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

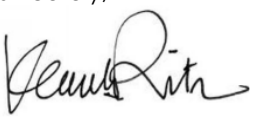
Dear Scott:

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

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

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

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

Name: Kenneth Riter, AIA

Address: HHL Architects

172 Allen Street

Buffalo NY 14201
city state 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.

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

Town of Amherst Planning Department, 5583 Main Street, Williamsville, NY 14221
(716) 631-7051; Fax: (716) 631-7153; Web: www.amherst.ny.us

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	

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)	**X**	
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)	**X**	
4.1	Show screening of mechanical equipment	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	

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	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**	

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	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	

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

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
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

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:

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):

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: _____

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.

_____

i*v.* 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): _____

_____

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

- 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)

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

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

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: _____ _____			

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

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? 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: _____

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: _____

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.

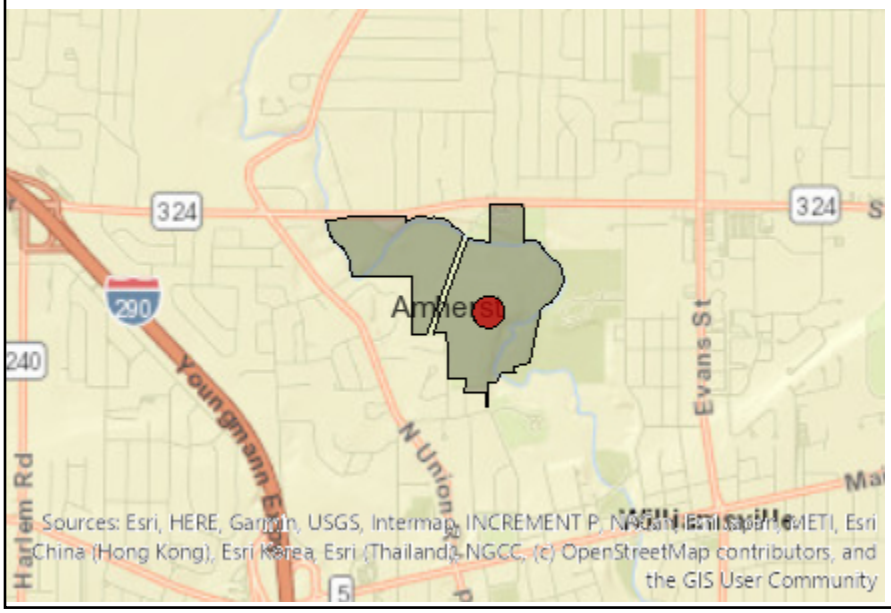
Applicant/Sponsor Name Park Country Club Date 09/22/2025

Signature Kenneth Riter Title Architect, HHL Architects

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

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

LWRP

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

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? _____

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 a*vailable *on Town of Amherst Website*
https://www.amherst.ny.us/pdf/planning/lwrp/231212_high_res_maps.pdf

		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?	☐	☑	

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

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)

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Fax: (716) 649-8051

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Ballston Spa, NY 12020

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Mechanicville, NY 12118
Phone: (518) 899-7491
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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
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ACEC New York
American Council of Engineering Companies of New York

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MEMBER
ACEC New York
American Council of Engineering Companies of 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

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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.

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.

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.

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.

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.

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.

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.

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

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

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 1×10^{-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.

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

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.

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

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.

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

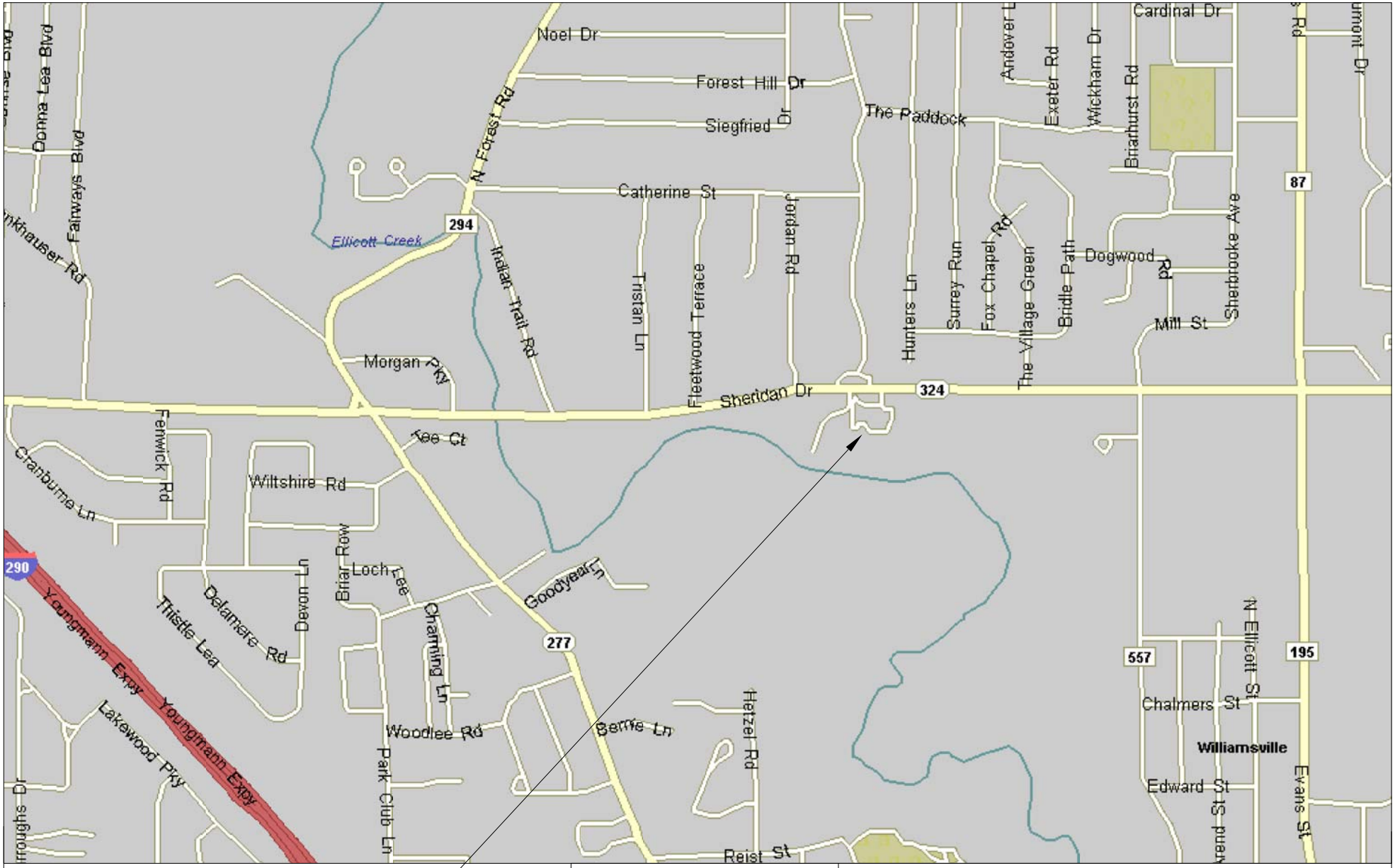
Respectfully Submitted:

EMPIRE GEO-SERVICES, INC.

