



**TOWN OF AMHERST**  
**APPLICATION & REVIEW**  
**PROCEDURE**  
**MAJOR SITE PLAN**

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

**THIS ALSO APPLIES TO REVISED MATERIALS THAT ARE SUBMITTED.**

This application package includes the following:

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

**- IMPORTANT -**

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

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

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

<https://gisservices.dec.ny.gov/eafmapper/>.

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

Traditional Infill 2.5 (TI-2.5)  
Traditional Infill 4 (TI-4)  
Shallow Corridor 3 (SC-3)  
Deep Corridor 3 (DC-3)

Deep Corridor 5 (DC-5)  
Center 2.5 (CTR-2.5)  
Center 5 (CTR-5)  
Center 8 (CTR-8)

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

4. The application shall be executed or consented to in writing by the owner of the property.
5. **Any variances from the Zoning Board of Appeals, or any decision from the Town Board (e.g. removal of deed restrictions) must be obtained prior to action by the Planning Board on a Site Plan application.**
6. Submittal of an application grants permission to Town staff and Planning Board members to access the parcel(s) under consideration.
7. All site plan drawings must be prepared by a Registered Architect, Professional Engineer, Landscape Architect, or Land Surveyor (as applicable) licensed to practice in New York State.
8. If you wish to include a Coordinated Sign Plan application with the site plan petition, a separate application must be completed. Contact the Planning Department for a copy of a Coordinated Sign Plan application package.
9. All drawings should be no larger than 24 in. x 36 in. If site characteristics warrant larger plan sheets, they may be accepted subject to Planning Department concurrence. All drawings must also reserve a 4 in. x 6 in. area in the lower right hand corner for official Town use.

---

**APPLICATION PROCEDURES**

1. Applicant secures application package from the Planning Department, 5583 Main Street, Williamsville, NY 14221. (716) 631-7051. Forms are also available online at: [www.amherst.ny.us](http://www.amherst.ny.us), (keyword: Planning).
2. Applicant prepares information as required on the Site Plan Submittal Checklist, attached. NOTE: Some proposals may not require all items on the checklist; please verify with the Planning Department.
3. Applicant schedules an appointment with the Planning Department to review the following:
  - a complete set of site plan drawings, preliminary building elevations and floor plans (no larger than 24" x 36" in size)
  - Environmental Assessment Form (EAF) & Town EAF Addendum
  - any supporting reports and materials
  - verification from the Town Assessor that the address in the application is correct
4. Applicant schedules an application submittal appointment with the Planning Department. **NO SITE PLAN WILL BE ACCEPTED FOR REVIEW WITHOUT A PRE-SET SUBMITTAL APPOINTMENT.**
5. At the submittal appointment, applicant provides fourteen (14) complete and collated sets of drawings and application information to the Planning Department (**materials will not be accepted unless folded into 9" x 12" in size**), including:
  - application form
  - Environmental Assessment Form (EAF)
  - supporting reports / materials
  - complete set of site plan drawings, preliminary building elevations and floor plans (**at least one (1) set of drawings must bear a raised or wet seal and signature of the design professional** who prepared the plans; the remaining copies may be submitted with a facsimile of the seal and signature)
  - digital files of all materials in pdf format
  - an 8½" x 11" reduction of the sketch plan or plat drawing (see Appendix B)

6. After approval for filing by the Planning Department, applicant submits all necessary fees to the Town Clerk. **(See Schedule of Fees on first page of application and make checks payable to: Town of Amherst.)**
7. The applicant returns a copy of the filing receipt to the Planning Department.
8. The Planning Department transmits remaining thirteen (13) copies of the application and supporting materials to:
  - Assessor
  - Commissioner of Building
  - Town Engineer
  - Superintendent of Highways
  - Traffic/Safety Board
  - Fire Chiefs' Association
  - Plumbing Division
  - Right-of-Way Agent
  - Police Department (if applicable)
  - Zoning Enforcement Officer
  - Other Town and outside agencies, as applicable
9. Within 30 days of its receipt of the complete application for Site Plan approval, each agency completes its review and notifies the Planning Department in writing of its comments or recommendations as required by Ordinance.
10. The applicant may be required to submit revised plans, reports, or materials to address review agency comments. The procedures for submittal of revised plans are as follows:
  - A cover letter addressing all comments received to date is required.
  - "Highlight" the area of change on the drawings and provide a notation describing the change.
  - Revised plans/materials are required. Planning staff should be contacted to determine the number of sets needed.
  - All revised plans and materials must also be provided in an electronic format that contains pdf files of the revised information.
11. The Planning Board reviews the EAF to determine whether a Draft Environmental Impact Statement (DEIS) is required. The petitioner will be advised in the event that a DEIS is required and afforded the opportunity to prepare it. If the petitioner declines, the Planning Board will prepare the DEIS at the petitioner's expense. The public hearing will be held on the DEIS concurrently with the Planning Board hearing on the application.
12. Planning Board Meeting Procedures:

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

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

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

13. A copy of the Planning Board's determination will be provided to the applicant, his / her representative, the Building Commissioner and the Town Clerk approximately 1 week following the Planning Board meeting at which it was heard.
14. If the Planning Board approves a Site Plan with conditions, the Planning Department will work with the applicant to ensure that all conditions of the approval are satisfactorily addressed. When all conditions are satisfied, the applicant submits **seven (7) final copies** of the complete set of all site plan drawings, folded into 9" x 12". For site plans in the Mixed-Use zoning districts, building elevations will also be required.  
  
**All 7 sets must have original wet seals and include the required 4 in. x 6 in area in the lower right hand corner for official Town use.** These drawings will be stamped and signed "Approved" by the Planning Director and transmitted to Town Departments for their files and use.
15. A building permit will not be issued by the Building Department until the stamped and signed Site Plan is issued by the Planning Director.

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



## 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: F.W. Webb Company

Address: 160 Middlesex Tpke

Bedford MA 01730  
city state zip code

Phone: (718) 272-6600 Fax: (718) 272-7790

E Mail: RAM@fwwebb.com

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

Name: Napierala Consulting Professional Engineer, PC

Address: 110 Fayette Street

<u>Manlius</u>	<u>NY</u>	<u>13104</u>
city	state	zip code

Phone: (315) 682-5580 Fax: (315) 682-5544

E Mail: mnap@napcon.com

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

Address: 669 S. Youngs Road, Amherst NY 14221

SBL No(s): 81.03-5-20

**Project Name:** F.W. Webb Amherst

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

Construction of a 113,500 +/- SF commercial/warehouse facility consisting of a —  
 12,300 sf self service commercial space, a 6230 sf showroom, 9100 sf office space, —  
 65,430 sf warehouse space, and a 20,500 sf drive-thru pipe barn. The site will also —  
 include a 138500 sf paved storage yard in the rear of the property, and the —  
 associated parking and pedestrian facilities. —

---



---



---



---



---



---

**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):**

---



---



---



---



---



---



---



---



---



---

<b>Gross Floor Area (non-residential):</b>	_____	112,609 SF	112,609 SF
	existing	proposed	total

<b>Gross Floor Area Residential:</b>	_____	_____	_____
	existing	proposed	total

<b>Number of Residential Units:</b>	_____	_____	_____
	existing	proposed	total

<b>Number of Parking Spaces:</b>	_____	117	117
	existing	proposed	total

**Acreage of Parcel:** 20.2 ac  
*(list each parcel separately)*

---



---

**Frontage on Public Roads:** 695 LF along South Youngs Road  
*(list each road separately)*

---



---

**Existing Zoning District(s)** General Industrial

---



---

## **Site Plan Submittal Requirements and Checklist**

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

<b>Item No.</b>	<b>Item</b>	<b>Submitted</b>	<b>Official use</b>
<b>I Basic Drawing Information</b>			
1.0	Drawing size not to exceed 24" x 36"	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		
<b>II Structures, Paved Areas, &amp; Open Space</b>			
1.0	<b>Existing and Proposed Streets</b>		
1.1	Names of all existing and proposed streets	X	
1.2	Width and radii of proposed curb-cuts	X	
1.3	Existing curb-cuts on adjacent and opposite properties	X	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	X	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	X	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	NA	
1.7	Designation of Fire Lanes (if applicable)	X	
1.8	Fire apparatus access roads	NA	
1.9	Label any proposed roads as public or private	NA	
1.10	Location and dimensions of sidewalks	X	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	NA	
2.0	<b>Proposed Structures</b>		
2.1	Location and complete dimensions of proposed structures	X	
2.2	Setback dimensions of structure(s) to all property lines	X	
2.3	Proposed use of structures	X	
2.4	Gross square feet area of each structure	X	
2.5	Location of all building entrances	X	
2.6	Indicate type of roof construction/materials	X	
2.7	Location, height, and design detail of existing and proposed fences and walls	X	
2.8	Location of light standards and building mounted lights	X	
2.9	Location of dumpster and detail of dumpster enclosure with gate	X	
2.10	Layout and dimensions of the lot(s) proposed for development	X	



