 30,450 GPD
  - Peak Factor — 4.0
  - Peak — 121,800 GPD
  - 85 GPM peak — 4" sanitary force main.

- Hotel and Sports Complex - Grease Interceptor
  - Lunch and Dinner meals, cleaning total 150 seats
  - 150 seats x 2 meals per day x 7.5 Gal/meal = 2250 GPM
    - 2,500 Gallon Traffic Rated Grease Interceptor - Precast Concrete

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

A downstream sewer capacity analysis (DSCA) is required for the project since daily flows exceed 2,500 Gallons per day. Two (2) Monitoring Nodes were provided by the Town of Amherst. Node 1 is located at the existing 15 inch diameter RCP Sanitary Sewer near the Campus Mail Center at Millersport Highway. Node 2 is at the 36" RCP sanitary sewer at Sweet Home Road near Passagrille Drive. The Town's permanent meter location provides the following flow data:

66 inch Peanut Line
Capacity: 57.4 mgd
8.3764 mgd Avg. Daily Flow
11.55 mgd Daily Peak Flow
36.60 mgd 2yr-6hr Flow

Refer to Report appendices for Node location mapping and relevant correspondence.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

APPENDICES

ATTACHMENTS:

A: Site Location Map
B: Hydrant Flow Test
C: Sanitary Sewer Correspondence

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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ATTACHMENT A:
SITE LOCATION MAP

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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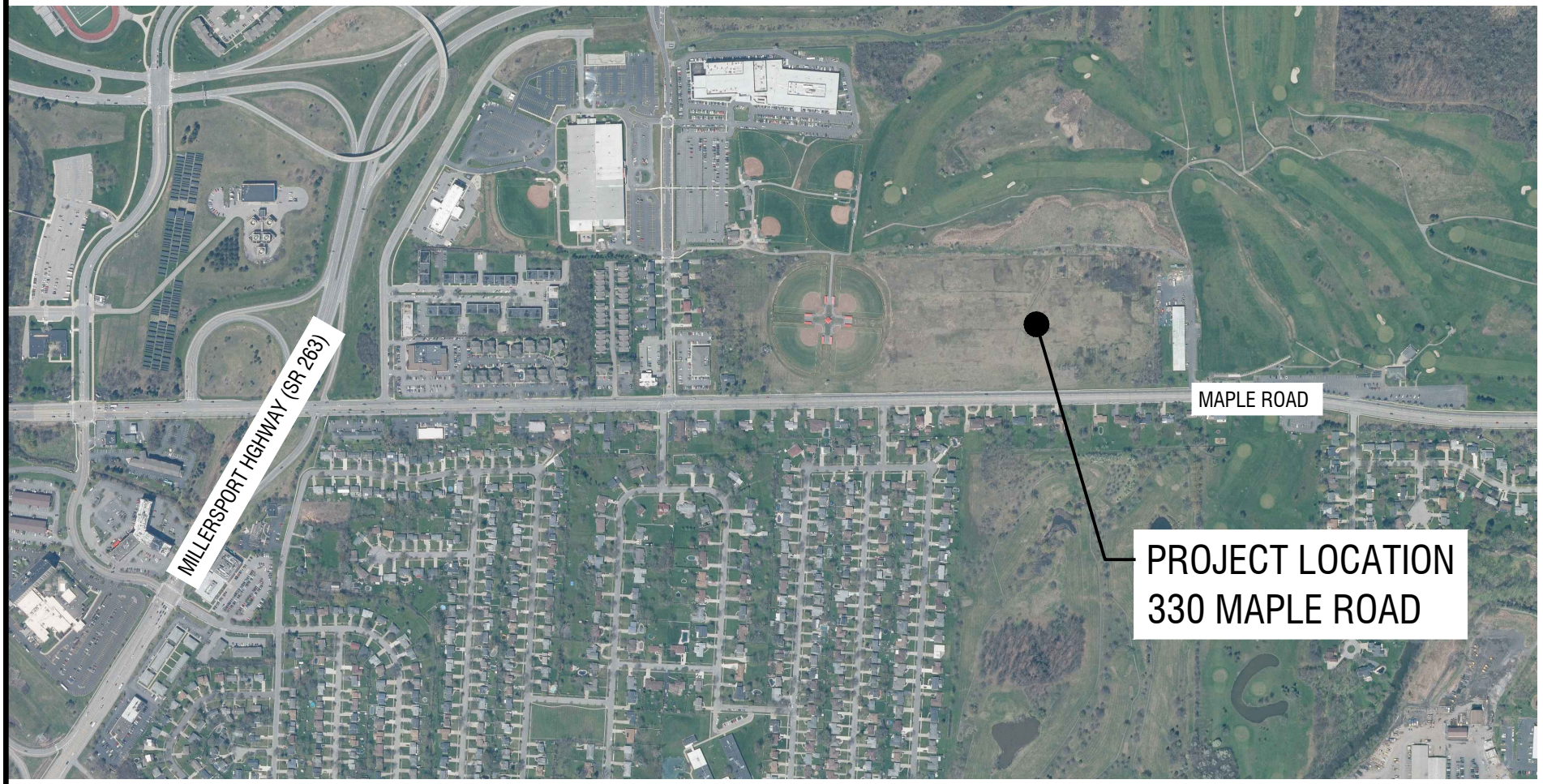

LaBella
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300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6281

labellapc.com

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It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

ISSUED FOR: ENGINEER'S REPORT

DRAWING NAME: **SITE LOCATION MAP**

DRAWN BY:

DATE: 10/3/2025

PROJECT NO.: 2254561

PROJECT NAME: **716 SPORTS COMPLEX**
Amherst, NY

DRAWING NUMBER: **A-1**

\\cash.lab\u\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\11_Reports\Engineer's Report\Appendices\A_App A_FIGURES.dwg
10/3/2025 7:50:20 AM

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

ATTACHMENT B:
HYDRANT FLOW TESTS

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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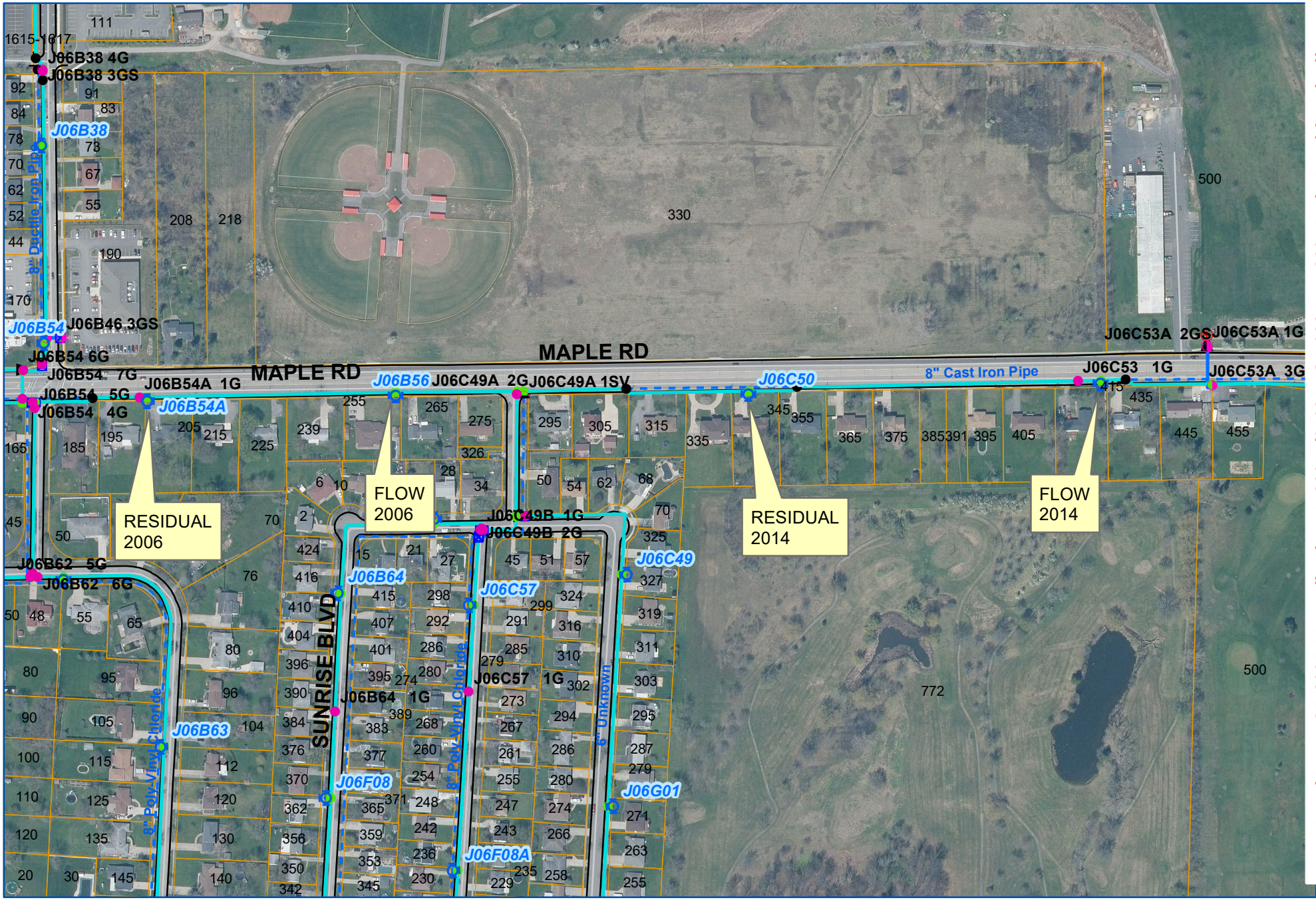
MAPLE RD., AMTN

1 inch = 300 feet



Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

ARM Hydrant Flow Test Inquiry -- Hydrant: J06B54A Test Date/Time: 7/18/2006 10:00 CHI095-B
Address: 195 MAPLE RD Side: S Location: 1ST HYD E/O MAPLEMERE RD
AMHERST
Size of Main/Branch: 8"/6" Fire District: 22021 SNYDER FD 7 Water District: 315 AMHERST DISTRICT 15C

Performed By: BM, RLS Comments: HYDRANT FLOW TEST REQUSTED BY JEROME BIEDNY
JEROME BIEDNY & ASSOCIATES; PHONE: 894-2410, FAX: 894-2412

Dischrge Coef: .90 Elvtn Usgs(ft): Static(psi): 104 Residual(psi): 90 Required Residual Pressure(psi): 20
Gallons Used..: 7,140 Total Flow(gpm): 2,372 Flow at Reqd Resid Pressure: 6,242

Flow Hydrants:

C	Flow Hyd	Flow Hydrant Address	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
_	J06 B56	255 MAPLE RD	8"/6"	1:	2.50	50.0	1,186	
		2ND HYD E/O MAPLEMERE RD		2:	2.50	50.0	1,186	
				3:			Tot Flow: 2,372	

Bottom

I=Flow Hydrant Inquiry
ENTER=Continue F3=Exit F6=Maintain Test F7=Test Hydrant Inquiry F15=Print Test Information

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

ARM Hydrant Flow Test Inquiry -- Hydrant: J06C50 Test Date/Time: 4/24/2014 11:00 CHI095-B
Address: 335 MAPLE RD Side: S Location: 1ST HYD E/O DONNA LEA
AMHERST
Size of Main/Branch: 8"/6" Fire District: 22021 SNYDER FD 7 Water District: 315 AMHERST DISTRICT 15C

Performed By: BM, RLS Comments: HYDRANT FLOW TEST VALARIE SARCIONE
NUSSBAUMER & CLARKE, 716-827-8000, 716-826-7958
E-MAIL: VSARCIONE@NUSSCLARKE.COM

Dischrge Coef: .90 Elvtn Usgs(ft): Static(psi): 92 Residual(psi): 78 Required Residual Pressure(psi): 20
Gallons Used..: 6,960 Total Flow(gpm): 2,326 Flow at Reqd Resid Pressure: 5,632

Flow Hydrants:

C	Flow Hyd	Flow Hydrant Address	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
_	J06 C53	415 MAPLE RD 2ND HYD E/O DONNA LEA	8"/6"	1: 2: 3:	2.50 2.50	48.0 48.0	1,163 1,163 Tot Flow: 2,326	

Bottom

I=Flow Hydrant Inquiry
ENTER=Continue F3=Exit F6=Maintain Test F7=Test Hydrant Inquiry F15=Print Test Information

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

ATTACHMENT C:
SANITARY SEWER CORRESPONDENCE

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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Winkler, Kristopher

From: Reberholt,Vaishali <VReberholt@amherst.ny.us>
Sent: Wednesday, October 1, 2025 1:55 PM
To: Winkler, Kristopher
Cc: Johnson, Dave; Burroughs, Jeffrey
Subject: RE: 330 Maple Road Development - Downstream Sewer Study Monitoring
Attachments: Meter_1_330Maple_Downstream.pdf; Meter_2_330Maple_Downstream.pdf; 330Maple_Downstream.pdf

Mr. Winkler,

Attached are the two monitoring nodes. Additionally, data from the Town's permanent meter at the Peanut Line is included as a third node on the downstream map.

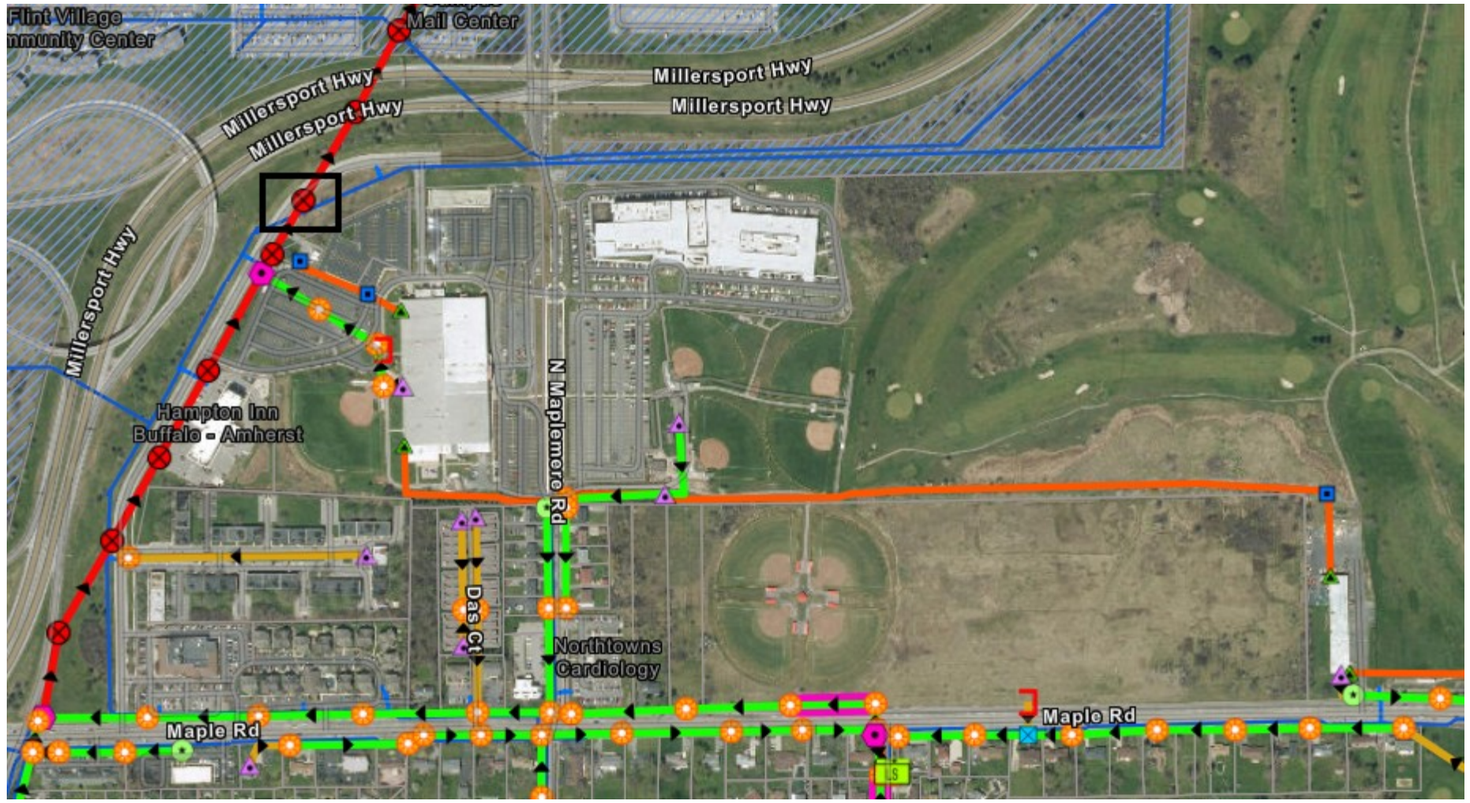
As previously noted, the system has limited capacity. Therefore, I recommend that only the fieldhouse flows be included in this approval phase. I understand that the hotel is part of a later phase and as such the hotel flows should be considered in a separate, Phase 2 approval.

The lateral from the fieldhouse should connect to the same manhole currently used by the UBMD building. I suggest a couple of options to achieve this connection:

1. Install a private pump station on 330 Maple Road with a forcemain or gravity sewer discharging to a manhole on the UBMD property (assuming it is the same owner)—provided the existing UBMD sanitary lateral can accommodate the additional flow. Our ultimate goal is to discharge to the manhole highlighted in the screenshot below; or
2. Install a gravity sewer/forcemain connecting directly to the highlighted manhole.

Please note: The Maple Road sewer has no available capacity during wet weather conditions.

Attachment: SP-2025-11_application_112025 (3021 : SP-2025-11, 330 Maple Road (Portion))



Thank you

From: Winkler, Kristopher <kwinkler@LaBellaPC.com>
Sent: Monday, September 29, 2025 10:37 AM
To: Reberholt,Vaishali <VReberholt@amherst.ny.us>
Cc: Johnson, Dave <djohnson@LaBellaPC.com>
Subject: RE: 330 Maple Road Development - Downstream Sewer Study Monitoring

CAUTION: This email originated from outside of the organization.
Please do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning Vaishali. I wanted to check on the latest for the 330 Maple Road – sanitary Sewer Monitoring Nodes question. (Reference e-mails below). Would you be able to provide an update this week? Thanks for your help. Kris.

Kristopher Winkler, PE
LaBella Associates | Senior Civil Engineer / Team Leader

+1 (716) 768-3411 direct

From: Reberholt,Vaishali <VReberholt@amherst.ny.us>
Sent: Tuesday, September 16, 2025 12:05 PM
To: Winkler, Kristopher <kwinkler@LaBellaPC.com>
Cc: Johnson, Dave <djohnson@LaBellaPC.com>
Subject: RE: 330 Maple Road Development - Downstream Sewer Study Monitoring

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Thank you. I will get back to you at the latest by end of next week.

From: Winkler, Kristopher <kwinkler@LaBellaPC.com>
Sent: Monday, September 15, 2025 4:46 PM
To: Reberholt,Vaishali <VReberholt@amherst.ny.us>
Cc: Johnson, Dave <djohnson@LaBellaPC.com>
Subject: RE: 330 Maple Road Development - Downstream Sewer Study Monitoring

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Hi Vaishali ? Our Concept Calculations are below. We?re at approximately 44,750 Gallons per day at this point. Thanks for your help.

1. Track/Soccer Seating: 2,000 Seats x 5 GPD = 10,000
2. Hotel - 75,000 sqft - Assume:
   a. 125 Guest Rooms (2 Beds Ea.) 250 Beds x 110 GPD = 27,500
   b. 100 seat dining 100 Seats x 35 GPD = 3,500

3. Admin Space - 50,000 sft (assume 200 sf/employee)
   a. 250 Employees 250 x 15 GPD = 3,750

Total = 44,750 GPD

Kristopher Winkler, PE
LaBella Associates | Senior Civil Engineer/Civil Team Leader
Official Architecture & Engineering Partner of the Buffalo Bills
716-548-9728 **cell**
716-551-6281 **office**
716-768-3411 **direct**
300 Pearl Street, #130
Buffalo, NY 14202
labellapc.com

From: Reberholt,Vaishali <VReberholt@amherst.ny.us>
Sent: Wednesday, September 10, 2025 9:53 AM
To: Winkler, Kristopher <kwinkler@LaBellaPC.com>
Cc: Johnson, Dave <djohnson@LaBellaPC.com>
Subject: RE: 330 Maple Road Development - Downstream Sewer Study Monitoring

Mr. Winkler,

Please note that the sanitary sewer on Maple Road has limited capacity, so connection to the existing manhole may not be feasible. Node monitoring will be required for this project. Could you please provide the estimated sanitary flows expected from the proposed complex development? Once we have that information, we can identify a potential solution and specify the appropriate monitoring locations.

Thank you

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Vaishali Reberholt, PE, CPSEC
Assistant Town Engineer
Sewer Maintenance Division
1100 N. Forest Rd
Williamsville, NY 14221

Ph. No 716-631-7154 X 7421

From: Winkler, Kristopher <kwinkler@LaBellaPC.com>
Sent: Wednesday, September 10, 2025 9:43 AM
To: Reberholt,Vaishali <VReberholt@amherst.ny.us>
Cc: Johnson, Dave <djohnson@LaBellaPC.com>
Subject: 330 Maple Road Development - Downstream Sewer Study Monitoring

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Morning Vaishali ? We?re in the early stages for a new sport complex development at 330 Maple Road and the project will require a Downstream Sewer capacity analysis (over 2500 Gallons per day projected sanitary flow) based on the current concept. Reference e-mail from Brian Armstrong below. Brian shared the Town?s GIS screen shot below.

We?re requesting available sanitary sewer monitoring data and verifying if Node monitoring will be required for the project. At this point I?d assume the project would aim to connect to the existing sanitary sewer on Maple Road in front of 330 Maple. If the Town has a preferred location for the proposed sanitary connection for us to investigate, please advise. Also, if you need additional information, please let us know. Thanks. Kris.

Kristopher Winkler, PE
LaBella Associates | Senior Civil Engineer/Civil Team Leader

Official Architecture & Engineering Partner of the Buffalo Bills
716-548-9728 **cell**
716-551-6281 **office**
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300 Pearl Street, #130
Buffalo, NY 14202
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From: Armstrong, Brian <BArmstrong@amherst.ny.us>
Sent: Wednesday, September 10, 2025 9:03 AM
To: Winkler, Kristopher <kwinkler@LaBellaPC.com>; Reberholt,Vaishali <VReberholt@amherst.ny.us>
Cc: Johnson, Dave <djohnson@LaBellaPC.com>; Burroughs, Jeffrey <jburroughs@amherst.ny.us>; Boudreau, Jessica <jboudreau@amherst.ny.us>
Subject: [Ext] RE: 330 Maple Road Development - Downstream Sewer Study Monitoring

Thank you Chris but these downstream requests need to be requested of Vaishali Reberholt and as such I have copied her on this email.

I don?t know what her preference will be but due to capacity limitations to the west, she may want you to extend a run of new 8-inch public sanitary sewer within the Maple Rd ROW running from the existing manhole to the east in front of the former Parks Building to the west a certain distance where you could then run your new new sanitary lateral for the new sports complex facility south and connect into the new sewer at Maple (see GIS screengrab below). If that were the case, she could then give you the appropriate node locations along that routing.
Also, in terms of a water connection you will need to connect to the existing 8-inch line running along the south side of Maple Road (below blue dashed line).

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Thank you and good luck,

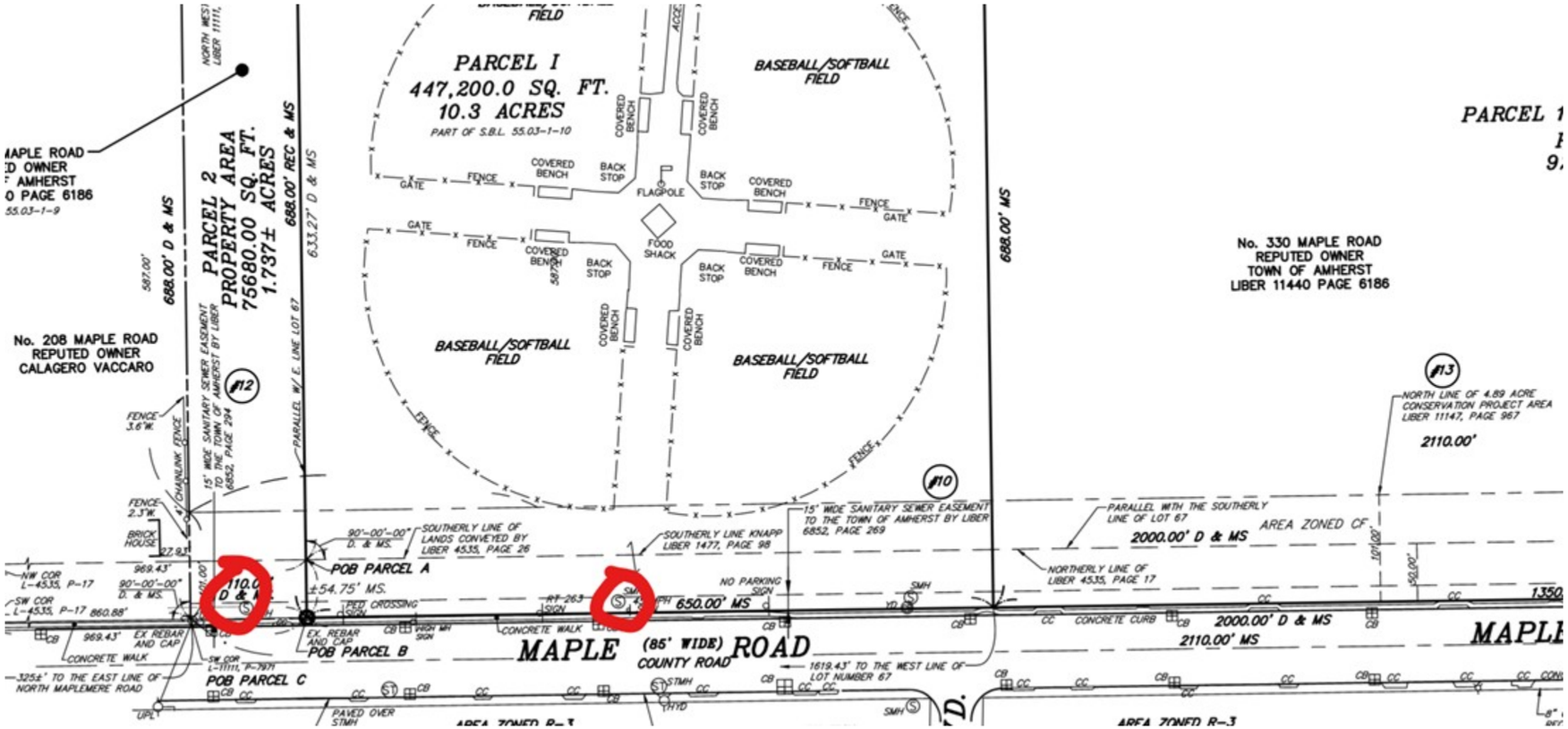
Brian J. Armstrong
Director of Engineering Services
Town of Amherst
Engineering Department
1100 North Forest Road
Williamsville, NY 14221
716.631.7154 ext. 7412 office
716.631.7222 fax
barmstrong@amherst.ny.us

From: Winkler, Kristopher <kwinkler@LaBellaPC.com>
Sent: Wednesday, September 10, 2025 7:59 AM
To: Armstrong, Brian <BArmstrong@amherst.ny.us>
Cc: Johnson, Dave <djohnson@LaBellaPC.com>
Subject: 330 Maple Road Development - Downstream Sewer Study Monitoring

Morning Brian ? We?re in the early stages for a new development at 330 Maple Road and the project will require a Downstream Sewer capacity analysis (over 2500 Gallons per day projected sanitary flow) based on the current concept.

Attachment: SP-2025-11_application_112025 (3021 : SP-2025-11, 330 Maple Road (Portion))

We?re requesting available sanitary sewer monitoring data and verifying if Node monitoring will be required for the project. At this point I?d assume the project would aim to connect to the existing sanitary sewer on the North side of Maple Road. (Project location images below, sewer manholes circled in red). Please let me know if you need additional information. Thanks. Kris.



Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Kristopher Winkler, PE
LaBella Associates | Senior Civil Engineer/Civil Team Leader

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???

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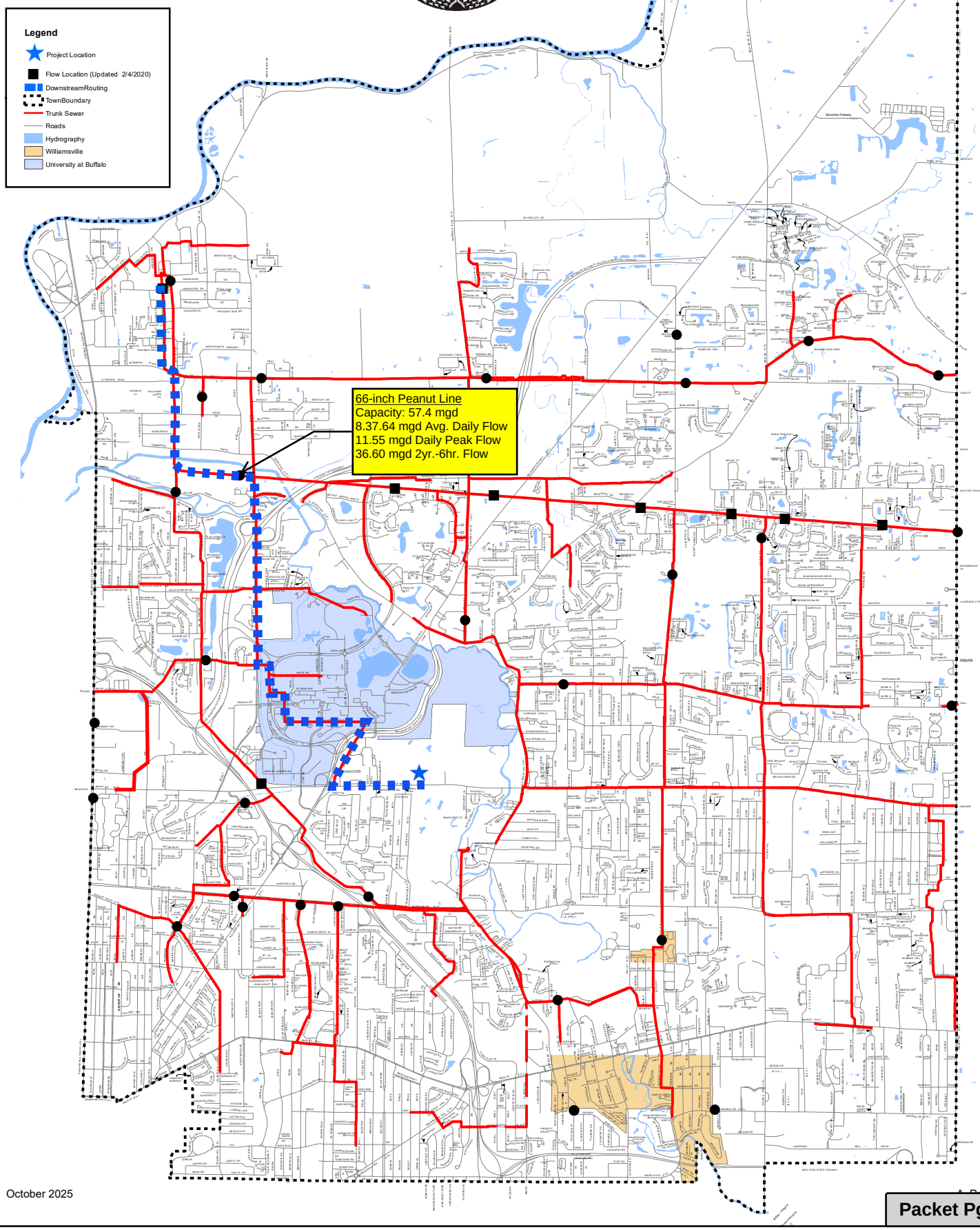
TOWN OF AMHERST
Erie County, New York

Downstream Sewer Routing
330 Maple Road

1 0.5 0 1
Miles

N



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October 2025

TOWN OF AMHERST

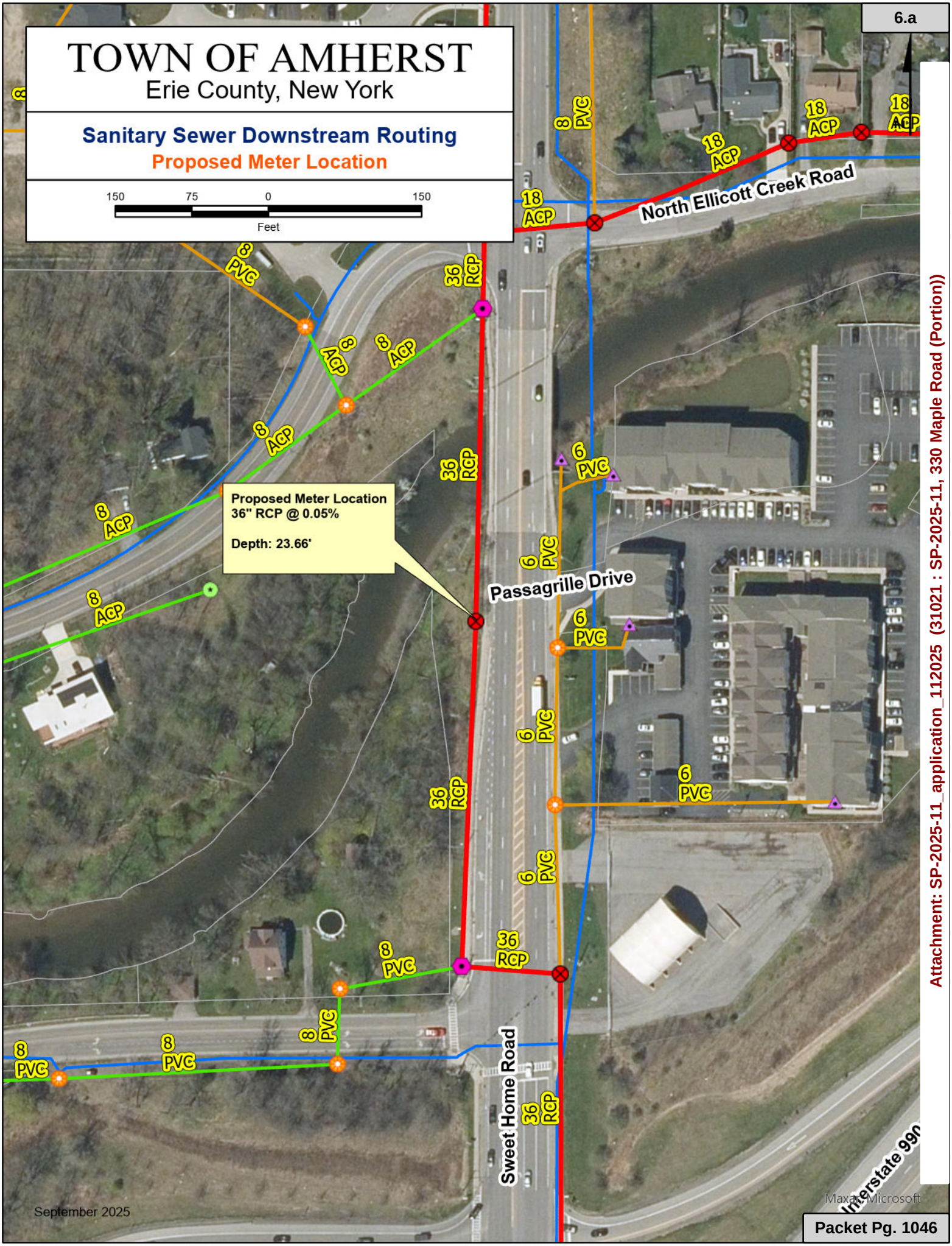
Erie County, New York

Sanitary Sewer Downstream Routing

Proposed Meter Location

150 75 0 150

Feet



September 2025

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

TOWN OF AMHERST

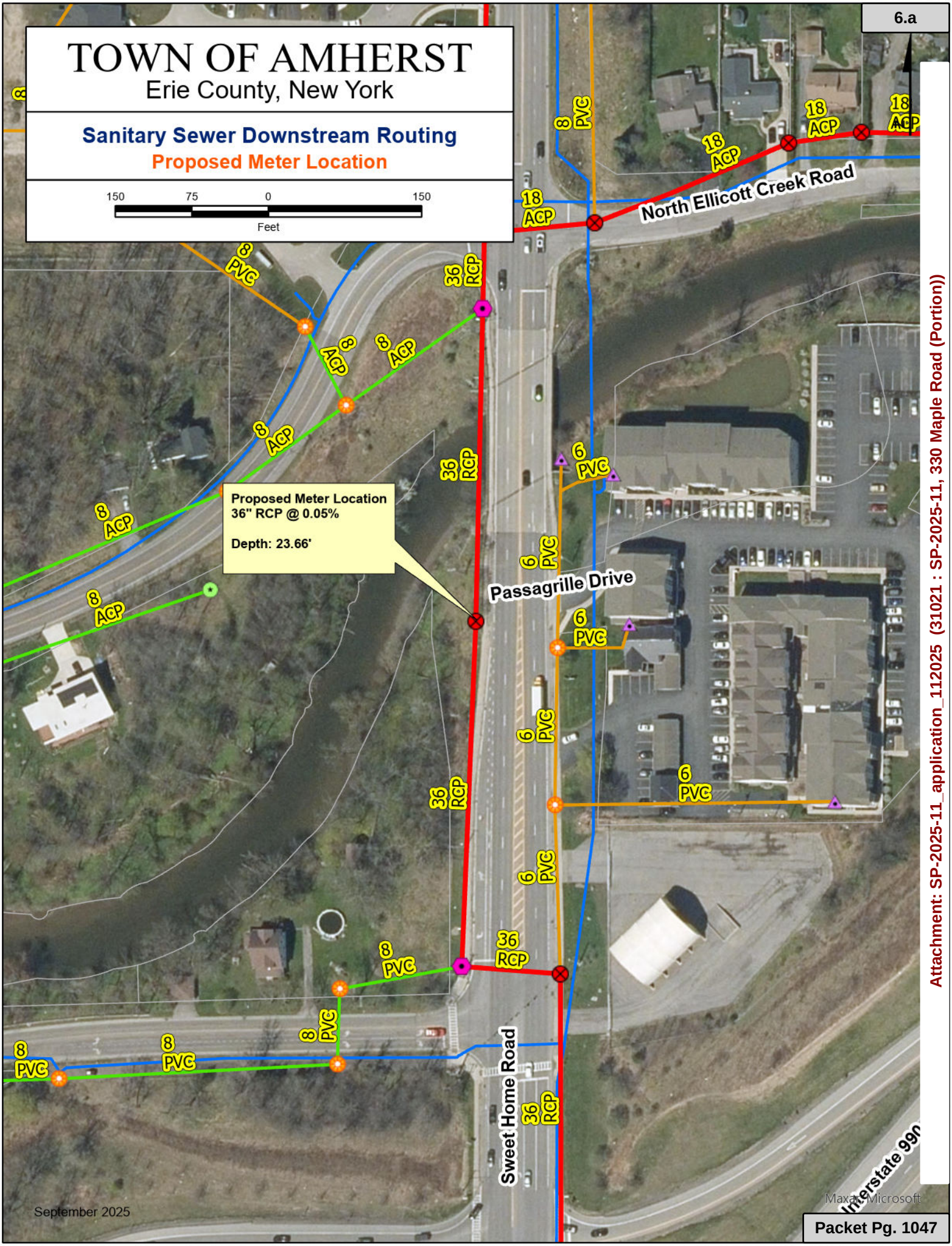
Erie County, New York

Sanitary Sewer Downstream Routing

Proposed Meter Location

150 75 0 150

Feet



September 2025

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Preliminary Stormwater Pollution Prevention Plan

Prepared for:
ARC Building Partners
100 South Elmwood Ave, Suite 100,
Buffalo, NY 14202

Submitted by:
LaBella Associates
300 State Street, Suite 201
Rochester, NY 14614
(585) 454-6110

LaBella
Powered by partnership.

716 Sports Complex

Town of Amherst, Erie County, New York

DATE: OCTOBER 2025
LAST REVISED: OCTOBER 2025
PROJECT NO. 2254561

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PREPARER OF THE SWPPP

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name and Title[1]: Robert Steehler, PE

Date: Issued: October 2025

[1] *This is a signature of a New York State licensed Professional Engineer employed by LaBella Associates that is duly authorized to sign and seal Stormwater Pollution Prevention Plans (SWPPPs), NOIs, and NOTs prepared under their direct supervision. Refer to Appendix B for the SWPPP Preparer Certification Form, and Appendix I for the LaBella Certifying Professionals Letter.*

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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APPENDICES

Appendix A: Figures

- A-1: Site Location Map **(To be included in final submission)**
- A-2: Soils Map **(To be included in final submission)**
- A-3: Historic Places Screening Map **(To be included in final submission)**
- A-4: Environmental Resource Map **(To be included in final submission)**
- A-5: Environmental Review Documentation **(To be included in final submission)**
- A-6: FEMA Firm Map **(To be included in final submission)**
- A-7: Pre-Development Watershed Delineation Map (Pocket) **(To be included in final submission)**
- A-8: Post-Development Watershed Delineation Map (Pocket) **(To be included in final submission)**

Appendix B: Forms

- Notice of Intent (NOI) **(To be included in final submission)**
- MS4 SWPPP Acceptance Form **(To be included in final submission)**
- SWPPP Preparer Certification Form **(To be included in final submission)**
- Owner/Operator Certification Form **(To be included in final submission)**
- MS4 No Jurisdiction Form **(To be included in final submission)**
- Contractor and Subcontractor Certification Forms **(To be included in final submission)**
- Notice of Termination (NOT) **(To be included in final submission)**
- 5 Acre Waiver **(To be included in final submission)**

Appendix C: Project Evaluation and Design Calculations

Appendix D: Pre-Development Stormwater Modeling **(To be included in final submission)**

Appendix E: Post-Development Stormwater Modeling **(To be included in final submission)**

Appendix F: SWPPP Inspection Report (Sample Form) **(To be included in final submission)**

Appendix G: Post-Construction Inspections and Maintenance **(To be included in final submission)**

Appendix H: NYSDEC "Deep-Ripping and Decompaction," April 2008 **(To be included in final submission)**

Appendix I: LaBella Certifying Professionals Letter **(To be included in final submission)**

Appendix J: NYSDEC SPDES General Permit GP-0-25-001 **(To be included in final submission)**

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

1.0 EXECUTIVE SUMMARY

This Stormwater Pollution Prevention Plan (SWPPP) has been prepared for major activities associated with construction of a new sports complex including commercial/retail building and a hotel in the Town of Amherst. This SWPPP includes the elements necessary to comply with the national baseline general permit for construction activities enacted by the U.S. Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program and all local governing agency requirements. This SWPPP must be executed, and permit coverage must be obtained prior to the commencement of construction activity.

This SWPPP has been developed in accordance with the "New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity," Permit No. GP-0-25-001, effective January 29, 2025 through January 28, 2030. The SWPPP and accompanying plans identify and detail stormwater management, pollution prevention, and erosion and sediment control measures necessary during and following completion of construction.

This SWPPP and the accompanying plans entitled "716 Sports Complex" have been submitted as a set. These engineering drawings are considered an integral part of this SWPPP. Therefore, this SWPPP is not considered complete without them. References made herein to "the plans" or to a specific "sheet" refer to these drawings.

This report considers the impacts associated with the intended development with the purpose of:

1. Maintaining existing drainage patterns as much as possible while continuing the conveyance of upland watershed runoff;
2. Controlling increases in the rate of stormwater runoff resulting from the proposed development so as not to adversely alter downstream conditions; and
3. Mitigating potential stormwater quality impacts and preventing soil erosion and sedimentation resulting from stormwater runoff generated both during and after construction.

The analysis and design completed and documented in this report is intended to be part of the application made for a commercial development project completed on behalf of the Owner/Operator.

1.1 Project Description

ARC Building Partners is proposing development project, to include: two (2) indoor dome sports complexes, each 275 ft x 500 ft totaling 275,000 sf, a 2-story, 50,000 sf commercial/retail building and a 75,000 sf five (5) story hotel. Development includes associated parking, internal roadways, pedestrian walkways, lighting, landscaping, and utility infrastructure. The total project area of disturbance proposed is 19.0 acres. The project will disturb one (1) or more acres and as such, preparation of this SWPPP is required under GP-0-25-001. A Site Location Map has been provided in Appendix A, as Figure A-1.

This type of project is included in Table 2 of Appendix B of GP-0-25-001; and the project site is not located in one of the watersheds listed in Appendix C of GP-0-25-001. Therefore, this SWPPP includes post-construction stormwater management practices, as well as erosion and sediment controls.

This project is located within the Town Of Amherst regulated, traditional land use control Municipal Separate Stormwater Sewer System (MS4). Therefore, an MS4 SWPPP Acceptance Form is required to accompany NOIs submitted to the NYSDEC.

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Runoff from the project site will discharge to the Ellicott Creek, Lower and tribs, which is included in the list of Section 303(d) water bodies included in Appendix D of GP-0-25-001.

Project construction activities will consist primarily of site grading, paving, building construction, and the installation of storm drainage, water supply, sanitary sewer, and public utility infrastructure necessary to support the proposed development project. Construction phase pollutant sources anticipated at the site are disturbed (exposed) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is the potential for each type of pollutant to be transported by stormwater.

1.2 Stormwater Pollution Controls

The stormwater pollution controls outlined herein have been designed and evaluated in accordance with the following standards and guidelines:

- New York State Stormwater Management Design Manual, dated July 31, 2024 (Design Manual).
- New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016 (SSESC).

Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management practice(s), and other construction-phase pollution controls outlined herein.

The proposed stormwater management approach consisting of pipes, open drainage ways, and on-site stormwater management practices will adequately collect, treat, and convey the stormwater runoff.

Bioretentions and underground storm chambers will be used to manage and treat stormwater runoff generated by the proposed development project.

Pre- and post-development surface runoff rates will be evaluated for the 1-, 10-, 25- and 100-year 24-hour storm events. Stormwater runoff rates will be reduced for all storm events to at or below the pre-development runoff rates. Additionally, per the Town of Amherst requirements the 25-year 24-hour storm will be reduced to the pre-development 10-year storm rate through the implementation of underground stormwater detention chambers.

2.0 SITE CHARACTERISTICS

2.1 State Environmental Quality Review

The construction activity is subject to State Environmental Quality Review (SEQR). The project is considered a Type I action. As such, SEQR coordination has been initiated A copy of the SEQR documentation, in accordance with Part I.A.5. of GP-0-25-001, will be provided in Appendix A, as Figure A-5 upon receipt.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

2.2 Land Use and Topography

The project site is located within the General Business (GB) zoning district. Commercial recreation activities, indoor, hotel, and retail services are all permitted uses within this district.

The overall site is slightly sloping, with slopes ranging from 1 to 8 percent. Site elevations range from approximately 595 feet above mean sea level (MSL) to 600 feet MSL. A small portion of the site to the south is draining towards Maple Road. The remaining site drains to the north east towards and existing low point off site.

2.3 Soils and Groundwater

The US Department of Agriculture (USDA) Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/) was used to obtain surficial soil conditions for the study area, as follows:

Table 1: USDA Soil Data

Map Symbol & Description	Hydrologic Soil Group	Permeability (inches/hour)	Erosion Factor K	Depth to Water Table (feet)	Depth to Bedrock (feet)
Od – Odessa silt loam	D	<0.2	0.49	>16	>5.0
SaA – Schoharie silt loam	D	<0.2	0.49	>16	>5.0

Upon review of the soil data presented in Table 1, the project site does not contain soils with a soil slope phase of D with a map unit name that inclusive of slopes greater than 25%, and does not contain soils with a soil slope phase of E or F.

The project site is composed of HSG D soils, as shown in the table below.

Table 2: Project Site HSG Data

HSG A	HSG B	HSG C	HSG D
0%	0%	0%	100%

The Soil Conservation Service defines the hydrologic soil groups as follows:

- Type D Soils: Soils having a very low infiltration rate and high runoff potential when thoroughly wet. These soils consist chiefly of clays that have high shrink-swell potential, soils that have a permanent high water table, soils that have a clay pan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very low rate of water transmission.

An on-site geotechnical investigation was performed by Barron & Associates, PC dated December 21, 2006. Refer to the Geotechnical report for detailed geotechnical information.

The soils map for the study area is presented in Appendix A, as Figure A-2.

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2.4 Watershed Designation

The project site is not located in a restricted watershed identified in Appendix C of GP-0-25-001.

2.5 Receiving Water Bodies

The nearest natural classified water course into which runoff from the project site will discharge is the Ellicott Creek, Lower, and tribs. The Ellicott Creek, Lower, and tribs are classified by NYSDEC as a Class B water course, and is included in the Section 303(d) list of impaired waters found in Appendix D of GP-0-25-001.

2.6 Aquifer Designation

The project site is not located over a US EPA designated Sole Source aquifer; nor is it located over a Primary or Principal aquifer listed in the NYSDEC Technical and Operational Guidance Series (TOGS) 2.1.3 (1980).

2.7 Wetlands

Wetlands depicted on the accompanying plan set were delineated by LaBella wetland biologists on September 3, 2025. The wetland boundary was surveyed by LaBella Associates on September 3, 2025 and presented on a map entitled "Wetland and Stream Report" and dated September 2025. These wetlands are state regulated wetlands that encompass approximately 3.41 acres of the 21.3 acre property.

