WEST SENECA
PLANNING BOARD

1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
January 8, 2026

AGENDA

Meeting # 2026-01

CALL TO ORDER

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2025-12

OLD BUSINESS

2024-005
A request from LaBella Associates for property located at 2544 Clinton St to amend the granted special use permit and permit a multi-unit residential development.

2025-006
A request from Carmina Wood Design for for property located at 1475 Orchard Park Rd to permit a 29 unit townhouse development.

NEW BUSINESS

SPR2025-006
A request of Green Philosophy 716 for property located at 101 Slade Ave. to permit a second sign.

SPR2025-007
A request of Fund Raising Barn LLC for property located at 1325 Orchard Park Rd. to allow the construction of a 1,200 SF addition to the existing business.

ADJOURN

WEST SENECA COMMUNITY CENTER
1300 Union Road
West Seneca, NY 14224

Planning Board PROCEEDINGS
Minutes #2025-12
December 11, 2025

ROLL CALL: Present: Chairperson Margaret Bebak
Planning Board Member Eric Sailer
Planning Board Member Jim Frick
Planning Board Member Dale McCabe
Planning Board Member Joseph Sherman
Planning Board Member Tim Hayes

Absent:

CALL TO ORDER

Motion by Chairperson Bebak, seconded by Planning Board Member Hayes, to open the public hearing.

Ayes: 6 Noes: 0 Abstain: 0 Motion Carried

APPROVAL OF PROOFS OF PUBLICATION

Motion by Chairperson Bebak, seconded by Planning Board Member Sherman, to approve the proofs of publication.

Ayes: 6 Noes: 0 Abstain: 0 Motion Carried

APPROVAL OF MINUTES

1. Minutes of Meeting #2025-11

Motion by Planning Board Member McCabe, seconded by Planning Board Member Sherman, to approve Meeting Minutes 2025-11 of November 13, 2025.

Ayes: 6 Noes: 0 Abstain: 0 Motion Carried

OLD BUSINESS

SPR2025-004

A request of Studio T3 Engineering, PLLC for site plan approval for property located at 484 Harlem Road to permit an expansion of the existing building and parking lot.

Andrew Terragnoli of Studio T3 Engineering along with the owners of Don Juan Mexican Restaurant presented updated plans that addressed the review comments and revision requests received from the Engineering Department.

Chairperson Bebak stated there were engineering concerns that were addressed in a letter. Mr. Schieber stated technical civil engineering adjustments were required, which were made and accepted by the Engineer. Additionally, the owners have agreed to work out minor items, including future sanitary sewer connections with the Code Enforcement and Engineering Departments.

Chairperson Bebak asked whether the issues of screening and the placement of new trees were addressed. Mr. Terragnoli confirmed this and referred the Planning Board members to new landscape plans C4.0. Mr. McCabe stated that it appears some trees would be removed and

replaced. Mr. Terragnoli confirmed this is correct. Mr. McCabe asked what type of trees would be planted. Mr. Terragnoli stated Black Cedar trees around the dumpster and Harvest Gold Crabapple trees.

Mr. Frick asked if the concerns about the dumpster location were addressed. Mr. Terragnoli confirmed the refuse company has indicated the location and orientation was adequate.

Chairperson Bebak stated one of the concerns in the letter was from the Fire Marshall about planting the trees too close to the fire pits and asked if this was addressed. Mr. Schieber stated the Fire Marshall referred to in the letter is the Fire Inspector in his office and the local Fire Chief has not provided comments and, as the project progresses, the Fire Inspector from the Code Enforcement Office can visit to advise safe placement.

No public comments were received.

Motion by Chairperson Bebak, seconded by Planning Board Member McCabe, to approve the site plan for property located at 484 Harlem Road to permit an expansion of the existing building and parking lot subject to the approval of the Fire Marshall on the additional plantings and the submission and approval of the revised plan set and drainage report as requested in the engineering report.

Ayes: 6	Noes: 0	Abstain: 0	Motion Carried

NEW BUSINESS

SPR2025-006

A request of William Sahlem and Brian Hillery for rezoning and special permit for property located at 1475 Orchard Park Road to allow construction of five (5) 12 unit multi family buildings

Mr. Schieber stated the property owners have requested to postpone the application and the town will perform neighbor notifications when the application will be heard by the Planning Board.

Motion by Chairperson Bebak, seconded by Planning Board Member Hayes, to table SPR2025-006, request for rezoning and special permit for property located at 1475 Orchard Park Road to allow construction of five (5) 12 unit multi family buildings.

Ayes: 6	Noes: 0	Abstain: 0	Motion Carried

SPR2025-007

A request of 120 South Avenue LLC for rezoning for property located at 120 South Avenue to allow construction of two (2) warehouse buildings.

Attorney Sean Hopkins, along with Todd Czarcinski of Hamburg Floor Coverings, Doug Feyes of Carmina Wood Design, and Dave Sutton of Sutton Architecture were present.

Mr. Hopkins provided the following information:
- Request to rezone a portion of 120 South Avenue from R-50 to C-1
- The parcel is 2.2 acres
- Existing use is a flooring business
- Property owner to occupy a portion of the two new buildings
- Front of the property is zoned C-1, the rear of the property is R-50 and are requesting rezoning to C-1
- Proposed use is two flex warehouse buildings and 26 parking spaces
- Applicant owns the adjacent vacant parcel of 134 South Avenue which is .89 acres and 60' wide
- Proposing this parcel would remain permanent open space with a deed restriction and remain undeveloped to provide a buffer to the residential neighborhood
- Concept site plan includes rezoning of 1.06 acres from R-50 to C-1; 2 flex warehouse buildings of 6,000-sf each; 26 parking spaces; on-site water management area; and a T-turnaround for emergency vehicles
- If the rezoning is granted, the applicant will return to the Planning Board for site plan approval with fully engineered plans
- Erie County Department of Environment and Planning had no recommendation and determined the application to be of local concern; the comments on the proposed action included compatibility, landscaping, operations, and lighting noting they are topics that can be addressed and EC was not adware of the proposed green space for 134 South Avenue
- C-1 zoning allows a variety of uses and the applicant is only interested in the expansion of the existing business and some rental space
- SEQRA: unlisted action, short EAF submitted with rezoning application, no environmentally protected resources, project will require site plan approval and compliance with applicable stormwater quality and quantity standards, project will not result in any potentially significant adverse environmental impacts, and the issuance of a Negative Declaration is justified
- Requesting the Planning Board recommend rezoning a portion of the project site from R-50 to C-1 subject to the condition that the parcel at 134 South Avenue shall be merged with 120 South Avenue and shall be subject to a Declaration of Restrictions stating it shall consist of permanent open space to remain undeveloped

Mr. Sherman asked if the new buildings would have tenants or be for the owner's personal use. Mr. Hopkins stated there would be both. Mr. Sherman commented that SHPO would have to be contacted and asked if other agencies have been contacted. Mr. Feyes stated they would contact the agencies during the site plan approval process. Mr. Sherman stated C-1 zoning does not list warehousing and proposed amending the rezoning to C-2(S) with the Special Permit for indoor storage only for the additional warehouses. Mr. Hopkins stated Mr. Schieber communicated with himself and stated his client was amenable to this. Mr. Sherman asked if the owner was amicable for indoor storage only. Mr. Hopkins stated there is presently limited outdoor storage. Mr. Czarcinski stated that other than his installation vehicles parked outside, there would be no outdoor storage. Mr. Sherman stated materials and things of that nature would be stored indoors at all times. Mr. Czarcinski stated that was acceptable.

Mr. Frick referred to the EAF and commented that an archeological site had been identified. Mr. Hopkins stated they would do their due diligence and noted the fact that the site shows up as potentially significant does not mean there are resources onsite.

Mr. McCabe referred to 134 South Avenue and the screening requirements along the side adjoining the residential property. Mr. Schieber stated the undeveloped parcel is 60' wide and would act as a buffer. Chairperson Bebak asked if this would be a conservation area or how best to define it. Mr. Hopkins stated the intent is to leave it as is and is familiar with deed restriction but Mr. Trapp could confirm the correct term.

No public comments were received.

Motion by Chairperson Bebak, seconded by Sailer, to recommend the rezoning for property located at 120 South Avenue to allow construction of two (2) warehouse buildings with the following conditions: 1) merge the 2 lots into one lot, 134 South Avenue and 120 South Avenue, with a declaration restriction stating it shall consist of permanent open space on the most westerly 60' of the property and the trees remain; 2) the zoning is changed to C-2 that no business or storage of materials take place on the exterior of the building.

On the question, Mr. Sherman stated the Special Permit should be designated.

Chairperson Bebak acknowledged this and amended the motion to indicate C-2(S).

Ayes: 6 Noes: 0 Abstain: 0 Motion

ADJOURN

Future meetings are held the second Thursday of the month at 6:00pm

Chairperson Bebak recognized and thanked Dale McCabe for the many years of service he has given to the Town of West Seneca. Mr. McCabe thanked the Planning Baord members, Town Clerk, Code Enforcement Office, and Town Attorney for their professionalism.

Motion by Chairperson Bebak, seconded by McCabe, to adjourn the meeting at 6:25 P.M.

Ayes: 6 Noes: 0 Abstain: 0 Motion Carried

December 22, 2025

Jeffery Schieber
Code Enforcement Officer
1250 Union Road – Room 210
West Seneca, New York 14224

RE: 2544 Clinton Street – Home Leasing Development
Special Use Permit Amendment

Mr. Schieber:

On behalf of Home Leasing, I am pleased to submit the attached package seeking an Amendment to the Special Use Permit for the previously approved development at 2544 Clinton Street. The project is located on Tax parcel #124.00-2-5, which is a 11.7-acre parcel bounded by Clinton Street to the south, Cayuga Creek to the north and west, and a vacant property to the east.

The modification to the site plan was driven by our commitment to improving the overall functionality and livability of the community. In response to comments from the Planning Board, Town Board, and various financing partners, we have developed a plan that better meets these objectives. By consolidating the layout into a single building set back further from the street, we can best meet accessibility standards, preserve mature vegetation, increase open space, improve shelter-in-place accommodations, improve parking and bus accessibility, improve playground safety, reduced electrical demand, and provide a better overall design for residents.

Home Leasing previously received approval (1/27/2025) from the Town Board to rezone the parcel to R 50 and issuance of a Special Use Permit - allowing for multiple-family dwellings. Home Leasing is seeking to amend the existing Special Use Permit based on a revised conceptual site layout. We are first seeking a positive recommendation from the Planning Board before presenting it in front of the Town Board.

The amended site layout includes ±75 units split between a proposed singular 3-story building - in the rear of the property - and a repurposing of the existing mansion – to include residential units. The previously approved layout included six townhouse buildings and reuse of the mansion. As with the original version of the project, the site will include the code required 150 parking spaces, site access will utilize the existing site entrance (to be widened), sidewalks, playground, landscaping and stormwater management facilities. Additional improvements to the existing mansion will include amenities for residents, modification (interior and exterior) to make the first floor ADA accessible.

Also included as parts of this package are the following: revised conceptual plan, updated FEAF and appendices including reports/studies/supplemental information. After amendment of the Special Use Permit, Home Leasing intends to submit a fully engineered package to the Planning Board for Site Plan Approval.

The revised site layout, with a singular apartment building - instead of six scattered townhouse buildings - will result in a variety of benefits for the project as a whole:

Building Location

The proposed building will be located behind (north of) the existing mansion which will screen much of the view of the new building. It's greater setback – significantly farther than the scattered townhouses – preserves the view of mansion and open space in the front of the property. This placement also enables the majority of the parking to be placed between the mansion and the proposed building, using the mansion and the existing trees to provide visual screening from Clinton Street.

Improved ADA accessibility

Throughout the site and within interior common areas - Common areas for the residents will now be in the new building (previously proposed in the mansion), this will allow for interior areas to meet and exceed code requirements. Sidewalks throughout the site will be ADA accessible including pedestrian access to Clinton Street.

Preservation of Open Space and Existing Mature Vegetation

Consolidating the project into a single building reduces the overall developments area of disturbance. This approach preserves more green space across the site and eliminates a less efficient building layout. The parking layout becomes more efficient and consolidated, fire access is simplified, and the reduced disturbance area ensure that more existing trees are maintained. Positioning the new building behind the mansion conserves additional trees in the front yard, protecting the existing feel of the property.

Improved Shelter-In-Place Accommodations

Common areas and shelter-in-place zones will be relocated to the new building (previously proposed in the mansion), ensuring that these essential spaces are easily accessible to the majority of residents. This rearrangement significantly improves both daily convenience and access during emergencies. The designated shelter-in-place areas will be supported by the backup generator and are designed to accommodate all residents – including residents of the mansion – in the event of a power outage.

Improved Parking Layout and Bus Access

The proposed design meets the minimum code requirement for parking (150 spaces, 2 per unit). Parking will be located closer to both the new building and the mansion than the previous layout, improving convenience for residents and visitors. Additional parking will be provided behind the new building which will also serve as additional fire access. The consolidated parking design also promotes improved bus circulation and allows residents to remain protected from within the shelter of the common lobby of the main building while awaiting bus pick-up.

Playground Safety

The playground will be located adjacent to the new building, which provides safe and convenient access from both the new building and mansion. This placement minimizes the need for children to cross internal roads or parking areas and provides improved sight lines for parents and guardians.

Electrical Capacity

Despite increasing the unit count from 67 to 75 units, the overall building square footage is reduced creating an opportunity for a more efficient energy design and thereby reducing the building's proposed load from 1.62MVA in the original design to 1.20MVA, which only increases the load on the existing NYSEG/RGE 12.5kV circuit from 46.89% to 56.10%.

Summary

Below is a table summarizing the proposed impacts of the revised site layout in relation to the original design. Categories are based on previous areas of concern as identified by the Town Board.

Impacts of Revised Layout	
Design Element	**Proposed Impact**
Building Location	Improved
ADA Accessibility	Improved
Preservation of Open Space / Existing Vegetation	Improved
Shelter-In-Place Accommodations	Improved
Parking Layout	Improved
Playground Safety	Improved
Electrical Demand	Reduced
Sewer Impact	Not Impacted
Traffic Impact	Not Impacted
Sidewalk Connectivity	Not Impacted

Project History – June 2024 to January 2025

An application package for rezoning and a special use permit was originally submitted to the town in May 2024. The project appeared in front of the Planning Board on 6/13/2024, where it received a positive referral to the Town Board. The project appeared in front of the Town Board serval times in summer/fall 2024 before receiving a SEQR negative declaration and approval for Rezoning and a Special Use Permit on 1/27/2025.

Throughout the approval process a variety of supplemental reports and studies were performed to address comments and concerns raised by residents, staff and board members. A summary of the information is provided below - detailed reports are included in the appendices. These reports have been updated (as needed) to reflect the revised layout and updated unit count.

Appendix A - Sewer Study (updated)
Appendix B - DOT Traffic Concerns
Appendix C - Electrical Capacity (updated)
Appendix D - Sidewalk Along Clinton Street – DOT Correspondence
Appendix E - Correspondence with Seneca Nation & SHPO
Appendix F - West Seneca Schools – Correspondence (pending)

Appendix A - Sewer Study – (Study regarding the sewer capacity)

Labella Associates completed a sewer study to analyze the potential impact of the proposed development would have on the existing sewer infrastructure and to confirm the available capacity.

Results from the sewer study conclude that the existing sewer has sufficient capacity to handle the proposed project. The increased unit count (75 units) did not increase the impact on the sewer load. Of the three sample locations, the highest existing flows recorded during the monitoring period showed the existing 60" Sewer (Casmier Street) peaking at 34.6% of its total capacity. The proposed project would increase the load to 34.8% (dry weather weekend day peak). At the two other sample locations (Mathews Cemetery NW Corner and 8 Cable Street), the proposed project would increase peak flows to 10.3% and 33.3% of the total sewer pipe capacity respectively (dry weather weekend day peak).

TEC Smith was contracted to install monitoring nodes in existing manholes as directed by Erie County Department of Health. Sanitary flows were monitored in three downstream manholes from August 13, 2024 – September 18, 2024. The data was provided and Labella Associates completed the sewer analysis report. Attached in Appendix A, with all supplemental node data provided to the town under separate cover.

Refer to Appendix A for the sewer report, as prepared by LaBella Associates (Kristopher Winkler, P.E.)

Appendix B - DOT – Traffic Study Correspondence

Labella and Home Leasing met with the New York State Department of Transportation, Region 5 staff on 8/6/2024 to discuss if any traffic studies would be required in addition to the original traffic assessment prepared by Labella Associates (Traffic assessment dated 6/13/2024). The meeting was held with Casey Gordon, Ronald Frei and Carl Calarco of the DOT.