Item No.	Item	Submitted	Official use
<b>II Structures, Paved Areas, &amp; Open Space (cont'd)</b>			
3.0	<b>Floor Plans with individual rooms and spaces labeled</b> (fully dimensioned)	X	
4.0	<b>Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.</b> (fully dimensioned)	X	
4.1	Show screening of mechanical equipment		
5.0	<b>Parking/Loading/Stacking Areas</b>	X	
5.1	Location and complete dimensions of all paved areas	X	
5.2	Setback dimensions of all paved areas to property lines	X	
5.3	Dimension of typical parking space and drive aisles	X	
5.4	Location and layout of handicapped parking spaces & access aisles	X	
5.5	Detail of vertical signage for handicapped parking and access aisles	X	
5.6	Indicate minimum parking requirement & number of spaces provided	X	
5.7	Proposed signage for directing and guiding traffic	X	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)		
5.9	Pedestrian connections (from proposed structures to public sidewalk network)	NA	
6.0	<b>Location and proposed development of all open spaces, including parks, playgrounds, and open reservations</b>	NA	
<b>III Utilities and Drainage</b>			
1.0	<b>Engineers Report</b> (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])	X	
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer		
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations	X	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor		
1.4	Proposed storm drainage facility calculations (see information included with this application)	X	
2.0	<b>Grading Plan</b>		
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)	X	
3.0	<b>Water Service</b>		
3.1	Location, size and material of existing and proposed facilities	X	
3.2	Location of existing and proposed fire hydrant location(s)	X	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	X	
3.4	Existing and proposed meter/RPZ size and location	X	
3.5	Applicable construction details	X	
4.0	<b>Sanitary Sewers</b>		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	X	

Item No.		Submitted	Official use
<b>III Utilities and Drainage (cont'd)</b>			
4.2	Applicable construction details	X	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)		
<b>5.0</b>	<b>Storm Drainage</b>		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	X	
5.2	Connection of roof drains to proposed drainage system	X	
5.3	Applicable Town Standard construction details		
5.4	Existing and proposed swales and ditches	X	
5.5	Detention area cross-section and high-level elevations	X	
5.6	County and State approval for tie-in to existing sewers		Current owner responsible for connection to public sewer
<b>6.0</b>	<b>Stormwater Pollution Prevention Plan (SWPPP) as applicable</b> (bound separately from the Engineer's Report) <b>See attached checklist.</b>	X	
<b>7.0</b>	<b>Natural Gas Service</b>	X	
<b>8.0</b>	<b>Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)</b>	X	
<b>9.0</b>	<b>Downstream Sanitary Capacity Analysis (DSCA) Report</b> (must be submitted if proposed average flows are greater than 2,500 gallons per day)		Current owner responsible for connection to public sewer
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		Current owner responsible for connection to public sewer
<b>IV Lighting Plan</b>			
<b>1.0</b>	<b>Photometric plan showing light spread in foot candles at property lines</b>	X	
1.1	Detail of all light standards, including dimension of height from finished grade	X	
1.2	Detail of all exterior lighting fixtures	X	
<b>V Landscape Plan</b>			
<b>1.0</b>	<b>Wet/raised seal and signature of a licensed Landscape Architect</b>		
<b>2.0</b>	<b>Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage</b>		
<b>3.0</b>	<b>Indicate location, size, number and type of proposed landscape materials</b>	X	
<b>4.0</b>	<b>Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained</b>	X	
<b>VI Other Required Information/General Requirements</b>			
<b>1.0</b>	<b>Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor</b>	X	

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

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  
 State Environmental Quality Review  
**ENVIRONMENTAL ASSESSMENT FORM**  
**-- ADDENDUM --**

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

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

5. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request:     Yes    No

Describe \_\_\_\_\_

\_\_\_\_\_

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

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project \_\_\_\_\_  
 Source: \_\_\_\_\_

7. Will blasting occur during construction?     Yes    No

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

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

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

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



**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 1 is accurate and complete.

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

Name of Action or Project: F.W. Webb Amherst		
Project Location (describe, and attach a general location map): 669 South Youngs Road, Amherst, NY 14221		
Brief Description of Proposed Action (include purpose or need): Construction of a 112,700 +/- SF commercial/warehouse facility for plumbing supply/wholesale.  Project will require subdivision approval in order to create two lots.  Associated construction includes a 110-vehicle parking lot, 10-trailer loading dock, and a 126,500 square foot paved outdoor storage yard. Project will connect to existing public and private utilities.		
Name of Applicant/Sponsor: FW Webb Company	Telephone: (781) 272-6600	E-Mail: RAM@FWWEBB.com
Address: 160 Middlesex Turnpike		
City/PO: Bedford	State: MA	Zip Code: 01730
Project Contact (if not same as sponsor; give name and title/role): Jami Anderson, Senior Project Manager, Green Leaf Construction	Telephone: 978-401-2053	E-Mail: janderson@greenleafcm.com
Address: 98 Adams Street, Suite 105		
City/PO: Leominster	State: MA	Zip Code: 01453
Property Owner (if not same as sponsor): 669 Youngs Road LLC. (Peter Krog)	Telephone: 716-667-1234	E-Mail: plkrog@krogrp.com
Address: 4 Center Drive		
City/PO: Orchard Park	State: NY	Zip Code: 14127