2.8 Flood Plains

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), Town of Amherst, New York, Community Panel Number 36029C0207H, the project site lies within Flood Zone X, areas determined to be outside 500-year floodplain The FEMA Flood Map has been provided in Appendix A, as Figure A-5.

2.9 Listed, Endangered, or Threatened Species

A search was performed on the NYSDEC Environmental Resource Mapper on September 30, 2025, and determined that the project site has no known occurrences of threatened or endangered species, or critical habitat. An Environmental Resource Map has been provided in Appendix A, as Figure A-4.

2.10 Historic Places

A search on the New York State Cultural Resource Information System (CRIS) database, performed on October 2, 2025, revealed that the construction activity is not within an archaeological buffer 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 50 feet

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from a building, structure, or object that is more than 50 years, in accordance with Part I.A.4 of GP-0-25-001. A printout of the historic places screening map is presented in Appendix A, as Figure A-3.

2.11 Rainfall Data

Rainfall data utilized in the modeling and analysis was obtained from the Cornell University online Extreme Precipitation in New York & New England website (http://precip.eas.cornell.edu/). A local IDF file was imported, and specific mass curves were generated, in HydroCAD to evaluate the pre- and post-development stormwater runoff characteristics. Rainfall data specific to the portion of Erie County under consideration, for various 24-hour storm events, is presented in the following Table:

Table 3: Rainfall Data

Storm Event Return Period	24-Hour Rainfall (inches)
1-year	1.57
10-year	2.64
25-year	3.30
100-year	4.65

2.12 Pre-development Watershed Conditions

The pre-development project site is covered predominantly by short grass and trees. Analysis of pre-development conditions considered existing drainage patterns, soil types, ground cover, and topography. The Pre-Development Watershed Delineation Map has been provided in Appendix A, as Figure A-5.

2.13 Post-development Watershed Conditions

The post-development project site is covered predominantly by buildings and associated parking and pedestrian sidewalks and greenspace. The analysis of post-development conditions considered existing drainage patterns, soil types, ground cover to remain, planned site development, site grading, and stormwater management facilities proposed as part of site improvements. The Post-Development Watershed Delineation Map has been provided in Appendix A, as Figure A-6.

2.14 Description of Design Points

The study area consists of the 21.3 acre project site and 19.0 acre area of disturbance. The overall watershed was broken down into smaller watersheds, or subcatchments, to allow for analysis of runoff conditions at several locations throughout the study area. Each of these locations was defined as a Design Point (DP) in order to compare the effects resulting from stormwater management facilities proposed as part of the project. Descriptions of each of the selected Design Points are provided below.

- Design Point 1: Off-site discharge to low area located at the northeast corner of site.
- Design Point 2: Existing 18” RCP located along Maple Road which flows from East to West.

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3.0 STORMWATER MANAGEMENT PLANNING

Chapter 3 of the Design Manual outlines a six-step planning process for site planning and selection of stormwater management practices that must be implemented for both new development and redevelopment projects. This process is intended to develop a design that maintains pre-construction hydrologic conditions through the application of environmentally sound development principles, as well as treatment and control of runoff discharges from the site. The following sections outline the step-by-step process and how it has been applied to this project.

The goals of this Stormwater Management Plan are to analyze the peak rate of runoff under pre- and post-development conditions, to maintain the pre-development rate of runoff in order to minimize impacts to adjacent or downstream properties, and to minimize the impact to the quality of runoff exiting the site.

The Design Manual provides both water quality and water quantity objectives to be met by projects requiring a "Full SWPPP". These objectives will be met by applying stormwater control practices to limit peak runoff rates and improve the quality of runoff leaving the developed site.

3.1 STEP 1 – Site Planning

During the Site Planning process, the project site is evaluated for implementation of the green infrastructure planning measures identified in Table 3.1 of the Design Manual, in order to preserve natural resources and reduce impervious cover. Appendix C provides a description of each green infrastructure planning measure, along with a project specific evaluation.

3.2 STEP 2 – Calculate Water Quality Treatment Volume (WQv)

Stormwater runoff from impervious surfaces is recognized as a significant contributor of pollution that can adversely affect the quality of receiving water bodies. Therefore, treatment of stormwater runoff is important since most runoff related water quality contaminants are transported from land, particularly the impervious surfaces, during the initial stages of storm events.

3.2.1 NYSDEC Requirements for Water Quality Volume

The Design Manual requires that water quality treatment be provided for the initial flush of runoff from every storm. The NYSDEC refers to the amount of runoff to be treated as the "Water Quality Volume" (WQv). Section 4.2 of the Design Manual defines the Water Quality Volume as follows:

$$WQv = \frac{[(P)(R_v)(A)]}{12}$$

Where: P = 90% Rainfall Event Number
R_v = 0.05 + 0.009 (I)
I = Impervious Cover (Percent)
A = Contributing Area in Acres

This definition ensures that, all other things being equal, the Water Quality Volume will increase along with the impervious cover percentage.

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3.2.2

3.2.2 Methodology for New Development

The Water Quality Volume equation has been applied to the drainage area tributary to each of the stormwater quality practices proposed for this project. The practices have been sized to accommodate the Water Quality Volume, as per the performance criteria presented in Chapter 5 and/or Chapter 6 of the Design Manual. Water quality volume calculations for each of the proposed practices are presented in Appendix C.

Table 4: Required WQv Summary

Required WQv	
53,397 cf	1.23 af

3.3 STEP 3 – Apply RR Techniques and Standard SMPs with RRv Capacity to Reduce Total WQv

Land use change and development in the watershed increases the volume of runoff. As such, reductions in the amount of runoff from new development, accomplished through the implementation of a stormwater management plan for the site, will play an important role in the success or failure of the watershed-wide stormwater management plan. Runoff reduction techniques can be applied to manage, reduce, and treat stormwater, while maintaining and restoring natural hydrology through infiltration, evapo-transpiration, and the capture and reuse of stormwater. Volume reduction techniques by themselves typically are not sufficient to provide adequate attenuation of stormwater runoff, but they can decrease the size of the peak runoff rate reduction facilities.

3.3.1 NYSDEC Requirements for New Development

The Design Manual states that runoff reduction shall be achieved through infiltration, groundwater recharge, reuse, recycle, and/or evaporation/evapotranspiration of 100-percent of the post-development water quality volume to replicate pre-development hydrology. Runoff control techniques provide treatment in a distributed manner before runoff reaches the collection system, by maintaining pre-construction infiltration, peak runoff flow, discharge volume, as well as minimizing concentrated flow. This can be accomplished by applying a combination of Runoff Reduction Techniques, standard Stormwater Management Practices (SMPs) with RRv capacity, and good operation and maintenance.

3.3.2 Methodology

In order to reduce the required WQv and meet the RRv criteria, a site specific evaluation must be performed to determine the most practical means of reducing runoff volume by application of a combination of RR techniques and standard SMPs with RRv capacity.

3.3.3 Application of Standard Stormwater Management Practices (SMPs) with RRv Capacity

The following Table demonstrates a summary of the standard SMP(s) with RRv capacity that have been incorporated into the stormwater management plan for this project. The standard SMP(s) with RRv capacity have been designed in accordance with Chapter 6 of the Design Manual. Refer to the contract drawings for practice dimensions, material specifications, and installation details. Practice specific calculations are presented in Appendix C.

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Table 5: Summary of Standard SMPs with RRv Capacity being Applied

Standard SMP with RRv Capacity	Design Variant	Pretreatment Volume Required (% of WQv)	Pretreatment Volume Provided (CF)	RRv Capacity	WQv Required (CF)	WQv Reduced /RRv Provided (CF)	WQv Treated[1] (CF)	Total WQv Provided[2] (CF)
Filtration Bioretention	F-5	25	13,350	40%	53,397	21,360	32,038	53,397

Footnotes:
[1]*WQv Treated = WQV Required - RRv Provided*
[2]*Total WQv Provided = WQV Treated + RRv Provided*

3.3.4 RRv Performance Summary

A summary of the RRv provided is presented in the following table:

Table 6: RRv Summary

WQv Required (CF)	RRv Provided WQv Reduced (CF)	% RRv Provided/ WQv Reduced
53,397	21,360	>100%

As indicated in the above table, the RRv provided is greater than the RRv required for the project site. As such, the RRv criteria has been met and the designer can proceed to Step 6.

3.4 STEP 4 – Calculate the Minimum RRv Required

As previously discussed, the RRv provided is greater than the RRv required for this project. As such, the runoff reduction volume criteria has been met, and minimum RRv is not applicable.

3.5 STEP 5 – Apply Standard SMPs to Address Remaining Water Quality Volume

As previously discussed, 100% of the required WQv is being provided and reduced through RRv practices. As such, the water quality and runoff reduction volume criteria have been met and no other standard SMPs are required.

3.5.1 Underground Stormwater Detention System

Underground stormwater detention systems store and detain stormwater runoff in order to meet water quantity control requirements. Stormwater is stored in subsurface vaults and/or a system of large diameter interconnected storage pipes. Stored water is then released at rates designed to reduce peak run-off flows during post-development storms. Underground stormwater storage provides minimal stormwater quality benefits, but can be an effective component of a development's overall stormwater management plan.

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3.6

3.6 Climate Change Consideration

This report presents the consideration for future physical risks due to climate change, in accordance with Part III.A.2 of the permit. Overall site planning, control measures and practices, conveyance systems and detention systems were evaluated against the seven (7) physical risks identified by NYSDEC due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR 490, and associated guidance. Appendix C provides a description of each consideration, specific to the project.

4.0 CONSTRUCTION SEQUENCE

In order for construction to progress in a practical and efficient manner, soil disturbance in excess of five acres at any given time will be required. The General Permit allows for soil disturbance of greater than five acres upon written authorization from the the Town of Amherst. Therefore, once the site contractor is awarded the construction contract, a waiver will be requested to allow the disturbance of more than five acres at any one time. In accordance with Part I.E.6.b the written Request to Disturb Greater than Five Acres must include:

- The SPDES permit identification number (Permit ID); and
- Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and
- The phasing plan for the project and sequencing plans for all phases from the SWPPP in accordance with Part III.B.1.d.; and
- Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and
- Acknowledgement that the Owner/Operator will comply with the requirements in Part IV.C.2.b.; and
- Acknowledgement that the Owner/Operator will comply with the requirements in Part II.B.1.b.

The Owner/Operator must be in receipt of an Authorization Letter to Disturb Greater than Five Acres, which will include when the authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time from the Town of Amherst. Should the request be denied, the contractor shall limit the area of disturbance to less than five acres of disturbance at any given time. The contractor shall prepare and submit to the Owner's/Operator's Engineer a sequencing plan that identifies the progression of construction through the site. This sequencing plan must be retained as part of the Site Log Book.

The "Erosion and Sediment Control Plan" and the "Erosion and Sediment Control Plan Prior to Construction" in the accompanying drawings and waiver request identifies the major construction activities that are the subject of this SWPPP. The order (or sequence) in which the major activities are expected to begin is presented on the accompanying drawings, though each activity will not necessarily be completed before the next begins. In addition, these activities could occur in a different order if necessary to maintain adequate erosion and sediment control. If this is the case, the contractor shall notify the Owner's/Operator's Engineer overseeing the implementation of the SWPPP.

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The Contractor will be responsible for implementing the erosion and sediment control measures identified on the plans. The Contractor may designate these tasks to certain subcontractors as they see fit, but the ultimate responsibility for implementing these controls and ensuring their proper function remains with the Contractor.

In accordance with Part III.B.c.iv. a phasing plan for the project and sequencing plans for all phases have been provided. The plans address clearing and grubbing, excavation and grading, utility and infrastructure installation, final stabilization, and any other construction activity at the site that will result in soil disturbance. Refer to the plans for further information on the project phasing and sequencing.

5.0 CONSTRUCTION-PHASE POLLUTION CONTROL

The SWPPP and accompanying plans identify the temporary and permanent erosion and sediment control measures that have been incorporated into the design of this project. These measures will be implemented during construction, to minimize soil erosion and control sediment transport off-site, and after construction, to control the quality and quantity of stormwater runoff from the developed site.

Erosion control measures, designed to minimize soil loss, and sediment control measures, intended to retain eroded soil and prevent it from reaching water bodies or adjoining properties, have been developed in accordance with the following documents:

- NYSDEC SPDES General Permit for Stormwater Discharges From Construction Activity, Permit No. GP-0-25-001 (effective January 29, 2025 through January 28, 2030)
- New York State Standards and Specifications for Erosion and Sediment Control, NYSDEC (November 2016)

The SWPPP and accompanying plans outline the construction scheduling for implementing the erosion and sediment control measures. These documents include limitations on the duration of soil exposure, criteria and specifications for placement and installation of the erosion and sediment control measures, a maintenance schedule, and specifications for the implementation of erosion and sediment control practices and procedures.

Temporary and permanent erosion and sediment control measures that shall be applied during construction generally include:

1. Minimizing soil erosion and sedimentation by stabilization of disturbed areas and by removing sediment from construction site discharges.
2. Preservation of existing vegetation to the greatest extent practical. Following the completion of construction activities in any portion of the site, permanent vegetation shall be established on all exposed soils.
3. Site preparation activities to minimize the area and duration of soil disruption.
4. Establishment of permanent traffic corridors to ensure that “routes of convenience” are avoided.

5.1 Temporary Erosion and Sediment Control Measures

The temporary erosion and sediment control measures described in the following sections are included as part of the construction documents.

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5.1.1 Stabilized Construction Access

Prior to construction, stabilized construction access(es) will be installed, per accompanying plans, to reduce the tracking of sediment onto public roadways.

Construction traffic must enter and exit the site at the stabilized construction access(es). The intent is to trap dust and mud that would otherwise be carried off-site by construction traffic.

The access(es) shall be maintained in a condition, which will control tracking of sediment onto public rights-of-way or streets. When necessary, additional aggregate will be placed atop the filter fabric to assure the minimum thickness is maintained. All sediment and/or soil spilled, dropped, or washed onto public rights-of-way must be removed immediately. Periodic inspection and needed maintenance shall be provided after each substantial rainfall event.

5.1.2 Dust Control

Water trucks shall be used as needed during construction to reduce dust generated on-site. Dust control must be provided by the Contractor(s) to a degree that is acceptable to the Owner, and in compliance with the applicable local and state dust control requirements.

5.1.3 Temporary Soil Stockpile

Materials, such as topsoil, will be temporarily stockpiled (if necessary) on the site during the construction process. Stockpiles shall be located in an area away from storm drainage, water bodies and/or courses, and will be properly protected from erosion by a surrounding silt fence barrier.

5.1.4 Silt Fencing

Prior to the initiation of and during construction activities, a geotextile filter fabric (or silt fence) will be established downgradient of all disturbed areas. These barriers may extend into non-impact areas to provide adequate protection of adjacent lands.

Clearing and grubbing will be performed only as necessary for the installation of the sediment control barrier. To facilitate effectiveness of the silt fencing, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s). Maintenance of the fence will be performed as needed.

5.1.5 Temporary Seeding

The project is authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii. As such, temporary soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the soil disturbance activity has temporarily ceased.

5.1.6 Manufactured Insert Inlet Protection

Install insert inlet protection beneath the grate of all catch basins, to prevent sediment from entering the catch basins and storm sewer system. Remove sediment accumulation and repair or replace insert as necessary to ensure proper function.

5.1.7 Filter Fabric Drop Inlet Protection

Install filter fabric or silt fence with wooden stakes at the perimeter of existing or proposed catch basins located in lawn areas, to prevent sediment from entering the catch basins and storm sewer system. Remove sediment accumulation and repair or replace fabric as necessary to ensure proper function.

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5.1.8 Stone Check Dams

Stone check dams will be installed within drainage ditches to reduce the velocity of stormwater runoff, promote settling of sediment, and reduce sediment transport off-site.

Sediment accumulated behind the stone check dam will be removed as needed to maintain flow through the stone check dam and prevent large flows from carrying sediment over or around the dam. Stones shall be replaced as needed to maintain the design cross section of the structures.

5.1.9 Temporary Sediment Trap

Temporary sediment traps shall be constructed to intercept sediment-laden runoff, reduce the amount of sediment leaving the disturbed areas, and protect drainage ways, properties, and rights-of-way.

Accumulated sediment shall be removed from the trap when it reaches no greater than 50 percent of the design capacity. Sediment shall not be placed downstream from the embankment, adjacent to a stream, or floodplain.

Temporary sediment traps depicted on the accompanying plans have been designed to provide 3,600 CF of storage per acre of tributary watershed.

5.1.10 Temporary Diversion Swales

Temporary diversion swales shall be used to divert off-site runoff around the construction site and divert runoff from stabilized areas around disturbed areas.

5.1.11 Dewatering Operations

Dewatering will be used to intercept sediment-laden stormwater or pumped groundwater and allow it to settle out of the pumped discharge prior to being discharged from the site. Water from dewatering operations shall be treated to eliminate the discharge of sediment and other pollutants. Water resulting from dewatering operations shall be directed to temporary sediment traps or dewatering devices. Temporary sediment traps and dewatering bags will be provided, installed, and maintained at downgradient locations to control sediment deposits to downstream surfaces.

5.1.12 Fiber Roll

Prior to the initiation of and during construction activities, fiber rolls (12" minimum diameter) will be established downgradient of all disturbed areas to reduce sheet flow on slopes. These rolls may extend into non-impact areas to provide adequate protection of adjacent lands. Spacing will conform to NYSDEC specification for straw bale dike.

Clearing and grubbing will be performed only as necessary for the installation of the fiber rolls. To facilitate effectiveness, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s) and maintenance will be performed as needed.

5.1.13 Compost Filter Sock

Prior to the initiation of and during construction activities, a compost filter sock (or silt sock) will be established downgradient of all disturbed areas. These filters may extend into non-impact areas to provide adequate protection of adjacent lands. The spacing of the compost filter sock, which will depend on the ground slope and diameter of the sock, shall be based upon New York State or EPA guidance.

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Clearing and grubbing will be performed only as necessary for the installation of the sediment control filter; and unlike sediment control barriers, trenching is not required. The ends of the filter sock should be directed upslope, to prevent stormwater from running around the end of the sock. The preferred anchoring method is to drive stakes through the center of the sock at regular intervals; alternatively, stakes can be placed on the downstream side of the sock. To facilitate effectiveness of the compost filter sock, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s) to ensure that they are intact and the area behind the sock is not filled with sediment. Maintenance of the sock will be performed as needed.

5.2 Permanent Erosion and Sediment Control Measures

The permanent erosion and sediment control measures described in the following sections are included as part of the construction documents.

5.2.1 Establishment of Permanent Vegetation

Disturbed areas that will be vegetated must be seeded in accordance with the contract documents. The type of seed, mulch, and maintenance measures as described in the contract documents shall also be followed.

The project is authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii. As such, permanent soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the soil disturbance activity has permanently ceased.

Final site stabilization is achieved when all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of 80 percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

5.2.2 Rock Outlet Protection

Rock outlet protection shall be installed at the locations as indicated and detailed on the accompanying plans. The installation of rock outlet protection will reduce the velocity and energy of water, such that the flow will not erode downstream surfaces.

5.2.3 Permanent Turf Reinforcement

Permanent turf reinforcement mats (TRMs) provide long-term erosion protection and vegetation establishment assistance while permanently reinforcing vegetation. TRMs shall be installed on slopes/channels where specified. TRM's provide two key advantages. First, their unique fiber shape and 3-D pattern create a thick matrix of voids that trap seed, soil, and water in place for quicker, thicker vegetation growth. Secondly, they provide additional reinforcement that doubles the vegetation's natural erosion protection abilities by remaining a permanent part of the application and anchoring mature plants to the soil for superior, long-term erosion resistance.

5.3 Implementation Schedule for Erosion and Sediment Control Measures

Proper implementation of the outlined erosion and sediment control measures is critical to minimizing soil erosion and controlling off-site sediment transport during construction, as well as controlling the quality and quantity of stormwater runoff from the developed site after construction. The following table outlines the implementation schedule for initial placement of these measures, and the duration for which they should remain in place.

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Table 7: Implementation Schedule for Erosion and Sediment Control Measures

Erosion and Sediment Control Measure	Initial Placement	Duration to Remain In-Place
Stabilized Construction Access	Upon mobilizing to site	Until construction is complete
Dust Control	As needed	As needed
Temporary Soil Stockpile	Upon delivery of materials to the site or excavation of on-site materials for reuse	Until materials have been placed or removed from the site
Silt Fencing	Prior to upgradient soil disturbance	Until upgradient area has achieved permanent stabilization
Temporary Seeding	Apply to any disturbed soil that will remain exposed for more than 14 days	Apply additional seed as needed for temporary stabilization
Manufactured Insert Inlet Protection	*Existing structures:* prior to upgradient soil disturbance *New structures:* upon installation of structure/grate	Until upgradient area has achieved permanent stabilization
Stone Check Dams	*Existing swales:* upon completion of swale reshaping *New swales:* upon completion of swale excavation	Permanent
Dewatering Operations	As needed during excavation	Until excavation/backfilling is complete
Compost Filter Sock	Prior to upgradient soil disturbance	Until upgradient area has achieved permanent stabilization
Establishment of Permanent Vegetation	As soon as possible after completion of final grading	Permanent, apply additional seed as needed to achieve 80% minimum uniform coverage
Rock Outlet Protection	During installation of tributary culverts/pipes	Permanent
Permanent Turf Reinforcement	Upon completion of slope grading operations	Permanent

5.4 Other Pollutant Controls

Part I.C.1 of GP-0-25-001 prohibits discharges from construction material wastewater, pollutants used in vehicle and equipment operation and maintenance, vehicle and equipment washing and toxic or hazardous substances.

The following table identifies materials and/or chemicals commonly used and/or stored on construction sites and should be addressed in the site-specific spill prevention and response plan:

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Table 8: Common Construction Pollutants

Material/Chemical	Physical Description	Stormwater Pollutants	Location*
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquid, powder, pellets, or grains	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	Herbicides used for noxious weed control
Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	Newly seeded areas
Cleaning solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No equipment cleaning allowed in project limits
Asphalt	Black solid	Oil, petroleum distillates	Streets and roofing
Concrete	White solid/grey liquid	Limestone, sand, pH, chromium	Curb and gutter, building construction
Curing compounds	Creamy white liquid	Naphtha	Curb and gutter
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment / staging area
Diesel Fuel	Clear, blue-green to yellow liquid	Petroleum distillate, oil & grease, naphthalene, xylenes	Secondary containment / staging area
Kerosene	Pale yellow liquid petroleum hydrocarbon	Coal oil, petroleum distillates	Secondary containment / staging area
Antifreeze/coolant	Clear green/yellow liquid	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Leaks or broken hoses from equipment
Sanitary toilets	Various colored liquid	Bacteria, parasites, and viruses	Staging area
Construction materials			
Granular fill	Various colored solids	Sediment	Stockpile / fill areas
Subbase course	Gray/brown solid	Sediment, dust	Stockpile
Topsoil	Brown solid	Sediment	Stockpile
Mulch	Various colored solid	Sediment, debris	Staging area
Seed	Brown/yellow solid	Nutrients, debris	Staging area
HDPE Storm Pipe	Black solid		Staging area
SDR-35, SDR-21 PVC Pipe	Various colored solid		Staging area
Metals Frames and Grates	Gray solid		Staging area
Joint Sealant	Light gray viscous solid	Polyurethane	Staging area

*(Area where material/chemical is used on-site)

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5.5 Construction Housekeeping Practices

During the construction phase, the Contractor(s) will implement the following measures:

5.5.1 Sediment Sweeping/Vacuuming

Any sediment that is tracked by construction vehicles or erosion onto adjacent public or private impervious surfaces must be swept or vacuumed, utilizing self-propelled and/or walk-behind equipment, and removed on a daily basis. Kick brooms and sweeper attachments are not an acceptable means of sweeping. Sweeping or vacuuming should not take place while tracked sediment is wet. If tracked sediment is compacted, the sediment must be scraped loose prior to sweeping or vacuuming.

5.5.2 Material Stockpiles

Material resulting from clearing and grubbing operations that will be stockpiled on-site, must be adequately protected with downgradient erosion and sediment controls.

5.5.3 Equipment Cleaning and Maintenance

The Contractor(s) will designate areas for equipment cleaning, maintenance, and repair. The Contractor(s) and subcontractor(s) will utilize those areas. The areas will be protected by a temporary perimeter berm.

5.5.4 Detergents

The use of detergents for large-scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.)

5.5.5 Spill Prevention and Response

A Spill Prevention and Response Plan shall be developed, for the pollutants identified in Section 5.3, for the site by the Contractor(s) that addresses the following:

1. Reducing chance of spills
2. Stopping the source of spills
3. Containing and cleaning up spills
4. Disposing of materials contaminated by spills
5. Training personnel responsible for spill prevention/response
6. Material handling procedures
7. Material storage requirements

The plan shall detail the steps required in the event of an accidental spill and shall identify contact names and phone numbers of people and agencies that must be notified.

The plan shall include Safety Data Sheets (SDS) for all materials to be stored on-site. All workers on-site will be required to be trained on safe handling and spill prevention procedures for all materials used during construction. Regular tailgate safety meetings shall be held and all workers that are expected on the site during the week shall be required to attend.

5.5.6 Concrete Washout Areas

A temporary concrete washout area shall be provided for every project where concrete will be poured or otherwise formed on-site and shall consist of an excavated or above-ground lined construction pit

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where concrete trucks or equipment can be washed out after their loads have been discharged. Waste generated from concrete wash water that shall not be allowed to flow into drainage ways, inlets, receiving waters, highway right-of-way, or any location other than the designated concrete washout area(s). Proper signage shall be placed adjacent to the facility to designate the "Concrete Washout Area". 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 washout area.

The hardened residue from the concrete wash areas will be disposed of in the same manner as other non-hazardous construction waste materials. Maintenance of the washout area shall include removal of hardened material when 75% of the storage capacity is filled, and a minimum freeboard of 12 inches shall be maintained. The Contractor will be responsible for seeing that these procedures are followed. The project may require the use of multiple concrete washout areas based on the frequency of concrete pours.

5.5.7 Material Storage

Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that prevents negative impacts of construction materials on stormwater quality.

Chemicals, paints, solvents, fertilizers, and other toxic material must be stored in waterproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste or chemical disposal facility.

6.0 INSPECTIONS, MAINTENANCE, AND REPORTING

6.1 Inspection and Maintenance Requirements

6.1.1 Pre-Construction Inspection and Certification

Prior to the commencement of construction, the Qualified Inspector/Qualified Professional shall conduct an assessment of the site and certify that the appropriate erosion and sediment control measures have been adequately installed and implemented. The Contractor shall contact the Qualified Inspector/Qualified Professional once the erosion and sediment control measures have been installed.

6.1.2 Construction Phase Inspections and Maintenance

A Qualified Inspector/Qualified Professional, as defined in Appendix A of the General Permit GP-0-25-001, shall conduct regular site inspections between the time this SWPPP is implemented and final site stabilization. Because this project involves the disturbance of greater than five (5) acres of soil at any one time, site inspections shall occur at an interval of at least twice every seven (7) calendar days for as long as greater than five (5) acres of soil remain disturbed, with the inspections separated by a minimum of at least two (2) full calendar days.

The purpose of site inspections is to assess performance of pollutant controls. Based on these inspections, the Qualified Inspector/Qualified Professional will decide whether it is necessary to modify this SWPPP, add or relocate sediment barriers, or whatever else may be needed in order to prevent pollutants from leaving the site via stormwater runoff. The general contractor has the duty to cause pollutant control measures to be repaired, modified, maintained, supplemented, or whatever else is necessary in order to achieve effective pollutant control.

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Examples of particular items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

1. Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction access will be constructed where vehicles enter and exit. This access will be maintained or supplemented as necessary to prevent sediment from leaving the site on vehicles.
2. Sediment barriers must be inspected and, if necessary, they must be enlarged or cleaned in order to provide additional capacity. All material from behind sediment barriers will be stockpiled on the up slope side. Additional sediment barriers must be constructed as needed.
3. Inspections will evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas.
4. Grassed areas will be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with at least 80 percent density. The density of 80 percent or greater must be maintained to be considered as stabilized. Areas must be watered, fertilized, and reseeded as needed to achieve this goal.
5. All discharge points must be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

The inspection reports must be completed entirely and additional remarks should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

Within one (1) business day of the completion of an inspection, the *Qualified Inspector/Qualified Professional* shall notify the Owner/Operator and appropriate contractor or subcontractor of any corrective actions that need to be taken. For corrective actions not requiring engineering design, the contractor must begin implementing corrective actions within one business day and complete the corrective actions within five business days. For corrective actions requiring engineering design, the engineering design process must begin within five business days and the contractor must complete the corrective action in a reasonable time frame but no later than 60 calendar days.

In addition to the inspections performed by the *Qualified Inspector/Qualified Professional*, the Contractor shall perform routine inspections that include a visual check of all erosion and sediment control measures. All inspections and maintenance shall be performed in accordance with the inspection and maintenance schedule provided on the accompanying plans. Sediment removed from erosion and sediment control measures will be exported from the site, stockpiled for later use, or used immediately for general non-structural fill.

It is the responsibility of the general contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or contractor practices could make it necessary to install more structural controls than are shown on the accompanying plans. (For example, localized concentrations of runoff could make it necessary to install additional sediment barriers, sediment traps, etc.)

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Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization.

6.1.3 Temporary Suspension of Construction Activities

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 frequency of Qualified Inspector/Qualified Professional inspections can be reduced to once every 30 calendar days. Prior to reducing the frequency of inspections, the Owner/Operator shall notify the NYSDEC Region 9 stormwater contact person and the Town of Amherst in writing.

6.1.4 Partial Project Completion

For construction sites where soil disturbance activities have been shut down with partial project completion, 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 inspections by the Qualified Inspector/Qualified Professional can stop. Prior to the shutdown, the Owner/Operator shall notify the NYSDEC Region 9 stormwater contact person and the Town of Amherst in writing.

If soil disturbance activities have not resumed within two years from the date of shutdown, a Notice of Termination (NOT) shall be properly completed and submitted to the NYSDEC.

6.1.5 Post-Construction Inspections and Maintenance

Inspections and maintenance of final stabilization measures and post-construction stormwater management practices shall be performed in accordance with Appendix G, once all disturbed areas are stabilized and all stormwater management systems are in place and operable.

6.2 Reporting Requirements

6.2.1 Inspection Reports

Pursuant to Part IV.C of GP-0-25-001, inspection reports shall be prepared for the duration of construction, as outlined herein, and shall be signed by the *Qualified Inspector* or *Qualified Professional*. A sample inspection form is provided in Appendix F.

At a minimum, each inspection report shall record the following information:

1. Permit identification number; and
2. Date and time of inspection; and
3. Name and title of person(s) performing inspection; and
4. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and
5. A description of the condition of the runoff at all points of discharge from the construction site. This must 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; and

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6. A description of the condition of all surface waters of the State located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This must include identification of any discharges of sediment to the surface waters of the State; and
7. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and
8. 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; and
9. Description and sketch (map) 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; and
10. Estimates, in square feet or acres, of the following areas:
    a. Total area with active soil disturbance (not requiring either temporary stabilization or final stabilization); and
    b. Total area with inactive soil disturbance (requiring either temporary stabilization or final stabilization); and
    c. Total area that has achieved temporary stabilization; and
    d. Total area that has achieved final stabilization; and
11. Current stage of construction of all SMPs and identification of all construction activity on site that is not in conformance with the SWPPP and technical standards; and
12. 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 SMP(s); and
13. Identification and status of all corrective actions that were required by previous inspection; and
14. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The qualified inspector must attach 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 must 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 must 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.

6.2.2 Site Log Book

Pursuant to Part I.E.3 of GP-0-25-001, the Owner/Operator shall retain a copy of the General Permit, NOI, NOI Acknowledgment Letter, MS4 SWPPP Acceptance Form (if applicable), inspection reports, contractor and subcontractor certification forms, and all documentation necessary to demonstrate eligibility under the permit, at the construction site from commencement of construction activity until the date that all areas of disturbance have achieved final stabilization and the Notice of Termination has been submitted to the NYSDEC.

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The Site Log Book shall be maintained on-site in a secure location (i.e. job trailer, on-site construction office, or mailbox with lock) and must be accessible during normal business hours to an individual performing a compliance inspection.

6.2.3 Post Construction Records and Archiving

Following construction, the Owner/Operator shall retain copies of the SWPPP, the complete construction Site Log Book, and records of all data used to complete the NOI to be covered by this permit, for a period of at least five years from the date that the site is finally stabilized. This period may be extended by the NYSDEC, at its sole discretion, at any time upon written notification.

Records shall be maintained of all post construction inspections and maintenance work performed in accordance with the requirements outlined in Appendix G.

7.0 SWPPP IMPLEMENTATION RESPONSIBILITIES

A summary of the responsibilities and obligations of all parties involved with compliance with the NYSDEC SPDES General Permit GP-0-25-001 conditions is outlined in the subsequent sections. For a complete listing of the definitions, responsibilities, and obligations, refer to the SPDES General Permit GP-0-25-001 presented in Appendix J.

7.1 Owner's/Operator's Responsibilities

1. Ensure that control measures are selected, designed, installed, implemented and maintained to minimize the discharge of pollutants and prevent a violation of the water quality standards, meeting the non-numeric effluent limitations in Part II.B.1.(a)-(e) of the SPDES General Permit and in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

2. Ensure that practices are selected, designed, installed, and maintained to meet the performance criteria in the Design Manual. Practices must be designed to meet the applicable sizing criteria in Part II.C.2.a., b., c. or d. of GP-0-25-001.

3. Retain the services of a "Qualified Inspector" or "Qualified Professional" as defined under GP-0-25-001, to provide the services outlined in Section 7.5 "Qualified Inspector's/Qualified Professional's Responsibilities."

4. Retain the services of a "Qualified Professional," as defined under GP-0-25-001, to provide the services outlined in Section 2.3 "Owner's/Operator's Engineers Responsibilities."

5. Have an authorized corporate officer sign the Owner/Operator Certification Form to accompany the eNOI. A copy of the completed NOI is included in Appendix B.

6. Submit the electronic version of the NOI (eNOI) along with the MS4 SWPPP acceptance form using the NYSDEC's website (http://www.dec.ny.gov/chemical/43133.html).

7. Submit the electronic version of the NOI (eNOI) along with the MS4 No Jurisdiction Form using the NYSDEC's website (http://www.dec.ny.gov/chemical/43133.html).

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8. Pay the required initial and annual fees upon receipt of invoices from NYSDEC. These invoices are generally issued in the fall of each year. The initial fee is calculated as $110.00 per acre disturbed plus $675.00 per acre of net increase in impervious cover, and the annual fee is $110.00.

9. Prior to the commencement of construction activity, identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion control practices included in the SWPPP and the contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the SWPPP. Each of the contractors and subcontractors must identify at least one person from their company to be the trained contractor that will be responsible for implementation of the SWPPP. Ensure that at least one trained contractor is on site daily when soil disturbance activities are being performed.

10. Schedule a pre-construction meeting which shall include the Town of Amherst representative, Owner's/Operator's Engineer, Qualified Inspector, Contractor, and their sub-contractors to discuss responsibilities as they relate to the implementation of this SWPPP.

11. Retain the services of an independent certified materials testing and inspection firm operating under the direction of a licensed Professional Engineer to perform regular tests, inspections, and certifications of the construction materials used in the construction of all post-construction stormwater management practices.

12. Retain the services of a NYS licensed land surveyor to perform an as-built topographic survey of the completed post-construction stormwater management facilities.

13. Require the Contractor to fully implement the SWPPP prepared for the site by the Owner/Operator's Engineer to 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 NYSDEC.

14. The Owner/Operator is authorized to commence construction activity as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

15. Within five (5) business days of receipt of the LOA, send an electronic copy of the LOA to the MS4 operator(s) with review authority.

16. Forward a copy of the LOA received from DEC to the Owner's/Operator's Engineer for project records, and to the Contractor for display at the construction site.

17. As of the date the LOA is received, the Owner/Operator must make the eNOI, SWPPP and LOA available for review and copying in accordance with the requirements in Part VII.H. of GP-0-25-001. When applicable, as of the date an updated LOA is received, the Owner/Operator must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

18. The Owner/Operator must ensure compliance with all requirements of GP-0-25-001 and that the provisions of the SWPPP, including any changes made to the SWPPP in accordance with Part III.A.5., are properly implemented and maintained from the commencement of construction activity until all area of disturbance have achieved final stabilization; and the Owner/Operator's coverage under the permit is terminated in accordance with Part V.A.5.a.

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19. As of the date of the commencement of construction activities until Part I.E.2.a. and b. have been met, the Owner/Operator must maintain at the construction site, a copy of all documentation necessary to demonstrate eligibility with GP-0-25-001, a copy of GP-0-25-001, the SWPPP, the signed SWPPP Preparer Certification Form, the signed MS4 SWPPP Acceptance Form, NYCDEP SWPPP Acceptance/Approval Form, MS4 No Jurisdiction Form, signed Owner/Operator Certification Form, eNOI, and LOA, and LOA transmittal to the MS4 Operator in accordance with Part I.D.3.c.

20. The Owner/Operator must maintain at the construction site, until Part I.E.2.a and b. have been met, as of the date the documents become final or are received, a copy of the responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7, and inspection reports in accordance with Part IV.C.4. and 6., and Request to Disturb Greater than Five Acres and the Authorization Letter to Disturb Greater than Five Acres in accordance with Part I.E.6, Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4., and the updated LOA(s) in accordance with Part I.E.9.

21. The Owner/Operator must maintain the documents 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. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the Owner/Operator must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be red in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

22. Upon finding a significant non-compliance with the practices described in the SWPPP or violation of GP-0-25-001, NYSDEC may order an immediate stop to all construction activity at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the Owner/Operator. Forward a copy of any stop work order received immediately to the Owner's/Operator's Engineer and to the Contractor.

23. If any human remains or archaeological remains are encountered during excavation, the Owner/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.

24. To be authorized to implement modifications to the information previously submitted in the eNOI, the Owner/Operator must notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI, update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D., and receive an updated LOA.

25. The eNOI, SWPPP, LOA, updated LOAs, and inspection reports required by GP-0-25-001 are public documents that the Owner/Operator must make available for review and copying by any person within five (5) business days of the Owner/Operator receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

26. The Owner/Operator must terminate coverage when the project reaches total project completion, has a planned shutdown with partial project completion, is changing Owner/Operator or has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

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27. Have a qualified inspector perform a final site inspection prior to submitting the eNOT.

28. Have the MS4 sign the MS4 Acceptance statement on the eNOT in accordance with the requirements in Part VII.J.

29. Prior to submitting a Notice of Termination, ensure for SMP(s) that are privately owned, the Owner/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/Operator's deed of record.

30. Submit a complete Notice of Termination form electronically using the NYSDEC eNOT. Coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

31. Request and receive all SWPPP records from the Owner's/Operator's Engineer and archive those records, along with the LOT, for a period of at least five (5) years from the date that NYSDEC accepts a complete NOT submitted.

32. Implement the Post-Construction Inspections and Maintenance procedures outlined in Appendix G.

33. The Owner/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/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 project site;

    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; and

    c) To address issues or deficiencies identified during an inspection by the "Qualified Inspector," the Department, or other Regulatory Authority.

    d) To document the final construction conditions.

34. 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, in conformance with Part I.G.. 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.

7.2 Owner's/Operator's Engineer's Responsibilities

1. Prepare the SWPPP using good engineering practices, best management practices, and in compliance with all federal, state, and local regulatory requirements.

2. Prepare the electronic Notice of Intent (eNOI) (see Appendix B) and sign the "SWPPP Preparer Certification Form." Forward the Owner/Operator Certification Form to the Owner/Operator for signature.

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3. Provide copies of the SWPPP to the Town of Amherst once all signatures and attachments are complete.

4. Enter Contractor's information in Section 7.5 "SWPPP Participants" once a Contractor is selected by the Owner/Operator.

5. Participate in a pre-construction meeting which shall include the Town of Amherst representative, Owner/Operator, Qualified Inspector, Contractor, and all subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

6. Update the SWPPP each time there is a significant modification to the pollution prevention measures or a change of the principal Contractor working on the project who may disturb site soil.

7.3 Contractor's Responsibilities

1. Sign the SWPPP Contractor's Certification Form contained within Appendix B and forward to the Owner's/Operator's Engineer for inclusion in the Site Log Book.

2. Identify at least one Trained Contractor that will be responsible for implementation of this SWPPP. Ensure that at least one Trained Contractor is on site on a daily basis when soil disturbance activities are being performed. The Trained Contractor shall 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 conditions at all times. For corrective actions not requiring engineering design, the contractor must begin implementing corrective actions within one business day and complete the corrective actions within five business days. For corrective actions requiring engineering design, the engineering design process must begin within five business days and the contractor must complete the corrective action in a reasonable time frame but no later than 60 calendar days.

3. Provide the names and addresses of all subcontractors working on the project site. Require all subcontractors who will be involved with construction activities that will result in soil disturbance to identify at least one Trained Contractor that will be on site on a daily basis when soil disturbance activities are being performed; and to sign a copy of the Subcontractor's Certification Form contained within Appendix B, then forward to the Owner's/Operator's Engineer for inclusion into the Site Log Book. This information must be retained as part of the Site Log Book.

4. Maintain a Spill Prevention and Response Plan in accordance with requirements outlined in Section 5 of this SWPPP. This plan shall be provided to the Owner's/Operator's Engineer for inclusion in the Site Log Book, prior to mobilization on-site.

5. Participate in a pre-construction meeting which shall include the Town of Amherst representative, Owner/Operator, Owner's/Operator's Engineer, Qualified Inspector, and all subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

6. If Contractor plans on utilizing adjacent properties for material, waste, borrow, or equipment storage areas, or if Contractor plans to engage in industrial activity other than construction (such as operating asphalt and/or concrete plants) at the site, Contractor shall submit

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appropriate documentation to the Owner's/Operator's Engineer so that the SWPPP can be modified accordingly.

7. Implement site stabilization, erosion and sediment control measures, and other requirements of the SWPPP.

8. In accordance with the requirements in the most current version of the NYS Standards and Specifications for Erosion and Sediment Control, conduct inspections of erosion and sediment control measures installed at the site to ensure that they remain in effective operating condition at all times. Prepare and retain written documentation of inspections as well as of all repairs/maintenance activities performed. This information must be retained as part of the Site Log Book.

9. Begin implementing corrective actions within one (1) business day of receipt of notification by the Qualified Inspector/Qualified Professional of any corrective actions. For corrective actions not requiring engineering design, the contractor must begin implementing corrective actions within one business day and complete the corrective actions within five business days. For corrective actions requiring engineering design, the engineering design process must begin within five business days and the contractor must complete the corrective action in a reasonable time frame but no later than 60 calendar days.

10. Maintain a record of the date(s) and location(s) that soil restoration is performed in accordance with the accompanying plans and NYSDEC Division of Water's publication "Deep-Ripping and Decompaction," dated April 2008. A copy of this publication is provided in Appendix H. The record that is to be maintained shall be a copy of the overall site grading plan delineating the area(s) and date(s) that the soil was restored.

11. Upon completion of all construction at the site, the contractor responsible for overall SWPPP Compliance shall sign the certification on their Contractor Certification Form indicating that: a.) all temporary erosion and sediment control measures have been removed from the site, b.) the on-site soils disturbed by construction activity have been restored in accordance with the SWPPP and the NYSDEC Division of Water's publication "Deep-Ripping and Decompaction," and c.) all permanent stormwater management practices required by the SWPPP have been installed in accordance with the contract documents.

7.4 Qualified Inspector's/Qualified Professional's Responsibilities

1. Participate in a pre-construction meeting with the Town of Amherst representative, Owner/Operator, Owner/Operator's Engineer, Contractor, and their subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

2. Conduct an initial assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment control measures described within this SWPPP have been adequately installed and implemented to ensure overall preparedness of the site.

3. Provide on-site inspections to determine compliance with the SWPPP. Because this project involves the disturbance of greater than five (5) acres of soil at any one time, site inspections shall occur at an interval of at least twice every seven (7) calendar days for as long as greater than five (5) acres of soil remain disturbed, with the inspections separated by a minimum of at least two (2) full calendar days. A written inspection report shall be provided to the

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Owner/Operator and general contractor within one business day of the completion of the inspection, with any deficiencies identified. A sample inspection form is provided in Appendix F.

4. Prepare an inspection report subsequent to each and every inspection that shall include/address the items listed in Part IV.C.4 of GP-0-25-001. Sign all inspection reports and maintain on site with the SWPPP.

5. Notify the owner/operator and appropriate contractor or subcontractor of any corrective actions that need to be taken.

6. Prepare a construction Site Log Book to be used as a record of all inspection reports generated throughout the duration of construction. Ensure that the construction Site Log Book is maintained and kept up-to-date throughout the duration of construction.

7. Review the Contractor's SWPPP records on a periodic basis to ensure compliance with the requirements for daily reports, soil restoration, inspections, and maintenance logs.

8. Based on the as-built survey and material testing certifications performed by others, the Qualified Professional shall perform evaluations of the completed stormwater management practices to determine whether they were constructed in accordance with this SWPPP.

9. The Qualified Professional shall conduct a final site assessment and prepare a certification letter to the Owner/Operator indicating that, upon review of the material testing and inspection reports prepared by the firm retained by the Owner/Operator, review of the completed topographic survey, and evaluation of the completed stormwater management facilities, the stormwater management facilities have been constructed substantially in accordance with the contract documents and should function as designed.

10. Prepare the Notice of Termination (NOT). The Qualified Professional shall sign the NOT Certifications VI (Final Stabilization) and VII (Post-construction Stormwater Management Practices) and forward the NOT to the Owner/Operator for signature on Certification VIII (Owner/Operator Certification).

11. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

12. Transfer the SWPPP documents, along with all NOI's, LOA, permit certificates, NOT's, LOT, construction Site Log Book, and written records required by the General Permit to the Owner/Operator for archiving.

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7.5 SWPPP Participants

1. Owner's/Operator's Engineer [3]:

   Robert Steehler, PE
   LaBella Associates, DPC
   300 State Street, Suite 201
   Rochester, NY 14614
   Phone: (585) 454-6110

2. Owner/Operator [4]:

   Frank Ciminelli II, President & CEO
   Arc Building Partners
   100 South Elmwood Ave, Suite 100,
   Buffalo, NY 14202
   Phone: 716-427-6100

3. Contractor[5,6]:

   Name and Title: _____

   Company Name: _____

   Mailing Address: _____

   _____

   Phone: _____

   Fax: _____

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[3] Refer to Appendix B for the SWPPP Preparer Certification Form.
[4] Refer to Appendix B for the Owner/Operator Certification Form.
[5] Refer to Appendix B for Contractor and Subcontractor Certification Form.
[6] Contractor's information to be entered once the Contractor has been selected.

APPENDIX C:
PROJECT EVALUATION AND DESIGN CALCULATIONS

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Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	No
What is the nature of this construction project?	New Construction

Design Point:	1		
P=	1.00	inches	*Enter 90% Rainfall Event as P*

Calculate Required WQv

Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	4.40	3.30	75	0.73	11,580	
2	5.00	4.40	88	0.84	15,282	
3	5.00	4.30	86	0.82	14,956	
4	4.40	3.30	75	0.73	11,580	
5						
6						
7						
8						
9						
10						
11						
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28						
29						
30						
Total	18.80	15.30	81	0.78	**53397**	**Required WQv**

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Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	4.40	3.30	75	0.73	11,580	1.00	0

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	6	
Enter depth to bedrock (ft)	6	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	10	
Enter slope of maintenance access (%)	1	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	4825	sf	
Enter Provided Filter Area	Af	4825	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	11580	cf	

Calculate Runoff Reduction			
RRv Provided	**4,632**	***cf***	
WQv Treated	6948	cf	This is the portion of the WQv that is not reduced in the practice.

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Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
2	5.00	4.40	88	0.84	15,282	1.00	0

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	6	
Enter depth to bedrock (ft)	6	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	10	
Enter slope of maintenance access (%)	1	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	6368	sf	
Enter Provided Filter Area	Af	6368	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	15283.2	cf	

Calculate Runoff Reduction			
RRv Provided	**6,113**	***cf***	
WQv Treated	9169	cf	This is the portion of the WQv that is not reduced in the practice.

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Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
3	5.00	4.30	86	0.82	14,956	1.00	0

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	6	
Enter depth to bedrock (ft)	6	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	10	
Enter slope of maintenance access (%)	1	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	6232	sf	
Enter Provided Filter Area	Af	6232	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	14956.8	cf	

Calculate Runoff Reduction			
RRv Provided	**5,983**	***cf***	
WQv Treated	8973	cf	This is the portion of the WQv that is not reduced in the practice.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
4	4.40	3.30	75	0.73	11,580	1.00	0

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	6	
Enter depth to bedrock (ft)	6	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.5	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	10	
Enter slope of maintenance access (%)	1	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	4825	sf	
Enter Provided Filter Area	Af	4825	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	11580	cf	

Calculate Runoff Reduction			
RRv Provided	**4,632**	***cf***	
WQv Treated	6948	cf	This is the portion of the WQv that is not reduced in the practice.

Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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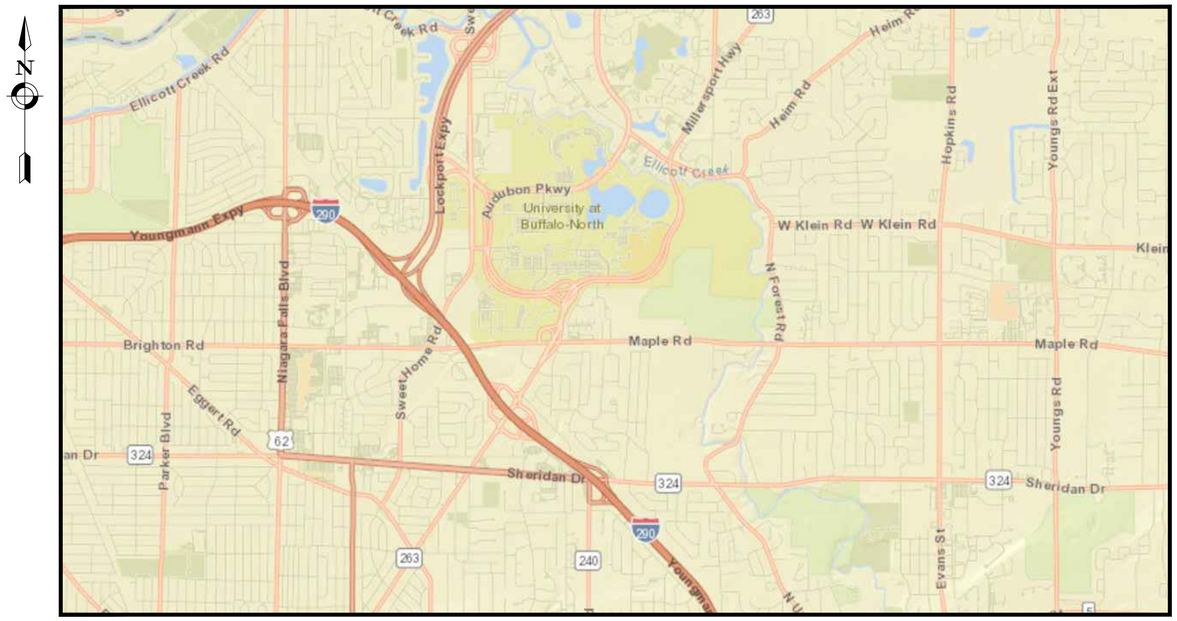
Attachment: SP-2025-11_application_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

716 SPORTS COMPLEX

330 MAPLE ROAD
BUFFALO, NY 14221



LOCATION MAP
N.T.S.

DRAWING INDEX

C001 GENERAL NOTES, LEGEND, AND DRAWING INDEX
CD101 EXISTING CONDITIONS AND DEMOLITION PLAN
C200 OVERALL SITE PLAN
C201 SITE PLAN
C202 SITE PLAN
C203 SITE PLAN
C204 SITE PLAN
C205 SITE PLAN
C301 UTILITY PLAN
C302 UTILITY PLAN
C303 UTILITY PLAN
C304 UTILITY PLAN
C305 OFF-SITE SANITARY PLAN
C306 OFF-SITE SANITARY PLAN
C401 GRADING AND EROSION CONTROL PLAN
C402 GRADING AND EROSION CONTROL PLAN
C403 GRADING AND EROSION CONTROL PLAN
C404 GRADING AND EROSION CONTROL PLAN
C501 CONSTRUCTION DETAILS
C502 CONSTRUCTION DETAILS
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C505 CONSTRUCTION DETAILS
C506 CONSTRUCTION DETAILS
C507 CONSTRUCTION DETAILS
L100 OVERALL LANDSCAPE PLAN
L101 LANDSCAPE PLAN
L102 LANDSCAPE PLAN
L103 LANDSCAPE PLAN
L104 LANDSCAPE PLAN
A101 - FLOOR PLANS
A201 - ELEVATIONS

716 SPORTS LLC
PROJECT NO: 2254561
OCTOBER 8, 2025

ARC BUILDING PARTNERS

LaBella Powered by partnership.
300 Pearl Street, Suite 130
Buffalo, NY 14202
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ISSUED FOR PERMIT OCTOBER 8, 2025

716 SPORTS LLC
PROJECT NO: 2254561

716 SPORTS COMPLEX
330 MAPLE ROAD BUFFALO, NY 14421

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

GENERAL NOTES

1. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE TO LOCATE UTILITIES OUTSIDE THE RIGHT-OF-WAY INCLUDING PRIVATE ROADS.
2. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL MATERIALS, TOOLS AND EQUIPMENT, INCLUDING SPECIAL CUTTING DEVICES, NECESSARY TO PERFORM THE WORK CONTAINED IN THIS CONTRACT.
4. THE SIZES AND MATERIAL OF CONSTRUCTION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS TO REMAIN ARE REPUTED. THE CONTRACTOR SHALL VERIFY SIZES OF ALL UTILITIES WHERE CONNECTIONS TO SAID EXISTING UTILITIES ARE REQUIRED. EXCAVATION TO VERIFY THESE UTILITIES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL.
6. UNLESS OTHERWISE INDICATED ON THE PLANS OR DIRECTED BY THE ARCHITECT/ENGINEER, THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING FROM DAMAGE ALL TREES, SHRUBS AND PLANTS IN THE VICINITY OF THE PROPOSED WORK.
7. THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
8. ANY SITE AMENITY, UTILITY, STREET APPURTENANCE, OR OTHER ITEM WHICH BECOMES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR AS DETERMINED BY THE PROJECT MANAGER OR ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

SURVEY NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY MARKERS AND RIGHT-OF-WAY MARKERS IN THE AREA OF CONSTRUCTION.
3. ANY IRON PINS, MONUMENTS OR OTHER ITEMS DEFINING PROPERTY LINES WHICH ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PROPERLY TIED AND ACCURATELY RESET BY A NYS LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
4. HORIZONTAL DATUM BASED OFF ----.
5. VERTICAL BASED OFF OF ----.

DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY DIG SAFE NEW YORK AT 811 TO REQUEST UTILITY STAKEOUT OF ALL PUBLIC UTILITIES.
3. WORK ASSOCIATED WITH THIS CONTRACT WILL OCCUR AT AN ACTIVE AND FUNCTIONAL FACILITY. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MINIMIZE DISRUPTION TO THE OPERATIONS OF THE FACILITY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE A SAFE WORK SITE AND TO PROTECT THE PUBLIC, VISITORS AND EMPLOYEES FROM HARM AS A RESULT OF HIS CONSTRUCTION ACTIVITIES.
4. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES, STRUCTURES, AND APPURTENANCES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, STRUCTURES, AND APPURTENANCES IN THE PATH OF AND ADJACENT TO THE PROPOSED WORK.
5. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
7. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT, LOCAL FIRE DEPARTMENT AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) AS NECESSARY AND SHALL OBTAIN ANY REQUIRED PERMITS PRIOR TO BEGINNING WORK. COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED TO THE OWNER PRIOR TO BEGINNING THE WORK.
8. CONTRACTOR SHALL REMOVE FROM SITE, MATERIALS NOT INDICATED TO BE SALVAGED INCLUDING ALL DEBRIS. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF CONTRACTOR WHO SHALL LEGALLY DISPOSE OF SAME.
9. ALL TREES, SHRUBS AND PLANTS DESIGNATED TO REMAIN AND DISTURBED BY CONSTRUCTION OPERATIONS, SHALL BE REPLACED IN-KIND AS DIRECTED BY THE ARCHITECT/ENGINEER AND/OR OWNER'S DESIGNATED REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE EXISTING BUILDINGS FOR THE DURATION OF THE CONTRACT.
11. WHEN EXISTING CONSTRUCTION WHICH IS TO REMAIN IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A RESULT OF CONTRACTORS WORK, IT SHALL BE REPAIRED AND/OR REPLACED WITH SIMILAR OR LIKE MATERIALS AS MUCH AS POSSIBLE, AT NO COST TO THE OWNER. ALL REPAIRS AND/OR REPLACEMENTS WILL BE SUBJECT TO OWNERS APPROVAL.
12. COORDINATE LOCATION OF TEMPORARY CONSTRUCTION FENCE AND TEMPORARY STONE STAGING AREA WITH OWNER

SITE NOTES

1. WELL COMPACTED SUBGRADE SHALL BE UTILIZED UNDERNEATH CONSTRUCTION OF PAVEMENT AND CONCRETE BASES.
2. ALL STAKEOUT FOR THE PROPOSED SITE IMPROVEMENTS SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
3. IF ANY DISCREPANCIES ARE NOTED BETWEEN THESE CONSTRUCTION DOCUMENTS AND INFORMATION PROVIDED OR AN ERROR IS SUSPECT, IT SHALL BE IMMEDIATELY REPORTED TO THE CONSTRUCTION MANAGER AND LABELLA ASSOCIATES PROJECT MANAGER IN WRITING.
4. ANY PROOF-ROLLING OF EXPOSED SUBBASE BY A MINIMUM 10 TON SMOOTH DRUM ROLLER SHALL BE DONE UNDER THE GUIDANCE OF, AND OBSERVED BY, QUALIFIED ENGINEERING PERSONNEL PRIOR TO PLACEMENT OF SUBBASE MATERIAL. THE ROLLER SHOULD BE OPERATED IN THE STATIC MODE AND COMPLETE AT LEAST TWO (2) PASSES OVER THE EXPOSED SUBGRADES.
5. EXISTING WETLANDS DELINEATED BY XXXX ON XX/XX/XXXX.
6. PARCEL LINES AS SHOWN BY XXXX COUNTY GIS DATABASE, FOR THE TOWN OF XXXX.

UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER MAIN / WATER SERVICE WITH MONROE COUNTY WATER AUTHORITY (MCWA) AND THE MONROE COUNTY HEALTH DEPARTMENT (MCDOH). NO WORK SHALL BEGIN ON THE WATER MAIN / WATER SERVICE WITHOUT MCWA AND MCDOH SIGNATURES ON THE UTILITY PLAN.
2. CONTRACTOR SHALL COORDINATE INSTALLATION OF SANITARY MAIN / SANITARY SERVICE WITH MONROE COUNTY PURE WATERS (MCPW). NO WORK SHALL BEGIN ON THE SANITARY MAIN / SANITARY SERVICE WITHOUT MCPW SIGNATURE ON THE UTILITY PLAN.

GRADING NOTES

1. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
2. SHEETING, IF REQUIRED DURING CONSTRUCTION, IS CONSIDERED TO BE PART OF THIS CONTRACT AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL TRENCHES THROUGH PAVEMENT SHALL BE SAW CUT PRIOR TO EXCAVATION AND AGAIN PRIOR TO PAVEMENT RESTORATION.
4. CONTRACTOR SHALL ADJUST THE RIMS OF ALL MANHOLES, CATCH BASINS, VALVE BOXES AND OTHER UTILITY SITE STRUCTURES TO MEET FINISHED GRADE IN AREAS REQUIRING REPAVING OR REGRADING AS PART OF THE WORK, INCLUDING THOSE THAT MAY NOT BE SHOWN ON THE PLANS.
5. VOIDS LEFT BY UTILITY OR STRUCTURE REMOVAL OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYSDOT ITEM 304.12) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, BUILDINGS AND PAVEMENTS. IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE OR IMPORTED EARTHEN BACKFILL. ALL DISTURBED AREAS SHALL BE RESTORED.
6. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER INTO THE TRENCHES/EXCAVATIONS. PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE GROUNDWATER LEVEL AS NECESSARY.
7. THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEANED SCREENED TOPSOIL IN ALL DISTURBED AREAS PRIOR TO SEEDING.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND LOCAL GOVERNING SOIL AND WATER CONSERVATION AGENCY RECOMMENDATIONS AND STANDARDS. CONTRACTOR SHALL SUBMIT PROPOSED EROSION CONTROL PLAN INCLUDING SEQUENCING OF WORK TO THE ENGINEER FOR REVIEW PRIOR TO START OF WORK.
2. UTILIZE CONSTRUCTION METHODS/TECHNIQUES, WHICH WILL LIMIT THE EXPOSED EARTHEN AREAS AND MINIMIZE THE EFFECT OF EARTH DISTURBANCE ACTIVITIES ON SOIL EROSION. THE AREA OF DISTURBANCE SHALL BE LIMITED TO A MAXIMUM OF 5 ACRES UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. ALL SEDIMENTATION BARRIERS AND OTHER TEMPORARY OR PERMANENT MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. PLANS SHOW THE SUGGESTED MINIMUM MEASURES REQUIRED.
4. REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE COMPLETED AT THE APPROVAL OF THE OWNER AND ENGINEER. THE COST OF REMOVING THESE MEASURES SHALL ALSO BE INCLUDED IN THE BID PRICE.
5. FOR THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL PROTECT ALL ON-SITE, ADJACENT AND/OR DOWNSTREAM STORM/SANITARY SEWERS, AND/OR OTHER WATER COURSES FROM CONTAMINATION BY WATER BORNE SILTS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS OR OTHER POLLUTANTS ORIGINATING FROM ANY WORK DONE ON, OR IN SUPPORT OF THIS PROJECT.
6. DURING CONSTRUCTION NO WET OR FRESH CONCRETE OR LEACHATE SHALL BE ALLOWED TO ESCAPE INTO STORM/SANITARY SEWERS, DITCHES OR OTHER WATERS OF NEW YORK STATE, NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS OR OTHER DEVICES BE ALLOWED TO ENTER ANY STORM/SANITARY SEWERS, DITCHES, RIVERS, OR WATER COURSES.
7. ALL EXCAVATED OR IMPORTED EARTHEN STOCKPILES SHALL BE SUITABLY STABILIZED AND PROTECTED BY SILT FENCE SO THAT IT CANNOT REASONABLY ENTER ANY WATER BODY, OR STORM OR SANITARY SEWER.
8. ALL METHODS AND EQUIPMENT PROPOSED BY THE CONTRACTOR TO ACCOMPLISH THE WORK FOR EROSION AND POLLUTION CONTROL SHALL BE SUBJECT TO APPROVAL OF THE ENGINEER.
9. THE CONTRACTOR SHALL BE REQUIRED TO TREAT TRAVELED AREAS TO CONTROL DUST. WATER SHALL BE APPLIED TO SUCH TRAVELED AREAS AS THE ARCHITECT/ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE MAY DESIGNATE. THE NUMBER OF APPLICATIONS AND THE AMOUNT OF WATER SHALL BE BASED UPON FIELD AND WEATHER CONDITIONS.
10. ALL AREAS OF SOIL DISTURBANCE RESULTING FROM THIS PROJECT WHICH WILL NOT BE SUBJECT TO FURTHER EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL BE PERMANENTLY SEEDED TO ESTABLISH GRASS, AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL DISTURBANCE. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.
11. CONTRACTOR STAGING AREAS AND CONSTRUCTION ENTRANCE LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. STABILIZED CONSTRUCTION ENTRANCE(S), AS SHOWN ON THE PLANS SHALL BE PROVIDED. ALL DISTURBED AREAS SHALL BE RESTORED.
12. ALL CATCH BASINS/DRAINAGE INLETS SHALL HAVE STONED INLET PROTECTION AROUND THEM AND GEOTEXTILE FABRIC OVER THE GRATE TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SYSTEM.
13. TILL ALL COMPACTED SOILS LOCATED IN LAWN AREAS TO RESTORE THE ORIGINAL PROPERTIES OF THE SOIL PRIOR TO SEEDING.

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		PROJECT BENCHMARK / CONTROL POINTS			END SECTION
		WETLAND			CATCH BASIN
		WETLAND BUFFER			DRAIN BASIN
		BORING LOCATIONS			INLET MANHOLE
		OBJECT REMOVAL			MANHOLE (SOLID COVER)
		OBJECT REMOVAL			INLET DRYWELL
		OBJECT REMOVAL			CLEAN OUT
		UTILITY REMOVAL			DOWN SPOUT
		FENCE REMOVAL			HYDRANT
		SAWCUT			VALVE
		TREE PROTECTION			SAMPLING TAP
		CHAIN LINK FENCE			FLOW ARROW
		BOARD-ON-BOARD FENCE	CTV	CTV	CATV
		ORNAMENTAL FENCE	COMM	COMM	COMMUNICATIONS
		GUIDE RAIL	FO	FO	FIBER OPTICS
		TREE/VEGETATION LIMIT	SIG	SIG	SIGNAL LINE
BLDG	BLDG	BUILDING/STRUCTURE	T	T	TELEPHONE LINE
		PROPERTY LINE	OE	OE	OVERHEAD ELECTRIC
		SETBACK LINE	P	P	POWER LINE
PE	PE	EASEMENTS	UE	UE	UNDERGROUND ELECTRIC
ROW	ROW	RIGHT-OF-WAY	G	G	GAS LINE
		RETAINING WALL	SA	SA	SANITARY LINE
		BOLLARD	FM	FM	SANITARY FORCEMAIN
		FLAG POLE	ST	ST	STORM LINE
		SIGN			STORM UNDERDRAIN PIPE
		DECIDUOUS TREE	FS	FS	WATER FIRE SERVICE LINE
		CONIFEROUS TREE	W	W	WATER LINE
		TREE STUMP	ST-SA	ST-SA	COMBINED SANITARY AND STORM
		OUTLET PROTECTION			FUEL LINES (DIESEL/UNLEADED)
		BIORETENTION	510	510	MAJOR CONTOUR
		BOLLARD LIGHT POLE	509	509	MINOR CONTOUR
		LIGHT POLE SINGLE			℄ OF DRAINAGE SWALE
		LIGHT POLE DOUBLE			EROSION FENCE
		LIGHT POLE TRIPLE			FLOW/SLOPE DIRECTION
		LIGHT POLE QUAD			SILT SOCK INLET PROTECTION
		UTILITY POLE			SILT FENCE INLET PROTECTION
		UTILITY POLE WITH LIGHT			CHECK DAM
HH	HH	HANDHOLE			
Ⓔ	Ⓔ	MANHOLE			STABILIZED CONSTRUCTION ENTRANCE

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STATE OF NEW YORK · ROBERT JOSEPH STEICHEN · 094674 · LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

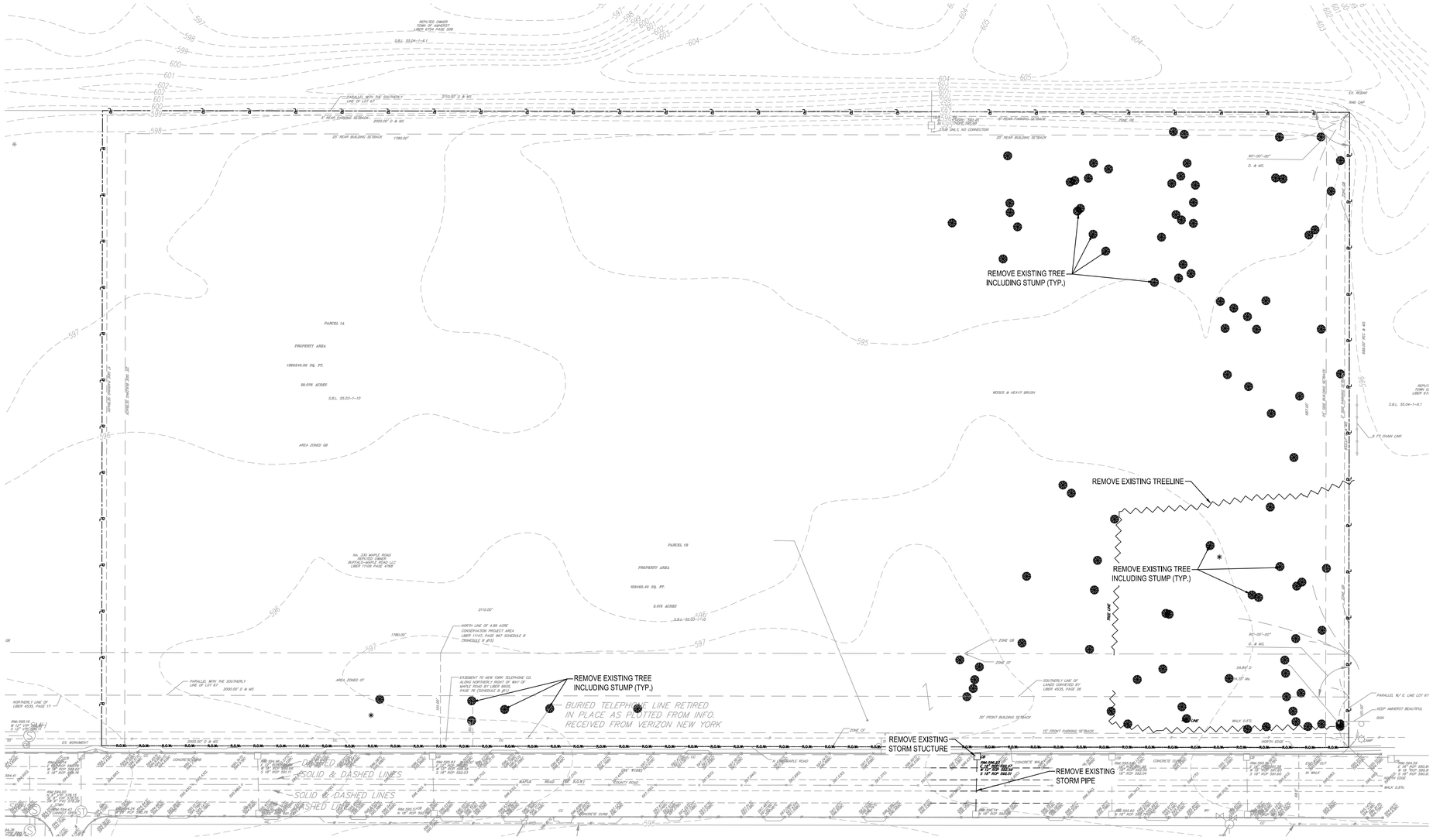
GENERAL NOTES, LEGEND AND DRAWING INDEX

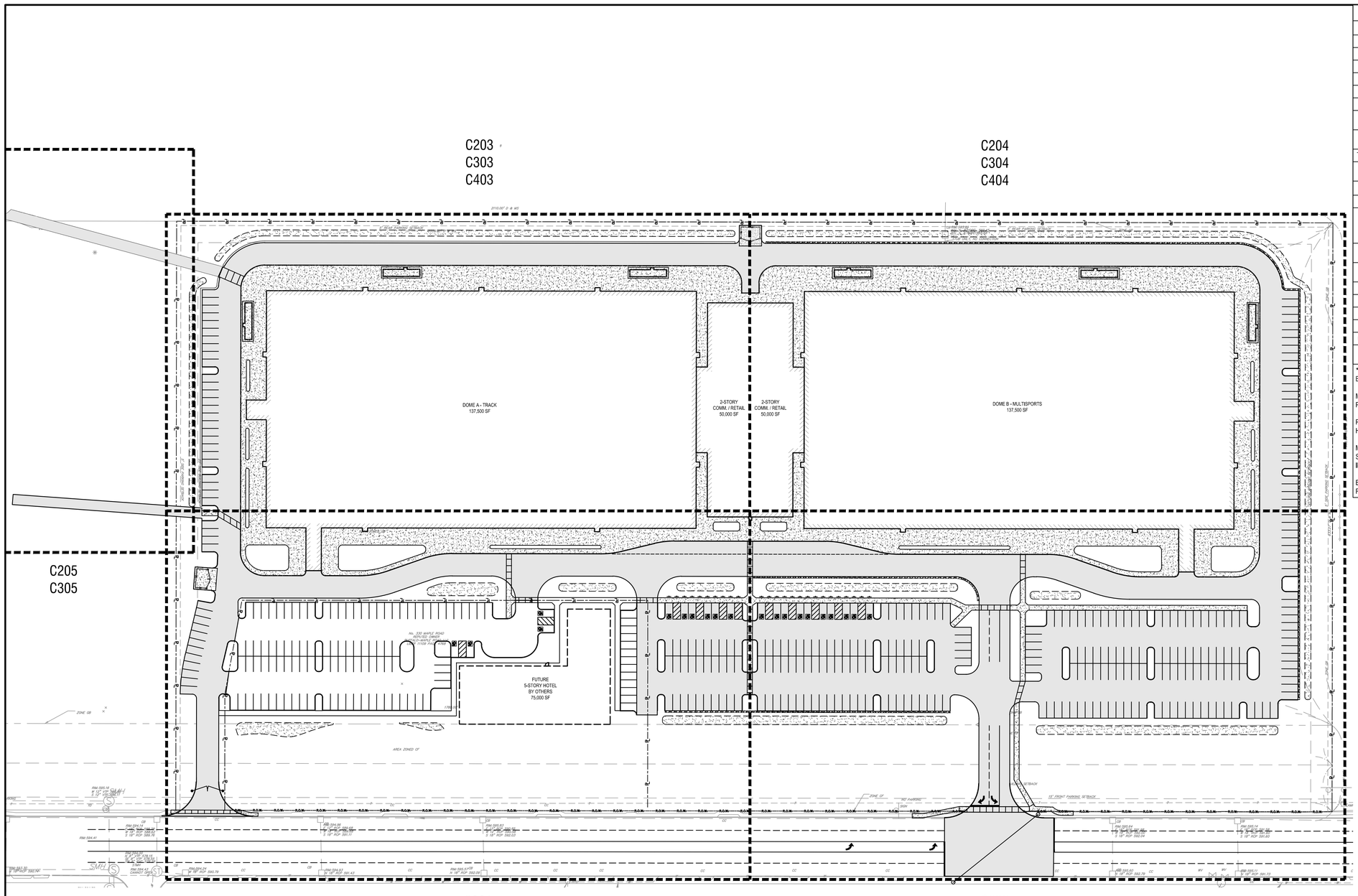
DRAWING NUMBER:

C001

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C001 GENERAL NOTES.dwg
Xref's Attached: XC-ORDER-2025
Date Printed: Oct 08, 2025, 8:52am


REMOVE EXISTING TREE INCLUDING STUMP (TYP.)
REMOVE EXISTING TREELINE
REMOVE EXISTING TREE INCLUDING STUMP (TYP.)
REMOVE EXISTING TREE INCLUDING STUMP (TYP.)
BURIED TELEPHONE LINE RETIRED IN PLACE AS PLOTTED FROM INFO. RECEIVED FROM VERIZON NEW YORK
REMOVE EXISTING STORM STUCTURE
REMOVE EXISTING STORM PIPE
SOLID & DASHED LINES
SOLID & DASHED LINES
PARCEL 1A
PROPERTY AREA
1366649.00 SQ. FT.
31.376 ACRES
S.B.L. 55.03-1-10
AREA ZONED: GB
PARCEL 1B
PROPERTY AREA
1604460.40 SQ. FT.
5.919 ACRES
S.B.L. 55.03-1-28
WOODS & HEAVY BRUSH
MAPLE ROAD (RT. 63 W.)
COUNTY ROAD
REPUTED OWNER TOWN OF AMHERST LIBER 8774 PAGE 108
S.B.L. 55.04-1-6.1
PARALLEL WITH THE SOUTHERLY LINE OF LOT 67
2000.00° D & MS.
2110.00° D & MS.
25' REAR BUILDING SETBACK
1780.00'
NORTH LINE OF 4.89 ACRE CONSERVATION PROJECT AREA LIBER 11143, PAGE 967 SCHEDULE B (PARCELS # #12)
EASEMENT TO NEW YORK TELEPHONE CO. ALONG NORTHERLY RIGHT OF WAY OF MAPLE ROAD BY LIBER 8905, PAGE 78 (SCHEDULE B #11)
NORTHERLY LINE OF LIBER 4335, PAGE 17
AREA ZONED: GB
No. 330 MAPLE ROAD REPUTED OWNER: BUFFALO-MAPLE ROAD LLC LIBER 11109 PAGE 4766
EX. MONUMENT
EX. REBAR AND CAP
80°-00'-00" D. & MS.
44.84' D
44.69' Ms.
SOUTHERLY LINE OF LANDS CONVEYED BY LIBER 4335, PAGE 26
30' FRONT BUILDING SETBACK
15' FRONT PARKING SETBACK
PARALLEL W/ E. LINE LOT 67
KEEP AMHERST BEAUTIFUL SIGN
WALK 0.5%
NORTH EDGE
CONCRETE WALK
CONCRETE CURB
ASPHALT PAVING
CONC. APRON
CONC. SIDEWALK
6' PT. CHAIN LINK
REPUTED OWNER TOWN OF AMHERST LIBER 8774 PAGE 108
S.B.L. 55.04-1-6.1
4' REAR PARKING SETBACK
ZONE: GB
ZONE: GI
ZONE: OF
ZONE: R1
STAIR ONLY, NO CONNECTION
25' REAR BUILDING SETBACK
EX. REBAR AND CAP
80°-00'-00" D. & MS.
ZONE: GB
ZONE: GI
ZONE: OF
ZONE: R1
30' FRONT BUILDING SETBACK
15' FRONT PARKING SETBACK
SOUTHERLY LINE OF LANDS CONVEYED BY LIBER 4335, PAGE 26



PROJECT DATA

PARCEL INFORMATION

APPLICANT	716 SPORTS COMPLEX, LLC
OWNER	TOWN OF AMHERST
PARCEL ADDRESS	330 MAPLE ROAD
TAX NUMBER	55.03-1-10
PARCEL AREA (TOTAL)	21.3 ACRES
TOTAL PROJECT AREA	21.3 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	0.0 ACRES
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	15.3 ACRES
TOTAL DISTURBANCE AREA	±19.0 ACRES
PARKING COUNT	439 SPACES - REQUIRED NUMBER OF SPACES TO BE DETERMINED BY PARKING ANALYSIS

ZONING INFORMATION

	REQUIRED	PROPOSED
CLASSIFICATION	GB / RC 100-FT FRONTAGE CONSERVATION AREA	GB / RC 100-FT FRONTAGE CONSERVATION AREA
MIN. LOT AREA	NONE	N/A
MIN. LOT WIDTH	NONE	N/A
FRONT SETBACK	30 FT	±100 FT
SIDE SETBACK	25 FT	±91 FT
REAR SETBACK	25 FT	±91 FT
MAX. HEIGHT	*	*
MAX. BUILDING COVERAGE	NONE	N/A
MAX. INTERIOR BUILDING SEPARATION	NONE	N/A

*PER NEW YORK STATE BUILDING CODE 2020 TABLE 504.3, "ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE":

MAX. ALLOWED HEIGHT: 2 STORIES, 55 FEET (TYPE IIIB)
PROPOSED HEIGHT: 1 STORY, AVERAGE HEIGHT 50' (100' TO RIDGE)

PER NEW YORK STATE BUILDING CODE 2020 - SECTION 3102.5 "MAXIMUM HEIGHT":

MEMBRANE STRUCTURES SHALL NOT EXCEED ONE STORY NOR SHALL SUCH STRUCTURES EXCEED THE HEIGHT LIMITATIONS IN FEET SPECIFIED IN SECTION 504.3.

EXCEPTION: NONCOMBUSTIBLE MEMBRANE STRUCTURES SERVING AS ROOFS ONLY.

1 / C200 OVERALL SITE PLAN
SCALE: 1"=60'

N

0' 30' 60' 90'

TOWN OF AMHERST

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084674
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art, 145 Sec, 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

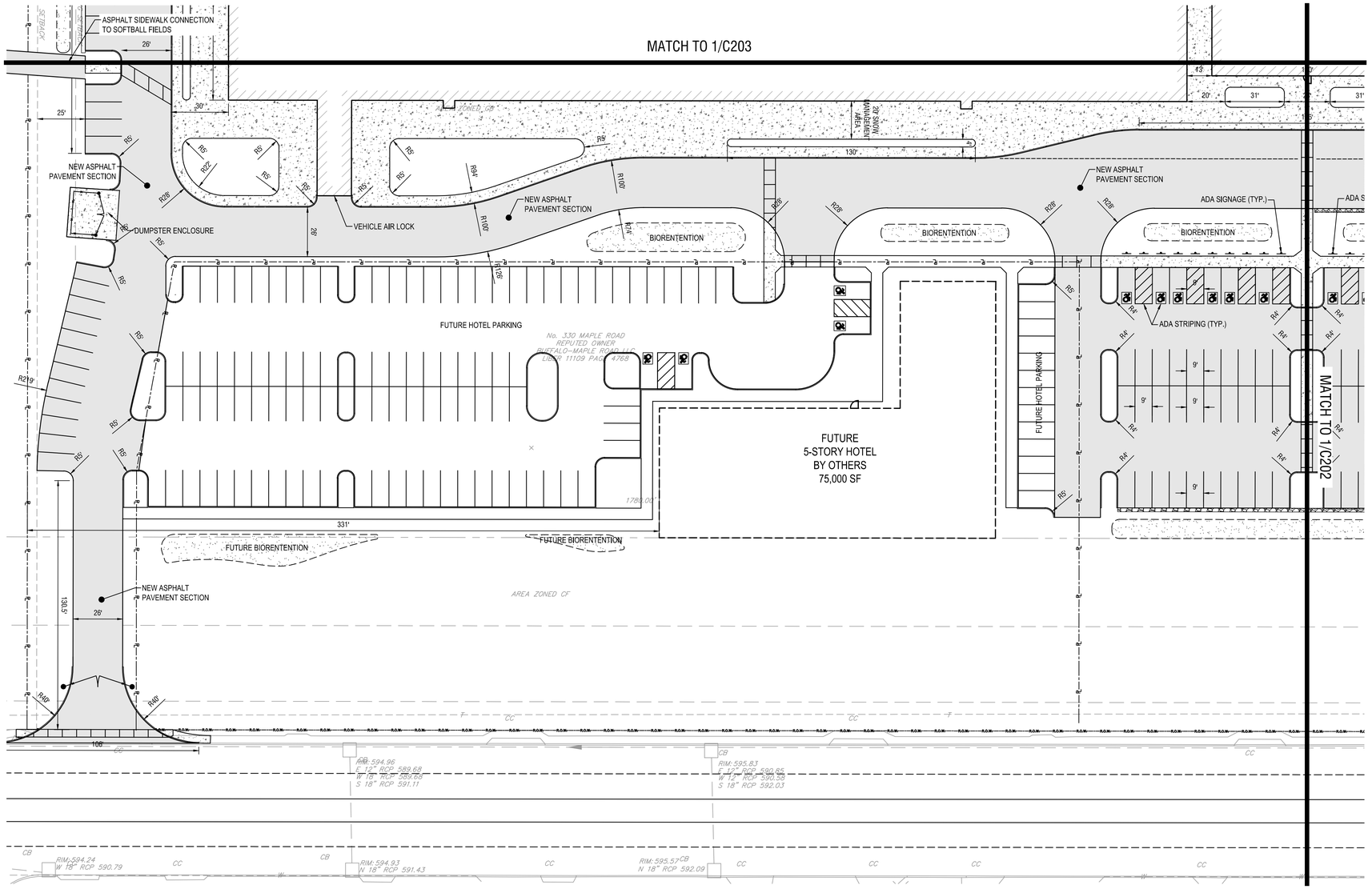
OVERALL SITE PLAN

DRAWING NUMBER:

C200

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C200 SITE PLAN.dwg
Xref's Attached: XC-ZONE, XC-BOUNDARY, XC-TOPO, DESIGN-UTILITY, DESIGN-SITE, X-AERIAL, hippo 330 maple
Date Printed: Oct 08, 2025, 9:21am



1 C201 SITE PLAN
SCALE: 1" = 30'

N

0' 30' 60' 90'

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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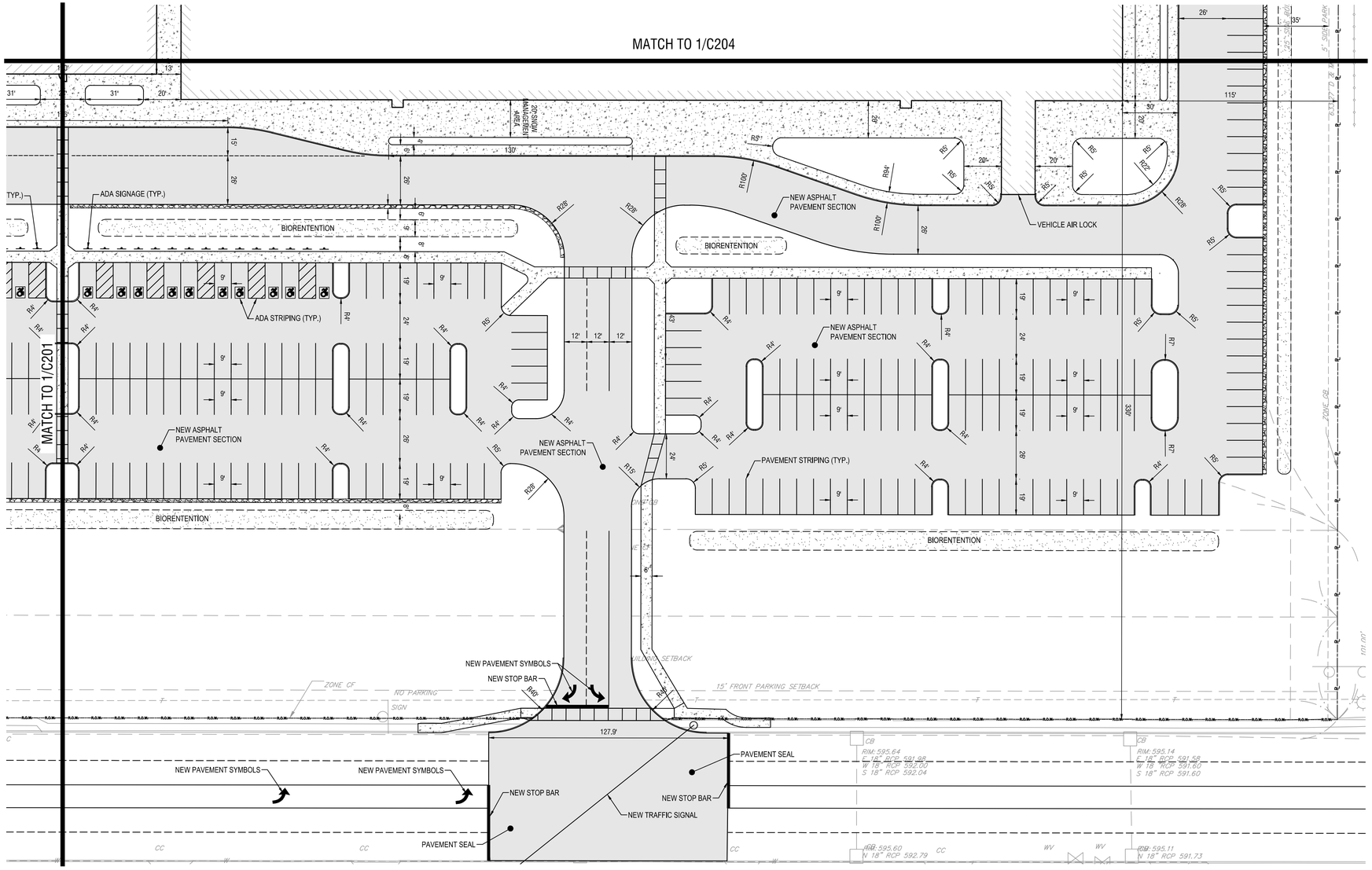
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME: SITE PLAN
DRAWING NUMBER: C201

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C200 SITE PLAN.dwg
Xref Name: 24X36SEAL.DWG, 24X36TB.DWG, DESIGN-OUTLITY, DESIGN-SITE, X-AERIAL topo 330 maple
Date Printed: Oct 08, 2025, 8:52am



1 C202 SITE PLAN
SCALE: 1" = 30'

N

0' 30' 60' 90'

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

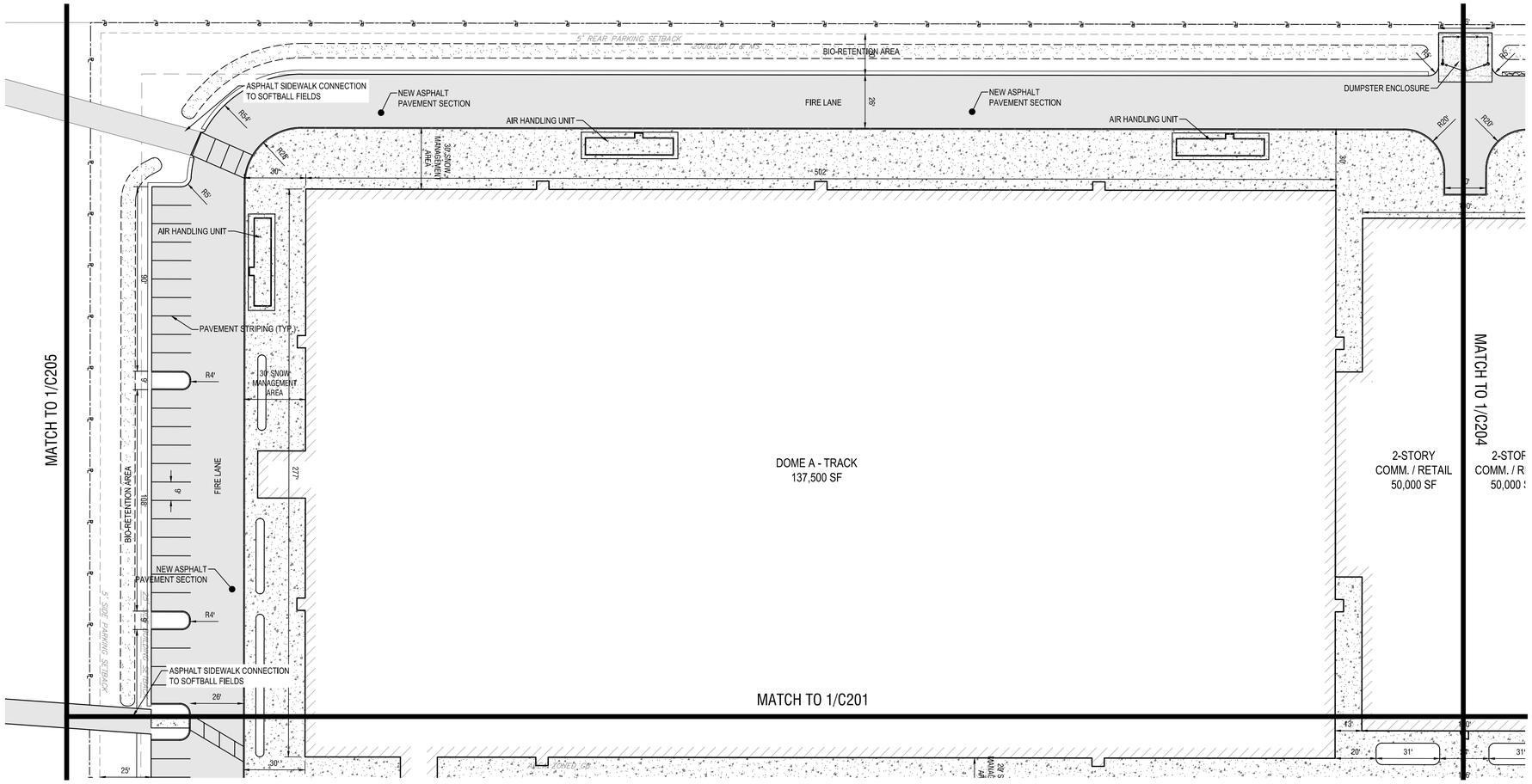
SITE PLAN

DRAWING NUMBER:

C202

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C200 SITE PLAN.dwg
Xref's Attached: X-BORDER 24X36; DESIGN-UTILITY; DESIGN-SITE; X-AERIAL; topo 330 maple
Date Printed: Oct 08, 2025, 8:52am

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))



1 C203 SITE PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

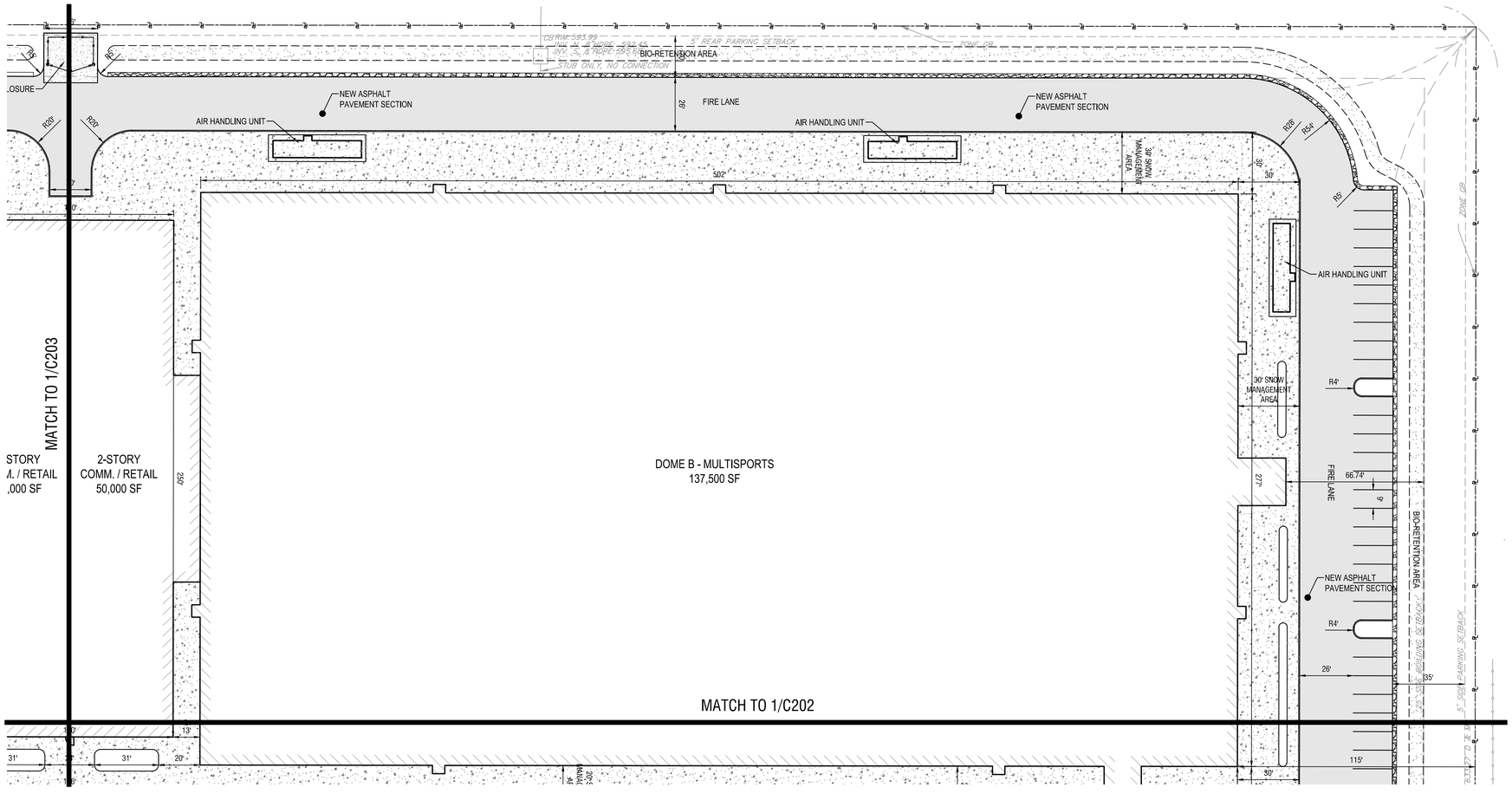
SITE PLAN

DRAWING NUMBER:

C203

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C200 SITE PLAN.dwg
XRefs Attached: ADDED: XXXX, XXXX, DESIGN-UTILITY, DESIGN-SITE, X-AERIAL, topo 330 maple
Date Printed: Oct 08, 2025, 8:52am



1 C204 SITE PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

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PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C204

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C200 SITE PLAN.dwg
Xref Attached: ACADSITE.DWG
Xref Attached: DESIGNUTILITY_DESIGNASITE_X-MERIAL topo 330 maple
Date Printed: Oct 08, 2025, 8:52am

1 C205 SITE PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

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CERTIFICATE OF AUTHORIZATION NUMBER:
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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