Wanda M. Allen, P.E.
Geotechnical Engineer

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

FIGURES



APPROXIMATE SITE LOCATION

N

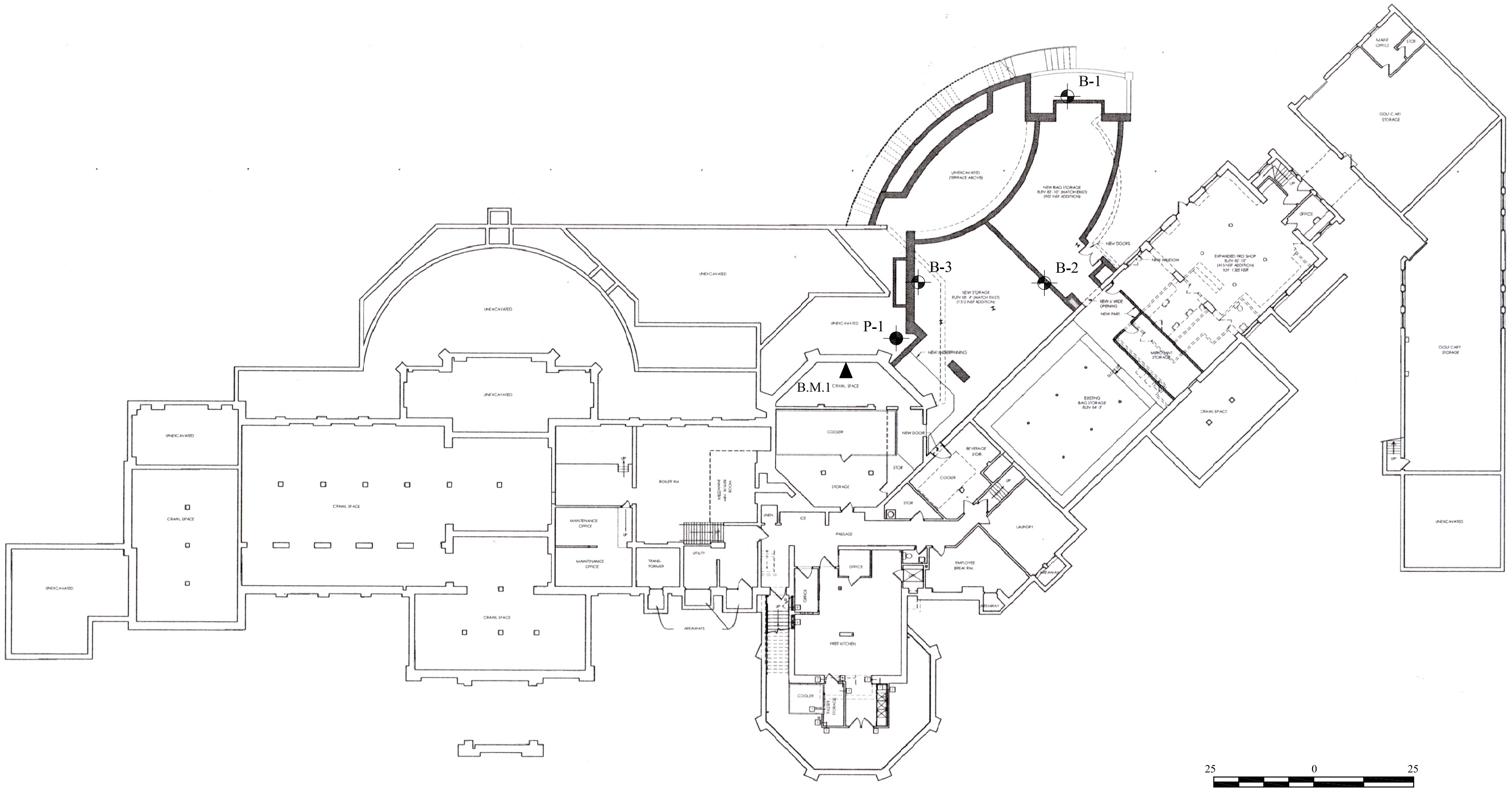
NOTE:
SITE LOCATION PLAN DEVELOPED
FROM MICROSOFT STREETS & TRIPS 2006

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



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

DATE

STARTED _____

FINISHED _____

SHEET _____ OF _____

SJB SERVICES, INC.
SUBSURFACE LOG

PROJ. No. _____

HOLE No. _____

SURF. ELEV. _____

G.W. DEPTH _____

PROJECT _____ LOCATION _____

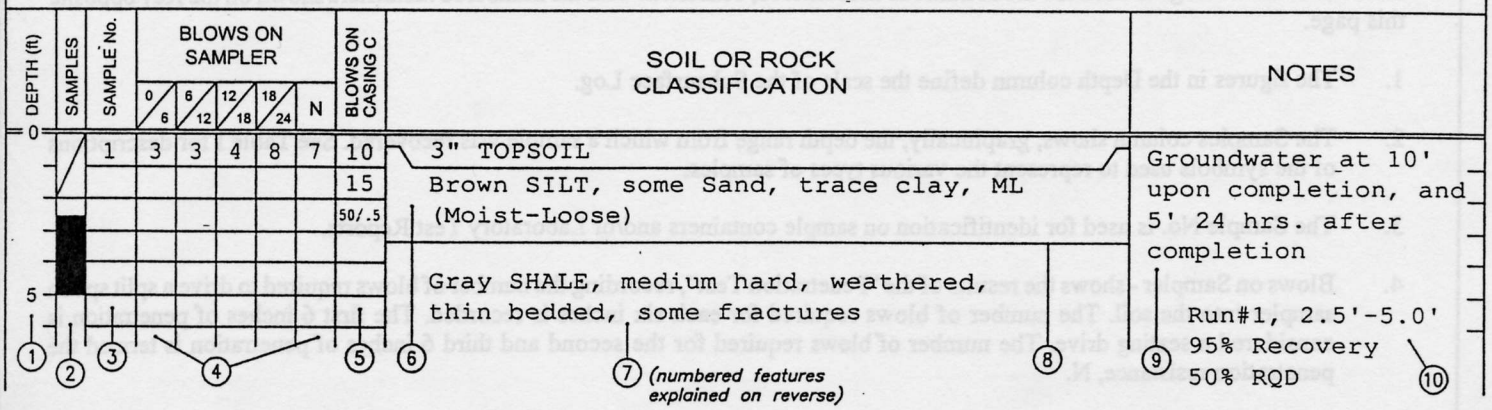


TABLE I

- 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)

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.

