

# Boulevard Central District Application<sup>1</sup>



## PROJECT COMPLIANCE CHECKLIST

Type I or Unlisted Actions under New York State SEQRA

### PROJECT INFORMATION

Projects proposed within the Boulevard Central District (see map within this application packet for BCD/GEIS boundaries) may require additional considerations and compliance with the Town Board's Findings Statement. ([www.amherst.ny.us](http://www.amherst.ny.us))

Project Name:	
Project Location:	
SBL # & TAZ #	
Project Sponsor:	

### Project Submittals within the Boulevard Central District must include the following:

*\*fill in any pertinent information on the blank lines below each item – include the page numbers of studies & supporting documents where this information can be found if applicable*

<input type="checkbox"/>	Project Plans (utilities, drainage, landscaping, lighting, elevations, master site plan if applicable)
<input type="checkbox"/>	Proposed Land Uses (list all) _____ _____ _____
<input type="checkbox"/>	Gross Square Feet of Each Commercial Use (list separately) _____ _____ _____
<input type="checkbox"/>	Number of Residential Units (indicate sizes and # of bedrooms) _____ _____ _____
<input type="checkbox"/>	Height of Buildings in Feet and Number of Stories _____ _____
<input type="checkbox"/>	Will the Project be Phased? How Many? Timing? _____ _____ _____
<input type="checkbox"/>	Part 1 of the SEQR Full Env. Assessment Form
<input type="checkbox"/>	Wetlands (State or Federal) or Streams Present? Provide documentation. _____ _____

<input type="checkbox"/>	Federal or State listed Endangered Species? Provide documentation. _____ _____
<input type="checkbox"/>	State Historic Preservation Office Project Concurrence (no impact to historic/archeological sites). Provide letter. _____ _____
<input type="checkbox"/>	Estimated Trip Distribution Diagram (as percentages per direction of travel) <sup>2</sup>
<input type="checkbox"/>	Estimate of Project Trip Generation during Weekday PM Peak Hour of Adjacent Street Traffic <sup>2</sup> _____ _____
<input type="checkbox"/>	Pass by trips (as percentage), if applicable <sup>2</sup> _____ _____
<input type="checkbox"/>	Water Average Daily Flow and Peak Daily Flow Estimates (in GPD) _____ _____
<input type="checkbox"/>	Sanitary Sewer Average Daily Flow and Peak Daily Flow Estimates (in GPD) _____ _____
<input type="checkbox"/>	Fire Flow Requirements, if available _____ _____
<input type="checkbox"/>	Special Stormwater Design Conditions (Findings Statement D-14 to D-18, attached to this application) _____ _____
<input type="checkbox"/>	LEED Water Reduction (Findings Statement D-1 to D-4, attached to this application) _____ _____
<input type="checkbox"/>	Block Structure/Core Road Plan for Centers (CTR-2.5, CRT-5 and CTR-8) along with any existing R.E.A.s mapped/described _____ _____
<input type="checkbox"/>	Current Employees and Projected Employees _____ _____

**Notes:**

<sup>1</sup>This form applies to projects within the Boulevard Central District that are designated as Type I or Unlisted Actions

<sup>2</sup>See reverse side for description

## Definitions of Traffic Terms:

*Note: Use ITE Standards and provide documentation if this project does not have a separate Traffic Impact Study*

- Trip (as applicable to generating the mitigation fees): A trip is a single or one-direction vehicle movement with either the origin or the destination within the development site. The total trips are the total of all vehicle trips entering plus all vehicle trips exiting a site during a given period of time. For the mitigation fee assessment purposes, the trips should be estimated for the one-hour period that occurs during the weekday PM Peak Hour of Adjacent Street Traffic.
- Proposed Trip Distribution Diagram (as percentages per direction of travel): Trip Distribution is the estimate of the Origins/Destinations of the traffic that is entering and exiting the site, and the travel routes between the site and these Origins/Destinations.
- Pass by trips (as percentage): Pass-by trips are attracted from existing traffic passing the site on the adjacent roadway(s) fronting the development site. Pass-by trips are new trips at the site's driveways but are not new on the adjacent roadway(s). Pass-by trips are a subcomponent of the total trips as defined above.
- Project Weekday PM Peak Hour of Adjacent Street Traffic: The weekday PM Peak Hour of Adjacent Street Traffic is the highest hourly volume of traffic on the adjacent street network during the weekday afternoon/evening period.