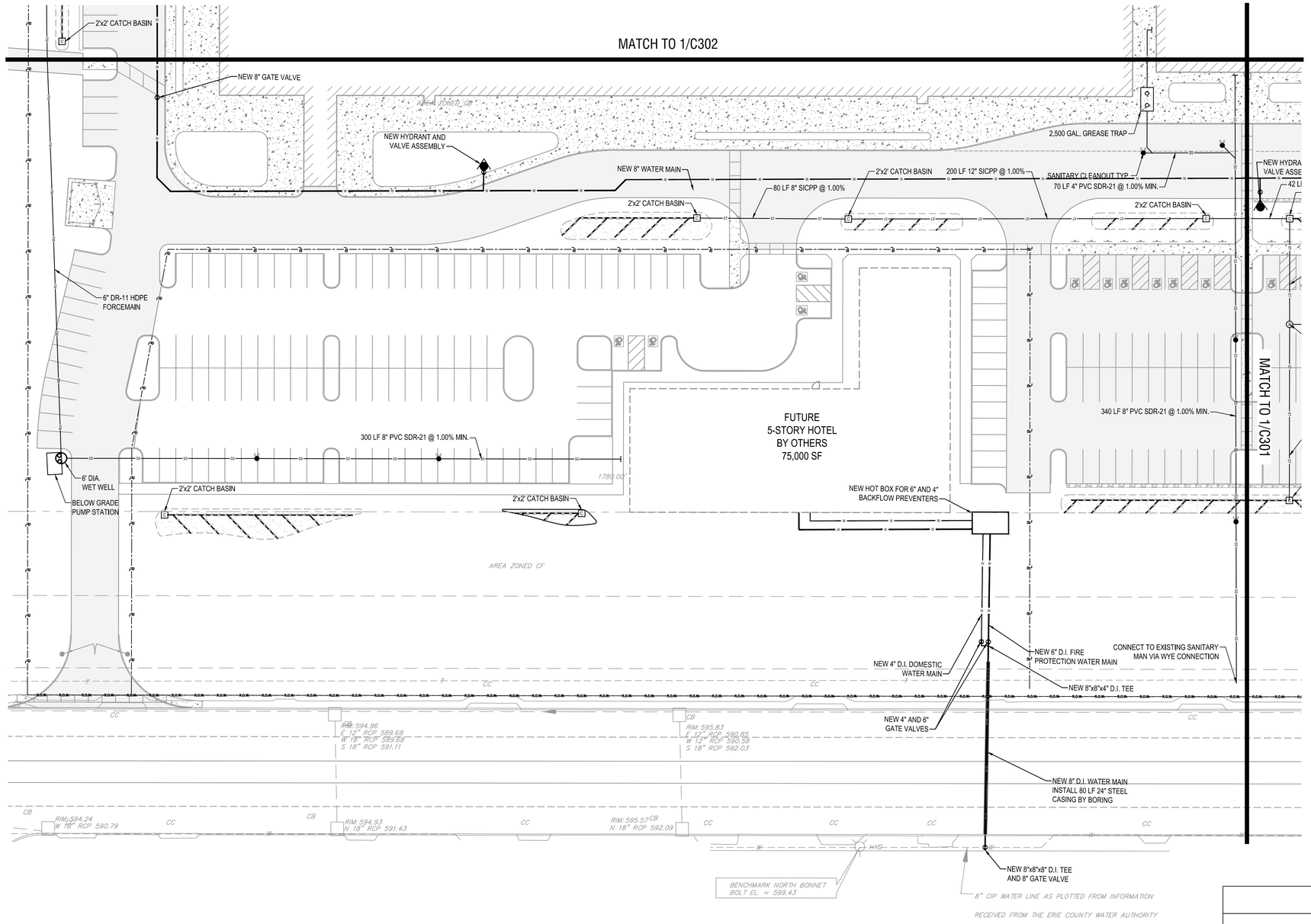
SITE PLAN

DRAWING NUMBER:

C205

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C200 SITE PLAN.dwg
Xref Attach: X-SURVEY.dwg, X-BOUNDARY.dwg, DESIGNUTILITY, DESIGNASITE, X-AERIAL, topo 330 maple
Date Printed: Oct 08, 2025, 8:52am



1 C301 UTILITY PLAN
SCALE: 1" = 30'

N

0' 30' 60' 90'

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

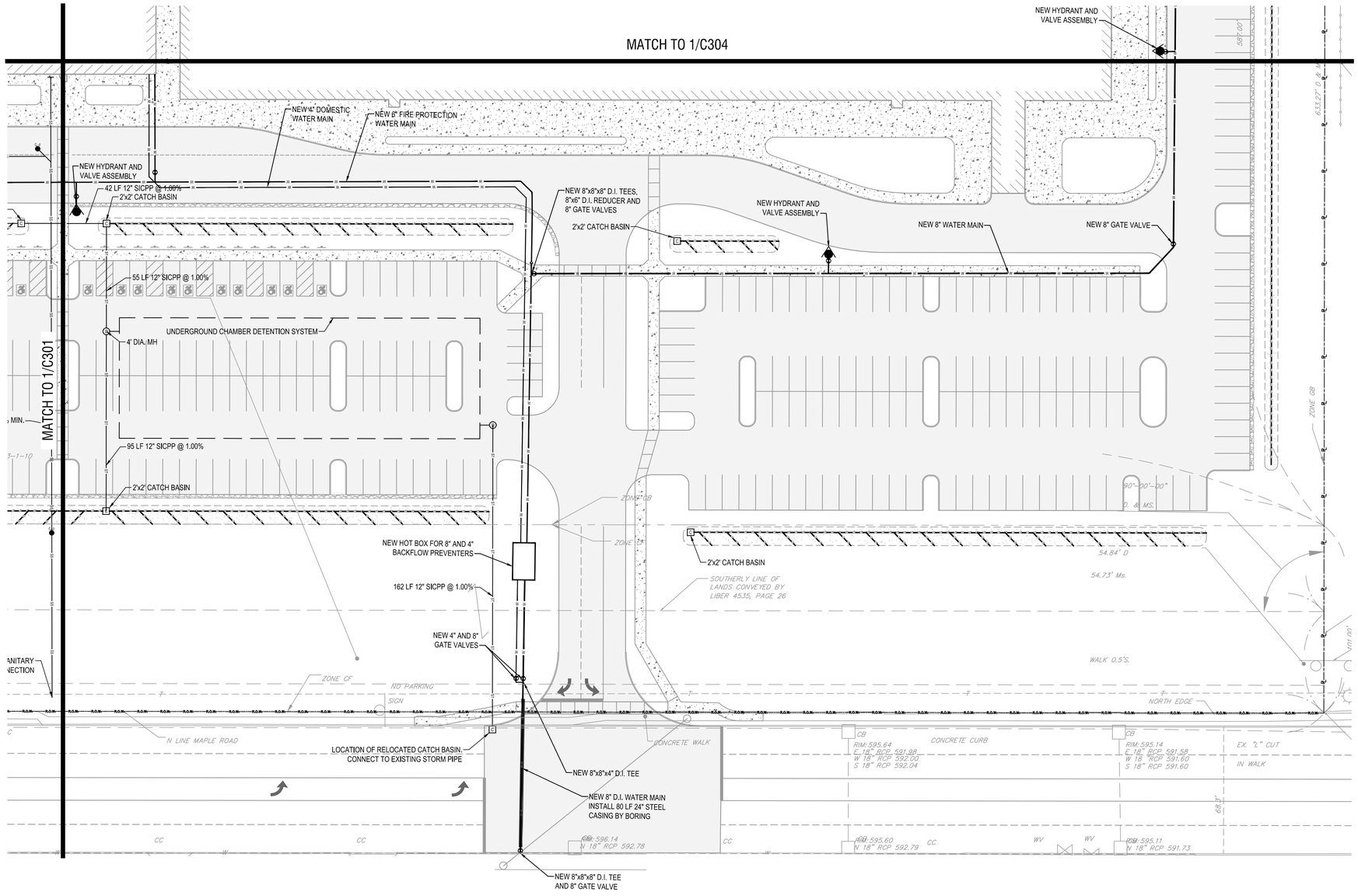
UTILITY PLAN

DRAWING NUMBER:

C301

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C300 UTILITY PLAN.dwg
User Name: JBOSSE, PAUL
Xref Name: 24X36SITE.DWG, DESIGN-UTILITY, DESIGN-SITE, X-AERIAL, topo 330 maple
Date Printed: Oct 08, 2025, 9:36am



1 C302 UTILITY PLAN
SCALE: 1" = 30'

N

0' 30' 60' 90'

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

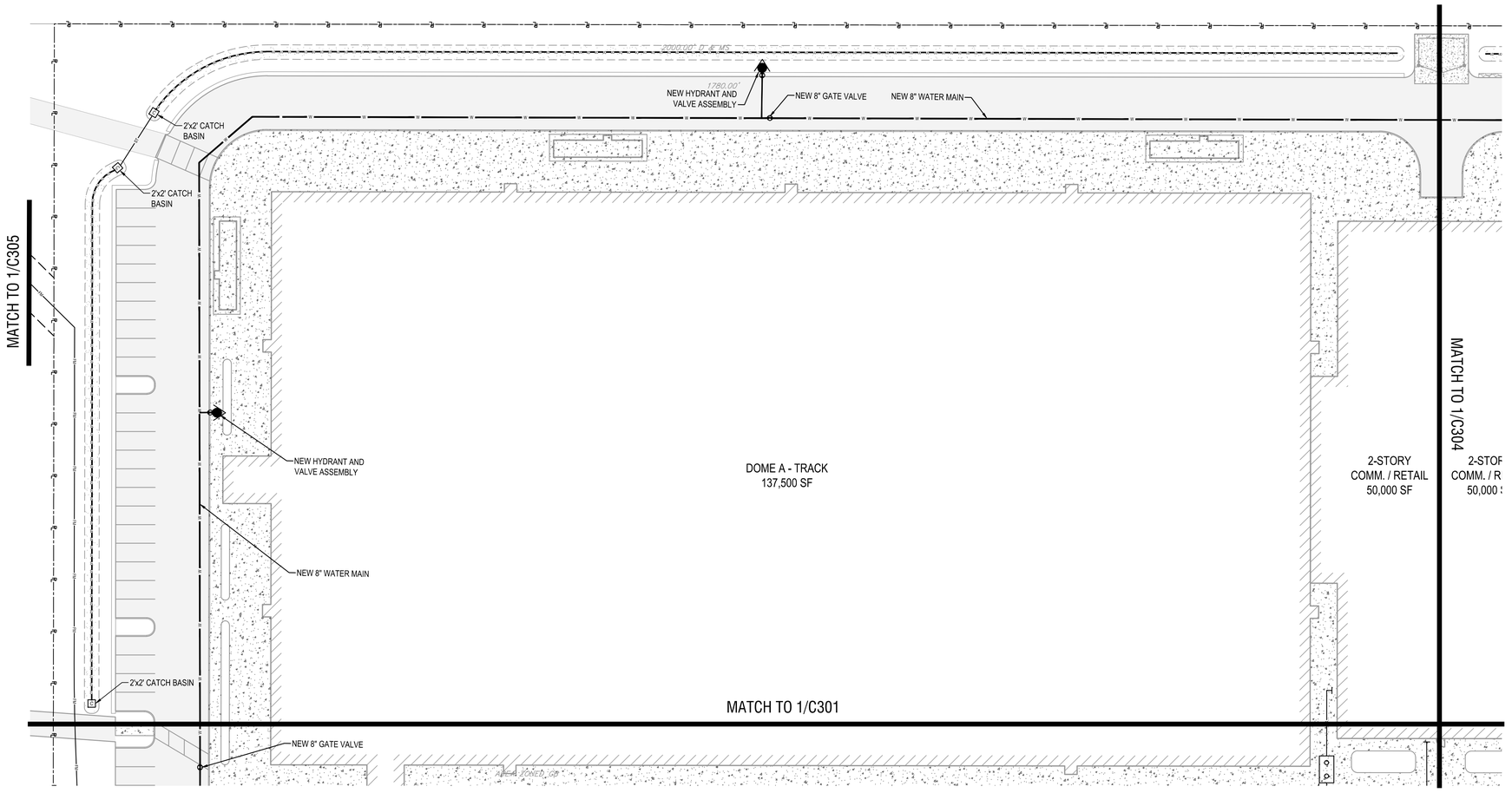
UTILITY PLAN

DRAWING NUMBER:

C302

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C300 UTILITY PLAN.dwg
Xref's Attached: XC-ADDRESS, XC-BOUNDARY, XC-TOPO, DESIGN-UTILITY, DESIGN-SITE, X-AERIAL, kippo 330 maple
Date Printed: Oct 08, 2025, 9:38am



1 C303 UTILITY PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

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EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

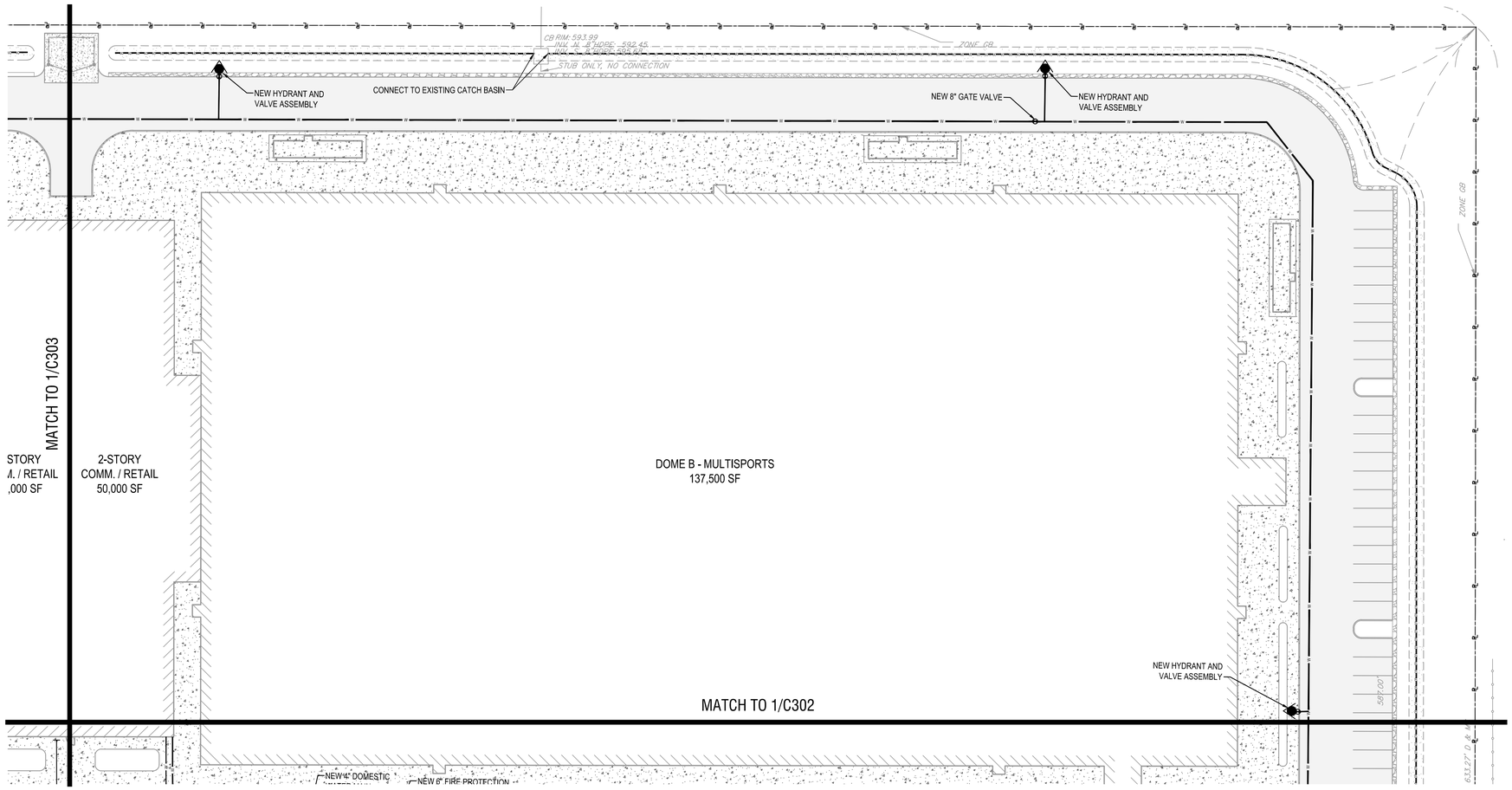
UTILITY PLAN

DRAWING NUMBER:

C303

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C300 UTILITY PLAN.dwg
Xref Name: XA-ARBSTD-2408-DSC-ARCH-STD.dwg, XA-ARBSTD-2408-DSC-ARCH-STD-ANNO.dwg, DESIGN-UTILITY, DESIGN-SITE, XA-AERIAL_topo 330 maple
Date Printed: Oct 08, 2025, 9:36am



1 C304 UTILITY PLAN
SCALE: 1" = 30'

N

0' 30' 60' 90'

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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C304

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C300 UTILITY PLAN.dwg
Xref's Attached: XC-ROAD-2254561-DESIGN, XC-SITE-2254561-DESIGN-UTILITY, DESIGN-SITE, X-AERIAL, topo 330 maple
Date Printed: Oct 08, 2025, 9:38am

1 C305 OFF-SITE SANITARY PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

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EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

OFF-SITE SANITARY PLAN

DRAWING NUMBER:

C305

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C300 UTILITY PLAN.dwg
Xref's Attached: X-BORDER 24X36; DESIGN-UTILITY; DESIGN-SITE; X-AERIAL; topo 330 maple
Date Printed: Oct 08, 2025, 9:36am

MATCH TO 1/C305

1 C306 OFF-SITE SANITARY PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

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EXP. 02-28-26

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CERTIFICATE OF AUTHORIZATION NUMBER:
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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

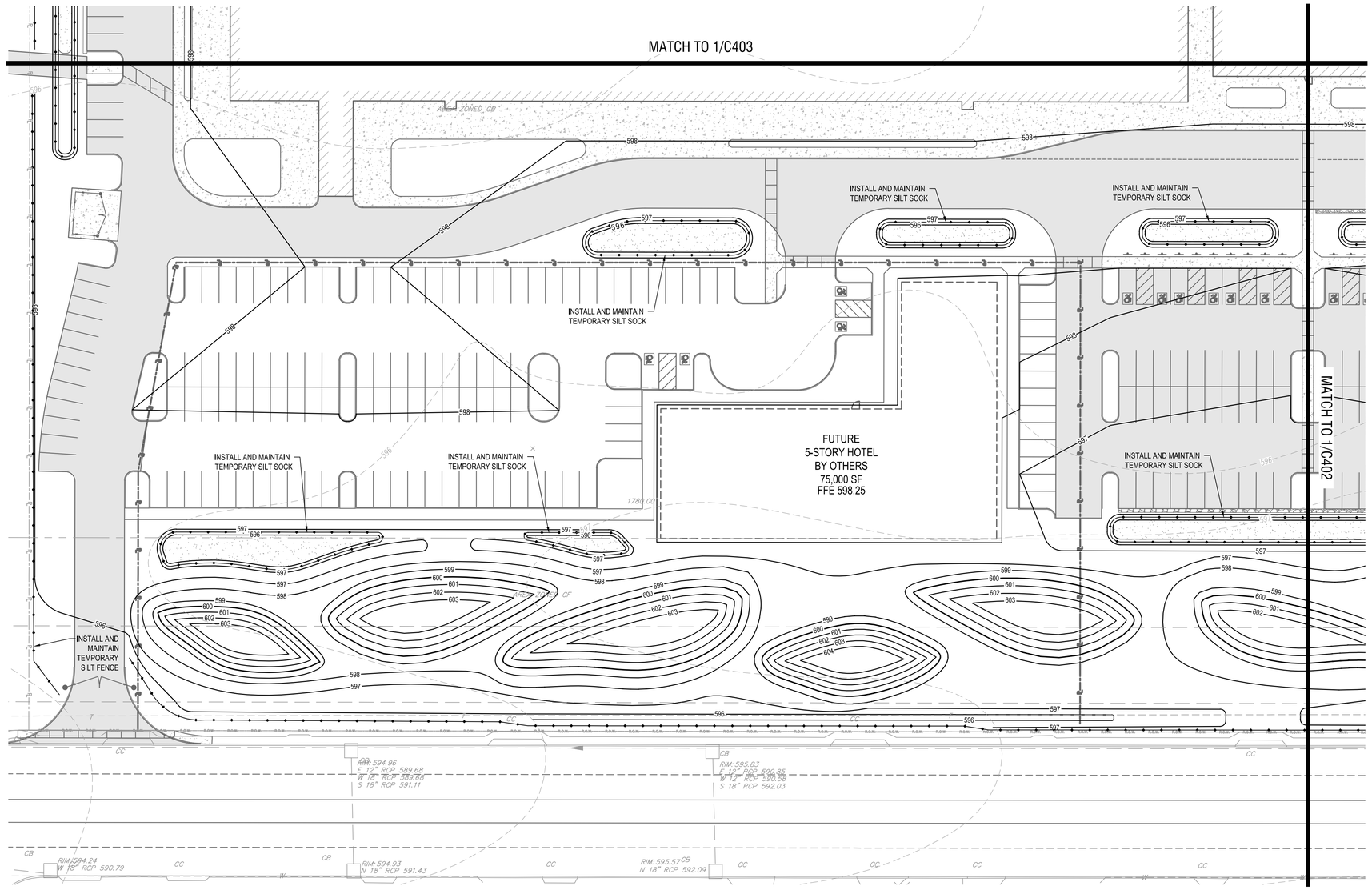
OFF-SITE SANITARY PLAN

DRAWING NUMBER:

C306

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C300 UTILITY PLAN.dwg
Xref's Attached: X-BORDER 24X36; DESIGN-UTILITY; DESIGN-SITE; X-AERIAL; topo 330 maple
Date Printed: Oct 08, 2025, 9:36am

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))



1 C401 GRADING PLAN
SCALE: 1" = 30'

N

0' 30' 60' 90'

TOWN OF AMHERST

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ROBERT JOSEPH STACHLER
094674
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

GRADING AND EROSION CONTROL PLAN

DRAWING NUMBER:

C401

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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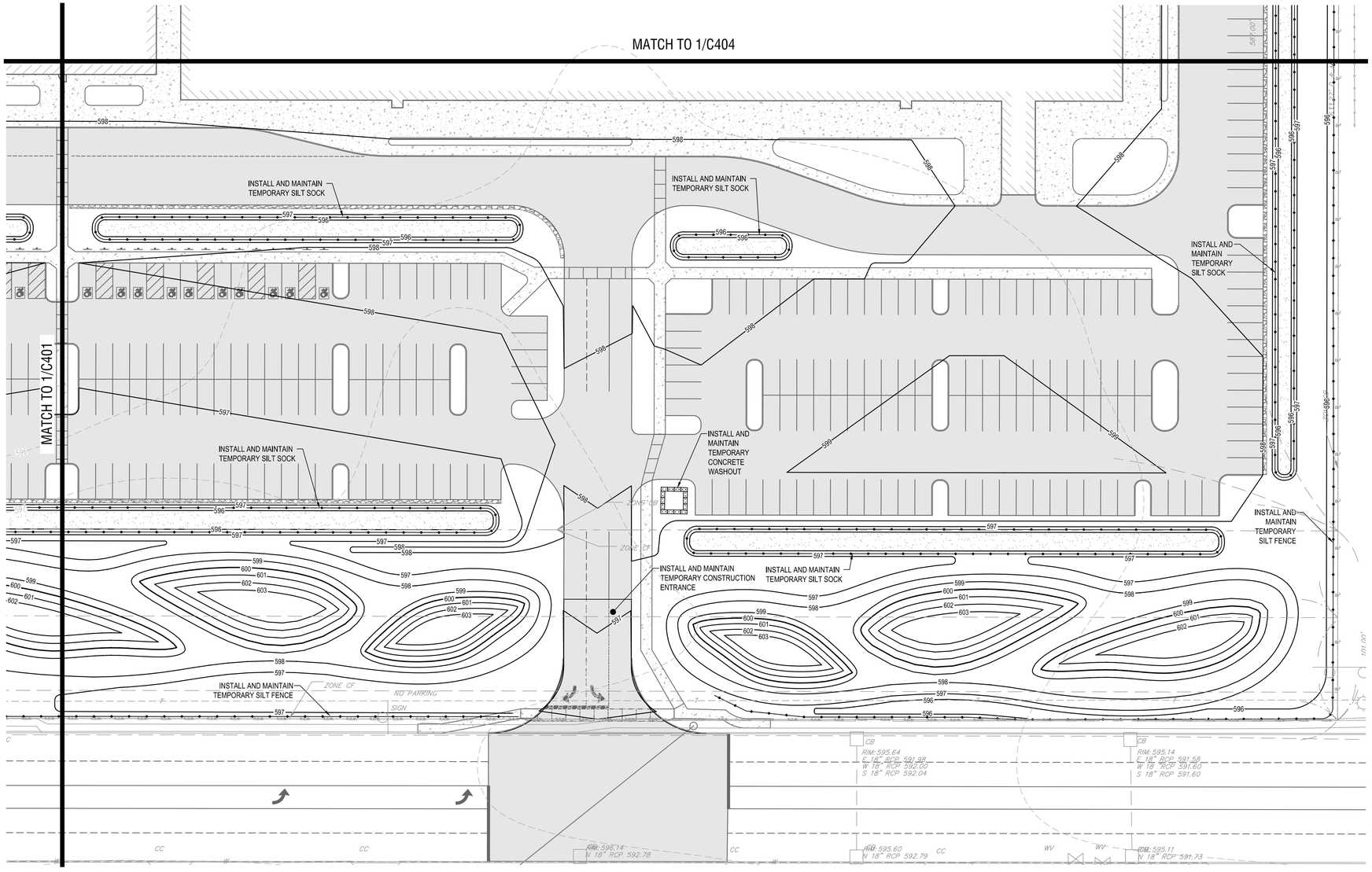
Xrefs Attached: XR-ARCH-A, XR-ARCH-B, XR-ARCH-C, DESIGN-UTILITY, DESIGN-SITE, X-AERIAL, topo 330 maple; DESIGN-GRADING
Date Printed: Oct 08, 2025, 8:53am



1 C402 GRADING PLAN

SCALE: 1" = 30'

N

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DRAWING NAME:

GRADING AND EROSION CONTROL PLAN

DRAWING NUMBER:

C402

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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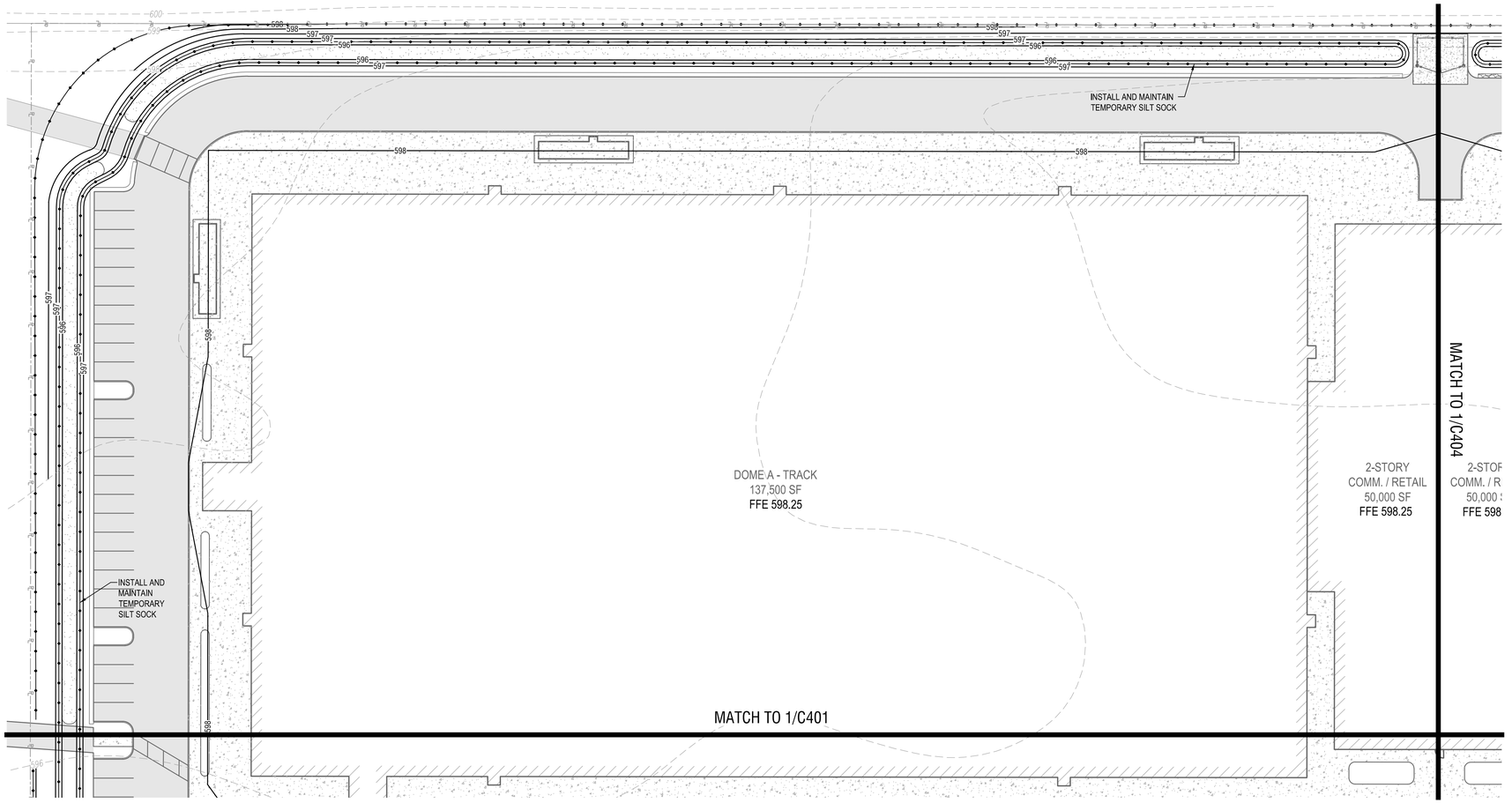

1 C403 GRADING PLAN
SCALE: 1"=30'

N

0' 30' 60' 90'

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DRAWING NAME:

GRADING AND EROSION CONTROL PLAN

DRAWING NUMBER:

C403

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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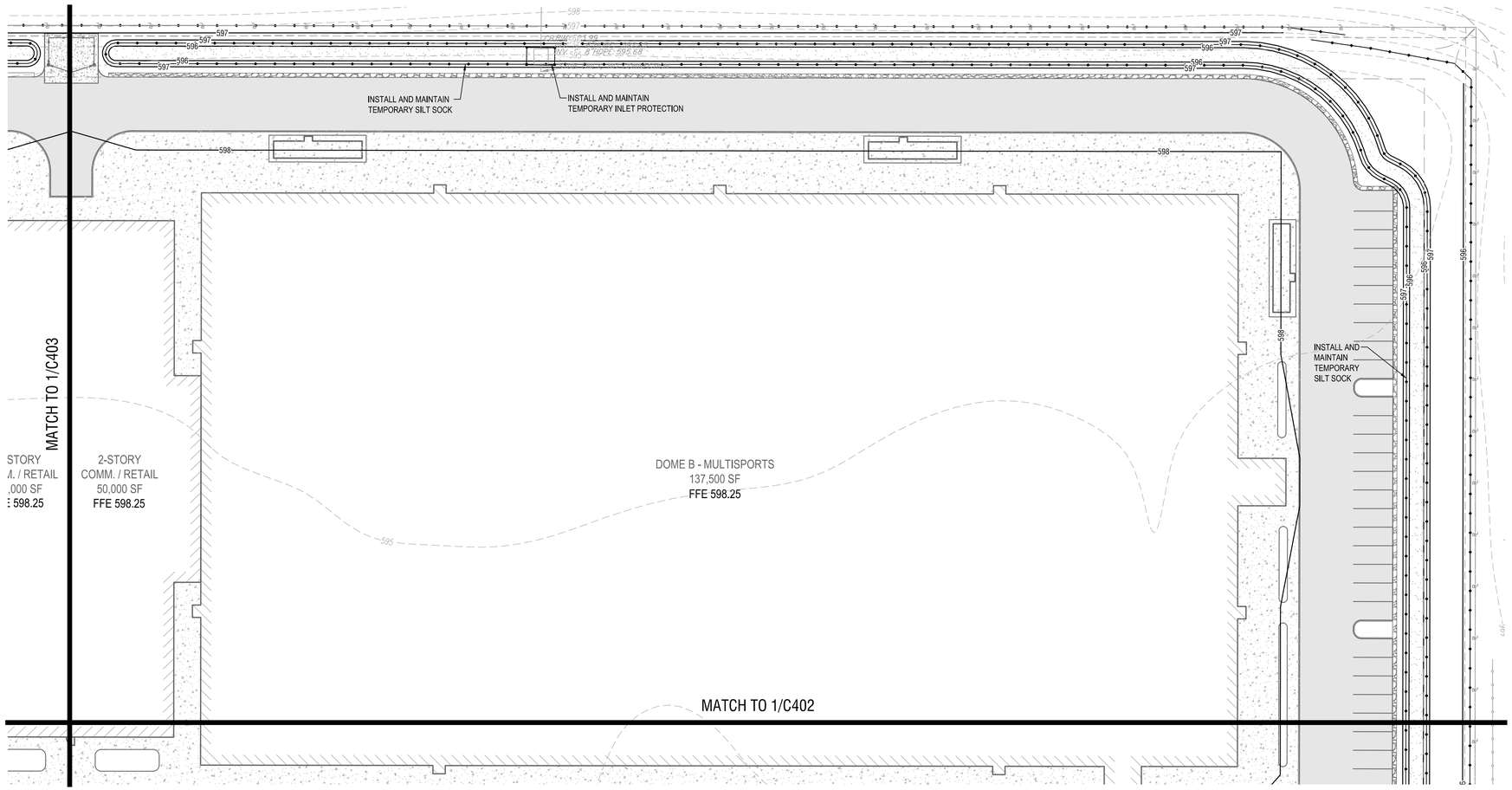
Date Plotted: Oct 08, 2025, 8:53am



1 C404 GRADING PLAN
SCALE: 1"=30'

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0' 30' 60' 90'

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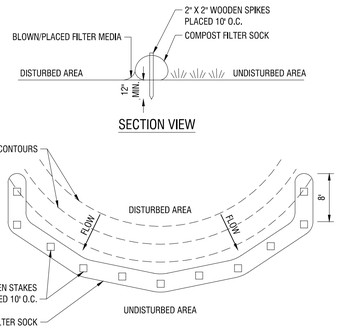
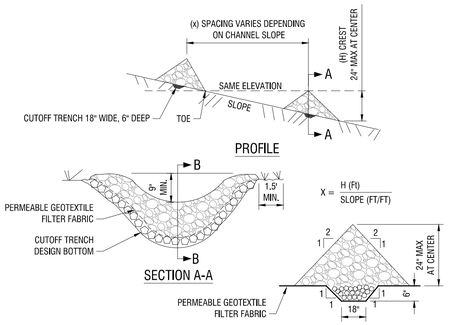


PLAN VIEW

SECTION VIEW

7 C501 COMPOST FILTER SOCK

NYS DEC DETAIL: COMPOST FILTER SOCK



NOTES:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS 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 OUTING 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.

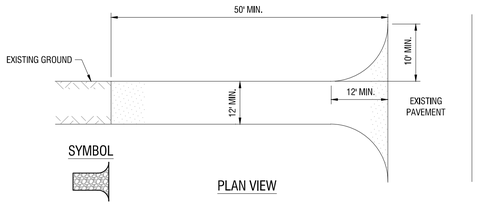
SYMBOL

MAXIMUM DRAINAGE AREA 2 ACRES.

6 C501 STONE CHECK DAM

NYS DEC DETAIL: STONE CHECK DAM

PROFILE VIEW



SYMBOL

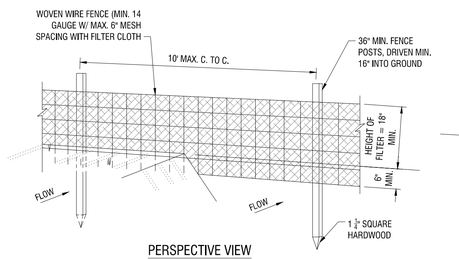
PLAN VIEW

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 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT 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 EVENT.

3 C501 STABILIZED CONSTRUCTION ENTRANCE

N.YS DEC DETAIL: STABILIZED CONSTRUCTION ACCESS



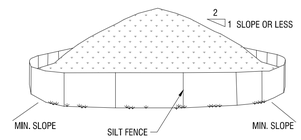
NOTES:

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 OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA 140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SYMBOL

2 C501 SILT FENCE

NYS DEC DETAIL: SILT FENCE

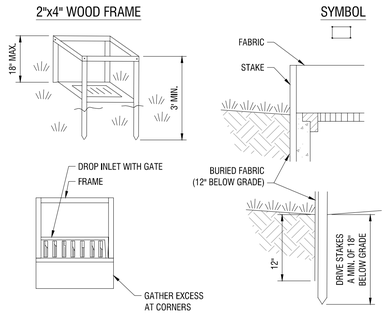


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS AND DETAIL FOR INSTALLATION OF SILT FENCE.

9 C501 TEMPORARY SOIL STOCKPILE

N.T.S.



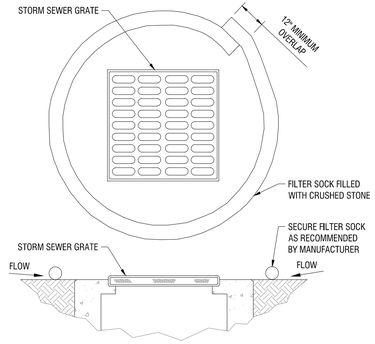
CONSTRUCTION SPECIFICATIONS:

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 OF 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.

MAXIMUM DRAINAGE AREA 1 ACRE

5 C501 FILTER FABRIC DROP INLET PROTECTION

N.Y.S. DEC DETAIL: FILTER DROP INLET PROTECTION



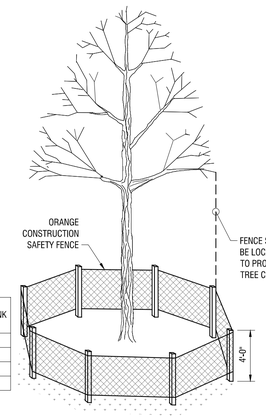
8 C501 INLET PROTECTION IN PAVEMENT

N.T.S.

NOTES:

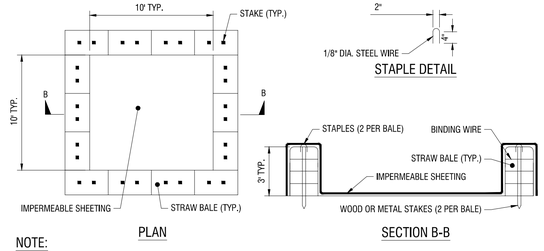
1. ALL TREES DESIGNATED FOR PROTECTION ON THE EXISTING SITE/DEMOLITION PLAN(S) SHALL RECEIVE THIS TREATMENT.
2. DO NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING (IDLING) UNDER TREE CANOPY.
3. MAINTAIN 1' FENCE CLEARANCE TO OUTSIDE CURB FACE AND 6" TO 12" FENCE CLEARANCE TO SIDEWALK.
4. MINIMUM DISTANCE (SEE TABLE) OR GREATER AS REQUIRED TO PROTECT TREE CANOPY.
5. DO NOT STORE MATERIALS WITHIN 10' RADIALLY FROM TREE.

TREE DIAMETER (DBH)	DISTANCE OF FENCING FROM FACE OF TREE TRUNK (SEE NOTE 4)
LESS THAN 10"	6'
10" - 14"	10'
15" - 19"	12'
20" OR MORE	15'



4 501 TREE PROTECTION

N.T.S.



NOTE:

1. CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 100 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER, PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

1 C501 CONCRETE WASHOUT AREA WITH STRAW BALES

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DRAWING NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C501

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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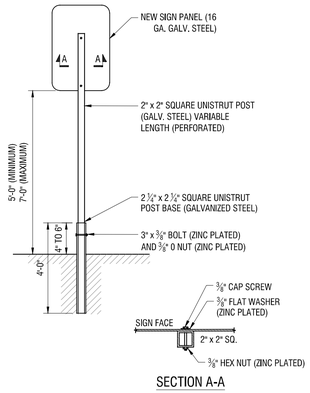


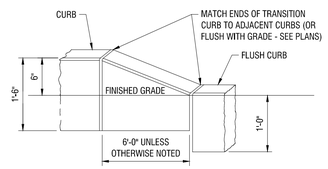
SECTION A-A

NOTES:

1. MAINTAIN TWO FEET OF CLEARANCE FROM FACE OF CURB TO ANY PART OF SIGN, AS APPLICABLE.
2. SEE PLANS FOR SIGN AND POST LOCATIONS.

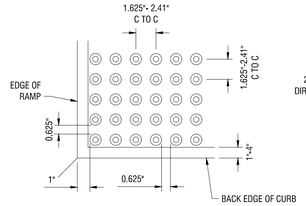
10 C502 POST MOUNT SIGN

N.T.S.

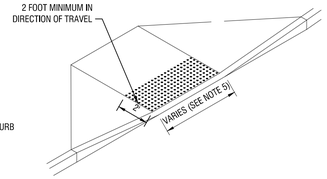


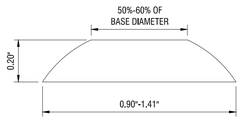
9 C502 CURB TRANSITION

N.T.S.



DOME SPACING





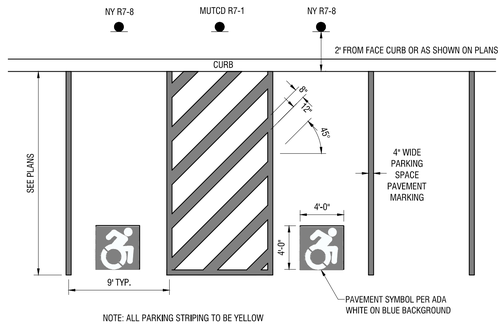
DOME SECTION

NOTES:

1. QUANTITY OF TRUNCATED DOMES SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND TO DEPICT REQUIRED SQUARE GRID PATTERN.
2. TRUNCATED DOMES ARE TO BE ALIGNED ON THE SQUARE GRID PATTERN IN THE PREDOMINANT DIRECTION OF TRAVEL.
3. ENTIRE DETECTABLE WARNING SYSTEM FIELD, INCLUDING TRUNCATED DOMES, IS TO BE YELLOW.
4. OUTER EDGE OF THE DETECTABLE WARNING SYSTEM FIELD IS TO BE LOCATED SO THAT THE EDGE OF THE WARNING FIELD NEAREST TO THE STREET NO MORE THAN 2" FROM BACK OF CURB.
5. DETECTABLE WARNING SYSTEM IS TO EXTEND ACROSS THE FULL WIDTH OF A SIDEWALK ACCESS RAMP, BUT NOT UP THE SIDE FLARES.

8 C502 DETECTABLE WARNING SYSTEM

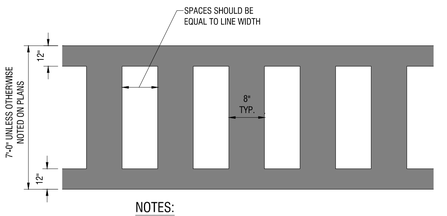
N.T.S.



NOTE: ALL PARKING STRIPING TO BE YELLOW

5 C502 ADA PARKING SPACE STRIPING

N.T.S.

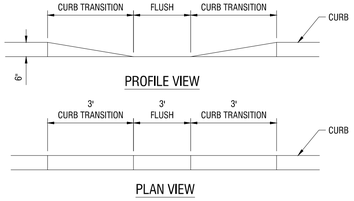


NOTES:

1. ALL STRIPING SHALL BE WHITE

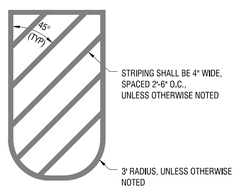
4 C502 CROSSWALK

N.T.S.



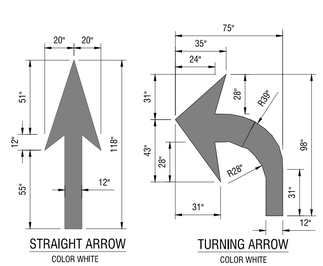
7 C502 DROP CURB

N.T.S.



6 C502 TYPICAL PAVEMENT MARKING

N.T.S.



STOP BAR NOTES:
UNLESS OTHERWISE SHOWN:
LETTER 98" H x 16" W, 8" SPACING
(USE EQUAL SPACING BETWEEN LETTERS AND CENTER ENTIRE SYMBOL IN LANE)
ALL SYMBOLS SHALL BE WHITE

ACCESSIBLE SYMBOL
COLOR WHITE ON BLUE BACKGROUND

12" X 18"
NO PARKING
MUTCD R7-1
FEDERAL DESIGNATION

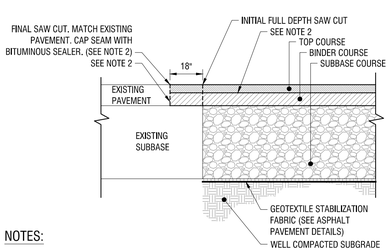
12" X 18"
RESERVED
NY R7-8
FEDERAL DESIGNATION

12" X 6"
VAN ACCESSIBLE
MUTCD R7-8a
FEDERAL DESIGNATION

PAVEMENT LETTERING
COLOR WHITE

3 C502 PAVEMENT MARKINGS AND SIGNAGE

N.T.S.

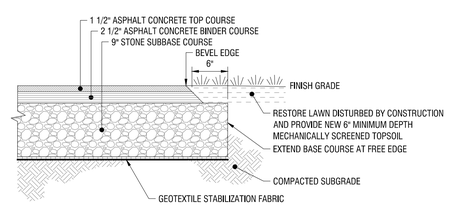


NOTES:

1. VERTICALLY SAW CUT ALL ASPHALT FULL DEPTH.
2. BLOW CLEAN AND APPLY TACK COAT 0.050 GAL/SY AT ALL ASPHALT TO ASPHALT SURFACES.
3. REFER TO STANDARD DUTY PAVEMENT SECTION DETAIL FOR COURSE THICKNESS.

2 C502 STANDARD DUTY PAVEMENT JOINT

N.T.S.



NOTES:

1. PROVIDE ADDITIONAL SUBBASE MATERIAL WHERE FILL IS REQUIRED TO OBTAIN PROPER SUBGRADE ELEVATION, OR TO REPLACE UNSUITABLE SUBGRADE MATERIAL.

1 C502 STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.

LaBella
Powered by partnership.

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STATE OF NEW YORK
ROBERT JOSEPH STACHLER
094674
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art, 145 Sec, 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C502

Attachment: SP-2025-11, 330 Maple Road (Portion)) (31021 : SP-2025-11, drawings 112025

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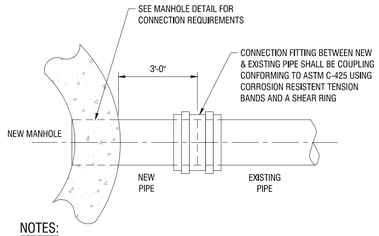
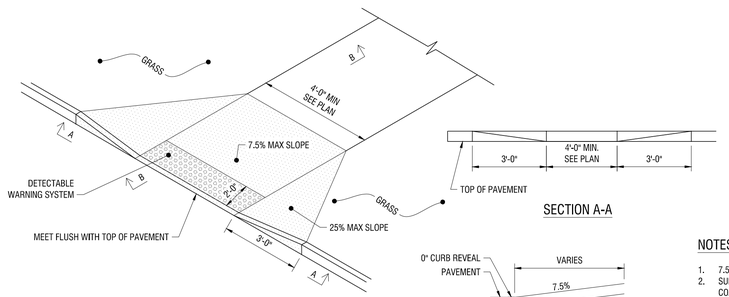


NOTES:

1. CONTRACTOR TO CUT EXISTING SEWER, BUILD NEW MANHOLE, AND MAKE NECESSARY CONNECTION AS SHOWN.

7 C503 CONNECTION TO EXISTING SEWER

N.T.S.



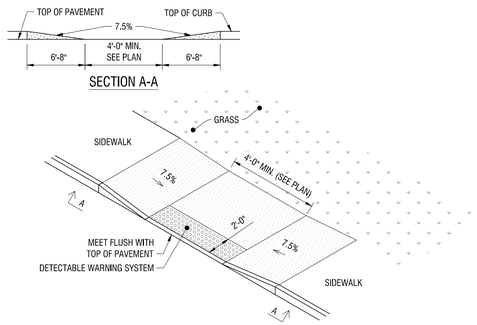
TYPE "B" RAMP ISOMETRIC

NOTES:

1. 7.5% IS MAXIMUM SLOPE OF ACCESS RAMP.
2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT, TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.
3. ENTIRE AREA OF ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.

6 C503 SIDEWALK RAMP TYPE B

N.T.S.



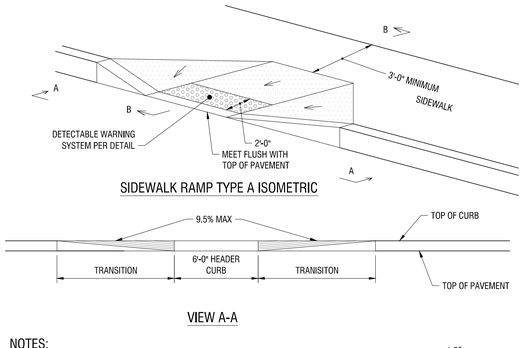
ACCESS RAMP - TYPE C ISOMETRIC

NOTES:

1. 7.5% IS MAXIMUM SLOPE OF ACCESS RAMP.
2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT. TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.
3. ENTIRE AREA OF ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.

5 C503 SIDEWALK RAMP TYPE C

N.T.S.



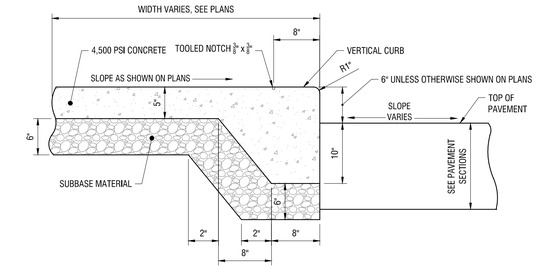
SIDEWALK RAMP TYPE A ISOMETRIC

NOTES:

1. 7.5% IS MAXIMUM SLOPE OF ACCESS RAMP.
2. 9.5% IS MAXIMUM SLOPE OF SIDE FLARE.
3. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT. TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.
4. ENTIRE AREA OF ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.