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"
		6	6		7	Brown-Black Fine SAND and Silt, tr.organics	Topsoil
	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

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

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

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

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

APPENDIX B
FILL MATERIAL AND
EARTHWORK RECOMMENDATIONS

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.

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.

- 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.

APPENDIX C
GEOTECHNICAL REPORT LIMITATIONS

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.*

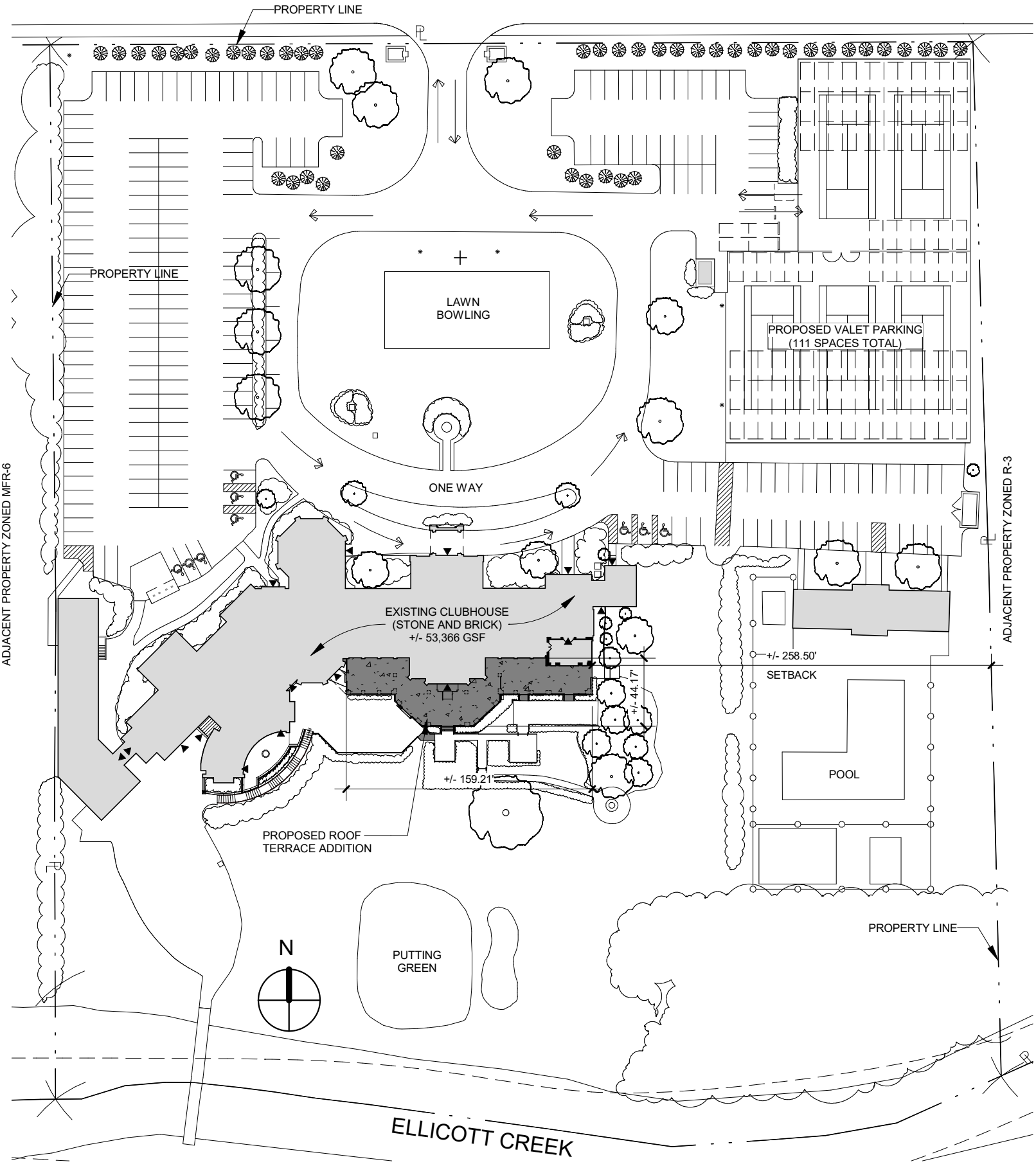
CHANGES IN SITE CONDITIONS: Surface and subsurface conditions are subject to change at a project site subsequent to preparation of the geotechnical report. Changes may include, but are not limited to, floods, earthquakes, groundwater fluctuations, and construction activities at the site and/or adjoining 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.