*Note: The weekday PM peak hour of adjacent street traffic typically occurs sometime within the period 4 pm to 6 pm. The actual time of day that the 60-minute peak hour begins and ends is undefined in the context of the trip generation assessment and the time may not be the same for each specific intersection within the study area (for example the peak hour at one study intersection may be 4:15 pm to 5:15 pm and the peak at an adjacent study intersection may be 4:30 pm to 5:30 or some other 60-minute interval). The actual hour when the peak occurs will also fluctuate based on daily and seasonal variations. For trip generation purposes, the actual time of the peak hour is not relevant.*

# BOULEVARD CENTRAL DISTRICT MITIGATION COST WORKSHEET

COMBINED - RESIDENTIAL USE & COMMERCIAL USE  
FOR TYPE 1 or UNLISTED ACTIONS

Project Name \_\_\_\_\_ Date \_\_\_\_\_

Town Assigned Application # \_\_\_\_\_

Project Address(es) \_\_\_\_\_

SBL #(s) \_\_\_\_\_ TAZ # \_\_\_\_\_

IMPROVEMENT	UNIT MEASURE	COST PER UNIT (\$)	UNITS	TOTALS
1. GEIS Preparation (Residential)	Dwelling Unit	25.00		
2. GEIS Preparation (Retail or Office)	Sq. Ft.	0.042		
3. Transportation	Trip (weekday PM peak hour adjacent street traffic)	1,024.00		
4. Capital Sewer	Peak Gallon Per Day (GPD)	2.74		
5. Capital Water	Peak Gallon Per Day (GPD)	0.97		

**Total:** \_\_\_\_\_

*The applicant agrees that they are utilizing the Town's Generic Environmental Impact Statement (GEIS) prepared for the Boulevard Central District for their NYS SEQR requirements and agrees to pay 100 percent of their share of mitigation fees listed above, inclusive of all phases, before final site plans / plats are stamped approved and before any building permits may be obtained. The applicant also agrees to pay the separate I/I fees as required by the Engineering Department.*

Applicant Signature: \_\_\_\_\_

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(OFFICIAL USE ONLY)

Improvement	Trust Account #	Amount Paid	Date Paid
1. GEIS Preparation (Residential)	T4031 – BCD GEIS Preparation Fees		
2. GEIS Preparation (Retail or Office)	T4031 – BCD GEIS Preparation Fees		
3. Transportation	T4032 – BCD GEIS Transportation Fees		
4. Capital Sewer	T4033 – BCD GEIS Sewer Fees		
5. Capital Water	T4034 – BCD GEIS Water Fees		

Planning Department project manager initials: \_\_\_\_\_

Updated 10/26/22

## Boulevard Central District Fees

Certain fees identified on this sheet may apply to a proposed project or action taking place within the Boulevard Central District boundary. All fees should be reviewed with the appropriate Local or State agency. This list is not inclusive and other fees may apply.

