



**WEST SENECA
PLANNING BOARD**

**1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
September 10, 2026**

AGENDA

Meeting # 2026-09

CALL TO ORDER

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2026-08

OLD BUSINESS

NEW BUSINESS

SPR 2026-008

A request from Rusty Nickel located at 4350 Seneca St for an expansion on the right side of the building.

ADJOURN

West Seneca Community Center
1300 Union Road
West Seneca, NY 14224

Planning Board Proceedings
Minutes #2026-08
August 13, 2026

Call To Order

A motion was made by Margaret Bebak to open the public meeting at 6:00 PM, which was seconded by William Wise and approved. The meeting began with the Pledge of Allegiance.

Roll Call

Present:

- Joe Sherman, Board Member
- Margaret Bebak, Chairperson
- James Frick, Board Member
- Eric Sailer, Board Member
- Tim Hayes, Board Member
- William Wise, Board Member

Absent:

Excused absence for Mark Beeler noted by the Chair

Approval of Proofs of Publication

A motion was made by Chairperson Bebak to approve the proofs of publication. The motion was seconded Eric Sailor.

- **Ayes:** All
- **Noes:** 0
- **Abstain:** 0
- **Motion carried**

Approval of Minutes

A motion was made by Chairperson Bebak to approve the minutes from meeting #2026-07. The motion was seconded by Joseph Sherman.

- **Ayes:** All
- **Noes:** 0
- **Abstain:** 0
- **Motion carried**

Old Businesses

SPR 2026-003 Request of Home Leasing for site plan approval for property located at 2544 Clinton Street to permit a three-story multi-unit residential building with associated site work.

- **Business Speakers:**
 - Angela Eichholz (applicant representative)
 - Dave Johnson (Lovella)
 - **Applicant Statements:**
 - Submitted wetland delineation report; no wetlands found on site.
 - Believe remaining town engineer items are minor; seeking conditional site plan approval.
 - Architectural colors/elevations still under review; not finalized.
 - Operations/maintenance plans for rooftop heat pumps are standard across managed properties and require investor/state funder approval; access will be provided, specifics to be finalized.
 - Claims outreach to school superintendent (Ms. Kruger) occurred; has emails and policy information from school transportation regarding walking/busing; district has capacity for projected students.
- **Board Questions and Answers:**
 - **Margaret Bebak** inquired about prior elevation/material coordination concerns.
 - **Applicant Response:** Color coordination still in progress.
 - **William Wise** inquired about physical access, snow drifting, and snow clearing procedures.
 - **Applicant Response:** Access will be included in the O&M plan; specifics are being refined, with 24-hour maintenance on call.
 - **Joe Sherman** raised several concerns:
 - **Blizzard contingency:** Asked about capacity and logistics for relocating residents to the White Mansion community room, including food and duration plans.
 - **Applicant Response:** Believes it was addressed previously; specifics were not on hand.
 - **Broader life safety:** Voiced concern about the reliability of heat during prolonged storms and the need for timely rooftop maintenance.
 - **Fire protection/water supply:** Observed only one hydrant across Clinton Street; concerned about 720 ft hose lays and PSI requirements.
 - **School coordination:** Questioned contact with West Seneca CSD transportation (reported call with Associate Supervisor Josh Torres stating no contact received) and the superintendent regarding student impact.
 - **Applicant Response:** Asserted superintendent contact occurred and documentation exists; characterized some comments as outside Planning Board purview.
 - **Fire apparatus access:** Concerned about access to rear building areas, ladder reach/rescue times for second/third floors (especially for elderly/disabled residents), and response/setup times.
 - **Dave Johnson Response:** Noted that fire apparatus access, hydrant spacing, ladder reach, and life safety components are typically reviewed by the fire

department and during building permit review, characterizing them as building code issues rather than site plan items. Indicated fire department comments should address these concerns.

- **Additional Board Exchange:** Joseph Sherman expressed dissatisfaction with repeated “we’ll get back” responses. Discussion acknowledged the boundary between building vs. site plan review.
- **Public Comments:**
 - **George Heidi (former volunteer firefighter):**
 - Questioned rooftop heat pump access and timely snow clearing due to heavy drifting.
 - Asked about elevators for handicapped residents and ensuring accessibility, feeling these should have been addressed earlier.
- **Motion:** A motion was made to approve the site plan as outlined in submitted drawings. An amendment was added by the Chair.
 - **Recommendation:** Approve site plan subject to the completion of the items enumerated in the letter from the Engineering Department.
 - **Motion by:** Margaret Bebak
 - **Seconded by:** James Frick
 - **Ayes:** Majority (voice vote "Aye")
 - **Noes:** Joseph Sherman & William Wise
 - **Abstain:** None stated
 - **Motion carried**

New Businesses

SPR 2026-007 Request of Benchmark Streamline LLC for site plan approval for property located at 325 Orchard Park Road for a multi-building mixed-use development (Costco anchor) and associated site work.

- **Business Speakers:**
 - Ralph Lorigo (attorney, on behalf of Benchmark Streamline LLC)
 - Martin Dellebovi (Benchmark Group)
 - Chris Wood (Carmina Wood Design) – civil engineering lead
 - Mark Marchisano (Costco Director of Development)
 - Kimberly Masiuk (Project Manager, BL Companies (on behalf of Costco)
 - Kevin Kilguss, (Project Manager, BL Companies (on behalf of Costco)
 - **Applicant Statements:**
 - **Project Overview:** Seeking approval for a 56-acre development, including the Costco site and main infrastructure (interior roads, stormwater, utilities). The Costco building will be ~158,000 sq ft (~187,000 sq ft total with MDO) with gas pumps on an 18-acre parcel. The project is framed as a major tax base expansion.
 - **Tenant Strategy:** A mix of services, restaurants, and retail is planned to ensure a complementary tenant mix and high occupancy. Retailer interest reportedly exceeds available space.

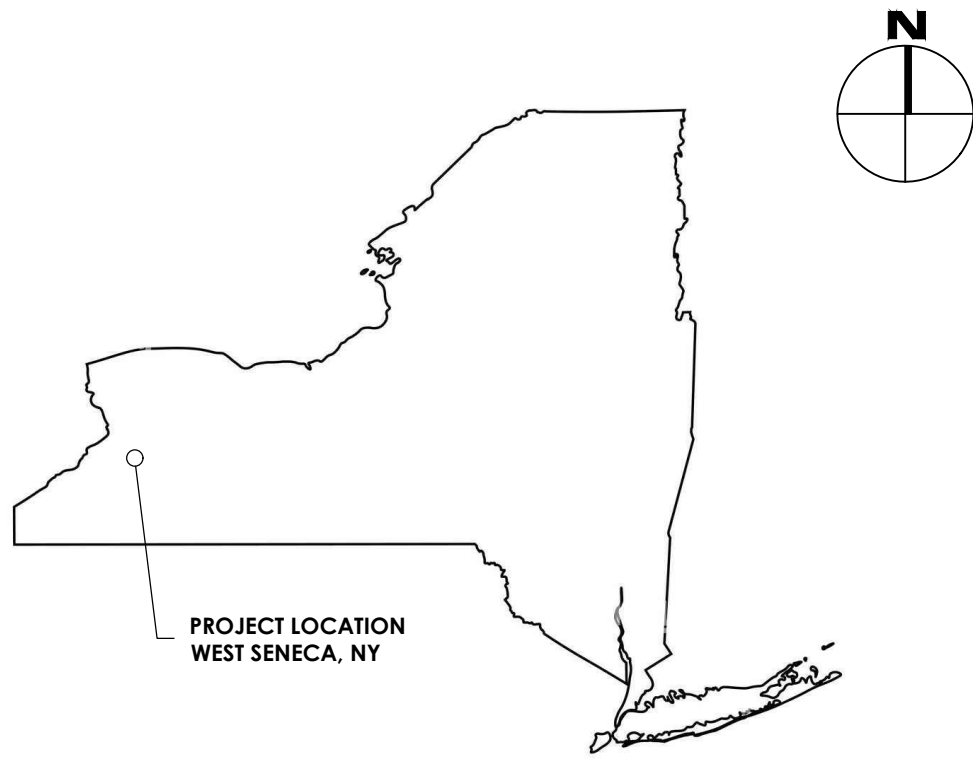
- **Parcel/Site Details:** The Tops store remains; Tops Express, Community Bank, and Lorigo Law Offices are not part of the development. The rear of the Costco site abuts a railroad.
- **Traffic Improvements:** The developer will fund significant off-site improvements, including replacing two traffic lights, adding a third on Slade Avenue, widening Slade Avenue with a center turn lane and sidewalks, and reconfiguring the Ridge Road/Slade Avenue/US-219 off-ramp. A right-in only driveway from Slade Avenue will serve Costco.
- **Stormwater & Sewer:** A sewer capacity analysis was approved by the Town. Stormwater will discharge via a 6 ft x 6 ft NYSDOT-owned pipe that crosses Orchard Park Road through the Wegmans lot to a creek. This pipe was televised for inspection. All private sewer mains on the property will be replaced to eliminate I&I, and an I&I fee will be paid to the Town.
- **Geotechnical:** A large on-site soil pile will be used to surcharge (compress) the soil under the Costco and fuel facility pads for structural stability. This process is expected to take 4-12 months. The soil will be redistributed on-site afterward.
- **Costco Specifics:** The building includes a main retail area and a Market Delivery Option (MDO) area for local delivery. It will have a Tire Center (sales/installation only). The fuel facility will have 16 pumps (32 stations) with long hoses, ~145 feet of queuing space, an attendant, and digital signage. Truck circulation is designed to keep delivery vehicles away from the main customer entrance. Seven new fire hydrants and a fire protection loop are proposed.
- **Utilities & Landscaping:** The site will have separate utility services. Landscaping will exceed town standards with native species and full-site irrigation. Lighting will be modern, dark-sky compliant LED.
- **Timeline:** The team is targeting a Q2 2027 start for site work, with pad delivery to Costco by end of 2027/early 2028. Once Costco begins, development is expected to accelerate. Offsite traffic is part of the initial phase.
- **Board Questions and Answers:**
 - **Joseph Sherman** asked if equipment could accelerate soil compression.
 - **Response:** Surcharging was deemed most effective; will take 4-12 months.
 - **James Frick** asked about the discharge pipe ownership.
 - **Response:** It's owned by NYSDOT and crosses the Wegmans lot to the creek. If over 5 ft, the state must inspect it every six years.
 - **Tim Hayes** asked about the timeline.
 - **Response:** Surcharging can occur in winter (~4 months); target site work start Q2 2027.
 - **Margaret Bebak** asked for specifics on Slade Avenue improvements.
 - **Response:** Widening, center turn lane, sidewalks, and new/upgraded signals, all paid by the developer. The traffic consultant performed analysis, and the design was iterated per County/DOT reviews, who are comfortable with it.

- **Eric Sailor** questioned about an entrance driveway leading directly into parking.
- **Response:** Widening, center turn lane, sidewalks, and new/upgraded signals, all paid by the developer.
- **Tim Hayes** asked about the "surcharge" concept.
 - **Response:** It refers to placing a weight of soil to consolidate subsurface soils, not related to stormwater or environmental issues.
- **Margaret Bebak** asked about the status of the traffic study with NYSDOT.
 - **Response:** The County is satisfied; awaiting DOT feedback on the latest version. A DOT work permit is required before off-site work can begin.
- **Public Comments:**
 - **Unnamed Resident:** Concerned about existing traffic congestion and requested clarity on the traffic study's effectiveness.
 - **Response (Board/Engineer):** The study is extensive and coordinated with Erie County/NYS DOT. The proposed improvements at every surrounding intersection are expected to address current issues.
 - **Jeff Quain:** 1) Recommended alignment with the town's comprehensive plan. 2) Asked for certainty on Costco as the tenant, citing a news article. 3) Requested communications with the West Seneca School District be made public to understand impacts, especially regarding planned work near an elementary school.
 - **Evelyn Hicks (Seneca Creek Road):** 1) Asked for clarification on "surcharge." 2) Requested the Board delay voting to allow residents more time for review. 3) Asked about the integrity of the 40-50+ year old discharge pipe. 4) Asked about potential soil contamination from the former mall.
 - **Peter Spilsbury (Fire Commissioner, West Seneca Fire District No. 5):** Expressed strong support, citing benefits to the district's budget.
 - **Joseph O'Donnell:** Asked about traffic mitigation coverage, agency responses, legal prerequisites, and project phasing.
 - **Mary Sherman (Caldwell Drive):** Asked about improvements near the Route 400/Seneca Street exit.
- **Motions:**
 - **Motion to close the public hearing.**
 - **Motion by:** Chairperson Margaret Bebak
 - **Seconded by:** Joseph Sherman
 - **Ayes:** All
 - **Noes:** None
 - **Abstain:** None
 - **Motion carried**
 - **Motion to approve the site plan for both the overall site and Costco.**
 - **Recommendation:** Approval subject to: 1) Completion of requirements in the letter from the Town Engineering Department; and 2) NYSDOT approval and issuance of the DOT work permit prior to off-site work.
 - **Motion by:** Chairperson Margaret Bebak
 - **Seconded by:** Joseph Sherman
 - **Ayes:** All
 - **Noes:** None

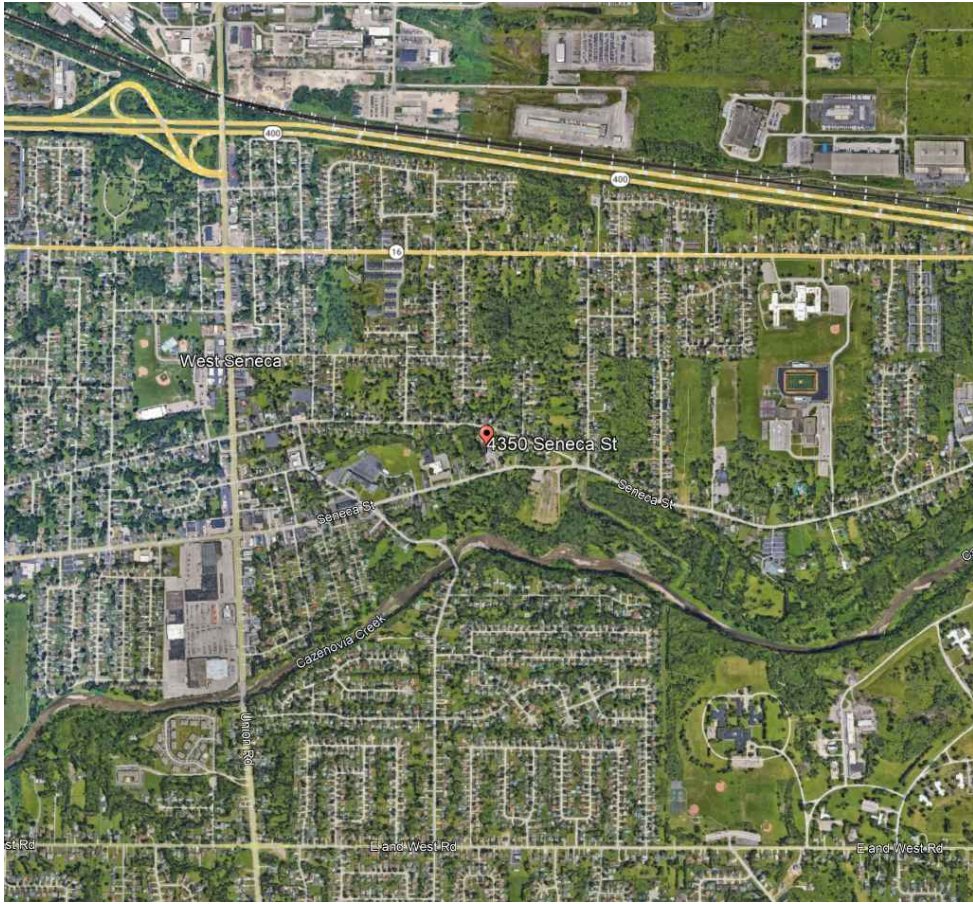
- **Abstain:** None
- **Motion carried**

Adjourn

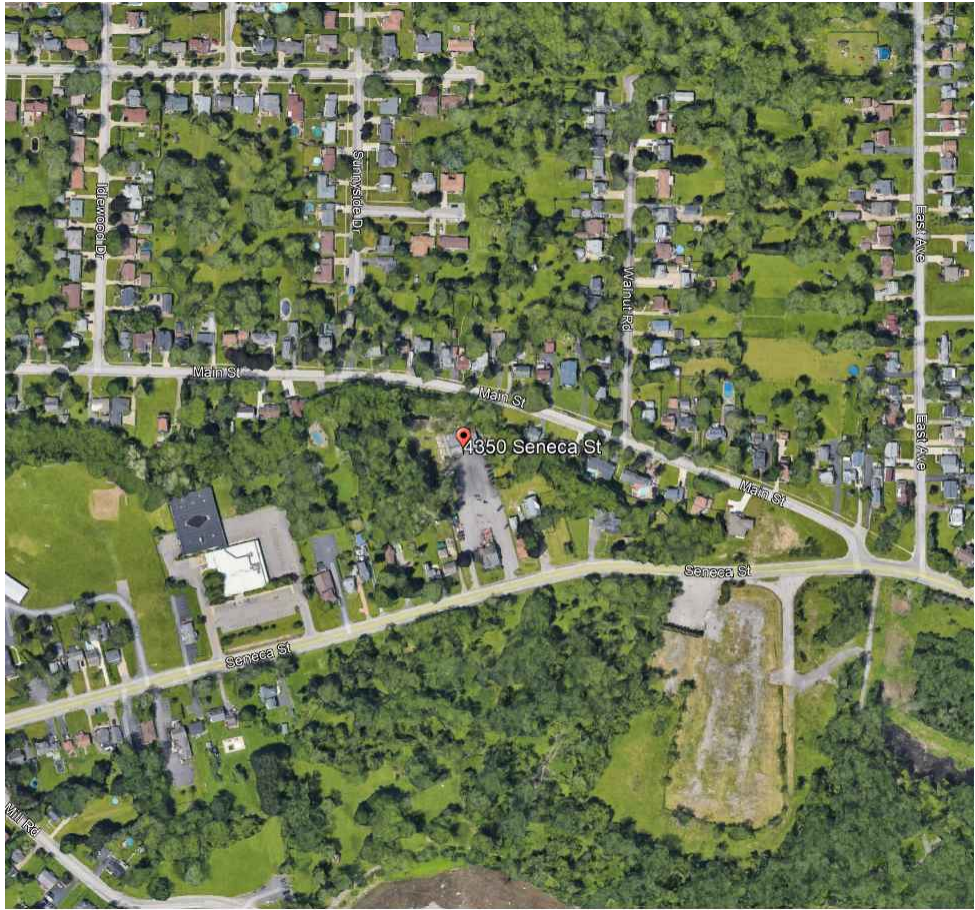
- **Motion by:** Margaret Bebak
- **Seconded by:** James Frick
- **Time:** 7:17 pm



LOCATION MAP
NTS



LOCATION MAP - 4350 SENECA ST
NTS



LOCATION MAP - 4350 SENECA ST
NTS

NOTES:
1. IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM ON THESE PLANS IN ANY WAY. IF ALTERCATIONS TO THESE PLANS ARE REQUIRED, THE ALTERCATIONS SHALL BE MADE IN ACCORDANCE WITH ARTICLE 145 – SUBSECTION 7.209 OF THE NEW YORK STATE EDUCATION LAW.
2. PROJECT PARCEL (4350 WEST SENECA ST, WEST SENECA, NY, 14224) HAS NO WETLANDS, FLOODWAYS, AND FLOOD PLAINS.

