

Application for Site Plan Amendment  
 42-50 Dodge Road  
 Site "A" of Muir Woods Property  
 Applicant: Sawyers Landing LLC  
 Date: February 17, 2026



Prepared By: Sean Hopkins, Esq.  
 Hopkins Sorgi & McCarthy PLLC  
 35 California Drive, Suite 100  
 Williamsville, NY 14221  
 Tel: 510-4338  
 E-mail: shopkins@hsmlegal.com

**TOWN OF AMHERST PLANNING DEPARTMENT**

**Application for Major Site Plan Review**

For Official Use

File #: \_\_\_\_\_ Acreage 17.42 Fee \$ 1,215.00

Address Verified by  
 Assessor's Office

VERIFIED BY \_\_\_\_\_ DATE \_\_\_\_\_

Site Plan Review

Fill In  
 Applicable Fees

1 acre or less	\$1,250.00	_____
Each Additional acre or fraction thereof	\$ 650.00/acre	_____
Amendments to Site Plans	\$1,200.00	<u>1,200.00</u>
Request for Relief of / or Change to Conditions of Site Plan Approval	\$1,200.00	_____
Request for Extension of Site Plan Approval	\$ 450.00	_____
<u>Stormwater Pollution Prevention Plan</u>		
1-4.99 Acres	\$ 500.00	_____
5-10 Acres	\$ 750.00	_____
>10 Acres	\$1,000.00	_____
<u>Affidavit Fee for Public Hearing</u>	\$ 15.00	<u>\$15.00</u>
	<b>TOTAL FEE:</b>	<u>\$ 1,215.00</u>

Materials Received by  
 Planning Department

RECEIVED BY \_\_\_\_\_ DATE \_\_\_\_\_

Materials Accepted by  
 Town Clerk & Fee Paid

ACCEPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

**To Be Completed By Applicant**

**Petitioner:** Name: Sawyers Landing LLC

Address: 5533 Broadway  
Lancaster, New York 14086

\_\_\_\_\_

\_\_\_\_\_

city state zip code

Phone: 912-0969 Fax: \_\_\_\_\_ E Mail: william.severyn.ny@gmail.com

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

Name: Jon Barniak

Address: Carmina Wood Design

80 Silo City Row, Suite 100

Buffalo

New York

14203

city

state

zip code

Phone: . 716.501.5766 Fax:

E Mail: jbarniak@carminawooddesign.com

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

Address: 42-50 Dodge Road

SBL No(s): 40.08-3-13.1/A

Project Name: Sawyers Landing Project

Project Description:

The Applicant is seeking the approval a Site Plan Amendment in connection with the request to replace the two previously approved mixed-use buildings with a four-story multifamily building. The narrative provided at Exhibit "1" provides a more detailed Project Description.

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):

See Exhibit "2" for description of proposed modifications.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>Gross Floor Area (non-residential):</b>	<u>0</u> existing	<u>105,600 sq. ft.</u> proposed	<u>105,600 sq. ft.</u> total
--	----------------------	------------------------------------	---------------------------------

<b>Number of Residential Units:</b>	<u>0</u> existing	<u>213</u> proposed	<u>213</u> total
-------------------------------------	----------------------	------------------------	---------------------

<b>Number of Parking Spaces:</b>	<u>0</u> existing	<u>404</u> proposed	<u>404</u> total
----------------------------------	----------------------	------------------------	---------------------

**Acreage of Parcel:** 17.42 Acres

**Frontage on Public Roads:** The parcel has approximately 1,120 ft. on Dodge Road and approximately 120 ft. of frontage on Sweet Home Road.

**Existing Zoning District(s)** NCD

[Note: A completed Part 1 of the Full Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") with Page 5[a] and Attachments "A" and "B" is attached as Exhibit "1" of this Site Plan Amendment Application.]

---

**Exhibit 1 – Project Description**

---

## **EXHIBIT 1 OF SITE PLAN AMENDMENT APPLICATION**

### **DESCRIPTION OF PROPOSED SITE PLAN AMENDMENT 42-50 DODGE ROAD [SITE “A” OF MUIR WOODS PROPERTY]**

The proposed project consists of an amendment of the Site Plan approved by the Planning Board on March 20, 2025 for the purpose of replacing the two previously proposed four-story mixed-use buildings consisting of approximately 152,700 square feet that that consisted of 112 apartments [2 studios, 92 one-bedroom apartments, and 8 two-bedroom units] and approximately 12,000 square feet of first floor commercial retail/office space and related on-site improvements with a four-story multifamily building consisting of 126 units [6 one-bedroom apartments and 120 two-bedroom apartments]. The Site Plan Amendment also includes modifications to parking, access to Dodge Road, etc. as depicted on the fully engineered plans prepared by Carmina Wood Design. A copy of the resolution adopted by the Planning Board on March 20, 2025 is provided at Exhibit “3”. Reduced size copies of the following plans are also attached:

- Exhibit 4: Reduced size copy of the Survey of the Project Site;
- Exhibit 5: Reduced-size copy of the Overall Site Plan [Drawing C-100 – Date: 02/10/26];
- Exhibit 6: Reduced-size copy of the Landscape Plan [Drawing L-100 – Date: 02/10/26];
- Exhibit 7: Reduced-size copies of the Elevation Plans [Drawings A-201 & A-202 – Date: 02/02/26];
- Exhibit 8: Reduced-size copies of Floor Plans [Drawings A-101 to A-104 – Date: 02/02/26]

The project is consistent with the Amended Findings Statement issued by the Town Board pursuant to SEQRA on October 5, 2024. For purposes of the review process, the proposed project

has been defined broadly to include all required discretionary approvals and permits as well as all site improvements of the previously approved Site Plan.<sup>1</sup>

The project purpose is to develop 50 Dodge Road as an innovative project on property that has been designated for development for several decades. The proposed project is a Type I action pursuant to SEQRA. The Town Board issued an Amended Findings Statement pursuant to the State Environmental Quality Review Act ("SEQRA") on October 19, 2020 to allow mixed-use development of the Project Site.<sup>2</sup> Additionally, on October 19, 2020, the Town Board also adopted a resolution to amend the Town's Comprehensive to designate the Project Site as appropriate for mixed-use development.<sup>3</sup>

---

<sup>1</sup> A completed Part 1 of the Full Environmental Assessment Form is provided at Exhibit "2".

<sup>2</sup> A copy Resolution 2024-773 as adopted by the Town of Amherst Town Board on October 15, 2024 for the purpose of Issuing an Amended Findings Statement pursuant to the State Environmental Quality Review Act ("SEQRA") for allowing updated mixed-use development on the Project Site is provided at Exhibit "9".

<sup>3</sup> A copy of Resolution 2020-792 as Adopted by the Town of Amherst Town Board on October 19, 2020 for the purpose of approving an Amendment to the Town of Amherst Comprehensive Plan to accommodate mixed-use development on the Project Site is provided at Exhibit "10".

---

**Exhibit 2 – Part 1 of the Full Environmental  
Assessment Form prepared pursuant to the State  
Environmental Quality Review Act (“SEQRA”) with  
Attachments “A” to “C”**

---

**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 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Sawyers Landing Project		
Project Location (describe, and attach a general location map): 42-50 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed action consists of an amendment of the Site Plan approved by the Planning Board on March 20, 2025 for the purpose of replacing the two previously proposed four-story mixed-use buildings consisting of approximately 152,700 square feet that consisted of 112 apartments [2 studios, 92 one-bedroom apartments, and 8 two-bedroom units] and approximately 12,000 square feet of first floor commercial retail/office space and related on-site improvements with a four-story multifamily building consisting of 126 units [6 one-bedroom apartments and 120 two-bedroom apartments]. The project is consistent with the Amended Findings Statement issued by the Town Board pursuant to SEQRA on October 5, 2024.		
Name of Applicant/Sponsor: Sawyers Landing LLC c/o Sean Hopkins, Esq.	Telephone: 716.510-4338	E-Mail: shopkins@hsmlegal.com
Address: 35 California Drive, Suite 100		
City/PO: Williamsville, NY	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Amended Site Plan Approval	February 16, 2026
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department - Building Permit;	To be determined
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Highway Work Permit - ECDPW	To be determined
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Wetland Permit	Amended wetland permit issued on 07/2/24
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No                [Note: The Town has an adopted Waterfront Revitalization Program.]</li> <li>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</li> <li>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</li> </ul>		

**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? YesNo

- 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? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

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?) YesNo

If Yes, identify the plan(s):  
 NYS Heritage Areas:West Erie Canal Corridor [Note: The project will not have any impacts on the 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? YesNo

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?  
The Project Site is zoned New Community District pursuant to the Town of Amherst Zoning Map.
- b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No
- c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

- a. In what school district is the project site located? Sweet Home Central School District
- b. What police or other public protection forces serve the project site?  
Town of Amherst Police Department
- c. Which fire protection and emergency medical services serve the project site?  
Volunteer Fire Department
- d. What parks serve the project site?  
Various Town Parks including Nature View Park

**D. Project Details**

**D.1. Proposed and Potential Development**

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-use project consisting of commercial space and various residential unit types.
- b. a. Total acreage of the site of the proposed action? 17.424 acres  
b. Total acreage to be physically disturbed? 10.424 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 17.424 acres
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_
- e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated 3-4  
• Anticipated commencement date of phase 1 (including demolition) May month 2026 year  
• Anticipated completion date of final phase Mar month 2028 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? **[Note: The 87 one-family units consist of attached townhome units for sale.]**  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	87			126
At completion of all phases	87			126

The build-out of the residential components will be based on market conditions.