- Planning Application Submittal Fees**
  - Site Plan
  - SWPPP
  - Affidavit Fee for Public Hearing
- GEIS Mitigation Fees** *(see mitigation fee worksheet)*
  - Residential Dwelling (Units)
  - Commercial Retail/Office (SQ. FT.)
  - Traffic/Trip (p.m. peak weekday trips)
  - Capital Sewer (peak GPD)
  - Capital Water (peak GPD)
- Infiltration & Inflow (I & I) Fees**  
*(separate/in addition to GEIS Mitigation Fees)*
- Recreation Fee**
- Open Space Fee**
- Tree Fee** (assess a fee for each multiple of forty (40) feet of street frontage)
- Community Tree Fund**
- Building Permit Fees**
  - Residential Building Fees
  - Non-residential buildings
  - Demolition
  - Moving of buildings
  - Signs
  - Parking Lot
  - Tanks
  - HVAC Equipment
  - NYS Fee for new buildings with trusses
  - Penalty Fees
- Fire Permit Fees**
  - New Equipment
  - Alteration or modification to existing Fire Alarm / Smoke Detection System
  - Operating Permits
  - Fire Prevention Permits
- Plumbing Permit Fees**
  - Residential building
  - Non-residential structures, new construction
  - Alterations, additions and repairs to existing structures and systems and miscellaneous
- Electrical Permit Fees**
  - Residential
  - Commercial and industrial
  - Shell Only Building
  - Signs
- Storm Sewer Fees**
  - Residential structures
  - All other structures
- Sanitary Sewer Tap-in Fees**

**BOULEVARD CENTRAL DISTRICT**  
Special Stormwater Design Conditions  
Statement of Findings  
Adopted January 6, 2020

**Stormwater** (page 13 and 14)

**D.14** Localized flooding is an issue within the Study Area. The Town keeps records of flooding and sewer back-up complaints, many of which are noted within the residential areas of the Study Area. A well-known location for periodic flooding during storm events is the Maple Road and Niagara Falls Boulevard intersection.

**D.15** The existing closed storm conveyance systems were originally designed to convey up to the 10-year storm event. Currently, there are few stormwater storage facilities within the Study Area.

**D.16** Future projects within the Study Area shall meet the requirements of the New York State Department of Environmental Conservation State Pollutant Discharge Elimination System (SPDES), General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002), and guidelines listed in the New York State Stormwater Management Design Manual (January 2015) or the General Permit and manual in effect at the time of a proposed project.

**D.17** Ellicott Creek and its tributaries are impaired for phosphorous, silt and sediment. New and redevelopment projects must include post construction stormwater management practices to provide water quality volume calculations based on the 1-year, 24-hour storm (not the 90% rainfall) according to Chapter 10 of the NYS Stormwater Management Design Manual.

**D.18** In addition to the minimum stormwater management requirements for the SPDES General Construction Permit, new projects will provide the following measures to mitigate the impacts of the Projected Growth Redevelopment Scenario:

- Mitigate proposed peak flows to match the existing conditions peak flows with 10% escalation factor to account for climate change (according to Section 3.2.3.1 of the NYSDOT Bridge Manual (2017)).
- Use a median curve number (CN) value to compute existing conditions runoff rates (i.e. use 50% runoff rate from existing land cover and 50% runoff rate from prior to any development such as woods or meadow).

**BOULEVARD CENTRAL DISTRICT**  
Special Water Design Conditions  
Statement of Findings  
Adopted January 6, 2020

**Water** (page 10 and 11)

**D.1** Water is provided to the Study Area by the Erie County Water Authority (ECWA) via the Sturgeon Point Water Treatment Plant that conveys water to the Ball Pump Station.

**D.2** The current Study Area average day water usage is approximately 0.97 MGD. Using the peak factor from the Ball Pump Station, the current peak water usage is approximately 2.39 MGD. The Projected Growth Redevelopment Scenario would add approximately 0.98 MGD under average conditions and 2.4 MGD under peak demand conditions (future flows include a 30% reduction allowed by the NYSDEC under the LEED Water Efficiency prerequisite P1 and LEED credit Wec3 Water Use Reduction). Combined with the existing demand of the Study Area, the future average day water demand is 1.95 MGD, and the future peak water demand is 4.80 MGD. Mitigation for the Projected Growth Redevelopment Scenario is based on this calculated demand. Therefore, once this demand is reached or exceeded, it will be necessary to re-evaluate the impacts and associated mitigation.

**D.3** The additional demand from the Projected Growth Redevelopment Scenario is anticipated to cause a decrease in available fire flow of 500 gpm due to additional friction losses. In order to maintain the quality of water service as it exists today, and to mitigate the impacts of the Projected Growth Redevelopment Scenario, the aging cast iron water mains should be replaced in the Study Area. With the cast iron mains replaced, the simulated available fire flow is restored to match current flows.