8-1/2 x 11 Drawings



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 NO.
2515

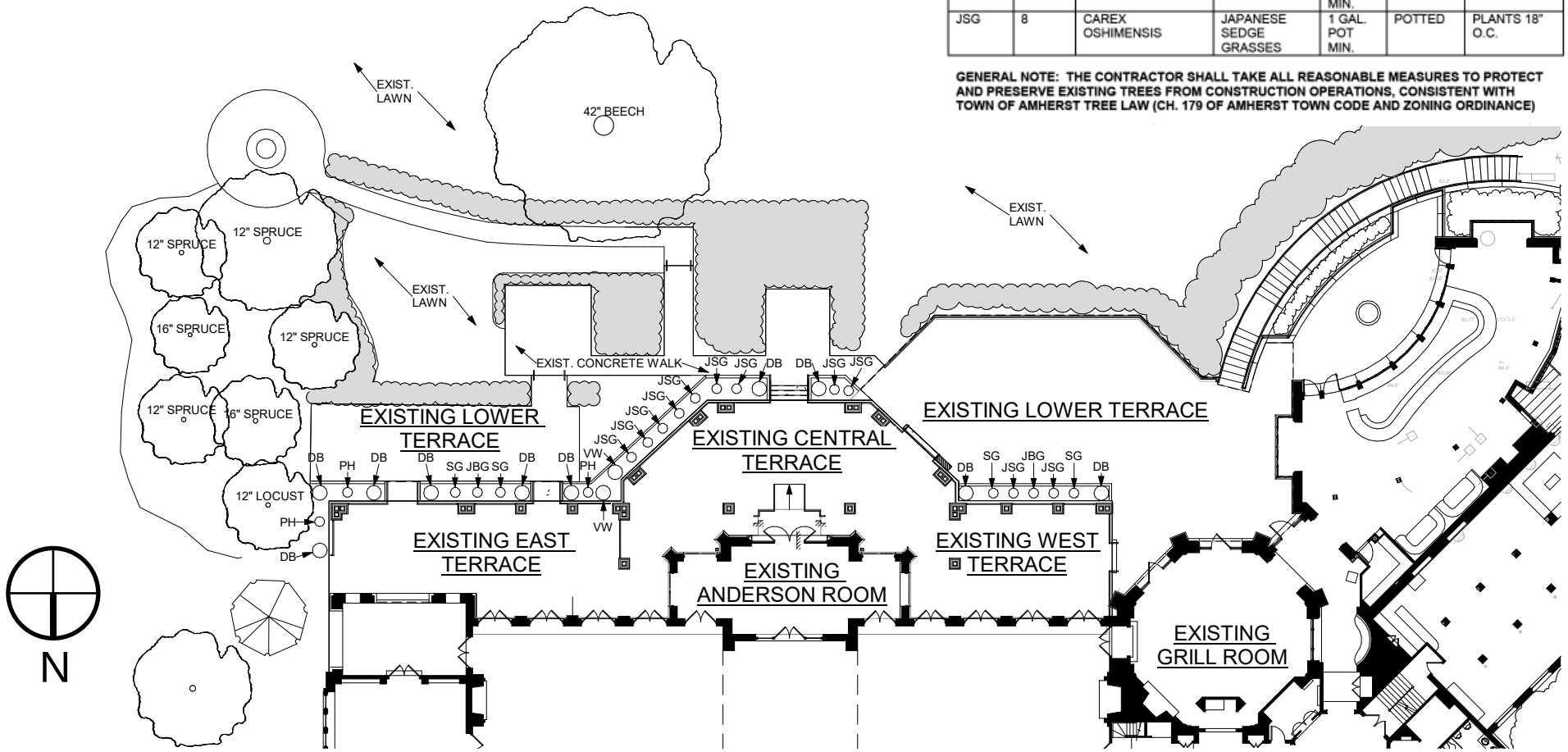
DRAWING NO.
SP-1

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

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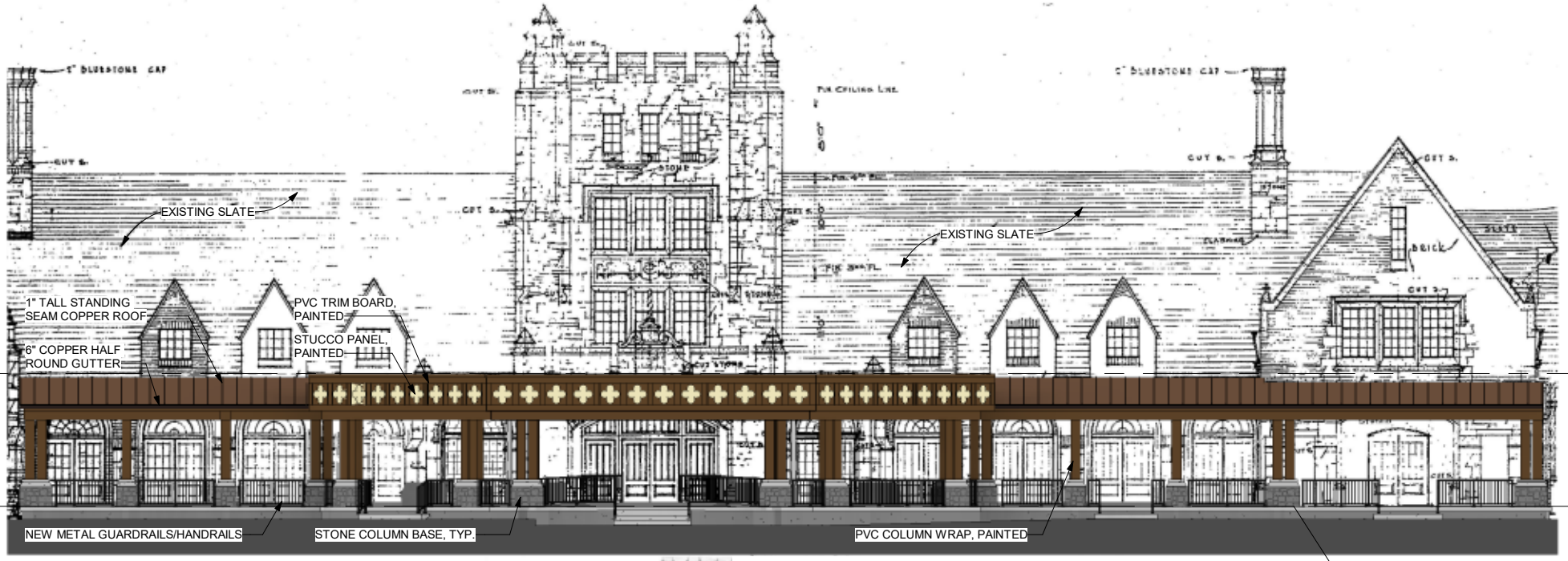
HHL Architects
HHLArchitects.com

DRAWING TITLE
LANDSCAPE PLAN

ISSUE DATE: **9/22/2025**

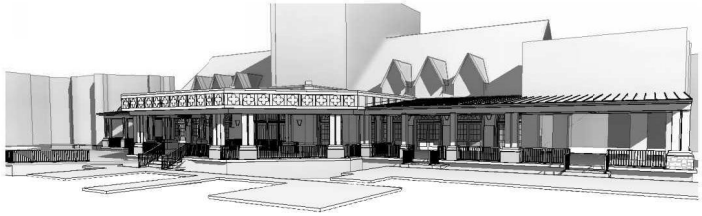
SCALE: **1/32" = 1'-0"**

PROJECT NO. 2515



UPPER TERRACE
99' - 6 1/2"

UPPER TERRACE
99' - 6 1/2"
NOTE: 100'-0" = EL.103.23'