The DOT is not requesting any additional traffic assessments at this time. The Traffic Assessment originally provided is sufficient. The original traffic study is based on 75 units – an update was not needed as part of this resubmission. Email correspondence confirming the DOT position via Casey Gordon, Transportation Analyst is provided in Appendix B.

Appendix C - Electrical Capacity – Grid Capacity Evaluation (GCE)

Labella Associates has prepared a Grid Capacity Evaluation (GCE) to provide insight into the available electrical capacity for the proposed project.

The original report was updated to reflect 75 units and the gross square footage of the new building layout. The singular building design results in more efficient layout in regard to energy usage. Updated results from the Grid Capacity Evaluation found that the proposed project would increase the load on the 12.5kV circuit to 56.1% (in leu of 83.5% with the original layout) of its available capacity (if constructed at the time of the report). This is well below the maximum peak percentage, therefore is Labella's opinion that the project can be serviced without additional upgrades from NYSEG. Based on previous experience, if the total peak percentage is below 90%, the proposed developments can be serviced without upgrades.

The GCE evaluation looks at the current capacity of the electrical grid in the area and estimates the electrical load that the proposed project would potentially add to the existing infrastructure. The

evaluation report includes research from the Electrification Capacity online resource and a site visit for observation of existing feeds. The GCE report is provided in Appendix C.

Per NYSEG protocol, “Will Serve” letters cannot be provided until the project has an official address as issued by the local 911 department. Thus, until the project is further along a letter cannot be obtained.

Refer to Appendix C for the GCE prepared by Labella Associates (Anthony Sanganetti, P.E.).

Appendix D - DOT - Connecting Sidewalk on Clinton Steet

Labella and Home Leasing met with the New York State Department of Transportation, Region 5 staff on 8/6/2024 to discuss the possibility of adding a sidewalk to Clinton Street to help connect the proposed project to the retail areas to the west. The meeting was held with Casey Gordon, Ronald Frei and Carl Calarco of the DOT.

Labella provided a conceptual sketch to the DOT of a sidewalk from the proposed development connecting the shoulder of Clinton Street (included in Appendix E). At this time the DOT does not intend to upgrade/widen the road shoulder and/or bridge over Cayuga Creek or allow modification to the guardrail. The DOT does not object to the routing shown in blue (sidewalk in ROW, up to existing guardrail) on the above-mentioned sketch and as shown on the revised conceptual plan (Appendix D). Email correspondence confirming the DOT position via Casey Gordon, Transportation Analyst is provided in Appendix D.

The sidewalk connection was not updated as a part of this resubmission. Connectivity along the new driveway to Clinton Street remains unchanged from the original layout/plans presented to DOT staff.

Appendix E - Communication with Seneca Nation – (SHPO No Effect Letter)

As previously shared with the town, Home Leasing has received a No Effect Letter from SHPO on 9/15/2023. As a part of the SHPO review process the NYS staff reached out to the local Native American tribes, with no comments/objections received. Additionally Home Leasing also reached out to local tribes as a part of the SHPO and geoarchaeological studies, with no comments/objects received.

Prior to receiving the No Effect Letter, Home Leasing contracted out geoarchaeological studies as requested by SHPO, completing a Phase 1, Phase 1a and Phase 1b study and “Site Avoidance Plan”. Home Leasing will avoid all development in sensitive areas, avoid disturbance within the buffer zones and strictly follow the site avoidance plan as referenced and approved by SHPO and as provided by Deuel Archaeology & CRM (Jeremy Deuel, M.A.).

Included in Appendix E is a copy of the SHPO No Effect Letter and a copy of the Site Avoidance Plan (appendix E of the Phase 1b report).

Appendix F - Correspondence with West Seneca Schools

Home Leasing met with the Superintendent of the West Seneca School District (Dr. Lisa Krueger) on 10/22/2024. The school district is very supportive of the proposed project and will welcome any students that live in the proposed development into the district, whether they are existing or new students.

Based on the average number of children in Home Leasing's other multi-family communities, it was originally expected that 31 of the 67 proposed units at the proposed West Seneca site will be occupied by school-aged children. Specifically using two of Home Leasing's existing communities with similar bedroom counts (communities with predominantly 2BR and 3BR units), Home Leasing would expect the number of school-aged children in residence to increase to 54. Based on Home Leasing's other family communities, it is estimated that over 80% of these children would already be part of the existing school district.

Home Leasing has reached out to the superintendent for her input on the updated unit count now expected to be 59 (+4). An updated correspondence letter will be supplied to the board upon receipt.

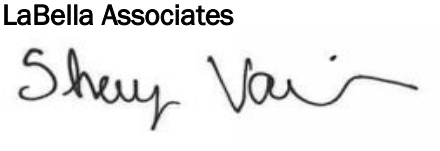
Included as part of this submission are the following drawings and documents:

- Revised Concept
- Revised FEAF
- Appendix A – Sewer Report (abbreviated report)
- Appendix B – DOT Traffic Correspondence
- Appendix C – Grid Capacity Evaluation
- Appendix D – DOT sidewalk Correspondence
- Appendix E – SHPO No Effect & Site Avoidance
- Appendix F – Correspondence with West Seneca School District (pending)

We look forward to presenting this project to the Planning Board on January 8th, 2026. If you have any questions or need any additional information, please feel free to contact me at 585-770-2525 or svakiener@labellapc.com.

Respectfully submitted,

LaBella Associates



Shelby Vakiener
Civil Engineer

APPENDIX A:

SEWER REPORT (UPDATED REPORT)

Prepared For:
Home Leasing, LLC
75 South Clinton Avenue, Suite 700
Rochester, NY 14604

Submitted by:
LaBella Associates
300 State Street, Suite 201
Rochester, NY 14614
(716) 551-6281

LaBella
Powered by partnership.

SEWER REPORT FOR WEST SENECA

Date: October 2024

Last Revised: December 2025

LBA Project No. 2241067

Table of Contents

Section 1 – Introduction 2

Section 2 – General 2

Section 3 – Proposed Facilities 3

Appendices

Attachment A - Site Location Map

Attachment B - TECsmith Flow Monitoring

Attachment C - TECsmith Time Tables

Attachment D - Erie County Flow Monitoring

Attachment E - Erie County Time Tables

Section 1 – Introduction

Home Leasing is proposing the development of a new affordable housing complex on a +/- 11.7-acre parcel in West Seneca, NY. Home Leasing is seeking rezoning of the parcel from M 1 to R 50, allowing for multiple-family dwellings with the issuance of a special use permit by the Town Board. Home Leasing is also seeking Site Plan Approval from West Seneca and HCR 9% funding from New York State. The proposed development includes 75 units split between a repurposing of the existing mansion on site to now include apartment building in the rear of the property. Improvements to the existing mansion include the dwelling units, administrative offices, community room for residents and modifications (interior and exterior) to make the first floor ADA accessible. The project includes a private road accessing the apartments, parking, sidewalks, playground, landscaping and stormwater management facilities.

Site Location

The 11.7-acre site is nestled between Clinton Street (State Route 354) to the south and Cayuga Creek to the North and West. Within a quarter mile of the development there are multiple commercial uses and Interstate 90. The neighborhood is predominately comprised of agricultural land, single- and two-family homes and industrial/manufacturing facilities. See appendix A for location site map.

Section 2 – General

Existing Site Conditions

The existing site includes the above-mentioned mansion, two barns, a stone wall along Clinton Street and parking areas. The barns and parking areas will be demolished, while the existing stone wall will remain, with the entrance being widened to allow for emergency vehicle access to the site.

The site topography is relatively flat with elevations generally ranging from 600 to 580. Storm water runoff from site drains either via sheet flow directly to Cayuga Street, or to drainage inlets that drain to Cayuga Creek. The existing drainage system on site is minimal and consists of a small swale and dry detention basis which collects and re-directs off-site drainage from the east. Drainage is then conveyed to Cayuga Creek via storm pipes and open drainage swales.

Proposed Site Conditions

The proposed development includes 75 units split between a repurposing of the existing mansion on site to now include apartments and one apartment building in the rear of the property.

Project Data:
Facility Type: Affordable Housing
No. of Buildings: 2 (Including one existing)

Section 3 – Proposed Facilities

Stormwater

Storm and sanitary are separate systems within the project site.

Building Utility Services – Sanitary

The following summarizes the sanitary sewer service sizes for each building.

Table 1: Sanitary Lateral Sizes

Building #	Description	Sanitary Lateral Size
1	Existing Mansion	6"
2	Proposed Building	6"

Sanitary Sewer

The project requires a Down Stream Sewer Capacity analysis (DSCA) to conform with NYSDEC regulations considering proposed sanitary flows are intended to convey a flow greater than 2,500 gallons per day.

In accordance with Erie County policy a downstream, dry weather sanitary capacity analysis is included. The monitoring report is included in the appendices.

Based on the flow depth measurements recorded the following conclusions are reached:

- At no time did the flow depth exceed pipe diameter at any of the downstream monitoring points during the wet weather events monitored.
- One time during the monitoring period the depth of flow exceeded the diameter of the pipe.

DSCA Summary:

Erie County provided three (3) nodes, described below:

Flow Monitoring Period: August 13, 2024, to September 18, 2024

Dry Week Days Monitored: Aug 13-15, Aug 20-23, Aug 26-30, Sept 2-5, Sept 10-13, and Sept 16-18.

Dry Weekend Days Monitored: Aug 24-25, Sept 8, and Sept 14-15.

Nodes (manholes):
Node 1 MH BAA8A – 48" RCP (Matthews Cemetery NW Corner)
Node 2 MH BAA9A – 60" RCP (Casimer Street)
Node 3 MH BAAA8 – 66" RCP (8 Cable Street)

Design Parameters:
Hydraulic Loading rates per NYS Design Standards for Intermediate Wastewater Treatment Systems, March 5, 2014. Calculations included below:

Apartments – Bedroom Units = 110 gpd/unit
Office Space= 15 gpd / employee

Average Daily Design Flow:
One Bdrm Units:(25 units) x (1 bdrm/unit)x 110gpd/bdrm=2,750 gpd
Two Bdrm Units:(25 units) x (2 bdrm/unit)x110gpd/bdrm=5,500 gpd
Three Bdrm Units:(25 units) x (3 bdrm/unit)x110gpd/bdrm=8,250 gpd
Office Space: 4 Employees x 15 gpd = 60 gpd
Total = 16,560 gpd

Peak Hourly Flow (Sanitary): 16,560 gpd x Peak Factor
Total Population=[(25x1)+(25x2)+(25x3)]x2 people per bedroom=
=150x2= 300People (assume 2 people per bedroom)+4 office employees=304. P = 0.304 (in thousands)
Peaking Factor = (18 + √P) / (4+√P) = (18+0.5514)/(4+0.5514)=4.08
Peak Sanitary Demand =16,560x 4.08 = 67,565 gpd
0.06800 MGD
(0.10 CFS)

Sanitary Demand Calculations:

Node 1 – Average 16,560 gpd (0.017 MGD)

Entire Site:
110-gal/d/unit x 1bdrmx25 units=2,750 gpd
+ 110-gal/d/unit x 2bdrmx25 units=5,500 gpd
+110-gal/d/unitx3bdrmx25 units=8,250 gpd
4 employees x 15 gpd=60 gpd
Site total= 16,560 gpd

Ave. Total = 16,560 gpd (0.017 MGD)
Assume 2 people per bedroom. 2 x 150 bedrooms = 300 people + 4 office employees = 304 people. P = 0.304 (in thousands)
Peaking Factor = (18 + √P) / (4+√P) = 4.08
Peak Sanitary Demand = 16,560 x 4.08 = 67,565 gpd

0.0680 MGD
(0.10 CFS)

Node 2 – Average 16,560 gpd (0.017 MGD)

Entire Site:
110-gal/d/unit x 1bdrmx25 units=2,750 gpd
+ 110-gal/d/unit x 2bdrmx25 units=5,500 gpd
+110-gal/d/unitx3bdrmx25 units=8,250 gpd
4 employees x 15 gpd=60 gpd
Site total= 16,560 gpd

Ave. Total = 16,560 gpd (0.017 MGD)
Assume 2 people per bedroom. 2 x 150 bedrooms = 300 people + 4 office employees = 304 people. P = 0.304 (in thousands)
Peaking Factor = (18 + √P) / (4+√P) = 4.08
Peak Sanitary Demand = 16,560 x 4.08 = 67,565 gpd
0.0680 MGD
(0.10 CFS)

Node 3 – Average 16,560 gpd (0.017 MGD)

Entire Site:
110-gal/d/unit x 1bdrmx25 units=2,750 gpd
+ 110-gal/d/unit x 2bdrmx25 units=5,500 gpd
+110-gal/d/unitx3bdrmx25 units=8,250 gpd
4 employees x 15 gpd=60 gpd
Site total= 16,560 gpd

Ave. Total = 16,560 gpd (0.017 MGD)
Assume 2 people per bedroom. 2 x 150 bedrooms = 300 people + 4 office employees = 304 people. P = 0.304 (in thousands)
Peaking Factor = (18 + √P) / (4+√P) = 4.08
Peak Sanitary Demand = 16,560 x 4.08 = 67,565 gpd
0.0680 MGD
(0.10 CFS)

Table 2: Dry Weather Peak Weekday

Node	Sewer	Ave. Daily Flow (mgd)	Existing Peak Flow (mgd)	Proposed Peak Sanitary Flow (mgd)	Total Peak Flow (mgd)	Theoretical Capacity (mgd)	Available Capacity (Y/N)
1-MH BAA8A	48" RCP @ 0.41% (Matthews Cemetery NW Corner)	0.017	7.953*	0.068	8.021	59.6	Y
2-MH BAA9A	60" RCP @ 0.042% (Casimer Street)	0.017	11.619**	0.068	11.687	34.6	Y
3-MH BAAA8	66" RCP @ 0.026% (8 Cable Street)	0.017	10.614***	0.068	10.682	35.1	Y

Notes:
***Peak Dry Week Day for Nodes 1 on Aug 27,2024**
****Peak Dry Week Day for Node 2 on Aug 21,2024**
*****Peak Dry Week Day for Node 3 on Aug 21,2024**

Table 3: Dry Weather Peak Weekend Day

Node	Sewer	Ave. Daily Flow (mgd)	Existing Peak Flow (mgd)	Proposed Peak Sanitary Flow (mgd)	Total Peak Flow (mgd)	Theoretical Capacity (mgd)	Available Capacity (Y/N)
1-MH BAA8A	48" RCP @ 0.41% (Matthews Cemetery NW Corner)	0.017	6.070*	0.068	6.138	59.6	Y
2-MH BAA9A	60" RCP @ 0.042% (Casimer Street)	0.017	11.972**	0.068	12.040	34.6	Y
3-MH BAAA8	66" RCP @ 0.026% (8 Cable Street)	0.017	11.615***	0.068	11.683	35.1	Y

Notes:
***Peak Dry Weekend Day for Nodes 1 on Aug 25,2024**
****Peak Dry Weekend Day for Node 2 on Sept 14,2024**
*****Peak Dry Weekend Day for Node 3 on Sept 14,2024**

DSCA CONCLUSION

Based on the analysis and flow monitoring results the flow depth peak increases are described below. The combined sewer has sufficient capacity to handle projected peak flows.

- Node 1 projected peak 0.068 MGD flow (0.10 CFS) result in approximately a 1.6 inch water level increase within the 48" RCP sewer.

- Node 2 projected peak 0.068 MGD flow (0.10 CFS) result in approximately 2.6 inch water level increase within the 60" RCP sewer.

- Node 3 projected peak 0.068 MGD flow (0.10 CFS) result in approximately 2.9 inch water level increase within the 66" RCP sewer.

APPENDIX B:

DOT TRAFFIC STUDY CORRESPONDENCE

Vakiener, Shelby

From: Gordon, Casey (DOT) <Casey.Gordon@dot.ny.gov>
Sent: Tuesday, October 15, 2024 10:19 AM
To: Vakiener, Shelby
Cc: Calarco, Carl (DOT)
Subject: RE: [Ext] RE: Proposed Residential Development at 2542 Clinton Street, West Seneca - NYSDOT Comments on sidewalk proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Shelby,

NYSDOT has reviewed the Traffic Assessment for 2544 Clinton Street dated 6/13/2024 which was provided in response to the NYSDOT SEQR comments dated 6/17/2024. NYSDOT has no additional comments or concerns regarding traffic for this site. The driveway design as described in the Traffic Assessment for the expected traffic counts will be subject to an additional engineering review as part of the NYSDOT Highway Work Permit process.