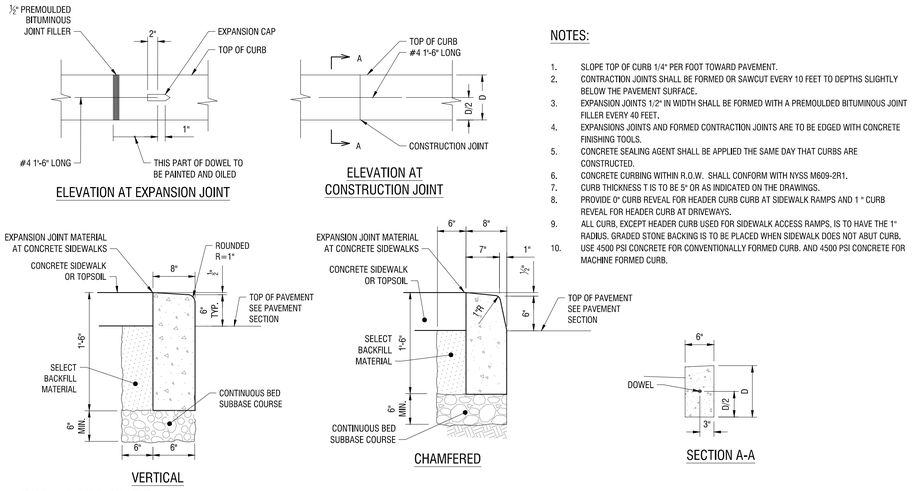
4 C503 SIDEWALK RAMP TYPE A

N.T.S.



3 C503 CONCRETE SIDEWALK AND INTEGRAL VERTICAL CURB SECTION

N.T.S.

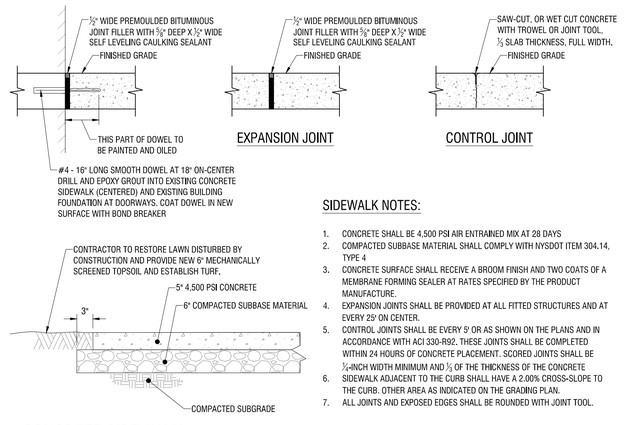


NOTES:

1. SLOPE TOP OF CURB 1/4" PER FOOT TOWARD PAVEMENT.
2. CONTRACTION JOINTS SHALL BE FORMED OR SAWCUT EVERY 10 FEET TO DEPTHS SLIGHTLY BELOW THE PAVEMENT SURFACE.
3. EXPANSION JOINTS 1-2" IN WIDTH SHALL BE FORMED WITH A PREMOULDED BITUMINOUS JOINT FILLER EVERY 40 FEET.
4. EXPANSIONS JOINTS AND FORMED CONTRACTION JOINTS ARE TO BE EDGED WITH CONCRETE FINISHING TOOLS.
5. CONCRETE SEALING AGENT SHALL BE APPLIED THE SAME DAY THAT CURBS ARE CONSTRUCTED.
6. CONCRETE CURBING WITHIN R.O.W. SHALL CONFORM WITH NYSS M609-2R1.
7. CURB THICKNESS T IS TO BE 5" OR AS INDICATED ON THE DRAWINGS.
8. PROVIDE 0" CURB REVEAL FOR HEADER CURB CURB AT SIDEWALK RAMPS AND 1 " CURB REVEAL FOR HEADER CURB AT DRIVEWAYS.
9. ALL CURB, EXCEPT HEADER CURB USED FOR SIDEWALK ACCESS RAMPS, IS TO HAVE THE 1" RADIUS. GRADED STONE BACKING IS TO BE PLACED WHEN SIDEWALK DOES NOT ABUT CURB.
10. USE 4500 PSI CONCRETE FOR CONVENTIONALLY FORMED CURB. AND 4500 PSI CONCRETE FOR MACHINE FORMED CURB.

2 C503 CONCRETE CURB

N.T.S.



SIDEWALK NOTES:

1. CONCRETE SHALL BE 4,500 PSI AIR ENTRAINED MIX AT 28 DAYS
2. COMPACTED SUBBASE MATERIAL SHALL COMPLY WITH NYSDOT ITEM 304.14, TYPE 4
3. CONCRETE SURFACE SHALL RECEIVE A BROOM FINISH AND TWO COATS OF A MEMBRANE FORMING SEALER AT RATES SPECIFIED BY THE PRODUCT MANUFACTURE.
4. EXPANSION JOINTS SHALL BE PROVIDED AT ALL FITTED STRUCTURES AND AT EVERY 25' ON CENTER.
5. CONTROL JOINTS SHALL BE EVERY 5' OR AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ACI 330-R92, THESE JOINTS SHALL BE COMPLETED WITHIN 24 HOURS OF CONCRETE PLACEMENT. SCORED JOINTS SHALL BE ¼-INCH WIDTH MINIMUM AND ⅓ OF THE THICKNESS OF THE CONCRETE
6. SIDEWALK ADJACENT TO THE CURB SHALL HAVE A 2.00% CROSS-SLOPE TO THE CURB. OTHER AREA AS INDICATED ON THE GRADING PLAN.
7. ALL JOINTS AND EXPOSED EDGES SHALL BE ROUNDED WITH JOINT TOOL.

1 C503 CONCRETE SIDEWALK

N.T.S.

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300 Pearl Street, Suite 130
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716-551-6281
labellapc.com

STATE OF NEW YORK ROBERT JOSEPH STACHLER 094674 LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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100 S ELMWOOD AVE
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BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C503

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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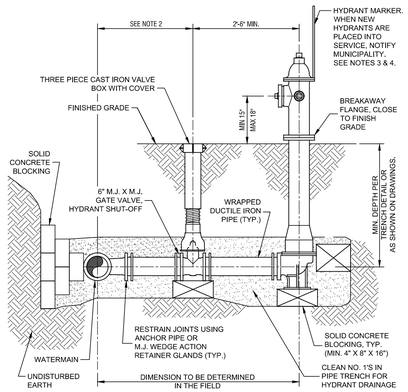
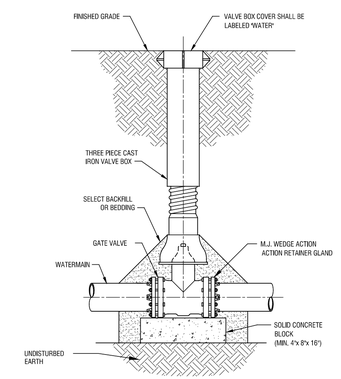


NOTES:

1. HYDRANT RISER SHALL BE INSTALLED PLUMB.
2. VALVE BOX SHALL NOT BE PLACED IN PAVEMENT.
3. FOR WATERLINE REPLACEMENT PROJECTS, RELOCATE EXISTING MARKERS TO NEW HYDRANTS.
4. MUNICIPALITY SHALL BE RESPONSIBLE TO PROVIDE ANY NEW HYDRANT MARKERS AS NEEDED. CONTRACTOR TO COORDINATE WITH ALL MUNICIPALITIES AND FIRE DISTRICTS.
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.

7 C504 DETAIL FIRE HYDRANT INSTALLATION
NTS

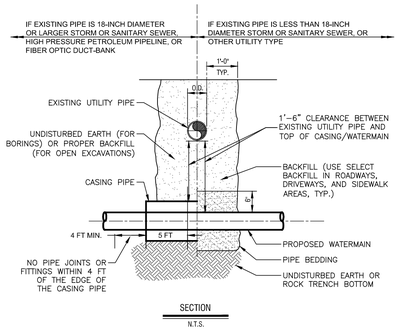


NOTES:

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.

6 C504 DETAIL GATE VALVE SETTING
NTS

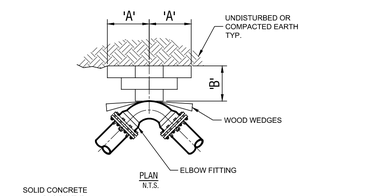


SECTION
N.T.S.

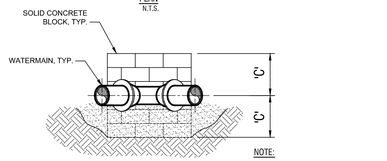
NOTES:

1. ALL EXISTING UTILITIES MUST BE SUPPORTED WITH APPROPRIATE CHAINS/STRAPS DURING CONSTRUCTION OF THE NEW WATERMAIN.
2. WHEN CROSSING A SEWERLINE WITH A NEW WATERMAIN (AND WITHOUT CASING PIPE), 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.
3. IF CASING PIPE IS USED, IT SHALL EXTEND 5 FEET BEYOND THE EXISTING PIPE OUTER WALL EDGE IN EACH DIRECTION, AND NO WATERLINE JOINTS OR FITTINGS SHALL BE LOCATED WITHIN 4 FEET FROM THE CASING PIPE EDGE.

8 C504 DETAIL PIPE CROSSING
NTS



PLAN
N.T.S.



ELEVATION
N.T.S.

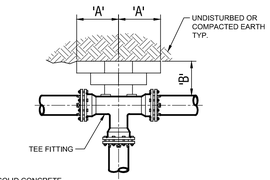
NOTE:

1. FITTING TO BE POLYTHYLENE 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'
6"	0.75	1.0	.75	1.0	1.0	1.0	1.25	1.0	1.25	1.25	1.0	1.5
8"	1.0	1.0	1.0	1.25	1.0	1.25	1.75	1.25	1.75	2.0	1.5	2.0
12"	1.5	1.0	1.50	2.0	1.0	2.0	2.50	1.75	2.50	3.0	2.0	3.0
16"	2.0	1.0	2.0	2.5	1.0	2.5	3.0	2.0	3.0	4.0	2.0	4.0

5 C504 DETAIL THRUST BLOCKS FOR ELBOW FITTING
NTS

4 C504 DETAIL THRUST BLOCKS FOR TEE OR "DEAD END" FITTING
NTS



PLAN
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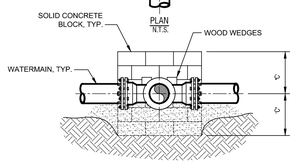
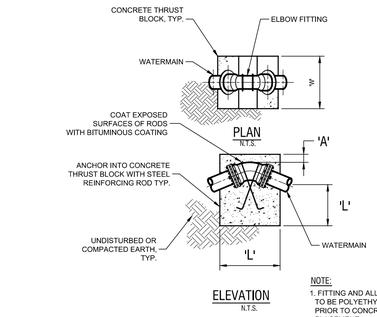


ELEVATION
N.T.S.

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.

BRANCH TEE SIZE	DIMENSION SCHEDULE		
	'A'	'B'	'C'
4"	0.5	0.5	0.5
6"	1.5	1.0	1.5
8"	2.0	1.5	2.0
12"	3.0	2.0	3.0
16"	4.0	3.0	4.0

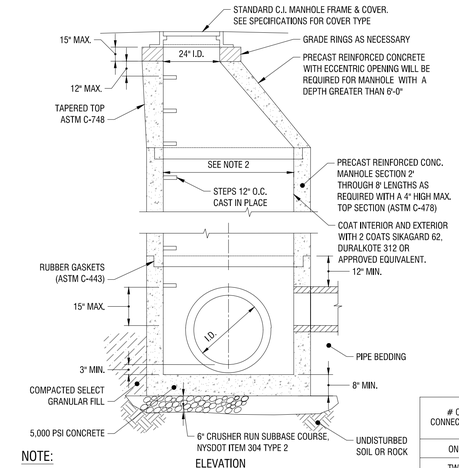


ELEVATION
N.T.S.

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
6"	DI	1.0'	3.0'	3.0'	3/8"	1.0'	3.0'	4.0'	1/2"	1.0'	4.0'	4.75'	3/4"
8"	DI	1.0'	3.0'	4.0'	1/2"	1.0'	3.5'	5.0'	3/4"	1.5	4.0'	6.0'	7/8"
12"	DI	1.0'	4.5'	5.0'	3/4"	1.0'	5.5'	6.0	1"	1.5'	6.75	8.0'	1-1/4"
16"	DI	1.0'	4.5'	5.0'	3/4"	1.0'	5.5'	6.0	1"	1.5'	6.75	8.0'	1-1/4"

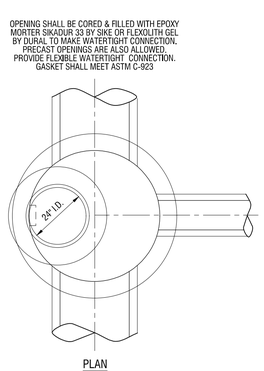
3 C504 DETAIL THRUST BLOCKS FOR VERTICAL BEND
NTS



NOTE:

1. PRECAST REINFORCED CONCRETE BASE REQUIRED FOR MANHOLE WITH DEPTH GREATER THAN 6'-0".
2. REFER TO TABLE
3. MANHOLES ARE TO BE FLANGED AND WATER TIGHT IN HIGH WATER TABLE AREAS

ELEVATION

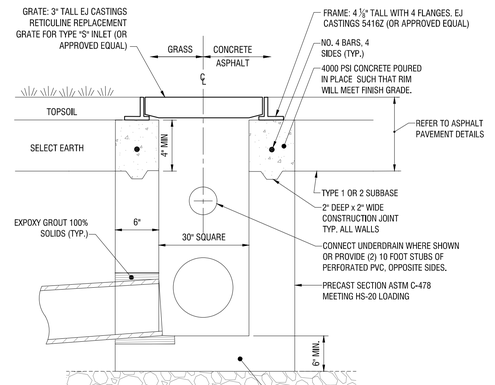


PLAN

MINIMUM MANHOLE DIAMETERS

# OF CONNECTIONS	PIPE DIAMETERS									
	8"	10"	12"	15"	16"	18"	21"	24"	30"	42" & UP
ONE	4'	4'	4'	4'	4'	4'	4'	5'	5'	REQUIRES SPECIAL MANHOLE
TWO	4'	4'	4'	4'	4'	4'	4'	5'	5'	
THREE	4'	4'	4'	4'	4'	4'	5'	5'	5'	
FOUR	4'	4'	4'	5'	5'	5'	5'	5'	5'	

2 C504 CONCENTRIC STORM MANHOLE
N.T.S.



NOTES:

1. THE ENTIRE EXTERIOR & INTERIOR SURFACES OF THE CATCH BASIN SHALL BE PAINTED WITH TWO COATS OF BITUMASTIC COATING.
2. CATCH BASIN SHALL NOT BE CONNECTED TO ANY SANITARY SEWER.
3. PROVIDE FRAMES AND GRATES CONFORMING TO NYSDOT STANDARD SHEETS M655-10R3, M655-6.
4. FRAMES TO HAVE APPROPRIATE STRAP ANCHORS.

1 C504 CATCH BASIN
N.T.S.

LaBella
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Buffalo, NY 14202
716-551-6281

labellapc.com

STATE OF NEW YORK
ROBERT JOSEPH STEICHEN
094674
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art, 145 Sec, 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C504

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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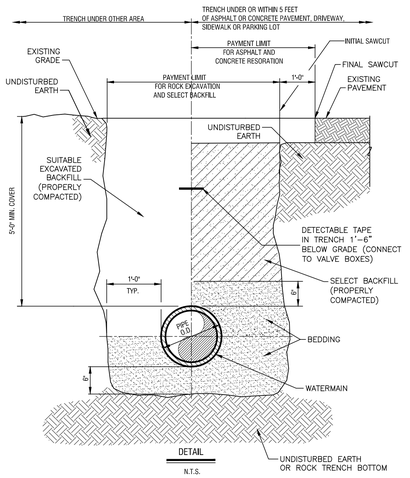
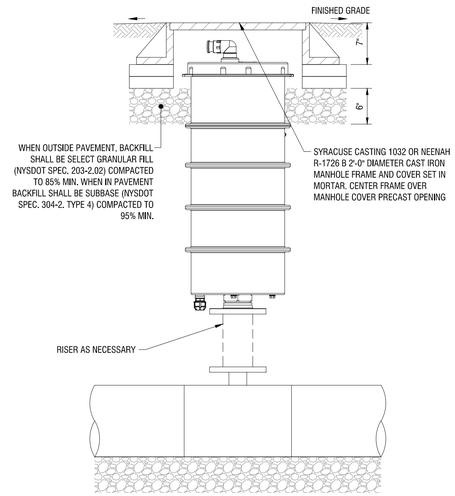


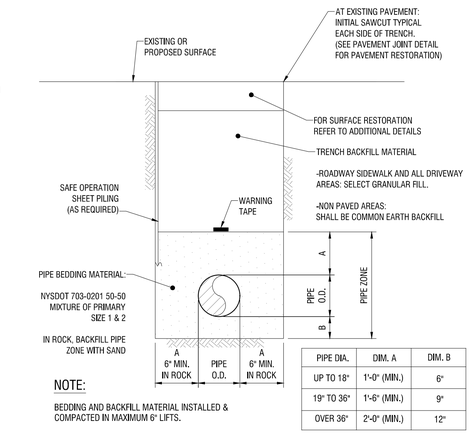
9 C506 **WATERMAIN TRENCH DETAIL**

NTS



8 C505 **AIR RELEASE VALVE**

N.T.S.



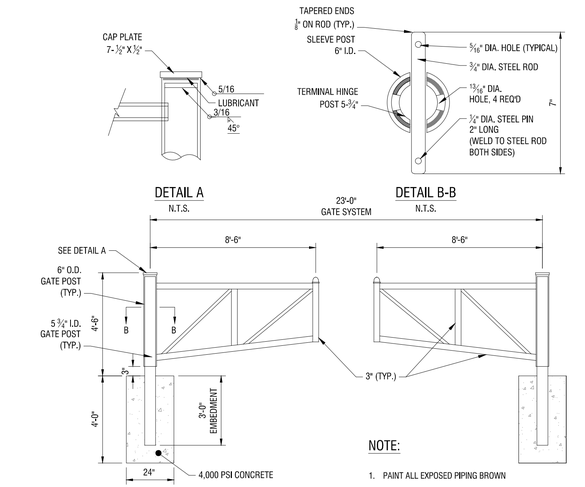
NOTE:

BEDDING AND BACKFILL MATERIAL INSTALLED & COMPACTED IN MAXIMUM 6" LIFTS.

PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1'-0" (MIN.)	6"
19" TO 36"	1'-6" (MIN.)	9"
OVER 36"	2'-0" (MIN.)	12"

7 C505 **STORM/SANITARY SEWER TRENCH AND PIPE BEDDING**

N.T.S.

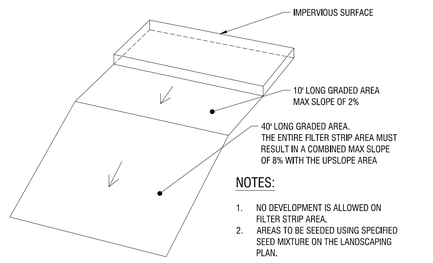


NOTE:

1. PAINT ALL EXPOSED PIPING BROWN

6 C505 **DOUBLE SWING GATE BOLLARD**

N.T.S.

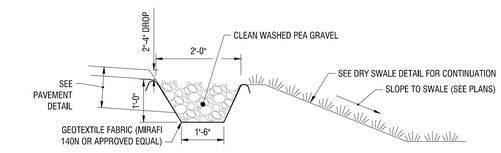


NOTES:

1. NO DEVELOPMENT IS ALLOWED ON FILTER STRIP AREA.
2. AREAS TO BE SEEDED USING SPECIFIED SEED MIXTURE ON THE LANDSCAPING PLAN.

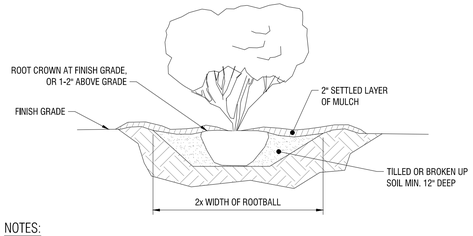
5 C505 **VEGETATIVE FILTER STRIP**

N.T.S.



4 C505 **PEA GRAVEL DIAPHRAGM**

N.T.S.

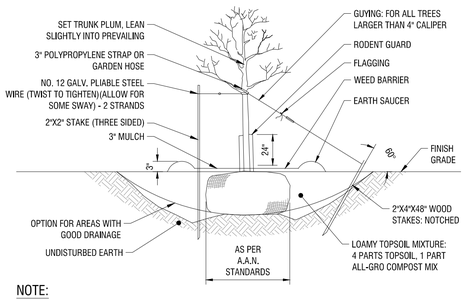


NOTES:

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 1/2 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

3 C505 **SHRUB PLANTING**

N.T.S.

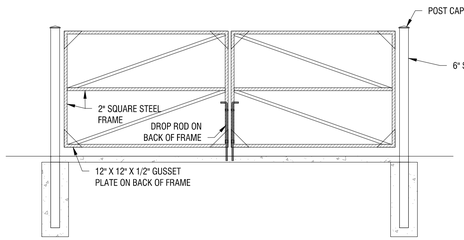


NOTE:

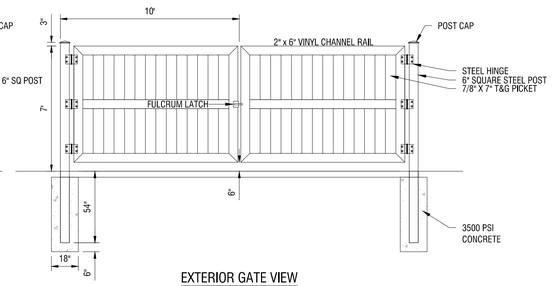
1. STAKING: FOR ALL TREES 4" CALIPER OR LESS. REMOVE STAKES ONE YEAR AFTER PLANTING.
2. USE 8' STAKES DRIVE 4' BELOW GROUND SURFACE.
3. GUYING: FOR ALL EVERGREEN TREES AND ALL TREES TALLER THAN 12'. USE SAME WIRE AS FOR STAKING. USE THREE PER TREE, EQUALLY SPACED. DO NOT TWIST WIRE TO TIGHTEN: USE 1/2"X6" TURNBUCKLE.
4. ROOT COLLAR TO BE SLIGHLY ABOVE SURROUNDING GRADE.
5. MULCH CAN NOT BE MORE THAN 1" THICK AT ROOT COLLAR EXTENDING OUT AT LEAST 6" FROM THE BARK, THEN IT CAN BE THICKENED.
6. MULCH IS TO BE PLACED 3 TO 6 INCHES AWAY FROM THE TRUNK.
7. KRAFT WRAP PAPER SHALL NOT BE PERMITTED FOR RODENT GUARD.

2 C505 **TREE PLANTING**

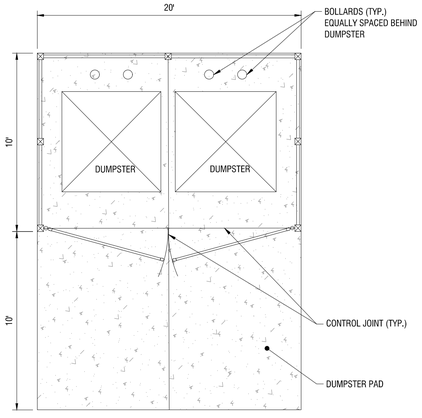
N.T.S.



INTERIOR GATE VIEW



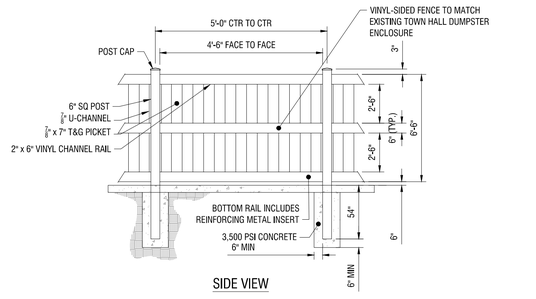
EXTERIOR GATE VIEW



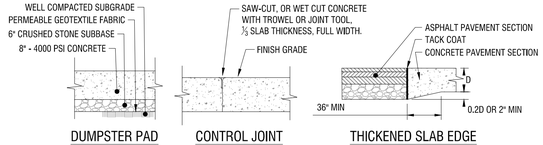
PLAN VIEW

NOTES:

1. VINYL FENCE TO BE COLOR TO MATCH EXISTING COLOR.
2. GATE POSTS & FRAME PAINTED TO MATCH EXISTING COLOR.



SIDE VIEW



DUMPSTER PAD | CONTROL JOINT | THICKENED SLAB EDGE

CONCRETE PAVEMENT NOTES:

1. ISOLATION JOINTS TO BE CONSTRUCTED AT FIXED OBJECTS.
2. SAW CUT CONTROL JOINTS TO ¼ SLAB THICKNESS WITHIN 24 HOURS OF CONCRETE PLACEMENT.
3. ALL EXPOSED CONCRETE SURFACES TO RECEIVE A BROOM FINISH.
4. CONCRETE SHALL ACHIEVE 4000 PSI COMPRESSIVE MINIMUM STRENGTH AT 28 DAYS AND 600 PSI FLEXURAL.
5. CONCRETE SHALL HAVE AN AIR CONTENT OF 6.0 PERCENT ±1.5 PERCENT.
6. CONCRETE SLUMP SHALL NOT EXCEED 4 INCHES FOR PAVEMENTS PLACE BY OTHER THAN SLIP FORM EQUIPMENT OR 1-1/2 INCHES FOR CONCRETE PLACED WITH SLIP FORM EQUIPMENT.

1 C505 **DUMPSTER ENCLOSURE**

N.T.S.

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STATE OF NEW YORK ROBERT JOSEPH STEHLER 094674 LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art, 145 Sec, 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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100 S ELMWOOD AVE
SUITE 100
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716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C505

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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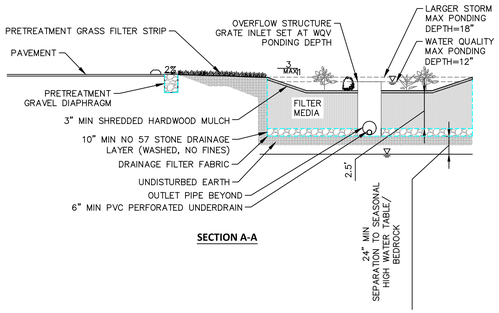
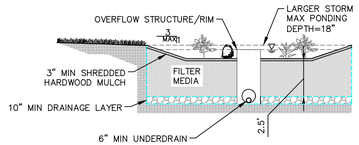
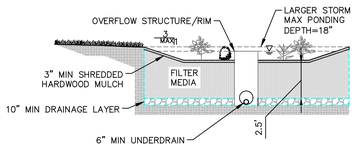
Date Printed: Oct 08, 2025, 10:11am



SECTION A-A



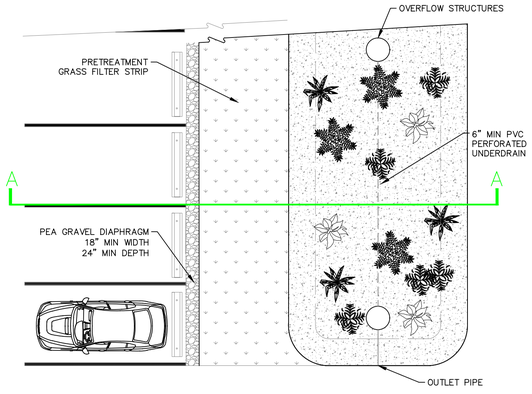
SECTION A-A - BIORETENTION 1



SECTION A-A - BIORETENTION 2

NOTES:

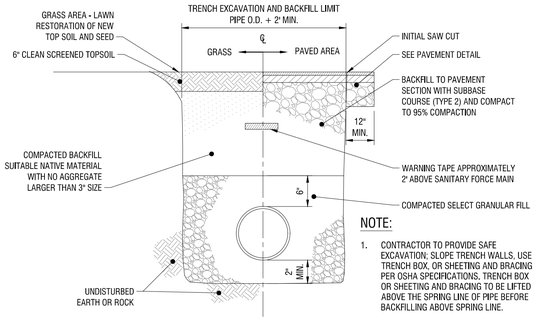
1. CONTRACTOR SHALL INSTALL FILTER MEDIA AFTER SITE HAS BEEN STABILIZED TO MINIMIZE POTENTIAL OF SEDIMENT CONTAMINATION OF MEDIA.
2. FILTER MEDIA SHALL BE LOAM/SAND MIX, NYSDOT 810 SOIL MIX ITEM #208.01030022, CONTAINING A MINIMUM OF 85% TO 88% COARSE/MEDIUM SAND BY VOLUME, 8% TO 12% SOIL FINES, AND 3% TO 5% ORGANIC MATTER.
3. ORGANIC FILTER MEDIA SHALL MEET SAME CRITERIA AS ABOVE WITH THE EXCEPTION OF CONTAINING 10% TO 12% ORGANIC MATTER.
4. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 1.0 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER.
5. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED TO AT MOST 80% PROCTOR TEST. PH RANGE: 5.2 - 7.00.
6. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
7. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
8. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
9. WETLAND SEED MIX SHALL BE USED AS INDICATED IN SPECIFICATIONS.
10. CONTRACTOR SHALL PROVIDE AT LEAST TWO PERMEABILITY TESTS FOR EACH FACILITY LOCATED AT OPPOSITE SIDES OF FACILITY.



PLAN

4 C506 BIORETENTION

N.T.S.



NOTE:

1. CONTRACTOR TO PROVIDE SAFE EXCAVATION; SLOPE TRENCH WALLS, USE TRENCH BOX, OR SHEETING AND BRACING PER OSHA SPECIFICATIONS, TRENCH BOX OR SHEETING AND BRACING TO BE LIFTED ABOVE THE SPRING LINE OF PIPE BEFORE BACKFILLING ABOVE SPRING LINE.

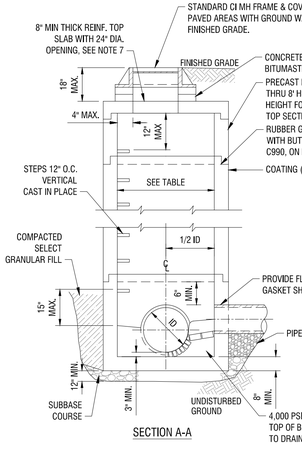
5 C506 SANITARY SEWER FORCE MAIN TRENCH

N.T.S.

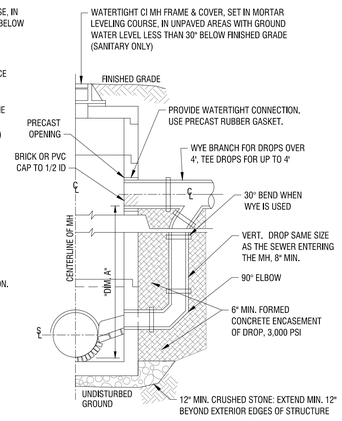
LETTERING ON COVER

MINIMUM MANHOLE DIAMETERS

# OF CONNECTIONS	PIPE DIAMETERS 8"	10"	12"	15"	16"	18"	21"	24"	30"	36"	42" & UP
ONE	4'	4'	4'	4'	4'	4'	4'	4'	5'	5'	REQUIRES SPECIAL MANHOLE
TWO	4'	4'	4'	4'	4'	4'	4'	4'	5'	5'	
THREE	4'	4'	4'	4'	4'	5'	5'	5'	5'	5'	
FOUR	4'	4'	4'	5'	5'	5'	5'	5'	5'	5'	

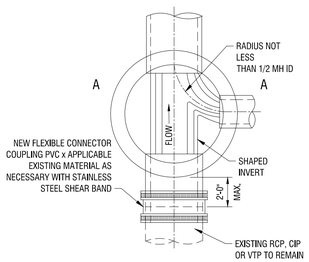


SECTION A-A



PROVIDE DROP WHERE DIM. "A" IS EQUAL TO OR GREATER THAN 2' FOR SANITARY SEWERS, OR EQUAL TO OR GREATER THAN 5' FOR STORM SEWERS, UNLESS NOTED OTHERWISE ON PLANS.

SECTION A-A
(FOR OUTSIDE DROP CONNECTION & WATERTIGHT MH FRAME & COVER)

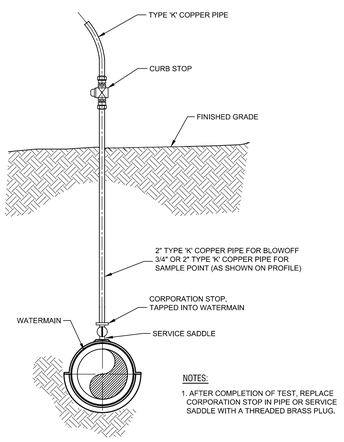


NOTES:

1. IF AN INVERT IS NOT GIVEN, THE CROWN OF THE INFLUENT SEWER(S) SHOULD BE AT THE SAME LEVEL OR ABOVE THE CROWN OF THE OUTLET SEWER.
2. PIPE CONNECTIONS 6" DIAMETER AND SMALLER MAY BE FIELD CORED. CORED OPENINGS IN MANHOLE RISER SECTIONS SHALL BE NOT LESS THAN 6" FROM A RISER JOINT.
3. ALL RISER JOINTS SHALL BE RUBBER RING GASKETS CONFORMING TO ASTM C443 WITH FLEXIBLE JOINT SEALER ON OUTSIDE OF JOINTS.
4. PRECAST BASES, RISER SECTIONS & TOP SLABS SHALL CONFORM WITH ASTM C478, W/ HS-20 LOADING AND 30% IMPACT LOADING DESIGN.
5. CONCRETE FOR STRUCTURE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
6. INVERT AND BENCH MAY BE CONSTRUCTED WITH BRICK OR POURED CONCRETE. PVC AND/OR ABS PIPE SHALL NOT BE USED WITHIN THE MANHOLE.
7. ECCENTRIC CONE TYPE TOP SECTIONS FOR MANHOLES SHALL BE USED WHERE THE INSIDE HEIGHT DIMENSION FROM THE BENCH WALL TO THE BOTTOM OF THE ECCENTRIC SECTION EXCEEDS 8', OTHERWISE PROVIDE FLAT SLAB TOP SECTIONS.
8. INSIDE AND OUTSIDE OF MANHOLE TO BE EPOXY COATED TO ONE FOOT ABOVE THE HIGHEST PIPE CROWN. AREAS OUTSIDE OF ONE FOOT ABOVE HIGHEST PIPE CROWN TO RECEIVE TWO COATS OF BITUMASTIC COATING ON BOTH THE INSIDE AND OUTSIDE OF MANHOLE.

1 C506 SANITARY MANHOLE

N.T.S.

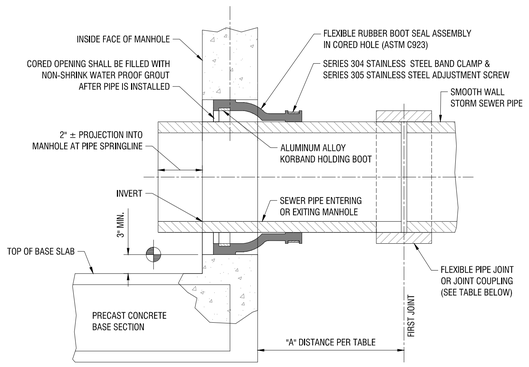


NOTES:

1. AFTER COMPLETION OF TEST, REPLACE CORPORATION STOP IN PIPE OR SERVICE SADDLE WITH A THREADED BRASS PLUG.

3 C506 DETAIL TEMPORARY BLOW-OFF/SAMPLING POINT

NTS



FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX
SICPP	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTES:

1. REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

2 C506 PIPE CONNECTION TO STORM MANHOLE

N.T.S.

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Buffalo, NY 14202
716-551-6281
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ROBERT JOSEPH STEICHEN 094674 LICENSED PROFESSIONAL ENGINEER STATE OF NEW YORK

NOT FOR CONSTRUCTION

EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

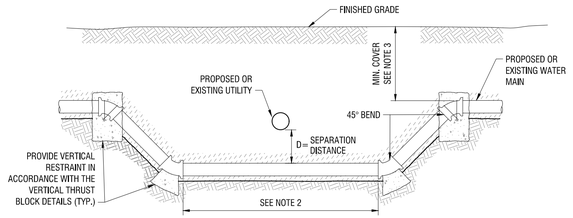
CONSTRUCTION DETAILS

DRAWING NUMBER:

C506

Attachment: SP-2025-11, drawings, 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: C:\Users\sbu\Desktop\data\local\temp\AcPublish_40640\Unsaved Drawing2.dwg
Xref's Attached: 24-0561-20-Xref.dwg
Date Printed: Oct 08, 2025, 10:11am

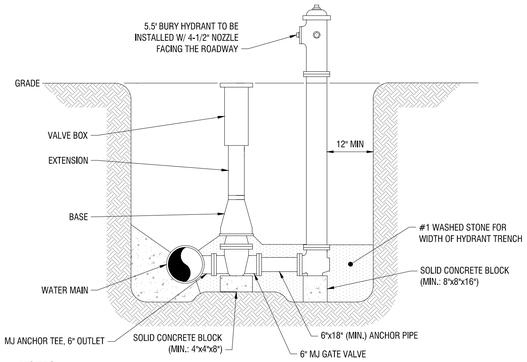


NOTES:

1. SEPARATION DISTANCE DIMENSION D, (OUTSIDE EDGE TO OUTSIDE EDGE) SHALL BE PROVIDED AS FOLLOWS:
   GAS AND WATER LINES D = 12" MIN. SANITARY FORCEMAINS, STORM SEWERS, AND SANITARY SEWERS D = 18" MIN.
2. ONE STANDARD FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
3. MIN. COVER DEPTH - SEE WATER MAIN TRENCH DETAIL.

7 C507 TYPICAL WATER MAIN VERTICAL TRANSITION

N.T.S.

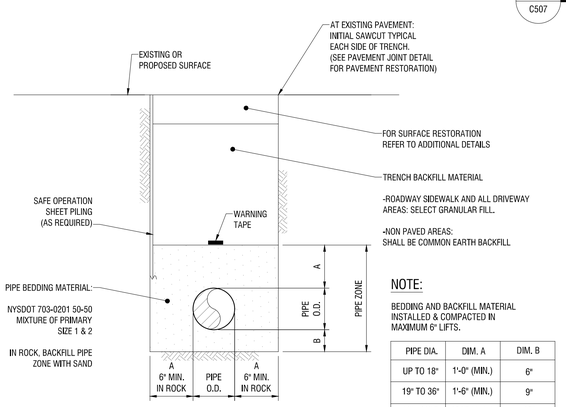


NOTES:

1. HYDRANT TO BE MUELLER SUPER CENTURION 250 - MODEL A-423 OR APPROVED EQUAL.
2. HYDRANT TO BE PAINTED RED.
3. HYDRANT MAIN VALVE SEAT SHALL BE 4 1/2" IN DIAMETER.
4. HYDRANT VALVE TO TURN LEFT.

6 C507 HYDRANT ASSEMBLY

N.T.S.



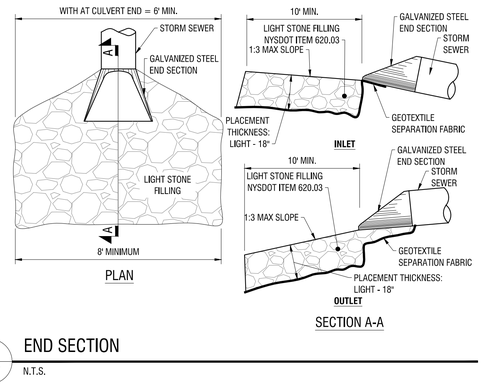
NOTE:

BEDDING AND BACKFILL MATERIAL INSTALLED & COMPACTED IN MAXIMUM 6" LIFTS.

PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1'-0" (MIN.)	6"
19" TO 36"	1'-6" (MIN.)	9"
OVER 36"	2'-0" (MIN.)	12"

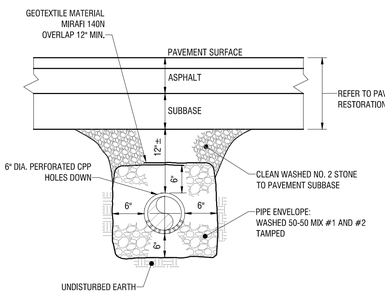
5 C507 STORM/SANITARY SEWER TRENCH AND PIPE BEDDING

N.T.S.



4 C507 END SECTION

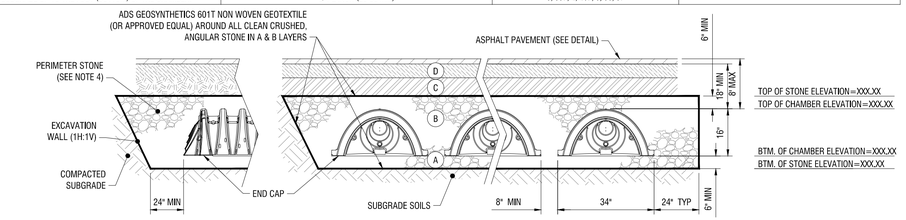
N.T.S.



3 C507 UNDERDRAIN

N.T.S.

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL**: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL**: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE**: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE**: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2 3]

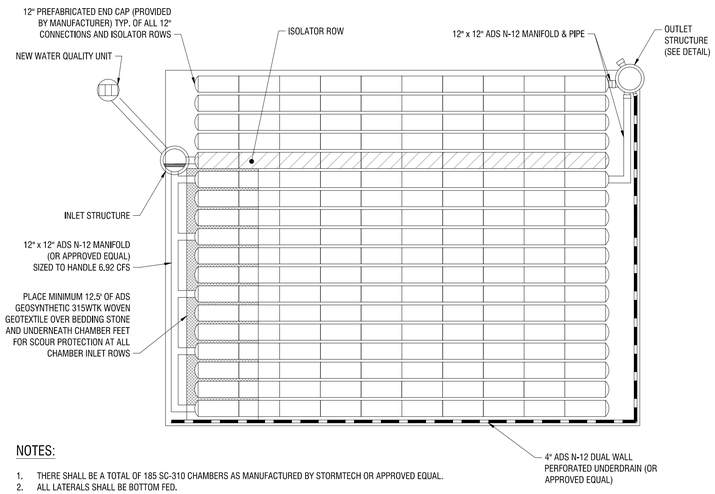


NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D'.

2 C507 CHAMBER SYSTEM FILL

N.T.S.



NOTES:

1. THERE SHALL BE A TOTAL OF 185 SC-310 CHAMBERS AS MANUFACTURED BY STORMTECH OR APPROVED EQUAL.
2. ALL LATERALS SHALL BE BOTTOM FED.
3. CHAMBER BASE ELEVATION SHALL BE XXX.XX.

1 C507 UNDERGROUND STORAGE SYSTEM

N.T.S.