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

If Yes, There will be 13,700 sq. ft. of commercial space in each of the two mixed-use buildings.

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure:          ' height; 240 width; and 120 length

iii. Approximate extent of building space to be heated or cooled: 105,600 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: Storm water management

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Storm water runoff from impervious surfaces.

iii. If other than water, identify the type of impounded/contained liquids and their source. N/A

iv. Approximate size of the proposed impoundment. Volume:          million gallons; surface area: 1.5 acres

v. Dimensions of the proposed dam or impounding structure: N/A height;          length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Impoundment area is an excavation consisting of earth fill.

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging?         

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

- Volume (specify tons or cubic yards):
- Over what duration of time?

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

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe.         

v. What is the total area to be dredged or excavated?          acres

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan:         

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 53,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: ECWA Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 53,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: Tonawanda Creek Wastewater Treatment Plant
- Name of district: Town of Amherst Consolidated Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 8 acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 17.42 acres (parcel size)  
 ii. Describe types of new point sources. Parking lots and roof tops  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Stormwater runoff will be conveyed into the on-site stormwater management system to be installed per the applicable stringent stormwater quality and quantity standards of the NYS Department of Environmental Conservation ("NYSDEC")  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
NYSDEC & Federal wetlands on the east portion of the Project Site east of the on-site stormwater management system.  
 • 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<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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 1/2 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: \_\_\_\_\_  
 To be determined

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
 National Grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00 to 7:00</li> <li>• Saturday: _____ 8:00 to 6:00</li> <li>• Sunday: _____ As needed</li> <li>• Holidays: _____ Not Applicable</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8:00 to 11:00</li> <li>• Saturday: _____ 8:00 to 11:00</li> <li>• Sunday: _____ 8:00 to 10:00</li> <li>• Holidays: _____ 8:00 to 10:00</li> </ul>
---	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
Construction activities will include the use of construction equipment during daytime hours that will exceed ambient background noise levels. The construction related noise impacts are a temporary unavoidable impact.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Lighting will be installed in compliance with the lighting standards contained in the Town of Amherst Zoning Code. A

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
Potential use of lawn fertilizer and pesticides on maintained portions of property in accordance with applicable standards for application and use of lawn fertilizer and pesticides.

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ 3 tons per \_\_\_\_\_ week (unit of time)  
 • Operation : \_\_\_\_\_ 3 tons per \_\_\_\_\_ week (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: wood and metal waste may be recycled by the contract at their discretion  
 • Operation: Town of Amherst recycling program will be followed  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: Approved NYSDEC landfill via contractor or private disposal company  
 • Operation: Approved NYSDEC landfill via private disposal company

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): Wetlands

ii. If mix of uses, generally describe:  
 There are mixture of uses in the vicinity of the Project Site including residential uses to the north in the Bucyrus Heights Subdivision, an elementary school, apartments and office buildings on Sweet Home Road and permanent open space to the east of the Project Site..

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	8.0	+ 8.0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	17.4	0	-17.4
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Greenspace, Landscaping, Pond</u>	0	9.4	+9.4

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
1. Heritage Heights Elementary School (Sweet Home School District- 2545 Sweet Home Road); 2. Creative Play Learning Center (Private Day Care Facility- 647 Dodge Road); and 3. Four Seasons Child Care & Preschool (Private Day Care Facility- 1639 North French Road).

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

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

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Getzville silt loam	_____	94 %
Swormville clay loam	_____	6 %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, NYS Wetland Approximate Size NYS Wetland (in a...)
- Wetland No. (if regulated by DEC) TE-33 \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: Typical suburban species _____ _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Species and listing: _____ Spiny Softshell - The Project Sponsor does not believe that Spiny Softshell is present on Site A of the Muir Woods property.	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: Eligible property: Heritage Heights Elementary School	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>[No impact letter issued by SHPO on October 10, 2001.]</small>
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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 Sawyers Landing LLC

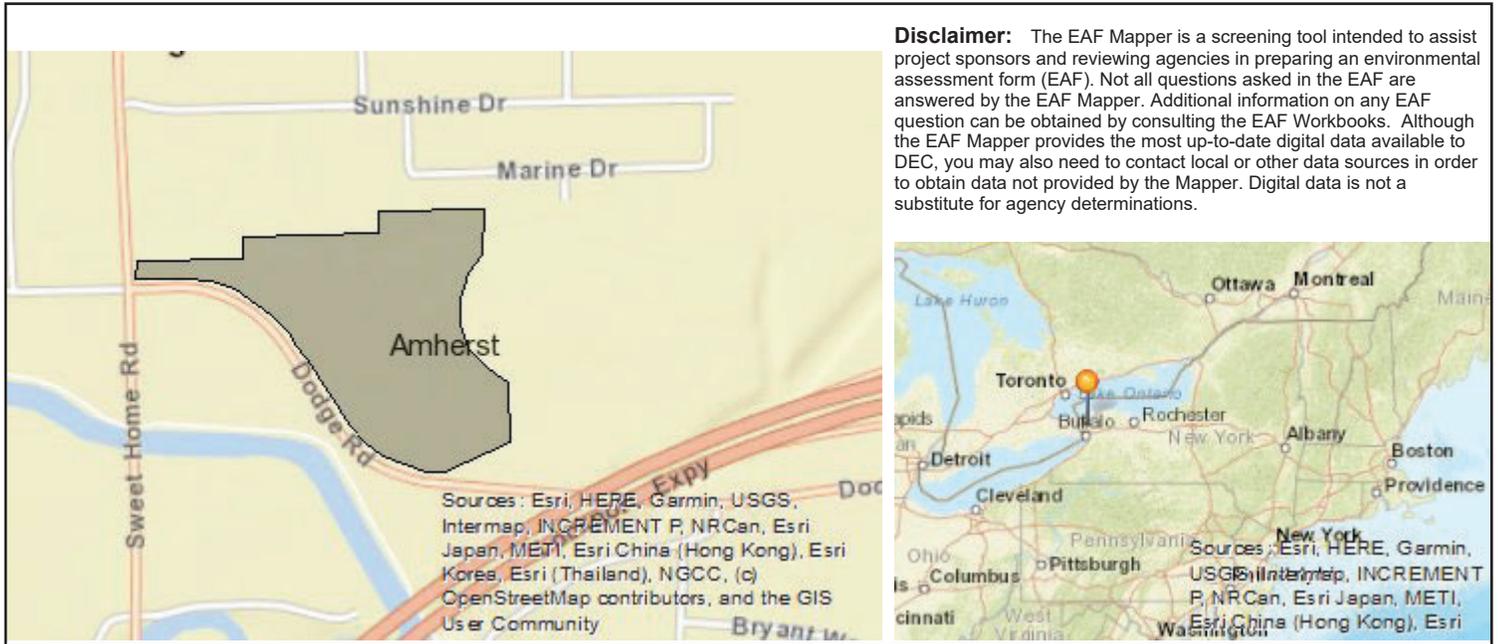
Date February 16, 2026

Signature \_\_\_\_\_

Title Attorney for Project Sponsor

Sean W. Hopkins, Esq.