Casey Gordon
Transportation Analyst

New York State Department of Transportation
100 Seneca Street, Buffalo, NY 14203
716-847-3580 | Casey.Gordon@dot.ny.gov
dot.ny.gov

From: Vakiener, Shelby <SVakiener@LaBellaPC.com>
Sent: Thursday, October 10, 2024 4:53 PM
To: Gordon, Casey (DOT) <Casey.Gordon@dot.ny.gov>
Cc: Calarco, Carl (DOT) <Carl.Calarco@dot.ny.gov>
Subject: RE: [Ext] RE: Proposed Residential Development at 2542 Clinton Street, West Seneca - NYSDOT Comments on sidewalk proposal

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Casey,

Thanks for sending your response over regarding the sidewalk connection/future sidewalks. We have passed it along to the town as work on addressing Town Board comments.

One more open item that we have with the town is an email response stating the DOT's position on if a traffic study, TDMP or any further traffic analysis is required or if the DOT is satisfied with the data (traffic analysis) that has been provided. Would you be able to send over to me stating the DOT's position?

APPENDIX C:

GRID CAPACITY EVALUATION (UPDATED REPORT)

Utility Grid Capacity Evaluation

GCE West Seneca
2544 Clinton St,
West Seneca, NY 14224
LaBella Project No. 2243432

Prepared For:	Home Leasing 75 S Clinton Avenue, Suite 700 Rochester, NY 14604 Adam Driscoll, Development Manager adamdr@homeleasing.net
Prepared By:	LaBella Associates, DPC 300 State Street, Suite 201 Rochester, New York 14614
Date:	December 2025

TABLE OF CONTENTS

1.0 INTRODUCTION 1
2.0 SUMMARY OF EXISTING CONDITIONS 1
3.0 SUMMARY OF PROPOSED LOADING CONDITIONS 2
4.0 GRID CAPACITY EVALUATION 2
5.0 OPINION OF PROBABLE CONSTRUCTION COST 3
6.0 CONCLUSION 3

LIST OF APPENDICES

APPENDIX A – LOCATION MAP

APPENDIX B – EXISTING CONDITIONS

APPENDIX C – LOAD SHEETS OR ESTIMATED LOADS

APPENDIX D – CALCULATIONS

APPENDIX E – PROPOSED SITE DESIGN

1.0 INTRODUCTION

Home Leasing is intending to re-develop an 11.7-acre parcel in the Town of West Seneca into 75 affordable family housing units. The project will include repurposing the existing mansion on site and proposing a new 3-story building for offices, amenities and residential use.

As part of the Homes and Community Renewal (HCR) and Housing Finance Agency (HFA) approval process, Home Leasing needs to obtain a "Will Serve" letter from all utilities including electric. The purpose of this report is to provide an evaluation of the existing electric lines in the immediate vicinity of the project site and to provide a reasonable cost estimate of the service connection or the required upgrades the project will need.

All information contained in this report, including existing electrical circuit and rating information is based on publicly available information and not from any coordination with NYSEG/RGE. LaBella gives no warranty, express or implied, as to accuracy, description, quality, fitness for any particular purpose, or any other matter, of the evaluations and estimates contained in this report that are based on the publicly available information of NYSEG/RGE and others.

2.0 SUMMARY OF EXISTING CONDITIONS

The proposed project will re-develop the 11.7-acre area in the Town of West Seneca, NY. The property currently has one main building, the existing mansion served by NYSEG/RGE. Refer to Appendix A for project location map.

Per NYSEG/RGE Housing Capacity Portal the project site has an existing overhead 12.5kV (feeder ID 3104002) running along Clinton St.

The table below summarizes the information available from the Electrification Capacity online resource.

Table 1. Existing Circuit Information

Parameters	Value
Circuit Feeder	3104002
Operating Voltage (kV)	12.5
Maximum Rating, Summer (MVA)	13.01
2025 Peak (MVA)	6.10

Based on field observations, the existing circuit is three phase overhead armless construction along Clinton St. For photos of the existing site and nearby electric circuits refer to Appendix B.

3.0 SUMMARY OF PROPOSED LOADING CONDITIONS

When calculating the electrical load of a development two variables are evaluated, the total connected load and the diversified load. The total connected load of the proposed building represents the amount of electricity being consumed when all devices within the building are connected and drawing power at the same time. The total connected load scenario is the maximum value and may not represent realistic conditions, therefore the diversified load should also be analyzed. The diversified load is an estimate of the expected electric consumption during peak hours.

The existing building is currently served from the 12.5kV line, however electric consumption for the building has not been provided and cannot be estimated. As a conservative approach the capacity evaluation will consider the total area of development as a new load and not as a net increase from the existing load of the building. For the basis of this analysis, this estimated load will be the diversified load which is the one used to determine potential electric system upgrades. The table below summarizes the estimated load and the information considered to calculate these. Refer to Appendix C for detailed calculations of the estimated loading.

Table 2. Proposed Loads

Parameters		Quantities
Total Interior Gross Area (sq-ft)	New Building	50,100
	Existing Building	25,703
	TOTAL	**75,803**
Elevator		0
EV Charging Units		5
Estimated Load (kW)		1,199
Estimated Load (MVA)		1.20

4.0 GRID CAPACITY EVALUATION

Based on the proposed diversified load, the new West Seneca project will increase the total peak load of the existing circuit to 6.91MVA. This additional load will increase the peak percentage rating of the existing conditions to 56.1%. Refer to Appendix D for detailed calculations.

Based on experience, if the total peak percentage of the circuit is less than 90% the development can be serviced without any upgrades, this will be considered a GREEN condition. If the total peak percentage of the circuit post development is between 90% and 100% minor upgrades may be required, such as increasing conductor size, replacing equipment, increasing the size of service transformers, etc. This will be considered a YELLOW condition. If the total peak percentage of the circuit post development exceeds 100% then major infrastructure upgrades may be required, such as a new circuit design or substation upgrades. This will be considered a RED condition.

The West Seneca project is in a GREEN condition, see chart below.

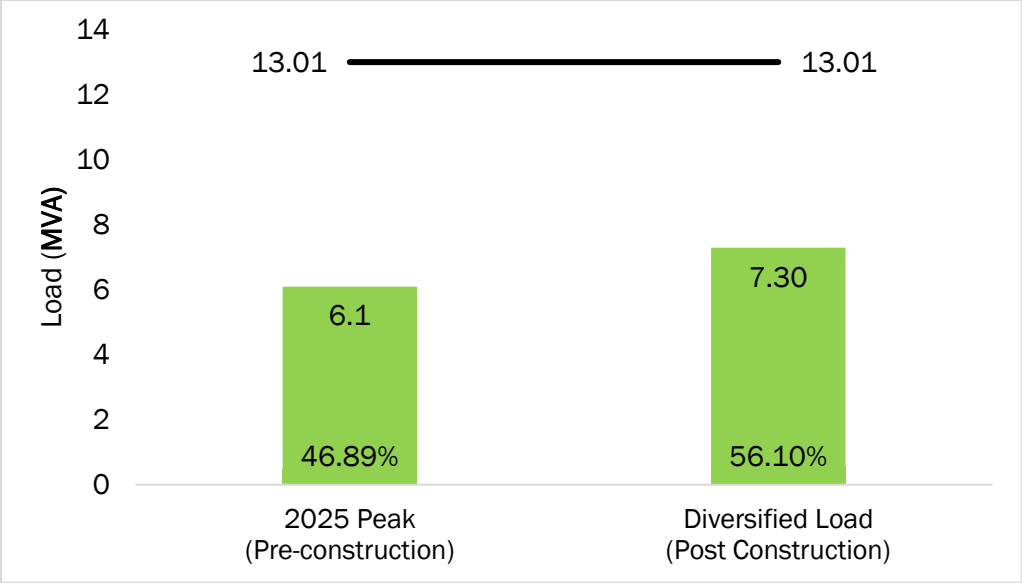


Chart 1. Peak Load Capacity

Based on the post development conditions, we believe that the new development may be able to be serviced without any upgrades needed to the existing circuit. The most cost-effective solution would be to utilize the existing service, however new transformers and conductors may be required due to the additional load.

5.0 OPINION OF PROBABLE CONSTRUCTION COST

A conceptual construction cost estimate for this project was not developed at this time since the post construction loading is well below the assumed limit for upgrades. Please note that there will be a cost payable to NYSEG/RGE for the installation of service equipment.

6.0 CONCLUSION

Based on this evaluation, the proposed project will increase the load on the existing 12.5kV circuit to 56.1% of its capacity. This is below the anticipated maximum peak percentage; therefore, it is our opinion that project can be serviced without additional upgrades from the utility.

APPENDIX A

Location Map



VERSION 23.1
8/15/2024 10:56 AM

LaBella
Powered by partnership.
300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com
C.A. NUMBER:
GEOLOGICAL: 018750
LAND SURVEYING: 017976
PROFESSIONAL ENGINEERING: 018281

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

ISSUED FOR: ISSUED FOR REVIEW

DRAWING NAME: LOCATION MAP

DRAWN BY: AJD | DATE: 08/15/2024 | PROJECT NO.: 2243432

PROJECT NAME: **GCE WEST SENECA**
West Seneca, NY 14224

DRAWING NUMBER:

APPENDIX B

Existing Conditions

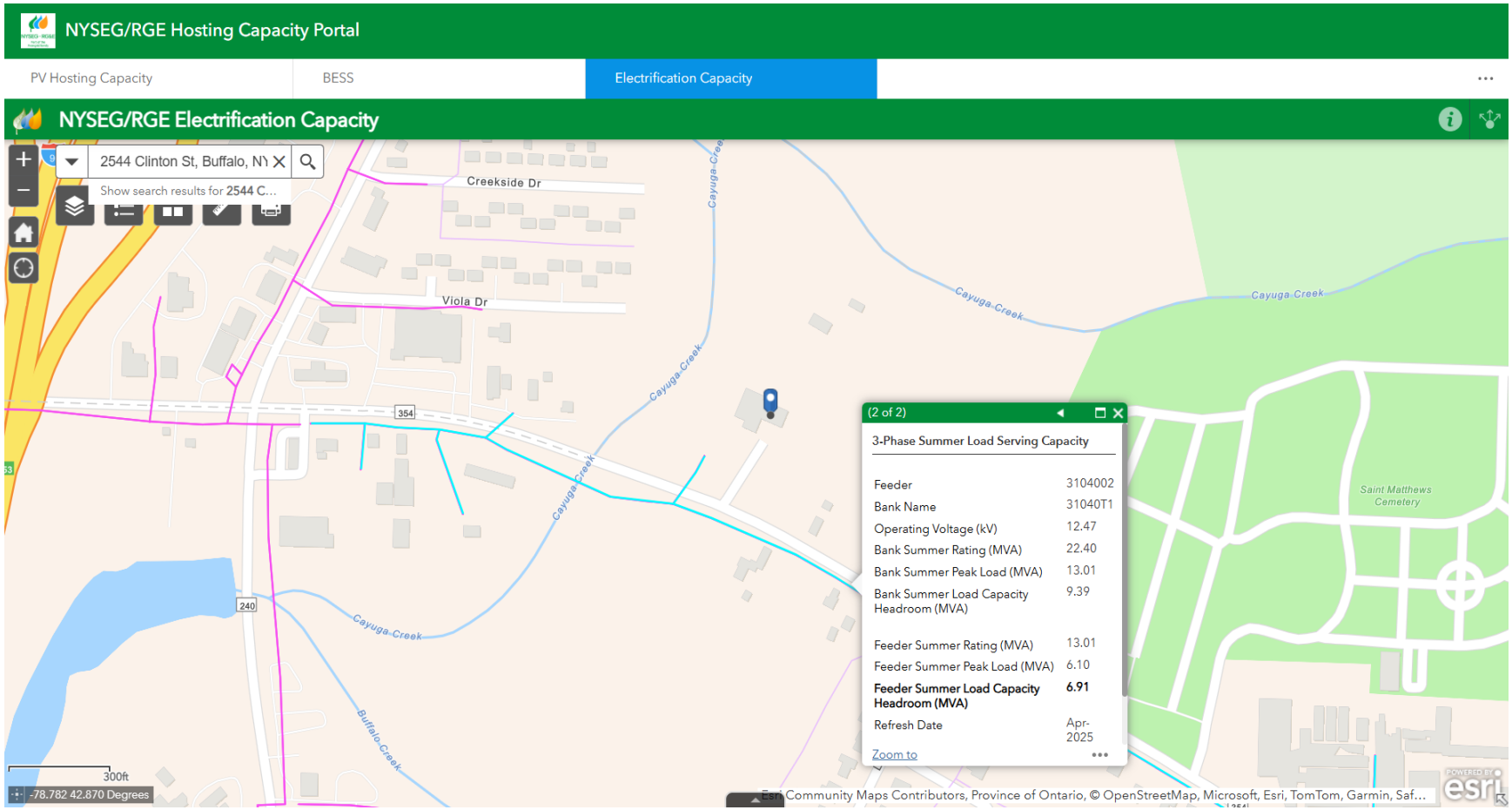


Figure 1. Summer NYSEG/RGE New York System Data Portal Information for Line in front of Project Site



Photo 1. Close Up of Existing Pole on Project Site (Facing North Towards Project Site)



Photo 2. Existing Poles on Project Site (Facing North Towards Project Site)



Photo 3. Existing Line on Clinton St (Looking West)



Photo 4. Existing Tap to Project Site on Clinton St (Looking West)



Photo 5. Existing Line on Clinton St (Looking West)



Photo 6. Existing Tap to Project Site on Clinton St (Looking East)



Photo 7. Existing Line on Clinton St (Looking East)

APPENDIX C

Estimated Load

General Assumptions

Description	Density	Units
Lightning Load	1.0	VA/sq-ft
Receptacle Load	1.0	VA/sq-ft
Electric Heating Load (heat pumps, hot water)	12.0	VA/sq-ft
Air-Handling Equip	1	CFM/sq-ft.
Pumping Equipment	50	BTU/hr/sq-ft
Elevator	25**	HP*
EV Charging	6,700**	VA
Service Factor	125	%

*To be conservative, we will assume 1HP = 1kW
**Taken from previous projects

Description	Density	Units	Area (sq-ft)								Load (kVA)
Gross Floor Area:			75,803								
Lighting Load	1	VA/sq-ft	75,803								76
Receptacle Load	1	VA/sq-ft	75,803								76
Elec Heating Load	12	VA/sq-ft	75,803								910
					Typical Mechanical Conditions						
			Area (sq-ft)	Airflow	Static Press (in WC)	Fan Effic. (unitless)	Conv. Factor (PSI/ in WC)	Conv. Factor (HP/CFM)	Load (HP or kW)	Service Factor	
Air-Handling Equipment	1	CFM/sq-ft	75,803	75,803	3	0.5	5.2	0.00095	72	125%	90
			Area (sq-ft)		Heat Load (BTU's/hr)	Delta-T (Degrees)	Flow (GPM)				
Pumping Equipment	50	BTU/hr/sq-ft	75,803		3,790,000	20	379	0.01010	4	125%	5
			Units								
Elevator	25	HP	0						25	125%	0
EV Chargers	6.7	kW	5						33.5	125%	42
										TOTAL	1,199

APPENDIX D

Calculations

For an AC single-phase

$P = I \times V \times PF$

Where,
P = power (watts)
I = current (MVA)
V = voltage (volts)
PF = power factor; for this effort we will assume it is equal to 1

Therefore, $I = \frac{P}{V \times PF}$

For an AC three-phase

$P = I \times V \times \sqrt{3} \times PF$

Where,
P = power (watts)
I = current (MVA)
V = voltage (volts)
PF = power factor; for this effort we will assume it is equal to 1

Therefore, $I = \frac{P}{V \times \sqrt{3} \times PF}$

Existing Circuit Information	
Voltage, kV	12.5
Capacity, MVA	13.01
Summer Peak, MVA	6.1
Phase	3
Current Peak Rating	46.89%

<u>Diversified Load</u>
Estimated Apartment Load = 807kW; 807/1000 = 0.81MVA
Proposed new peak load = 6.1 + 0.81 = 6.91MVA
Peak Rating % = (6.91/13.01) x 100 = 53.09%

	Diversified
Total Power, kW	1,199
Total Load, MVA	1.20
New Peak Circuit Load, MVA	7.30
Peak Rating	56.10%

APPENDIX E

Proposed Site Design



PROJECT DATA

PARCEL INFORMATION		
APPLICANT/OWNER	HOME LEASING	
PARCEL ADDRESS	2544 CLINTON STREET	
SLB #	124.00-2-5	
PARCEL AREA (TOTAL)	11.7 ACRES	
TOTAL PROJECT AREA	±7.0 ACRES	
TOTAL DISTURBANCE AREA	±3.5 ACRES	
ZONING INFORMATION		
	REQUIRED	PROPOSED
CLASSIFICATION	R-50	R-50
FRONT SETBACK	30 FT	±443 FT
SIDE SETBACK	25 FT**	±111 FT
REAR SETBACK	30 FT*	±255 FT
GREEN SPACE	-	8.5 ACRES
PARKING INFORMATION		
	REQUIRED	PROPOSED
PARKING SPACES	150	150

*OR A DISTANCE EQUAL TO THE HEIGHT OF PRINCIPAL BUILDING, WHICHEVER IS GREATER.
**FOR MULTIFAMILY DWELLINGS, EACH SIDE YARD SHALL BE 25 FEET OR A DISTANCE EQUAL TO ONE-HALF (1/2) THE HEIGHT OF SUCH BUILDING, WHICHEVER IS GREATER. THE TOTAL OF THE TWO SIDE YARDS SHALL BE TWICE THAT REQUIRED FOR ONE SIDE YARD. THE TOWN BOARD SHALL HAVE THE POWER TO REDUCE SAID SIDE YARD REQUIREMENTS UPON SHOWING OF SPECIAL CIRCUMSTANCES OR HARDSHIP.