4350 SENECA STREET BUILDING ADDITION



JULY 2026
4350 SENECA STREET
TOWN OF WEST SENECA, NY 14224

SHEET INDEX	
DWG. NO.	SHEET NAME
G-100	COVER
C-001	EXISTING CONDITIONS - SCALE 1:30
C-001 A	EXISTING CONDITIONS - SCALE 1:20
C-002	DEMO PLAN AND EROSION AND SEDIMENT CONTROL PLAN
C-101	SITE PLAN
C-102	GRADING PLAN
C-103	DRAINAGE PLAN
C-104	UTILITY PLAN
C-105	PHOTOMETRIC PLAN
L-101	LANDSCAPE PLAN
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-201	ELEVATIONS PLAN

WAVES

ARCHITECTURE & ENGINEERING

255 ROUNDS AVE, BUFFALO NY 14225

PROJECT INFORMATION

Project Name
4350 SENECA STREET
BUILDING ADDITION

Project Address
4350 SENECA ST.
WEST SENECA, NY 14224

Client Name
HAVENS HOLDING GROUP

Waves Project Number
24001.00

PROJECT ISSUE & REVISION SCHEDULE

#	Date	Description			
1	07/27/26	PERMIT DRAWING			

PROFESSIONAL STAMPS

APPLICANT: HAVENS HOLDING INC. PH/FAX: 585-305-5199
ADDRESS: 255 ROUNDS AVE, BUFFALO NY 14215

OWNER: HAVENS HOLDING INC. PH/FAX: 585-305-5199
ADDRESS: 255 ROUNDS AVE, BUFFALO NY 14215

ENGINEER/ARCHITECT: WAVES ARCH & ENGINEERING PH/FAX: 585-305-5199
ADDRESS: 255 ROUNDS AVE, BUFFALO NY 14215

SITE DATA - RUSTY NICKEL BREWING CO.			
SITE AREA = 35283.6 SF / 0.81 ACRES CURRENT ZONING: C2-7.E DESCRIPTION: COMMERCIAL ZONING AND SPECIAL USE (BREWERY)			
ADDRESS: 4350 SENECA STREET, WEST SENECA, NY 14224 SBL: 135.17-3-8.2 MINIMUM LOT SIZE: 9850 SF ACTUAL LOT SIZE: 35283.6 SF AREA OF DISTURBANCE: 3383.29 SF <= OR >= 0.078 ACRES ARCES, SWPPP (NO)			
	REQUIRED	PROVIDED	
1. LOT COVERAGE IN %		ACTUAL = 7.047%	
SETBACK REQUIREMENTS:			
2. FRONT YARD	MIN. = 40 FT	ACTUAL = 315 FT	
3. SIDE YARD	MIN. = 5 FT	ACTUAL = 5 FT	
4. TOTAL SIDE YARD	MIN. = 10 FT	ACTUAL = 32 FT	
5. REAR YARD	MIN. = 38 FT	ACTUAL = 38 FT	
6. BUILDING SEPARATION	N/A		
7. BUILDING HEIGHT	MAX = 40 FT	ACTUAL = 38 FT	
8. FINISHED GROUND FLOOR	MIN. 0', MAX. 4'	ACTUAL = 0'-0"	
9. GROUND STORY HEIGHT	MIN. = 13'	ACTUAL = 12'-0"	
10. BUILDING GROUND FLOOR TRANSPARENCY: FRONT FACADE	MIN. 30%	ACTUAL = 36%	
11. PEDESTRIAN ACCESS LOCATION	MAIN ENTRANCE LOCATION		
12. WALL SURFACE MATERIAL	BOARD AND BATTEN WOOD		
13. EXISTING / PROPOSED BUILDING SF	EXISTING = 3,000 SF	ACTUAL = 4,808 SF	
14. PARKING - EATING / DRINKING ESTABLISHMENT	TWO (2) SPACES PER FIVE (5) SEATS. 223 PEOPLE MAX OCCUPANCY = 45 SPACES.		ACTUAL = 45 SPACES
15. EXISTING UTILITIES AND SIZES		ACTUAL = SEE DWG C-104	

SHEET INFORMATION

Issued
07/28/2026

Scale for 22x34 Sheets
N.T.S.

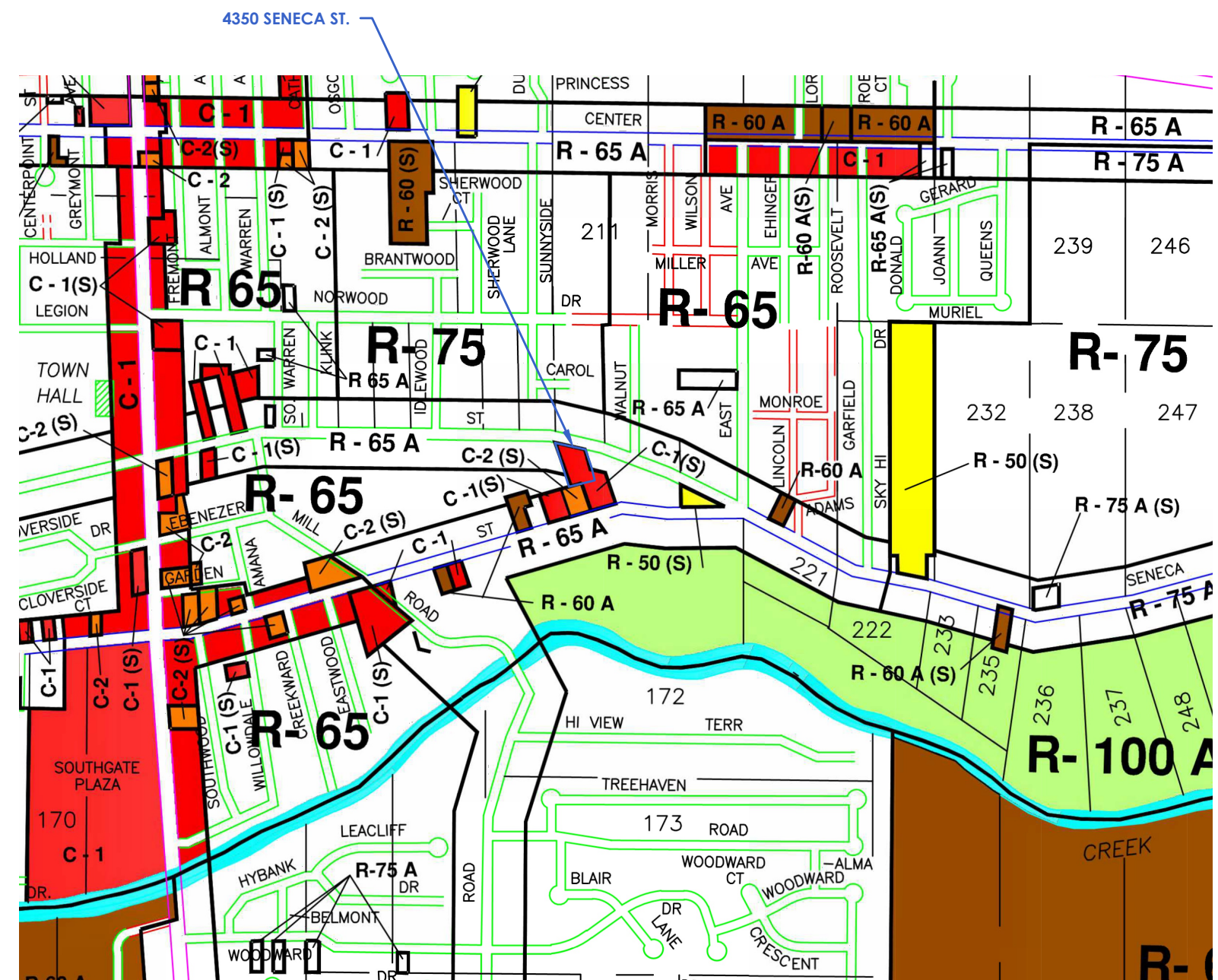
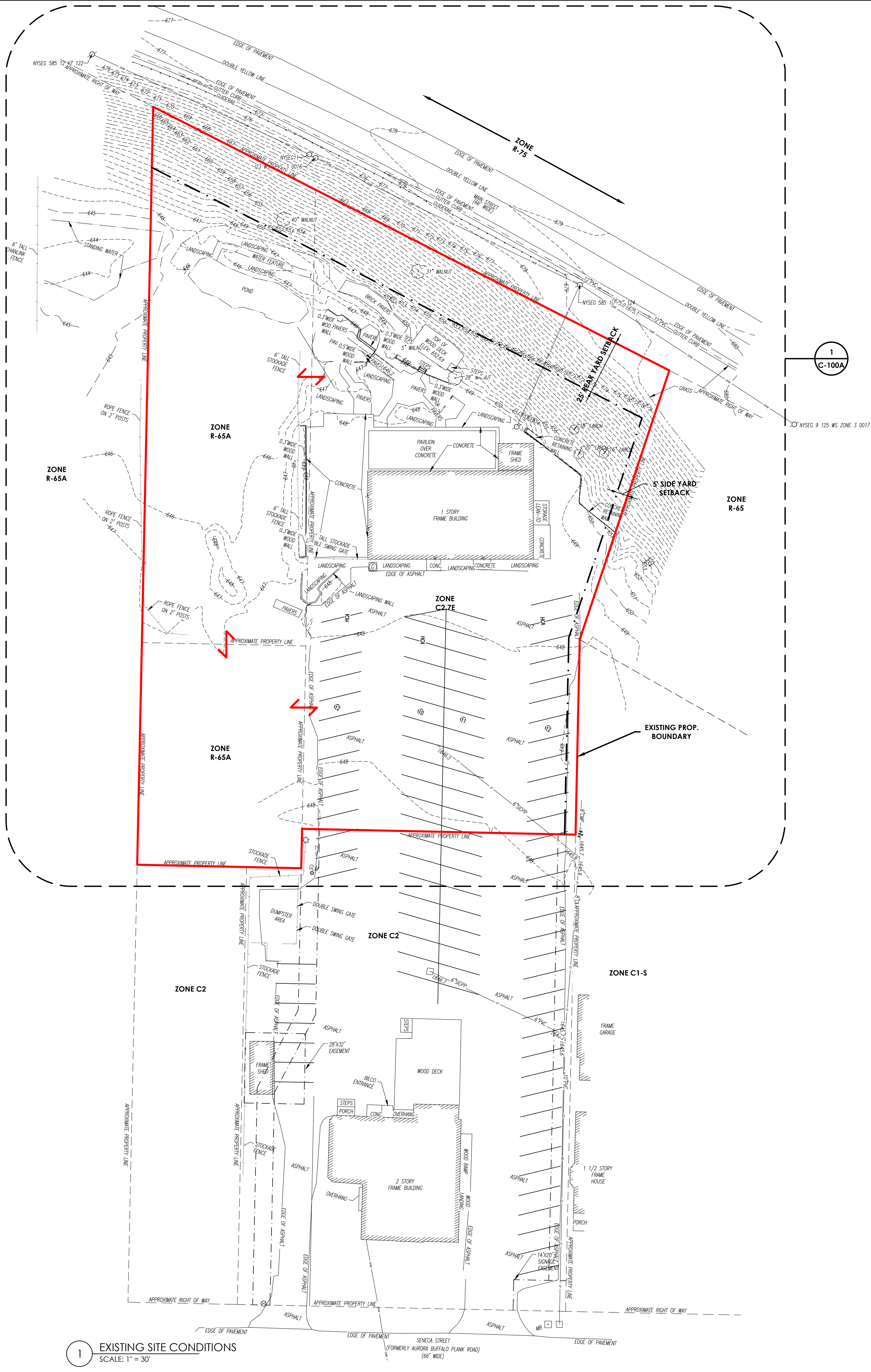
Project Status
PERMIT - SITE PLAN

Drawing Title
COVER

Drawn By
KSR

Checked By
JLH

Drawing Number
G-100



2 2018 ZONING MAP
SCALE: NTS

- EXISTING CONDITIONS NOTES:**
1. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE SURVEY PROVIDED BY THE OWNER UNLESS OTHERWISE NOTED.
 2. EXISTING UTILITY INFORMATION SHOWN IS BASED ON AVAILABLE SURVEY DATA AND RECORD INFORMATION. UTILITY LOCATIONS, SIZES, AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS AND THE INFORMATION SHOWN ON THESE PLANS BEFORE PROCEEDING WITH WORK.
 4. UNDERGROUND UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY NOTIFICATION SERVICE PRIOR TO ANY EXCAVATION.
 5. EXISTING CONTOURS AND SPOT ELEVATIONS REPRESENT CONDITIONS AT THE TIME OF SURVEY. NO GUARANTEE IS MADE REGARDING CHANGES OCCURRING AFTER THE SURVEY DATE.
 6. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SITE IMPROVEMENTS TO REMAIN THROUGHOUT CONSTRUCTION.
 7. VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY STRUCTURES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRIC, TELECOMMUNICATIONS, AND DRAINAGE FACILITIES, PRIOR TO BEGINNING CONSTRUCTION.
 8. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

255 ROUNDS AVE. BUFFALO NY 14225

PROJECT INFORMATION

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4350 SENECA ST.
WEST SENECA, NY 14224

Client Name
HAVENS HOLDING GROUP

Waves Project Number
24001.00

PROJECT ISSUE & REVISION SCHEDULE				
#	Date	Description		
1	07/27/26	PERMIT DRAWING		

PROFESSIONAL STAMPS

NOT FOR CONSTRUCTION

SHEET INFORMATION

Issued
07/28/2026

Project Status
PERMIT - SITE PLAN

Drawing Title
EXISTING CONDITIONS - OVERALL

Drawn By
ANW

Checked By
JLH

Drawing Number
C-001

PLAN NOTES:
1. REF. SHEET C-001 FOR EXISTING CONDITIONS NOTES AND THE OVERALL EXISTING CONDITIONS PLAN.