# EAF Mapper Summary Report



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres): 34.6
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TE-33
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

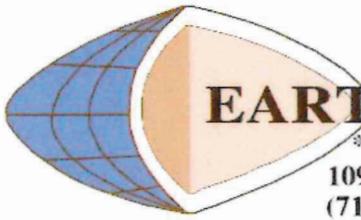
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Spiny Softshell
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	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:Heritage Heights Elementary School
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



---

**Attachment “A” of Part 1 of Full Environmental  
Assessment Form - Letter from Jody Celeste dated  
July 20, 2024**

---



# **EARTH DIMENSIONS, INC.**

\* Soil & Hydrogeologic Investigations \* Wetland Delineations  
1091 Jamison Road, Elma NY 14059  
(716) 655-1717 \* Fax (716) 655-2915 [www.earthdimensions.com](http://www.earthdimensions.com)

July 30, 2024

W10G99m

Sean Hopkins  
Hopkins, Sorgi and McCarthy, PLLC  
5500 Main Street, Suite 343  
Williamsville, New York 14221  
Direct: 716.510-4338  
E-mail: [shopkins@hsmlegal.com](mailto:shopkins@hsmlegal.com)

**Re: Completion of Wetland Impacts  
Muir Woods – Site A: Sawyer’s Landing  
Town of Amherst, Erie County, New York**

Dear Mr. Hopkins:

Earth Dimensions, Inc. (EDI) has completed a walk through on Site A of Muir Woods. The perimeter was walked on June 24th, 2024. I am confirming that all of the wetland impacts for Site A: Sawyer’s Landing have been completed.

If you have any questions, please contact our office at (716) 655-1717 or email [jceleste@earthdimensions.com](mailto:jceleste@earthdimensions.com).

Very truly yours,  
Earth Dimensions, Inc.

Jody M. Celeste  
Ecologist

Encl.

---

**Attachment "B" of Part 1 of Full Environmental  
Assessment Form - SHPO No Impact Determination  
Letter dated October 10, 2021**

---



New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

October 10, 2001

Carolyn A. Pierce  
CCRG  
105 Robie Avenue  
Buffalo, New York 14214

Dear Ms. Pierce:

Re: SEORA  
Muir Woods Mixed-Use Development  
Amherst/Erie County  
01PR0345

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

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

Sincerely,

Ruth L. Pierpont  
Director

RLP:cmp

**RECEIVED**

OCT 16 2001

**GIMINELLI DEVELOPMENT  
COMPANY, INC.**

---

**Attachment "C" of Part 1 of Full Environmental  
Assessment Form - Trip Generation Letter prepared  
by Amy Dake dated February 17, 2026**

---

February 17, 2026

**Attn: Daniel J. Ulatowski, AICP**  
Assistant Planning Director / ZEO  
Town of Amherst Planning Department  
5583 Main Street  
Williamsville, New York 14221

**Re: Sawyer's Landing Mixed-Use Project – Town of Amherst, NY**  
Trip Generation Comparison Memo  
Project No: 20243845.0004

Dear Mr. Ulatowski:

This technical letter provides the Town of Amherst and involved agencies with information regarding the projected net change in traffic volumes and the potential traffic impacts resulting from the subject project. This assessment adheres to the methodologies outlined by the State Environmental Quality Review Act (SEQRA), the New York State Department of transportation (NYSDOT), the Institute of Transportation Engineers (ITE), and standard transportation engineering practices. Support materials are included with this letter.

## PROJECT DESCRIPTION

Passero Associates conducted a traffic impact study for the proposed project on June 24, 2024, titled North Sawyer's landing Development Update. The project proposed two mixed-use buildings that included  $\pm 2,300$  SF office space,  $\pm 12,854$  SF retail space, a  $\pm 3,901$  SF restaurant,  $\pm 105,600$  SF storage unit building,  $\pm 8,002$  SF health/fitness club, 107 townhome units, and 102 apartment units with the results of the study indicating that the existing transportation network can adequately accommodate the projected traffic volumes and resulting minor impacts to study area intersections. No mitigation was warranted or recommended as a result of the proposed development.

The site plan has been revised and now consists of the following:

- **Apartments:** 126 units (6 one-bedroom, 120 two-bedroom).
- **2-Story Townhomes:** 87 units (assume 100% three-bedroom).
- **Self-Storage Building:** 105,600 SF

It is noted that the project no longer includes any commercial space.

## Sawyer's Landing Mixed-Use Project, Town of Amherst, NY

Trip Generation Comparison Memo

Project No: 20243845.0004

February 17, 2026

### TRIP GENERATION COMPARISON

Table 1 depicts the June 2024 site plan trip generation estimates with a comparison to the updated site plan.

**Table 1:** Peak Hour Trip Generation Comparison (2024 to 2026)

DESCRIPTION	ITE LUC	SIZE	UNIT	AM PEAK			PM PEAK		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
General Office Building	710	±2,300	SF	6	1	7	1	6	7
Strip Retail Plaza (<40k)	822	±12,854	SF	18	12	30	47	47	94
High-Turnover (Sit-Down) Restaurant	932	±3,901	SF	21	17	38	22	14	36
Single Family Attached Housing	215	107	units	12	37	49	36	25	61
Multifamily Housing (Mid-Rise)	221	102	units	8	26	34	24	16	40
Mini-Warehouse	151	±105,600	SF	6	4	10	7	8	15
Health/Fitness Club	492	±8,002	SF	5	5	10	26	20	46
<b>Total Trip Generation (June 2024)</b>				<b>76</b>	<b>102</b>	<b>178</b>	<b>163</b>	<b>136</b>	<b>299</b>
<i>Internal Capture Adjustment</i>				-7	-10	-17	-30	-26	-56
<b>Total Primary Trip Generation (June 2024)</b>				<b>69</b>	<b>92</b>	<b>154</b>	<b>133</b>	<b>110</b>	<b>143</b>
Multi-Family Housing (Mid-Rise) (2026)	210	126	DU	10	34	44	30	19	49
Single-Family Attached housing (2026)	215	87	DU	10	30	40	28	20	48
Mini-Warehouse	151	±105,600	SF	6	4	10	7	8	15
<b>Total Trip Generation (2026)</b>				<b>26</b>	<b>68</b>	<b>94</b>	<b>65</b>	<b>47</b>	<b>112</b>
<b>Change in Trips 2024 to 2026</b>				<b>-43</b>	<b>-24</b>	<b>-60</b>	<b>-68</b>	<b>-63</b>	<b>-31</b>

The net change in trip generation is sixty (60) fewer trips during the AM peak hour and thirty-one (31) fewer trips during the PM peak hour. Given the net change in site generated trips with respect to the 2024 analysis which demonstrated that no significant adverse impacts were anticipated, the proposed site plan and resulting impacts can be adequately accommodated by the existing transportation system and the conclusions of the 2024 Traffic Impact Report remain valid. No further analysis is recommended.

Please feel free to contact me directly with any questions.

Sincerely,



Amy C. Dake, P.E., PTOE

Senior Managing Traffic Engineer

adake@passero.com • 585-314-5078

PROJECT DETAILS

Project Name: Sawyers Landing Update 2026  
 Project No: 20243845  
 Country:  
 Analyst Name: Amy Dake  
 Date: 5/25/2024  
 State/Province:  
 Analysis Region:

Type of Project:  
 City:  
 Built-up Area(Sq.ft):  
 Clients Name:  
 ZIP/Postal Code:  
 No. of Scenarios: 2

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips		
						Entry	Exit	Total
Scenario - 1	AM Peak	3	1	0	65	26	47	112
Scenario - 1	PM Peak	3	1	0	65	26	47	112
								94

**Scenario - 1**

Scenario Name: AM Peak

User Group:

Dev. phase: 1

No. of Years to Project

Traffic: 0

Analyst Note:

Warning:

**VEHICLE TRIPS BEFORE REDUCTION**

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%		Exit Split%		Total
						Entry	Exit	Entry	Exit	
151 - Mini-Warehouse Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	105.6	Weekday, Peak Hour of Adjacent Street Traffic,	Average 0.09	6	4	59%	41%	10
215 - Single-Family Attached Housing Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	87	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN) T = 0.52(X) - 5.70	10	30	25%	75%	40
221 - Multifamily Housing (Mid-Rise) - Not Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	126	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN) T = 0.44(X) - 11.61	10	34	23%	77%	44

**VEHICLE TO PERSON TRIP CONVERSION**

**BASELINE SITE VEHICLE CHARACTERISTICS:**

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
151 - Mini-Warehouse	100	100	1	1	59	41
215 - Single-Family Attached Housing	100	100	1	1	25	75
221 - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	100	100	1	1	23	77

**ESTIMATED BASELINE SITE PERSON TRIPS:**

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
151 - Mini-Warehouse	6	4	0	0	6	4
215 - Single-Family Attached Housing	10	30	0	0	10	30
221 - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	10	34	0	0	10	34
	44	44	0	0	44	44

**Scenario - 2**

Scenario Name: PM Peak

User Group:

Dev. phase: 1

No. of Years to Project 0

Analyst Note:

Traffic: 0

Warning:

**VEHICLE TRIPS BEFORE REDUCTION**

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%		Exit Split%		Total
						Entry	Exit	Entry	Exit	
151 - Mini-Warehouse Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	105.6	Weekday, Peak Hour of Adjacent Street Traffic,	Average	7	47%	8	53%	15
215 - Single-Family Attached Housing Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	87	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN) T = 0.60(X) - 3.93	28	59%	20	41%	48
221 - Multifamily Housing (Mid-Rise) - Not Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	126	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN) T = 0.39(X) + 0.34	30	61%	19	39%	49

**VEHICLE TO PERSON TRIP CONVERSION**

**BASELINE SITE VEHICLE CHARACTERISTICS:**

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
151 - Mini-Warehouse	100	100	1	1	47	53
215 - Single-Family Attached Housing	100	100	1	1	59	41
221 - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	100	100	1	1	61	39

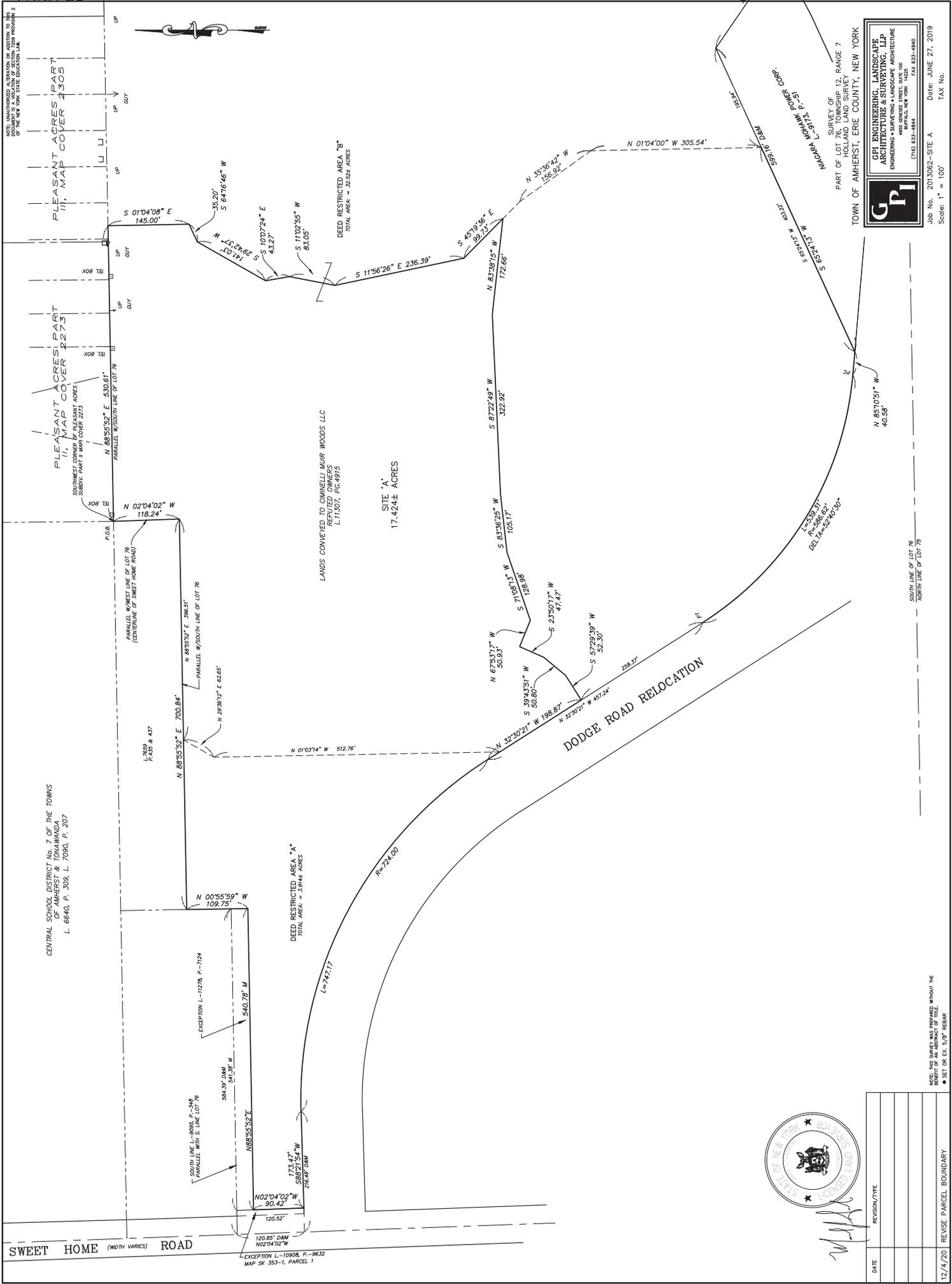
**ESTIMATED BASELINE SITE PERSON TRIPS:**

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
151 - Mini-Warehouse	7	15	0	0	7	8
215 - Single-Family Attached Housing	28	48	0	0	28	20
221 - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	30	49	0	0	30	19

---

**Exhibit 3**

---



NOT UNAUTHORIZED ALTERATION OR ADDITION TO THE SURVEY. THIS SURVEY IS TO BE CONSIDERED VALID AND CORRECT UNLESS OTHERWISE NOTED.

NOEL UNAUTHORIZED ALTERATION OR ADDITION TO THE SURVEY. THIS SURVEY IS TO BE CONSIDERED VALID AND CORRECT UNLESS OTHERWISE NOTED.

Job No. 2013062-SITE A  
Scale: 1" = 100'

DATE: JUNE 27, 2019  
TAX No.

DATE: JUNE 27, 2019  
TAX No.

DATE: JUNE 27, 2019  
TAX No.

**GPI**

**GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP**  
ENGINEERING AND SURVEYING ARCHITECTURE  
4400 GARDEN STREET, SUITE 100  
BUFFALO, NEW YORK 14205  
(716) 633-6644 FAX 633-6640

SURVEY OF  
PART OF LOT 76, TOWNSHIP 12, RANGE 7  
HOLLAND LAND SURVEY  
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

DATE	REVISION/TYPE

12/4/2019 REVISE PARCEL BOUNDARY



NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN AIRPHOTO OF THE SITE.