LaBella
Powered by partnership.

WEST SENECA
AMENDED CONCEPT PLAN

12/18/2025
1" = 50'

HOME LEASING
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

APPENDIX D:

DOT - SIDEWALK CORRESPONDENCE

Vakiener, Shelby

From: Gordon, Casey (DOT) <Casey.Gordon@dot.ny.gov>
Sent: Friday, August 23, 2024 12:43 PM
To: Vakiener, Shelby
Cc: Winkler, Kristopher; Calarco, Carl (DOT); Adam Driscoll
Subject: RE: [Ext] RE: Proposed Residential Development at 2542 Clinton Street, West Seneca - NYSDOT Comments on sidewalk proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

NYSDOT has reviewed the sidewalk proposals as provided for the development at 2542 Clinton Street . At this time, NYSDOT does not intend to make any changes to the guardrails as installed at this location. NYSDOT does not object to the routing shown as the "blue path" in the concept plans which installs a new sidewalk along the entrance driveway and ties into the shoulder pavement and allows pedestrians to continue on the existing shoulder to access the bridge.

This sidewalk, along with all other entrance features within the State Right of Way, will require an additional engineering review with more detailed plans as part of the NYSDOT Highway Work Permit process if the development is approved by the Town.

Respectfully,
Casey Gordon
Transportation Analyst
Planning and Program Management

New York State Department of Transportation, Region 5
100 Seneca Street, Buffalo, NY 14203
(716) 847-3580
Casey.Gordon@dot.ny.gov
www.dot.ny.gov

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

From: Vakiener, Shelby <SVakiener@LaBellaPC.com>
Sent: Tuesday, August 6, 2024 10:30 AM
To: Gordon, Casey (DOT) <Casey.Gordon@dot.ny.gov>
Cc: Winkler, Kristopher <kwinkler@LaBellaPC.com>; Frei, Ronald A (DOT) <Ronald.Frei@dot.ny.gov>; Calarco, Carl (DOT) <Carl.Calarco@dot.ny.gov>; Adam Driscoll <adamdr@homeleasing.net>
Subject: RE: [Ext] RE: Proposed Residential Development at 2542 Clinton Street, West Seneca

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Casey, Ron, Carl,

Thanks for meeting with us this morning, it was very helpful to talk through the project. Attached are the sketches of the conceptual sidewalk options that we discussed on the call.

Let me know if you need anything else to facilitate email responses to Jeff Schieber and I.

Thanks,
Shelby

Shelby Vakiener
LaBella Associates | Civil Engineer

585-770-2525 **direct**
585-454-6110 **office**

From: Gordon, Casey (DOT) <Casey.Gordon@dot.ny.gov>
Sent: Thursday, August 1, 2024 1:49 PM
To: Vakiener, Shelby <SVakiener@LaBellaPC.com>
Cc: Winkler, Kristopher <kwinkler@LaBellaPC.com>; Frei, Ronald A (DOT) <Ronald.Frei@dot.ny.gov>; Calarco, Carl (DOT) <Carl.Calarco@dot.ny.gov>
Subject: RE: [Ext] RE: Proposed Residential Development at 2542 Clinton Street, West Seneca

That looks good for us.

Respectfully,
Casey Gordon
Transportation Analyst
Planning and Program Management

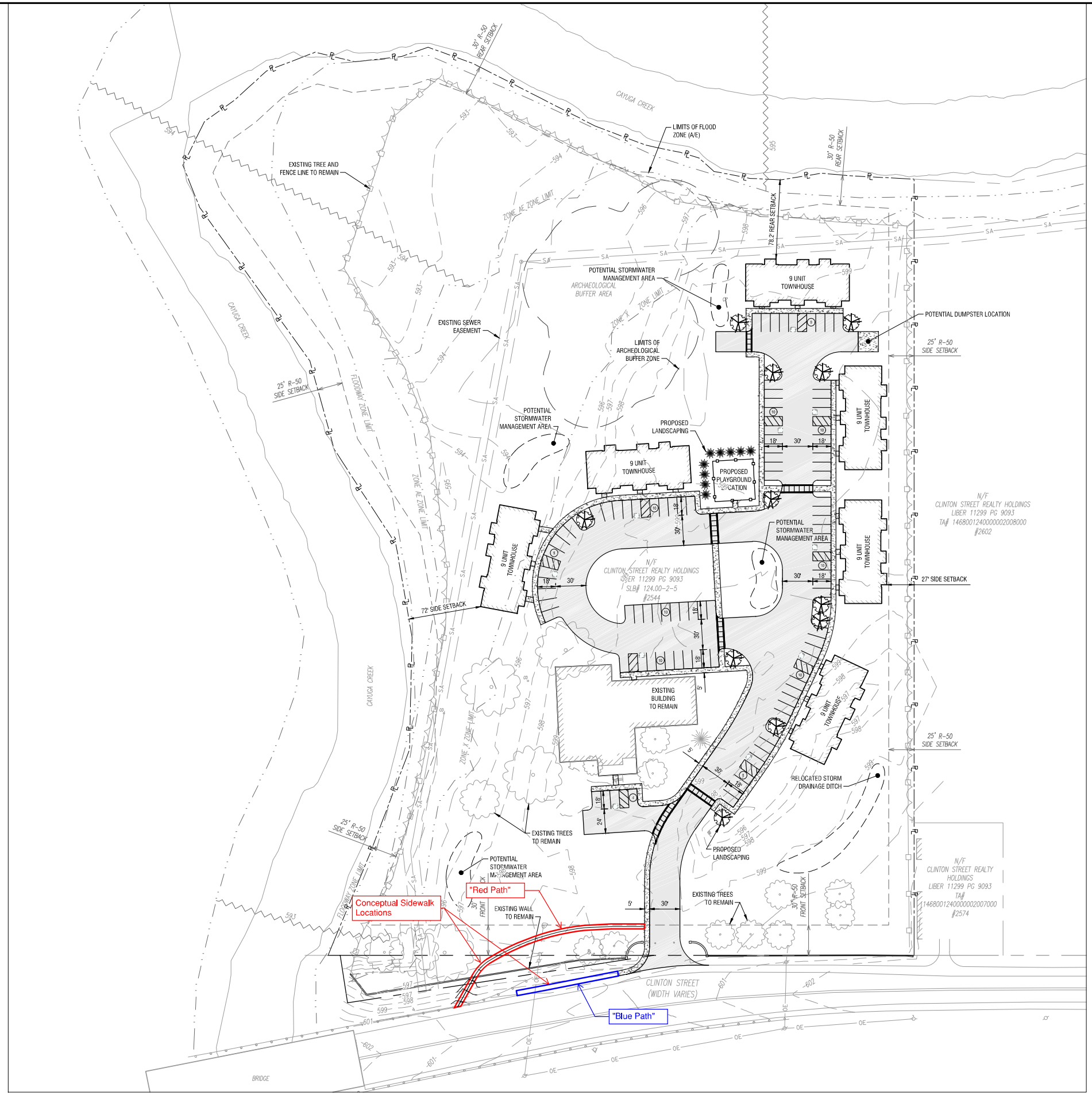
New York State Department of Transportation, Region 5
100 Seneca Street, Buffalo, NY 14203
(716) 847-3580
Casey.Gordon@dot.ny.gov
www.dot.ny.gov



From: Vakiener, Shelby <SVakiener@LaBellaPC.com>
Sent: Thursday, August 1, 2024 1:40 PM
To: Gordon, Casey (DOT) <Casey.Gordon@dot.ny.gov>
Cc: Winkler, Kristopher <kwinkler@LaBellaPC.com>; Frei, Ronald A (DOT) <Ronald.Frei@dot.ny.gov>; Calarco, Carl (DOT) <Carl.Calarco@dot.ny.gov>
Subject: RE: [Ext] RE: Proposed Residential Development at 2542 Clinton Street, West Seneca

You don't often get email from svakiener@labellapc.com. Learn why this is important

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.



1 C201 SITE PLAN
SCALE: 1" = 50'

N

0' 50' 100' 150'

DOT SIDEWALK SKETCH

8/6/2024 7:41:45 AM
B:\GLOBAL\Projects\Home Leasing Services\2241067 - Affordable Housing West Seneca\06_Drawings\Civil\Concept\DOT\Concept_DOT Sidewalk.dwg

LaBella
Powered by partnership.

300 State Street, Suite 201
Rochester, NY 14614
585-454-6110

labellapc.com

NOT FOR CONSTRUCTION

EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2024 LaBella Associates

HOME LEASING
75 S CLINTON AVE SUITE 700,
ROCHESTER, NEW YORK 14604

WEST SENECA
2544 CLINTON STREET,
WEST SENECA, NEW YORK 14224

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2241067
DRAWN BY:
REVIEWED BY:
ISSUED FOR: TOWN BOARD APPROVAL
DATE: 5/22/2024
DRAWING NAME:

SITE PLAN
DOT SIDEWALK SKETCH

DRAWING NUMBER:

C201

DRAFT 8/6/2024

APPENDIX E:

SHPO NO EFFECT LETTER & SITE AVOIDANCE PLAN

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

September 15, 2023

Adam Driscoll
Home Leasing
75 S Clinton Ave
Rochester, NY 14604

Re: HTF
Clinton Street Affordable Housing Project
2544 Clinton St, Buffalo, NY 14224
22PR06904

Dear Adam Driscoll:

Thank you for continuing to consult with the New York State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We are in receipt of the Phase IB survey report (23SR00435; August 2023). The survey identified the CSRH Indigenous Site (USN 02925.000612) among 5 lithic artifact loci within the project's Area of Potential Effects (APE). The SHPO concurs with the intent to avoid Locus 5 including a 50ft buffer, and approves of the implementation of the Site Avoidance Plan included as Attachment E with the following additions:

- The site boundary including buffer will be clearly delineated on the final construction plans and identified as "Environmentally Sensitive Area—No Access." The SHPO requests submission of this updated Avoidance Map.

- A preconstruction meeting with the construction contractor(s) is required to notify those in charge of the requirements to protect and avoid the archaeological site.

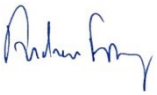
- In the event that human remains are encountered during construction, all work must stop in the vicinity of the find and be reported to SHPO and the lead agency.

We note the potential to demolish a building that is partially within the 50ft buffer and concur with the measures as outlined in the Avoidance Plan if this option is selected, including continued consultation with this office. There are no additional archaeological concerns with artifact loci 1-4. Based on discussions with the lead agency, SHPO has consulted with interested Indian Nations regarding the Phase IB survey results.

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be Adversely Affected by this undertaking with the condition that the avoidance measures outlined above and in the Avoidance Plan are implemented.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,



Andrew Farry, Ph.D.
Scientist/Archaeology
518-268-2185 | andrew.farry@parks.ny.gov

Avoidance Plan for Locus 5 of the CSRH Indigenous Site (DACRM Site ERI P001)

The Phase IB Archaeological Field Investigation conducted by Deuel Archaeology & CRM (DACRM) from June 22 through July 7, 2023 identified a previously unrecorded Indigenous Site distributed across 5 loci within the area of potential effect (APE) for the Proposed Development of 2544-2574 Clinton Street, Town of West Seneca, Erie County, New York. Loci 1-4 have low artifact densities and exhibited evidence of prior ground disturbances resulting in a lack of archaeological integrity. Therefore, no mitigation measures have been proposed for loci 1-4. Locus 5 of the site has temporally and functionally diagnostic artifacts with further research potential and fair archaeological integrity. The developer has selected to avoid potential adverse impacts to locus 5 of the site through archaeological monitoring and site avoidance. The proposed avoidance plan will consist of the following:

- A fence will be installed around the 50-foot buffer for the duration of construction. No disturbance will occur in any portion of the locus 5 of the site area without prior consultation with the SHPO.
- If the developer opts to demolish the larger outbuilding, which overlaps with the 50-foot buffer, they will engage the services of a 36 CFR 61 qualified archaeologist to monitor the demolition. An archaeological monitoring protocol will be submitted to the SHPO for review and comment prior to demolition. The building would be demolished and its foundation removed in its entirety, to an assumed depth of approximately 8 feet below grade; excavation for the foundation would extend outward only approximately 2 feet from the foundation. Once removed, a layer of clean fill and topsoil will be brought in, and the fence will be installed along the 50-foot buffer line. If the developer decides not to demolish the larger outbuilding, the 50-foot buffer fence will include the outbuilding to preserve the integrity of the buffered area.
- The developer plans to demolish the smaller outbuilding adjacent to the 50-foot buffer. If the buffer overlaps with the building, it will be removed in the same manner as described above for the larger outbuilding. If the building is outside the buffer, the fence will be installed along the buffer and the building will be carefully dismantled and removed in a manner that avoids ground disturbing activities within the buffered area.
- All new construction and associated sitework will occur outside the buffered area.
- The developer plans to install an interpretive plaque or panel in the lobby of the new development, which will inform residents and visitors of the history of the site. The locations of the recovered artifacts will not be identified to protect the site from potential looting.

APPENDIX F:

CORRESPONDENCE W/ WEST SENECA SCHOOL DISTRICT

pending



PROJECT DATA		
PARCEL INFORMATION		
APPLICANT/OWNER	HOME LEASING	
PARCEL ADDRESS	2544 CLINTON STREET	
SLB #	124.00-2-5	
PARCEL AREA (TOTAL)	11.7 ACRES	
TOTAL PROJECT AREA	±7.0 ACRES	
TOTAL DISTURBANCE AREA	±3.5 ACRES	
ZONING INFORMATION		
	REQUIRED	PROPOSED
CLASSIFICATION	R-50	R-50
FRONT SETBACK	30 FT	±443 FT
SIDE SETBACK	25 FT**	±111 FT
REAR SETBACK	30 FT*	±255 FT
GREEN SPACE	-	8.5 ACRES
PARKING INFORMATION		
	REQUIRED	PROPOSED
PARKING SPACES	150	150

*OR A DISTANCE EQUAL TO THE HEIGHT OF PRINCIPAL BUILDING, WHICHEVER IS GREATER.
**FOR MULTIFAMILY DWELLINGS, EACH SIDE YARD SHALL BE 25 FEET OR A DISTANCE EQUAL TO ONE-HALF (1/2) THE HEIGHT OF SUCH BUILDING, WHICHEVER IS GREATER. THE TOTAL OF THE TWO SIDE YARDS SHALL BE TWICE THAT REQUIRED FOR ONE SIDE YARD. THE TOWN BOARD SHALL HAVE THE POWER TO REDUCE SAID SIDE YARD REQUIREMENTS UPON SHOWING OF SPECIAL CIRCUMSTANCES OR HARDSHIP.

LaBella
Powered by partnership.