**D.4** Replacement will be required for approximately 52,000 linear feet of water main. Approximately 12,500 feet of the cast iron pipe are located in areas that would be directly redeveloped in the Study Area and need to be replaced regardless of size or condition; replacement of these mains are categorized as the developer or private share of the mitigation. The remainder of the pipes are categorized as public share as they will benefit both the Study Area and the surrounding area. The mains to be replaced are mapped on Figure 3.3-4 in Attachment D.



**TOWN OF AMHERST PLANNING DEPARTMENT**

**Application for Major Site Plan Review – Boulevard Central District (BCD)**

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:** \$ \_\_\_\_\_

*\*Note: separate mitigation fees will be collected for projects within the Boulevard Central District*

***To Be Completed By Applicant***

**Petitioner:** Name: \_\_\_\_\_

Address: \_\_\_\_\_

city state zip code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E Mail: \_\_\_\_\_



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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ city state zip code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E Mail: \_\_\_\_\_

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

Address: \_\_\_\_\_

\_\_\_\_\_

SBL No(s): \_\_\_\_\_

**Project Name:** \_\_\_\_\_

\_\_\_\_\_

**Project Description:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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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):**

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**Gross Floor Area (non-residential):**

\_\_\_\_\_ existing      \_\_\_\_\_ proposed      \_\_\_\_\_ total

**Gross Floor Area Residential:**

\_\_\_\_\_ existing      \_\_\_\_\_ proposed      \_\_\_\_\_ total

**Number of Residential Units:**

\_\_\_\_\_ existing      \_\_\_\_\_ proposed      \_\_\_\_\_ total

**Number of Parking Spaces:**

\_\_\_\_\_ existing      \_\_\_\_\_ proposed      \_\_\_\_\_ total

**Acreage of Parcel:**

*(list each parcel separately)*

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**Frontage on Public Roads:**

*(list each road separately)*

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**Existing Zoning District(s)**

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**TAZ #** (*"transportation analysis zone", see TAZ Map with application packet*) \_\_\_\_\_



**TOWN OF AMHERST**  
**APPLICATION & REVIEW**  
**PROCEDURE**  
**MAJOR SITE PLAN**  
***Boulevard Central District***

**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 FLOOR 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 ARE 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.**

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.

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**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](http://www.amherst.ny.us), (keyword: Planning).
2. Applicant prepares information as required on the Boulevard Central District Project Compliance Checklist, Mitigation Cost Worksheet, and Site Plan Submittal Checklist. *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 forms
  - 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)

6. After approval for filing by the Planning Department, applicant submits all necessary site plan 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 other supporting documentation/studies are needed to support the Town's Draft Environmental Impact Statement (DEIS) for the Boulevard Central District (that the petitioner is utilizing). The petitioner will be advised if anything is required and afforded the opportunity to prepare it. 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 table 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.
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.
15. When all conditions are satisfied, the applicant is required to pay 100 percent of the mitigation fees as outlined on the mitigation fee worksheet prior to their site plans being stamped approved. The applicant pays the fees to the Clerk's Office and returns a receipt to the Planning Department.
16. 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.

## **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.***

<b>Item No.</b>	<b>Item</b>	<b>Submitted</b>	<b>Official use</b>
<b>I Basic Drawing Information</b>			
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		
<b>II Structures, Paved Areas, &amp; Open Space</b>			
1.0	<b>Existing and Proposed Streets</b>		
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	<b>Proposed Structures</b>		
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		