• SET OR EX. 5/8" REBAR

---

**Exhibit 4**

---



**REVISIONS:**

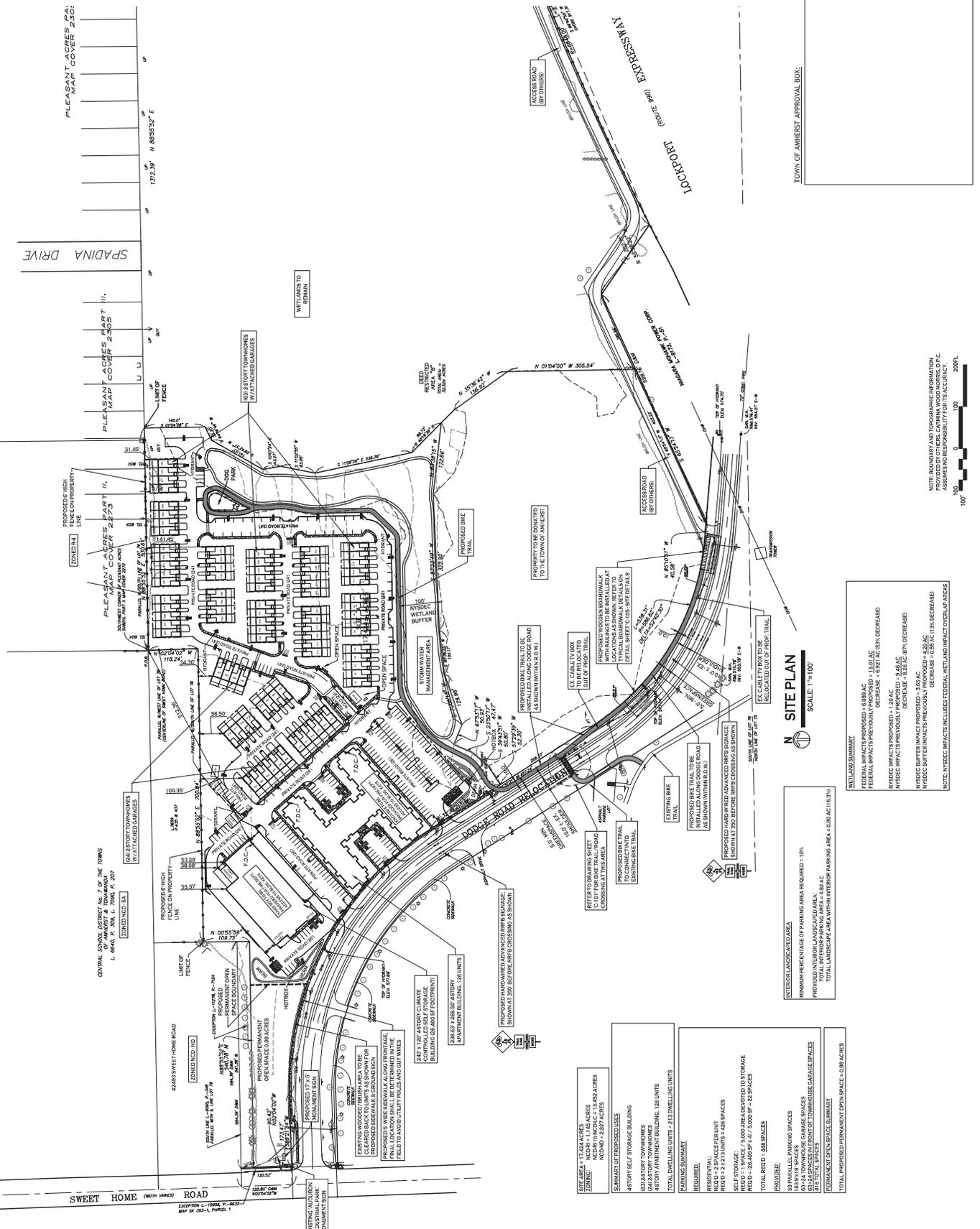
No.	Description	Date
1	Rev. per Amherst T.B. 03/07/24 Comments	03/13/24
2	Rev. per EDCPW 03/28/24 Comments	04/02/24
3	Rev. per ATC & WS Comments	09/04/24
4	Rev. per Client	10/02/24
5	Plan rev. per 12/05/24 Town Comments	12/09/24
6	Rev. per Town Planning Dept. Comments	12/23/24
7	Rev. Plan sheet per PB Resolution Comments	4/22/25
8	Site Plan Amendment - Apartment Building	2/10/25

**PROJECT NAME:**  
 Site Development plans for:  
**Sawyer's Landing**  
 Portion of 1081 North French Road  
 Amherst, New York

Date: 2/22/24  
 Drawn by: C. Wood  
 Checked by: A. Nardi

**DRAWING NAME:**  
 Overall Site Plan

**DRAWING NO.:**  
 C-100  
 Project no.: 21-1011



**N SITE PLAN**  
 SCALE: 1" = 100'

**WETLANDS SUMMARY:**

WETLANDS PREVIOUSLY PROPOSED	6.50 AC
WETLANDS PREVIOUSLY DECREASED	1.80 AC
FEDERAL IMPACTS PREVIOUSLY PROPOSED	1.80 AC
FEDERAL IMPACTS PREVIOUSLY DECREASED	1.80 AC (5% DECREASE)
NYS DEC IMPACTS PREVIOUSLY PROPOSED	1.20 AC
NYS DEC IMPACTS PREVIOUSLY DECREASED	1.20 AC
NYS DEC BUFFER IMPACTS PREVIOUSLY PROPOSED	3.65 AC
NYS DEC BUFFER IMPACTS PREVIOUSLY DECREASED	4.50 AC
DECREASE	0.85 AC (1%) DECREASE

NOTE: NYS DEC IMPACTS INCLUDES FEDERAL WETLAND IMPACT OVERLAP AREAS

**INTERIOR LANDSCAPED AREA:**

MINIMUM PERCENTAGE OF PARKING AREA REQUIRED = 10%
PROVIDED INTERIOR LANDSCAPED AREA = 4.89 AC
TOTAL LANDSCAPE AREA WITHIN INTERIOR PARKING AREA = 6.00 AC (16.3%)

**SITE AREA:** 17.224 ACRES  
**ZONING:** NC-20 (IND. C-1) 16.423 ACRES  
 NC-20 (IND. C-1) 2.807 ACRES

**SUMMARY OF PROPOSED USES:**

4-STORY SELF STORAGE BUILDING
608 2-4 STORY TOWNHOMES
425 100' APARTMENT BUILDING, 146 UNITS
TOTAL DWELLING UNITS = 213 DWELLING UNITS

**PARKING SUMMARY:**

RESIDENTIAL:
REQ'D = 2,510 SPACES
PROVIDED = 2,510 SPACES
465' OF STORAGE / 15,000 AREA DEVOTED TO STORAGE
REQ'D = 1 SPACE / 15,000 SF = 465 SPACES
PROVIDED = 156,400 SF / 465' / 15,000 SF = 465 SPACES
TOTAL REQ'D = 465 SPACES

**PROVIDED:**

58 PARALLEL PARKING SPACES
183 9' X 19' SPACES
183 9' X 19' SPACES
63 24' SPACES FRONT OF TOWNHOUSE GARAGE SPACES
120 TOTAL SPACES

**PERMITS REQUIRED:**

TOTAL PROPOSED PERMANENT OPEN SPACE = 1.08 ACRES
--

NOTE: BOUNDARY LINES THROUGHOUT THIS DRAWING PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



Diagrams, tables, figures or text documents reflect the expressed wishes/provisions of Carmina Wood Morris DPC in consultation with the Town of Amherst. It is the responsibility of the client to verify the accuracy of the information provided. The client shall verify the accuracy of the information provided. The client shall verify the accuracy of the information provided.

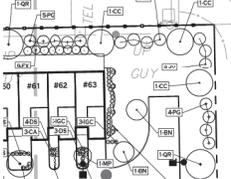
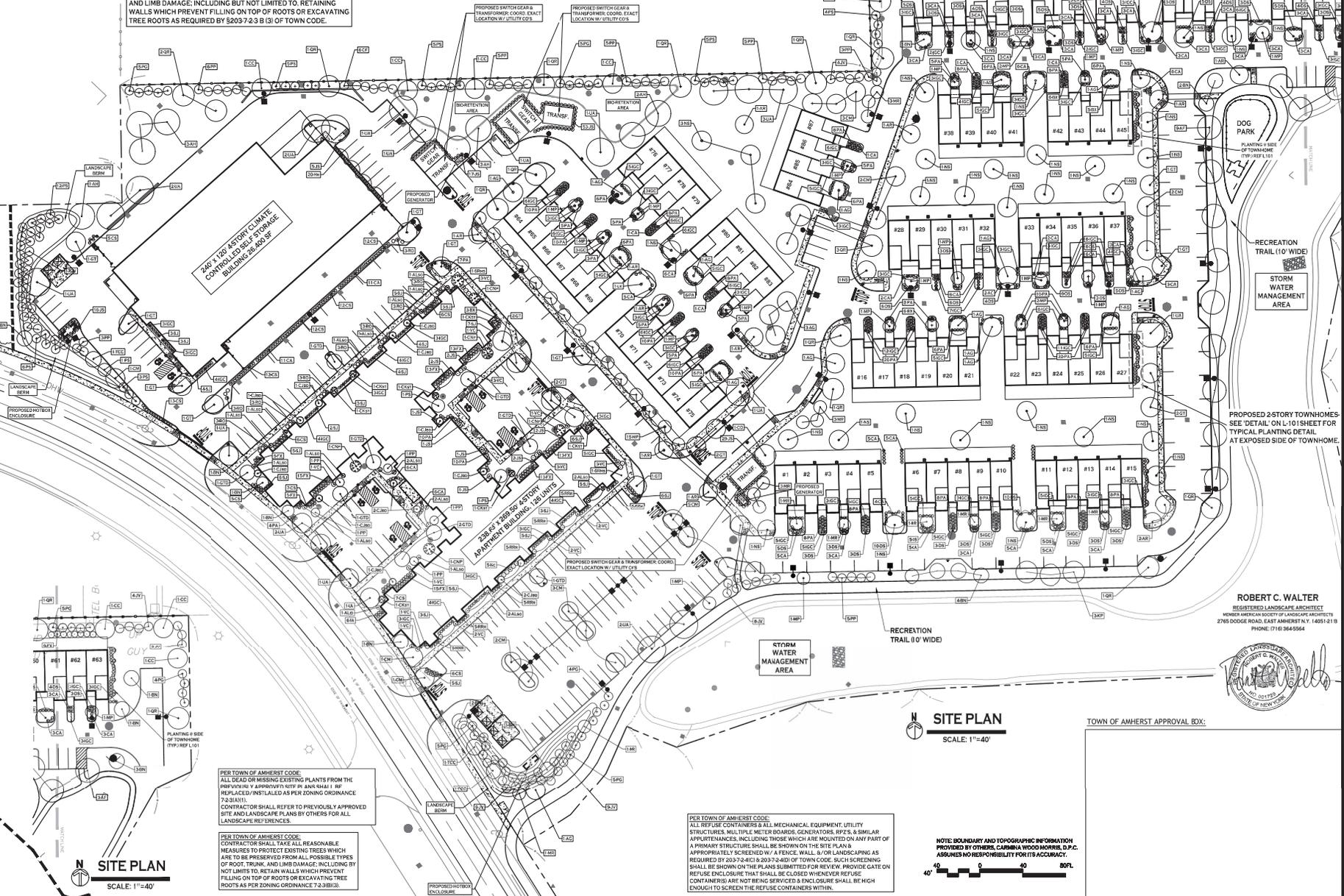
---