WEST SENECA
AMENDED CONCEPT PLAN

12/18/2025
1" = 50'

HOME LEASING
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Revised 12/22/2025.
*Text in red has been revised

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 2544 Clinton Street - Affordable Housing Project		
Project Location (describe, and attach a general location map): 2544 Clinton Street, West Seneca NY 14224 (SBL #124.00-2-5)		
Brief Description of Proposed Action (include purpose or need): Home Leasing proposes the development of a new affordable housing complex on an +/- 10.9-acre parcel in West Seneca, NY. Home Leasing is seeking rezoning of the parcel from M 1 to R 50, allowing for multiple-family dwellings with the issuance of a special use permit by the Town Board. Home Leasing is seeking Site Plan Approval from West Seneca and HCR 9% funding from New York State. The proposed development includes ±75 units split between a re-purposing of the existing mansion on site to include apartments and one new apartment building in the rear of the property. Improvements to the existing mansion include the residential units, modifications (interior and exterior) to make the first floor ADA accessible. The project includes a private road accessing the new apartment building, parking, sidewalks, playground, landscaping and stormwater management facilities. The existing site includes the above-mentioned mansion, two barns, a stone wall along Clinton and parking areas. The barns and parking areas will be demolished, while the existing stone wall will remain, with the entrance being widened to allow for emergency vehicle access to the site.		
Name of Applicant/Sponsor: Home Leasing - Angela Eicholtz, Development Manager	Telephone: 585-262-6210 E-Mail: angelaei@homeleasing.net	
Address: 45 East Avenue, 2nd Floor		
City/PO: Rochester	State: NY	Zip Code: 14604
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	West Seneca Town Board - Rezoning and Special Use Permit	Winter 2026
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	West Seneca Town Planning Board - Site Plan Approval	Spring/Summer 2026
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	West Seneca Zoning Board - Area Variance (if needed)	Spring/Summer 2026
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Erie County Health Department - Sewer; 239M Review	Spring 2026
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS HCR - Funding; NYSDEC - SWPPP; NYSHPO - Consultation; NYSDOT - Entrance	HCR - Fall 2026; DEC - Spring 2026; SHPO - Sept. 2023; DOT - Spring/Summer 2026
h. Federal agencies ☑Yes ☐No	US Fish & Wildlife - Consultation	Spring 2026

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):
NYS Heritage Areas:West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

Revised 12/22/2025.
*Text in red has been revised

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?
M1 (Manufacturing)

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? A site use rezoning will be requested from the Town Board. ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? R-50

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
West Seneca Police Department

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

d. What parks serve the project site?
Lehigh Valley Railroad Rail Trail, Switzer Park, Tim Russert Park, Charles E. Burchfield Nature & Art Center

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)? Affordable housing complex

b. a. Total acreage of the site of the proposed action? +/- 10.9 acres
b. Total acreage to be physically disturbed? +/- 4.3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 10.9 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 _____
- 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: _____

Revised 12/22/2025.
*Text in red has been revised

f. Does the project include new residential uses? ☑ Yes ☐ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				+/- 75 Units (two buildings)

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No
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
See note below
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

D.2.b: A riverine wetland (Cayuga Creek) is located along the northern/western border of the project site; however, the project site plan has been designed to avoid impacts to this wetland.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of s
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: TBD 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:
N/A

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: +/- 16,500 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: Buffalo Sewer Authority
- Name of district: Erie County Sewer District 1
- 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

Revised 12/22/2025.
*Text in red has been revised

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

N/A

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

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

+/- 112,000 Square feet or +/- 2.5 acres (impervious surface)

+/- 476,963 Square feet or +/- 10.9 acres (parcel size)

ii. Describe types of new point sources. New building and associated parking lots and sidewalks

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 discharge will be directed to both a town owned storm system along Clinton Street and portion will be directed to Cayuga Creek. All stormwater runoff from the new and existing development will be treated on site in several bioretention areas before being conveyed to an existing storm sewer at Clinton Street and Cayuga Creek.

- If to surface waters, identify receiving water bodies or wetlands: _____

A portion of stormwater runoff will be directed to Cayuga Creek. See note above.

- 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)

Passenger vehicles and small box trucks

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Construction vehicles

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Poss. generator

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

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

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

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

i. During Construction:

- Monday - Friday: 7am-11pm
- Saturday: 7am-11pm
- Sunday: 7am-11pm
- Holidays: 7am-11pm

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

The above times are permitted per Town of West Seneca code.

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:

Intermittent construction noise could exceed existing ambient noise levels for a short period of time during daytime construction activities. Once operational, noise generated from the housing development will be minimal and in keeping with the mixed-use character of the area.

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:

Fixtures will be downcast and dark sky compliant. Light poles will be between 15 - 20 feet tall.

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: TBD tons per TBD (unit of time)
- Operation : TBD tons per TBD (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Solid waste materials will be recycled when possible and disposed of at appropriate facilities.
- Operation: Recycling receptacles will be provided at the site and picked up on a weekly basis.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Non-hazardous waste materials will be disposed of by a local waste management company.
- Operation: Solid waste receptacles will be provided at the site and picked up on a weekly basis.

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

Any regulated building materials (lead, asbestos, mercury-containing fixtures, etc.) encountered will be disposed of in accordance with appropriate federal and state regulations.

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The project site currently holds a mansion. It is bordered by a forested area and Cayuga Creek.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	+/-1.0	+/-2.5	+1.5
• Forested	+/-1.9	+/-1.9	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/-8.0	+/-6.5	-1.5
• 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: N/A	0	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:

John F. Kennedy Middle School/Senior High School

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: _____

N/A

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):

N/A

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? +/-6.55 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:

Galen very fine sandy loam	+/-86.8 %
Fluvaquents & Udifluvents	+/-12.6 %
Teel silt loam	+/-0.4 %

d. What is the average depth to the water table on the project site? Average: +/-1.61 feet

e. Drainage status of project site soils:

☑	Well Drained:	+/-87 % of site
☐	Moderately Well Drained:	0 % of site
☑	Poorly Drained	+/-13 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	10 % 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 837-173 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Cayuga Creek Approximate Size +/-1472 acres (Entire riverine)
- 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:
Squirrel | Chipmunk | Deer
Fox | Racoon

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑No
If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☑Yes ☐No
If Yes:
i. Species and listing:
Black Redhorse is a NYS Species of Special Concern flagged by the EAF Mapper. The project is not anticipated to impact this species because Cayuga Creek will not be directly disturbed, and any stormwater runoff will go through additional stormwater management areas before being discharged to the creek. Additionally, USFWS's IPaC database flagged the Northern Long-Eared Bat (NLEB) (Endangered). While minimal tree clearing will occur, it will take place during the NLEB's inactive season which is November 1 - March 31 per U.S. Fish & Wildlife guidance. The Monarch Butterfly (Candidate) was also flagged, but due to its status as a candidate species, it is not currently protected under legislation.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☑Yes ☐No
i. If Yes: acreage(s) on project site? +/-1.3 acres
ii. Source(s) of soil rating(s): USDA Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

Revised 12/22/2025.
*Text in red has been revised

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☑ Yes ☐ No

If Yes: See note below

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Great Lakes Scenic Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): National Scenic Byway

iii. Distance between project and resource: +/-4.4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Angela Eicholtz Date 12/19/2025

Signature Angela Eicholtz Title Authorized Signatory

E.3.g: During a Phase IB Archaeological Survey, conducted by Deuel Archaeology & CRM (DACRM), a CSRH Indigenous Site comprised of 22 lithic artifacts distributed across 5 loci was identified. DACRM recommended avoidance of locus 5. Home Leasing has prepared an Avoidance Plan with a 50-foot buffer around locus 5 of the site boundaries. The project received a letter from NYSHPO on September 15, 2023, stating that no historic properties, including archaeological and/or historic resources, will be Adversely Affected by this undertaking with the condition that the avoidance measures outlined in the letter and in the Avoidance Plan are implemented. See attached letter.

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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 - Stream Name]	837-173
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes

E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Black Redhorse
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



PROJECT DATA		
PARCEL INFORMATION		
APPLICANT/OWNER	HOME LEASING	
PARCEL ADDRESS	2544 CLINTON STREET	
SLB #	124.00-2-5	
PARCEL AREA (TOTAL)	11.7 ACRES	
TOTAL PROJECT AREA	±7.0 ACRES	
TOTAL DISTURBANCE AREA	±3.5 ACRES	
ZONING INFORMATION		
	REQUIRED	PROPOSED
CLASSIFICATION	R-50	R-50
FRONT SETBACK	30 FT	±443 FT
SIDE SETBACK	25 FT**	±111 FT
REAR SETBACK	30 FT*	±255 FT
GREEN SPACE	-	8.5 ACRES
PARKING INFORMATION		
	REQUIRED	PROPOSED
PARKING SPACES	150	150

*OR A DISTANCE EQUAL TO THE HEIGHT OF PRINCIPAL BUILDING, WHICHEVER IS GREATER.
**FOR MULTIFAMILY DWELLINGS, EACH SIDE YARD SHALL BE 25 FEET OR A DISTANCE EQUAL TO ONE-HALF (1/2) THE HEIGHT OF SUCH BUILDING, WHICHEVER IS GREATER. THE TOTAL OF THE TWO SIDE YARDS SHALL BE TWICE THAT REQUIRED FOR ONE SIDE YARD. THE TOWN BOARD SHALL HAVE THE POWER TO REDUCE SAID SIDE YARD REQUIREMENTS UPON SHOWING OF SPECIAL CIRCUMSTANCES OR HARDSHIP.

LaBella
Powered by partnership.

WEST SENECA
AMENDED CONCEPT PLAN

12/18/2025
1" = 50'

HOME LEASIN
DEVELOPMENT | CONSTRUCTION | MANAGE

Revised 12/22/2025.
*Text in red has been revised

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

September 15, 2023

Adam Driscoll
Home Leasing
75 S Clinton Ave
Rochester, NY 14604

Re: HTF
Clinton Street Affordable Housing Project
2544 Clinton St, Buffalo, NY 14224
22PR06904

Dear Adam Driscoll:

Thank you for continuing to consult with the New York State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We are in receipt of the Phase IB survey report (23SR00435; August 2023). The survey identified the CSRH Indigenous Site (USN 02925.000612) among 5 lithic artifact loci within the project's Area of Potential Effects (APE). The SHPO concurs with the intent to avoid Locus 5 including a 50ft buffer, and approves of the implementation of the Site Avoidance Plan included as Attachment E with the following additions:

- The site boundary including buffer will be clearly delineated on the final construction plans and identified as "Environmentally Sensitive Area—No Access." The SHPO requests submission of this updated Avoidance Map.

- A preconstruction meeting with the construction contractor(s) is required to notify those in charge of the requirements to protect and avoid the archaeological site.

- In the event that human remains are encountered during construction, all work must stop in the vicinity of the find and be reported to SHPO and the lead agency.

We note the potential to demolish a building that is partially within the 50ft buffer and concur with the measures as outlined in the Avoidance Plan if this option is selected, including continued consultation with this office. There are no additional archaeological concerns with artifact loci 1-4. Based on discussions with the lead agency, SHPO has consulted with interested Indian Nations regarding the Phase IB survey results.

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be Adversely Affected by this undertaking with the condition that the avoidance measures outlined above and in the Avoidance Plan are implemented.

If you have any questions, you can call or e-mail me at the contact information below.

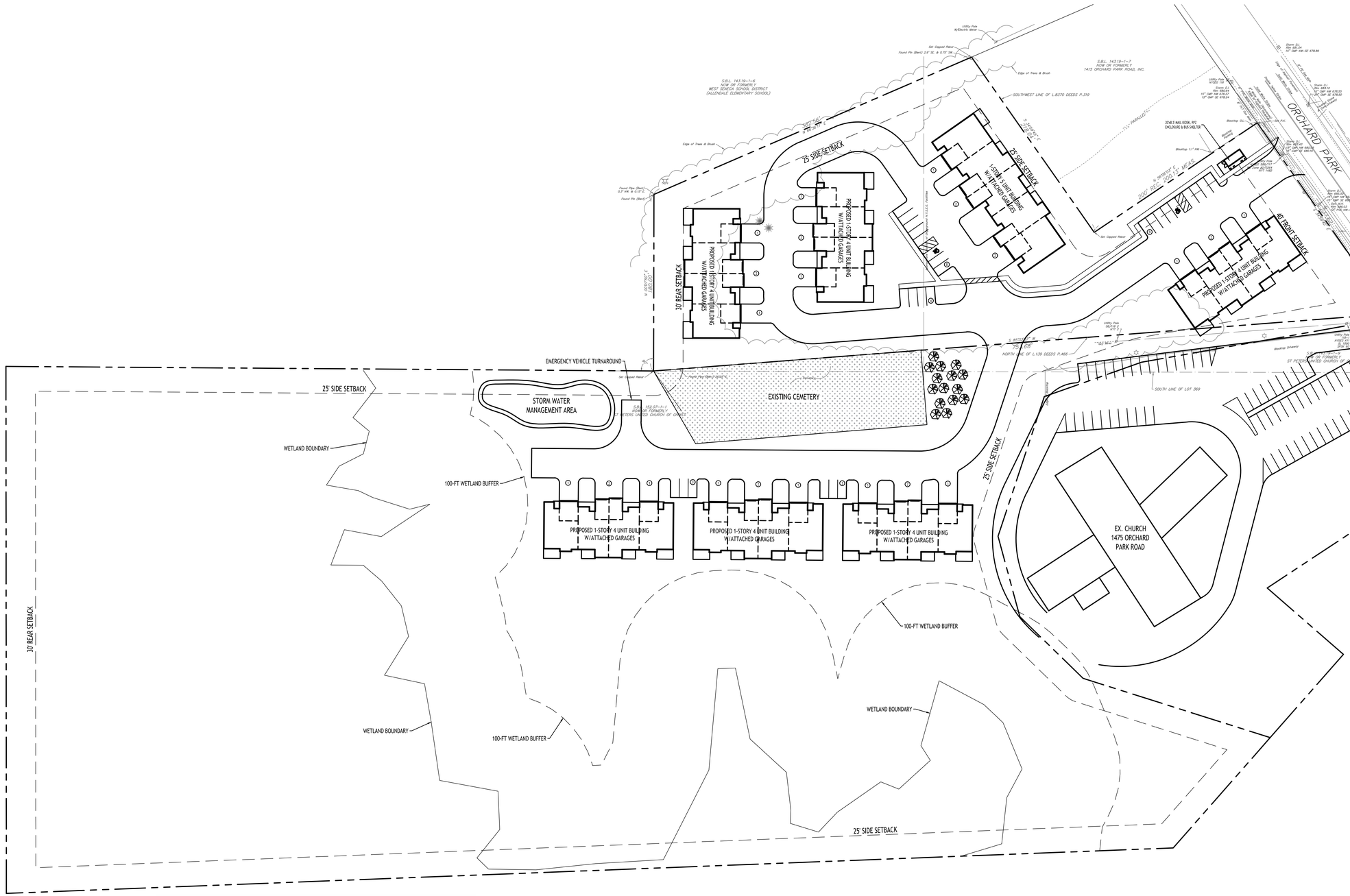
Sincerely,



Andrew Farry, Ph.D.
Scientist/Archaeology
518-268-2185 | andrew.farry@parks.ny.gov

© CARMINA WOOD DESIGN

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING it is a violation of article 145 section 7 Penal Law "Unauthorized alteration of any work of architecture. It shall be unlawful for any person, firm or corporation to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date,the notation 'Altered By' and a specific description of the alteration.



Site Plan

SCALE: 1"=50'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

50' 50 0 50 100Ft.

SITE DATA (REZONED TO C-1 (S)) - 1425 & 1475 ORCHARD PARK RD - 16.59 ACRES

MULTI-FAMILY ALLOWED BY SPECIAL PERMIT

MIN. LOT WIDTH = 50 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR EACH ADDITIONAL UNIT NEED NOT EXCEED 100 FT

MIN. LOT AREA = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT

FRONT SETBACK = 40 FT
SIDE SETBACK = 25 FT MIN. OR A DISTANCE EQUAL TO ½ HGT. OF SUCH BUILDING, WHICHEVER IS GREATER
REAR SETBACK = 30 FT or EQUAL TO THE HEIGHT OF THE BUILDING

MAXIMUM BUILDING HEIGHT = 40 FT (MULTI-FAMILY)

DRIVEWAY: 30 FT WIDE REQUIRED FOR MULTI-FAMILY

DWELLING SIZE: 500 SF EACH MULTI-FAMILY UNIT

GROUP DWELLING: NO BUILDING SHALL BE NEARER TO ANY OTHER PRINCIPAL STRUCTURE THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDINGS

PARKING CALCULATION:
MULTI-FAMILY:

REQD = 2 SPACES PER UNIT + 5/25 UNITS VISITORS
REQD = 2 SPACES x 29 UNITS + (29/25 x 5) = 64 SPACES

TOTAL PROVIDED = 56 SPACES + 29 GARAGE SPACES = 85 SPACES

DENSITY CALCULATION (16.59 AC)

REQD = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT

ALLOWED NUMBER OF UNITS:
1ST UNIT: 722,660 SF - 8,000 SF = 714,660 SF REMAINING
ADDITIONAL UNITS: 714,660 SF / 5,000 SF = 142 UNITS

TOTAL ALLOWED UNITS = 143 UNITS

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Multifamily Development

1425 & 1475 Orchard Park Rd
West Seneca, NY

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan
Concept

Date: 12/22/25
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.
C-100

Project No: 23-4121

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Multifamily Development

Project Location (describe, and attach a location map):
1475 Orchard Park Road, West Seneca, NY

Brief Description of Proposed Action:
Construction of three (3) 4-unit multifamily buildings with associated parking, stormwater management, on-site utility improvements, site lighting and landscaping. The site is currently zoned C-1 & R-75, it is proposed to rezone the entire site to C-1(s) to allow the development.