Item No.	Item	Submitted	Official use
<b>II Structures, Paved Areas, &amp; Open Space (cont'd)</b>			
3.0	<b>Floor Plans with individual rooms and spaces labeled</b> (fully dimensioned)		
4.0	<b>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.</b> (fully dimensioned)		
4.1	Show screening of mechanical equipment		
5.0	<b>Parking/Loading/Stacking Areas</b>		
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	<b>Location and proposed development of all open spaces, including parks, playgrounds, and open reservations</b>		
<b>III Utilities and Drainage</b>			
1.0	<b>Engineers Report</b> (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	<b>Grading Plan</b>		
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)		
3.0	<b>Water Service</b>		
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	<b>Sanitary Sewers</b>		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities		



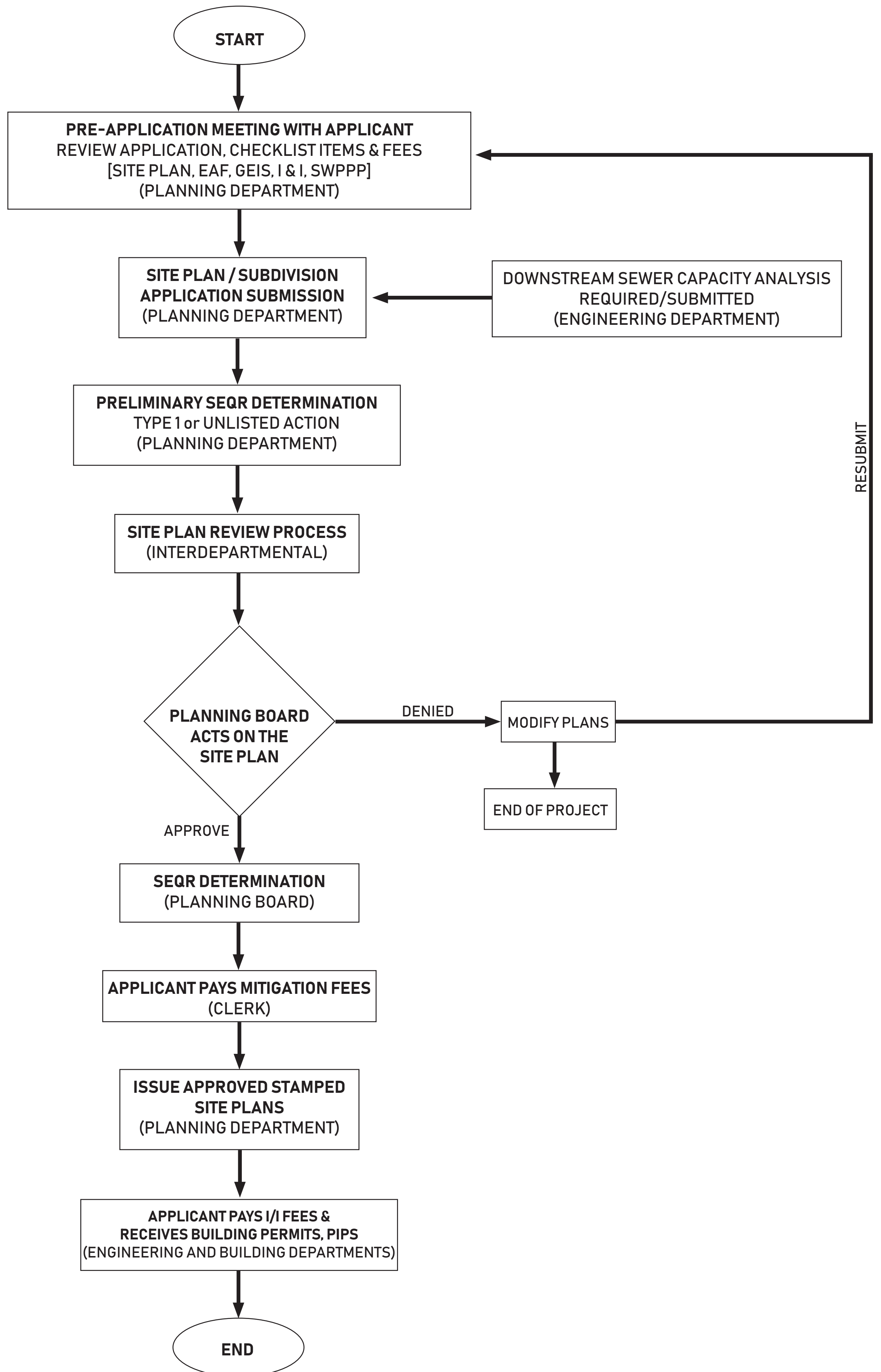
Item No.		Submitted	Official use
<b>III Utilities and Drainage (cont'd)</b>			
4.2	Applicable construction details		
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)		
<b>5.0</b>	<b>Storm Drainage</b>		
5.1	Locations, sizes, slopes, inverts, and 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		
<b>6.0</b>	<b>Stormwater Pollution Prevention Plan (SWPPP) as applicable</b> (bound separately from the Engineer's Report) <b>See attached checklist.</b>		
<b>7.0</b>	<b>Natural Gas Service</b>		
<b>8.0</b>	<b>Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)</b>		
<b>9.0</b>	<b>Downstream Sanitary Capacity Analysis (DSCA) Report</b> (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		
<b>IV Lighting Plan</b>			
<b>1.0</b>	<b>Photometric plan showing light spread in foot candles at property lines</b>		
1.1	Detail of all light standards, including dimension of height from finished grade		
1.2	Detail of all exterior lighting fixtures		
<b>V Landscape Plan</b>			
<b>1.0</b>	<b>Wet/raised seal and signature of a licensed Landscape Architect</b>		
<b>2.0</b>	<b>Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage</b>		
<b>3.0</b>	<b>Indicate location, size, number and type of proposed landscape materials</b>		
<b>4.0</b>	<b>Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained</b>		
<b>VI Other Required Information/General Requirements</b>			
<b>1.0</b>	<b>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</b>		