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WEST SENECA, NY 14224
Client Name
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Waves Project Number
24001.00

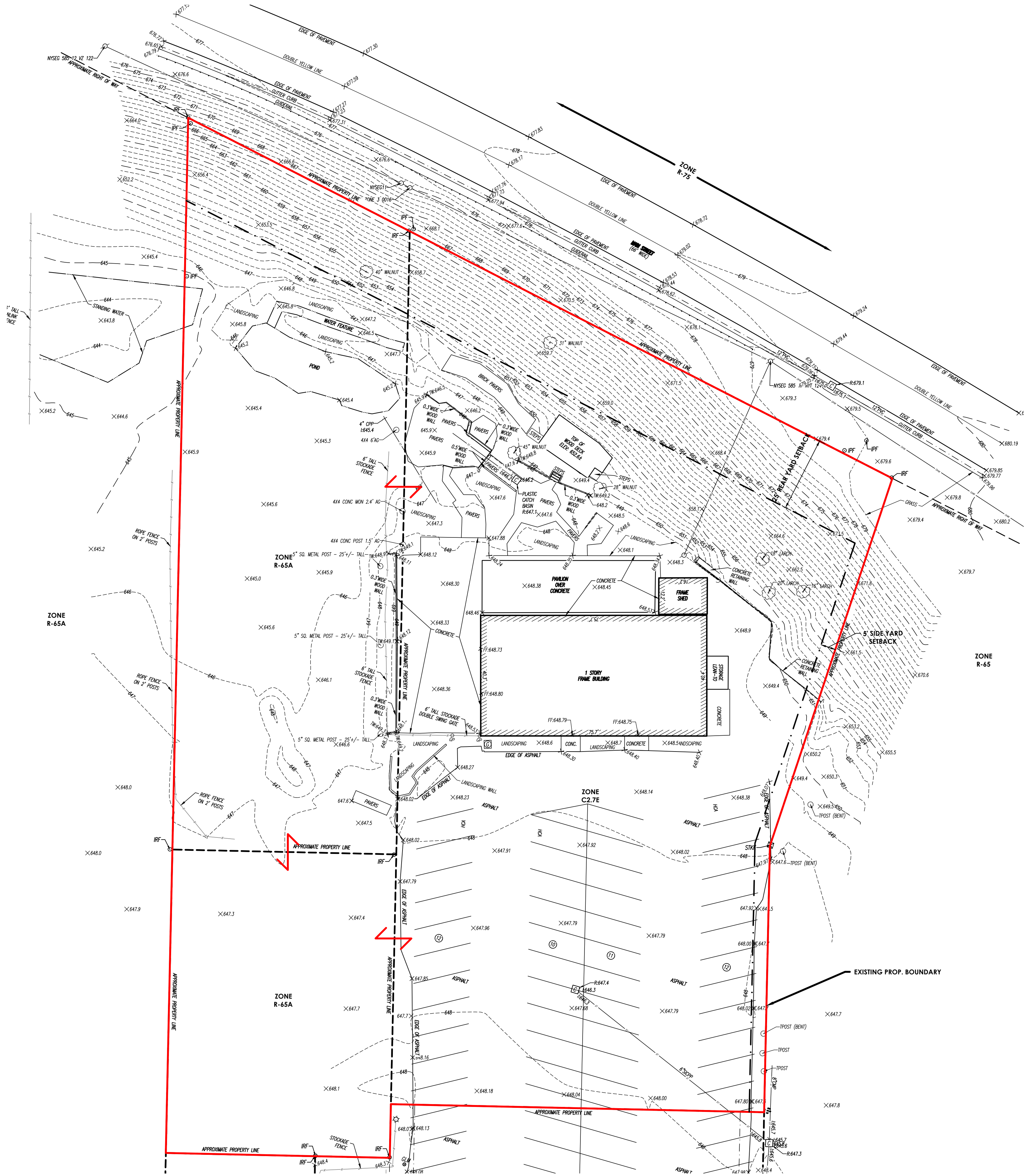
PROJECT ISSUE & REVISION SCHEDULE

#	Date	Description			
			PERMIT DRAWING		
1	07/27/26				

PROFESSIONAL STAMPS

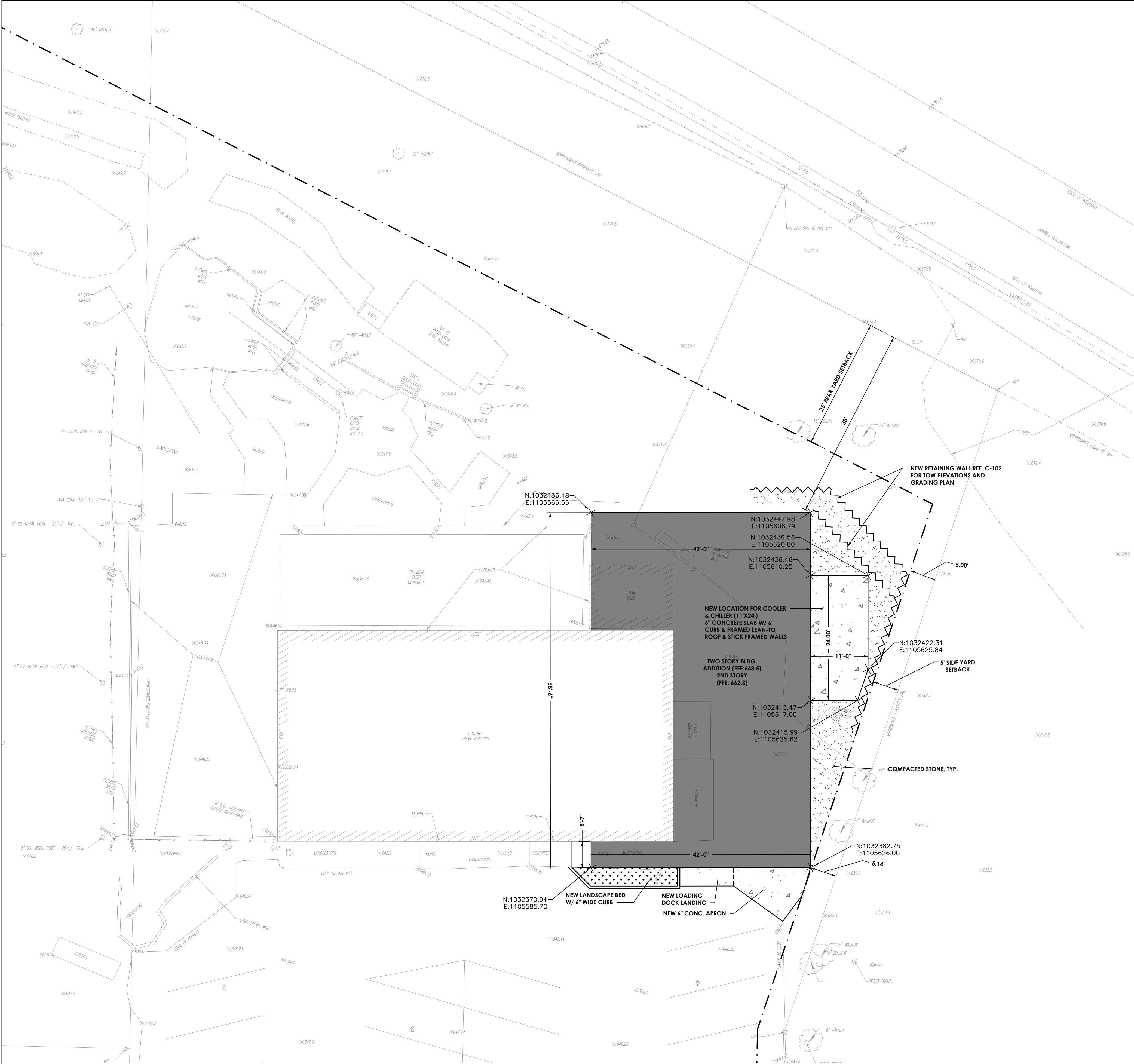
NOT FOR CONSTRUCTION

SHEET INFORMATION	
Issued 07/28/2026	Scale for 22x34 Sheets 1" = 20'
Project Status PERMIT - SITE PLAN	
Drawing Title EXISTING CONDITIONS SECTION	
Drawn By ANW	Checked By JLH
Drawing Number C-001A	



- LEGEND:
- 100 EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPERTY LINE
 - EXISTING PROPERTY BOUNDARY
 - MERGED PARCELS





- SITE PLAN NOTES:**
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF WEST SENECA AND ALL APPLICABLE NYS CODES AND REGULATIONS.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, AND UTILITY LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY PROVIDED TO WAVES ARCHITECTURE & ENGINEERING; CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE DIMENSIONS AS NOTED.
 - PROPOSED ADDITION AND SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DIMENSIONS, SETBACKS, AND LOCATIONS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL PROTECT ALL EXISTING TREES, LANDSCAPING, STRUCTURES, AND SITE FEATURES NOT DESIGNATED FOR REMOVAL OR RELOCATION.
 - RETAINING WALL DESIGN, TOP OF WALL ELEVATIONS, AND GRADING SHALL BE PER THE GRADING PLAN (SHEET C-102).
 - ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
 - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING SITE WORK.

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BUILDING ADDITION
Project Address
4350 SENECA ST.
WEST SENECA, NY 14224
Client Name
HAVENS HOLDING GROUP

Waves Project Number
24001.00

PROJECT ISSUE & REVISION SCHEDULE

Description	Date	#			
PERMIT DRAWING	07/27/26	1			

PROFESSIONAL STAMPS

NOT FOR CONSTRUCTION	
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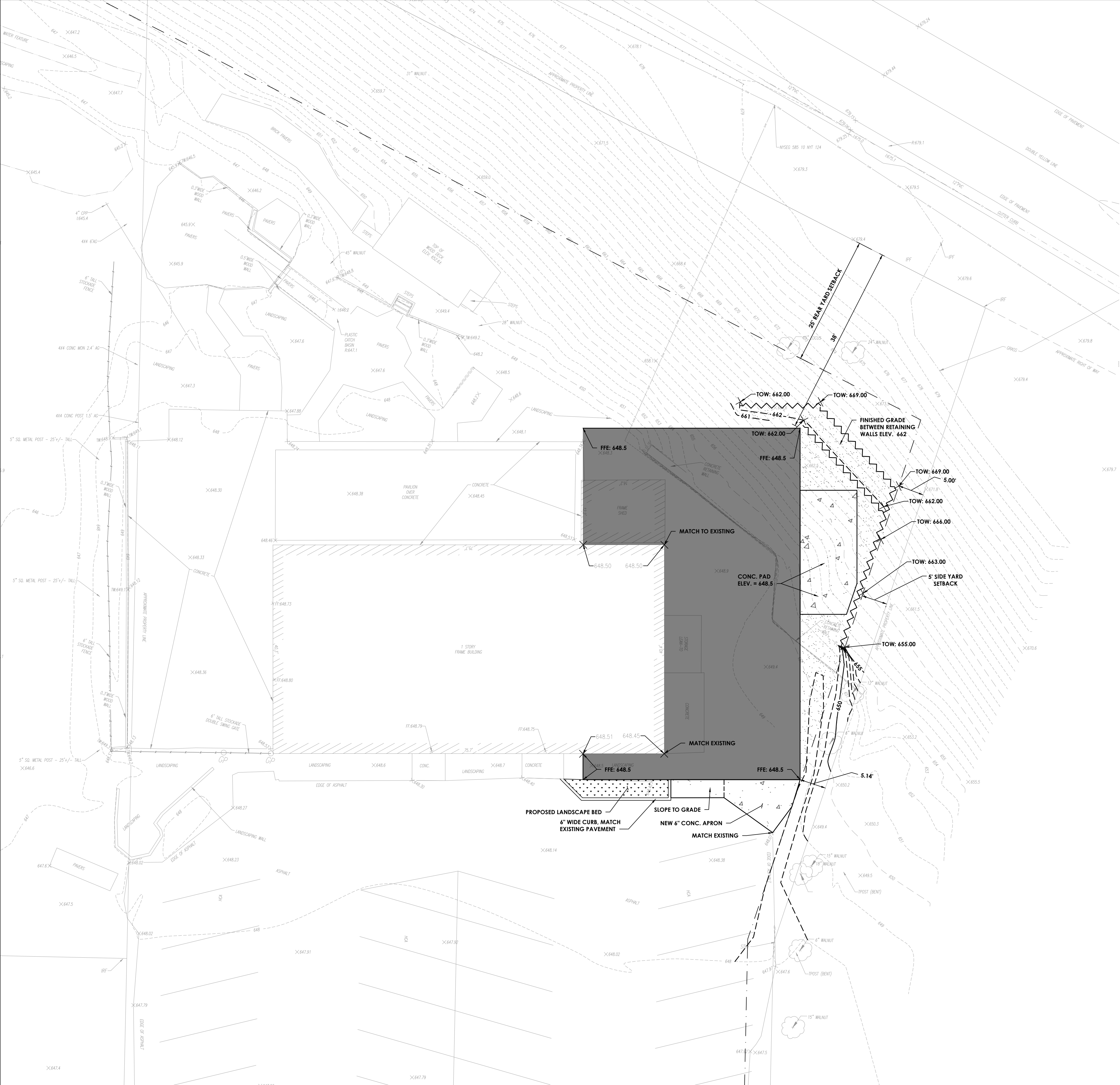
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Issued 07/28/2026	Scale for 22x34 Sheets 1" = 10'
Project Status PERMIT - SITE PLAN	
Drawing Title SITE PLAN	
Drawn By ANW	Checked By JLH
Drawing Number C-101	

LEGEND:

- PROPERTY SETBACK MIN.
- PROPOSED RETAINING WALL
- CONCRETE PAD
- COMPACTED STONE
- PROPOSED ADDITION
- LANDSCAPE BED
- COORDINATE

SCALE IN FEET

10 0 10 20



- GENERAL NOTES:**
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 2. ALL GRADING SHALL CONFORM TO THE ELEVATIONS, SLOPES, AND DETAILS SHOWN ON THIS PLAN.
 3. EXISTING MAJOR AND MINOR CONTOURS ARE SHOWN FOR REFERENCE ONLY; PROPOSED CONTOURS INDICATE FINAL GRADING CONDITION.
 4. CONTRACTOR SHALL PROTECT EXISTING UTILITIES, LANDSCAPING, AND SITE FEATURES NOT DESIGNATED FOR REMOVAL OR DISTURBANCE.
 5. RETAINING WALL(S) SHOWN SHALL BE CONSTRUCTED PER STRUCTURAL ENGINEER'S DESIGN AND DETAILS; THIS SHEET IS FOR LOCATION AND GRADING REFERENCE ONLY.
 6. ALL DISTURBED AREAS SHALL BE RESTORED TO MATCH EXISTING OR PROPOSED FINISH GRADE AND STABILIZED TO PREVENT EROSION.
 7. SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS.
 8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, COUNTY, AND NYS CODES AND PERMITS RELATED TO GRADING, DRAINAGE, AND RETAINING WALL CONSTRUCTION.
 9. ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.

WAVES

ARCHITECTURE & ENGINEERING

255 ROUNDS AVE, BUFFALO NY 14225

PROJECT INFORMATION

Project Name
4350 SENECA STREET
BUILDING ADDITION

Project Address
4350 SENECA ST.
WEST SENECA, NY 14224

Client Name
HAVENS HOLDING GROUP

Waves Project Number
24001.00

PROJECT ISSUE & REVISION SCHEDULE

Description	Date	#
PERMIT DRAWING	07/27/26	1

PROFESSIONAL STAMPS

NOT FOR CONSTRUCTION

SHEET INFORMATION

Issued
07/28/2026

Scale for 22x34 Sheets
1" = 10'

Project Status
PERMIT - SITE PLAN

Drawing Title
GRADING PLAN

Drawn By
ANW

Checked By
JLH

Drawing Number
C-102

100

EXISTING MAJOR CONTOURS

100

EXISTING MINOR CONTOURS

100

PROPOSED MAJOR CONTOURS

100

PROPOSED MINOR CONTOURS

4

PROPOSED RETAINING WALL

4

CONCRETE PAD

4

PROPOSED ADDITION

4

LANDSCAPE BED

4

COMPACTED STONE

LEGEND:

100

EXISTING MAJOR CONTOURS

100

EXISTING MINOR CONTOURS

100

PROPOSED MAJOR CONTOURS

100

PROPOSED MINOR CONTOURS

4

PROPOSED RETAINING WALL

4

CONCRETE PAD

4

PROPOSED ADDITION

4

LANDSCAPE BED

4

COMPACTED STONE

10

0

10

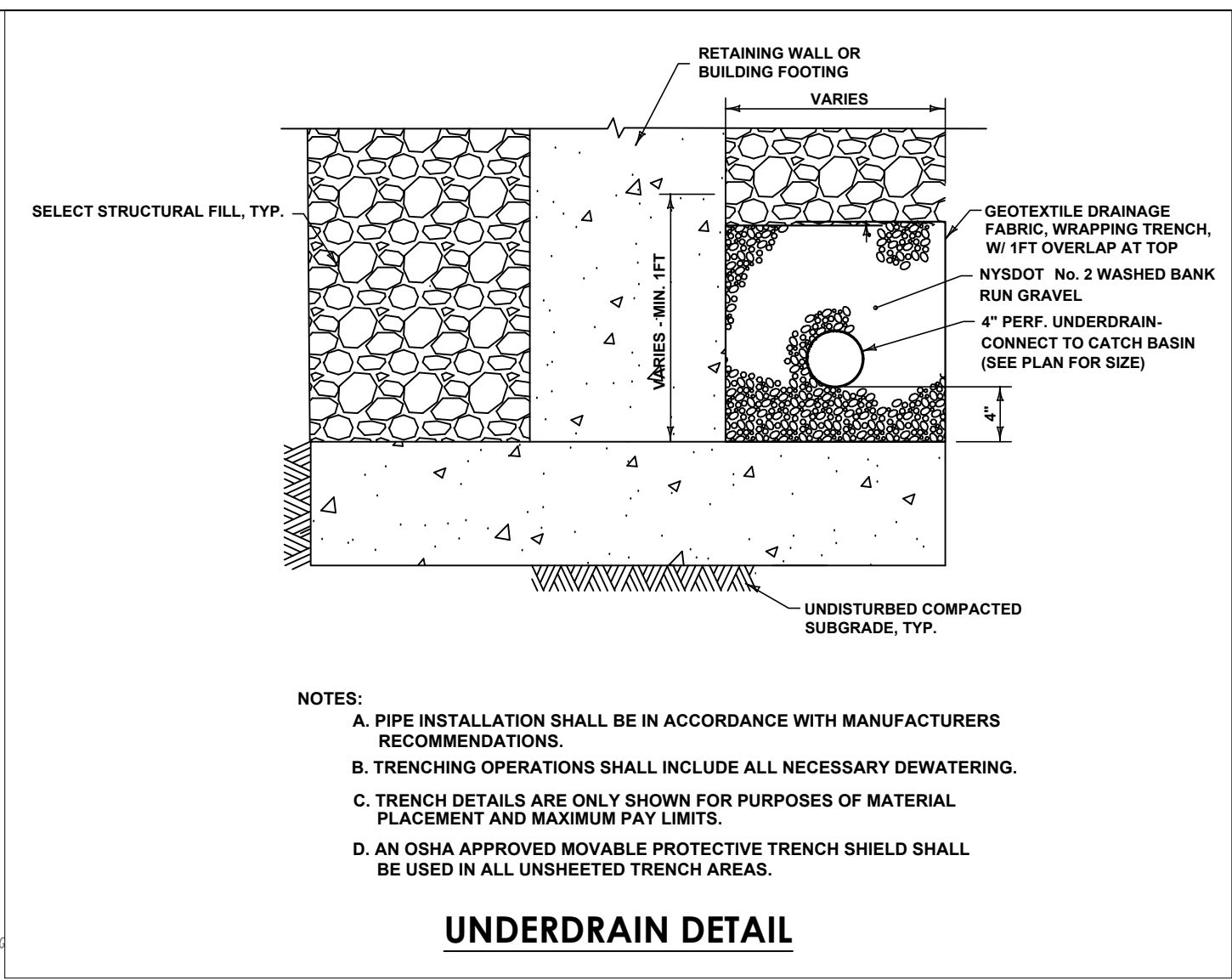
20

SCALE IN FEET

N

North Arrow

Page 13 of 84

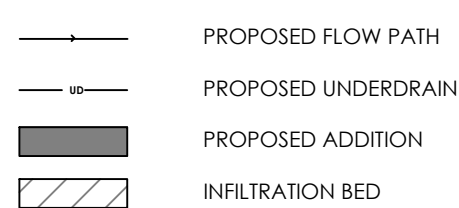


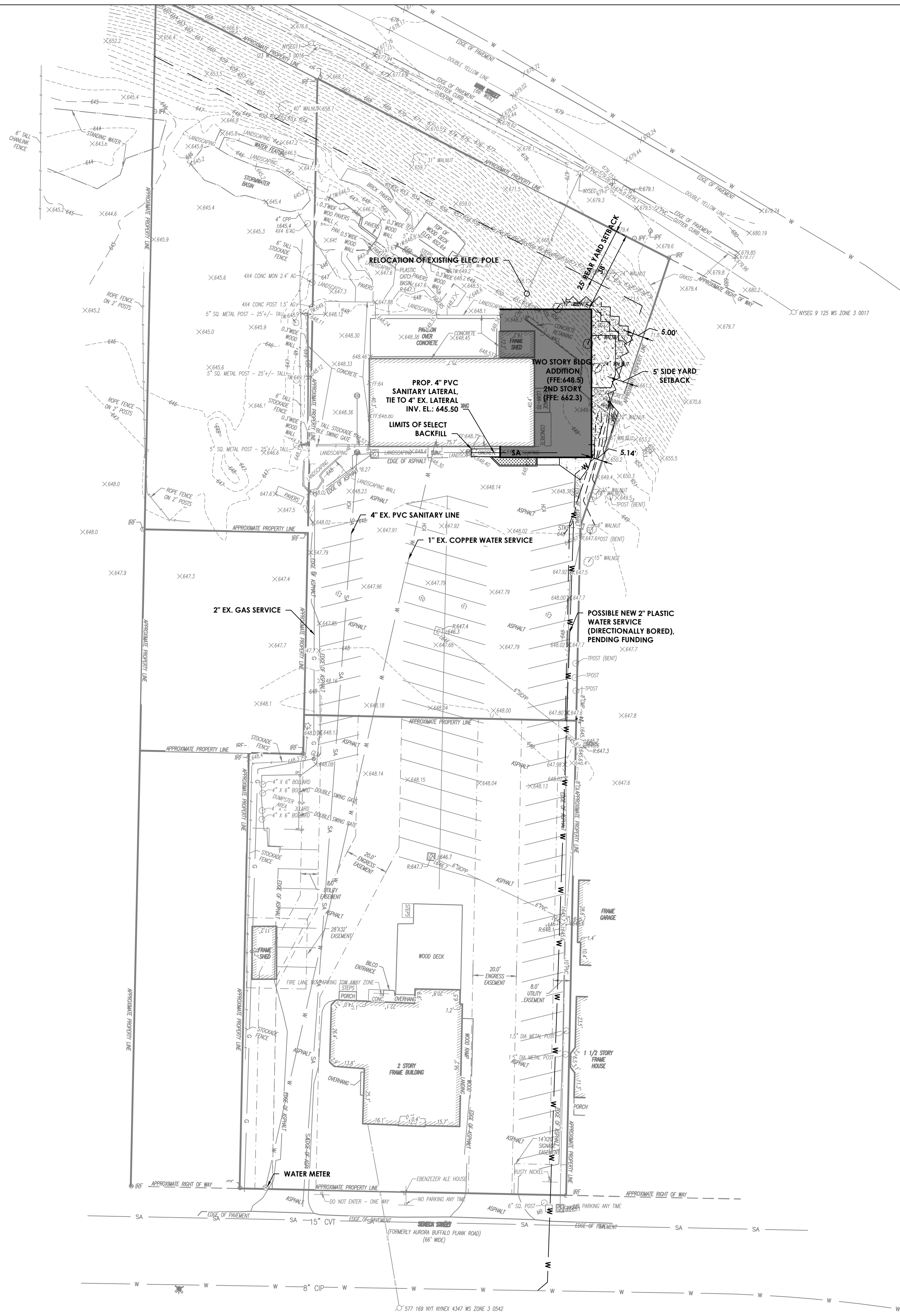
- WAVES**
ARCHITECTURE & ENGINEERING
255 ROUNDS AVE, BUFFALO NY 14223

Waves Project Number
24001.00

#	Date	Description
1	07/27/26	PERMIT DRAWING

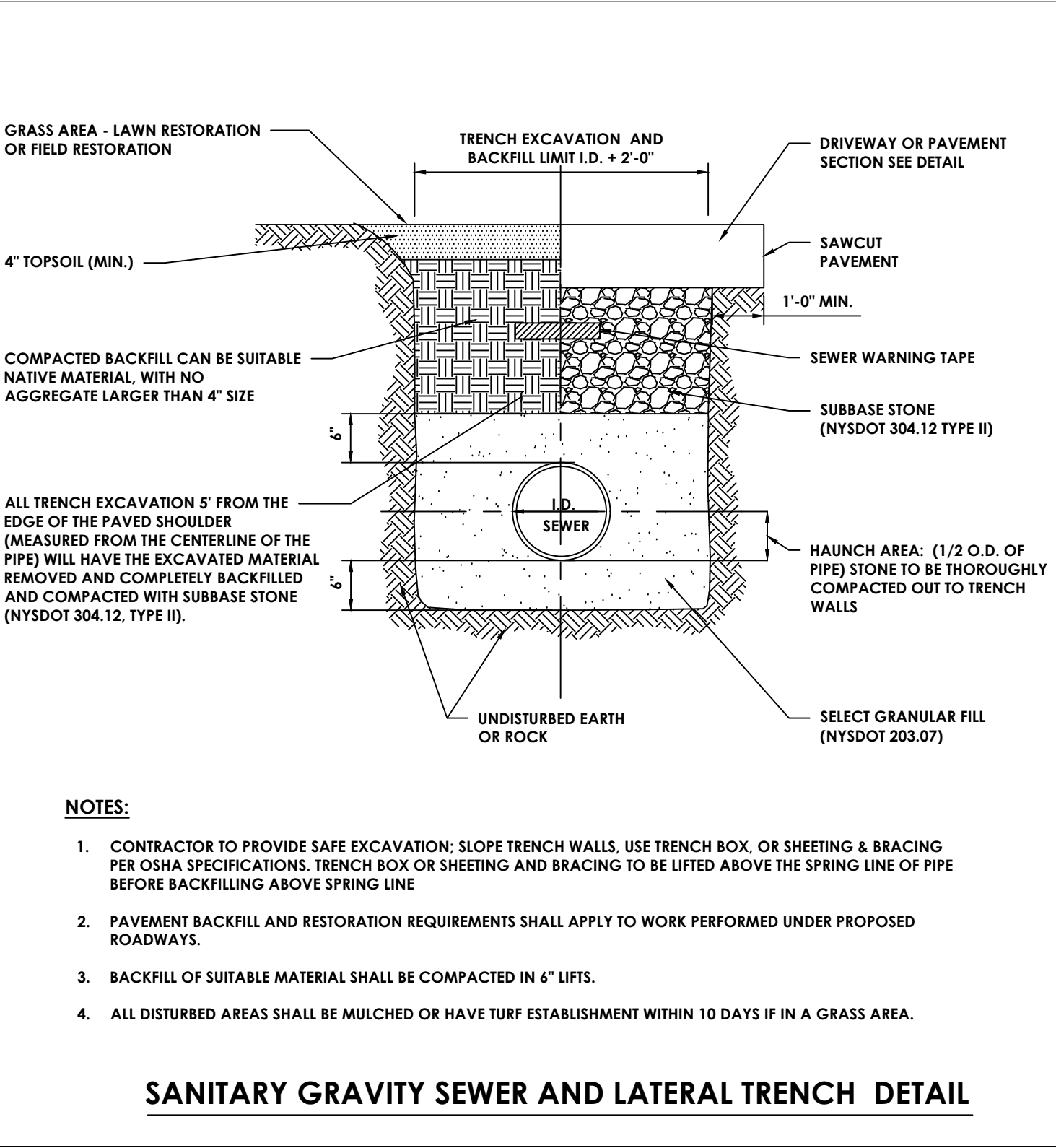
Drawing Number
C-103





UTILITY PLAN NOTES:

- EXISTING CONDITIONS SHOWN FOR CLARITY
- A MINIMUM OF 10 FEET OF HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
- THE ERIE COUNTY WATER AUTHORITY IS TO BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO STARTING THE CONNECTION TO THE NEW WATER SERVICE.
- CONNECTION TO THE EXISTING WATERLINE SHALL BE MADE VIA A TAPPING SLEEVE AND VALVE.
- SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH ANY PAVEMENT AREA. LIMITS OF SELECT BACKFILL ARE SHOWN HEREON.
- ALL WATER, SANITARY, GAS, AND ELECTRIC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE UTILITY PROVIDER'S STANDARDS AND SPECIFICATIONS.

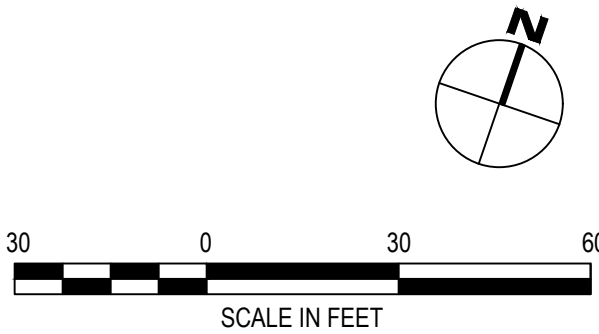


NOTES:

- CONTRACTOR TO PROVIDE SAFE EXCAVATION; SLOPE TRENCH WALLS, USE TRENCH BOX, OR SHEETING & BRACING PER OSHA SPECIFICATIONS. TRENCH BOX OR SHEETING AND BRACING TO BE LIFTED ABOVE THE SPRING LINE OF PIPE BEFORE BACKFILLING ABOVE SPRING LINE
- PAVEMENT BACKFILL AND RESTORATION REQUIREMENTS SHALL APPLY TO WORK PERFORMED UNDER PROPOSED ROADWAYS.
- BACKFILL OF SUITABLE MATERIAL SHALL BE COMPACTED IN 6\"/>
- ALL DISTURBED AREAS SHALL BE MULCHED OR HAVE TURF ESTABLISHMENT WITHIN 10 DAYS IF IN A GRASS AREA.

LEGEND:

- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS SERVICE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED ADDITION



WAVES

ARCHITECTURE & ENGINEERING

255 ROUNDS AVE, BUFFALO NY 14225

PROJECT INFORMATION

Project Name

4350 SENECA STREET BUILDING ADDITION

Project Address

4350 SENECA ST, WEST SENECA, NY 14224

Client Name

HAVENS HOLDING GROUP

Waves Project Number

24001.00

PROJECT ISSUE & REVISION SCHEDULE

#	Date	Description
1	07/27/26	PERMIT DRAWING

PROFESSIONAL STAMPS

NOT FOR CONSTRUCTION

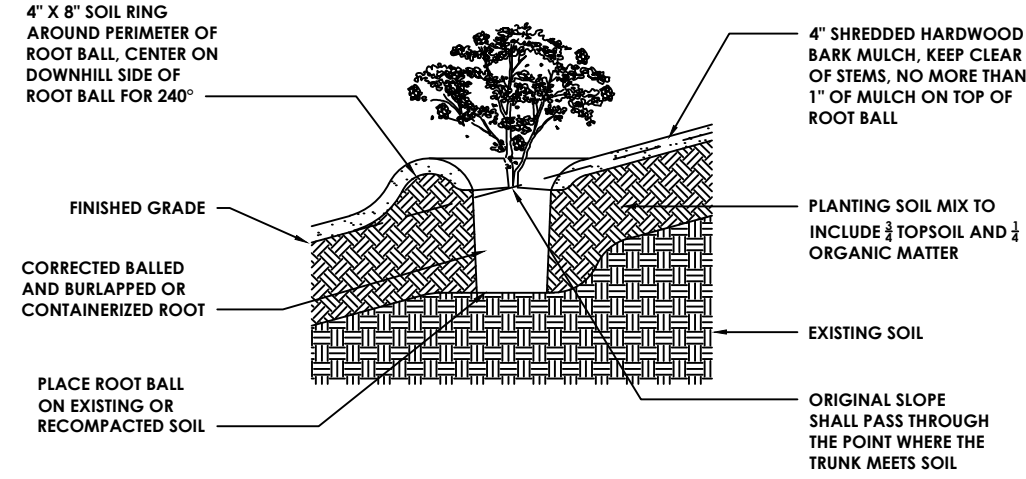
SHEET INFORMATION

Issued	07/28/2026	Scale for 22x34 Sheets
Project Status	PERMIT - SITE PLAN	1" = 30'
Drawing Title	UTILITY PLAN	
Drawn By	ERS	Checked By
Drawing Number	C-104	JLH

Page 15 of 84



QTY	COMMON NAME	BOTANICAL NAME	ABRV.	SIZE	SPACING
17	Black Night Butterfly Bush	Buddleia 'black knight'	BB	Cont. #3	4' O.C.
15	Sunshine Ligustrum	Ligustrum sinense	LS	Cont. #3	3' O.C.
32	Low Scape Mound	Aronia melanocarpa	AM	Cont. #2	18" O.C.
64	Pardon My Cerise® Bee Balm	Monarda didyma	MD	Cont. #1/flat	12" O.C.
Cal.: Trunk diameter - BB: Bare Ball - Cont.: Size of Perennial pot - O.C.: On Center					



- NOTES:
- DO NOT HEAVILY PRUNE SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED FOUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
 - ROOT BALLS OF BOTH CONTAINERIZED AND BALLED AND BURLAPPED PLANTS SHALL BE CORRECTED PRIOR TO PLANTING PER THE ROOT BALL CORRECTION DETAILS.

SHRUB ON SLOPE N.T.S.