Name of Applicant or Sponsor:	Telephone: 716-842-3165
William Sahlem & Brian Hillery c/o Anthony J. Pandolfe, PE (Carmina Wood Design)	E-Mail: apandolfe@carminawooddesign.com

Address:
80 Silo City Row, Suite 100

City/PO:	State:	Zip Code:
Buffalo	NY	14203

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board (site plan), ZBA (variances), NYSDOT (curb cut), NYSDEC (SPDES Permit)	☐	☑

3. a. Total acreage of the site of the proposed action? 16.59+/- acres
   b. Total acreage to be physically disturbed? 9.0+/- acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16.59+/- acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): School, church
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. 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?	☐	☑
b. 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?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
Storm water runoff will be conveyed to an existing on-site ditch.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: Storm water detention area(s) will be designed in accordance with local and State requirements.		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Anthony J. Pandolfe, PE Date: 12/23/25

Signature:  Title: Project Engineer

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 12/23/25 FILE #_____

PROJECT NAME Multifamily Development

PROJECT LOCATION (Include address and distance to nearest intersection)
1475 Orchard Park Road (100 ft northwest of Reserve Road)

APPLICANT Carmina Wood Design c/o Anthony Pandolfe PH/FAX 716-842-3165

ADDRESS 80 Silo City Row, Suite 100, Buffalo, NY 14203

PROPERTY OWNER William Sahlem & Brian Hillery PH/FAX _____

ADDRESS 2260 Southwestern Blvd., West Seneca, NY 14224

ENGINEER/ ARCHITECT Carmina Wood Design PH/ FAX 716-842-3165

ADDRESS 80 Silo City Row, Suite 100, Buffalo, NY 14203

SBL # 152.07-1-1 & 143.19-1-9

PROJECT DESCRIPTION (Include all uses and any required construction)
Construction of three (3) 4-unit multifamily buildings with associated parking, stormwater management, on-site utility improvements, site lighting and landscaping.

SIZE OF LOT (acres) 16.59 ac. ACREAGE TO BE REZONED 13.38 ac.

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
Orchard Park Road - 258-ft

EXISTING ZONING C-1 & R-75 PROPOSED ZONING C-1(S)

EXISTING USE(S) ON PROPERTY Daycare/vacant land

PROPOSED USE(S) ON PROPERTY Multifamily

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
Gas station (C-2 (S)), church, daycare, school, single-family homes (C-1 and/or R-75)

PUBLIC SEWER YES ✔ NO ___ PUBLIC WATER YES ✔ NO ___

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED
Site Plan Approval

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON – REFUNDABLE FILING FEE (Payable to the Town Clerk): $ _____

Jaclyn Schneider, MD
President
Green Philosophy 716
101 Slade Ave
West Seneca, NY 14224
Drjackie@gp716.com
716-553-7627

11/12/2025

Town of West Seneca
Zoning Board of Appeals
1250 Union Road
West Seneca, NY 14224

Re: Request for Variance to Allow Ground Sign for Green Philosophy 716

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a variance to permit the installation of a ground sign for Green Philosophy 716, located at 101 Slade Ave, West Seneca, in addition to the existing sign for the Law Office of Ralph Lorigo.

Given the unique nature of our business, we believe it is important to have clear and distinguishable signage to attract customers and provide clarity for visitors. We propose the installation of a tasteful, professionally designed ground sign that aligns with the aesthetic of the area and complements the existing sign for the Law Office of Ralph Lorigo, without creating visual clutter or detracting from the surrounding environment.

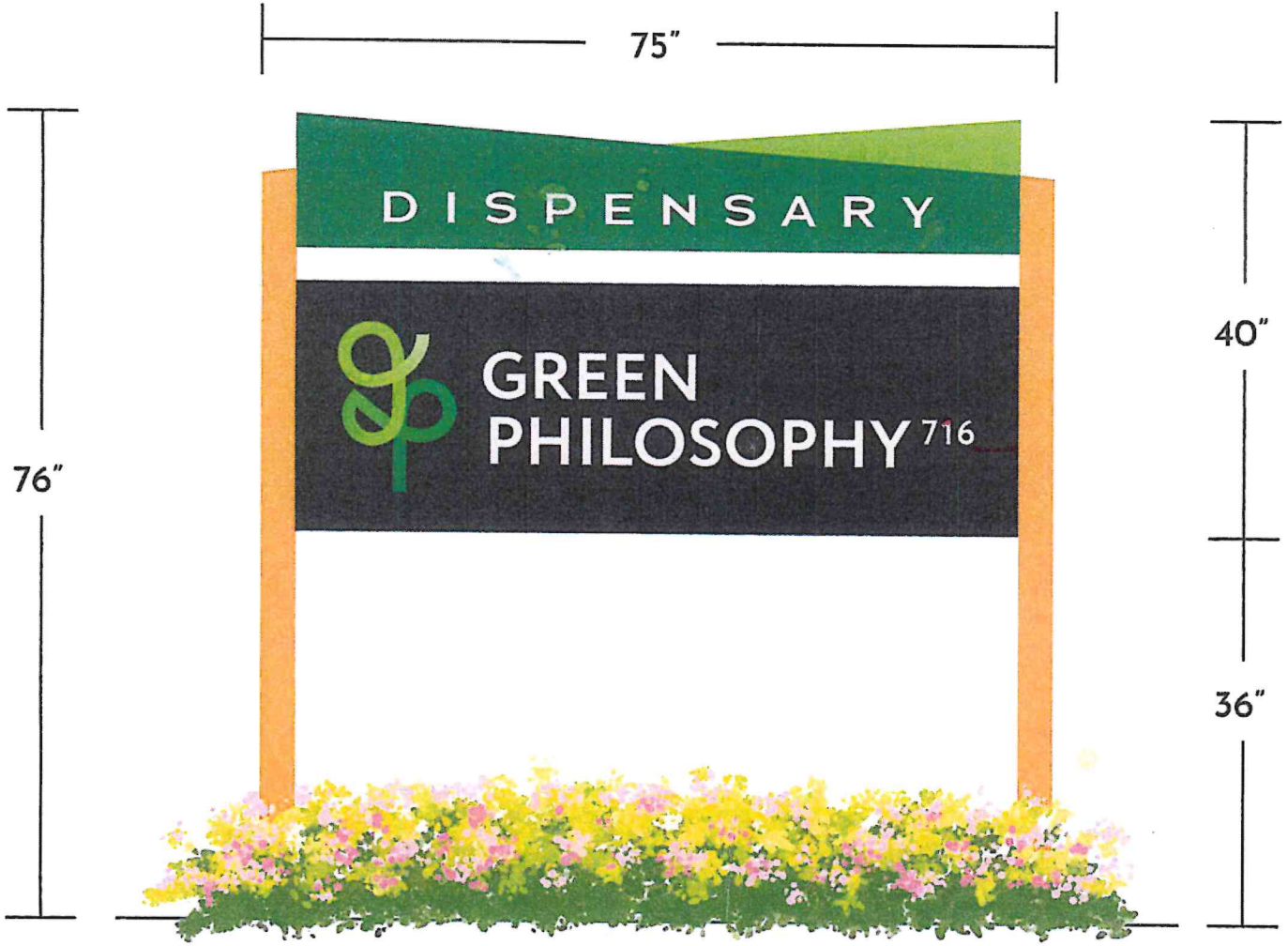
We are confident that the proposed sign will enhance the overall appearance of the property while also allowing for clear identification of our business. The sign will be appropriately sized, carefully designed, and positioned to comply with the spirit of the Town's zoning code. We are committed to ensuring that the sign does not interfere with the character of the neighborhood or violate any safety regulations.

Please find attached a detailed rendering of the proposed sign, as well as a map indicating its intended placement on the property. We kindly request the Board's consideration and approval of this variance to help Green Philosophy 716 better serve the local community.

Thank you for your attention to this request. We are happy to provide any additional information or attend a meeting to further discuss this matter at your convenience.

Sincerely,
Jaclyn Schneider, MD
President
Green Philosophy 716

RIDGE RD.
PROPOSED SIGN
NEW SIGN
NEW SIGN PLACEMENT BY
TURN OF THE CENTURY DESIGN & SIGNS
9.8.2025
SLADE AVENUE (60')
(HARLEM ROAD)
BLACK TOP
BLACK TOP
BLACK TOP
BLACK TOP
SCHEDULE A



Sign: Green Philosophy 716
Sign Type: Ground Sign
Sign Panel: Aluminum Composite Panel
Other Materials: Cedar Wood Posts
Area (sqft): 20.8sqft
Height (feet): 6.33'
Width (feet): 6.25'
Setback from curb (feet): 15'
Does the sign encroach into the right of way? No
Vertical Clearance from the ground (feet): 3'

Please note: design proofs are for review only, sign design remains property of Turn of the Century Design & Signs. All provided designs/elements incorporated remian property of the original creators.
All required permits & licenses are responsibility of purchaser.

Turn of the Century
DESIGN & SIGNS

EXTERIOR SIGN DESIGN:
GREEN PHILOSOPHY 716
101 SLADE AVE
WEST SENECA, NY 14224

DATE: 9-9-2025

716-430-4462
totcsigns@gmail.com
37 S Grove Street
East Aurora, NY 14052

TOTCSIGNS.COM
@TOTCSIGNS

Mock-up #1



APPROX. SIZE, SCALE & PLACEMENT

Please note: design proofs are for review only, sign design remains property of Turn of the Century Design & Signs. All provided designs/elements incorporated remian property of the original creators. All required permits & licenses are responsibility of purchaser.

Turn of the Century
DESIGN & SIGNS

EXTERIOR SIGN DESIGN:
GREEN PHILOSOPHY 716
101 SLADE AVE
WEST SENECA, NY 14224

DATE: 9-9-2025

716-430-4462
totcsigns@gmail.com
37 S Grove Street
East Aurora, NY 14052

TOTCSIGNS.COM
@TOTCSIGNS

Mock-up #2



APPROX. SIZE, SCALE & PLACEMENT

Please note: design proofs are for review only, sign design remains property of Turn of the Century Design & Signs. All provided designs/elements incorporated remian property of the original creators.
All required permits & licenses are responsibility of purchaser.

Turn of the Century
DESIGN & SIGNS

EXTERIOR SIGN DESIGN:
GREEN PHILOSOPHY 716
101 SLADE AVE
WEST SENECA, NY 14224

DATE: 9-9-2025

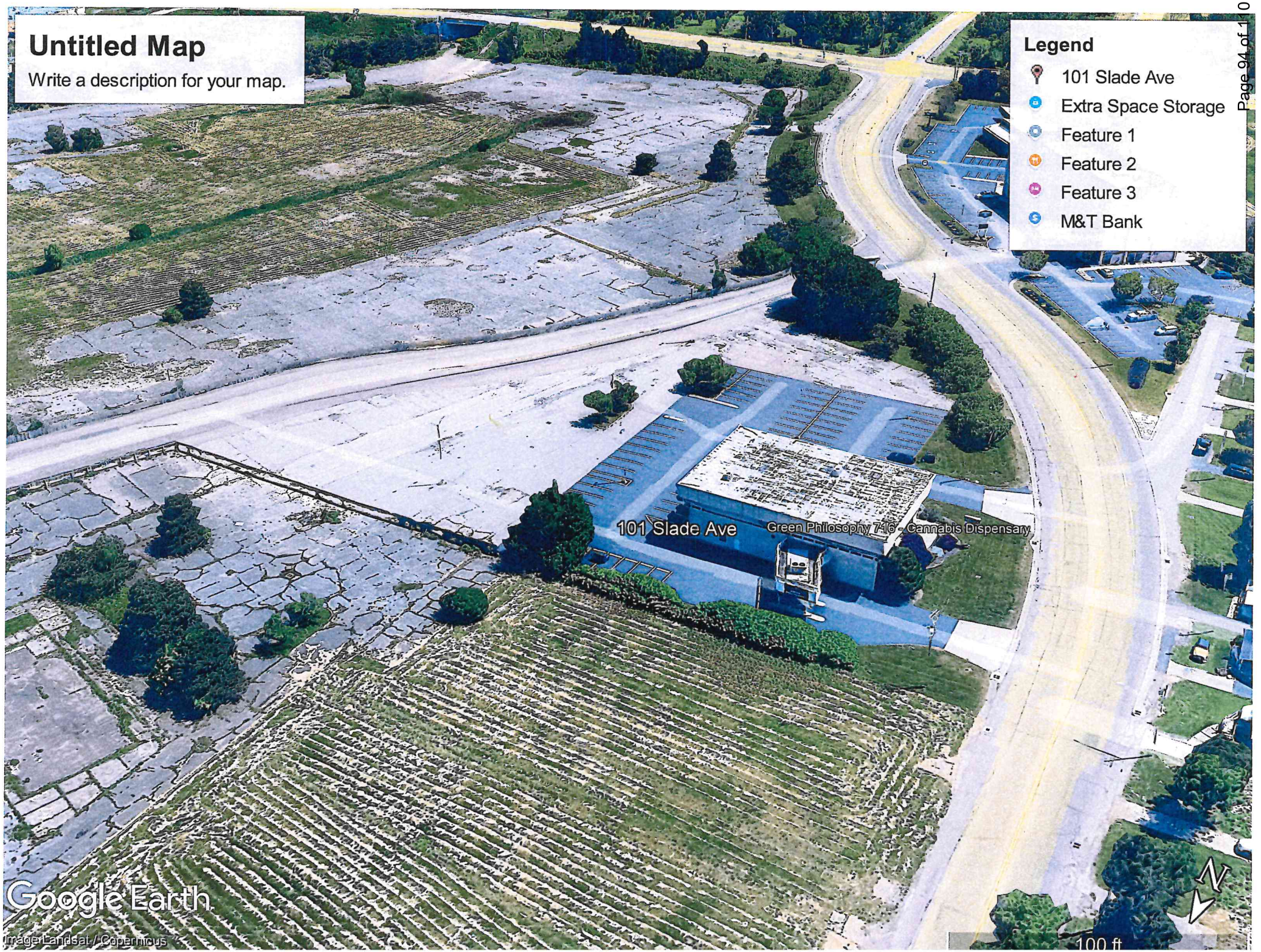
716-430-4462
totcsigns@gmail.com
37 S Grove Street
East Aurora, NY 14052

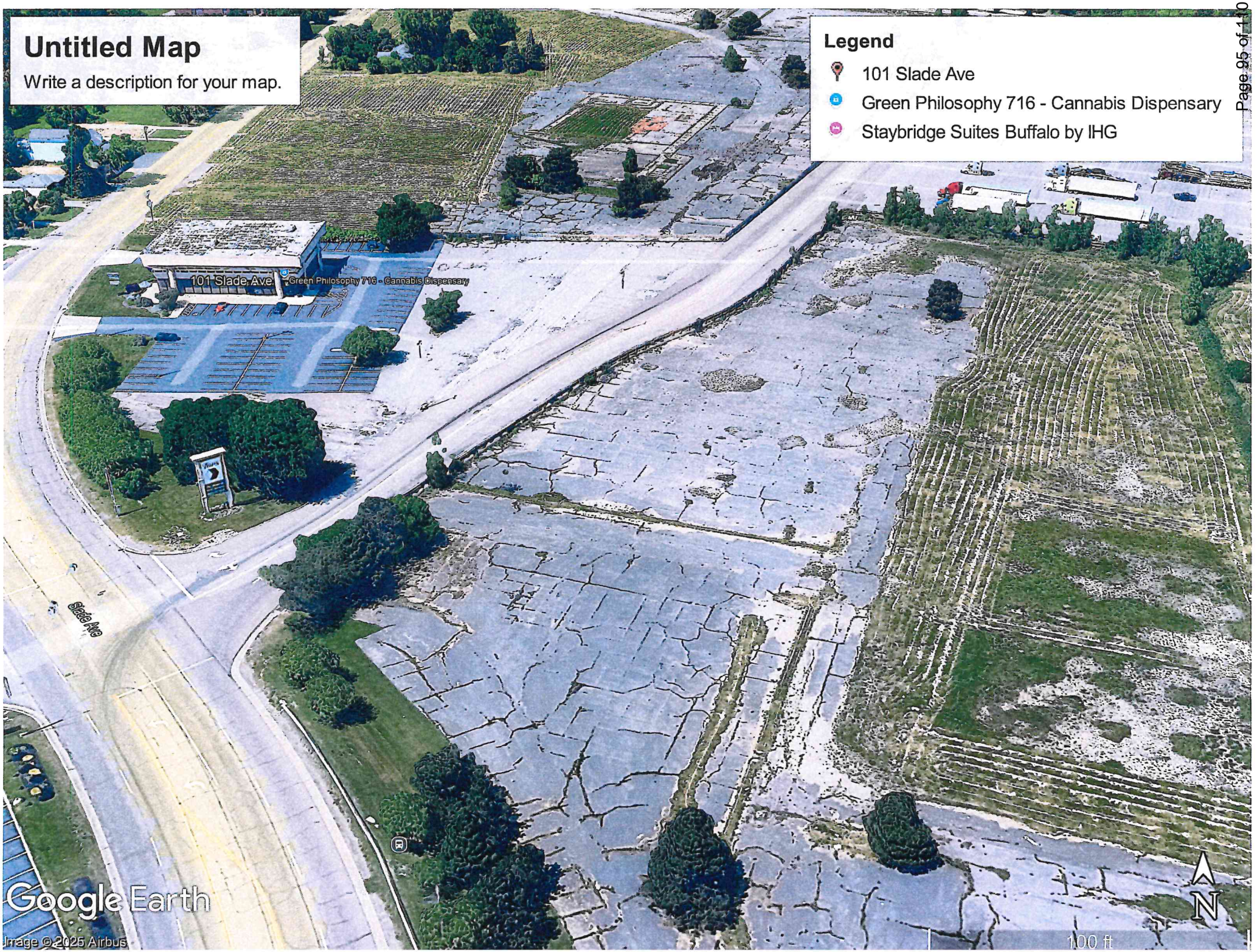
TOTCSIGNS.COM
@TOTCSIGNS


Untitled Map
Write a description for your map.
Legend
101 Slade Ave
Green Philosophy 716 - Cannabis Dispensary
101 Slade Ave
Green Philosophy 716 - Cannabis Dispensary
PROPOSED SIGN
Slade Ave
Google Earth
Image Landsat / Copernicus
Image NOAA
50 ft
N