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STATE OF NEW YORK · ROBERT JOSEPH STEICHEN · 094674 · LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

EXP. 02-28-26

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C507

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: C:\Users\bcutler\appdata\local\temp\AcPublish_40564\Unsaved Drawing2.dwg
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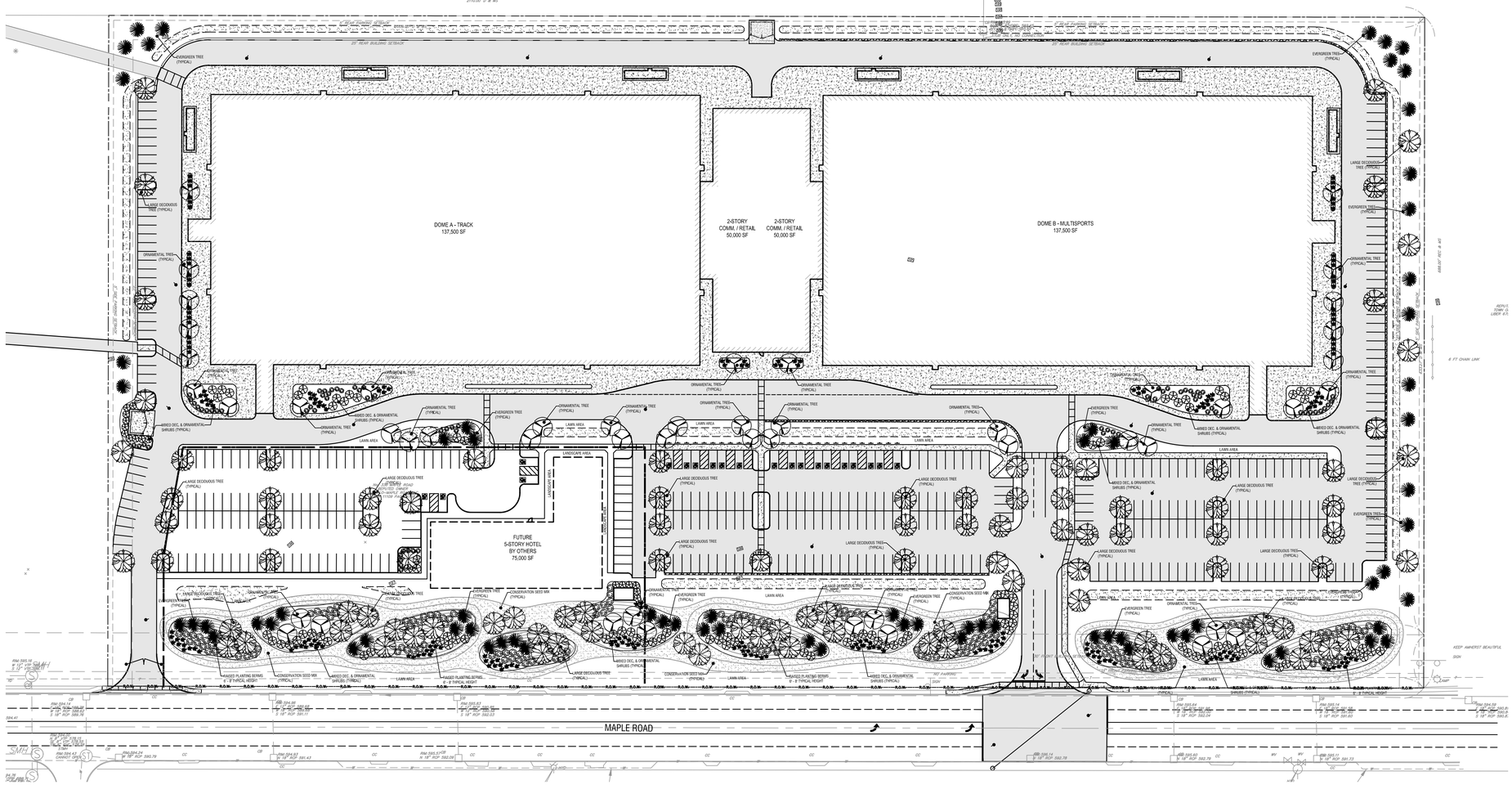
Date Printed: Oct 08, 2025, 10:11am



PROJECT DATA	
LANDSCAPE INFORMATION	
CODE 7-2-4	BUFFERS AND SCREENING
MEDIUM IMPACT	SCREEN 2
LARGE DEC. TREE	1 / 40 L.F. - 34 REQ. (39 PROVIDED)
EVERGREEN TREE	1 / 40 L.F. - 34 REQ. (37 PROVIDED
ORNAMENTAL TREE	0 / L.F. - 0 REQ. (12 PROVIDED)
MIXED SHRUBS	1 / 15 L.F. - 270 REQ. (317 PROVIDED)

*PERCENTAGE GREENSPACE VS. PARKING SPACE= 10%

1 C200 OVERALL LANDSCAPE PLAN

SCALE: 1"=60'

N

TOWN OF AMHERST

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REGISTERED LANDSCAPE ARCHITECT
RICHARD KOSTER
002566
STATE OF NEW YORK

FOR CONSTRUCTION

EXP. 02/28/2027

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: DS/GS
REVIEWED BY: RK
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

OVERALL LANDSCAPE PLAN

DRAWING NUMBER:

L100

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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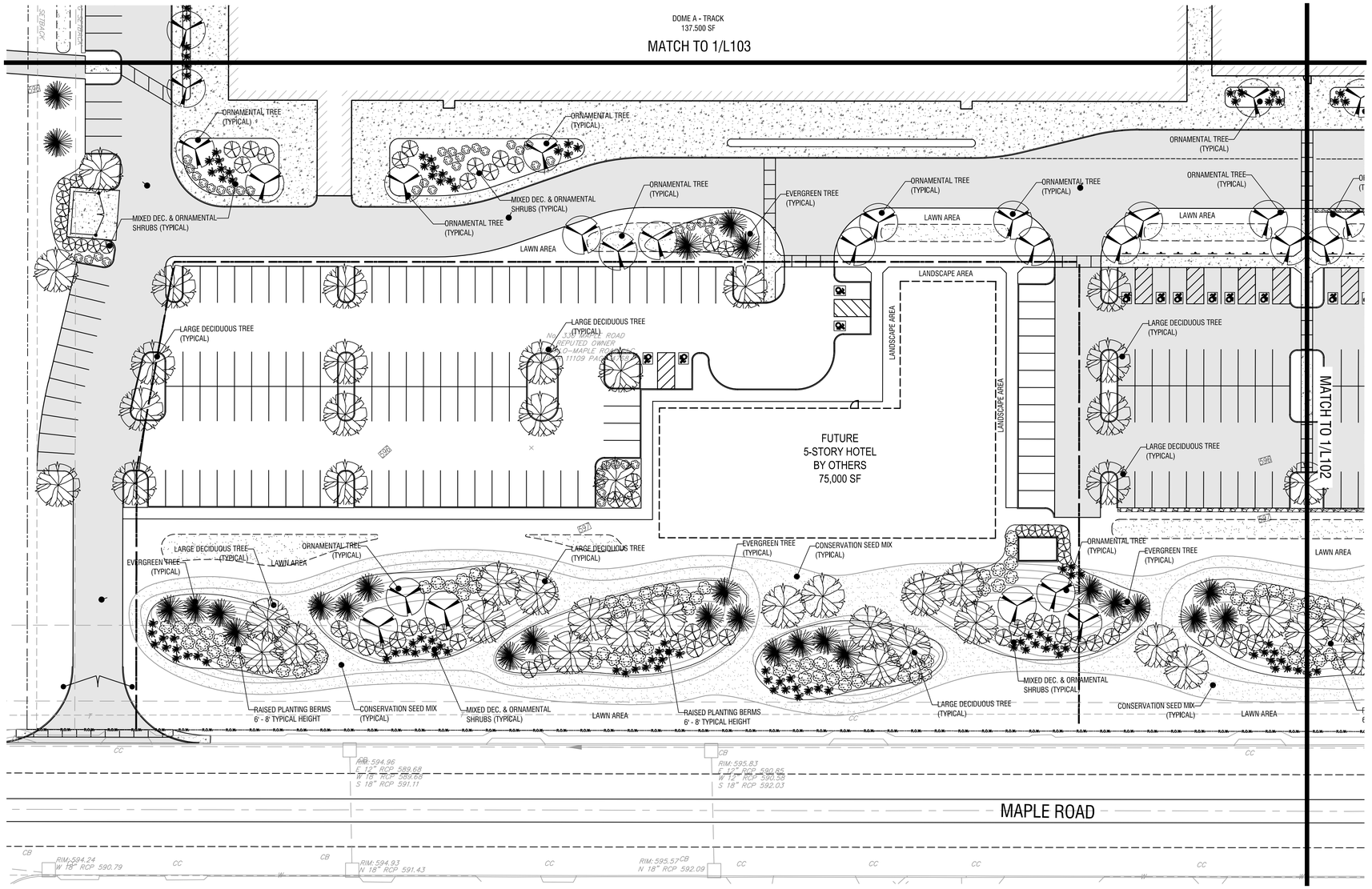
Date Printed: Oct 08, 2025 10:54am



1 LANDSCAPE PLAN
SCALE: 1" = 30'

N

TOWN OF AMHERST

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Buffalo, NY 14202
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FOR CONSTRUCTION

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PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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BUFFALO, NY 14202

716 SPORTS COMPLEX
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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: DS/GS
REVIEWED BY: RK
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L101

Attachment: SP-2025-11_drawings_112025 (3102 : SP-2025-11, 330 Maple Road (Portion))

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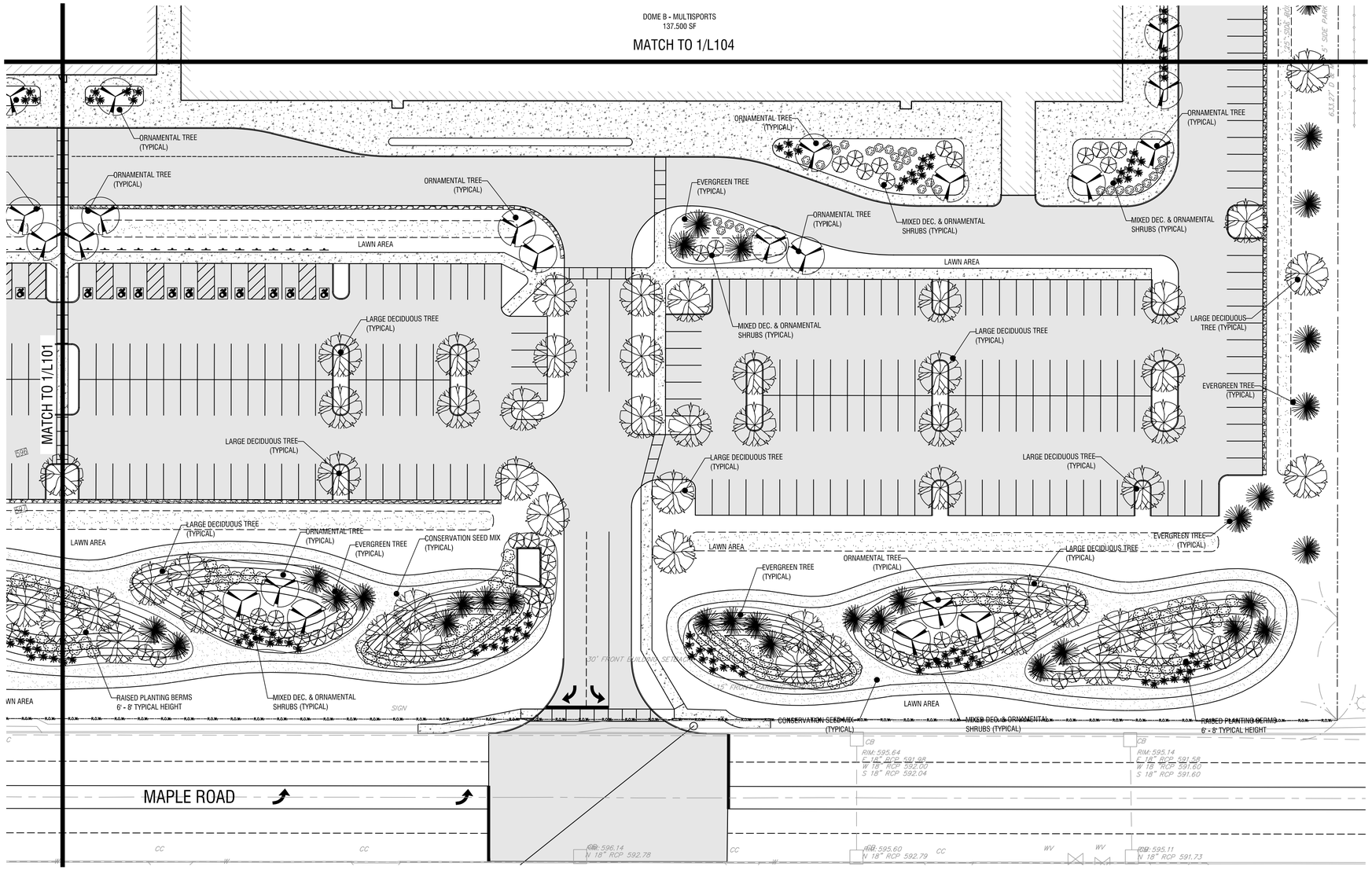
Date Printed: Oct 08, 2025, 10:54am



1 C202 LANDSCAPE PLAN
SCALE: 1" = 30'

N

TOWN OF AMHERST

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Buffalo, NY 14202
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REGISTERED LANDSCAPE ARCHITECT
RYAN PATRICK KELLY
002555
STATE OF NEW YORK

FOR CONSTRUCTION

EXP 02/28/2027

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: DS/GS
REVIEWED BY: RK
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L102

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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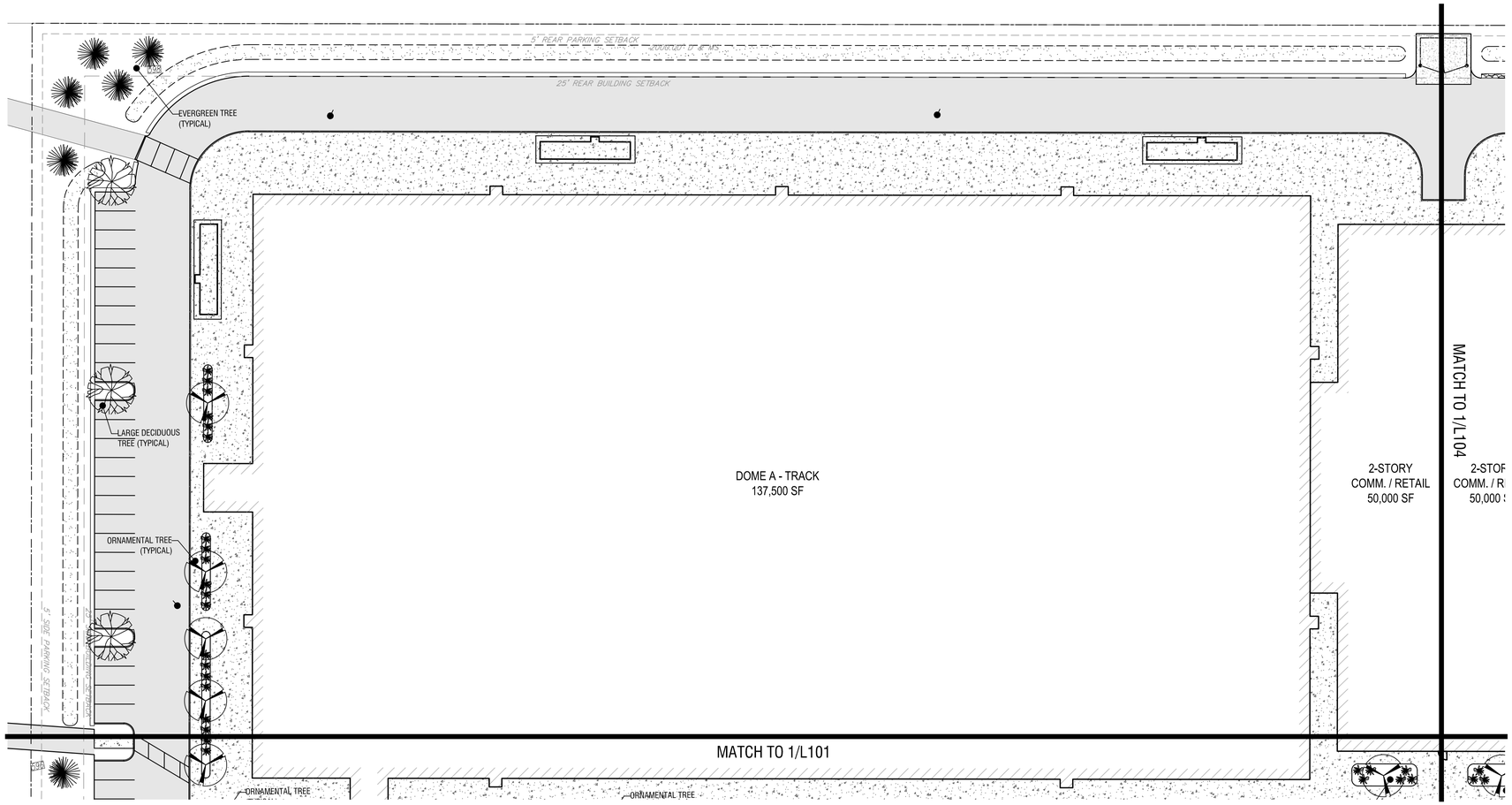

1 C203 LANDSCAPE PLAN
SCALE: 1"=30'

N

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716 SPORTS COMPLEX
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AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: DS/GS
REVIEWED BY: RK
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L103

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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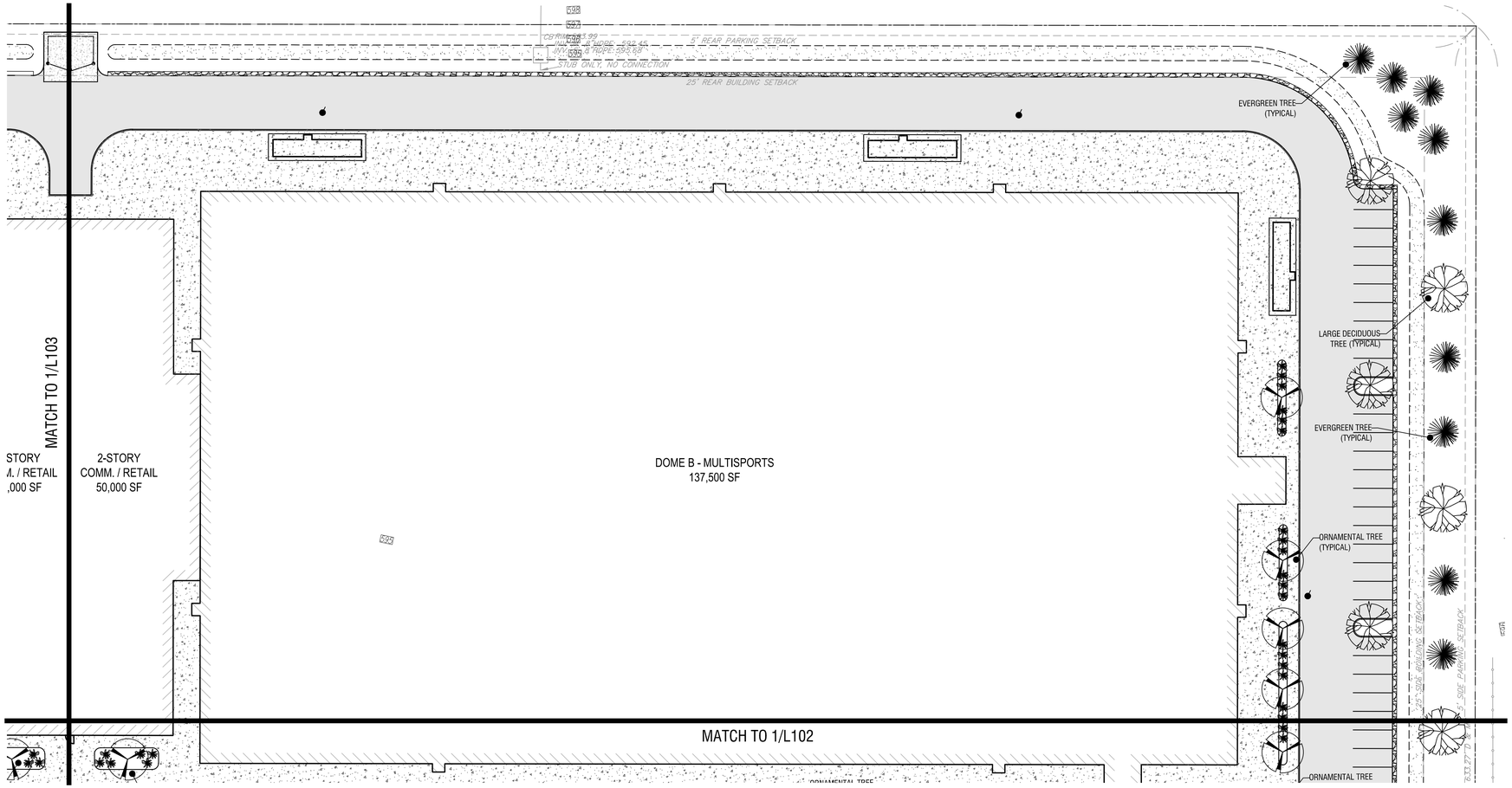
Date Printed: Oct 08, 2025, 10:55am



1 C204 LANDSCAPE PLAN
SCALE: 1"=30'

TOWN OF AMHERST

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Buffalo, NY 14202
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EXP. 02/28/2027

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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SUITE 100
BUFFALO, NY 14202

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: DS/GS
REVIEWED BY: RK
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L104

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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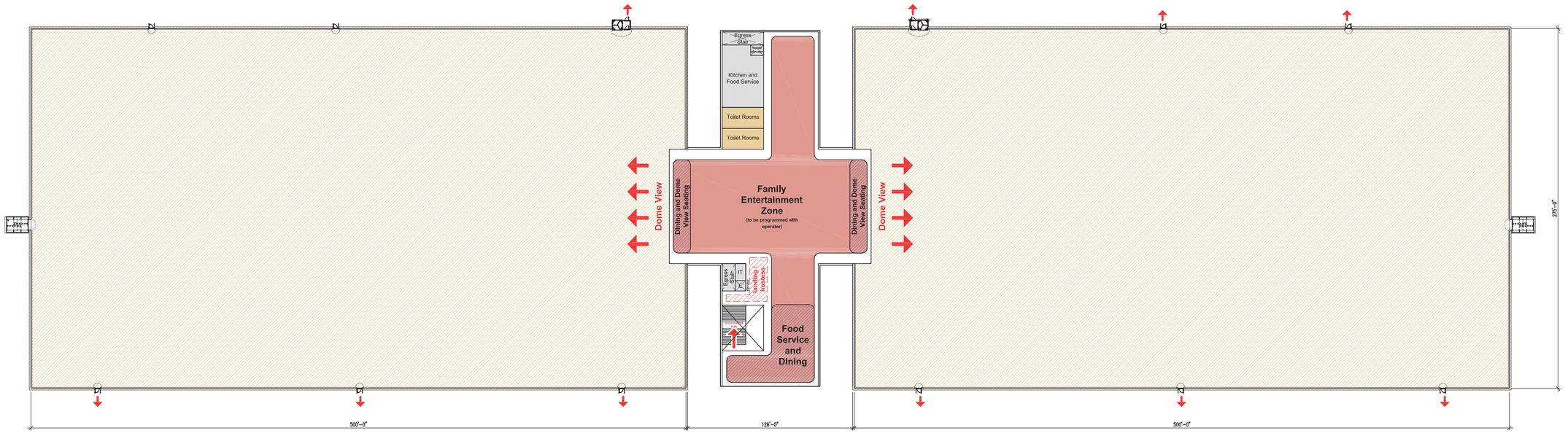
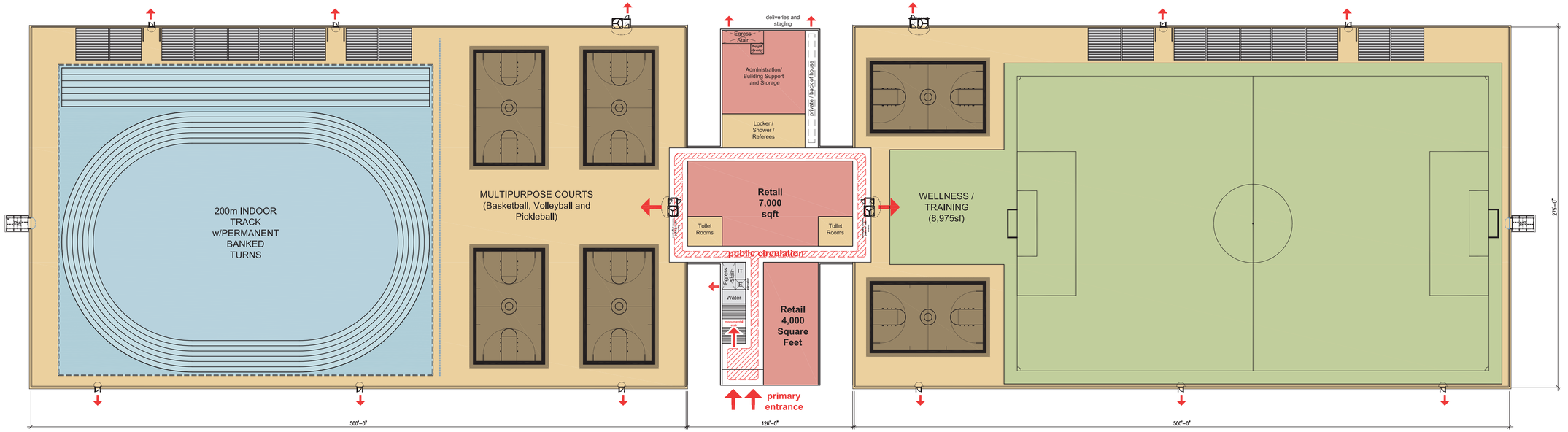


275'x500' Air-Supported Structure (137,500 s.f.) | 2-Story Commercial Building (56,000 s.f.) | 275'x500' Air-Supported Structure (137,500 s.f.)

Conceptual Second Floor Plan



275'x500' Air-Supported Structure (137,500 s.f.) | 2-Story Commercial Building (56,000 s.f.) | 275'x500' Air-Supported Structure (137,500 s.f.)

Conceptual First Floor Plan

LaBella
Powered by partnership.

300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6281

labellapc.com

REGISTERED ARCHITECT SERGEEVA KLOSTER No. 033143 STATE OF NEW YORK

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC BUILDING PARTNERS

716 SPORTS FIELDHOUSE COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: JK
REVIEWED BY: JK
ISSUED FOR: SITE PLAN APPROVAL
DATE: 10/08/2025
DRAWING NAME:

FLOOR PLANS

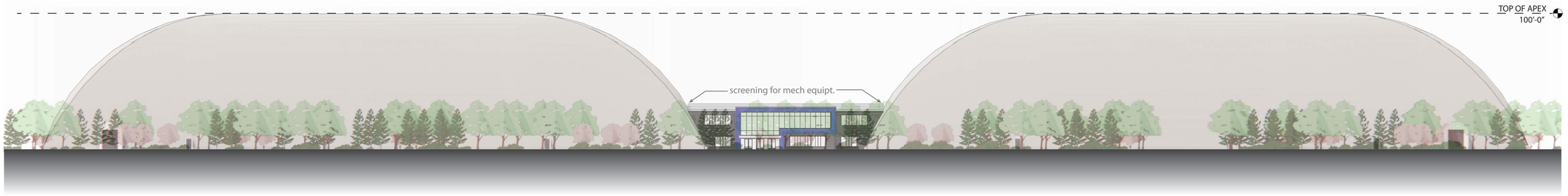
DRAWING NUMBER:

A101

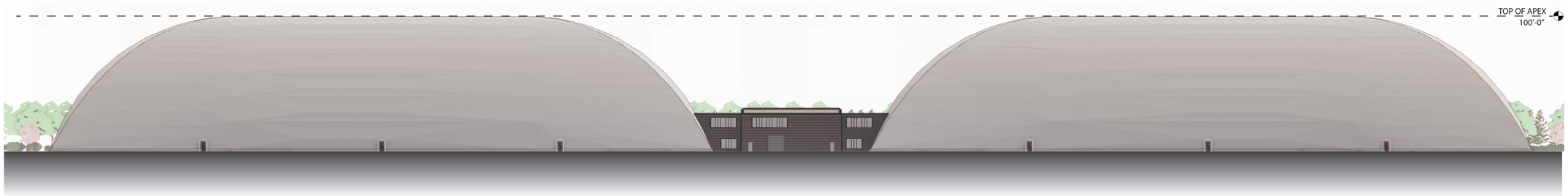
Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

BUILDING HEIGHT

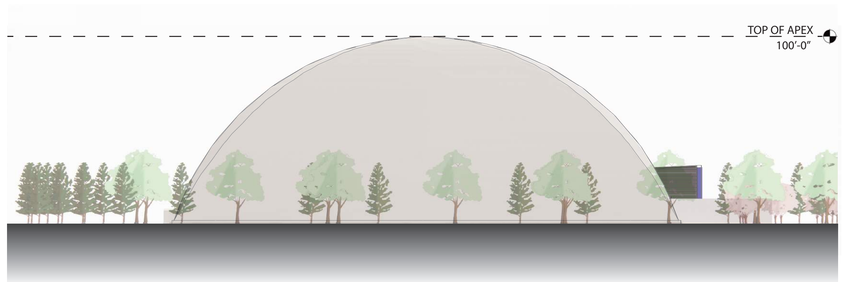
Per New York State Building Code 2020 Table 504.3, "Allowable Building Height In Feet Above Grade Plane":
MAX. ALLOWED HEIGHT: 2 STORIES, 55 FEET (type IIB)
PROPOSED HEIGHT: 1 STORY, AVERAGE HEIGHT 50' (100' FEET TO RIDGE)
Per New York State Building Code 2020 - Section 3102.5, "Maximum Height":
Membrane structures shall not exceed one story nor shall such structures exceed the height limitations in
feet specified in Section 504.3.



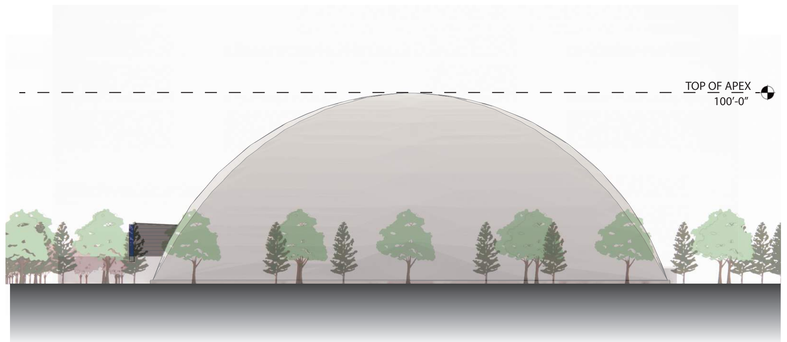
SOUTH ELEVATION
SCALE: 1"=40'



NORTH ELEVATION
SCALE: 1"=40'



WEST ELEVATION
SCALE: 1"=40'



EAST ELEVATION
SCALE: 1"=40'

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300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6281

labellapc.com

REGISTERED ARCHITECT
JEFFREY A. KLOETZER
No. 033743
STATE OF NEW YORK

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC
BUILDING PARTNERS

716 SPORTS FIELDHOUSE COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: DU
REVIEWED BY: JK/JM
ISSUED FOR: SITE PLAN APPROVAL
DATE: 10/08/2025
DRAWING NAME:

ELEVATIONS

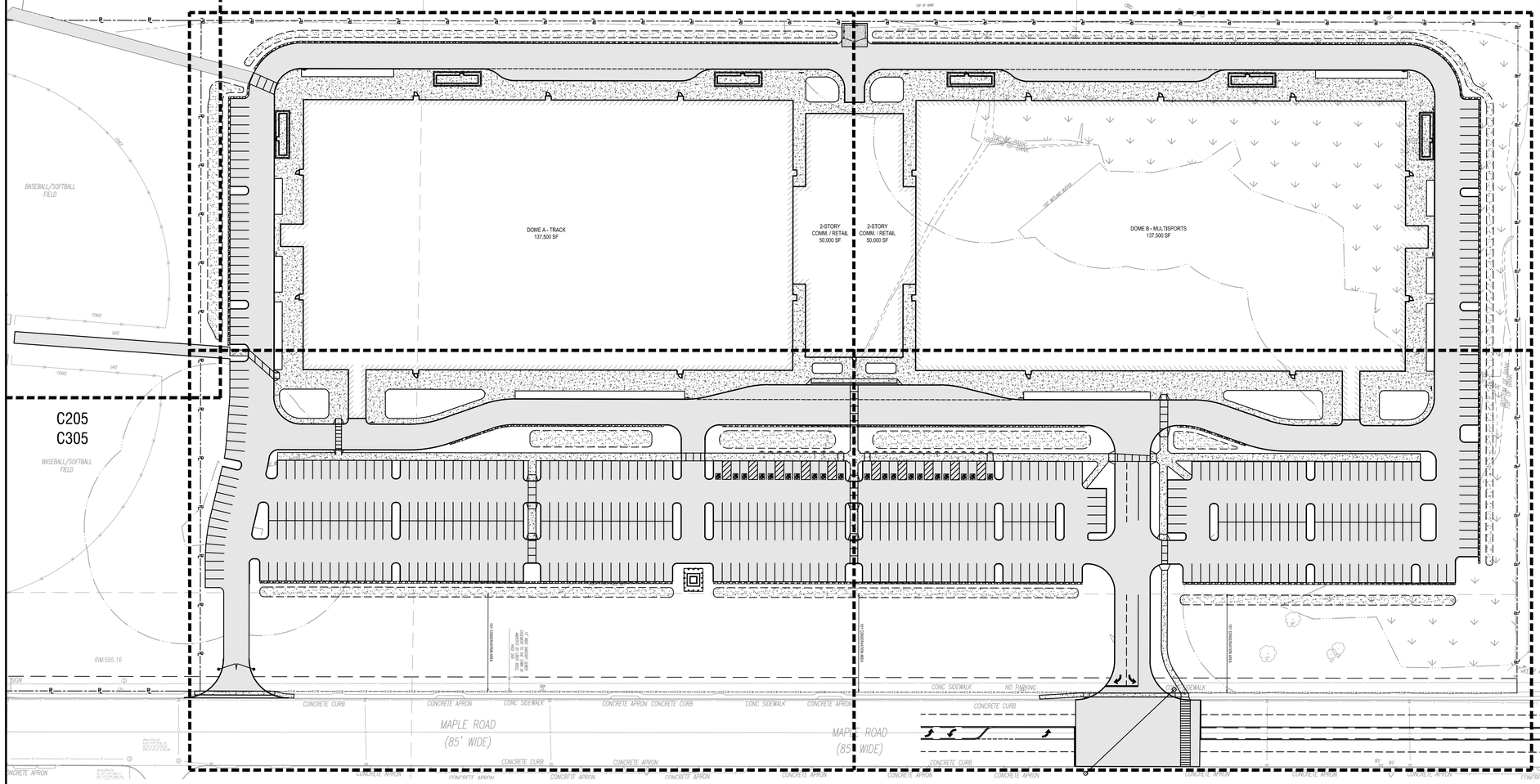
DRAWING NUMBER:

A201

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

C203
C303
C403

C204
C304
C404



C205
C305

C201
C301
C401

C202
C302
C402

1 / C200 OVERALL SITE PLAN
SCALE: 1"=60'

N

0' 30' 60' 90'

PROJECT DATA	
PARCEL INFORMATION	
APPLICANT	716 SPORTS COMPLEX, LLC
OWNER	TOWN OF AMHERST
PARCEL ADDRESS	330 MAPLE ROAD
TAX NUMBER	55.03-1-10
PARCEL AREA (TOTAL)	21.3 ACRES
TOTAL PROJECT AREA	21.3 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	0.0 ACRES
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	15.3 ACRES
TOTAL DISTURBANCE AREA	±19.0 ACRES
PARKING COUNT	520 SPACES - REQUIRED NUMBER OF SPACES TO BE DETERMINED BY PARKING ANALYSIS

ZONING INFORMATION		
	REQUIRED	PROPOSED
CLASSIFICATION	GB / RC 100-FT FRONTAGE CONSERVATION AREA	GB / RC 100-FT FRONTAGE CONSERVATION AREA
MIN. LOT AREA	NONE	N/A
MIN. LOT WIDTH	NONE	N/A
FRONT SETBACK	30 FT	±100 FT
SIDE SETBACK	25 FT	±91 FT
REAR SETBACK	25 FT	±91 FT
MAX. HEIGHT	65 FT	85 FT
MAX. BUILDING COVERAGE	NONE	N/A
MAX. INTERIOR BUILDING SEPARATION	NONE	N/A

*PER NEW YORK STATE BUILDING CODE 2020 TABLE 504.3, "ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE":

MAX. ALLOWED HEIGHT: 2 STORIES, 55 FEET (TYPE IIIB)
PROPOSED HEIGHT: 1 STORY, AVERAGE HEIGHT 50' (100' TO RIDGE)

PER NEW YORK STATE BUILDING CODE 2020 - SECTION 3102.5 "MAXIMUM HEIGHT":

MEMBRANE STRUCTURES SHALL NOT EXCEED ONE STORY NOR SHALL SUCH STRUCTURES EXCEED THE HEIGHT LIMITATIONS IN FEET SPECIFIED IN SECTION 504.3.

EXCEPTION: NONCOMBUSTIBLE MEMBRANE STRUCTURES SERVING AS ROOFS ONLY.

TOWN OF AMHERST

LaBella
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300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-6281

labellapc.com

STATE OF NEW YORK · ROBERT JOSEPH STECHLER · 094674 · LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

EXP. 02/28/2029

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

ARC

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
1	11/05/25	PERMIT
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: NOVEMBER 5, 2025
DRAWING NAME:

OVERALL SITE PLAN

DRAWING NUMBER:

C200

Attachment: SP-2025-11_drawings_112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\05_Drawings\Civil\C200 SITE PLAN.dwg
User Name: JBUSH, JEREMY.BUSH
Date Printed: Nov 04, 2025, 1:24pm

Amherst
Town of Amherst Planning Department
Erie County, New York

Brian J. Kulp
Supervisor

Daniel C. Howard, AICP
Planning Director

Daniel J. Ulatowski, AICP
Assistant Planning Director

SEQR
Negative Declaration

NOV 26 2025 PM12

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Town Board

Project: SP-2025-11

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

Date: November 20, 2025

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: Type I Action

Description of Action: See attachment "A"

Location: 330 Maple Road (portion), Amherst, Erie County

Petitioner: 716 Sports Complex , LLC

REASONS SUPPORTING THIS DETERMINATION

See attachment "A"

Attachment: SP-2025-11 signed neg dec 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

NOV 26 2025 PM12:

Attachment A of Part 3 of Full Environmental Assessment Form (FEAF)

PROJECT DESCRIPTION:

The petitioner is seeking site plan approval from the Town of Amherst Planning Board for a sports complex consisting of 400,000 ± sq. ft. of space comprised of two domed indoor sports venues that would be 137,500 sq. ft. each, measuring 85 feet in height and a 2-story 50,000 sq. ft. commercial/retail building that connects the two domes (collectively the "Project"). The Project also includes on-site parking, internal access aisles, a proposed signalized driveway and a gated emergency access only driveway onto Maple Road, pedestrian walkways, lighting, landscaping, and utility infrastructure including a stormwater management system that will comply with stormwater quality and quantity standards for a project that will result in greater than one (1) acre of disturbance. The action has been defined broadly to include all proposed site improvements as described above. The Project is proposed to be constructed on a property that was formerly the Buffalo Gun Club and is zoned General Business District ("GB") and Recreation Conservation District ("RC") (hereinafter referred to the "Project Site").

The Project Site consists of a 21.3± acre rectangular shaped parcel that is a portion of 330 Maple Road with 1,350± feet of frontage at a depth of 633.27± feet. The Project Site is located on the north side of Maple Road 1,085± feet east of North Maplemere Road, 3,250± feet west of North Forest Road and to the northeast of the intersection of Donna Lea Boulevard and Maple Road.

The Town Board has completed a coordinated environmental review of the Project pursuant to the State Environmental Quality Review Act ("SEQR") and issued a Negative Declaration during its meeting on November 10, 2025. When it approved a resolution amending rezoning conditions, the Town Board amended the original conditions imposed on June 2, 2008 . These conditions were:

1. The creation of a 4.5-acre conservation project area, 101 feet in depth, fronting Maple Road on property described in Schedule "B".

2. The Brownfield Cleanup Program will be instituted in a manner that results in the project site being cleaned to New York State Department of Environmental Conservation residential standards.

3. No single retail user shall be greater than 50,000 square feet in size.

4. A maximum building height limitation of 50 feet for any structure.

5. No freestanding drive-thru fast-food restaurants.

6. No freestanding drive-thru pharmacies.

7. Petitioners, their successors and assigns agree to be bound by all provisions of the Adult Use Code of the Town of Amherst as currently adopted or as amended or modified in the

Attachment: SP-2025-11 signed neg dec 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

NOV 26 2025 PM12

future. However, this provision shall not prohibit the operation of a bookstore or video store, which carries a broad inventory of books or videos or other materials directed toward the interest of the general public.

The amended rezoning conditions approved by the Town Board during its meeting on November 10, 2025 are as follows:

1. There shall be a 101 ft. wide conservation area located along the Maple Road frontage of the Project Site ("Conservation Area"). There shall not be any buildings or parking spaces located in the Conservation Area. The only development permitted in the Conservation Area shall consist of driveway connections to Maple Road and improvements necessary for the development of the Project Site including but not limited to signage for the Project and green stormwater management improvements.

2. No freestanding drive-thru fast-food restaurants shall be permitted on the Project Site.

3. No freestanding drive-thru pharmacies shall be permitted on the Project Site.

4. The Declarant agrees to be bound by all provisions of the Adult Use Code of the Town of Amherst as currently adopted or as amended or modified in the future. However, this provision shall not prohibit the operation of a bookstore or video store, which carries a broad inventory of books or videos or other materials directed toward the interest of the general public.

5. That the 716 Sports Complex LLC shall be required to address, to the reasonable satisfaction of the Town of Amherst, any on and/or off site-improvements to the Amherst Softball complex caused by and/or resulting from the construction of the 716 Sports Complex.

The original project concept included a 5-story hotel that has been removed from the project layout. The potential future hotel is not part of the environmental review of this Project and will require a separate environmental review pursuant to SEQR in the future if proposed, as well as the required approvals from the Town's municipal boards and the approvals and permits required from involved agencies. Given that the potential future hotel is speculative at this time and the acknowledgement above that the potential future hotel will require a separate environmental review pursuant to SEQR in the future, the Town Board's environmental review of the Project does not constitute segmentation which is defined in the SEQR Regulations as the improper practice of dividing a single, larger project into smaller, independent parts to avoid a comprehensive environmental review.

The Project has been classified as a Type I action pursuant to 6 NYCRR Part 617 of the State Environmental Quality Review Act ("SEQR") and Town Code Chapter 104, as amended, and the Project has been the subject of a coordinated environmental review pursuant to SEQR.

On October 3, 2025, the Planning Department issued a lead agency solicitation letter on behalf of

Attachment: SP-2025-11 signed neg dec 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

NOV 26 2025 PM12:

the Town Board to various involved and interested agencies including the New York State Department of Environmental Conservation ("NYSDEC"), the New York State Department of Transportation ("NYSDOT"), the Erie County Department of Public Works ("ECDPW"), the Erie County Department of Environment and Planning ("ECDEP"), and the Williamsville Central School District ("WCSD"). During its meeting held on October 15, 2025, the Zoning Board of Appeals adopted a resolution concurring that the Town Board should be the lead agency for the coordinated environmental review of the Project. The thirty (30) day comment period for involved agencies to object to the Town Board's request to be the designated lead agency expired on November 3, 2025. None of the involved agencies objected to the Town Board's request to be the designated lead agency for purposes of the coordinated environmental review of the Project. Consistent with the Town's site plan application review process, the Planning Board is issuing a SEQRA determination.

Within Part 2 of the Full Environmental Assessment Form, the Planning Board, with the assistance of the Planning Department, has determined that certain categories of identified adverse environmental impacts will result in moderate to large impacts. The Planning Board has determined that each of the adverse environmental impacts identified as moderate to large within the completed Part 2 of the Full Environmental Assessment Form are moderate and will not result in potentially significant adverse environmental impacts.

Reasoned Elaboration in Support of Issuance of a Negative Declaration:

Based on its evaluation of the criteria for determining significance listed in Section 617.7(c) of the SEQRA Regulations, the Planning Board, acting in its capacity as the Lead Agency, has determined that all identified areas of environmental concern have been thoroughly evaluated (the "hard look" requirement) and that the Project will not result in any potentially significant adverse impacts on the environment.

Criteria 1: A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

Question 13a of Part 2 of the Full EAF: Projected traffic increase may exceed capacity of existing road network.

Response: Starke W. Hipp, P.E., of LaBella Associates, prepared a Traffic Engineer Due Diligence Traffic Report ("TIS") dated October 3, 2025 that was updated on November 5, 2025 for the purpose of evaluating the potential traffic impacts associated with the Project. The Project Site is located on Maple Road, which is an Erie County Highway subject to the jurisdiction of Erie County

Section 1 of the TIS consists of a description of the Project. Section 2 of the TIS titled "Existing Conditions" consists of a description of the study area roadways and intersections. The three (3) roadways in the study area for the TIS are described on Page 2 of the TIS as follows:

Attachment: SP-2025-11 signed neg dec 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

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1. Maple Road is classified as a Principal Arterial – Other (no control of access) roadway and is under the jurisdiction of the Erie Country Department of Public Works. The roadway runs primarily east-west through the Town of Amherst. In the vicinity of the subject site, Maple Road provides one 11-foot-wide travel lane and one 14-foot-wide travel in each direction, with a 15-foot-wide two-way left-turn lane, and sidewalks are located on both sides of the roadway. There is no shoulder near the subject site. The posted speed limit is 45-mph.

2. NYS Route 263 (a.k.a. Millersport Highway) is classified as a Principal Arterial – Other (no control of access) roadway and is under the jurisdiction of the New York State Department of Transportation (NYSDOT). The roadway runs primarily north-south through the Town of Amherst and is also known as Millersport Highway. In the vicinity of the subject site, Millersport Highway provides two 12-foot-wide travel lanes in both directions, with a landscaped split median that varies in width. There are no sidewalks along this roadway. The posted speed limit is 45-mph.

3. North Maplemere Road is classified as an Urban Local roadway and is under the jurisdiction of the Town of Amherst. The roadway runs north-south from Maple Road to Millersport Highway. In the vicinity of the subject site, North Maplemere Road provides a 32-foot-wide cross-section with travel lanes in both directions. It should be noted that the roadway narrows to a 20-foot-wide cross-section approximately 700-feet from the intersection of Maple Road and North Maplemere Road. Sidewalks are located on both sides of the roadway. The posted speed limit is 30-mph."

The six (6) intersections in the study area are described in Section 2 of the TIS. LaBella collected turning movement counts ("TMCs") at the study intersections on Thursday, September 11, 2025, and Saturday, September 13, 2025. The counts were conducted during the typical PM and Saturday MD (mid-day) peak periods of 4:00 p.m. to 7:00 p.m. and 11:00 a.m. to 2:00 p.m.

Section 3 of the TIS provides detailed analysis of the potential traffic impacts of the Project and includes an evaluation of No Build Traffic Volumes. Traffic forecasting was performed by LaBella Associates of the No-Build Traffic Volumes with a conservative 1.50% annual growth rate that was applied to the Existing 2025 traffic volumes and compounded over a three 3-year period. The resulting 2028 No-Build traffic volumes are shown in Figure 2 of the TIS for the AM, MD and PM peak hours. The No-Build volumes represent the forecasted traffic volumes for 2028 without the proposed Project.

Section 3 of the TIS also includes a Trip Generation analysis. The Trip Generation Analysis estimates the number of vehicular trips expected to enter and exit a site as a result of a proposed development. The Institute of Transportation Engineers' ("ITE") Trip Generation Manual, 12th Edition, is the industry-standard resource used for estimating trip generation for proposed land uses based on data collected of similar uses. However, due to the limited data for the potential

Attachment: SP-2025-11 signed neg dec 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

NOV 26 2025 PM12:

uses of the Project Site, LaBella Associates determined that an evaluation of a worst case scenario was more appropriate. Using best engineering practices and knowledge of operations, a starting trip generation value was determined. Based on the number of parking spaces and the potential events the site could host; it was determined that 700 trips could enter or exit within the peak hour. This scenario is unlikely and would only happen during special events. In order to view network conditions for this scenario, two scenarios were presented; a scenario where all 700 trips were entering during the peak hours, and a scenario where all 700 trips were exiting during the peak hours.

As described in the Trip Distribution analysis contained in Section 3 of the TIS, LaBella Associates determined that the majority of trips (65%) will come from the west via Maple Road. Those trips (65%) were distributed along key roadways that intersect Maple Road such as NYS Route 263 (Millersport Highway) and Flint Road. The remaining 35% of the trips were projected to come from the east via Maple Road. These trip distributions are shown in Figure 3 of the TIS. The resulting project generated trips are shown on Figure 4 of the TIS for both the PM and SAT Peak Hours.

As described in Section 3 of the TIS, LaBella Associates conducted a capacity analysis of the intersections in the study area. Capacity analyses relates traffic volumes to the physical characteristics of an intersection. Intersection evaluations were performed by LaBella Associates using the procedures contained in the Highway Capacity Manual ("HCM"), 7th Edition. Table 6 of the TIS summarizes the results of the Level of Service calculations for the Existing and No-Build conditions during the weekday PM and Saturday Midday peak hours.

As shown in Table 6 of the TIS, which summarizes the capacity analysis performed by LaBella Associates, the majority of the study area intersections are projected to operate at an overall Level of Service of C or better during the study peak travel hours. Similarly, the individual movements at the intersections are projected to operate at a Level of Service D or better. These are acceptable Levels of Service in an urban environment such as the study area. It should be noted that the North Maplemere Road/Coventry Road and Millersport Highway intersection does exhibit operational constraints on the mainline turning movements as well as the side street approaches. This is due to the prioritization of the mainline through movements that results from the majority of green time for each cycle length being allocated to those movements. Tables 7 and 8 of the TIS summarizes the results of the Level of Service calculations for the No-Build conditions and the Build conditions, which consider scenarios where 700 trips were applied to the entering and exiting movements. Descriptions of the Levels of Service at each of the intersections in the study area provided in Section 3 of the TIS. The LOS summary of Maple Road and the NYS Route 263 Northbound Ramps contained in Section 4 of the TIS was as follows:

> "The level of service analysis indicates that the intersection currently operates at an overall LOS D or better during the weekday PM and Saturday Midday peak hours and it will continue to do so in the No-Build condition. In the arrival Build scenario, there will be constraints on the northbound NYS Route 263 Northbound

Attachment: SP-2025-11 signed neg dec 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

NOV 26 2025 PM12

Ramp approach. This is due to the expected increase of 280 vehicles on the right-turn movement. This is a constraint that should be mitigated such that queuing back onto NYS Route 263 is addressed. Potential mitigation measures include permanent signal timing adjustments or temporary traffic control measures to ensure clearance of queues along the approach during these peak scenarios. It should be noted that improvements to the signal timing and potentially the signal infrastructure could fall under the review and approval of the NYSDOT given its jurisdiction of NYS Route 263."

Consistent with the above, the petitioner will be required to coordinate with NYSDOT regarding potential traffic related improvements at this intersection to ensure the Project does not result in potentially significant traffic impacts.

Based on the results of the traffic analysis for the Project, the following conclusions of LaBella Associates are included in Section 5 of the TIS:

- The proposed project generally consists of an athletic community center comprised of two 125,000 square-foot sports domes that will house a full-size turf football/lacrosse/soccer field, a 200 meter long 6-lane banked track, and six basketball/volleyball/pickleball courts. A two-story, 50,000-square-foot building will connect the two sports domes, and it will be comprised of a 25,000-square-foot fitness center, a 20,000-square-foot core lobby (Locker Room/Restroom), and a 5,000-square-foot space for member amenities (Restaurant/Snack Bar). Lastly, a five-story 150-room hotel will be located on the site to support the proposed development (As mentioned previously, the potential future hotel has been removed from the project layout, which will reduce the magnitude of the potential traffic impacts of the Project as evaluated in the TIS). The project will be supported by +/- 500 parking spaces. Access to the site will be provided via a full-movement driveway on Maple Road. The analysis herein considers the proposed driveway operating under signal control.

- LaBella collected turning movement counts ("TMCs") at the study intersections on Thursday, September 11, 2025, and Saturday, September 13, 2025. The counts were conducted during the typical PM and Saturday Midday peak periods from 4:00 p.m. to 7:00 p.m. and 11:00 a.m. to 2:00 p.m. It should be noted that the University of Buffalo football team had an away game during the Saturday count period. This was done intentionally to avoid capturing abnormal traffic patterns that result from home games. Based on these counts, the observed network peak hours were 4:30 p.m. to 5:30 p.m. during the weekday PM peak period and 12:15 p.m. to 1:15 p.m. during the weekend Midday peak period.

- To evaluate the impact of the proposed project, traffic projections were prepared for the design year of 2028. It should be noted that this design year was selected to provide a conservative analysis as it is expected that the project will be completed and occupied sooner than 2028. LaBella Associates reviewed the Pending Development Project page

Attachment: SP-2025-11 signed neg dec 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

NOV 26 2025 PM12

on the Town of Amherst website and determined that there are no projects that will have an effect on the study intersections. In addition, historical traffic volume data from the NYSDOT Traffic Viewer was also reviewed. To provide a conservative analysis, a 1.50% annual growth rate was applied to the Existing 2025 traffic volumes and compounded over a three-year period.

- The level of service analysis indicates that the majority of the study intersections will operate at levels of service commensurate to the No-Build condition. The intersection of Maple Road and the NYS Route 263 NB Ramp – northbound approach to the intersection will experience delay during the weekday PM peak hour Build condition. Improvements at this intersection could consist of signal timing adjustments. It is recommended that the Maple Road/Site Driveway intersection operate under signal control.

On October 20, 2025, Gina Wilkolaski, P.E., Traffic Safety Engineer, of the Erie County Department of Public Works ("ECDPW"), issued a letter with the following comments based on the ECDE's review of the TIS:

1. At Maple Road, the TIS models only one driveway while the concept plan shows two driveways onto Maple Road. The TIS and concept plan should be consistent.

2. Per the concept plan, the two proposed driveways on Maple Road must be modeled as unsignalized intersections and included in Tables 3 and 4. Traffic modeling output, including queue lengths of the unsignalized intersections must be included.

3. A signal warrant analysis of the proposed driveway must be completed. It cannot be assumed that the warrants are met.

4. A concept plan of the proposed site should be included as an attachment to the TIS.

5. The New York State Department of Transportation must be contacted regarding any potential impacts to the State controlled intersections.

In response to Comment No. 1 in the letter issued by the ECDPW dated October 20, 2025, the western driveway will consist of a gated "emergency access only" connection to Maple Road. The ECDPW will determine if the eastern driveway onto Maple Road will consist of a signalized intersection and the petitioner will be required to obtain a highway work permit for all improvements in the Maple Road Right-of Way.

Based on its review of the traffic-related documentation, the Planning Board finds that although the Project will generate additional traffic, the impacts are not potentially significant. This conclusion is supported by the Traffic Impact Study prepared by LaBella Associates, dated October 3, 2025, which found that nearby intersections will continue to operate acceptably and that the Project's location on Maple Road, a four-lane Erie County Highway, provides sufficient roadway capacity. The petitioner must obtain a Highway Work Permit from the Erie County

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Department of Public Works for all work within the Maple Road right-of-way, including the proposed traffic signal at the eastern full-access driveway and the gated emergency-access-only driveway to be provided in accordance with Appendix D of the NYS Fire Code. The Planning Board is supportive of the proposed signal installation at the eastern driveway.

Question 13b: The proposed action may result in the construction of paved parking area for 500 or more vehicles.

Response: The current Overall Site Plan for the Project depicts 524 parking spaces. It is necessary for the Project to include parking spaces and as such the Planning Board has determined that providing of parking spaces on the Project Site in connection with the Project is a moderate impact.

15: Impact on Noise, Odor and Light:

Question 15e: The proposed action may result in lighting creating sky-glow brighter than existing area conditions.