- LANDSCAPE NOTES:**
- CONTRACT UDG NY (811 OR (800) 962-7942) TO LOCATE EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
 - CONTRACTOR SHALL SUPPLY ALL MATERIALS FOR THE COMPLETION OF ALL WORK ITEMS ASSOCIATED WITH THIS INSTALLATION PER PLANS AND SPECIFICATIONS.
 - PRIOR TO THE START OF ANY SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH A FIELD CHECK AND NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT THE FIELD ADJUSTMENTS OF PLANT LOCATIONS THAT ARE IN CONFLICT WITH UNDERGROUND OBSTRUCTIONS OR UTILITIES.
 - PLANT SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT.
 - PROVIDE QUANTITY SIZE, GENUS, SPECIES AND VARIETY OF PLANTS INDICATED COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, LATEST EDITION.
 - COMPLETELY REMOVE ALL GRASS, WEEDS AND VEGETATION FROM AREAS TO RECEIVE SOD/SEED AND FROM PLANT BEDS BEFORE PLACING ADDITIONAL SOIL, COMPOST, SOD/SEED OR PLANTS. PROPERLY DISPOSE OF GRASS, WEEDS, VEGETATION OR OTHER DEBRIS OFF-SITE. CONTRACTOR SHALL PREPARE SUBGRADE AND INSTALL TOPSOIL TO LEVEL SUBGRADE AS NECESSARY. IN AREAS DESIGNATED AS SOD/SEED ON THE PLANS, FINISHED LEVEL OF SODDED/SEEDED AREAS SHALL BE FLUSH WITH ADJACENT CURB, SIDEWALK OR PLANT BED. THE CONTRACTOR SHALL IMPORT TOPSOIL AS NECESSARY.
 - LANDSCAPE CONTRACTOR SHALL PREPARE PLANT BEDS WITH PLANTING SOIL, INCLUDING 2" OF COMPOST, AND ROTOTILL AS DIRECTED IN PROJECT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL IMPORT TOPSOIL AND COMPOST AS NECESSARY.
 - AMEND SOIL FOR BACKFILL WITH PLANTING SOIL FOR OPTIMUM PLANT GROWTH. REMOVE ALL ROCKS AND DEBRIS THAT ARE NOT CONDUCTIVE TO PLANT GROWTH BEFORE BACKFILLING PLANTING HOLE.
 - SUPPLY AND APPLY FERTILIZER TABLETS (20-10-5) TO ALL SHRUBS AND TREES PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS.
 - SUPPLY AND INSTALL SHREDDED HARDWOOD MULCH (WITH NO ADDED COLOR) IN ALL PLANT BEDS. THE DEPTH OF MULCH SHALL BE 2 INCHES UNDER PERENNIALS AND 3" IN PLANT BED AREAS CONTAINING IVY, SHRUBS AND TREES. DO NOT ALLOW MULCH TO CONTACT STEMS OF PLANTS, SHRUBS OR TREES.
 - THE CONTRACTOR SHALL WARRANT ALL PLANTS FOR A PERIOD OF EIGHTEEN MONTHS FROM THE DATE OF COMPLETED INSTALLATION. LANDSCAPE CONTRACTOR SHALL INSPECT SITE AT THE END OF WARRANTY PERIOD AND MAKE ANY NECESSARY PLANT REPLACEMENTS, REMOVE ANY STAKES AND BELTING FROM TREES, ADJUST PLANTS THAT ARE NOT STRAIGHT, ETC.
 - CONTRACTOR SHALL REPAIR ANY AREAS WITHIN OR OUTSIDE OF THE PROPERTY LINES THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES. DISTURBED LAWN AREAS SHOULD RECEIVE TOPSOIL, PLACED TO FINISH GRADE, GRASS SEED AND STRAW MULCH.
 - PLAN NOTES ARE NOT INTENDED TO BE A SUBSTITUTE FOR SITE SPECIFICATIONS OR FOR APPROVAL OF INSTALLATION PRACTICES OF THE CONTRACTOR.

255 ROUNDS AVE, BUFFALO NY 14225

PROJECT INFORMATION

Project Name
4350 SENECA STREET
BUILDING ADDITION

Project Address
4350 SENECA ST.
WEST SENECA, NY 14224

Client Name
HAVENS HOLDING GROUP

Waves Project Number
24001.00

PROJECT ISSUE & REVISION SCHEDULE				
Description	Date	1		
PERMIT DRAWING	07/27/26			

PROFESSIONAL STAMPS

NOT FOR CONSTRUCTION

SHEET INFORMATION

Issued
07/28/2026

Scale for 22x34 Sheets
1" = 10'

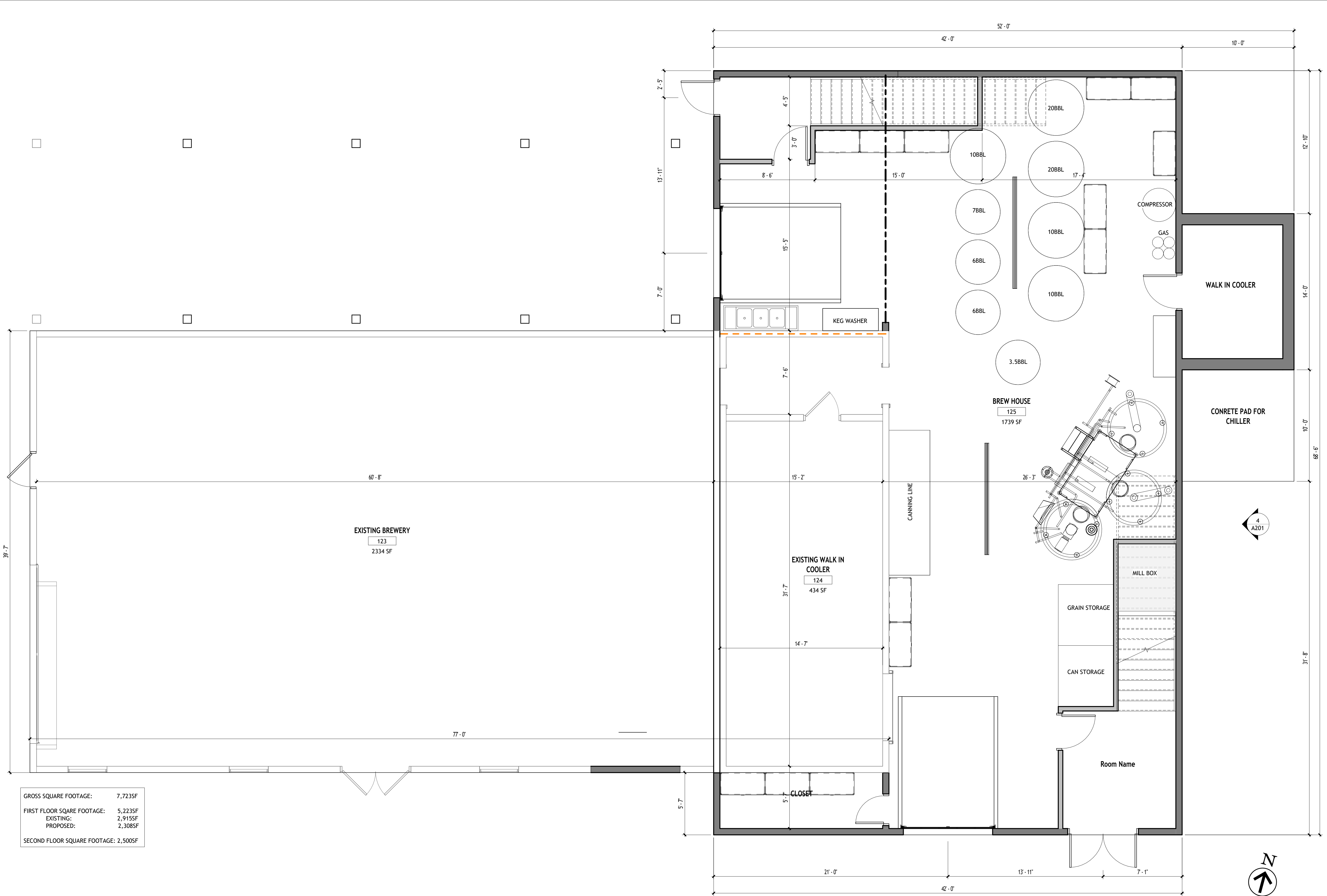
Project Status
PERMIT - SITE PLAN

Drawing Title
LANDSCAPE PLAN

Drawn By
ANW

Checked By
JLH

Drawing Number
L-101



GROSS SQUARE FOOTAGE:	7,723SF
FIRST FLOOR SQARE FOOTAGE:	5,223SF
EXISTING:	2,915SF
PROPOSED:	2,308SF
SECOND FLOOR SQUARE FOOTAGE:	2,500SF

2 First Floor Architectural Plan
1/4" = 1'-0"



ARCHITECTURE & ENGINEERING

255 ROUNDS AVE,
BUFFALO NY, 14215

PROJECT INFORMATION

Project Number
24001.00

Client Name
HAVENS HOLDING GROUP

Project Name
4350 SENECA STREET BUILDING ADDITION

Project Address
4350 SENECA ST.
WEST SENECA, NY
14224

PROJECT ISSUE & REVISION SCHEDULE

No.	Description	Date
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PROFESSIONAL STAMPS

Not For Construction

SHEET INFORMATION

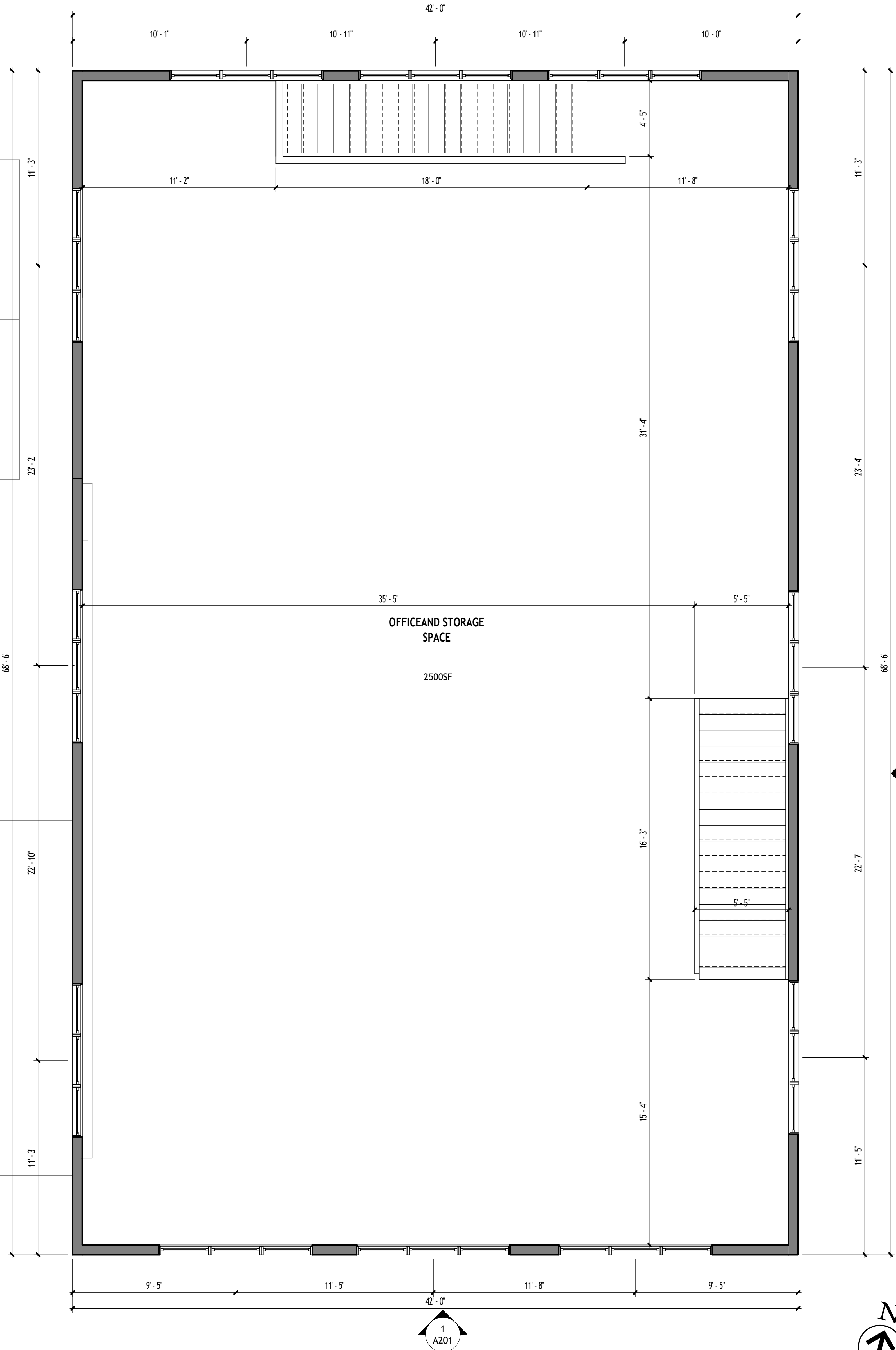
Issued	Scale
07-28-2026	1/4" = 1'-0"
Project Status	
PERMIT SITE PLAN REVIEW	
Drawn By	Checked By
CLP	BJK
Drawing Title	
Architectural First Floor Plan	
Drawing Number	
A101	

GROSS SQUARE FOOTAGE:	7,723SF
FIRST FLOOR SQUARE FOOTAGE:	5,223SF
EXISTING:	2,915SF
PROPOSED:	2,308SF
SECOND FLOOR SQUARE FOOTAGE:	2,500SF

1 Second Floor Architectural Plan
1/4" = 1'-0"

EXISTING PAVILLION BELOW

EXISTING ROOF BELOW



ARCHITECTURE & ENGINEERING

255 ROUNDS AVE,
BUFFALO NY, 14215

PROJECT INFORMATION

Project Number
24001.00

Client Name
HAVENS HOLDING
GROUP

Project Name
4350 SENECA
STREET BUILDING
ADDITION
Project Address

4350 SENECA ST,
WEST SENECA, NY
14224

PROJECT ISSUE & REVISION SCHEDULE

No.	Description	Date
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PROFESSIONAL STAMPS

Not For Construction

SHEET INFORMATION

Issued Scale
07-28-2026 1/4" = 1'-0"

Project Status

PERMIT SITE PLAN REVIEW

Drawn By Checked By
CLP JLH

Drawing Title

Architectural Second Floor Plan

Drawing Number

A102

PROJECT INFORMATION

Project Number
24001.00

Client Name
HAVENS HOLDING
GROUP

Project Name
4350 SENECA
STREET BUILDING
ADDITION
Project Address

4350 SENECA ST.
WEST SENECA, NY
14224

PROJECT ISSUE & REVISION SCHEDULE

No.	Description	Date
1	SITE PLAN PERMIT	7-28-2026

PROFESSIONAL STAMPS

Not For Construction

SHEET INFORMATION

Issued Scale
07-28-2026 1/8" = 1'-0"