Untitled Map

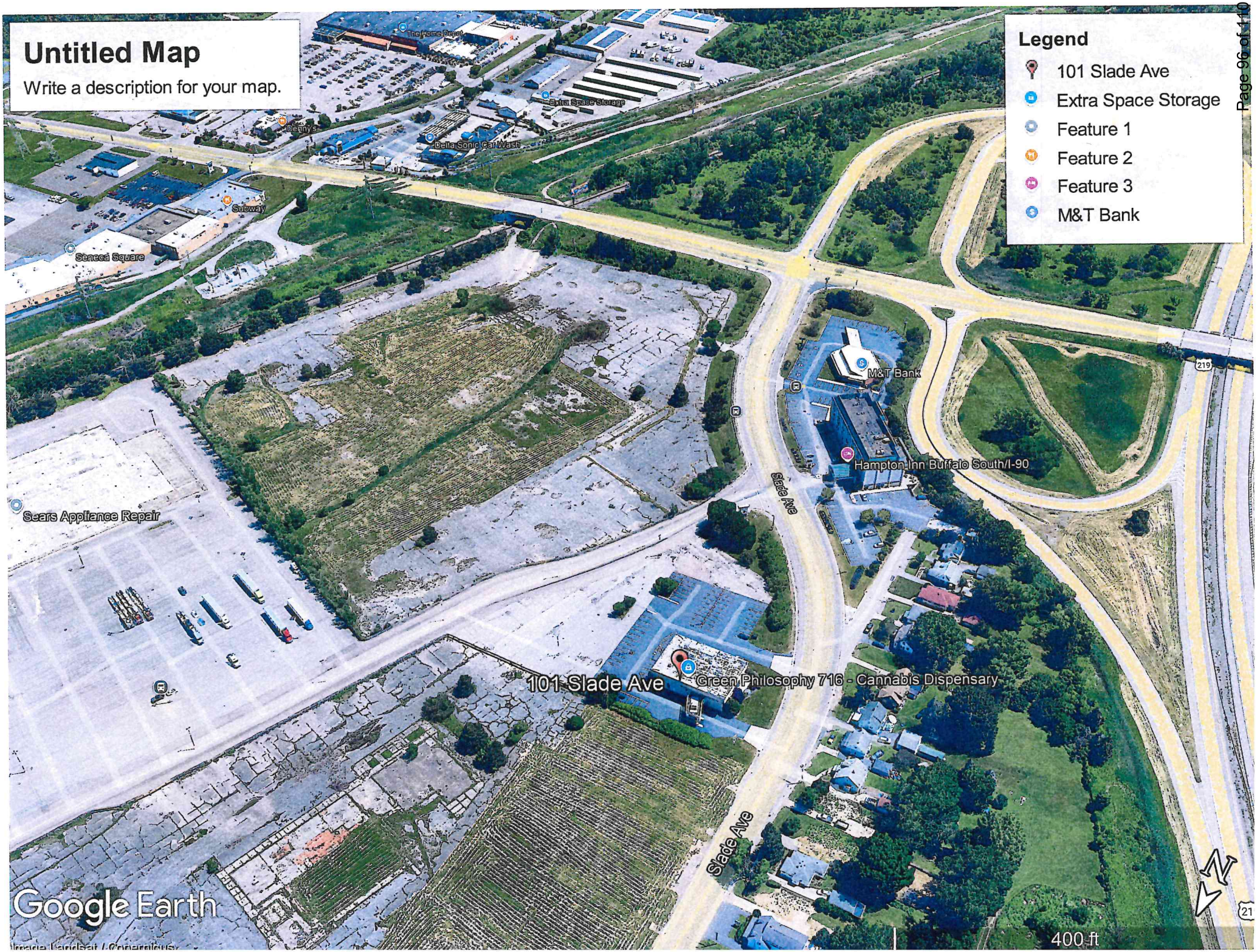
Write a description for your map.




Untitled Map
Write a description for your map.
Legend
101 Slade Ave
Green Philosophy 716 - Cannabis Dispensary
Staybridge Suites Buffalo by IHG
101 Slade Ave
Green Philosophy 716 - Cannabis Dispensary
Slade Ave
Google Earth
Image © 2025 Airbus
N
100 ft

Untitled Map

Write a description for your map.



DARYL MARTIN ARCHITECT P.C.
Architects and Planners

Town of West Seneca
Building Department
1250 Union Road
West Seneca, NY 14224

Attn: Jeffrey Schieber, Planning Board Chairman

Re: Addition and Alterations to:
Bud's Bottle
1325 Orchard Park Road

Dear Sir:

This letter is to inform you of our intentions for the work on the parcel of 1325 Orchard Park Rd. Bud's Bottle, our client, is looking to construct a 1,200 square foot addition to the south (left) side of the building. It will match the front face of the building and be 24 feet to the south and 50 feet to the rear of the building. It will require the demolition of the existing covered stoop and small bump-out (shed). The new 1,200 sq. ft. addition will basically trade new impervious roof area the existing asphalt. No green space to be disturbed. Only utility work is relocating the existing electric meter and disconnect. Up the new front (SE) corner of the addition. The modified site would not require any variances and will comply with all West Seneca and New York State building requirements.

We would appreciate the opportunity for site plan review at this time and a recommendation to the town board for modified approval. If you have any questions regarding this matter, or if you need any further information, please feel free to contact my office at (716) 667-1436.

Very Truly Yours,

Daryl K. Martin

Daryl K. Martin R.A.
Architect

3625 Eggert Road
Orchard Park, New York 14127

Phone: (716) 667-1436
Fax: (716) 667-0163
Email: dmarchtecs@gmail.com

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Bud's Bottle Addition

Project Location (describe, and attach a location map):
1325 Orchard Park Road, West Seneca, NY

Brief Description of Proposed Action:
A 1,200 sq. ft. side yard addition to the existing building, over existing paving. No green space lost. All new roof rain water to be collected, controlled and tied into the existing roof drainage system.

Name of Applicant or Sponsor:	Telephone: 716-667-1436
Steve Geltz of Daryl Martin Architect PC	E-Mail: dmarchtecs@gmail.com

Address:
3625 Eggert Road, Suite 201

City/PO:	State:	Zip Code:
Orchard Park	NY	14127

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 0.45 acres
b. Total acreage to be physically disturbed? 0.03 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .045 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: No water required for this addition.	☑	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: No sewerrequired for this addition.	☑	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES Directed onto existing parking lot.		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Steve Geltz of Daryl Martin Architect PC Date: 12/18/2025

Signature: _____

PRINT FORM

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE DEC. 18, 2025 FILE # _____

PROJECT NAME BUD'S BOTTLE

PROJECT LOCATION (Include address and distance to nearest intersection)
1325 ORCHARD PARK RD. - APPROX 277 FT SOUTH OF SUNSET CREEK DR.

APPLICANT DARYL MARTIN ARCHITECT PC PH/FAX (716) 667-1436

ADDRESS 3625 EGGERT RD, SUITE 201, ORCHARD PARK, NY 14127

PROPERTY OWNER FUND RAISING BARN PH/FAX (716) 316-5277

ADDRESS 6945 CHESTNUT RIDGE RD. ORCHARD PARK, NY 14127

ENGINEER/ ARCHITECT DARYL MARTIN ARCHITECT PC PH/ FAX (716) 667-1436

ADDRESS 3625 EGGERT RD, SUITE 201, ORCHARD PARK, NY 14127

SBL # 143.19-1-1.21

PROJECT DESCRIPTION (Include all uses and any required construction)
NEW 1,206 SQ. FT. ADDITION FOR STORAGE. NO SITE IMPROVEMENTS.

SIZE OF LOT (acres) 0.45 ACREAGE TO BE REZONED Ø

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Orchard Park | Allendale - 112 FT FRONTAGE

EXISTING ZONING C1 PROPOSED ZONING SAME

EXISTING USE(S) ON PROPERTY Com | Bottle Return + Retail - Repair

PROPOSED USE(S) ON PROPERTY SAME USE

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

C2 & C1 & R-75

PUBLIC SEWER YES X NO ___ PUBLIC WATER YES X NO ___

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED
NONE

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

TOWN OF WEST SENECA

APPLICANT CHECKLIST FOR SITE PLAN REVIEW

PLEASE REFER TO APPENDICES A, B, & C AND THE TOWN OF WEST SENECA ZONING ORDINANCE FOR ADDITIONAL DESIGN INFORMATION. THE APPLICANT/ AGENT MUST INITIAL EACH ELEMENT AS PROOF THAT ALL REQUIREMENTS HAVE BEEN MET.

I. SITE PLAN All site plan drawings shall be prepared, signed, and sealed by an architect, landscape architect, engineer, or surveyor licensed in the State of New York, drawn to scale, and must include the following elements (also see checklist in Appendix A) :

____ Title of drawing.

____ Name, address, and telephone number of applicant, owner of record, and person who prepared the drawing. If owner of record is different from applicant, a letter of authorization from the owner or a contract of sale is required.

____ North arrow, scale, revisions block and date.

____ Site location map.

____ Name, location, width, and jurisdiction of existing roads and sidewalks.

N/A Location of curb cuts on project site and on adjacent properties (including properties across the street).

____ Location of all existing and proposed buildings and structures, paving, curbs, and pedestrian and bicycle facilities with those to be removed clearly identified.

____ Show all zoning district boundaries, zoning classifications for all adjacent properties (including across the street), and zoning setback dimensions. If a portion of the site is proposed to be rezoned, the new zoning district boundaries should be shown.

____ Zoning data block comparing existing and proposed requirements, including greenspace and parking calculations.

N/A Location of any areas proposed for outdoor display and ale of merchandise, if applicable.

EXIST. Layout of all off-street parking areas showing access drives, aisles, parking spaces, handicapped accessible spaces, and loading areas (conforming to all requirements of the Town of West Seneca Zoning Ordinance). A cross-section of proposed pavement must be provided.

____ Existing and proposed rights-of-way and easements and location of areas to be in common ownership or to be offered for dedication.

N/A Existing and proposed watercourses including wetlands, floodways, and floodplains (this information should also appear in the drainage plan and grading plan).

N/A Location of all proposed signage (conforming to all requirements of the Town of West Seneca Zoning Ordinance).

____ Any other information as might be required by the Planning Board.

II. BOUNDARY SURVEY

N/A A topographic boundary survey and a written legal (metes and bounds) description.

III. UTILITY PLAN – to include the following elements (also see checklist in Appendix A)

N/A Location of existing water mains, showing main size and material type, o-site and off-site fire hydrant locations, and on-site main line valve locations.

N/A Location of proposed water service showing material type and diameter of water main.

N/A Location of existing and proposed gas and electric service.

N/A Sanitary service showing location, proposed line, and existing main size. Include all manhole rim and invert elevations, pipe slope, and construction materials, if appropriate

N/A The estimated daily sanitary sewage flow calculations must be included in the site plan Engineering Report.

N/A Written confirmation that the process has been initiated with County or State Highway Departments for sanitary sewer connection, curb cuts, work permits, etc. (Applicant must furnish a letter from the appropriate County or State agency indicating their approval of the proposal prior to issuance of a Building Permit)(if necessary). NO NEW UTILITY WORK

IV. GRADING PLAN – To include the following elements (also see checklist in Appendix A).

N/A Existing and proposed grade elevation with contour lines at 1-foot intervals.

N/A Finished floor elevations for all proposed and adjacent structures.
NO NEW GRADING.

V. DRAINAGE PLAN – to include the following elements(also see checklist in Appendix A):

N/A All catch basins, line size, and proposed construction materials. No stormwater shall drain onto adjoining properties. All downspouts shall be connected to the stormwater collection system.

N/A Systems shall be designed for a minimum 10-year storm. Detention basins shall be designed for a minimum 25-year storm (see Appendix B).

N/A Stormwater calculations, prepared by a person licensed to design a storm drainage system in New York State.

N/A Site plan Engineering Report (refer to requirements in Appendices A & B).

N/A Any proposed project that will involve one or more acres of soil disturbance is required to comply with NYSDEC SPDES General Permit requirements for stormwater discharges. A copy of the Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (WPPP) must be provided with the site plan Engineering Report..

NO NEW DRAINAGE

VI. LANDSCAPING PLAN – to include the following elements (also see Appendix C).

N/A All existing and proposed tree lines.

N/A All proposed trees, shrubs, and other plantings with appropriate labeling.

N/A Planting schedule data block with legend key, species name (botanical and common names), quantity, size, and spacing.

N/A Planting details for trees and evergreens must illustrate the crown of root ball at six (6) inches above finished grade; three (3) inches for shrubs.

N/A Refer to the Town of West Seneca Zoning Ordinance for applicable landscaping and screening requirements.

NO NEW LANDSCAPING

VII. CLEARING 7 SOIL EROSION CONTROL PLAN - to include the following elements:

N/A Site preparation and clearing shall be designed to fit with the vegetation, topography, and other natural features of the site and shall preserve as many of these features of the sight and shall preserve as many of these features as possible.

N/A Show clearing limits, stock pile area, and all temporary and permanent drainage facilities. Erosion and sediment control facilities must be shown.

N/A A time schedule that is keyed to the operation must be provided.

N/A Include a note on the plan to indicate that stumps and brush may not be buried in the Town and that topsoil may not be removed from the work site without a permit.

NO SOIL EROSION

VII. LIGHTING PLAN – to include the following elements:

N/A Location of all lighting fixtures and standards on the property and structures, including a fixture schedule.

N/A Photometric data for site illumination.

NO SITE LIGHTING

IX. BUILDING HEIGHT AND DESIGN

✓ Building elevations and floor plans of all non – residential structures and all residential structures containing three (3) or more dwelling units (including net floor area calculations).

I, DARYL MARTIN ARCHITECT as owner/applicant of BUD'S BOTTLE, located at 1325 ORCHARD PARK RD Town of West Seneca, to the best of my knowledge have submitted a complete application package for a site plan for review.

TOWN OF WEST SENECA

APPENDIX A-SITE PLAN APPLICATION CHECKLIST

I. GENERAL

N/A All elevations must reference the actual elevation of the site and proposed building (utilize Town of West Seneca data). Setting a base elevation at the centerline of the road to use as reference is not acceptable.

N/A All profiles provided must be drawn so that the horizontal scale is no more than 1" = 10' horizontal, and 1" = 5' vertical.

N/A Profiles be provided for utility crossings, the sanitary sewer system, and storm sewer system.

N/A Profiles for any utilities as deemed necessary by the engineer for construction.

II. UTILITY PLAN

N/A Add a note to the plan that states: "A minimum of 10 feet of horizontal and 18 inches of vertical separation must be maintained between all sanitary sewer and water services".

N/A Add a note to the plan that states: "The Erie County Water Authority is to be notified a minimum of 48-hours prior to starting the connection to the new water service.

N/A Add a note to the plan that states: "Select backfill is required for all utilities (gas, water, storm, sanitary) that cross through any pavement area." The limits of the select backfill must be shown on the utility plan.

N/A The plans must clearly state the type of proposed connection to the existing waterline to be made. Will it saddle with corporation stop or tapping sleeve and valve.

N/A All existing utilities, grading, etc. must be shown as a grey line type.

N/A All proposed utilities, grading, etc. must be shown as a black line type.

N/A Provide a trench detail for the proposed waterline installation. The detail must show the depth of cover, stone bedding, and indicate the use of underground waterline marker tape.

N/A Provide a trench detail for the proposed sanitary sewer lateral. The detail must show the depth of cover, stone bedding, and indicate the use of underground waterline marker tape. /when connecting the Erie County Sewer District No. 1 or No. 3 system, their details must be provided.

N/A Provide a profile for the proposed sanitary sewer service showing the connection to the existing system and connection at the facility.