Response: The two athletic domes to be constructed on the Project Site may result in lighting creating a sky glow that is brighter than existing conditions. Given that the Project Site currently consists of vacant land, there is not currently any lighting and the new lighting represents a permanent impact resulting from the Project. The Project will be required to comply with the lighting standards set forth in Section 7-3 of the Town's Zoning Ordinance. The Planning Board will be required to approve photometric plans for the Project in connection with the pending Site Plan review process. The potential sky glow resulting from the two athletic domes has been determined to be a "moderate impact" by the Town Board based on the following:

- The Project Site is located on the north side of Maple Road in close proximity to other large buildings including the football stadium on the University of Buffalo North Campus that creates sky glow that is visible from off-site locations including the Project Site.

- The location of the two athletic domes is approximately 330 ft. from the northern boundary of the Maple Road Right-of-Way. Existing residential uses on the south side of Maple Road will be located nearly 450 ft. away from the two athletic domes. The berms and landscaping to be installed in the 101 ft. Conservation Area to be provided on the RC zoned property located along the Maple Road frontage of the Project Site will reduce off-site lighting impacts.

Criteria 2: The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.

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Question 3d of Part 2 of the Full EAF: The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.

Response: On October 17, 2025, the NYSDEC issued a letter in response to a letter from Alex Molik to the NYSDEC dated October 7, 2025 requesting that the Project Site be exempt from the NYSDEC wetland regulations that went into effect on January 1, 2025. The letter from the NYSDEC dated October 17, 2025 stated as follows:

> "This letter is in response to the request you submitted on behalf of 716 Sports Complex LLC for a determination on whether this proposed project is eligible for the transition period outlined in the amended Part 664 wetland regulations, specifically 6 NYCRR 664.1(d). After consultation with regional and Central Office DEC staff in both the Division of Environmental Permits and Bureau of Ecosystem Health, DEC has determined that this project is not eligible for the transition period outlined in 6 NYCRR 664.1(d) based on the State Environmental Quality Review (SEQR) review done for a previous and different project at this site.
>
> The transition period in the regulation provides for situations where a project sponsor is proceeding with the project based on approvals in place. The SEQR documentation provided is not applicable to the new proposed sports fieldhouse project. In this case, the proposed project is still being reviewed under SEQR and no local approvals have been issued for this specific project. Therefore, the project sponsor should expect to conform to the current regulations.
>
> If the wetland delineation report has not yet been submitted for review and boundary verification, please submit it as soon as possible so that the review can be expedited to the extent possible."

On September 25, 2025, Alex Molik of LaBella Associates submitted a Jurisdictional Determination Request with supporting documentation the Wetland Delineation Report prepared by LaBella Associates dated September 25, 2025 to the NYSDEC.

The Wetland Delineation Report was prepared for the purpose of obtaining concurrence from the United States Army Corps of Engineers ("USACE") – Buffalo District and the NYSDEC on jurisdictional wetland and stream boundaries within the Study Area in support of the proposed Project. Specific tasks performed by LaBella as described within the Wetland Delineation Report included a field delineation of aquatic resources within the Study Area, which may include Federal Waters of the United States ("WOTUS") encompassing wetlands and streams, New York State Article 24 Freshwater Wetlands (State wetlands), and Article 15 State-classified Streams, a survey of wetland/stream boundaries, and a detailed description of the delineated waters based on hydrology, vegetation, and soils information collected in the field. The Wetland Delineation Report

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describes the results of the delineation and data collection efforts performed by LaBella Associates and provides a description of the wetlands and streams that were delineated.

The USACE has jurisdiction of WOTUS under section 404 of the Clean Water Act (CWA) (40 Code of Federal Regulations [CFR] 230 and 33 CFR 328) (CFR, 2023). The USACE also has jurisdiction over traditionally navigable WOTUS under Section 10 of the Rivers and Harbors Act (33 CFR 323; Section 10 Rivers and Harbors Act [33 United States Code] 403).

The Freshwater Wetlands Act (FWA) (Article 24 and Title 23 of Article 71 of the Environmental Conservation Law [ECL]) gives the NYSDEC jurisdiction over wetlands along with a 100-foot regulated Adjacent Area that meet certain criteria (6 NYCRR Part 664). The NYSDEC freshwater wetland regulations changed on January 1, 2025, and include new criteria in which a wetland may come under the jurisdiction of NYSDEC. State regulated wetlands include all wetlands 12.4 acres in size or larger, or smaller wetlands if the wetland meets one of 11 criteria to be considered a wetland of unusual importance. Informational mapping that shows previously mapped NYSDEC wetlands and other potential wetland areas is provided by NYSDEC. Wetlands on any given site are required to obtain a Jurisdictional Determination review by NYSDEC to determine State jurisdiction under Article 24 of the FWA.

Under Article 15 of the ECL (Protection of Waters), the NYSDEC has jurisdiction over any activity that disturbs the bed or banks of protected streams or navigable waters. A protected stream is any stream, or particular portion of a stream, that has been assigned by the NYSDEC any of the following classifications or standards: AA, AA(t), A, A(t), A(ts), B, B(t), B(ts), C(t), or C(ts) (608.2 (aa) and NYCRR and 6 NYCRR Part 701). Additional NYSDEC stream classifications include C and D.

LaBella field staff delineated two palustrine emergent (PEM) wetlands on the Project Site area with sizes of 3.34 and 0.07 acres that it believes will be regulated by the NYSDEC as follows:

Wetland Identification #	Geographic Center (WGS84)		Boundary Flag #	Total Acreage On-site	Wetland Type (Cowardin)	Wetland Type (Reschke)	Opinion: NYSDEC Regulated or Not NYSDEC Regulated?
	Latitude	Longitude					
Wetland 1	42.9920019	-78.7768650	W1-1 through W1-37	3.34±	PEM	Shallow Emergent Marsh	Regulated
Wetland 2	42.9928812	-78.7722304	W2-1 through W2-8	0.07±	PEM	Shallow Emergent Marsh	Regulated

It is the professional opinion of LaBella Associates that Wetlands 1 and 2 are isolated and

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potentially non-jurisdictional and not regulated under Section 404 of the Clean Water Act due to lack of a connection to traditional navigable water.

Sections 5.2.1 and 5.2.2 of the Wetland Delineation Report describes the two wetlands areas and Section 5.3 of the Wetland Delineation Report describes an on-site ditch that in the professional opinion of LaBella Associates is not subject to the jurisdiction of either the NYSDEC or the USACE.

The Project will result in permanent impacts to the 3.41 acres of wetlands on the Project Site that are likely subject to the jurisdiction of the NYSDEC as well as the regulated 100 ft. Adjacent Areas of these wetlands. The on-site wetlands did not historically exist on the Project Site. Photographs of the two wetlands are provided in Appendix 3 of the Wetland Delineation Report that demonstrate that the two wetlands possess the characteristics of typical smaller wetlands within developed areas of the Town that became subject to jurisdiction of the NYSDEC as of January 1, 2025. The petitioner has provided the Town with a Preliminary Wetland Mitigation Plan prepared by LaBella dated November 6, 2025 that depicts a potential area for off-site wetland mitigation located directly north of the Project Site on the Town owned Audubon Golf Course. This plan is conceptual only for purposes of illustrating potential areas for off-site wetland mitigation on property in the vicinity of the Project Site. The use of property owned by the Town for wetland mitigation purposes will require the approval of the Town Board.

The wetland related documentation provided to the Planning Board, acting in its capacity as the lead agency, provides it with information enabling it to take a hard look at potential wetland impacts and to conclude that the Project will not result in any potentially significant adverse wetland impacts.

Based on its review of the extensive wetland documentation, the Planning Board has determined that the Project will not result in any potentially significant wetland impacts. The petitioner will be required to obtain a permit from the NYSDEC prior to impacting the two (2) on-site wetlands and their regulated 100 ft. Adjacent Areas and mitigation that is determined to be acceptable to the NYSDEC will need to be provided. If the wetland permit required from the NYSDEC is not issued, the petitioner will be required to modify the project layout by scaling back the scope of the Project in order to reduce the proposed permanent impacts to wetlands on the Project Site. The Petitioner has provided a conceptual mitigation plan utilizing adjacent Town owned lands for the creation of replacement wetlands of higher or equal value in anticipation that NYSDEC will issue the aforementioned permits.

Analysis of Drainage Impacts:

The Project Site does not contain any regulated floodway or 100 yr. floodplains. The Project Site does not currently include a stormwater management system. The Project includes the installation of a stormwater management system complying with the stringent stormwater quality and quantity standards of the NYS Department of Environmental Conservation. Detailed information regarding the stormwater management system to be installed on the Project Site in

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connection with the Project is provided in the technical documentation prepared by LaBella Associates including the engineered plans and the Storm Water Pollution Prevention Plan (SWPP) report.

Impacts to Vegetation and Wildlife:

The Project will not result in any potentially significant adverse environmental impacts to a significant wildlife habitat area or to threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources. The lead agency concurrence letter issued by the NYSDEC dated November 6, 2025 did not identify any protected wildlife or wildlife habitat as existing at the Project Site, which consists of a former gun club. The Project will result in removal of existing vegetation on the Project Site, which does not contain any mature forest, as well as the displacement of wildlife, but these impacts are unavoidable and are not potentially significant. The Project includes the installation of landscaping consistent with the landscaping plans prepared by LaBella including trees and landscaping in the conservation area along the Maple Road frontage of the Project Site that is zoned

Criteria 3: The impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part.

The Project Site is not located in a Critical Environmental Area as designated pursuant to Section 617.14(g) of the SEQRA Regulations.

Criteria 4: The creation of a material conflict with a community's current plans or goals as officially approved or adopted.

The Project will not create a material conflict with the Town's current plans or goal as officially approved or adopted. The subject site is designated for Commercial – Mixed Use of Figure 6 (Conceptual Land Use Plan) and the intended use is consistent with the other outdoor recreational uses to the north, west and east of the premises.

Criteria 5: The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character

10. Impact on Historic and Archeological Resources:

Question 10c: The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.

Response: On September 24, 2025, R. Daniel Mackay of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) issued a letter stating as follows:

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> "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.
>
> 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."

The letter issued by SHPO dated September 24, 2025 provides the Town Board with documentation confirming the Project will not result in any adverse impacts to archaeological and/or historic resources.

18. Consistency with Community Character:

Question 18e: The proposed action is inconsistent with the predominant architectural scale and character.

Response: The existing community character along the Maple Road corridor in the vicinity of the subject project is a mix of community recreational uses including an 18 hole municipal golf course, a 9 hole par three golf course, an abandoned former private golf course, a municipal driving range with 65 foot tall protective netting, a municipal highway garage, softball fields, an indoor multiple rink ice skating facility, medical offices, multifamily housing and one and two story single family homes. The one and two story single family homes are primarily located along the south side of Maple Road opposite the Project Site. The Project Site, consisting of a reclaimed former brownfield is currently a grass meadow with some mature trees and a grass earthen berm bordering the northerly end. The Project Site was formerly an open recreation use which was devoted to a private shooting club with ground level skeet and trap houses and a stone parking field.

The Overall Site Plan proposes buildings that will include two large inflatable dome structures 137,500 sq. ft. each and 85 feet in height connected by a 50,000 sq. ft., 2 story building for administrative offices, a restaurant/snack bar and space for locker rooms /restrooms. Additionally, there is the potential for a future free standing 5 story hotel that was removed from the updated Overall Site Plan originally submitted and is not part of this action and will require a separate environmental review pursuant to SEQR in the future if proposed. The proposed inflatable dome structures exceed the maximum building height of 65 feet permitted in the GB zoning district by Section 4-4-2B the Zoning Ordinance. In addition, the unique fabric wall design inherent with inflatable structures, is also not a permitted building material by the Town Zoning Ordinance. The proposed inflatable dome buildings will be in sharp contrast with the existing architectural character of the existing nearby commercial and residential buildings. Because of their size and massing, they will permanently change the character of the area when compared to the existing conditions. The Town currently does not have any similar style athletic

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dome buildings within its larger community.

The magnitude of the impacts of the Project to the adjacent community character has been determined to be large. The visual impact will be noticeable as the Project Site is currently undeveloped grass meadow and the size of the building improvements will encompass approximately 43% of the 21.3+/- acre Project Site. The inflatable athletic dome buildings will be visible from the foreground, middle ground and background view sheds of properties. Background view sheds may be visible up to one mile from the Project Site. The inflatable buildings will also be visible in the aforementioned viewsheds during night time hours due to the translucent nature of the fabric structure that allows internal lighting to be visible.

A long-term and permanent impact to the adjacent community character will be evident as the buildings present a new dominant form within the adjacent community. Over time, the dominant building form will become part of the background and middle ground viewshed for viewers within the area and recognized as another man-made recreational use consistent with the other large recreational, medical office and university related uses visible along the northern side of the Maple Road corridor.

To lessen the magnitude of the visual impacts of the Project to the one and two-story residential homes on the south side of Maple Road, the inflatable structures have been positioned to the northernmost extent of the Project Site away from the residences at a distance of approximately 330 feet from the northern boundary of the Maple Road Right-of-Way. The approximately 330 ft. setback of the athletic dome structures from the Maple Road Right-of-Way is substantially greater than the minimum required front yard building setback of 30 feet for a building with a height of greater than 35 feet in the GB zoning district. Additionally, a 101 foot wide conservation area will be established along the Project Site's Maple Road frontage on the portion of the Project Site that is zoned RC. The conservation area will be vegetated with numerous large deciduous and coniferous trees to create a substantial visual break in the immediate viewshed of adjacent residential uses that will be in excess of 400 feet from the inflatable dome structures. The vegetation to be planted within the conservation area will lessen the magnitude of the community character impacts on the residential uses on the southern side of Maple Road. Additionally, the Project Sponsor will be utilizing a darker fabric than the traditional white color to reduce the impacts of internal illumination during the evening hours.

Based on its review of relevant information of the identified long-term impacts of the Project on community character, the Town Board has determined the Project will not result in any potentially significant community character impacts.

Criteria 6: A major change in the use of either the quantity or type of energy.

14: Impact on Energy:

Question 14d: The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

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Response: The Project will result in more than 100,000 sq. ft of space to be heated and cooled. The Town Board has determined that this a moderate impact given that the Project Site is located in a developed area serviced by electrical infrastructure and also given that the Town of Amherst Building Department will review building permit applications to confirm compliance with applicable standards in the NYS Energy Code.

Criteria 7:The creation of a hazard to human health

The project site was previously contaminated and was subject to remediation as part of the NYSDEC Brownfield Cleanup Program (BCP). The premises was fully remediated and received a certificate of completion on August 26, 2012 under Agreement Index Number B9-0724-06-07 permitting the proposed commercial use. Hazards to human health are not anticipated.

Criteria 8: 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.

Question 17e: The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.

Response: The Project Site which is located on Maple Road is serviced by existing infrastructure necessary to support the Project. Sanitary sewer flows from the Project will be greater than 2,500 gallons per day and therefore the Project is subject to the Inflow and Infill ("I&I") requirements of the NYSDEC.

LaBella Associates, the project engineering firm, has ordered downstream sanitary sewer monitoring data during wet weather conditions and will be preparing a Downstream Sanitary Sewer Capacity Analysis Report ("DSCA Report") that will need to be reviewed for approval by the Town of Amherst Engineering Department, the Erie County Department of Health and the NYSDEC.

The DSCA Report must demonstrate there is adequate downstream sanitary sewer flow during wet weather conditions for the Project. The Project Sponsor will be required to make a substantial payment to the Town's I/I Sanitary Sewer Fund in connection with the Project.

The Planning Board has determined that downstream sanitary sewer capacity during wet weather conditions as defined by the NYSDEC is a moderate impact since the petitioner will be required to demonstrate there is adequate downstream sanitary sewer capacity for the Project and also since the payment to be made to the Town's I/I Sanitary Sewer Fund for improvements.

Criteria 9: The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.

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Due to the uniqueness of the proposed indoor recreational facility the Project will attract a large number of athletes and spectators locally and regionally by providing indoor athletic competition space for athletes that are currently traveling outside of Western New York for similar facilities. The project will be accommodating people on premises for sporting activities and such people from outside of the Western New York region will be accommodated off premises by various existing commercial hospitality services provided within the Town and adjacent municipalities.

Criteria 10: The creation of a material demand for other actions that would result in one of the above consequences.

The project is not anticipated to create a material demand for other actions that would result in additional potential impacts.

Criteria 11: Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

Elements of the environment have been reviewed have both individually and cumulatively and it is not anticipated that the project will create significant environmental impacts.

Planning Board Approval
Moved by Davis; Seconded by Gill; Ayes 4; Noes 0; Abstain 1 (Raffaele); Absent 2 (Chmiel, Kahn)

Daniel J. Ulatowski, Assistant Planning Director/ZEO — Date 11/20/2025

Jonathan O'Rourke, Acting Planning Board Chair — Date 11/26/25

DU/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-11_(330_Maple_Rd_portion)_2025\SP-2025-11_Neg Dec_112025.doc

cc: ECDEP
ECDPW
NYSDOT
NYSDEC
Mark Berke, P.E., Building Dept
Brian Armstrong, Engineering Services
Krista Halt, Sr. Fire Inspector
Chris Schregel, Traffic Safety
Sean Hopkins, Esq – shopkins@hsmlegal.com
Dr. Brian McGrath – bem4@buffalo.edu
Frank Ciminelli – fciminelli@arcbldg.com
Justin Fineberg – jfineberg@DofiProperties.com
Jay Monnin – jmonnin@labellapc.com
David Johnson – djohnson@LaBellaPC.com

Attachment: SP-2025-11 signed neg dec 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2025-11

NOV 26 2025 PM12:

PETITIONER

716 Sports Complex LLC
c\o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy
35 California Drive, Suite 100
Williamsville, NY 14221

PROPERTY LOCATION

330 Maple Road (portion)

WHEREAS, the Town of Amherst Planning Board on Thursday, November 20, 2025 held a public hearing on a Site Plan for an indoor commercial recreation facility (sport complex) comprised of two inflatable domed buildings that would be 137,500 sq. ft. each and a 2 story 50,000 sq. ft. commercial/retail connecting building with an accessory parking area for approximately 524 vehicles, 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 is not required. However, a wetland permit is required to be issued by NYSDEC.

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-2025-11 signed resolution 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2025-11

NOV 26 2025 PM12:

PETITIONER	PROPERTY LOCATION
716 Sports Complex LLC	330 Maple Road (portion)

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 surveys, including location of utilities, be provided to the Engineering and Building Departments prior to issuance of a Certificate of Occupancy by the Building Department.

4. The buildings must comply with §510 of the 2020 NYS Fire Code for Emergency Responder Radio Coverage as indicated in the Building Department letter dated November 12, 2025.

5. That any and all concerns of the Amherst Fire Chief's Association be addressed to their satisfaction.

6. That any off-site traffic improvements necessary including but not limited to the proposed traffic signal, be installed by the petitioner at their expense and as directed by Erie County Department of Public Works Highway Division or NYSDOT as applicable.

7. That any and all concerns of the Town's Storm Water Management Officer (SMO) be addressed to her satisfaction.

8. That any and all concerns of the Town of Amherst Engineering Department – Engineering Services Division's be addressed prior to the issuance of plumbing permits or certificate of occupancy as applicable.

9. That any and all of the concerns of Town of Amherst Engineering Department – Sanitary Division be addressed to the satisfaction of that division.

10. That the concerns of the Town of Amherst Traffic Safety Board's letter dated November 6, 2025 be addressed to the satisfaction of that Board.

Attachment: SP-2025-11 signed resolution 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2025-11

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PETITIONER

716 Sports Complex LLC

PROPERTY LOCATION

330 Maple Road (portion)

11. That any required wetland permit be obtained from the NYSDEC as may be applicable, prior to the disturbance of any jurisdictional NYSDEC wetlands on the premises and their regulated 100-foot adjacent areas.

12. That the subject parcel be split as approved by the Town Assessor.

13. That the concerns of the Zoning Enforcement Officer and Planning Department in their letter dated November 14, 2025 be addressed to their satisfaction.

14. That the petitioner acquire the property prior to the issuance of an approved site plan drawing set by the Town of Amherst Planning Department or issuance for any building permits by the Town of Amherst Building Department.

15. That disturbance of non-wetland areas on the site is permitted in accordance with Town Code and with approval of the Town's Stormwater Management Officer (SMO).

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 20, 2025; moved by Davis; seconded by Gill; ayes 4; noes 0; abstain 1 (Gill); absent 2 (Chmiel, Kahn).

Jonathan O'Rourke, Acting Planning Board Chair

11/26/25
Date

SM/ac
X:\Current_Planning\Files\Site Plans\2025\SP-2025-11_(330_Maple_Rd_portion)_2025\SP-2025-11_Resolution_112025.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Sean Hopkins, Esq – shopkins@hsmlegal.com
Dr. Brian McGrath – bem4@buffalo.edu
Frank Ciminelli – fciminelli@arcbldg.com
Justin Fineberg – jfineberg@DofiProperties.com
Jay Monnin – jmonnin@labellapc.com
David Johnson – djohnson@LaBellaPC.com

Approved Plan: LaBella Associates
Received: November 18, 2025

Attachment: SP-2025-11 signed resolution 112025 (31021 : SP-2025-11, 330 Maple Road (Portion))

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/20/25 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30915

ADOPTED

PLANNING BOARD ITEM (ID # 30915)

Request to Rezone 1.0± Acres of Land from Suburban Agriculture District (SA) to Residential District Three (R3), Z-2025-03

Property located at 95 Snowberry Lane
Eric Bennett, Petitioner

The purpose of the subject rezoning request is to utilize the dimensional standards of the Residential District Three (R3) zoning district in order to facilitate a parcel split into 2 separate lots. Each proposed lot will consist of a detached single-family residential home.

Eric Bennett represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Bennett stated the houses would be approximately 3,300 sq. ft.

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

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

ATTACHMENTS:

- Z-2025-03_application_112025 (PDF)
- Z-2025-03_drawing_112025 (PDF)
- Z-2025-03 signed resolution 112025 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	John B. Davis, Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Michael Chmiel, Carrie H. Kahn

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning

For Official Use

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

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Application Received by Planning Department _____ ACCEPTED BY DATE

Materials Checked by Zoning Enforcement Officer _____ CHECKED BY DATE

Materials & Fee Paid to Town Clerk _____ ACCEPTED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250.**	$1,250.00
2 – 20 ACRES **$1,250 + $250/acre or fraction thereof over 2 acres** (fractions of an acre to be counted as 1 acre)		_____
21 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 21 acres** (fractions of an acre to be counted as 1 acre)		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres** (fractions of an acre to be counted as 1 acre)		_____
Request for Relief of / Change to Conditions of Zoning Approval	**$1,200.**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$15.**	$ 15.00
	TOTAL FEE:	**$** 1,265.00

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-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:**

Name: Eric Bennett

Address: 76 Alran Dr.

Williamsville (City) NY (State) 14221 (Zip Code)

Phone: 716-310-1809 Fax

E Mail: ebennett9873@gmail.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property:**

From: S-A District

To: R-3 District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

95 Snowberry La

SBL #: 28.00-2-46.111

4. **Area of land to be rezoned** (in acres): 1.00

5. **Owner of Land**:

Name: Richard Jacobs

Address: 75 Snowberry

East Amherst (City) NY (State) 14051 (Zip Code)

Phone: 716-628-1322

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Eric Bennett

Address: 76 Alran Dr

Williamsville (City) NY (State) 14221 (Zip Code)

Phone: 716-310-1809 Fax

E Mail: ebennett9873@gmail.com

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

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)

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. See Exhibit "3"

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: The proposed lot will consist of two single family residential dwellings

B. Rationale for rezoning request:

1. Why was this site chosen? Its proximity to existing neighborhoods and access to utilities make it ideal for splitting and building a sigle-family home, aligning with local housing needs

2. Why cannot land be used with the existing zoning? The land can not be used for residential development or lot splitting under its current agricultural zoneing because it restricts such uses, requiring rezoning to a residential classification to permit building a house and diving the lot

3. How will this rezoning impact surrounding properties? The surrounding properties consist of single family dwellings. The proposed rezoning to accommodate the project is consistent with the surrounding area.

4. How will this rezoning impact the school system? The project will generate annual school taxes for the school district with out creating a substantial demand for educational services

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

12. Quantitative Data:

A. Total # of dwelling units: 2

B. Distribution of dwelling units by type: Single Family

C. Gross Residential Density per acre: 2 dwellings per 20,000sq ft

D. Total amount of Open Space: .75 acres

E. Proposed Non-Residential Floor Area: None

13. Development Schedule:

Start: Winter 2025

Finish: Summer 2026

Stages (# of): 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

The lot after rezoned will be sold to Eric Bennett to build two single family homes

15. Open Space ownership and maintenance provisions (if applicable):

Landcaping will be owned by the Applicant and privately managed

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 "4"

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

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 Amherst Town Board adopted the Bicentennial 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, maps, 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 "4"

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

   See Exhibit "4"

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer Property is within the Consolidated Sanitary Sewer District of Amherst
2. Storm Sewer/Drainage Storm sewer located in front of the property on Snowberry
3. Water Property is within ECWA Lease-Managed District
4. Other Gas, electric, and telecommunucation utilities are all availanle on Snowberry

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

See Exhibit "4"

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

See Exhibit "4"

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

See Exhibit "4"

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

17. The petitioner encloses herewith the sum of $1,265.00 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.

Signature of Petitioner

Subscribed and sworn to before me this 16th *day of* September, 2025

Notary Public, ~~Erie County, New York~~ Palm Beach, Florida

Notary Public State of Florida
Bruce Adler
My Commission HH 655742
Expires 3/24/2029

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.

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.

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
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Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

EXHIBIT 1

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:
Eric Bennett

Project Location (describe, and attach a location map):
95 Snowberry Lane (SLB No. 28.00-2-46.111) - Town Of Amherst- Erie County

Brief Description of Proposed Action:
The proposed project ("action") coscists of the development of the 1 acre project site at 95 Snowberry lane ("Project Site") as a 2 story single family building. The proposed action has been defined broadly to include all required discretionary approvals and permits required from the Town's municipals boards including rezoning of the Project site from RA to R-3 by the Town Board. The project will not result in any potential significant adverse environemental impacts and that the issuance of the negative declatation is both appropriate and justified.

Name of Applicant or Sponsor:	Telephone: 716-310-1809
Eric Bennett	E-Mail:

Address:
76 Alran Dr

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.	X	
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:	X	

3. a. Total acreage of the site of the proposed action? 1 acres
   b. Total acreage to be physically disturbed? .25 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1 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

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	X	☐
b. Consistent with the adopted comprehensive plan?	☐	X	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	X

	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: _____	X	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	☐
b. Are public transportation services available at or near the site of the proposed action?	X	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	X	☐

	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:	☐	X
_____		
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	X
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	X
_____		

	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?	X	☐
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?	X	☐

	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?	X	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	X	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

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 a storm drain receivers in the back of each property that connects to the main storm drain at the street on snowberry lane. The main drain pipe will divide the lot in half going to the street.		
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)?	NO	YES
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?	NO	YES
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?	NO	YES
If Yes, describe:	☒	☐

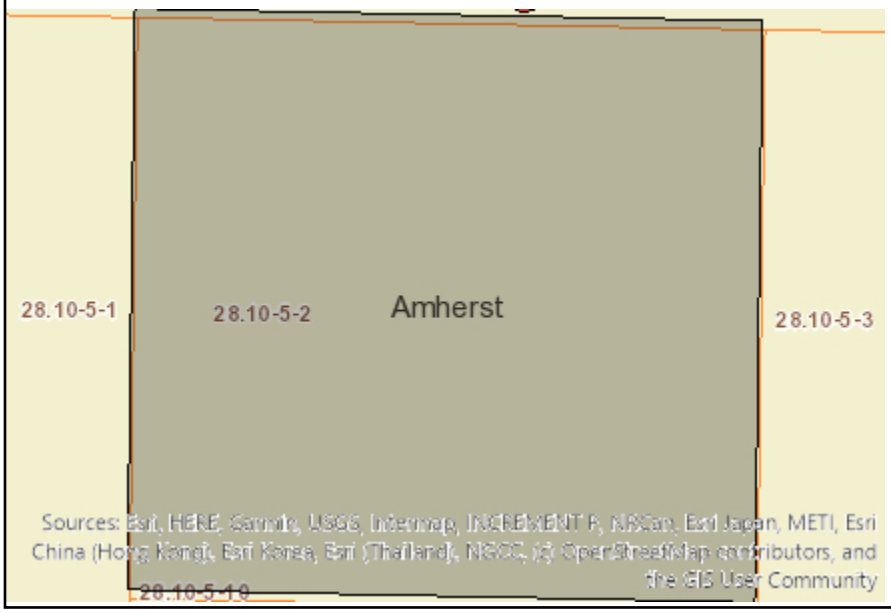
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Eric Bennett Date: 7/27/25

Signature: _____ Title: _____

PRINT FORM

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

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 fine sandy loam (Ch)	severe	severe	severe	severe	severe
Cosad loamy fine sand (Cv)	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).

   _____ 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.

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:
   95 Snowberry Lane - 1 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 peak hour upon completion of project_____
   Source: 2 - Trip Generation Rates- Federal Highway Administration

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:
    400 average flow 600 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-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

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 95 Snowberry Lane (address) 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 (address) 95 Snowberry Lane 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 95 Snowberry Lane (address) from S-A to R-3 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 S-A to R-3 the zoning of 95 Snowberry Lane, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

See Exhibit #3

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.

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

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 Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

X:\Current_Planning\Files\Rezonings\Forms\Local Law (Master).doc

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

EXHIBIT 2

Request for Rezoning Authorization

Subject: Authorization Letter for Rezoning

09/02/2025

Richard Jacobs

95 Snowberry Lane

Dear Richard,

I am writing to respectfully request your authorization to pursue the rezoning of the property located at 95 Snowberry Lane. As I am not the current owner of this property, your formal consent is required in order for me to proceed with the necessary rezoning application and related activities.

Please find the details of the property and the proposed changes below:

- Property Address: 95 Snowberry Lane, East Amherst, NY 14051
- Current Zoning: S-A
- Proposed Zoning: R-3

By signing below, you grant me authorization to act on your behalf in all matters pertaining to the rezoning of the property. This includes, but is not limited to:

- Submitting rezoning applications
- Attending meetings and hearings
- Communicating with municipal and governmental authorities

Your cooperation and support in this matter are greatly appreciated. Should you have any questions or require additional information, please feel free to contact me at your convenience.

Thank you very much for your attention to this request.

Sincerely,

Eric Bennett

716-310-1809

Property Owner's Signature

Date: 15SEP25

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

EXHIBIT 3

LEGAL DESCIPTION

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 53, Township 13, Range 7 of the Holland Land Company's Survey, and being more particularly bounded and described as follows:

Commencing at the point of intersection of the south line of Snowberry Lane (50 feet wide) with the west line of New Road (66 feet wide);

Thence westerly along the south line of said Snowberry Lane, 217.00 feet to the principal point of beginning;

Thence southerly along a line parallel to the west line of said New Road and bearing S 01° 28' 10" W, 201.00 feet to a point;

Thence westerly along a line parallel to the south line of said Snowberry Lane and bearing N 87° 59' 46" W, 218.01 feet to a point;

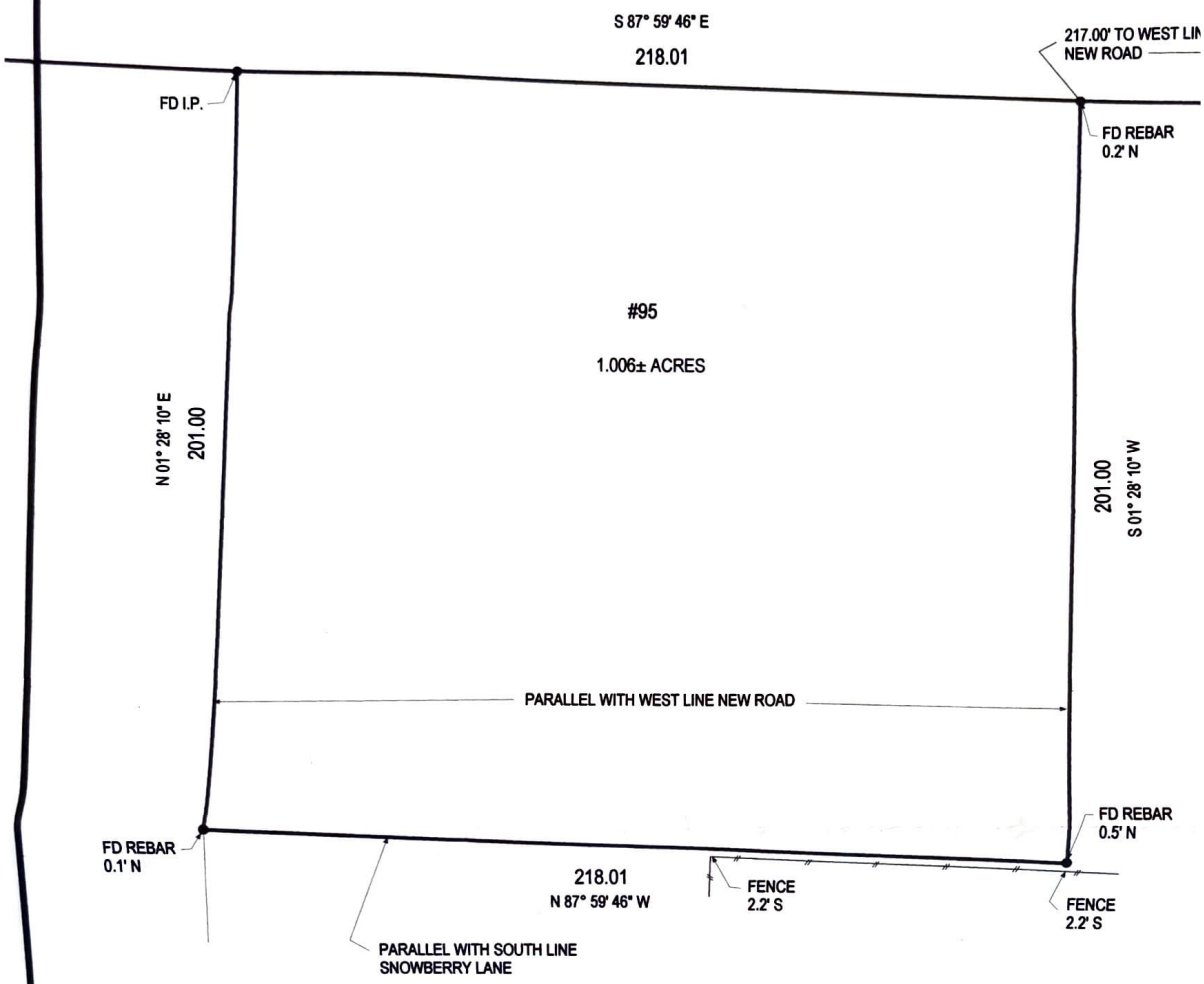
Thence northerly along a line parallel to the west line of said New Road and bearing N 01° 28' 10" E, 201.00 feet to a point in the south line of said Snowberry Lane;

Thence easterly along the south line of said Snowberry Lane and bearing S87° 59' 46" E, 218.01 feet to the point or place of beginning and containing 1.006 acres more or less.

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

FILE NO. [illegible]

SNOWBERRY (50' WIDE) LANE



STATE OF NEW YORK
WESLEY D. STONE
049683-01
LICENSED LAND SURVEYOR

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAM

BISSELL STONE

BISSELL, STONE ASSOCIATES
ENGINEERING AND LAND SURVEYING, P.C.
CIVIL ENGINEERING : LAND SURVEYING : SITE PLANNING : CONSUL
TELEPHONE: (716) 632-7000 FAX: (716) 632-7004

DATE: JUNE 24, 2025	JOB NO: 59947	FIELD BOOK: DC 53388	SCALE 1" = 40'

SURVEY OF PART OF LOT 53
TOWN OF AMHERST
SECTION –
TOWNSHIP 13
- ERIE COUNTY, NEW YORK -
RANGE 7
HOLLAND LAND COMPANY

FORMERLY GEO. DIEHL; SHEEHAN, FRETTS & TALLAMY; FRETTS & SENIOR; SENIOR, BISSELL & BRONKIE
DESIGN SYSTEM COLLABORATIVE; THE BISSELL CO.

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

EXHIBIT 4

EXHIBIT 4
RESPONSES TO QUESTIONS 16 OF REZONING APPLICATION

REZONING OF 95 SNOWBERRY LA 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 On December 14, 2020, the Town Board most recently adopted amendments to the Bicentennial Comprehensive Plan. The proposed residential project consisting of two single family homes is consistent with the adopted Comprehensive Plan and the land uses in the vicinity of multiple parcels zoned for residential purposes on Snowberry Lane.

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 proposed project is consistent with the Comprehensive Plan and as such there is not a need to amend the Comprehensive Plan to accommodate the proposed multifamily project consisting of two residential homes.

[1] A copy of the resolution adopted by the Town Board 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-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

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 requested rezoning of the Project Site from S-A to R-3 to accommodate the proposed two single family projects on the Project Site 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 thirteen objectives that are discussed below as follows:

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 project is consistent with the Comprehensive Plan and as such there is not a need to amend the Comprehensive Plan to accommodate the proposed single-family project consisting of two residential homes.

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 will not be inconsistent with this objective.

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

C. To prevent overcrowding of land;

Response: The proposed project will not result in the overcrowding of land.

D. To prevent excessive concentration of population and to prevent spare and uncoordinated development;

Response: The proposed rezoning of the Project Site will not result in excessive concentration of population, and the residential project represents an example of coordinated development.

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 above set forth the reasons the proposed rezoning is consistent with the policies of the Comprehensive Plan.

F. To protect persons and property from damage and injury due to fire or flood;

Response: The project will not increase the likelihood of damage and injury due to fire and flood. The proposed single-family houses will be constructed per the stringent requirements of the NYS Building Code, including the fire safety standards contained therein. Additionally, the project will incorporate modern flood mitigation measures to ensure the safety of residents and property. These measures will be designed to comply with local and state regulations, further enhancing the project's resilience to potential fire and flood hazards

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

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 the proposed project will not be inconsistent with this objective. There are not significant natural features located 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 Concept Site Plan submitted with this Rezoning Application 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 proposed project will have a driveway connection to Snowberry Lane

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 multifamily project.

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 is consistent with this objective since the proposed use is consistent with the policies contained in the Comprehensive Plan.

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

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 is 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 the proposed project will not be inconsistent with this objective.

[2] A reduced-size copy of the Concept Site Plan is attached as Exhibit "5".

Question 16(C): Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

Response to 16(C): The proposed rezoning of the Project Site is compatible with the present zoning and conforming uses of nearby properties and the character of the neighborhood which includes numerous single-family projects on parcels zoned for single family uses.

Question 16(D): Suitability of the subject property for uses permitted by the current versus the proposed district:

Response to 16(D): The proposed project to be developed in accordance with the R-3 zoning classification represents a suitable use of the Project Site.

Question 16(E): Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

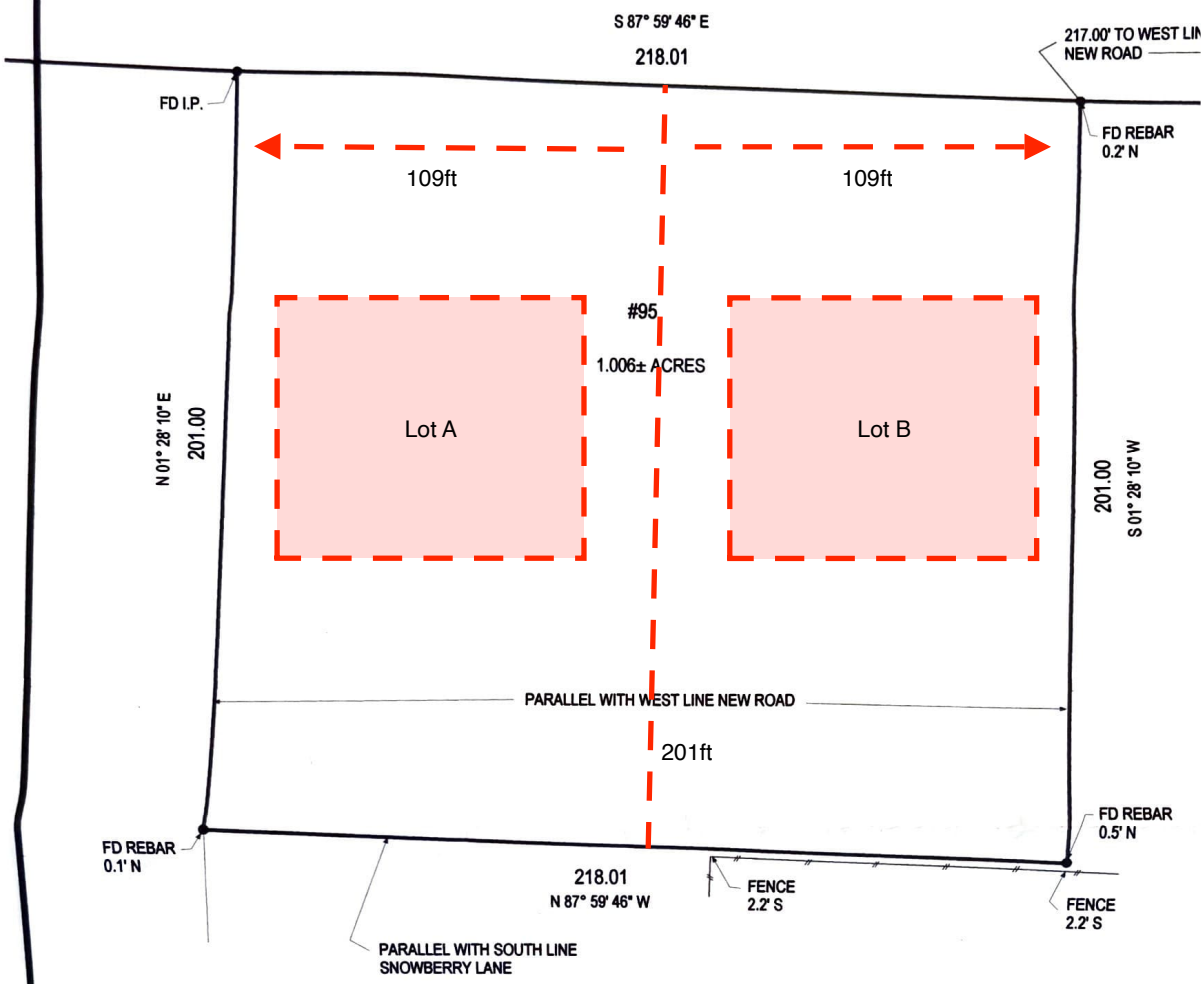
Response to 16(E): The proposed rezoning from S-A to R-3 to accommodate the construction of two single-family homes will improve the balance of residential uses within the Town. This change aligns with the Town's Comprehensive Plan, which aims to promote diverse housing options and meet the growing demand for residential properties. The addition of these single-family homes will provide more housing opportunities for families, contributing to the overall residential development and enhancing the community's appeal.

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

EXHIBIT 5

FILE NO. [illegible]

SNOWBERRY (50' WIDE) LANE



STATE OF NEW YORK
WESLEY D. STONE
049683-01
LICENSED LAND SURVEYOR

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAI

BISSELL STONE

BISSELL, STONE ASSOCIATES
ENGINEERING AND LAND SURVEYING, P.C.
CIVIL ENGINEERING : LAND SURVEYING : SITE PLANNING : CONSUL
TELEPHONE: (716) 632-7000 FAX: (716) 632-7004

DATE: JUNE 24, 2025	JOB NO: 59947	FIELD BOOK: DC 53388	SCALE 1" = 40'

SURVEY OF PART OF LOT 53
TOWN OF AMHERST
SECTION –
TOWNSHIP 13
- ERIE COUNTY, NEW YORK - HOLLAND LAND COMPANY
RANGE 7

FORMERLY GEO. DIEHL; SHEEHAN, FRETTS & TALLAMY; FRETTS & SENIOR; SENIOR, BISSELL & BRONKIE DESIGN SYSTEM COLLABORATIVE; THE BISSELL CO.

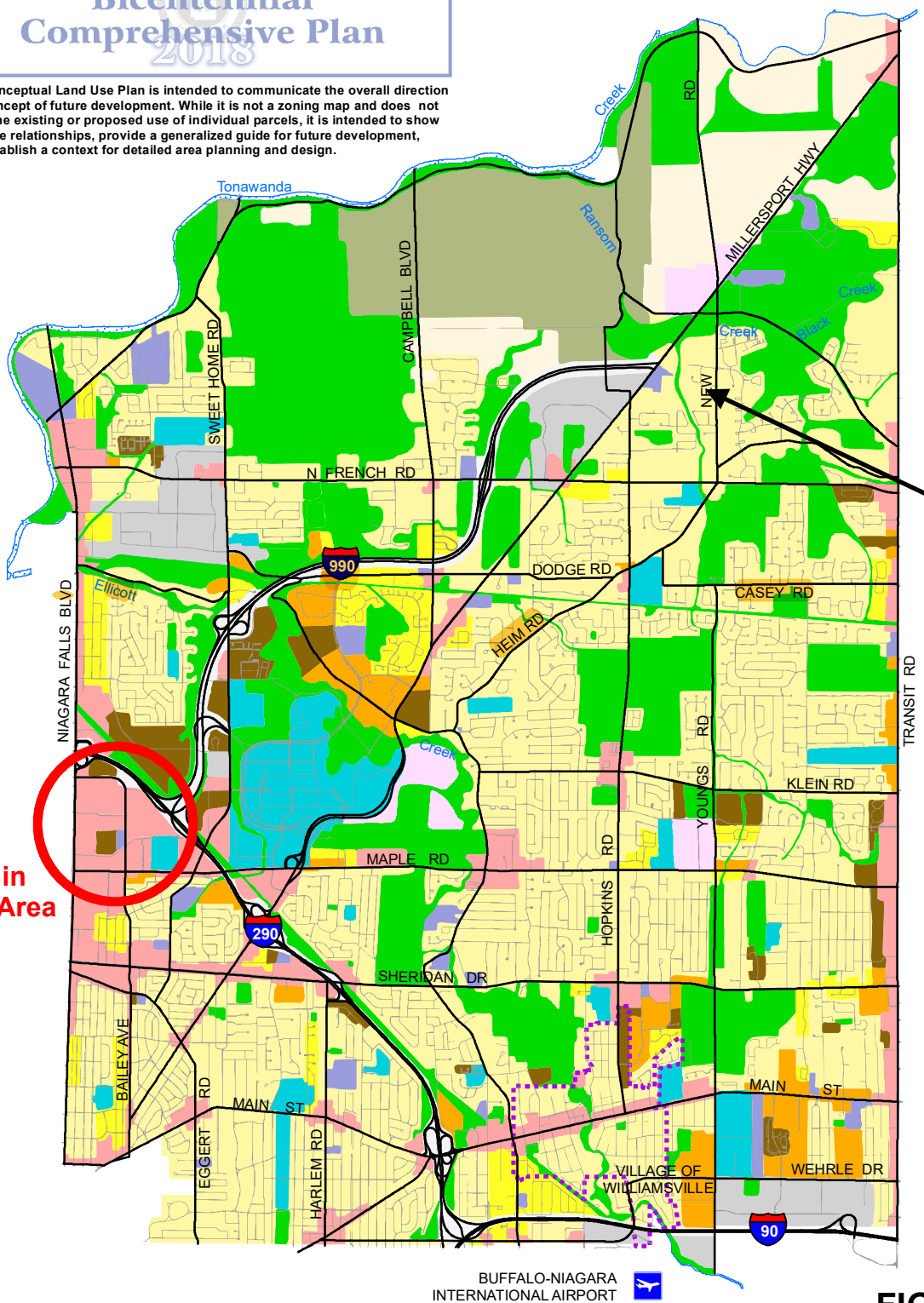
Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

EXHIBIT 6

Town of Amherst Bicentennial Comprehensive Plan

1818 2018

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.