Item No.		Submitted	Official Use
<b>VI Other Required Information/General Requirements (cont'd)</b>			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents		
2.0	<b>Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor</b>		
3.0	<b>Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).</b>		
4.0	<b>For assessment purposes, state intent to apply for condominium status (if applicable).</b>		
5.0	<b><u>Completed and signed</u> Environmental Assessment Form</b>		
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	<b>Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan</b>		
7.0	<b>Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status</b>		
8.0	<b>Location of Floodway and floodplain (if applicable)</b>		
9.0	<b>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)</b>		
10.0	<b>Documentation related to any required variances granted by the ZBA</b>		
11.0	<b>For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.</b>		
12.0	<b>8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)</b>		
13.0	<b>A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)</b>		
<b>VII Additional Required Information for Projects in the Mixed-Use Districts</b>			
1.0	<b>Design Advisory Board Application</b>		
1.1	Required for Major Site Plan		
1.2	Required at the Planning Directors Discretion for Minor Site Plans		
2.0	<b>Block &amp; Street Network Plan</b>		
2.1	Designation of Core, Local & Alley streets		
2.2	Dimensions of Blocks		
3.0	<b>Block Usage Plan (as applicable)</b>		
3.1	Designation of site usage for each block including open space areas		
4.0	<b>Phasing Plan</b>		

Revised 5/30/06, 1/23/08, 6/26/08; 7/14/08; rev. 11/1/13, 2/17/21

X:\Current\_Planning\Application Forms 2019\Boulevard Central District\7 Site Plan Submittal Requirements and Checklist new\_4-16-21.doc