III. PAVEMENT

N/A Asphalt pavement grades should be at least 1.5%, preferably 2.0% to drain properly, minimize public safety concerns, and avoid liability issues. Theses grades must be shown on the drainage plan with flow arrows showing the direction of water flow.

N/A Show on the plans a cross-section of the proposed sidewalk.

N/A Show on the plans a cross-section of the proposed asphalt pavement. It is suggested that a thicker asphalt section be used for high traffic travel areas, where the dumpster is located, or where the deliveries will occur.

N/A On the asphalt pavement cross-section, show the use of filter fabric (Mirafi 140N, or equal) under the pavement sub-base.

N/A If connections to cross –access driveways are being made with adjacent sites, a detail must be shown on the plans for the proposed connection. The pavement transition detail must include a V-shaped saw cut into the existing pavement and tack coat.

IV. DRAINAGE/GRADING

N/A The stockpile area for topsoil and fill must be shown on the design plans.

N/A Spot elevations for adjacent properties must be provided on the grading plan.

N/A A minimum of 6-nches of cover are required for all storm sewer pipes in grass area. A minimum of 12-inches of cover are required for all storm sewer pipes in pavement. Storm sewer pipe located within the sub-base of the pavement is not allowed.

N/A Invert elevations must be shown for all culverts under driveways.

N/A Provide stone rip rap at the pipe outlets from the detention pond.

N/A Provide emergency overflow for the detention pond for the 100-year storm elevation.

N/A All culverts under driveways must be shown with galvanized end sections.

N/A Diameter, material type, and inverts of all roof leader downspouts must be shown.

N/A Diameter, material type, and inverts of all storm sewer pipes must be shown on the plans.

N/A For sites with less than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm.

N/A For sites with greater than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm, **AND** comply with all NYSDEC Stormwater Phase 2 regulations and design guidance.

V. SITE PLAN ENGINEERING REPORT

N/A The applicant must provide three (3) copies of the site plan Engineering Report. This report will contain (at a minimum), the following sections:

- General Project Description.
- Project Location Map.
- Water System Calculations.
- Sanitary Sewer System Calculations.
- Stormwater Calculations

N/A Provide the following information related to the proposed waterline for the facility in the design report. This would include the following:

- Domestic water demand (include calculations).
- Static waterline pressure (at the water right-of way).

N/A Anticipated pressure at the facility (include head loss calculations through the water service and backflow preventer/RPZ and meter); the design engineer must comment on the need to provide a sprinkler system for the facility. Provide fire flow calculation s for the facility (if applicable). Provide the following information related to the proposed sanitary sewer system for the facility in the design report. This would include the following:

- Number of employees at the facility.
- Sanitary sewer demand and lateral pipe sizing (include calculations).

N/A Provide the following information related to the stormwater calculations for the facility in the design report. This would include the following:
Soil types of the site.

- Permeability and depth of water table of the soil.
- Description/dialogue on existing grading and stormwater runoff.
- Description/dialogue on proposed grading and stormwater runoff.
- Comment on the presence and show location of any NYSDEC or Federal Wetlands or 100-year Floodplain boundary.
- For sites with less than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm. Calculations must be provided
- For sites with greater than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm AND comply with all NYSDEC Stormwater Phase 2 regulations. Calculations must be provided.
- Calculations to be provided must include all assumptions, time of concentration, and detention pond sizing, and stormwater pipe sizing.
- All existing headwater and tailwater conditions must be considered for the design calculations.

Refer to APPENDIX B "Design of Stormwater Detention Facilities" for design guidance.

APPENDIX B-DESIGN OF STORMWATER DETENTION FACILITIES

The following method of determining the size of stormwater detention and retention facilities is presented as a guide for engineers, architects, and developers involved with construction projects in the Town of West Seneca.

Detention facilities are those facilities that detain the flow of stormwater runoff and discharge it at a reduced rate from the detention area. /this type of system operates by gravity with a large inlet and a small inlet. Retention facilities retain stormwater runoff, and it is necessary to pump the collected water into the downstream drainage system after peak flows have passed. Normally, detention facilities are installed much more frequently than retention facilities.

The Town of West Seneca requires that the stormwater detention system be designed in accordance with the following documents:

1. NYS Stormwater Design Manual
2. NYSDEC:SPDES General Permit for Stormwater Discharges from Construction Activity (GP-02-01)
3. NYSDEC: Standards and Specifications for Erosion and Sediment Control

A copy of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan(SWPPP) as required by the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No.GP-02-01) must be filled with the Town prior to issuance of a building permit for construction. Per the NYSDEC regulations, construction. Per the NYSDEC regulations, construction cannot begin until the required time period for NYSDEC review has passed.

- For projects conforming to the NYSDEC's recommended standards, construction cannot begin until:
  * Five (5) business days from the date the NYSDEC receives a copy of the NOI; or the applicant receives an Acknowledgement Letter from the NYSDEC.
- For projects that deviate from the NYSDEC recommended standard, construction cannot begin until::
  *Sixty (60) days from the date the NYSDEC receives a copy of the NOI; or\ the applicant receives an Acknowledgement Letter from the NYSDEC.

In addition, the stormwater detention facilities must be designed to detain the difference between the 10-yeaar pre-developed storm and the 25-year post-developed storm.

The engineer must provide all calculation and mappings, and state all assumptions necessary for review by the Town of West Seneca.

LEGEND:

APPROX.=	APPROXIMATE	COV'D=	COVERED	HSE.=	HOUSE				
AVE.=	AVENUE	℄	CENTERLINE	IP.=	IRON PIPE	PO.=	PORCH	W=	WEST
CB=	CATCH BASIN	D.=	DEED	L.=	LIBER	UP=	UTILITY POLE	W/=	WITH
CH.=	CHAIN	E=	EAST	MH=	MANHOLE	P.=	PAGE	WD.=	WOOD
CONC.=	CONCRETE	EJB=	ELECTRIC JUNCTION BOX	MP.=	MAP	S=	SOUTH	YD=	YARD
COR.=	CORNER	ESMT.=	EASEMENT	N=	NORTH	STY.=	STORY		DRAIN
CTB=	CABLE TV BOX	FNC.=	FENCE	OHW=	OVERHEAD WIRES	TJB=	TELEPHONE JUNCTION BOX		
		GAR.=	GARAGE	O/L=	ON LINE	TYP.=	TYPICAL		

001
16

SW LINE OF ORCHARD PARK ROAD

ORCHARD PARK (66' WIDE) ROAD

FOUND IRON 0.52'NW O/L

NORTH CORNER OF PARCEL 1 L. 10974 P. 7745

FNC. 5.4'NW

NW LINE OF MARSHALL A. LEWIS L. 10974, P. 7745

LANDS CONVEYED TO SECORD, SECORD & SECORD L. 10974, P. 7755

176.21'

SE LINE OF L. 10974, P. 7755

FNC. 0.6'NW

PARCEL No. "1" L. 10974, P. 7745

BLACKTOP AREA

86.72'

112.00'

SIGN

STONE AREA

CONC.

35.88'

4.98'

34.17'

CHIM

51.02'

FOUND IRON 0.48'SE

FOUND IRON 0.53'NW

FNC. 0.5'NW 1.9'NE

FOUND IRON

WEST CORNER OF PARCEL No. "2"

FNC. O/L 0.8'SE

SW LINE OF PARCEL No. 2

112.00'

PARCEL No. "2" L. 10974, P. 7745

41.33'

1 STY. BLOCK & BRICK BUILDING No. 1325

COVERED CONC.

13.06'

4.17'

6.50'

4.23'

8.01'

47.84'

CONC.

BLACKTOP AREA

90°

FOUND IRON 0.54'NW 0.35'NE

UP 0.3'NW 0.4'SW

DRIVE 0.8'NW

DRIVE 5.1'SE

OHW

31.50'

86.99'

COV'D STOOP

CONC.

FRAME SHED

STONE AREA

DRIVE 1.6'NW

31.38'

176.21'

BLACKTOP DRIVEWAY

CB 2.2'SE

BLDG. 4.92'SE

METAL CLAD BUILDING

FNC. 0.3'SW

FOUND IRON 0.17'SE 0.31'NE

BLDG. 5.14'SE

S. LINE OF LOT 368

112.00
- 77.83
34.17

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
p (716) 655-1058 f (716) 270-6091 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

NUSSBAUMER & CLARKE, INC. ENGINEERS AND SURVEYORS EST. 1933

BOUNDARY SURVEY

1325 Orchard Park Road

Part of Lot 368, Township 10, Range 7
of the Buffalo Creek Reservation
Town of West Seneca
County of Erie, State of New York

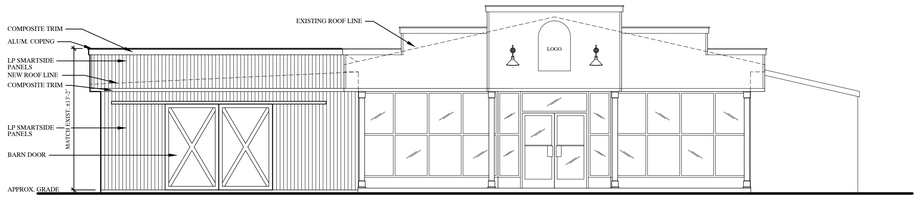
SBL: 143.19-1-1.21

Scale : 1" = 20'

Date of Survey: 9/25/2023

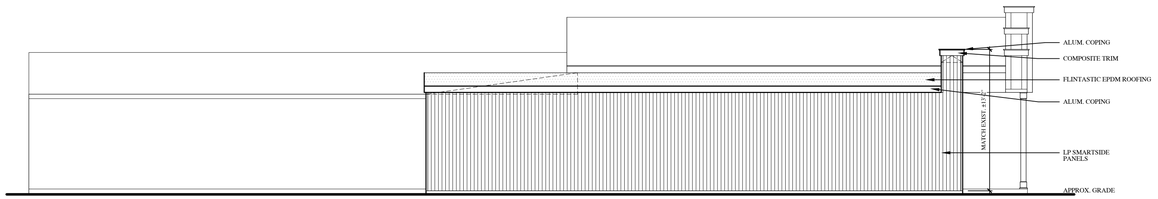
Project Number: 2333-0474

Thornton A. Kenyon



FRONT ELEVATION

SCALE: NOT TO SCALE



LEFT SIDE ELEVATION

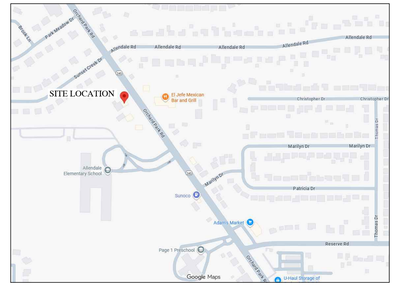
SCALE: NOT TO SCALE

SITE INFORMATION

ZONING = COMMERCIAL (C-1)

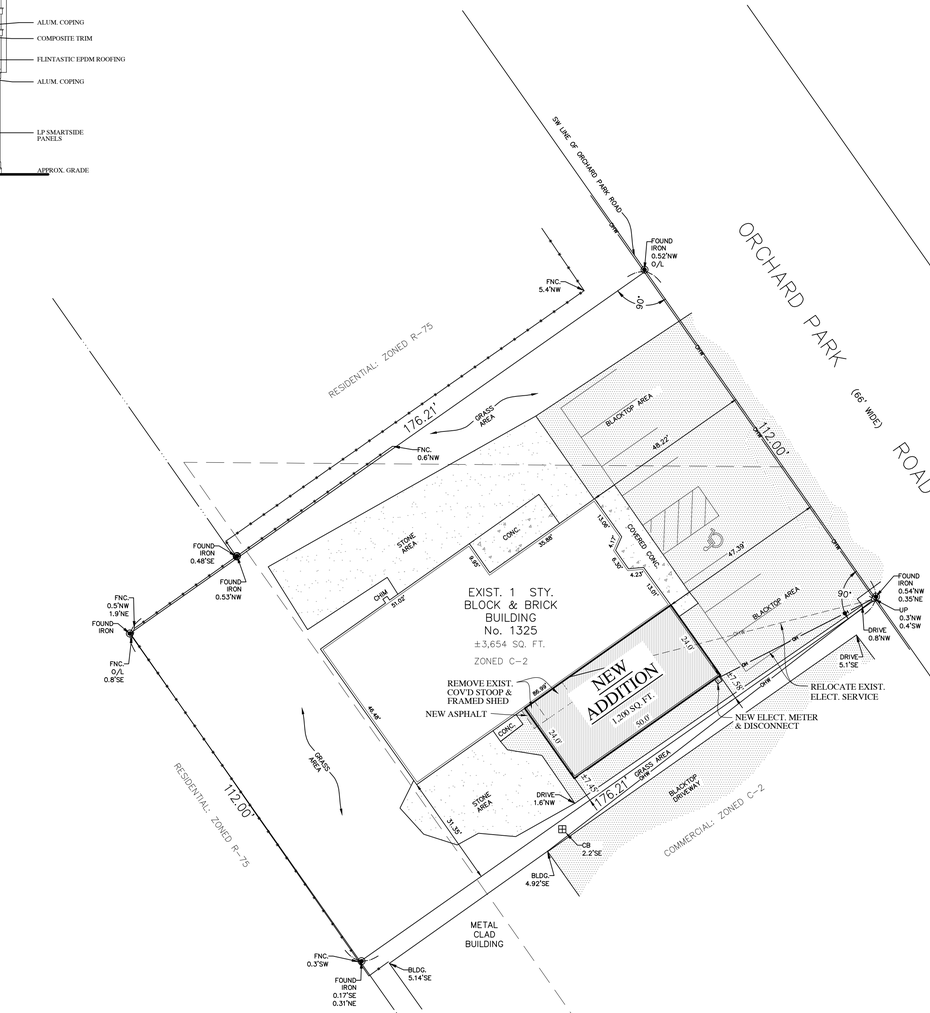
SITE AREA	=	±19,375.52 S.F.	0.45 ACRES	
EXISTING STRUCTURE FOOTPRINT	=	±3,683.09 S.F.	0.08 ACRES	19.01% OF SITE
NEW ADDITION	=	±1,200.00 S.F.	0.03 ACRES	6.19% OF SITE
NEW TOTAL STRUCTURE FOOTPRINT	=	±4,853.19 S.F.	0.11 ACRES	25.05% OF SITE
EXISTING IMPERVIOUS SURFACE AREA	=	±9,320.78 S.F.	0.21 ACRES	48.11% OF SITE
NEW TOTAL STRUCTURE FOOTPRINT	=	±8,120.78 S.F.	0.19 ACRES	41.91% OF SITE
GREEN SPACE	=	±6,371.65 S.F.	0.15 ACRES	32.89% OF SITE

EXISTING PARKING: 8 SPACES (INC. 1 HANDICAPPED)



LOCATION MAP

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS. FIELD CONDITIONS SHOULD BE REFLECTED IN IN ALL SHOP DRAWINGS & RECORD DRAWINGS. REPORT ANY DISCREPANCIES & COORDINATE ALL CHANGES WITH THE OWNER/ARCHITECT.



SITE PLAN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

THE APPROVING ARCHITECT IS NOT RESPONSIBLE FOR THE FOLLOWING:
-SITE INSPECTIONS
-QUALITY OF WORKMANSHIP
-ANY UNAUTHORIZED CHANGES FROM THE STAMPED DRAWINGS
-APPLICATION OF DRAWINGS ON THE JOB

THESE DRAWINGS HAVE BEEN PROFESSIONALLY REVIEWED AND ADOPTED BY THE APPROVING ARCHITECT AND TO THE BEST OF HIS KNOWLEDGE THEY MEET OR EXCEED THE REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS).

SUB CONTRACTORS ARE REQUIRED TO CHECK ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO START OF WORK AND REPORT ANY DISCREPANCIES.

REVISIONS

PH- (716)667-1436
dmarchtecs@gmail.com

DARYL MARTIN
ARCHITECT, P.C.
3625 Eggert Road | Orchard Park, N.Y. 14127

SITE PLAN

ADDITION AND ALTERATIONS for:

BUD'S BOTTLE
1325 ORCHARD PARK ROAD
WEST SENECA, NEW YORK

THIS DOCUMENT IS NOT CONSIDERED ORIGINAL BY THE ARCHITECT BE SIGNATURE AND DATE IS NOT AFFIXED IN RED INK. ALL ARCHITECTURAL WORKS ARE PROTECTED BY COPYRIGHT AND ANY UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED IN ITS ENTIRETY AND SHOULD NOT BE USED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

REGISTERED ARCHITECT
DARYL K. MARTIN
024540-1
STATE OF NEW YORK

CREATED: 10/29/2020
PLOTTED: 12/19/2025
DRAWN BY: SCG
CHECKED: DKM

ST-1
SHEET NUMBER