**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	Site Plan Approval	December 2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Highway Permit for driveway construction	January 2024
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	F.A.A. Clearance	December 2023
<p>i. Coastal Resources.</p> <p><i>i.</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</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

**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?

General Industrial Zone

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

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

a. In what school district is the project site located? Williamsville Central School District

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

Amherst Police Department

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

Williamsville Fire Department

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)? Commercial/industrial

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 20.2 acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ 13.4 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 20.3 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Commercial

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 20.2 ac Maximum 26.4

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ 11 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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 \_\_\_\_\_ 1

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ 33' height; \_\_\_\_\_ 325' width; and \_\_\_\_\_ 372' length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 28,000 +/- square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

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

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

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

## D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  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: \_\_\_\_\_ 925 gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 925 gallons/day

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

Sanitary Wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: Town of Amherst Plant No. 16
- Name of district: Amherst Sewer District No. 16
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• 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: \_\_\_\_\_  
 A sanitary lift station and force main will be designed/constructed at the northerly property line of the project site. The force main will convey wastewater north of the NYS Thruway and connect to the Town's existing sewer infrastructure.

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:
 

- How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 8.37 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 20.17 acres (parcel size)
- Describe types of new point sources. Pipe discharges (2) from new stormwater management practices.
- 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)?  
Onsite stormwater management facilities to off site surface waters
  - If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
Ellicott Creek
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
Heavy Equipment, Delivery Vehicles
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_
- 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:
 

- 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
- 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): \_\_\_\_\_  
semi-trailers - 30 trips (in & outs) per day

iii. Parking spaces: Existing \_\_\_\_\_ 0 \_\_\_\_\_ Proposed \_\_\_\_\_ 116 \_\_\_\_\_ Net increase/decrease \_\_\_\_\_ +116

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:  
One new driveway onto Youngs Road

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: \_\_\_\_\_  
996,402 kW-hr/year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Local Grid (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: _____ 6:00 AM- 5:00 PM _____</li> <li>• Saturday: _____ 6:00 AM - Noon _____</li> <li>• Sunday: _____ N/A _____</li> <li>• Holidays: _____ N/A _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 6:30am - 5:00pm _____</li> <li>• Saturday: _____ 7:30am - 11:30 am _____</li> <li>• Sunday: _____ N/A _____</li> <li>• Holidays: _____ N/A _____</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:  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
 10 - 24' high, wall-mounted, downward facing, lights around the exterior of the building. 16 - 24' high, pole mounted, downward facing, lights in the parking area, rear storage yard, and along vehicle routes.

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: \_\_\_\_\_ 3 tons per \_\_\_\_\_ week (unit of time)  
 • Operation : \_\_\_\_\_ 2 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: sub-contractors will be made aware of recycling efforts including what materials are to be recycled, locations of recycling dumpsters, etc.  
 \_\_\_\_\_  
 • Operation: recycling will be in accordance with local, state, and federal regulations  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: temporarily stored in roll-off dumpsters to be hauled off site for disposal by an outside waste management contractor  
 \_\_\_\_\_  
 • Operation: trash/refuse to be separated from recycled materials and stored in dumpsters that will be emptied once a week by an outside waste management contractor  
 \_\_\_\_\_

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): Airport

ii. If mix of uses, generally describe: \_\_\_\_\_

---

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	8.37	+8.37
• Forested	9.68	1.61	-8.07
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	5.05	4.75 (lawn areas)	-0.30
• 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)	0.73	0.73	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Forested Floodway</u>	4.71	4.71	0

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:  
BOCES Harkness Center  
\_\_\_\_\_

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): 915066  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
Former Westinghouse Electric Corp. 4454 Genesee Street, Cheektowaga, NY 14225. Remedial actions prescribed by the Records of Decision for the site's two operable units have been completed. However, TCE contamination continues to migrate off site in the discharge of the airport's storm sewers. The source of the storm sewer contamination has not yet been identified.



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? \_\_\_\_\_ 3 feet within building footprint

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:

Ovid Silt Loam, 0 to 3% Slope	86.6 %
Cazenovia Silt Loam, 0 to 3% Slope	13.4 %
_____	_____ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 8 feet within building footprint

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 Ellicott Creek Classification B
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters Approximate Size 0.73 ac
- Wetland No. (if regulated by DEC) N/A

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: deer _____ rodents _____ migratory birds _____ _____	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Species and listing: _____ _____	
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 checked="" type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <u>Garrison Cemetery</u>	
<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
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
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 FW Webb Date 12/14/2023

Signature Rodney Ives Title \_\_\_\_\_

Rodney Ives, PE (Napierala Consulting Professional  
 Engineer, PC  
 Civil Engineer/Agent for FW Webb