RENDERS

PARCK COUNTRY CLUB -
CLUBHOUSE TERRACE ROOF

PARK COUNTRY CLUB
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DRAWING TITLE
ELEVATIONS

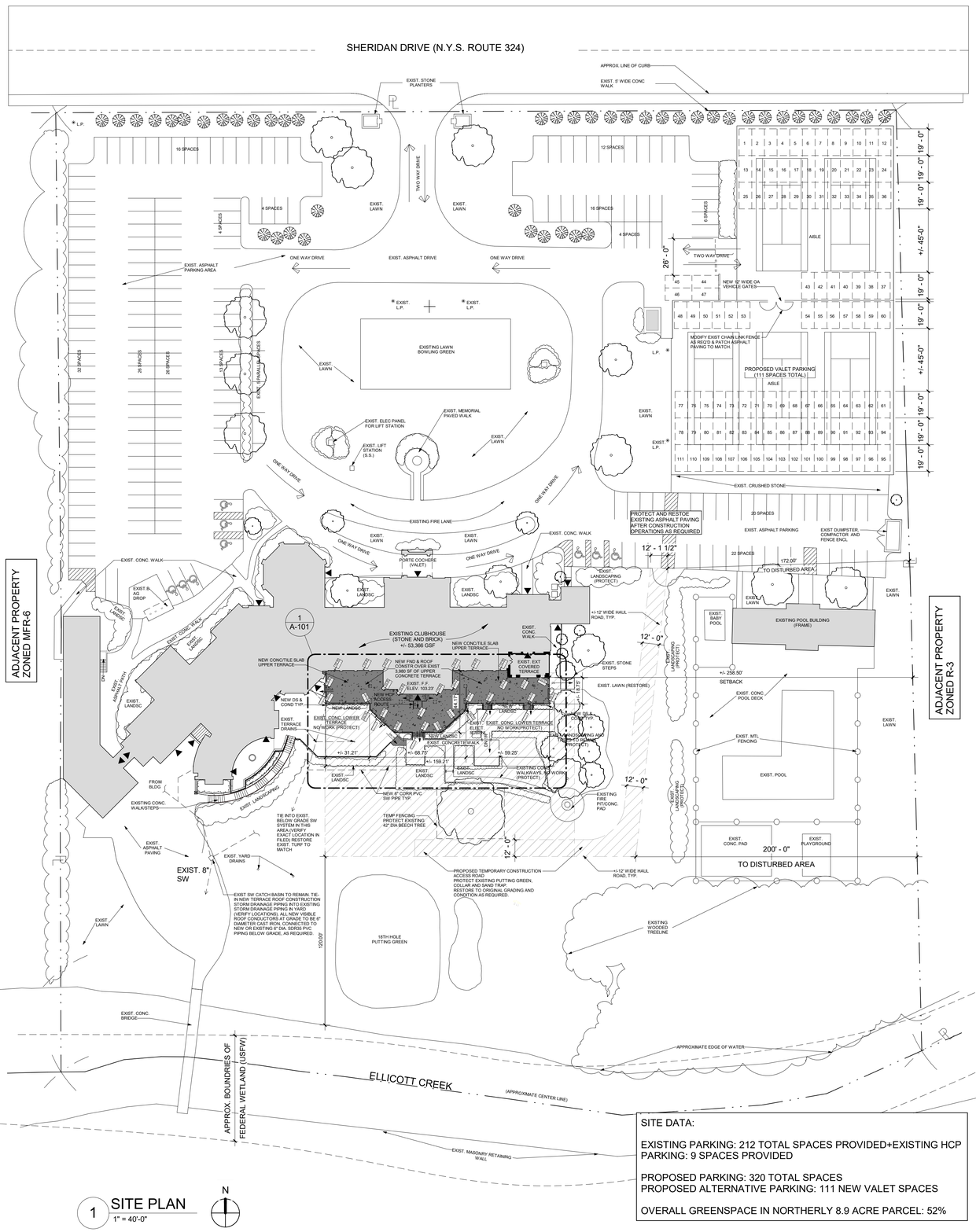
ISSUE DATE: **9/22/2025**

SCALE: **1/32" = 1'-0"**

PROJECT NO. 2515

A-102

24 X 36 Drawings



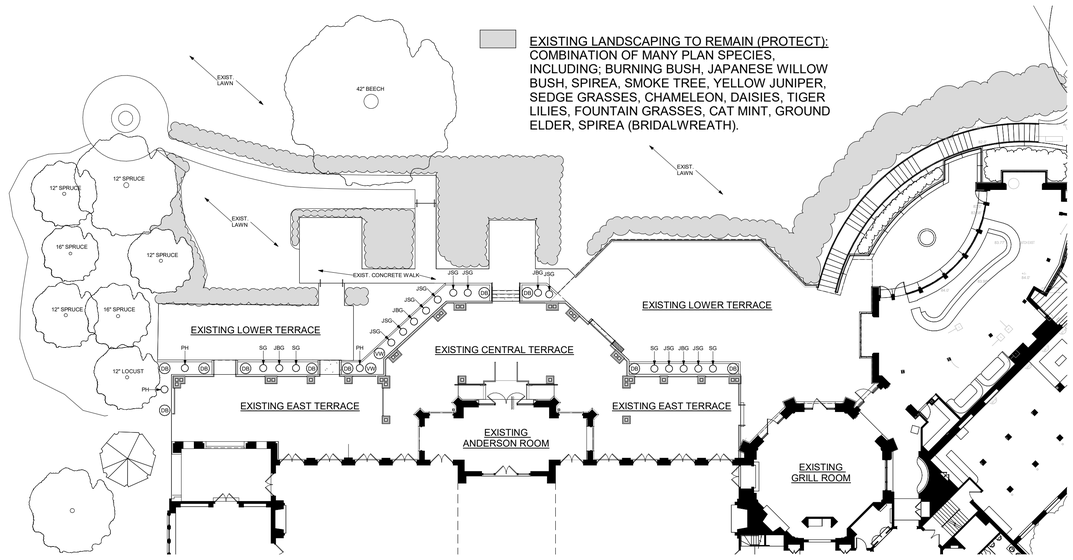
1 SITE PLAN
1" = 40'-0"

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 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.
		OSHIMENSIS	SEDGE GRASSES	POT MIN.		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

DRAWING SUBMISSION STATUS: [X] NOT FOR CONSTRUCTION [ ] ISSUED FOR CONSTRUCTION [ ] SCHEMATIC DESIGN [ ] DESIGN DEVELOPMENT [ ] CONSTRUCTION DOCUMENTS [ ] 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