Project Status

PERMIT SITE PLAN REVIEW

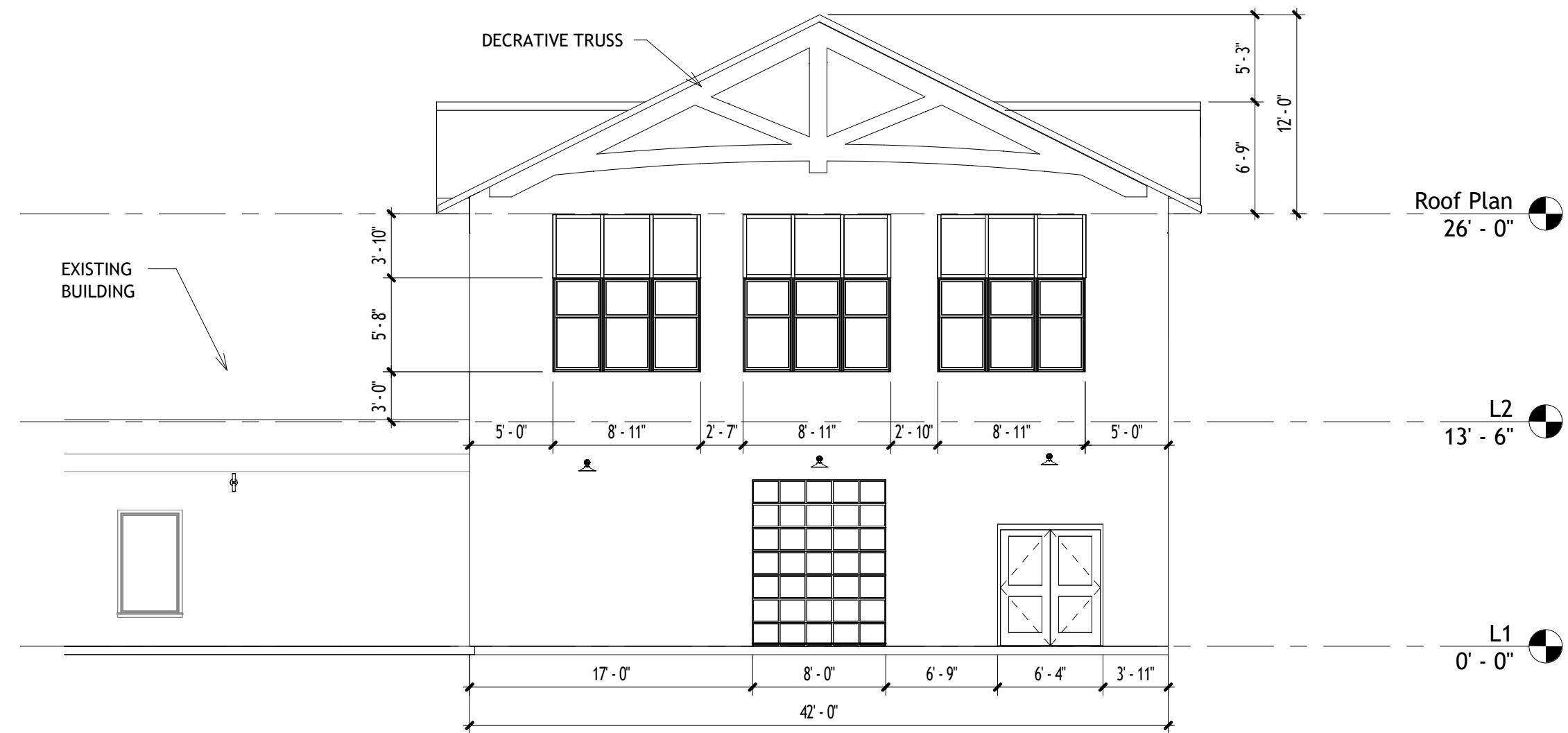
Drawn By Checked By
CLP JLH

Drawing Title

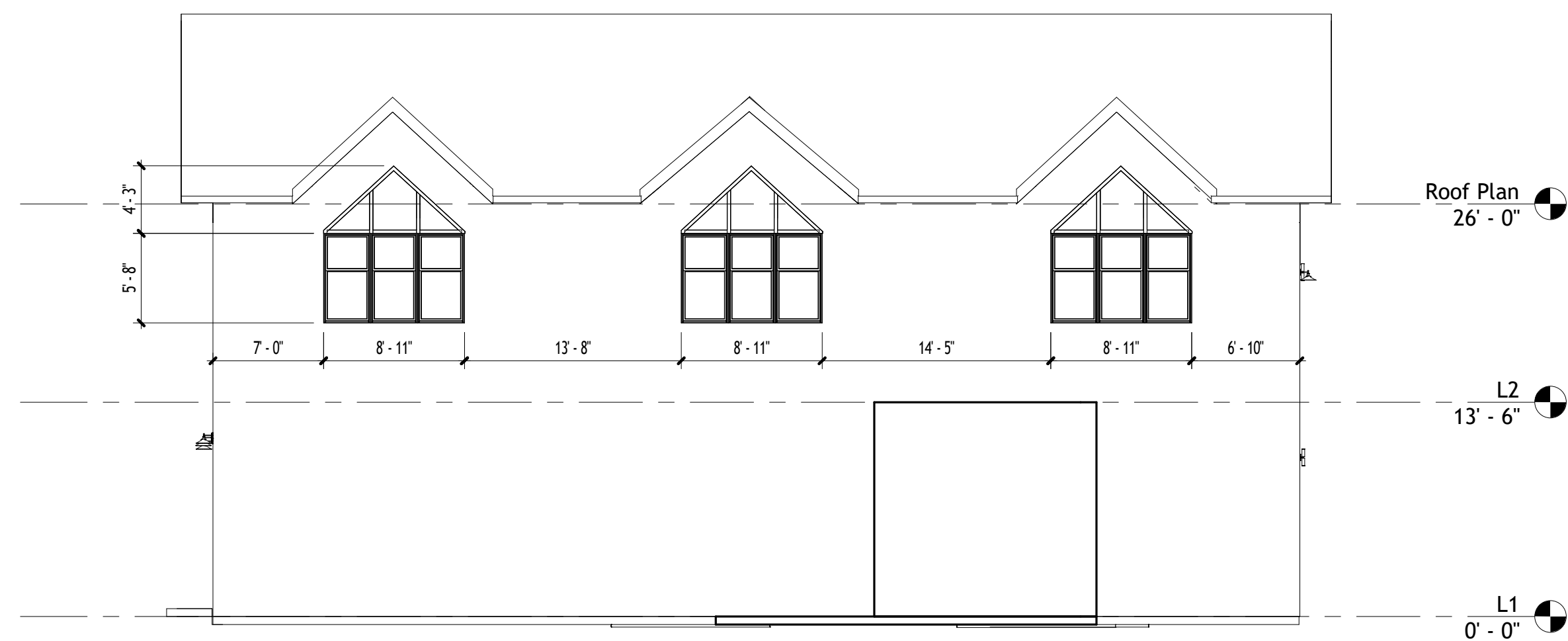
Architectural Building Elevations

Drawing Number

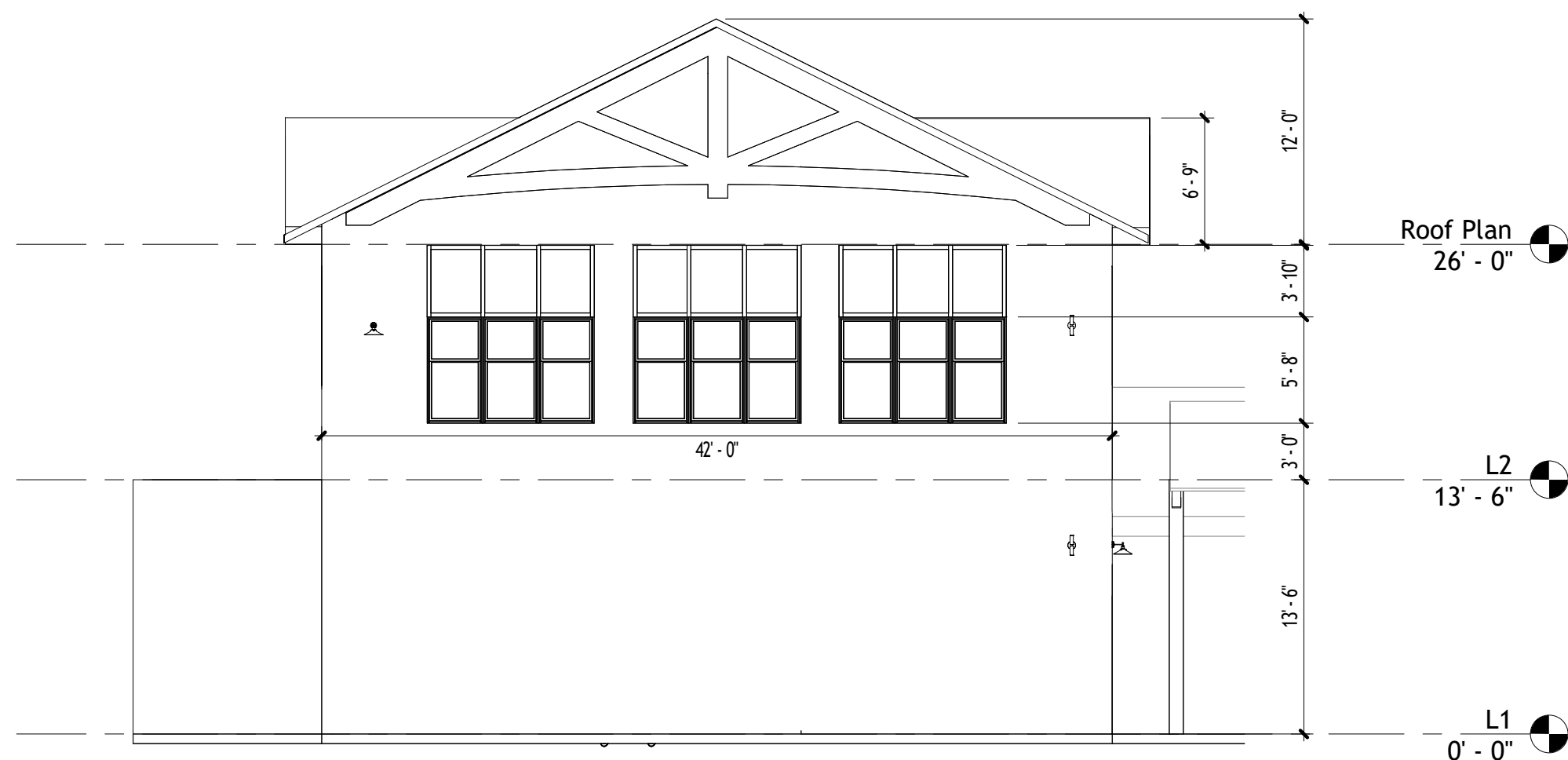
A201



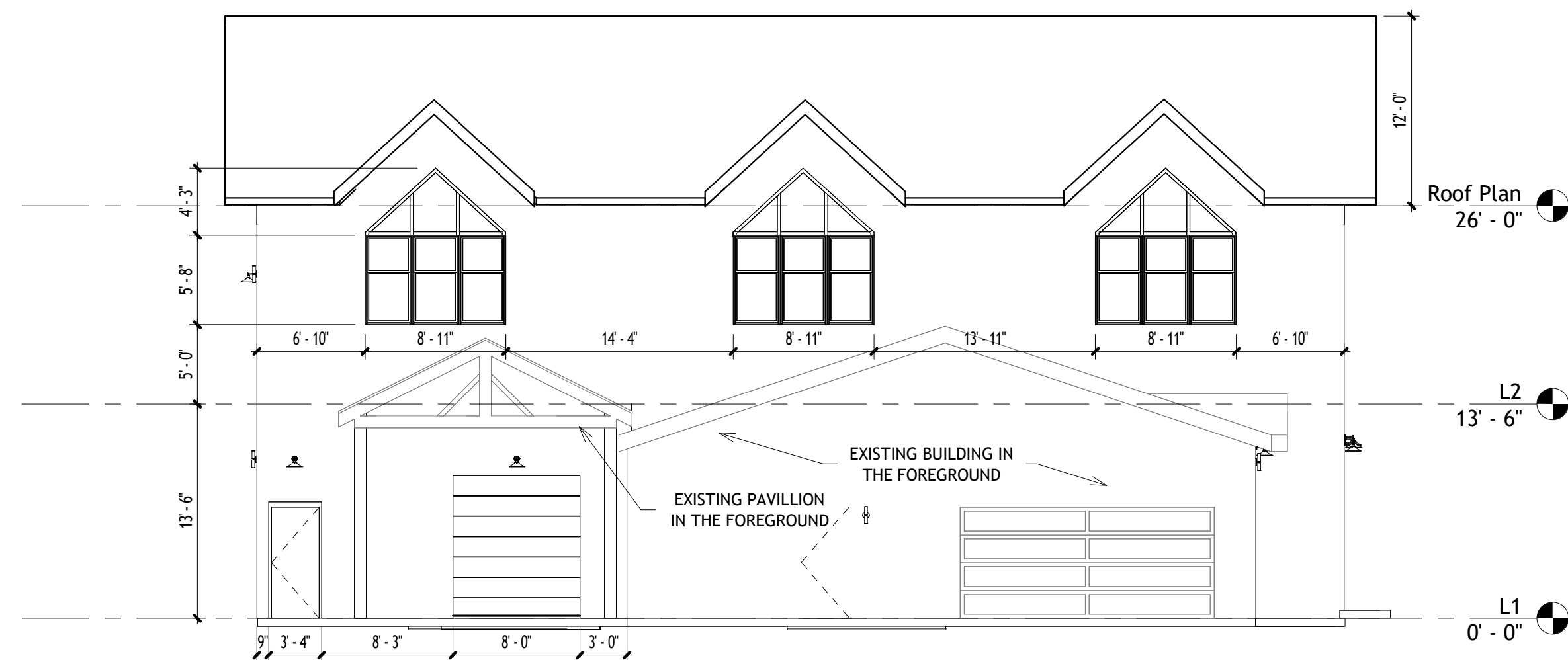
1 South Architectural Building Elevation
1/8" = 1'-0"



4 East Architectural Building Elevation
1/8" = 1'-0"



2 North Architectural Building Elevation
1/8" = 1'-0"



3 West Architectural Building Elevation
1/8" = 1'-0"

Town of West Seneca Site Plan Review Process

Meetings

- Takes place and the Planning Board meeting on the 2nd Thursday of each month, 7:00 pm in the Town Hall court room, 1250 Union Rd.

Required Information

- Complete set of documents for project including; but not limited to
 - Application
 - Detailed Site plan
 - Existing conditions
 - Drainage plans, SWPPP (Storm Water Pollution Prevention Plan)
 - Landscape
 - Utility
 - Tree Survey
- Letter of intent
- Environmental Assessment Form, short or long form depending on project
- Property survey not more than (3) three years old.
- Building elevations if applicable.

Copies Required

- 22-complete full size sets, collated and folded
- 1-11x17 full size set
- 1-PDF set on CD

Fee

- Based upon lot size
- Fee Schedule
 - Less than an 0.5 acre-\$600
 - 0.5 acre to 1 acre-\$850
 - Each additional acre over 1 acre-\$300 per acre
 - Sit plan waiver-\$150

Submittal Deadline

- **Option 1**
No SEQRA, 16 days before Planning Board meetings, which are scheduled on the 2nd Thursday of each month

- **Option 2**

- Requires SEQRA, submittal is required 40 days before Planning Board meeting
- This allows Town to process application, mail out information and receive comments prior to meeting.

Note: Must be in attendance at Planning Board meeting to discuss project. Project must be voted on and approved by Planning Board to pass. Must seek variances before attending Planning Board meeting.

Alternative:

- Site plan waiver-refer to section 102-5 of the Town Code.

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 07-27-26

FILE # _____

PROJECT NAME 4350 SENECA STREET BUILDING ADDITION

PROJECT LOCATION (Include address and distance to nearest intersection)
4350 SENECA ST, 500FT TO MAIN STREET (EAST), 1500FT TO MILL ST (WEST)

APPLICANT HAVENS HOLDING INC. PH/FAX 585-305-5199

ADDRESS 255 ROUNDS AVE, BUFFALO NY 14215

PROPERTY OWNER HAVENS HOLDING INC. PH/FAX 585-305-5199

ADDRESS 255 ROUNDS AVE, BUFFALO NY 14215

ENGINEER/ ARCHITECT WAVES ARCH & ENGINEERING PH/FAX 585-305-5199

ADDRESS 255 ROUNDS AVE, BUFFALO NY 14215

SBL # 135.17-3-8.2

PROJECT DESCRIPTION (Include all uses and any required construction)

NEW TWO STORY ADDITION TO EXISTING BUILDING. FIRST FLOOR (2,308SF), SECOND FLOOR (2,500SF). FOR BREWERY PRODUCTION SPACE INCREASE, STORAGE, STAFF MTG. SPACE, AND STAFF OFFICE SPACE.

SIZE OF LOT (acres) 0.81 ACRE

ACREAGE TO BE REZONED NONE

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

SENECA STREET - 125FT

MAIN STREET - 181.35FT

EXISTING ZONING C2.7.E PROPOSED ZONING C2.7.E

EXISTING USE(S) ON PROPERTY BREWERY PRODUCTION, TAP ROOM, PATIO SEATING, OFFICE

PROPOSED USE(S) ON PROPERTY BREWERY PRODUCTION, TAP ROOM, PATIO SEATING, OFFICE

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
C2, C1, R-65A, R-65, R-75

PUBLIC SEWER YES X NO

PUBLIC WATER YES X NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

POSSIBLE WATER TAPPING PERMIT IF WE UP SIZE TO 2" SERVICE (NOT REQUIRED), WOULD LIKE TO REQUEST TOWN ALLOW FOR A FILL PERMIT OF ADJACENT PARCEL TO ALLOW SITE TOPSOIL TO BE REUSED.

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): \$

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) :

JH Title of drawing.

JH 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. PROVIDED ON SEPARATE COVER SHEET

JH North arrow, scale, revisions block and date.

JH Site location map. PROVIDED ON SEPARATE COVER SHEET

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

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

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

JH 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.

JH Zoning data block comparing existing and proposed requirements, including greenspace and parking calculations. on cover sheet

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

JH 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.

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

JH Existing and proposed watercourses including wetlands, floodways, and floodplains (this information should also appear in the drainage plan and grading plan).
NONE

JH Location of all proposed signage (conforming to all requirements of the Town of West Seneca Zoning Ordinance). N . A . TO REMAIN AS IS

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

II. BOUNDARY SURVEY

JH A topographic boundary survey and a written legal description. (metes and bounds)
Provide in Electronic Form as well as written
DWG . C-001

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

JH 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.

JH Location of proposed water service showing material type and diameter of water main.

JH Location of existing and proposed gas and electric service.

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

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

JH 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).

N . A .

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

JH Existing and proposed grade elevation with contour lines at 1-foot intervals.

JH Finished floor elevations for all proposed and adjacent structures.

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

JH 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.

JH Systems shall be designed for a minimum 10-year storm.

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

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

JH 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..

N . A .

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

JH All existing and proposed tree lines.

JH All proposed trees, shrubs, and other plantings with appropriate labeling.

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

JH 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.

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

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

JH 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 site and shall preserve as many of these features as possible.

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

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

JH 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.

VII. LIGHTING PLAN – to include the following elements:

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

JH Photometric data for site illumination.

IX. BUILDING HEIGHT AND DESIGN

JH 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, jason havens as owner/applicant of Havens Holding Group, located at 4350 seneca st, Town of West Seneca, to the best of my knowledge has submitted a complete application package for a site plan for review.

TOWN OF WEST SENECA

APPENDIX A-SITE PLAN APPLICATION CHECKLIST

I. GENERAL

JH 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.

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

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

JH Profiles for any utilities as deemed necessary by the engineer for construction.

II. UTILITY PLAN

JH 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".

JH 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.

JH 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.

JH 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.

JH All existing utilities, grading, etc. must be shown as a grey line type.

JH All proposed utilities, grading, etc. must be shown as a black line type.

JH 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.

JH 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.

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

N.A

III. PAVEMENT

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

JH Show on the plans a cross-section of the proposed sidewalk.
NONE PROPOSED

JH 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. NONE PROPOSED

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

JH 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

JH The stockpile area for topsoil and fill must be shown on the design plans.

JH Spot elevations for adjacent properties must be provided on the grading plan.

JH A minimum of 6-inches 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.
NO NEW PIPES

JH Invert elevations must be shown for all culverts under driveways.

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

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

JH All culverts under driveways must be shown with galvanized end sections.

JH Diameter, material type, and inverts of all roof leader downspouts must be shown.

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

JH 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 comply with all NYSDEC Stormwater Phase 2 regulations and design guidance.

V. SITE PLAN ENGINEERING REPORT

JH 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

JH 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).

JH 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 calculations 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).

JH 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 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-0-10-001)
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-0-10-001) must be received and accepted by the Town prior to construction activities.

- For projects accepted by the town, 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.