**Exhibit 5**

---

© Carmina Wood Morris DPC  
 All rights reserved. Release of these documents without the expressed written permission of Carmina Wood Morris DPC is prohibited. The inclusion of articles, text, or drawings herein is for informational purposes only and does not constitute an offer of any services. The inclusion of any drawings or text herein is for informational purposes only and does not constitute an offer of any services. The inclusion of any drawings or text herein is for informational purposes only and does not constitute an offer of any services. The inclusion of any drawings or text herein is for informational purposes only and does not constitute an offer of any services.

**NOTE:**  
 PETITIONER AND PETITIONER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURE TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS REQUIRED BY §2037-2.3 (3) OF TOWN CODE.



**SITE PLAN**  
 SCALE: 1"=40'

**PER TOWN OF AMHERST CODE:**  
 ALL DEAD OR MISSING EXISTING PLANTS FROM THE PROPERTY BY APPROPRIATE NOTE BY ASK SHALL BE REPLACED/INSTALLED AS PER ZONING ORDINANCE 7-2.8(A)(1). CONTRACTOR SHALL REFER TO PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE REFERENCES.

**PER TOWN OF AMHERST CODE:**  
 CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAIN WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS PER ZONING ORDINANCE 7-2.3(B)(3).

**PER TOWN OF AMHERST CODE:**  
 ALL REFUSE CONTAINERS & ALL MECHANICAL EQUIPMENT, UTILITY STRUCTURES, MULTIPLE METER BOXES, GENERATORS, REFRIG. & SIMILAR APPLIANCES, INCLUDING THOSE WHICH ARE MOUNTED ON ANY PART OF A PRIMARY STRUCTURE SHALL BE SHOWN ON THE SITE PLAN & APPROPRIATELY SCREENED W/ A FENCE, WALL &/OR LANDSCAPING AS REQUIRED BY 2037-3.4(C) & 2037-2.4(D) OF TOWN CODE. SUCH SCREENING SHALL BE SHOWN ON THE PLANS SUBMITTED FOR THE TOWN. PROVIDE GATE ON REFUSE ENCLOSURE THAT SHALL BE CLOSED WHENEVER REFUSE CONTAINERS ARE NOT BEING SERVICED & ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN THE REFUSE CONTAINERS WITHIN.

**NOTE: BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.**



**SITE PLAN**  
 SCALE: 1"=40'

**ROBERT C. WALTER**  
 REGISTERED LANDSCAPE ARCHITECT  
 MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS  
 2768 DODGE ROAD, EAST AMHERST, N.Y. 14051-2119  
 PHONE: (716) 364-5564



TOWN OF AMHERST APPROVAL BOX:

Date: 12/1/21  
 Drawn by: C. Wood  
 Scale: As Noted

**DRAWING NAME:**  
 Landscape Plan

**DRAWING NO.:**  
 L-100

Project no.: 21.011



**REVISIONS:**

No.	Description	Date
1	Rev. per EDCPW 03/28/24 Comments	04/02/24
2	Rev. per Ryan Hoban Comments	04/08/24
3	Plan rev. per 12/05/24 Town comments	12/08/24
4	Rev. per Town Planning Dept. Comments	12/23/24
5	Rev. Plan Set per PE Resolution Conditions	4/22/25
6	Site Plan Amendment - Apartment Building	2/10/26

Site Development plans for:  
**Sawyer's Landing**  
 Portion of 1081 North French Road  
 Amherst, New York

PROJECT NAME:  
 Site Development plans for:  
**Sawyer's Landing**  
 Portion of 1081 North French Road  
 Amherst, New York

---

**Exhibit 6**

---





---

**Exhibit 7**

---

**NOTICE**  
 This document, the property of, prepared and issued by SA Silvestri Architects-PC, is submitted for use in connection with the project named herein. It is the property of SA Silvestri Architects-PC and the user hereby agrees that this document will not be copied or reproduced in any form, by any means, without the written consent of SA Silvestri Architects-PC. This document is intended for the exclusive use of the recipient and is not to be distributed, copied, or otherwise used for any other purpose. The recipient agrees to hold SA Silvestri Architects-PC harmless for any and all public authorities or the purpose of any regulatory or legal proceedings, including but not limited to, litigation, arbitration, mediation, and/or conciliation.

**New Construction:**  
**Sawyer's Landing**  
 1081 North French Road  
 Amherst, NY

ISSUE:  
 SA PROJECT TEAM: PRINCEPAU, ZISKAWSKI,  
 PRO ARCH, DRAPER, JACOBI,  
 DECAFT, LEMMON, INTERIORS  
 SEAL:

TITLE:  
**OVERALL FIRST FLOOR PLAN**



SA JOB #: **25101.01** DATE: **02-02-25**

DRAWING #: **A-101**

**SUMMARY OF UNITS**

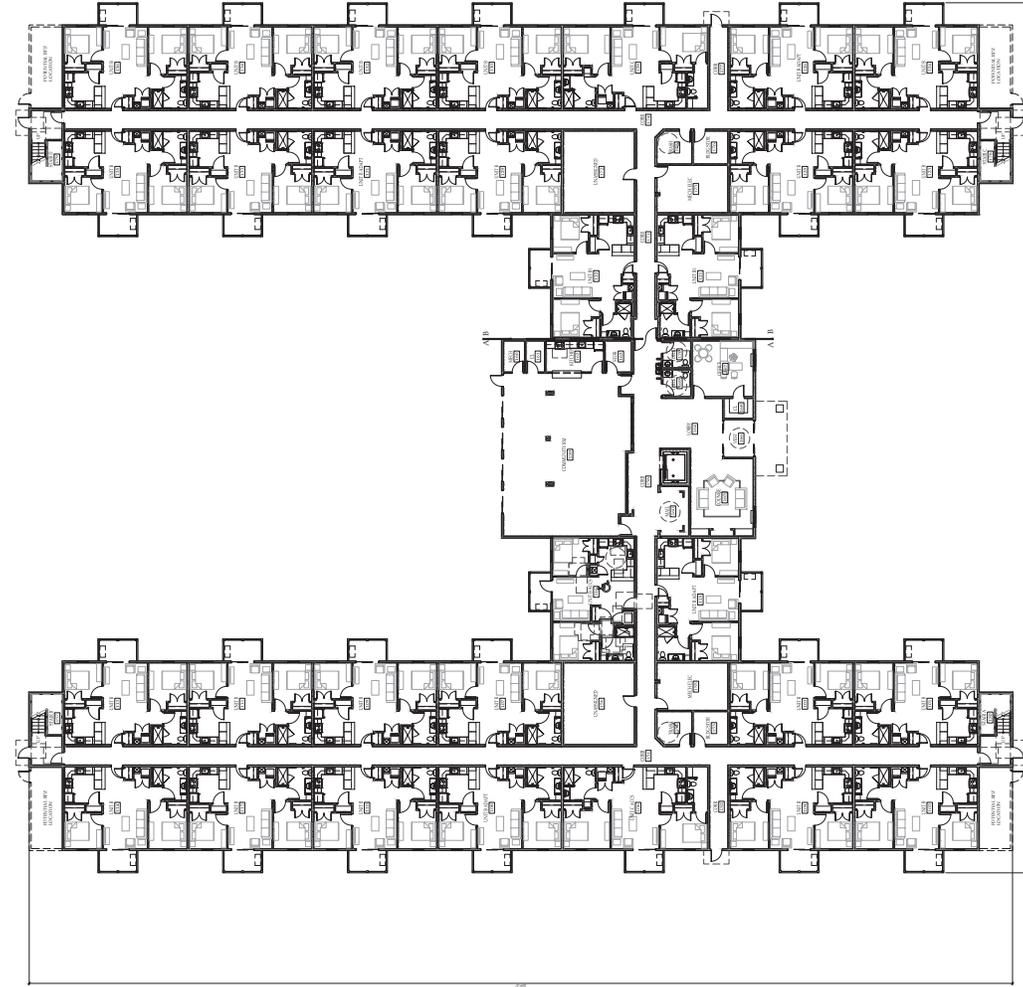
ROOM TYPE	LEVEL				TOTAL
	1st	2nd	3rd	4th	
1 BED, 1 BATH	0	1	1	1	3
1 BED, 1 BATH ADAPTABLE	0	0	1	1	2
1 BED, 1 BATH ACCESSIBLE	0	1	0	0	1
2 BED, 1 BATH	23	23	23	23	92
2 BED, 1 BATH ADAPTABLE	4	4	4	4	16
2 BED, 1 BATH ACCESSIBLE	1	1	1	0	3
2 BED, 1.5 BATH	1	1	1	2	5
2 BED, 1.5 BATH ADAPTABLE	0	1	1	0	2
2 BED, 1.5 BATH ACCESSIBLE	1	0	0	0	1
TOTAL	30	32	32	31	125