ISSUE DATE 9/22/2025
SHEET:
DRAWING NUMBER
SP-1

EXISTING LOWER TERRACE
EXISTING PATTERNED STAMPED COLORED CONCRETE TERRACE

EXISTING CENTRAL TERRACE
AVG. FLOOR ELEV. -0' - 5 1/2"

EXISTING EAST TERRACE
NEW ROOF COVER
(AVG. FLOOR ELEV. -0' - 5 1/2")

EXISTING PATTERNED STAMPED COLORED CONCRETE TERRACE

EXISTING ANDERSON ROOM
FLOOR ELEV. +0
(EL 103.23)

EXISTING BAR

EXISTING GRILL ROOM

59' - 4 1/2"
68' - 7 1/2"
31' - 2 1/2"
44' - 2"
24' - 7 1/4"
26' - 4 1/2"
22' - 4 3/4"
11' - 0 3/4"
13' - 6"
10' - 6"
10' - 0"
7' - 0"
15' - 1"
15' - 4"
1' - 3"
1' - 11"
2' - 0"
2 1/2"
1 1/2"
7"

ROOF OVERHANG ABV.
EDGE OF CONC. SLAB
DN 1R
DN 2R
DN 3R
WP - FINISHED FACE OF WRAPPED COLUMN.
RECONSTRUCT EXIST. CONC. STEP
5 1/2" F.O.C. TO E.O.S.
RADIUSED FABRIC AWNING WITH FRAME
DOWN 5.5" SLOPE MAX 1:18
EXISTING STONE SADDLE
EXISTING DOOR
EXISTING OPENING
FLOOR ELEV. +0
PILASTER
RAMP UP

A-102 2
A-102 1

1 FIRST FLOOR PLAN
1/8" = 1'-0"

N

81.98'
82.0'
83.0'
83.58'
83.77'
83.98'
84.0'
+/- 84.0'
MATCH EXIST

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

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
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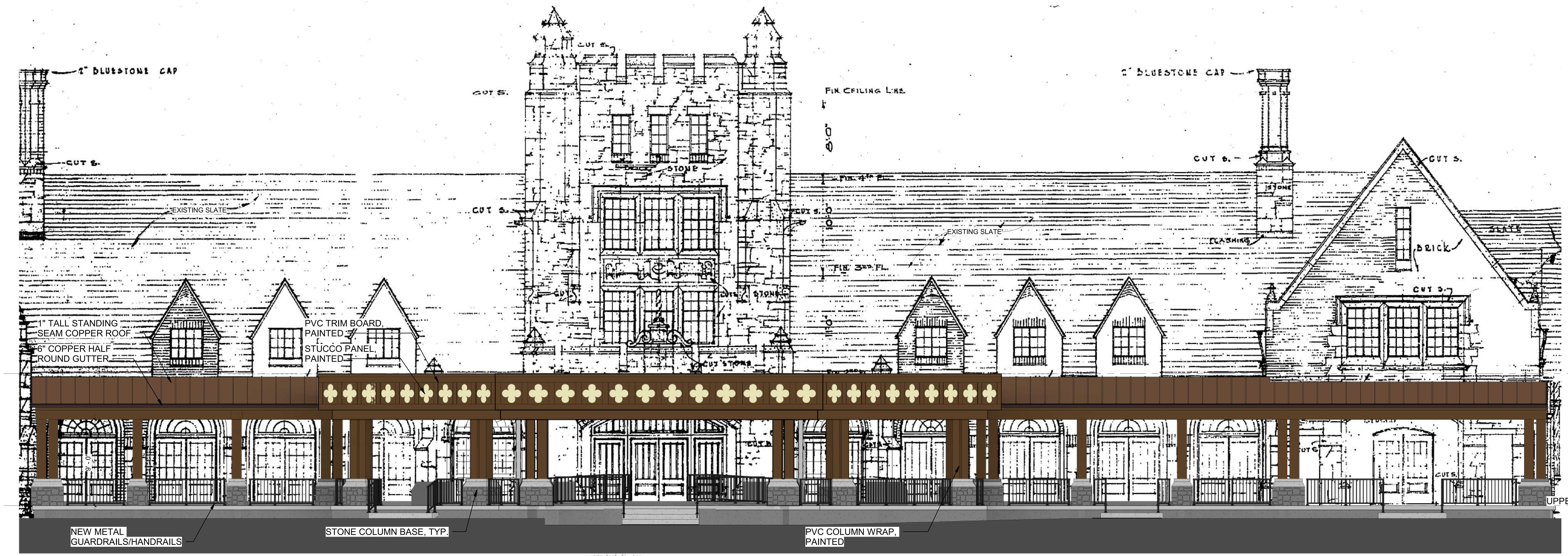
HHLArchitects.com

