

7/15/2026

Bammel Architects
6264 Quaker Street
Orchard Park, New York 14127

Re: 772 Quaker Road , East Aurora NY

Dear Mr. May,

I visited the property at 772 Quaker Road Monday July 13, 2026. You explained the flood issue and showed photographs of the watershed that crossed over Quaker Road and continued across the front of your property down through portions of the house and the driveway which eventually made its way to the creek.

Giving the existing house elevation, the flood waters entered the crawlspace, continued to fill the basement and flooded it. Water also entered the rear portion of the home where the stoop elevation allowed water to enter the basement from the driveway.

The photographs show the drainage inlet which is located in the ROW (Right of Way) in front of your property was overwhelmed with water and was significantly overflowing. It was determined that the road's storm sewer was clogged and the State workers cleared the blockage which opened up the water flow in the pipe.

Attempting to divert the watershed to go completely down the driveway, would require building a retaining structure diagonally across the front yard. This would only be able to start 19' past the DI (Drainage Inlet) since it is located in the Right of Way. The flow rate would still enter the rear of the house.

This attempt would only be partially successful, even if the retaining structure continued to the DI. A retaining structure like this will be significant in cost, extend approximately 2' above grade, and will likely need repair in the future.

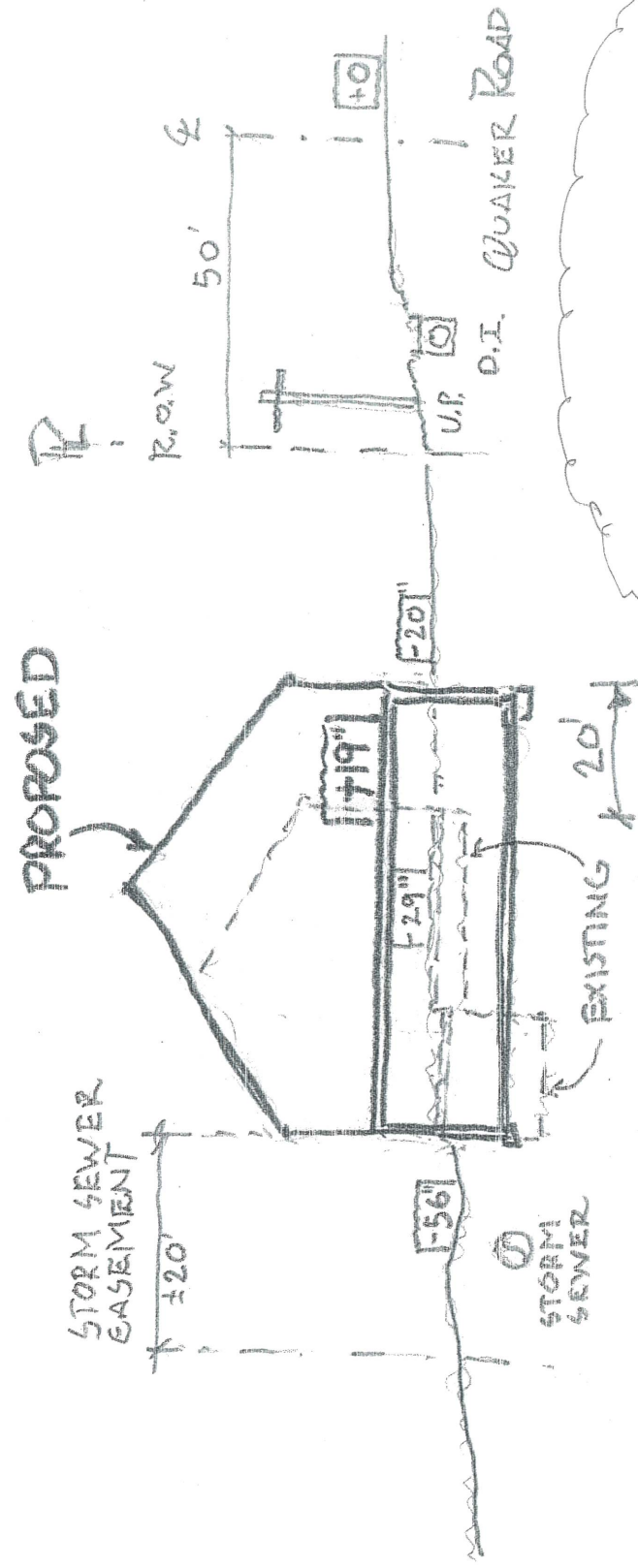
I would be remiss to recommend building/extending the top of the foundation walls that support the house. Two thirds of the foundations supporting the house are on top of a crawl space with unknown foundations that are most likely inadequate to extend to the height needed. Replacing the foundations in the current location would violate the Easement to Erie County for the Storm Sewer Pipe.