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

WAVES AE

Civil Engineering · Site Development

255 Rounds Avenue, Buffalo, New York 14215 · 585-305-5199 · jhavens@wavesae.com

July 28, 2026

Chairperson and Members of the Planning Board

Town of West Seneca

Town Hall, 1250 Union Road

West Seneca, New York 14224

**RE: Letter of Intent — Site Plan Review
4350 Seneca Street Building Addition**

4350 Seneca Street, West Seneca, New York 14224 · SBL No. 135.17-3-8.2

C-2 Commercial District · Applicant: Havens Holding Group

Dear Chairperson and Members of the Board:

On behalf of Havens Holding Group, this letter accompanies the site plan application for a building addition at 4350 Seneca Street and sets out the intent of the proposed work.

Existing conditions. The property is an existing developed commercial parcel improved with a one-story building of approximately 3,000 square feet occupied by a New York State licensed farm brewery and tasting room, together with paved parking, circulation, and an outdoor patio and garden area. The facility hosts an average of four staff on site during peak working hours and approximately 65 guests per day.

Proposed action. The applicant proposes a two-story addition constructed over and adjacent to the existing building, providing 1,902 square feet of first-floor production area and 2,500 square feet of second-floor office and interior storage area. More than 90 percent of the addition footprint lies on previously disturbed ground.

Intent. The addition houses existing operations in a larger footprint; it does not expand them. Annual production remains at approximately 650 to 700 barrels. The replacement equipment installed in the new space reduces energy consumption, water usage, and production time. The added area provides clear working separation between equipment for safer operations, floor area for the larger footprint of the newer equipment, interior storage for materials presently kept elsewhere, and an area of dedicated office and meeting space for staff who at present work from the tasting room. Peak on-site staffing, occupant loads, and average daily patronage are unchanged, and no increase in trip generation is anticipated. The applicant has secured a grant from Empire State Development toward furniture, fixtures, and equipment for the brewery space, which advanced the decision to proceed with the expansion.

Zoning. The property is zoned C-2 Commercial District under Chapter 120 of the Town Code. The addition continues the established use of the property. No rezoning, use variance, or area variance is requested. Dimensional conformance is demonstrated in the zoning data block on the accompanying site plan.

Utilities. Existing services are retained without modification. Analyses accompanying this submission demonstrate that the existing one-inch domestic water service is adequate for the proposed occupancy-managed demand, and that the existing four-inch sanitary lateral and the receiving 15-inch Town main have adequate capacity. The recently upgraded two-inch gas service is likewise adequate; no additional gas volume is required. Sanitary loading is unchanged because occupancy and production volume are unchanged. No fire suppression service is required.

Environmental review. A completed Short Environmental Assessment Form, Part 1, accompanies this submission. The addition exceeds by 402 square feet the 4,000 square foot threshold at 6 NYCRR 617.5(c)(9), below which such non-residential expansion is a Type II action requiring no environmental review; the action is therefore Unlisted by a narrow margin. We would welcome the Board's or staff's guidance as to whether the Town has adopted a supplemental Type II list under 6 NYCRR 617.5(b) under which an action of this nature would also qualify, obviating environmental review altogether. Should review be required, then on the record presented — a footprint more than 90 percent on previously disturbed ground, no change of use, no increase in occupancy, production volume, or utility demand, and reduced energy and water consumption — we respectfully request that the Board declare itself lead agency and adopt a Negative Declaration at the same meeting, which the limited scope of the action should readily permit.

We respectfully request that this application be placed on the agenda for the Board's meeting of August 13, 2026. I will attend to answer questions, and would welcome the opportunity to address any staff or Board comments in advance.

Respectfully submitted,

Jason Havens, P.E.

Principal Civil Design · Waves AE

New York State Professional Engineer License No. 090335

Enclosures: Site plan set · Zoning data block · Water service sizing calculation · Sanitary sewer capacity analysis · Short EAF Part 1 with Mapper Summary Report

Short Environmental Assessment Form

Part 1 - Project Information

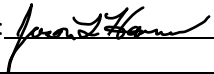
Instructions for Completing

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 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			
4350 SENECA ST. BUILDING ADDITION			
Name of Action or Project: 4350 SENECA ST, WEST SENECA NY 14224			
Project Location (describe, and attach a location map): EXISTING ONE STORY BREWERY			
Brief Description of Proposed Action: A TWO STORY BUILDING ADDITION ADJACENT TO THE EXISTING BUILDING			
Name of Applicant or Sponsor: HAVENS HOLDING GROUP		Telephone: 585-305-5199 E-Mail: JHAVENS@WAVESAE.COM	
Address: 255 ROUNDS AVE			
City/PO: BUFFALO		State: NY	Zip Code: 14225
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.		NO ☒	YES ☐
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: BUILDING PERMIT AND TOWN FILL PERMIT		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.81 _____ acres	
b. Total acreage to be physically disturbed?		0.08 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.38 _____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
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?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	NO	YES	
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?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
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?	NO	YES	
	☒	☐	
KNOWN NATIVE AMERICAN TERRITORY, SITE PREVIOUSLY DISTURBED	☐	☒	
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?	NO	YES	
	☐	☒	
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: _____			
REF. ATTACHED (NO WETLANDS)			

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		
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?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
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: 	NO ☐ ☒ ☐	YES ☒ ☐ ☒
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:	NO ☒	YES ☐
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:	NO ☒	YES ☐
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: REF. ATTACHED (HAZARDOUS WASTE REMEDIATION NOT ON SITE)	NO ☐	YES ☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☐	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jason Havens, P.E.</u> Date: <u>07-28-26</u> Signature: <u></u> Title: <u>Applicant / Owner / Engineer</u>		

EAF Mapper Summary Report

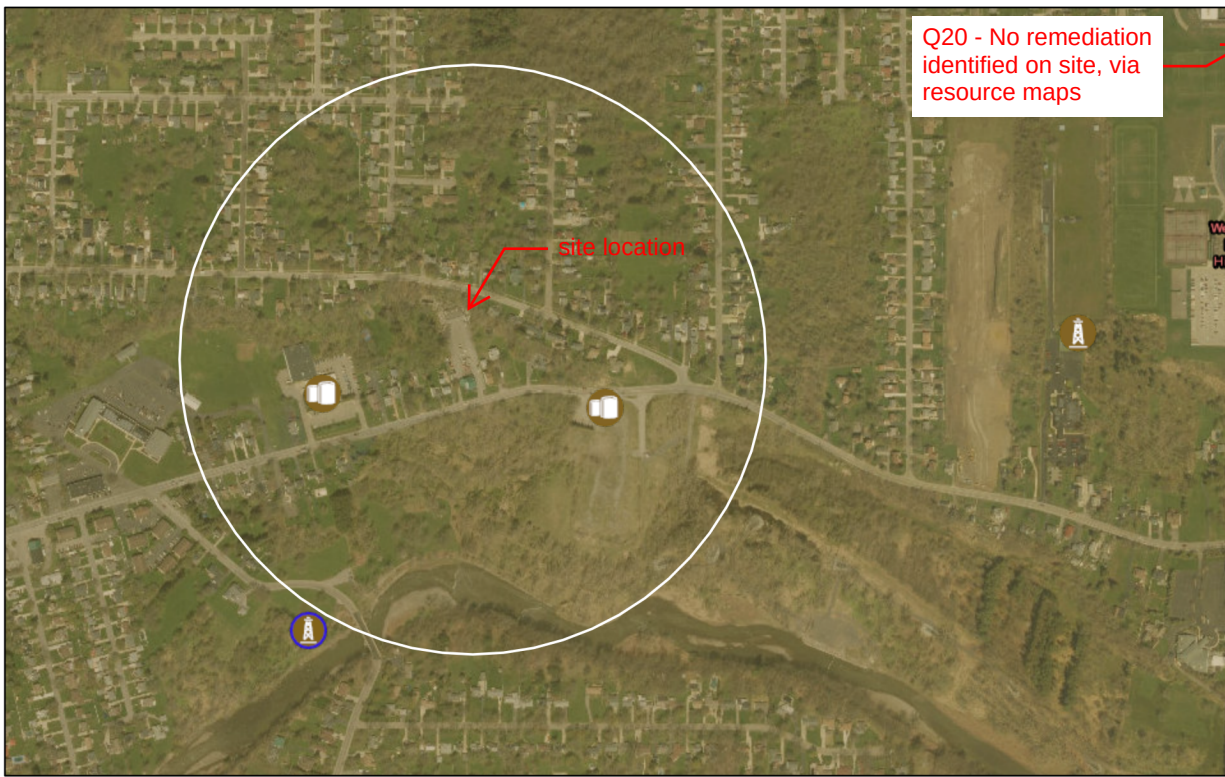


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	No

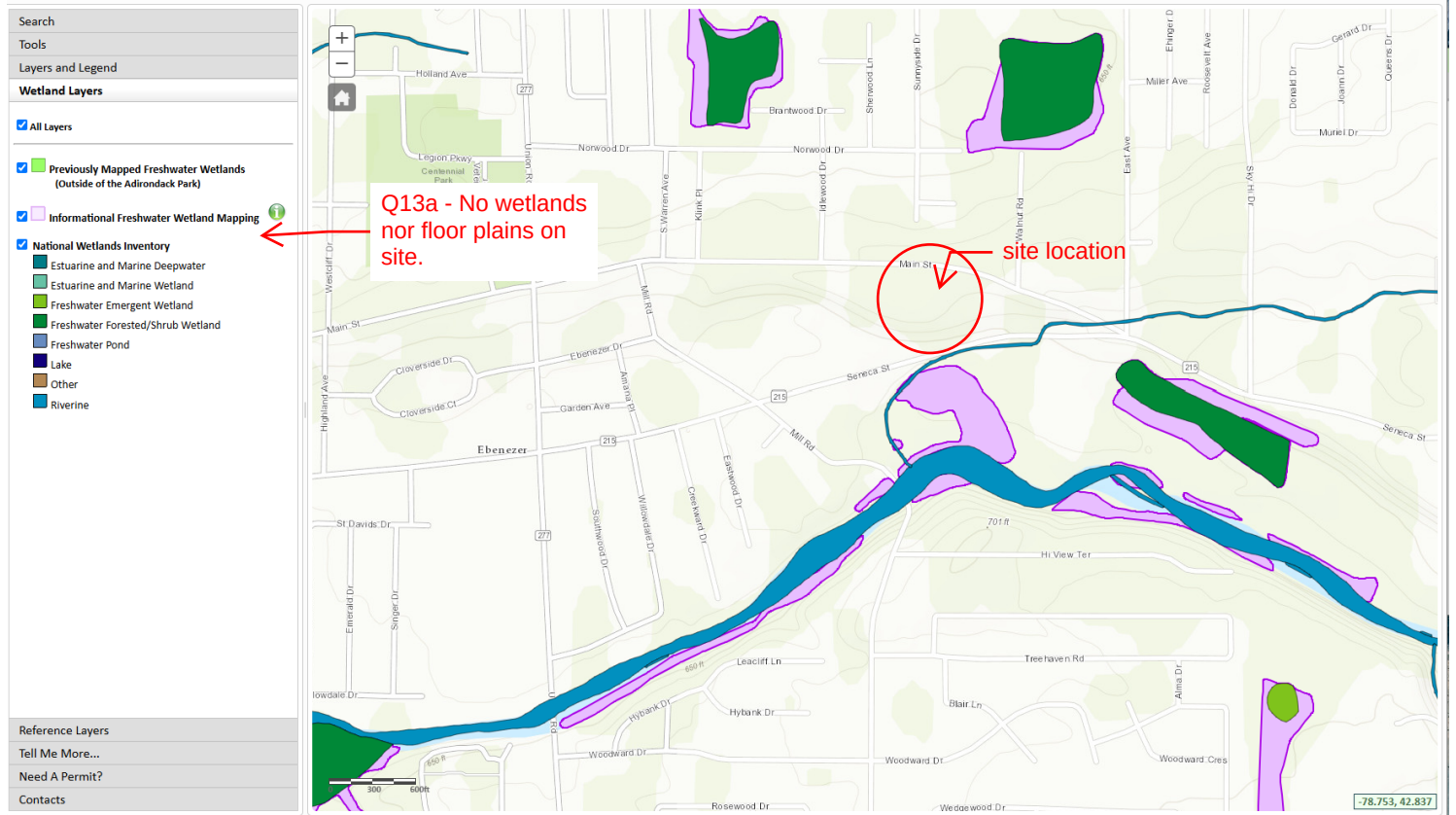
****SEE ATTACHED****

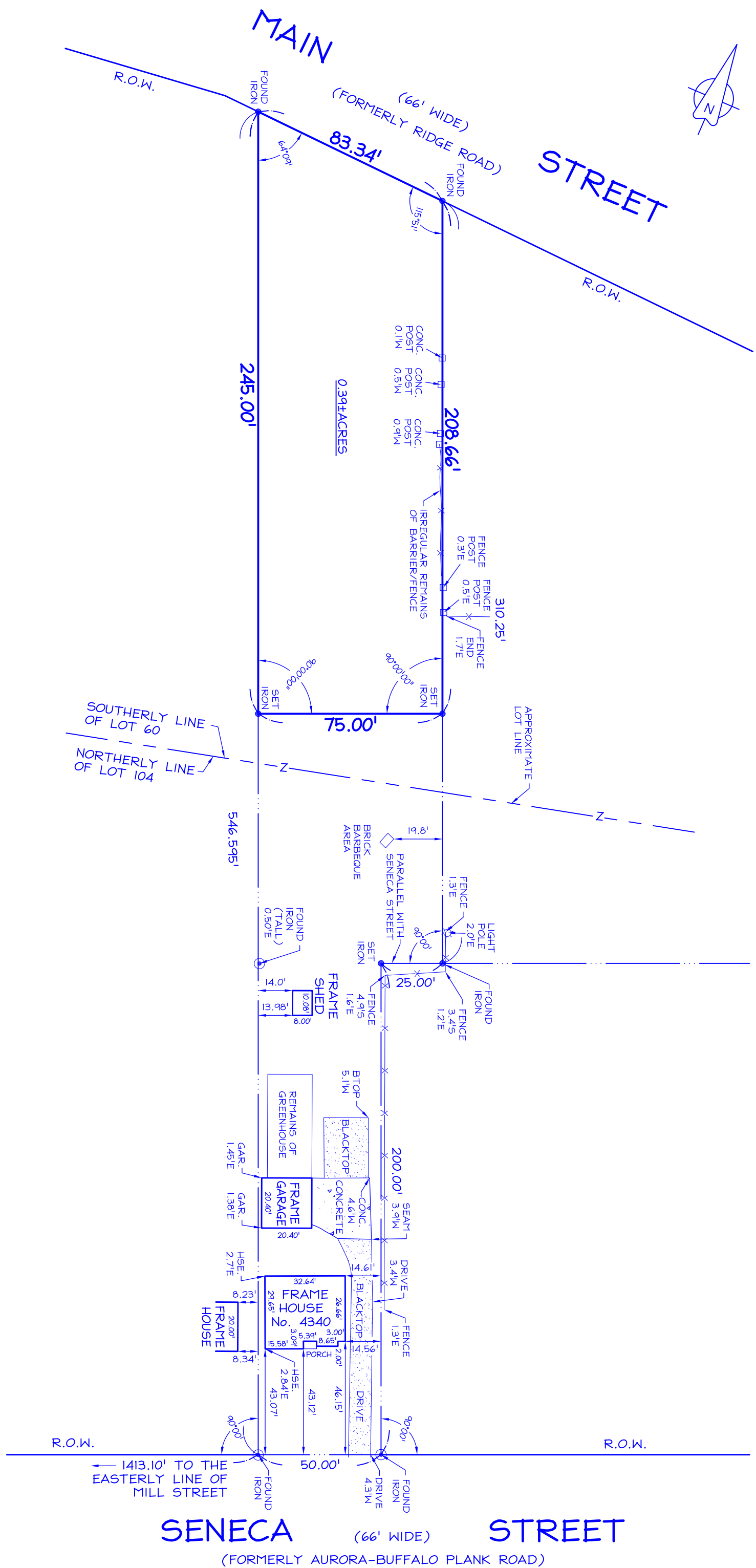


Permits and Registrations	
☐	Municipal Separate Storm Sewer System (MS4) Automatically Designated
☐	MS4 Additionally Designated Area (Criterion 3)
☐	Hazardous Waste Treatment, Storage, and Disposal Facilities
☐	Air Facility Registrations
☐	Title V Air Facilities
☐	Air State Facilities
☐	Hazardous Waste Reduction Planning Program Generators
☐	Radiation Control Permit Facilities
☐	Active Landfills
☐	Transfer Facilities
☐	Combustion Facilities
☐	Inactive Solid Waste Landfills
☐	Household Hazardous Waste Collection Facilities
☐	Recyclables Handling and Recovery Facilities
☐	Vehicle Dismantling Facilities
☐	Scrap Metal Processors
☐	Waste Tire Handling and Recovery Facilities
☐	Wastewater Facilities (SPDES)
☐	Combined Sewer Overflow (CSO) Outfalls
☐	Multi Sector General Permits (MSGP)
☐	Petroleum Bulk Storage Facilities
☐	Major Oil Storage Facilities
☐	Chemical Bulk Storage Facilities
☐	Permitted and Reclaimed Mines
☐	Oil, Gas, and Other Regulated Wells
☐	Concentrated Animal Feeding Operations (CAFOs)
☐	Water Withdrawal Annual Reports
☐	Water Wells
☐	Dams