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 Additional Designations

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: June 2019

N

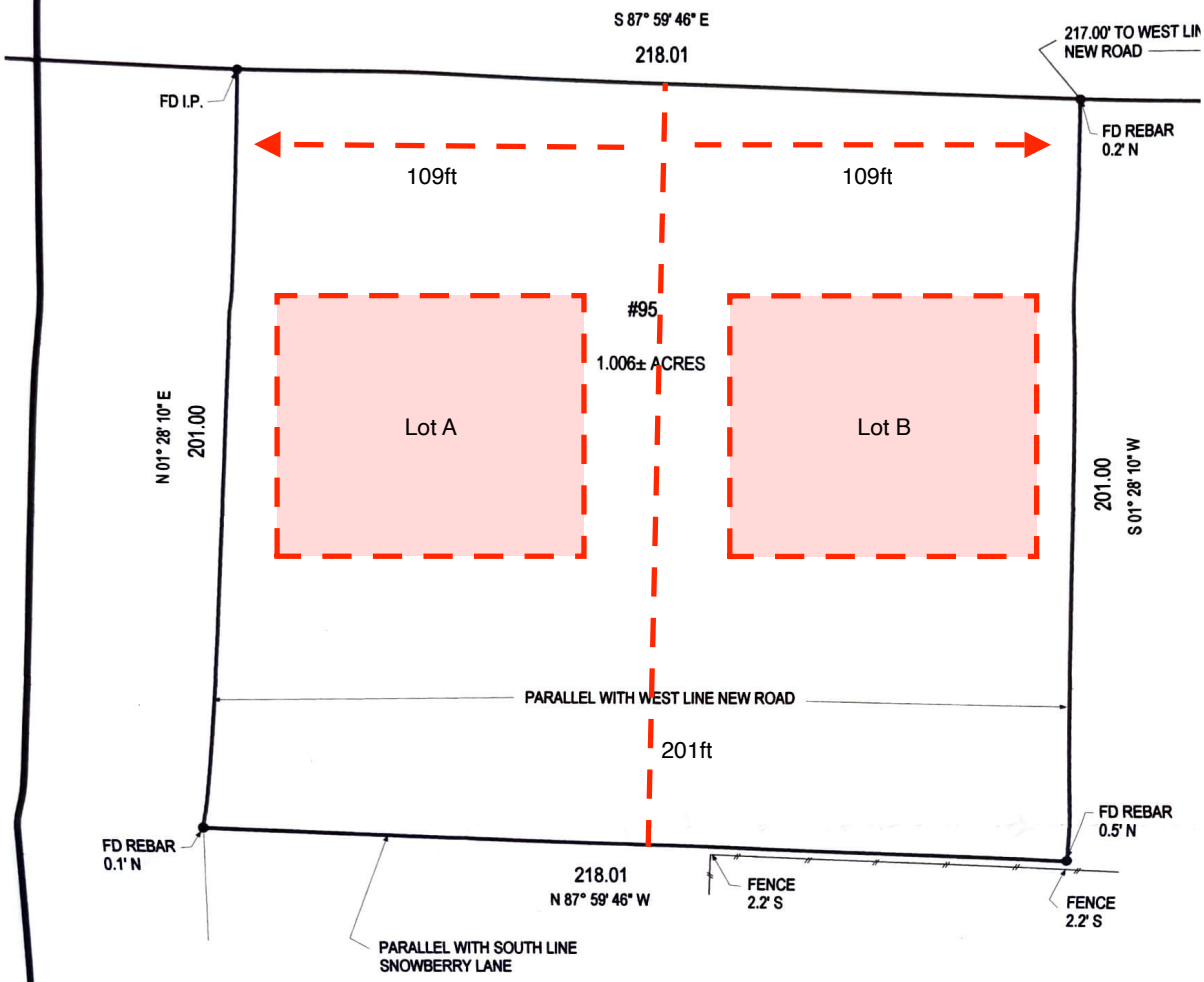
0 0.25 0.5 0.75 1 1.25 Miles

FIGURE 6

Attachment: Z-2025-03_application_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

FILE NO. [illegible]

SNOWBERRY (50' WIDE) LANE



STATE OF NEW YORK
WESLEY D. STONE
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DATE: JUNE 24, 2025	JOB NO: 59947	FIELD BOOK: DC 53388	SCALE 1" = 40'

SURVEY OF PART OF LOT 53
TOWN OF AMHERST
SECTION –
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FORMERLY GEO. DIEHL; SHEEHAN, FRETTS & TALLAMY; FRETTS & SENIOR; SENIOR, BISSELL & BRONKIE DESIGN SYSTEM COLLABORATIVE; THE BISSELL CO.

Attachment: Z-2025-03_drawing_112025 (30915 : Z-2025-03, 95 Snowberry Lane)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2025-03

NOV 26 2025 PM12:

PETITIONER

Eric Bennett
76 Alran Drive
Amherst, New York 14221

PROPERTY LOCATION

95 Snowberry Lane

WHEREAS the Town of Amherst Planning Board on Thursday, November 20, 2025 held a public hearing on the proposed rezoning of land from Suburban Agricultural District (SA) to Residential District Three (R3), 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 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.

WHEREAS 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-2025-03 signed resolution 112025 (30915 : Z-2025-03, 95 Snowberry Lane)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2025-03

NOV 26 2025 PM12:

PETITIONER

Eric Bennett

PROPERTY LOCATION

95 Snowberry Lane

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.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 20, 2025; moved by Penberthy; seconded by Davis; ayes 5; noes 0; absent 2 (Chmiel, Kahn).

Jonathan O'Rourke, Acting Planning Board Chair

11/26/25
Date

SM/ac
X:\Current_Planning\Files\Rezonings\2025\Z-2025-03_(95_Snowberry_Ln)_2025\Z-2025-03_Resolution_112025.doc
Cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Eric Bennett, 76 Alran Drive, Amherst, NY 14221

Attachment: Z-2025-03 signed resolution 112025 (30915 : Z-2025-03, 95 Snowberry Lane)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 11/20/25 06:30 PM
Department: Planning
Category: Miscellaneous
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30126

PLANNING BOARD ITEM (ID # 30126)

Proposed Zoning Text Amendment, Creation of an Urban Renewal Overlay District 1, ZTA-2023-05

Town of Amherst, Petitioner

November 20, 2025

In December 2020, the Amherst Town Board adopted the Boulevard Central District (BCD) Focal Planning Area as an amendment to the Bicentennial Comprehensive Plan. The Plan envisions the BCD incorporating walkable, mixed-use, transit-oriented development from aging and underutilized commercial areas, including the Boulevard Mall site. The BCD Plan builds upon the mixed-use zoning districts (Chapter 203 §5A) adopted in 2019, that regulate redevelopment of the district's commercial areas.

In 2022, as the Mall continued to decline, the Town Board established an Urban Renewal Area and the Amherst Urban Renewal Agency (AURA), and adopted the Boulevard Mall Urban Renewal Plan. The Urban Renewal Plan outlines measures to proactively address blighted conditions and further implement the BCD vision, including through the introduction of new ordinances, provisions, or amendments to existing codes, amongst other actions.

The Urban Renewal Plan specifically calls for the "Town Board to consider adopting specialized provisions for the Urban Renewal Area that will allow for flexibility in the review and approval of specific development projects". Accordingly, by using its authority granted by New York Town Law §261-c and the Municipal Home Rule Law, the Town Board proposes to create an Urban Renewal Area Overlay District (URAOD) in order to promote flexibility in the redevelopment of parcels within the Urban Renewal Area.

An overlay district is a special zoning area that adds regulations on top of existing zoning to achieve specific goals. The Urban Renewal Area Overlay District will apply to the Boulevard Mall area parcels as delineated in the map provided below and described in the Local Law.

The URAOD under consideration is presented below. The URAOD supersedes requirements of the underlying base zoning districts where indicated in the law. In some cases the superseded elements translate to a stricter limit of an underlying provision, while in other cases it provides relief or exemptions from the underlying district's provisions. In combination these modifications improve flexibility and provide incentives to promote/attract redevelopment, while also responding to the area's geographic limitations and supporting a more phased progression toward the Urban Renewal Plan's desired buildout density.

Chuck Malcomb, Hodgson Russ, and Laurie Stillwell, Town of Amherst Community Development Director, represented the petitioner, explained the proposal and were available to answer questions from the Board.

In response to the Board's questions, Ms. Stillwell stated CTR10 would be allowed with Planning Board approval and structured parking and while working with developers the current need is 8 stories but 10 stories may be needed in the future.

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

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

ATTACHMENTS:

- ZTA-2023-05 Application packet 112025 (PDF)
- ZTA-2023-05 signed resolution 112025 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Joseph P. Raffaele Jr., Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Michael Chmiel, Carrie H. Kahn

TOWN OF AMHERST PLANNING DEPARTMENT

Zoning & Subdivision Text Amendment Application

File # **ZTA-2023-05**

1. Zoning Ordinance Text Amendment ☒
2. Subdivision Regulations Text Amendment ☐

PETITIONER:

- ☒ Town Board
- ☐ Planning Board
- ☐ Zoning Board of Appeals
- ☐ Commissioner of Building
- ☐ Planning Director
- ☐ Zoning Enforcement Officer

Sections Proposed to be Amended: (Attach sheets as necessary.)

See Attachment A

Description of Amendments: (Attached sheets as necessary.)

See Attachment B

Materials Received by Planning Department

RECEIVED BY DATE

Materials Filed with Town Clerk

ACCEPTED BY DATE

X:\Current_Planning\Application Forms 2019\Zoning or Subdivision Text Amend App 2022.doc

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

Town of Amherst
Local Law Intro. No. ___ of 2025
Local Law No. ___ of 2025

A Local Law Amending Chapter 203 of the Town of Amherst Code Creating the Urban Renewal Area Overlay Zoning District and Regulations for Said District

Be it hereby enacted by the Town Board of the Town of Amherst as follows:

Section 1: Chapter 203, Zoning, Part 5, Special Purpose and Overlay Districts is hereby amended to add §5-10 to read in its entirety as follows:

§5-10. Urban Renewal Area Overlay District (URAOD)

5-10-1. Purpose and Goals

The purpose of the Urban Renewal Area Overlay District (URAOD) is to use the authority granted by New York Town Law §261-c and the Municipal Home Rule Law to provide flexibility in the review and phasing of development within the Urban Renewal Area in Town, in order to incentivize and support redevelopment consistent with the Town's Comprehensive Plan and Urban Renewal Plan.

The Town Board finds that this approach will (A) promote the most appropriate uses in the Urban Renewal Area; (B) improve the design, character and quality of new developments; (C) encourage a harmonious and appropriate mixture of uses; (D) facilitate the adequate and economic provision of streets, utilities, and public services; (E) promote architecture that is compatible with surrounding areas; and (F) provide suitable design responses to specific environmental constraints of the site and surrounding area.

5-10-2. Definitions

As used herein:

A. "Urban Renewal Area Overlay District" or "URAOD" means an overlay zoning district designated by the Town Board within the Urban Renewal Area.

B. "Urban Renewal Area" shall mean the area(s) designated by the Town Board pursuant to §504 of the New York General Municipal Law.

C. "Urban Renewal Area Overlay District Law" shall mean the Local Law that was adopted to add §5-10 to Chapter 203, Zoning, Part 5, Special Purpose and Overlay Districts.

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

5-10-3. Creation of Urban Renewal Area Overlay District ("URAOD") No. 1 and General Rules

A. The Urban Renewal Area Overlay District ("URAOD") No. 1 encompasses the area depicted on the Town's Official Zoning Map.

B. The Town Board may create other URAODs pursuant to the procedures for amending the Town Zoning Map.

C. A URAOD is an overlay zoning district and shall supersede the requirements of the underlying base zoning districts where indicated herein.

5-10-4. Site Plan Review Procedures

A. No building permit shall be issued in the URAOD unless Site Plan approval is obtained, following the procedures set forth in §8-7. In determining whether to approve an application for Site Plan approval, the following additional factors may be considered:

1) Conformity with the Town's Comprehensive Plan, the Urban Renewal Plan, and the Boulevard Mall Development Standards (§5-10-6);

2) The compatibility of the proposed with the existing character of the neighborhood;

3) Compatibility of uses adjacent to one another;

4) Such other matters as may be considered pertinent, provided they have been established by the Town Board in the Town's Comprehensive Plan or Urban Renewal Plan.

5-10-5. Modifications

A. Notwithstanding any other provisions to the contrary, upon application to the Planning Department, Approved Site Plans may be modified and amended consistent with this Section. The classification of a modification application as a Major Amendment or Minor Amendment is within the discretion of the Planning Director, subject to the criteria and guidelines set forth herein.

B. An application that meets any one of the following shall constitute a Major Amendment:

1) A 10% change in the total number of residential units (either more or less than proposed);

2) Adding more than 25,000 sq. ft. within the entire proposed development;

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

C. The following criteria may be considered by the Planning Director in determining whether to classify a modification application as a Major Amendment or Minor Amendment:

1) Suggested changes to the *Key Streets & Frontages Plan* (Figure 1);

2) Deviation from the approved building(s) elevation(s)/design(s) such as façade materials, color, transparency and blank wall, and entranceway spacing.

3) Modifications to parking, including the conversion of surface parking to structured parking.

D. Any application for modifications or amendment to Site Plan Approval shall be in writing and contain such information as required for the application as set forth in §8-7. The Planning Director may (a) waive any specific application requirement which he/she determines unnecessary to the consideration of the application; and (b) may require any additional information which he/she determines may be helpful to the consideration of the application.

5-10-6. Boulevard Mall Development Standards

This section shall be applicable only within URAOD No. 1. The Boulevard Mall Development Standards aim to refine the framework of potential redevelopment outlined in the Boulevard Central District Urban Renewal Plan. It envisions the Boulevard Mall site transformed incrementally into a walkable, mixed-use, transit-oriented development serving contemporary retail and residential demands, while creating a thriving new "center" for the local community and the greater region.

A. Zoning Districts

1) It is the intent of the URAOD Local Law to function in conjunction with the Center District regulations established under §5A. However, within the geographic boundaries of this overlay district, the Planning Board shall have the authority to permit the uses, dimensional standards, and/or general development standards set forth in §4-7 (Shopping Center District) in lieu of §5A provided the applicant expressly invokes this option in the development application.

B. Streets, Blocks and Connections

1) Core Streets

a. The location and rights-of-way dimensions of all Core Streets are fixed elements of the Development Standards. These streets must be established in the general locations and dimensions depicted in the *Key Streets & Frontages Plan* (see Figure 1) and in the *Street Sections* (see Figures 2 and 3) in order to: (1) set a baseline for block

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

size, location and orientation; (2) dictate cohesive street design; (3) outline street development phasing; (4) direct infrastructure routes and access; and, (5) protect key site feature locations, such as public open spaces and other community amenities. The final location may be modified as part of the site plan application to better align with the final design.

b. Core Streets depicted in the *Key Streets & Frontages Plan* (Figure 1) will be constructed first within the initial phases of development.

c. The minimum required percentage of Core Streets, as set forth in §5A-7-13.A, §5A-3-6, §5A-3-7, and §5A-3-8 shall not apply to development within the URAOD.

d. The continuous connectivity requirements of Core Streets, as specified in §5A-7-13.B and C, shall apply only as illustrated in the *Key Streets & Frontages Plan* (see Figure 1).

2) Blocks

a. The site shall be divided into a minimum of four blocks as depicted on the *Key Streets & Frontages Plan* (see Figure 1). Such blocks may exceed the maximum perimeter and block length standards established by the §5A zoning districts.

b. Internal streets established within these four blocks through additional street development may be constructed in accordance with the right-of-way dimensions illustrated in the *Street Sections* (Figures 2-4) or as otherwise permitted under §5A-6, subject to compliance with all applicable fire access requirements of the NYS Uniform Fire Prevention and Building Code.

3) Pedestrian Walkways and Multi-Use Trails

a. Pedestrian walkways and multi-use trails are strongly encouraged throughout the development to create safe connections. These may be used to connect elements of the public realm such as streets and/or other walkways, public sidewalks, public open spaces, and/or public amenities, such as a community center. When utilized, walkways and multi-use trails shall align with and extend any block network established within the site and to areas adjacent to the site.

i. Pedestrian walkways must be a minimum of 9 feet wide.

ii. Multi-use Trails must be a minimum of 12 feet wide.

4) Parking

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

a. On-street parking must be provided on all Core Streets identified on the *Key Streets & Frontages Plan* (see Figure 1) and as depicted in the *Street Sections* (see Figures 2 and 3).

b. Development within the URAOD is not required to meet minimum off-street vehicle parking requirements as outlined in §5A-9-1.A.(1) or §7-1-6.A.

c. Structured parking is encouraged, especially if incorporated into larger vertical mixed-use or residential buildings, to support future density by reducing the need for large surface parking lots, and opening up space for additional building development.

d. Surface parking is encouraged to be largely placed behind buildings or otherwise screened wherever possible; however, surface parking is anticipated along Niagara Falls Boulevard and Maple Road due to the assigned Boulevard Frontage.

5) Mobility Options

a. Wherever possible, space for mobility amenities such as bike racks, charging stations, car shares, or bus loading areas are encouraged to reduce the need for individual vehicular parking and to provide equitable access to and from the area.

C. Built Form and Use

1) Building Uses

a. Prohibited Uses: The following uses are prohibited across the entire URAOD No. 1 Area: single-family detached units, services and vehicular sales (with the exception of small indoor showrooms of 10,000 sq. ft. or less).

b. Restricted Uses: Drive-throughs are permitted only on parcels with frontages on Niagara Falls Boulevard and Maple Road. Loading and automotive stacking shall be prohibited between the public road right-of-way and the building façade.

c. Vertical mixed-use buildings may be provided fronting public open spaces (either directly adjacent to or across an adjacent street). First-floor uses in such buildings directly fronting public open space shall enhance these environments and support compatible interaction between the green space and streetscape. Such uses include restaurants, entertainment, retail or hospitality.

2) Frontages.

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

a. Frontage requirements for each parcel, not withstanding any other law to the contrary, shall only be required to be met on one side of a parcel initially (as in-fill development occurs over time) with primary street designation selected by the applicant where the site abuts more than one street (existing or proposed).

b. All buildings fronting along Niagara Falls Boulevard, Maple Road, and Alberta Drive shall comply with the Boulevard Frontage Type requirements, as illustrated in Figure 5, regardless of which zoning regulations are applied pursuant to §5-10-6.A.1.

3) Building Height

a. The existing underlying Zoning Districts regulate base building height requirements; however, the Planning Board may allow up to two (2) additional stories (up to 15 feet/story maximum) in height onto the base zoning height maximum for developments that include structured parking.

4) Design Considerations

a. Notwithstanding any other provision to the contrary, cohesive design elements (signs, lighting, landscaping, etc.) and building materials that are of high quality are essential for creating a distinct character and atmosphere across an area where multiple developers are anticipated to contribute projects. While architectural styles should vary to some degree to create streetscape interest, design elements must establish cohesion amongst public areas/rights-of-way, street furniture, and common spaces to maintain consistency and enhance the overall aesthetic of an area. The Town may require that proposed site features have a consistent design with those that have already been constructed.

b. Human-scale design elements, such as awnings, canopies, and engaging storefronts are encouraged to promote effective foot-traffic on primary Core Streets and frontage abutting the primary public open space.

c. Loading and/or service areas and mechanical equipment shall be screened and/or designed in such a manner that makes them less prominent along street fronts.

D. Open Spaces

1) Public open spaces are intended to serve as active community gathering places that promote social interaction, community engagement and recreational activity.

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

a. With the Planning Board's approval, publicly-owned open space may be credited towards satisfying a portion of the open space requirement.

b. Limited temporary commercial uses may be permitted within public open spaces, including kiosks, vendor markets, restrooms, food stands, and similar amenities that enhance the functionality and vibrancy of the space.

2) Open spaces provided in excess of the required minimum percentages during an earlier phase of development may be credited towards satisfying the open space requirements of subsequent phases, provided such phases occur within parcel(s) under common ownership.

3) The provision mandating required open space be provided in one contiguous area (§5A-7-2.B(5)), shall not apply to development within the URAOD.

4) Both public and private open spaces can include such elements as green lawns, plazas, paths and trails, trees and other landscaped areas, water features, sport courts, playgrounds, dog parks, gardens, pavilions and seating areas.

5) Beyond public open spaces, additional open spaces are encouraged throughout the site. These should be indicated as either public or private.

Section 2: Severability. Should any provision of this Local Law be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

Section 3: Effective Date. This Local Law shall be effective upon filing with the Secretary of State in accordance with the Municipal Home Rule Law.

Amendment of the Official Zoning Map (as adopted January 19, 1976): The Official Zoning Map of the Town of Amherst is hereby amended to include the Urban Renewal Area Overlay District ("URAOD") No. 1 (see Exhibit 1). URAOD No. 1 is described as follows:

Beginning at the south east corner of the intersection of Niagara Falls Boulevard and Maple Road, the Urban Renewal Overlay District No. 1 extends approximately 1,329 feet east along the southern border of the Maple Road right-of-way to the north eastern corner of the 3893 Maple Road parcel (SBL-54.03-1-13), then turns southerly along the western border of the Alberta Drive right-of-way for approximately 1,715 feet to the south eastern corner of the 1265 Niagara Falls Boulevard (SBL-54.03-1-24.21) parcel (the portion of the parcel split off from the main parcel to the south of the National Grid parcel (SBL-54.03-1-12.1)), then turns westerly for approximately 329 feet along the southern parcel

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line of 1265 Niagara Falls Boulevard, then turns at a diagonal along a portion of the 1265 Niagara Falls Boulevard parcel line heading south westerly for approximately 81 feet, then turns southerly for approximately 78 feet, then turns westerly for approximately 145 feet, then turns southerly along the National Grid parcel line for approximately 479 feet to the northern border of the Almeda Avenue right-of-way, then turns westerly along the northern border of Almeda Avenue for approximately 893 feet to the south western corner of the 1261 Niagara Falls Boulevard parcel (SBL-67.06-1-1.111), and then turns northerly along the eastern border of the Niagara Falls Boulevard right-of-way for approximately 2,315 feet back to the southeast corner of the intersection of Niagara Falls Boulevard and Maple Road (the beginning point).

The Urban Renewal Area Overlay District No. 1 totals approximately 68.7 acres and includes 10 existing parcels.

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FIGURE 1: Key Streets & Frontages Plan

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FIGURE 2: Core Street Section

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FIGURE 3: Core Street with Median Section

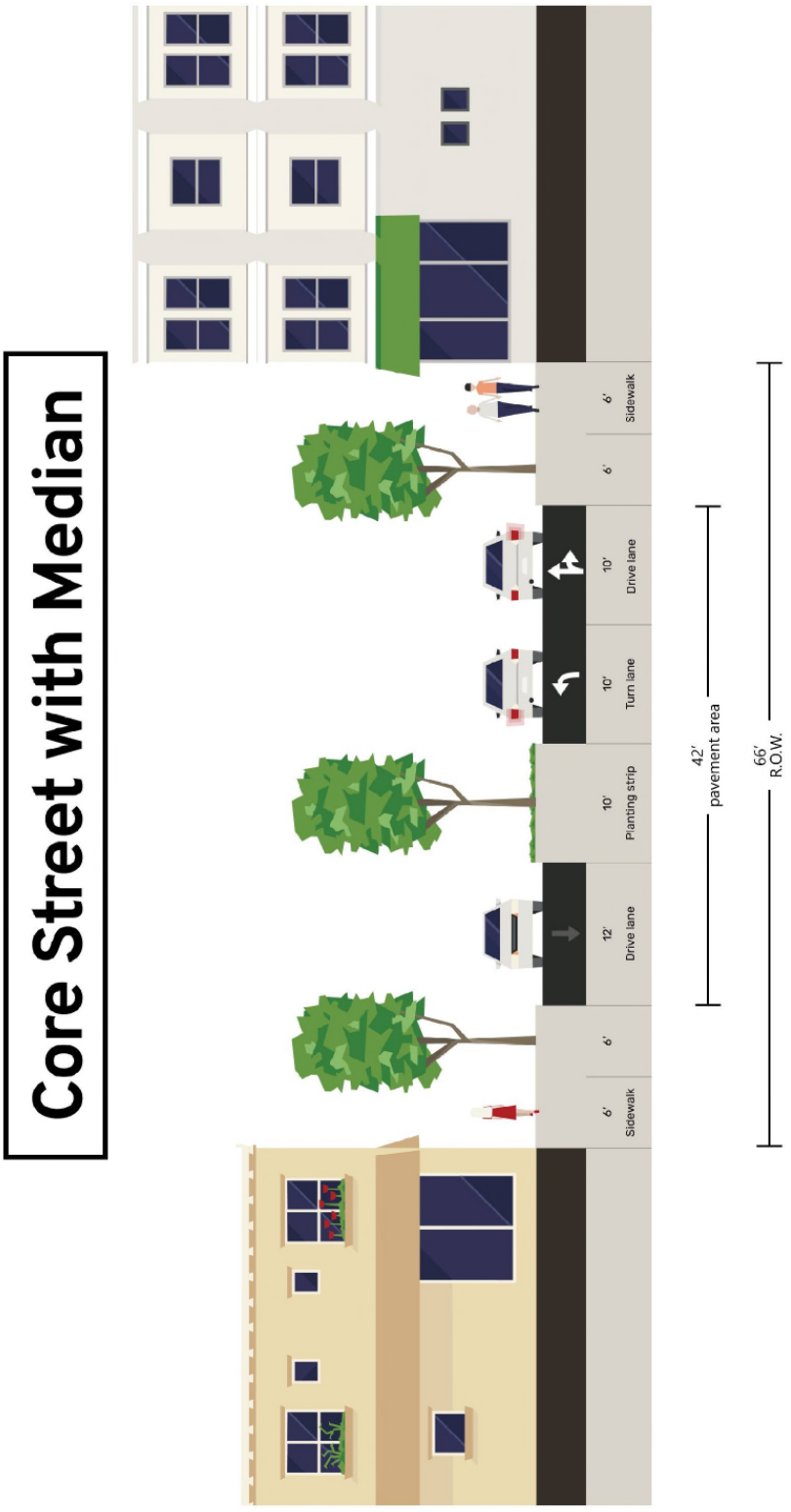

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FIGURE 4: Local Street Section

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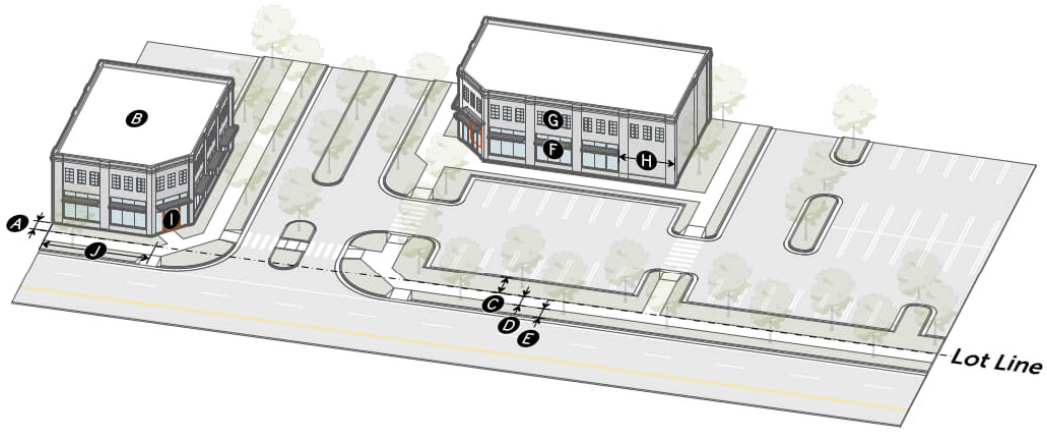
FIGURE 5: Boulevard Frontage

Boulevard Frontage



BUILDING SETBACKS		
A	Build-to zone	10' min/ 102' max
	Lot frontage	n/a
B	Corner frontage	Not Required
BUILDING MASS		
	Street-facing building length	n/a
PARKING SETBACKS		
C	Minimum setback	10' min
STREETSCAPE		
D	Clear pedestrian zone	6' min
E	Curb zone	10' min
	Tree planting type	Tree lawn
	Tree spacing	35' on-center avg.

		Residential	Non-residential
STORY HEIGHT			
	Ground floor elevation	2' min / 4' max	0' min / 2' max
	Ground story height	9' min	13' min
TRANSPARENCY			
F	Ground story	20% min	50% min
G	Upper story	20% min	20% min
H	Blank wall length	40' max	40' max
PEDESTRIAN ACCESS			
I	Street-facing entrance	Required	Required
J	Entrance spacing	100' max	100' max

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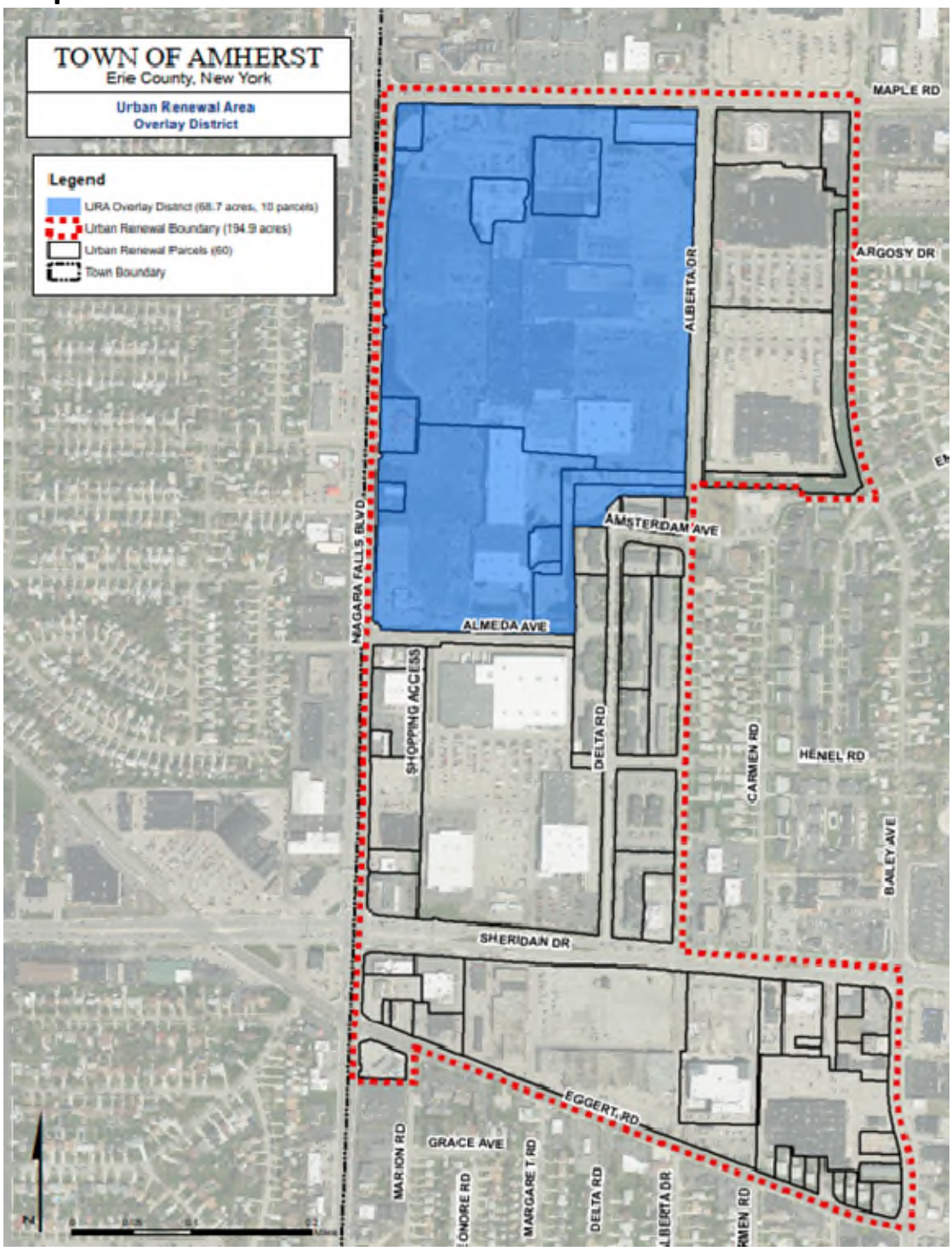
EXHIBIT 1: Urban Renewal Area Overlay District (URAOD) No. 1 Map



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ATTACHMENT B

Proposed Local Law for URAOD **October 20, 2025**
ZTA-2023-05

On June 27, 2022, the Town Board passed a resolution (2022-610) designating a portion of the Boulevard Central District as an Urban Renewal Area and for the Town Board to act as the Amherst Urban Renewal Agency (AURA). The Urban Renewal Area includes approximately 195 acres and 60 parcels, as shown in the map included as part of this proposed Local Law (see Attachment A). The Urban Renewal Area includes the Boulevard Mall which has been continually declining due to changing national and regional shopping trends leading to the loss of businesses, high vacancy rates, and diminishing property value. This was the impetus for defining an Urban Renewal Area to include the Boulevard Mall and various other declining commercial properties in order to spur redevelopment, increase the tax base, and provide amenities, businesses and transportation options to existing residents, while also creating a place to attract new residents and visitors.

On October 24, 2022, the Town Board passed a resolution (2022-1001) approving the Boulevard Central District Urban Renewal Plan to provide guidelines and a framework for the potential revitalization and/or redevelopment of certain blighted properties within the Urban Renewal Area. Also on this date, the Town Board passed a resolution (2022-124) to use its powers of condemnation in accordance with the provisions of the Eminent Domain Procedure Law of the State of New York (EDPL) to acquire some of these properties by eminent domain, specifically those parcels on which the Boulevard Mall currently sits and surrounding properties, to achieve redevelopment of the area and for public purpose in order to: (i) eliminate blight and transform the properties into a walkable, mixed-use, transit-oriented development acting as a community center for both the Town and the greater Buffalo region; (ii) improve the quality and appearance of non-residential development within the Town; (iii) encourage reinvestment and capital investment (public and private) in commercial corridors and residential neighborhoods; (iv) further the Town's plans of establishing a network of parks, open spaces, and greenway corridors; and (iv) establish the necessary site control required to implement the development goals in the Urban Renewal Plan and the Town's Comprehensive Plan for this area.

On January 30, 2023, the Town Board passed a resolution (2023-125) to adopt the determination and findings and brief synopsis in connection with the acquisition of the properties pursuant to Article 2 of the EDPL. The Town intends to issue Article 4 of the EDPL to vest/acquire the property at a later date.

In order to promote flexibility to achieve redevelopment of certain parcels in the Urban Renewal Area, the Town is creating an Urban Renewal Area Overlay District (URAOD) by using its authority granted by New York Town Law §261-c and the Municipal Home Rule Law. A URAOD is an overlay zoning district and supersedes certain requirements of the underlying base zoning districts in order to incentivize and support appropriate redevelopment that aligns with the Boulevard Central District Urban Renewal Plan. The URAOD will apply to an area and parcels as described in the Local Law (see Map). The Town Board finds that this approach will (a) promote the most appropriate uses in the Urban Renewal Area; (b) improve the design, character and quality of new developments; (c) encourage a harmonious and appropriate mixture of residential, commercial, and non-industrial uses; (d) facilitate the adequate and economic

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provision of streets, utilities, and public services; (e) promote architecture that is compatible with the surroundings; and (f) provide suitable design responses to the specific environmental constraints of the site and surrounding area.

The URAOD process as described in the Local Law is identical to the current Site Plan Review Process carried out by the Town apart from for the following exceptions:

1. Information from the Urban Renewal Plan, may be considered, in addition to the Comprehensive Plan, in the Planning Board's ability to render decisions; and
2. Modifications to previously approved Site Plans include higher thresholds in certain cases whereby a review would be considered a Major or Minor Modification.

The URAOD also includes Development Standards language that intends to set the overall vision of the area and lays out aspects such zoning, streets and blocks, pedestrian and multi-use accommodations, parking, use, frontages, height, other design considerations, and open spaces.

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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: ZTA-2023-05		
Project Location (describe, and attach a general location map): Town of Amherst		
Brief Description of Proposed Action (include purpose or need): Local Law creating an Urban Renewal Area Overlay District (URAOD) to promote flexibility to achieve redevelopment of certain parcels in the Town's Urban Renewal Area, using the Town's authority granted by New York Town Law §261-c and the Municipal Home Rule Law.		
Name of Applicant/Sponsor: Amherst Town Board	Telephone: (716) 631-7051 E-Mail: planningemail@amherst.ny.us	
Address: 5583 Main Street		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Laurie Stillwell, Community Development Director	Telephone: (716) 631-7050 E-Mail: lstillwell@amherst.ny.us	
Address: 5583 Main Street		
City/PO: Williamsville	State: New York	Zip Code: 14221
Property Owner (if not same as 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 (Approval)	December 2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board (Reccomendation)	November 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	239M NYS GML	November 2025
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):

The Town's Urban Renewal Area as designated in the Town's Urban Renewal Plan

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 zoning text amendment creates an overlay district within the Town's designated Urban Renewal Area. The proposed Urban Renewal Area Overlay District would apply to certain parcels with various zoning districts within the larger Urban Renewal Area.

b. Is the use permitted or allowed by a special or conditional use permit? N/A ☐ 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?
N/A - the zoning text amendment applies to various zoning districts and not a specific site

c. Which fire protection and emergency medical services serve the project site?
N/A - the zoning text amendment applies to various zoning districts and not a specific site

d. What parks serve the project site?
N/A - the zoning text amendment applies to various zoning districts and not a specific site

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)?

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

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- 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☐

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	_____	_____	_____	_____

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: _____ 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? ☐Yes☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

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: _____ 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: _____
- 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: _____ 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): _____

_____

_____

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

If Yes:

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

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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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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: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

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:

_____

_____

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: _____

  _____

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐

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			
• 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: _____ _____			

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

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):
_____
_____

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐

- 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? _____ 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: _____ _____%
_____ _____%
_____ _____%

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

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% 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: _____

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

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: _____

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

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. **See Attachment A**

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. **See Attachment B**

G. Verification

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

Applicant/Sponsor Name _____ Date_____

Signature_____ Title_____

Attachment: ZTA-2023-05 Application packet 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

PRINT FORM

TOWN OF AMHERST
PLANNING BOARD
ZONING TEXT AMENDMENT
ZTA-2023-05

NOV 26 2025 PM12

PETITIONER

Town of Amherst
5583 Main Street
Williamsville, NY 14221

PROPERTY LOCATION

Urban Renewal Area Over Zoning District #1

WHEREAS the Town of Amherst Planning Board on Thursday, November 20, 2025 held a public hearing on the proposed Zoning Code Text Amendment creating an Urban Renewal Area Overlay District (URAOD), and

WHEREAS the Planning Board has reviewed materials regarding the text amendments proposal, and

WHEREAS the materials have been referred to the Town's various review agencies, and

WHEREAS per Section 203 - 8-5-5(A) & (B) of the Town Code, the Planning Board finds that:

1. The proposed text amendment includes provisions that are consistent with the Zoning Ordinance, including, specifically, the following purpose statement as found in Section 1-2-2: "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."

2. The proposed text amendment presents a new idea not considered in the existing Ordinance

3. The proposed text amendment does not correct an error in the Ordinance.

4. The proposed text amendment does not revise the Ordinance to comply with state or federal statutes or case law.

5. The proposed text amendment advances the public health, safety or welfare and is consistent with the Zoning Ordinance.

6. The proposed text amendment is generally consistent with the policies of the Comprehensive Plan and Urban Renewal Plan.

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 request be approved including the amendments requested by the Attorney's Office.

Attachment: ZTA-2023-05 signed resolution 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

TOWN OF AMHERST
PLANNING BOARD
ZONING TEXT AMENDMENT
ZTA-2023-05

NOV 26 2025 PM12:

PETITIONER

Town of Amherst

PROPERTY LOCATION

Urban Renewal Area Over Zoning District #1

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 20, 2025; moved by Penberthy; seconded by Raffaele; ayes 5; noes 0; absent 2 (Chmiel, Kahn).

Jonathan O'Rourke, Acting Planning Board Chair

11/26/25
Date

LS/ac
X:\Current_Planning\Files\Text Amendments\ZTA-2023\ZTA-2023-05_(Urban_Renewal_Area_Overlay_District)\ZTA-2023-05_resolution_112025.doc

cc: Town Attorney
Traffic/Safety Coordinator
Commissioner of Building
Highway Superintendent
Town Engineer

Attachment: ZTA-2023-05 signed resolution 112025 (30126 : ZTA-2023-05 Urban Renewal Area Overlay District 1)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 11/20/25 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: 31155

ADOPTED

PLANNING BOARD ITEM (ID # 31155)

Proposed Final Plat for a 91-Lot Subdivision for "Sawyers Landing" Subdivision, SP-2021-05_B

Property located 42-50 Dodge Road (NCD)
Sawyers Landing LLC, Petitioner

Final Plat for the 91-lot Sawyers Landing subdivision which consists of 4 main lots (1 for each of the 4-story mixed use building and 1 for the 4-story climate controlled self-storage facility) with the larger (northern most) lot that contains 87 two-story townhome lots for sale.

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

ATTACHMENTS:

- SP-2021-05B signed resolution 112025 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John B. Davis, Board Member
SECONDER:	Joseph P. Raffaele Jr., Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Michael Chmiel, Carrie H. Kahn

TOWN OF AMHERST
PLANNING BOARD
FINAL PLAT RESOLUTION (NCD)
SP-2021-05_B

NOV 26 2025 PM12:

PETITIONER

Sawyers Landing LLC
c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy
35 California Dr., Suite 100
Williamsville, NY 14221

PROPERTY LOCATION

42-50 Dodge Road

WHEREAS the Town of Amherst Planning Board has reviewed plans and specifications for the proposed 91-sublot subdivision, "Sawyers Landing" located at 42-50 Dodge Road, and

WHEREAS the subdivision has been referred to the Town's various review agencies, and

WHEREAS the Planning Board finds that:

1. The proposed subdivision is consistent with the intent, objectives and specific requirements of the Zoning Ordinance.

2. This final plat is in substantial compliance with the previously approved Site Plan as required and in accordance with Town Law Section 276, Paragraph 6(b).

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

4. School sites and facilities are adequate to accommodate the proposed development.

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. The previously undertaken SEQR process included a DEIS, FEIS and culminated in the Town Board's issuance of a SEQR Findings Statement on December 17, 2007. Lead Agency was re-established for review of the proposed amendment to the Findings Statement to allow the proposed mixed-use development, and the Findings Statement was revised on October 15, 2024.

6. 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.

7. The subdivision is consistent with all other applicable laws.

Attachment: SP-2021-05B signed resolution 112025 (31155 : SP-2021-05_B, 42-50 Dodge Road)

TOWN OF AMHERST
PLANNING BOARD
FINAL PLAT RESOLUTION (NCD)
SP-2021-05_B

NOV 26 2025 PM12

PETITIONER

Sawyers Landing LLC

PROPERTY LOCATION

42-50 Dodge Road

NOW THEREFORE BE IT RESOLVED that the Planning Board, in accordance with Part III of the Subdivision Regulations approves said Subdivision with the following conditions:

1. That any permits required for work within the Dodge Road right-of-way are obtained from the Erie County Department of Public Works – Highway Division.

NOW THEREFORE BE IT FURTHER RESOLVED that Dodge Road is classified as a minor arterial road and that sidewalks are required, and that the required ramps and/or curb cuts to meet ADA compliance be provided by the petitioner.

NOW THEREFORE BE IT FURTHER RESOLVED that Carolina Avenue, James Ellis Way, Sawyers Boulevard West, Sawyers Boulevard East and Katniss Crossing are classified as private roadways and that sidewalks are required as shown on the approved site plan issued by the Town of Amherst Planning Department on September 2, 2025 and are to be provided by the petitioner.

NOW THEREFORE BE IT FURTHER RESOLVED in reviewing the proposed subdivision and §204-3-2 O of Town Code that public street lighting and associated lighting district is not required for the proposed subdivision.

NOW THEREFORE BE IT FURTHER RESOLVED that recreation fees are required for the proposed subdivision lots in accordance with the adopted fee schedule.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 20, 2025; moved by Davis; seconded by Raffaele; ayes 5; noes 0; absent 2 (Chmiel, Kahn).

Jonathan O'Rourke, Acting Planning Board Chair

11/26/25
Date

SM/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-05_B_(42-50_Dodge_Rd)_2025\SP-2021-05_B_Resolution_112025.doc

cc: Commissioner of Building
Town Engineer
Highway Superintendent
Fire Chiefs Council
Sean Hopkins, Hopkins Sorgi & McCarthy, 35 California Dr., Suite 100, Williamsville, NY 14221
William Severyn, Severyn Development, 43 Central Ave. Suite 300, Lancaster, NY 14086
David Sutton, Sutton Architects, 5409 Main St, 2nd Floor, Williamsville, NY 14221
Jon Barniak, Carmina Wood Morris, 487 Main St, Suite 500, Buffalo, NY 14203

Attachment: SP-2021-05B signed resolution 112025 (31155 : SP-2021-05_B, 42-50 Dodge Road)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 11/20/25 06:30 PM
Department: Planning
Category: Subdivisions & Relief from Conditions
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 30597 A

PLANNING BOARD ITEM (ID # 30597)

Final Plat Review for a 23-Lot Subdivision "Park Gardens", SUB-2025--01_FP (AKA SP-2024-05_A)

Property located at 4774-4780 Sheridan Drive
4780 Sheridan Drive, Petitioner

Proposed subdivision of 5.03 acres into 23 parcels comprised of eleven (11) 2-unit townhome buildings with attached garages (22 units) and a common area lot along with the site, utility & lighting improvements. Number of units, and layout/location of buildings, drive and stormwater management practice remain the same as the previously-approved Site Plan (SP-2024-05.)

As part of the Preliminary Plat Approval, the Planning Board granted waivers to certain subdivision standards prior to taking action on the Preliminary Plat. The requested waivers to §204 of Town Code relate to design standards for the private street include:

- §204-3-2-4(1) – not providing required sidewalks on both sides of the private street,
- §204-3-2-4(1) – not providing required planting strips on both sides of the private street,
- §204-3-2-4 G – not providing required upright curbs on the private street, and
- §204-3-2-4A(7)(e) – not continuing the property lines to the centerline of the private roadway

On April 15, 2025 the Zoning Board of Appeals granted the following area variances:

- SECTION: 3-9-2B(2) (lot area)
- SECTION: 3-9-2B(2) (lot width)
- SECTION: 3-9-2B(2)(front setback)
- SECTION: 3-9-2B(2) (rear setback)
- SECTION: 3-9-2B(2) (side yard)
- SECTION: 3-9-2B(2)(building coverage

September 25, 2025

Following discussion, Ms. Penberthy to adjourn the proposal to the October Planning Board meeting. The motion was seconded by Mr. Gill and carried. Ayes 5, Noes 0, Absent 2 (Penberthy, Raffaele).

October 16, 2025

Following discussion, Mr. O'Rourke moved to adjourn the proposal until the required documents are received by the Planning Department. The motion was seconded by Ms. Kahn and carried. Ayes 5, Noes 0, Absent 2 (Penberthy, Raffaele).

November 20, 2025

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

HISTORY:

09/25/25	**Planning Board**	**ADJOURNED**	**Next: 10/16/25**
10/16/25	**Planning Board**	**ADJOURNED**	**Next: 11/20/25**

ATTACHMENTS:

- SUB-2025-01FP signed resolution 112025 (1) (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John B. Davis, Board Member
SECONDER:	Harbinder Gill, Board Member
AYES:	Davis, Gill, Penberthy, Raffaele Jr., O'Rourke
ABSENT:	Michael Chmiel, Carrie H. Kahn

TOWN OF AMHERST
PLANNING BOARD
FINAL PLAT RESOLUTION
SUB-2025-01_FP (aka SP-2024-05_A)

NOV 26 2025 PM12:1

PETITIONER

4780 Sheridan Drive, LLC

c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy
5500 Main Street, Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

4774-4780 Sheridan Drive

WHEREAS the Town of Amherst Planning Board has reviewed plans and specifications for the proposed 23-sublot subdivision, "Park Gardens" located at 4774-4780 Sheridan Drive, and

WHEREAS the subdivision has been referred to the Town's various review agencies, and

WHEREAS the Planning Board finds that:

1. The proposed subdivision is consistent with the intent, objectives and specific requirements of the Zoning Ordinance.

2. This final plat is in substantial compliance with the previously approved Preliminary Plat as required and in accordance with Town Law Section 276, Paragraph 6(b).

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

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

5. 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.

6. The subdivision is consistent with all other applicable laws.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Part III of the Subdivision Regulations approves said Subdivision with the following conditions:

1. That all easements be filed with the Erie County Clerk's office and that copies of the filed easements are provided to the Town of Amherst Planning Department.

Attachment: SUB-2025-01FP signed resolution 112025 (1) (30597 : Sub-2025-01_Fp (Aka Sp-2024-05_A))

TOWN OF AMHERST
PLANNING BOARD
FINAL PLAT RESOLUTION
SUB-2025-01_FP (aka SP-2024-05_A)

NOV 26 2025 PM12:

PETITIONER	PROPERTY LOCATION
4780 Sheridan Drive, LLC	4774-4780 Sheridan Drive

NOW THEREFORE BE IT FURTHER RESOLVED that Juniper Court be classified as a private street and that sidewalks are required on the west side, that Sheridan Drive is classified as a major arterial roadway and sidewalks are required and that the required ramps and/or curb cuts to meet ADA compliance be included and constructed with the P.I.P. for the roadway utilities.

NOW THEREFORE BE IT FURTHER RESOLVED in reviewing the proposed subdivision and §204-3-2-4(O) of Town Code that a lighting district is not required for the proposed subdivision.

NOW THEREFORE BE IT FURTHER RESOLVED that recreation and open space fees are required for the proposed subdivision lots in accordance with the adopted fee schedule, pursuant to Chapter 155 of the Town Code.

The foregoing resolution was adopted by the Town of Amherst Planning Board, November 20, 2025; moved by Davis; seconded by Gill; ayes 5; noes 0; absent 2 (Chmiel, Kahn).

Jonathan O'Rourke, Acting Planning Board Chair — Date: 11/26/25

SM/ac
X:\Current_Planning\Files\Site Plans\2024\SP-2024-05_A_(4774-4780_Sheridan_Dr)_2025\SUB-2025-01_FP\SUB-2025-01_FP_resolution_112025.doc

cc: Commissioner of Building
Town Engineer
Highway Superintendent
Fire Chiefs Council
Sean Hopkins, Hopkins Sorgi & McCarthy, 35 California Dr., Suite 100, Williamsville, NY 14221
Patrick Sheedy, Jr., Carmina Wood Design, 80 Silo City Row, Buffalo, NY 14203
Rob Savarino RAS Development Co., 4758 N. French Rd., E. Amherst, NY 14051
Andrew Romanowski, 4780 Sheridan Dr. LLC, 4727 Camp Rd., Hamburg, NY 14075

Attachment: SUB-2025-01FP signed resolution 112025 (1) (30597 : Sub-2025-01_Fp (Aka Sp-2024-05_A))