It is our suggestion to raise the home's first floor elevation to the two adjoining neighbors. And given the easement to the County of Erie for a storm sewer, excavating and placing foundations inside this easement would be prohibited. Moving the house 20 feet forward will provide room for additions, elevates and replaces poorly constructed foundations and minimizes the build up of grade needed to provide room for proper drainage without impacting the neighbors. Furthermore, since the neighbors property on the East side was built up more than 4 feet higher in areas where your property adjoins it would be beneficial to build up the driveway 1-2' in these areas. This will not negatively affect the neighbors bank and would actually help slow the erosion from this neighbors property.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Bammel', with a large, stylized loop at the end.

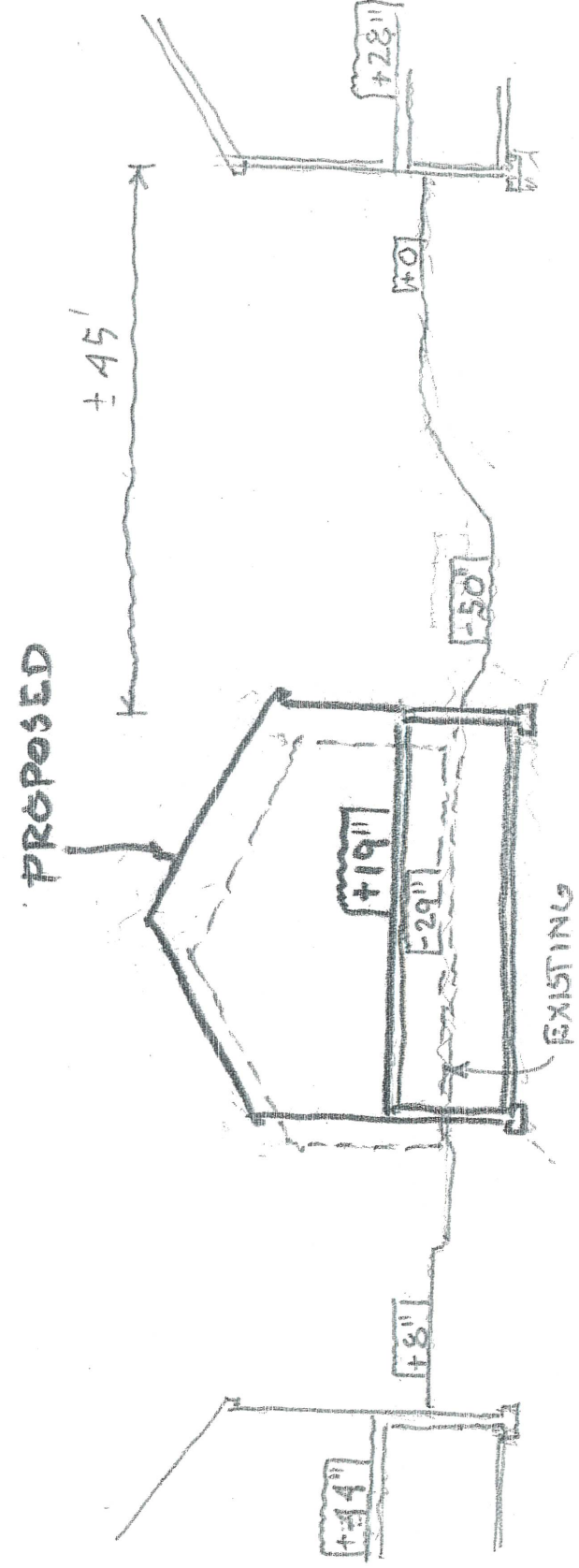
James Bammel / RA



SOUTH/NORTH SECTION

772 QUAKER - ROAD ELEVATION IS +0"

EAST AURORA



WEST/EAST SECTION

772 QUAKER - ROAD ELEVATION IS +0"

EAST AURORA

LANDS APPROPRIATED BY THE
STATE OF NEW YORK
S.H. No. 1066, MAP No. 100
PARCEL No. 109, L.6700, P.372
LANDS DEEDED TO THE COUNTY
OF ERIE, L.2624, P.190

EASEMENT TO THE COUNTY OF
ERIE, L.2626, P.31

P 171

CENTER LINE OF
IMPROVEMENT

R.O.W.

50'

FOUND
LARGE
IRON
VALVE

5.14'W
13.76'S

BLACKTOP
DRIVE

DRIVE
7.4'W

HSE.
2.15'E

HSE.
3.50'E

4" PVC
PIPE

ST

SEPTIC
VENT

7.88'W

*SEE
DETAIL

WATER
WELL

OHW

GRAVEL & BLACKTOP
DRIVE

FOUND
REBAR
DRIVE
7.8'W

19.76' WIDE
ST

U.P. L=67.92' MS
L=65.6' R.
SEE R.O.W. TO NYSEG
L.3600, P.353
OHW
R=2241.83'

66.91'± R.

68.00'

38.61'±

EXISTING

EXISTING
115.48'
15.8'

46.06'

OHW

43.48'

43.51'±

B1