DRAWING TITLE
FIRST FLOOR PLAN

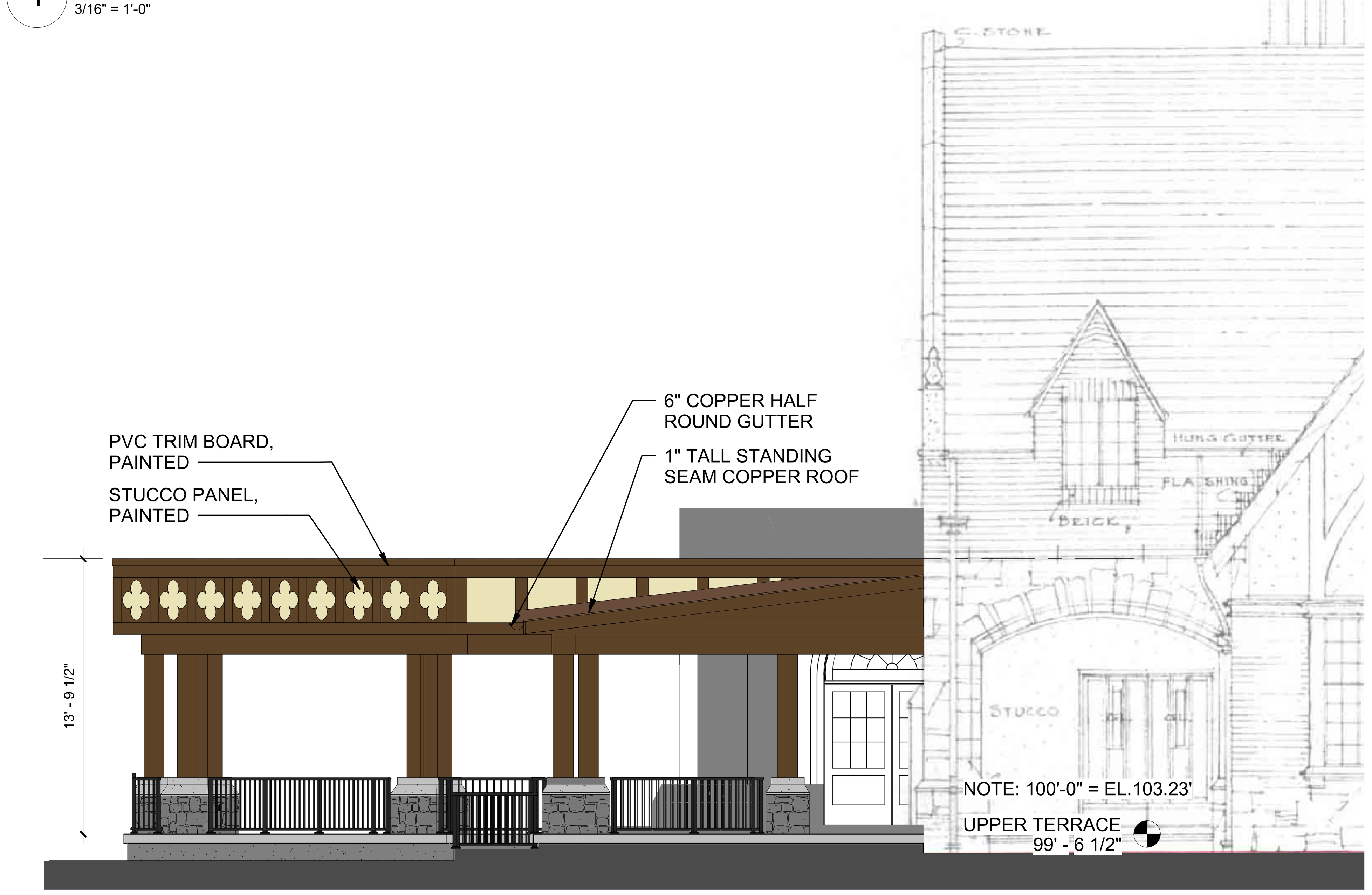
REVISIONS AFTER ISSUANCE
NO. DATE DESCRIPTION

SEAL
REGISTERED ARCHITECT
KENNETH C. RITER
No. 40598
STATE OF NEW YORK

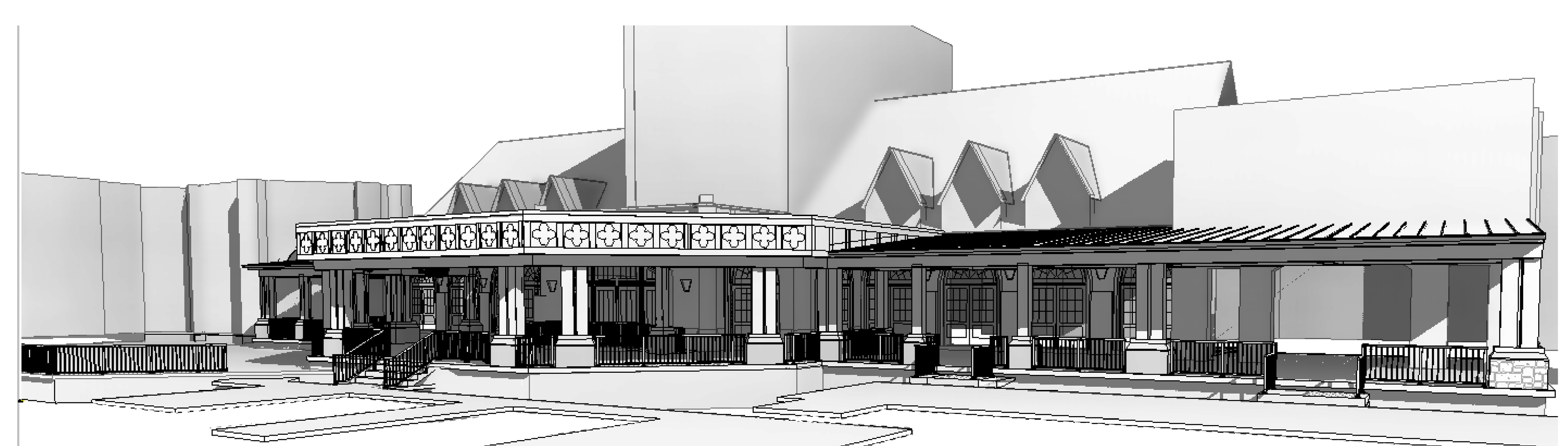
ISSUE DATE 9/22/2025
SHEET:
DRAWING NUMBER
A-101



1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



DRAWING SUBMISSION STATUS: [x] NOT FOR CONSTRUCTION [ ] SCHEMATIC DESIGN [ ] DESIGN DEVELOPMENT [ ] CONSTRUCTION DOCUMENTS [ ] ISSUED FOR CONSTRUCTION