**UNIT SQUARE FOOTAGES**

UNIT TYPE	# BED, BATH	SQUARE FOOTAGE	OF FALLON SFS
UNIT A	1 BED, 1 BATH	604 SF	606 SF
UNIT A (ACCS)	1 BED, 1 BATH	604 SF	606 SF
UNIT B	2 BED, 1 BATH	738 SF	737 SF - 794 SF
UNIT B (ACCS)	2 BED, 1 BATH	738 SF	737 SF - 794 SF
UNIT B1	2 BED, 1 BATH	733 SF	737 SF - 794 SF
UNIT C	2 BED, 1.5 BATH	890 SF	887 SF - 889 SF
UNIT C (ACCS)	2 BED, 1.5 BATH	890 SF	887 SF - 889 SF

**BUILDING FOOTPRINT**

LEVEL	SQUARE FOOTAGE
1ST FLOOR	34215
2ND FLOOR	33503
3RD FLOOR	33503
4TH FLOOR	33503
TOTAL	134724



(A) OVERALL FIRST FLOOR PLAN

**NOTICE**  
 This document, the property of prepared and issued  
 context, is submitted for use and the  
 and agrees that this document will not be copied or  
 reproduced in any form without the written consent  
 of the architect. The architect's design and all  
 documents have been obtained by the architect from  
 the architect's files and are the property of the  
 architect. The architect's design and all documents  
 are the property of the architect and are not to be  
 used for any other purpose without the written  
 consent of the architect. The architect's design and  
 all documents are the property of the architect and  
 are not to be used for any other purpose without  
 the written consent of the architect.

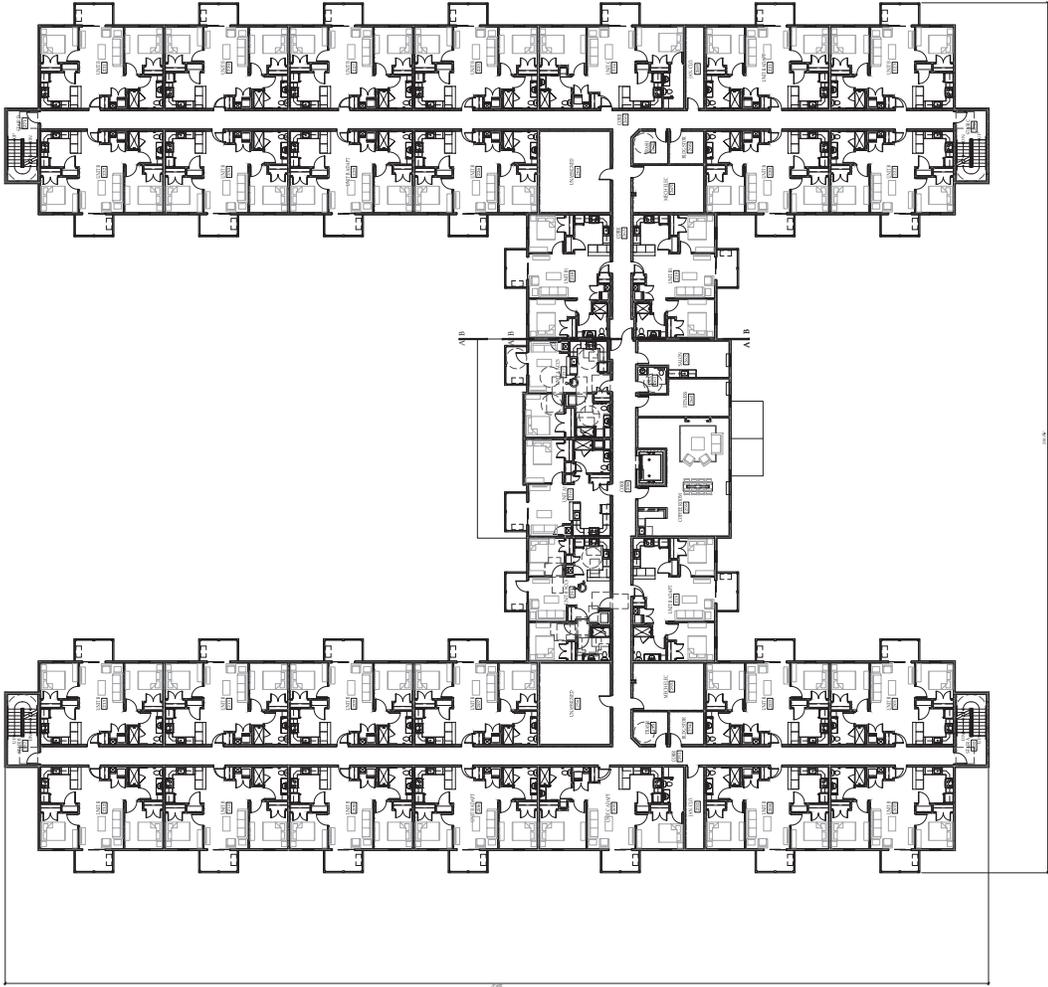
New Construction:  
**Sawyer's  
 Landing**  
 1081 North French Road  
 Amherst, NY

ISSUE:  
 SA PROJECT TEAM: PRINCEPALE, JESKINSKI,  
 PRO ARCH, DRAPER, JCOX,  
 DECAFT, LESMAN,  
 SEAL:

TITLE:  
**OVERALL SECOND  
 FLOOR PLAN**



SA JOB #: **25101.01** DATE: **02-02-25**  
 DRAWING #: **A-102**



(A) OVERALL SECOND FLOOR PLAN



**NOTICE**  
 This document, the property of prepared and issued  
 context, is submitted for use and the  
 and agrees that this document will not be copied or  
 reproduced in any form without the written consent of  
 the architect. The architect's liability is limited to the  
 documents that have been obtained by writing. These  
 documents do not constitute a contract. The architect  
 does not warrant the accuracy or completeness of the  
 information provided in this document. The architect  
 and its public authorities for the purpose of an  
 or Building Permit, etc.

New Construction:  
**Sawyer's  
 Landing**  
 1081 North French Road  
 Amherst, NY

ISSUE:

SA PROJECT TEAM: PRINCEPALE, JESKINSKI,  
 PRO ARCHITECTS, DRAPER, JACOBI,  
 DECAFT, LEMMON, INTERIORS

SEAL:

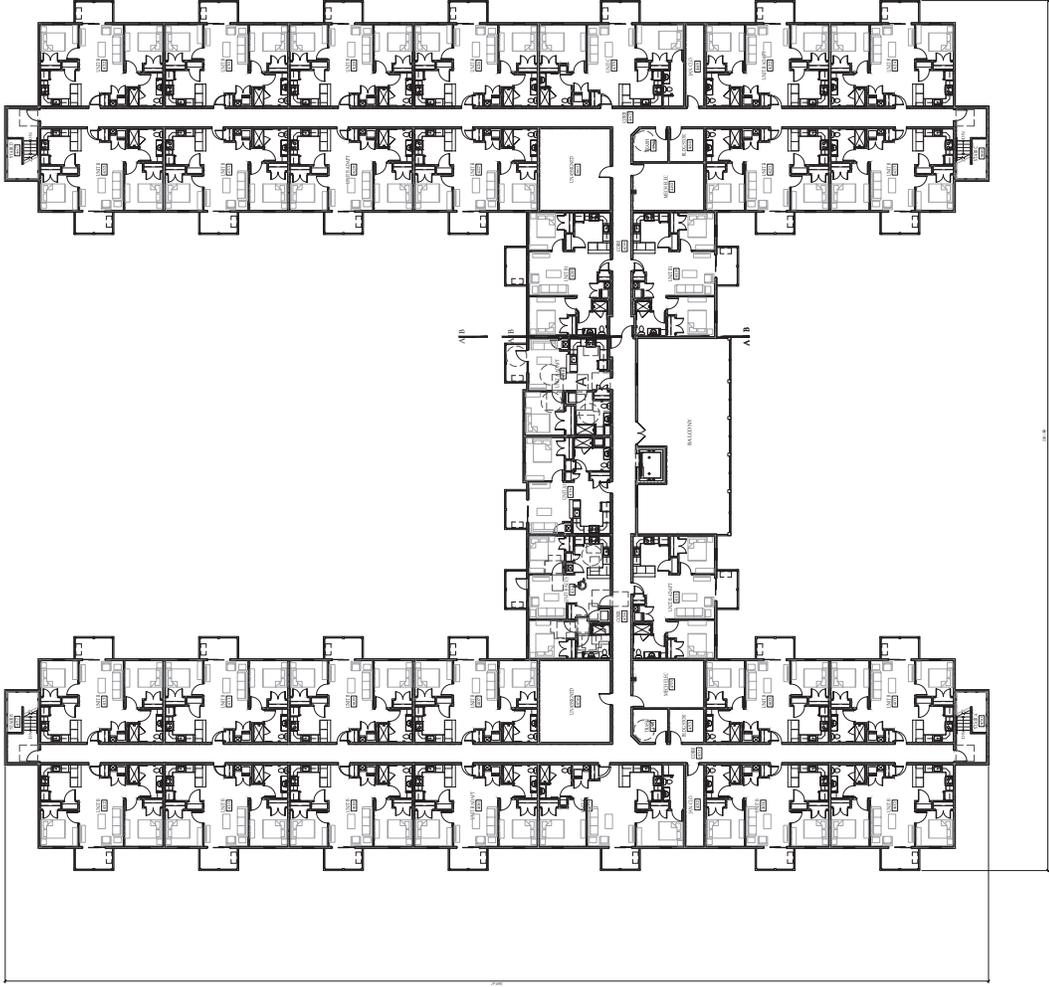
TITLE:  
**OVERALL  
 FOURTH FLOOR  
 PLAN**



132 MILLERSPORT HWY. PL. 716.691.0000  
 AMHERST, NY 14221 FAX: 716.691.4773

SA JOB #: **25101.01** DATE: **02-02-25**

DRAWING #: **A-104**



(A) OVERALL FOURTH FLOOR PLAN

---

**Exhibit 9**

---



**Amherst Town Board**

5583 Main Street  
Williamsville, NY 14221  
www.amherst.ny.us

Francina J. Spoth  
Town Clerk

Meeting: 10/15/24 07:00 PM  
Department: Town Clerk  
Initiated by: **Timothy Koller**  
Co-Sponsored by:

DOC ID: 29466

**RESOLUTION 2024-773**

**ADOPTED AS AMENDED**

**Amendment to the SEQR Certification of Findings and the Filed Declaration of Restrictions for “Muir Woods - Site A” and Adoption of a Local Law for Amendment #77 to the Audubon Development Plan and Zoning Map for 17.42± Acres of Land from NCD-RI to NCD-LC. [50 Dodge Road (Portion) (NCD); Z-2002-09\_E]**

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

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of August 27, 2024 to amend the “Development Program” within the SEQR Findings Statement approved by the Town Board on September 27, 2021 to permit “Site A” located at the western end of the overall Muir Woods site located at 50 Dodge Road (NCD) to be developed as a mixed-use residential/commercial project consisting of a different mix of residential units than that outlined in the findings statement adopted on September 27, 2021, and be it further

RESOLVED, that the filed Declaration of Restrictions for “Muir Woods Site A” be amended, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of August 27, 2024 that the proposed New Community District Local Center (NCD-LC) use classification at 50 Dodge Road (portion) is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that in accordance with Section 203-8-3 and Section 203-8-15 of the Town Code (Zoning), the Town Board adopts Local Law (#\_\_\_) to amend the Audubon Development Plan and Town Zoning Map.

**10/1/2024**

A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Berger and unanimously approved 4-0. The public hearing was opened at 7:03 PM.

Attorney Sean Hopkins, presented.

The following speakers addressed the Town Board:

Tom Wesibeck, 48 Drawbridge Ct  
Don Smith, 201 N Long St  
John Trabert, 234 Mt Vernon Rd

Kathy Aquilina, 215 Maple Rd

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the hearing and set a decision date for the October 15th Town Board meeting, seconded by Councilmember Berger and unanimously approved 4-0. The public hearing was closed at 7:36 PM.

**10/15/2024**

A motion to approve was made by Supervisor Kulpa and seconded by Councilmember Berger. A motion was then made by Councilmember Berger to amend, seconded by Councilmember Marinucci and unanimously approved 4-0. Amendment adds the underlined language. A motion to approve as amended was made by Supervisor Kulpa, seconded by Councilmember Berger and unanimously approved 4-0.

<b>RESULT:</b>	<b>ADOPTED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Brian J. Kulpa, Supervisor
<b>SECONDER:</b>	Jacqueline Berger, Councilmember
<b>AYES:</b>	Kulpa, Berger, Szukala, Marinucci
<b>ABSENT:</b>	Lavin

---

**Exhibit 10**

---



**Amherst Town Board**  
5583 Main Street  
Williamsville, NY 14221  
www.amherst.ny.us

Francina J. Spoth  
Town Clerk

Meeting: 10/19/20 07:00 PM  
Department: Town Clerk  
Initiated by: **Kathleen Cooper**  
Co-Sponsored by:

DOC ID: 22365

**RESOLUTION 2020-792****ROLL CALL VOTE (ADOPTED)**

## Amendment to the Comprehensive Plan for "Muir Woods - Site A" (1081 N. French Road)

Amendment to the Comprehensive Plan for  
"Muir Woods - Site A"  
[1081 North French Road (NCD); BCPA-2020-02]

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

RESOLVED, that pursuant to NYS Town Law Section 272-a and Section 11.6 of the Town Comprehensive Plan, the Town Board concurs with the findings of the Planning Board as stated in their resolution of August 20, 2020 to amend the Conceptual Land Use Plan (Figure 6) and the University Focal Planning Area (Figure 21) of the Comprehensive Plan for "Muir Woods - Site A" located at 1081 North French Road (NCD) to permit mixed-use residential/commercial use on Site A.

For additional information (copy & paste link):

[https://share.amherst.ny.us:443/docman/doc\\_files\\_list.php?hash=uaaidrbq0hjn0mkelzsugvr62](https://share.amherst.ny.us:443/docman/doc_files_list.php?hash=uaaidrbq0hjn0mkelzsugvr62)

### **10/06/2020**

A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 4-0. The public hearing was opened at 7:51 PM.

Sean W. Hopkins, Esq., presented for both resolution #791 and #792 and answered questions from the Board.

There were no speakers from the public, therefore Supervisor Kulpa moved to adjourn the public hearing and set a Decision Date for October 19th. The motion was seconded by Councilmember Lavin and unanimously approved 4-0. The public hearing was adjourned at 8:13 PM.

### **10/19/2020**

A motion to open the public hearing was made by Supervisor Kulpa, seconded by Deputy Supervisor Berger and unanimously approved 5-0. The public hearing was opened at 7:07 PM.

Sean W. Hopkins, Esq., presented.

There were no speakers from the public, therefore Supervisor Kulpa moved to close the public hearing, seconded by Deputy Supervisor Berger and unanimously approved 5-0. The public hearing was closed at 7:18 PM.

A motion to approve the Negative Declaration was made by Supervisor Kulpa, seconded by Deputy Supervisor Berger and approved 4-1 (nay, Bucki). A motion to adopt the resolution was made by Supervisor Kulpa, seconded by Deputy Supervisor Berger and approved via Roll Call vote 4-1 (nay, Bucki).

<b>RESULT:</b>	<b>ROLL CALL VOTE (ADOPTED) [4 TO 1]</b>
<b>MOVER:</b>	Brian J. Kulpa, Supervisor
<b>SECONDER:</b>	Jacqueline Berger, Deputy Supervisor
<b>AYES:</b>	Kulpa, Berger, Lavin, Szukala
<b>NAYS:</b>	Bucki