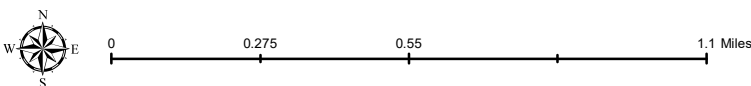
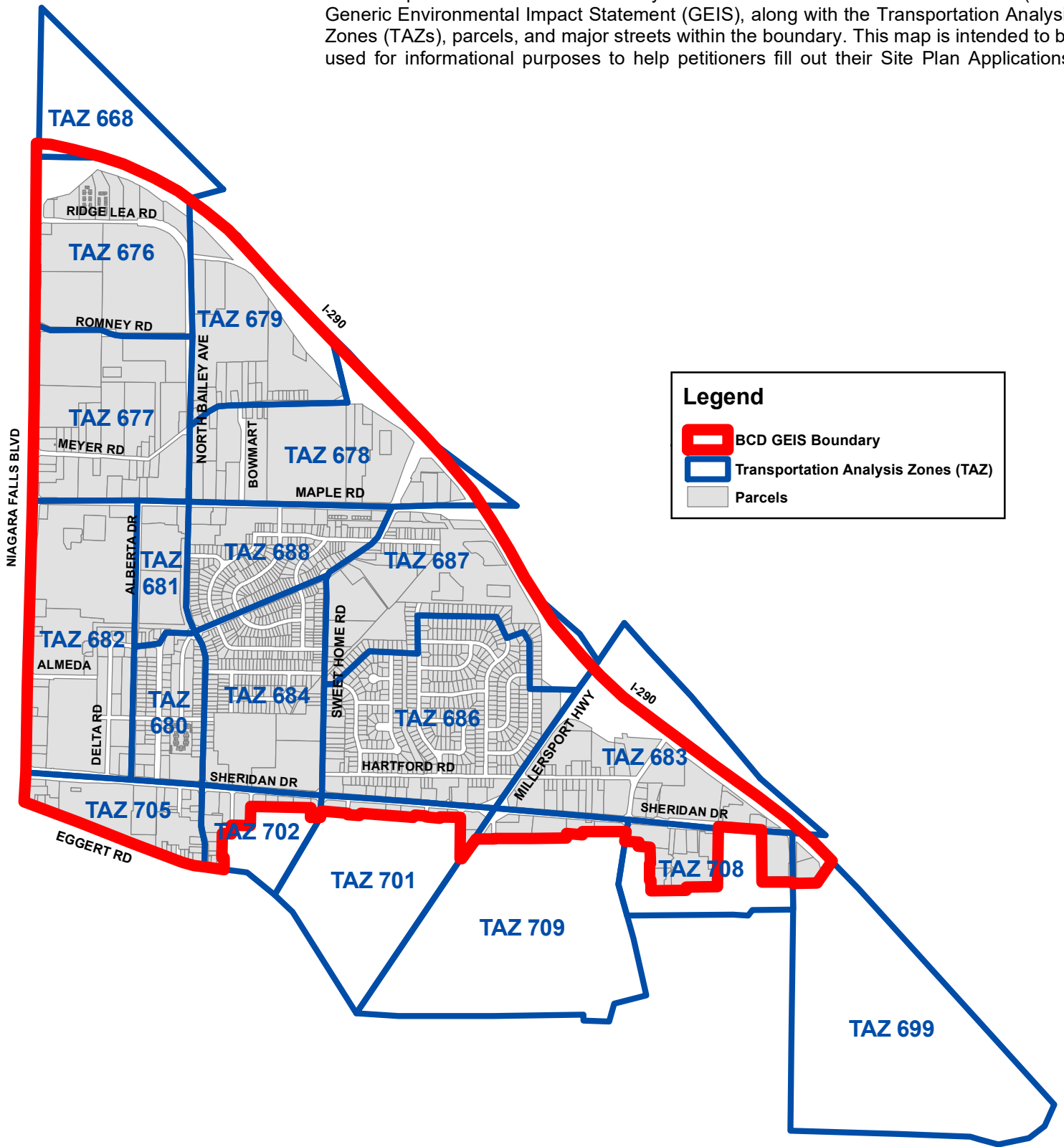
# BOULEVARD CENTRAL DISTRICT APPLICATION PROCESS



# BOULEVARD CENTRAL DISTRICT

## GEIS and TAZ Boundaries

This map illustrates the boundary of the Boulevard Central District (BCD) Generic Environmental Impact Statement (GEIS), along with the Transportation Analysis Zones (TAZs), parcels, and major streets within the boundary. This map is intended to be used for informational purposes to help petitioners fill out their Site Plan Applications.



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

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