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**

ARCHITECT OF RECORD
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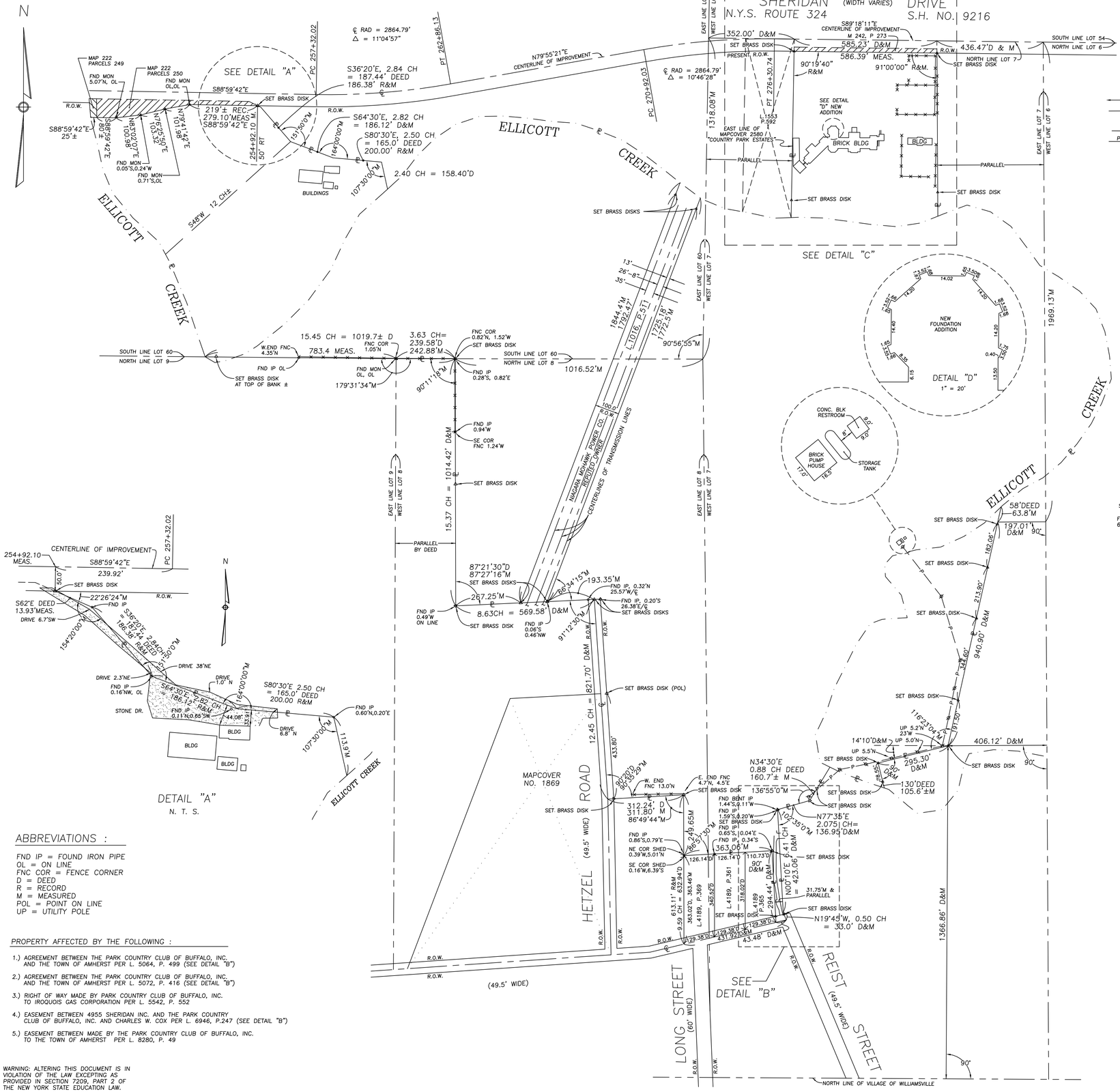
DRAWING TITLE
EXTERIOR ELEVATIONS

REVISIONS AFTER ISSUANCE

NO.	DATE	DESCRIPTION

SEAL
REGISTERED ARCHITECT KENNETH C. RITER STATE OF NEW YORK

ISSUE DATE9/22/2025
SHEET:
DRAWING NUMBER
A-102



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

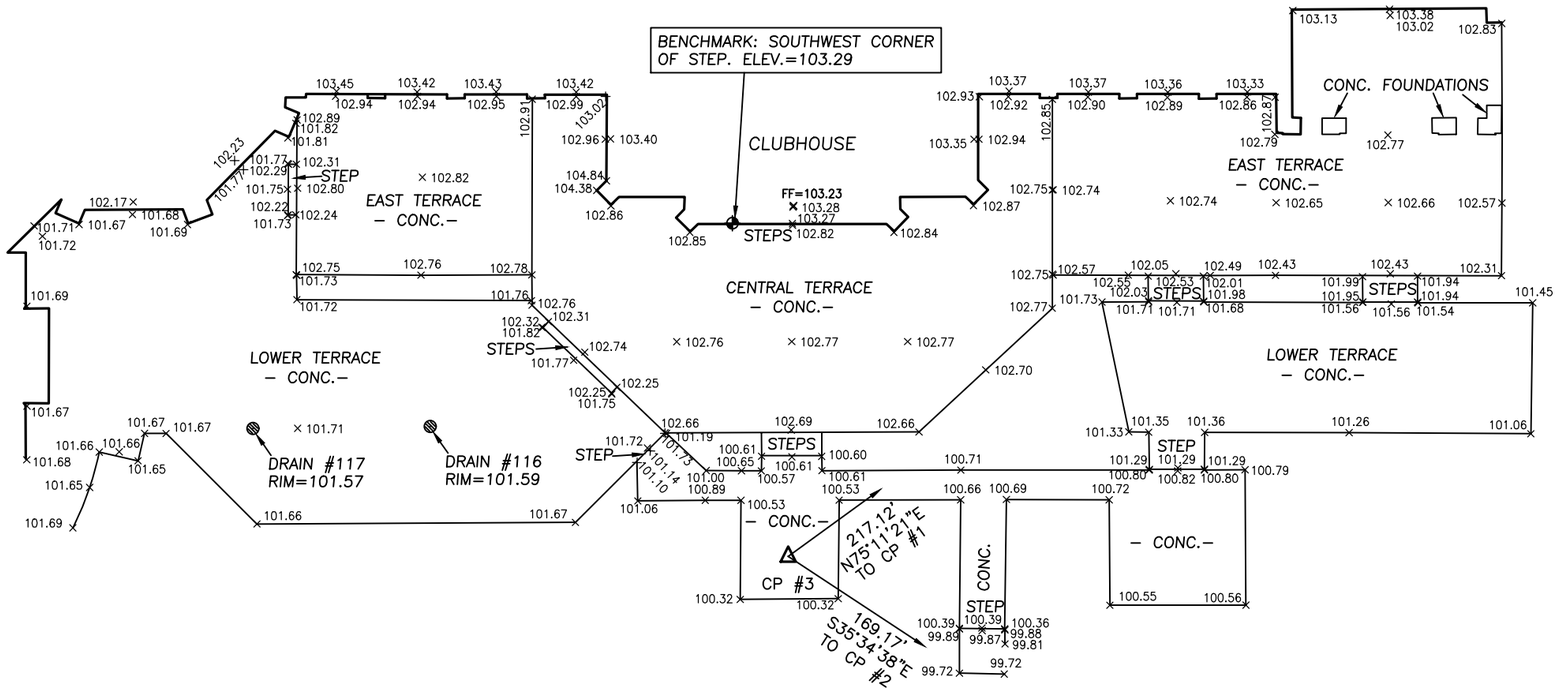
SURVEY

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" = 200'

CAD: P120 \ 95190 \ 95190.DWG



N

W E

S

LEGEND

CONC.		CONCRETE
CP	△	PRIMARY CONTROL POINT
BM	⊕	BENCHMARK

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

CENTER OF 42" BEACH

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 BY : RF