Environmental Resource Mapper

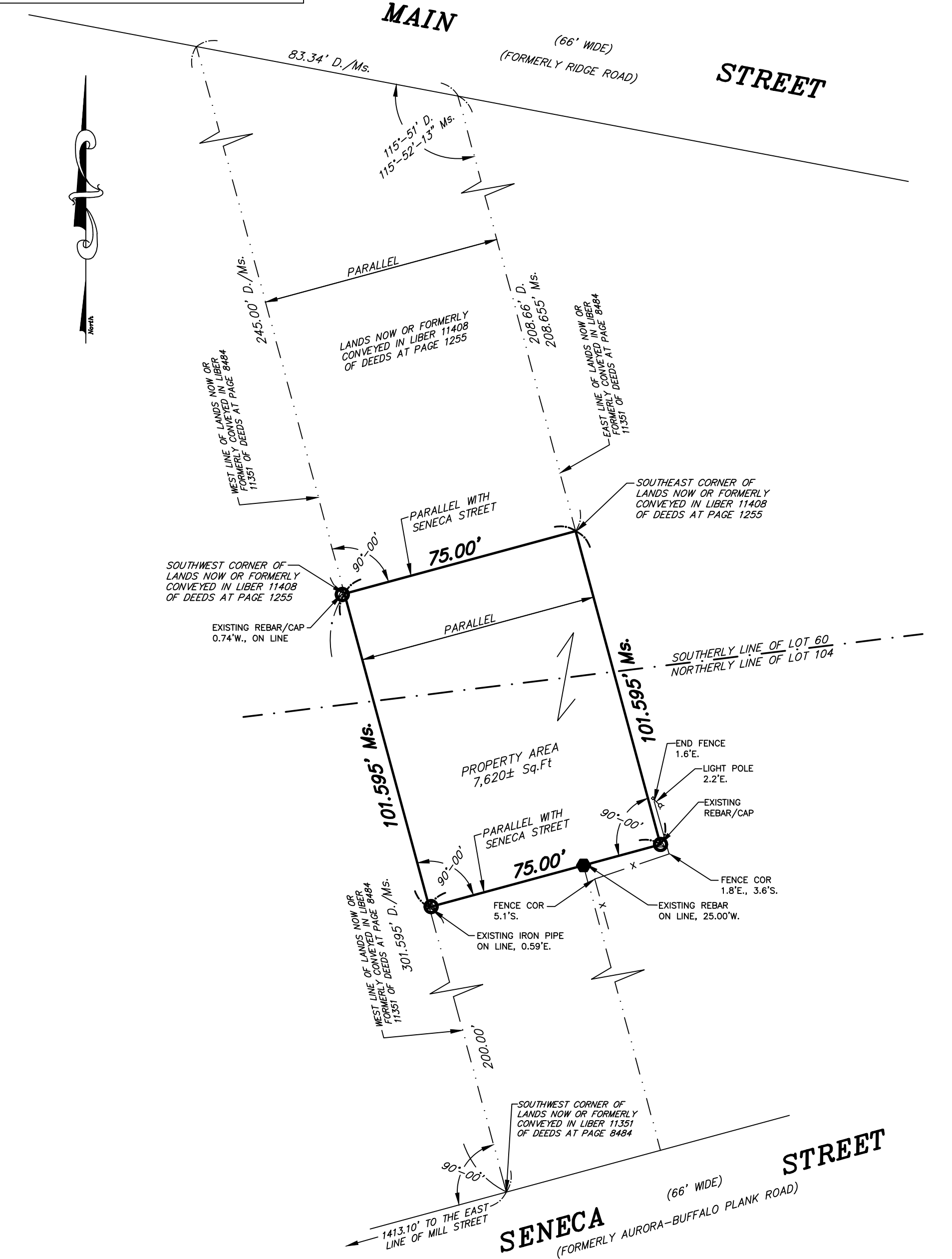
Base Map: **Topographical** [Using this map](#)





3556 Lake Shore Road, Suite 500, Buffalo, NY 14219 p (716) 827-8000 f (716) 270-6091 www.nussclark.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.
<div data-bbox="72 1662 350 1989" data-kind="parent">  </div> <div data-bbox="72 1989 350 2710" data-kind="parent"> <p style="text-align: center;">BOUNDARY SURVEY</p> <p style="text-align: center;">VACANT LAND - MAIN STREET</p> <p style="text-align: center;">Part of Lot 60 Map Cover 101 Town of West Seneca</p> <p style="text-align: center;">County of Erie, State of New York</p> <p>Date of Survey: 06/30/2021 Scale: 1" = 40'</p> </div> <div data-bbox="72 2710 350 3036" data-kind="parent"> <p style="text-align: right;">Project No.: 2012-0104A</p>  </div>		

NOTE: 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.



PART OF SUBDIVISION LOT'S 60 & 104 ~ MAP COVER 101
VILLAGE OF _____; TOWN OF WEST SENECA; COUNTY OF ERIE; STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

REVISION		
DATE	JOB	DESCRIPTION

SBL No. PART OF 135.17-3-7.11

KHEOPS
ARCHITECTURE, ENGINEERING
& SURVEY, DPC

392 Pearl Street, Suite 401
Buffalo, New York 14202
P. 716.849.8739
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WWW.KHEOPSDPC.COM

DRAWN BY GEM SCALE 1"=30'
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CAD FILE SENECA-66150 FIELD/OFFICE DATE 7-15-25

BOOK 434 PAGE 100 MAP 66150

WATER SERVICE SIZING CALCULATION & JUSTIFICATION

Domestic Water Service — Submitted for Site Plan Review

Project	4350 Seneca Street Building Addition
Location	4350 Seneca Street, West Seneca, NY 14224 (Erie County)
Prepared for	Havens Holding Group
Prepared by	Jason Havens, P.E., Principal Civil Design — NYS Lic. No. 090335 (Exp. 12/31/2026)
Date	July 26, 2026
Reviewing authority	Town of West Seneca · Water purveyor: Erie County Water Authority

1. Purpose & Scope

This calculation demonstrates that the existing one-inch (1") domestic water service is adequate to serve the proposed building addition under its intended pattern of occupancy, and documents a recommended basis for future upsizing should occupancy, demand, or funding conditions change. Scope is limited to the domestic water service (public main to the building meter/entry); interior distribution is confirmed at the plumbing permit stage, and no fire-protection demand is included (Section 8).

2. Code Basis & References

- NYS Plumbing Code (IPC-based) — §604.3 fixture flow-pressure requirements; §604.8 PRV threshold; §606.5 booster/pressure requirements.
- IPC Appendix E — segmented-loss sizing method and pressure-balance relationship; Tables E103.3(2)/(3) — WSFU load values and WSFU-to-demand conversion (Hunter's curve).
- Hazen-Williams friction relation; 8 ft/s cold-water velocity ceiling. Where purveyor standards are more restrictive than the model code, the purveyor's standards govern.

3. Existing Service & Design Criteria

Parameter	Value	Source / note
Existing service — material & size	1" copper, Type L	confirmed (existing)
Service internal diameter	1.025 in	Type L bore
Hazen-Williams C	140	copper
Service developed length	90 ft (developed)	incl. fitting allowance — confirmed
Min. daily available pressure	67 psi	purveyor / project data
Static (no-flow) pressure	72 psi	purveyor / project data
Highest fixture above service entry	13 ft — 2nd-floor office (non-governing)	see Section 7 note
Water meter loss @ design flow	2.5 psi	displacement meter
Backflow assembly	None	no assembly on this service
Velocity ceiling	8 ft/s	cold-water service
Predominant flushing system	Flush tanks	governs demand curve

4. Fixture Schedule & WSFU Tally

Brewery fill offset. Brewery fill demand occurs within the daytime occupancy over a discrete ~45-minute fill window during which the kitchen does not operate. The brewery fill therefore directly offsets the kitchen / break-sink demand within Group A and is not additive to the group's peak fixture-unit load.

Fixtures are organized into two occupancy groups operating in non-overlapping time windows (Section 5). Load values are public-use figures per Table E103.3(2).

Group A — Daytime occupancy (incl. brewery operations)

Fixture (public)	WSFU ea.	Qty	Subtotal WSFU
Water closet, flush tank	5	2	10
Lavatory	2	2	4
Kitchen / break sink (offset by brewery fill)	4	1	4
Group A total			18 WSFU

Group B — Evening occupancy

Fixture (public)	WSFU ea.	Qty	Subtotal WSFU
Water closet, flush tank	5	2	10
Lavatory	2	2	4
Service / mop sink	3	1	3
Group B total			17 WSFU

An exterior hose bibb serves maintenance use only, operated outside occupied restroom peaks; it is non-coincident with the interior peak and not additive. There is no simultaneous irrigation demand.

5. Demand Analysis — Non-Coincident Use

Fixture units are converted to a probable peak demand via Hunter's curve, Table E103.3(3), for a flush-tank system.

Demand basis	Total WSFU	Peak demand
Design — non-coincident, governing group (Group A)	18	18.8 gpm

Basis of the non-coincident demand. Group A (daytime, including brewery operations) and Group B (evening) operate in separate, non-overlapping time windows. Simultaneous use of both groups is not possible: the facility does not brew during events, so an evening event cannot coincide with daytime brewery / kitchen demand. The service therefore never carries the two groups' combined load — the peak instantaneous demand is that of the single larger group, Group A at 18 WSFU → 18.8 gpm, not the arithmetic sum. Within Group A, the ~45-minute brewery fill occurs while the kitchen is offline and directly offsets the kitchen demand (Section 4), so it is not additive. This non-coincident basis is applied in addition to the simultaneity probability already embedded in Hunter's curve.

6. Service Capacity — Velocity Check

Velocity governs the 1" service and is independent of available pressure: $V = 0.4085 \times Q \div d^2$, $d = 1.025$ in.

Demand basis	Flow	Velocity in 1" service
Design — non-coincident	18.8 gpm	7.31 ft/s — WITHIN 8 ft/s ✓
Simultaneous A + B (precluded — reference)	24.9 gpm	9.68 ft/s — over 8 ft/s

At the design (non-coincident) demand the service operates at 7.31 ft/s — 91% of its velocity ceiling, within limits. The simultaneous condition, precluded by the operating configuration, is shown for reference only.

7. Pressure Balance & Residual Pressure

Per IPC Appendix E, source-to-building losses at the 18.8 gpm design demand are subtracted from available pressure to confirm adequate residual pressure remains.

Component	psi	Running
Available min. daily pressure at main	67.0	67.0

Component	psi	Running
– Water meter (displacement)	2.5	64.5
– Service friction (1" copper, 18.8 gpm)	8.8	55.7
Residual pressure at building entry		55.7
– Critical fixture requirement (flush-tank WC, §604.3)	20.0	35.7
Pressure available for interior distribution		35.7 psi ✓

No elevation head is carried. The site and service run are essentially flat, and the governing fixture is the at-grade flush-tank water closet (20 psi). The highest fixtures — 2nd-floor office lavatories, 13 ft above entry, requiring only 8 psi — remain non-governing even with their ~5.6 psi static lift ($8 + 5.6 = 13.6 < 20$ psi). Static pressure (72 psi) is below the 80 psi §604.8 threshold, so no PRV is required; 35.7 psi remains for interior piping friction after the critical fixture — ample for a building of this size, confirmed at the plumbing permit stage.

8. Fire Suppression Determination

Automatic fire-sprinkler protection is not required for this building. This has been confirmed based on the occupancy classification, the building area and height remaining within the limits permitted for non-sprinklered construction, and the fire-resistance-rated separations incorporated in the design. Accordingly, no fire-protection flow is added and the service is sized for domestic demand only — a material factor in the adequacy of the 1" service. Any future introduction of a fire-suppression requirement would require re-evaluation (Section 10).

9. Conclusion

The existing 1" copper domestic water service is adequate for the proposed building addition under its non-coincident daytime/evening pattern of use:

- **Design demand:** 18.8 gpm — velocity 7.31 ft/s, within the 8 ft/s ceiling.
- **Residual at building:** 55.7 psi, leaving 35.7 psi for interior distribution after the critical fixture — ample.
- **No PRV required** (static $72 < 80$ psi); no booster; no backflow assembly; no fire-protection demand; simultaneous use of both groups is not possible.

10. Recommendation — Future Service Upsizing

The 1" service is adequate for present conditions but carries little reserve (91% of its velocity ceiling at design demand). The following would render it inadequate and should trigger upsizing:

- Simultaneous (rather than alternating) use of both occupancy groups.
- Change of tenant or occupancy, added fixtures, or conversion from flush tanks to flushometer valves.
- Increased brewery production or overlapping fill demand, added irrigation, or any future fire-suppression requirement.

Upsizing is recommended as a programmed future capital improvement, undertaken when funding is available and ideally coordinated with street/main work, a tenant fit-out, or re-occupancy.

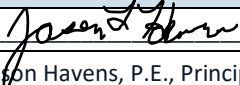
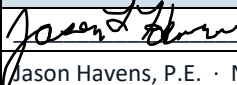
Service size (copper)	Velocity @ 24.9 gpm*	Capacity @ 8 ft/s	Headroom vs. present
1" (existing)	9.7 ft/s (over)	~20 gpm	Occupancy managed
1½"	4.5 ft/s	~44 gpm	Simultaneous use OK
2"	2.6 ft/s	~77 gpm	long-term growth + fire option

* full simultaneous demand (reference). A 1½" service carries full simultaneous demand comfortably (4.5 ft/s); a 2" service adds reserve for future fixtures, irrigation, brewery growth, or a future fire service. If the service trench or building entry is disturbed under this project, an oversized sleeve/entry penetration now materially reduces the future upsizing cost.

11. Assumptions, Limitations & Certification

- Existing service (1" Type L copper), developed length, available/static pressures (67/72 psi), and meter loss (2.5 psi) are per the Engineer's project data and field information; a purveyor pressure-availability letter is recommended for the record.

- Meter loss is a displacement-meter typical at design flow; confirm against the meter headloss curve.
- Addresses the water service only; interior distribution sizing is completed at the plumbing permit stage. Fire-protection demand is excluded per Section 8.
- Prepared in support of site plan review; becomes a stamped design upon application of the Engineer of Record's seal below.

Prepared by:	Engineer of Record / Seal:
	
Jason Havens, P.E., Principal Civil Design	Jason Havens, P.E. · NYS Lic. No. 090335
Date: July 26, 2026	Exp. 12/31/2026 P.E. Seal / Date:



SANITARY SEWER CAPACITY ANALYSIS

Prepared in Support of Site Plan Review

4350 Seneca Street Building Addition — Town of West Seneca, New York

Project Name	4350 Seneca Street Building Addition
Site Address	4350 Seneca Street, West Seneca, NY 14224
Tax Parcel / SBL	135.17-3-8.2
Sanitary Service	Town of West Seneca sewers — 4" PVC service connection at Seneca Street to the existing 15" public main
Reviewing Authority	Town of West Seneca Planning Board
Prepared For	Havens Holding Group
Prepared By	Waves AE — Jason Havens, P.E., NYS License No. 090335
Date	July 26, 2026

SUMMARY. The proposed addition adds building area only; occupant loads and facility operations are unchanged. Sanitary demand is therefore unchanged from existing conditions (≈ 730 gpd average, ≈ 2 gpm peak). The existing 4" service connection (≈ 87 gpm capacity) and the 15" public main both have substantial excess capacity, and the 15" main already conveys the facility's current flow. No sanitary capacity upgrade is required.

1. Purpose and Scope

This analysis evaluates the capacity of the existing 4" sanitary sewer service connection and the receiving 15" public sewer main relative to the sanitary demand of the facility at 4350 Seneca Street, in support of site plan review before the Town of West Seneca Planning Board. Sanitary demand is based on occupant load. Because the proposed addition does not change occupant loads or facility operations, the analysis confirms that the existing service and main remain adequate. Stormwater is addressed separately in the project plans and is outside this scope.

2. Existing Conditions

The site is improved with an existing **3,000 SF** building operating with **4 employees** and an average of **65 guests per day**. Sanitary service is provided by an existing **4" PVC service connection** at Seneca Street discharging to the Town of West Seneca **15" public sewer main**, which currently conveys the facility's flow without issue.

Existing parameter	Basis	Quantity
Building area	Gross floor area	3,000 SF
Staff	Employees	4
Patrons	Guests per day (avg)	65

3. Proposed Conditions

The project maintains the existing structure and constructs a new two-story addition over and adjacent to it: **1,902 SF of first-floor operations space (Commercial)** and **2,500 SF of second-floor office and storage (Business Group B)**. Total building area becomes **7,402 SF**.

The addition provides additional space for safer operations — greater clearance between equipment, a larger footprint for newer advanced equipment, and indoor storage of materials and equipment — together with proper meeting and office space for existing staff, who currently use the taproom. It does **not** add occupant load: staffing and guest counts remain the same, and the facility's operations are unchanged (and if anything reduced with newer equipment). Sanitary demand is therefore unchanged from existing conditions.

Component	Use / classification	Area
Existing structure (retained)	Existing establishment	3,000 SF
Addition — 1st floor	Operations space (Commercial)	1,902 SF
Addition — 2nd floor	Office / storage (Group B)	2,500 SF

4. Methodology and References

Sanitary demand is estimated from occupant load using unit design-flow rates consistent with the *Recommended Standards for Wastewater Facilities* (Ten State Standards) and the *NYS Design Standards for Intermediate Sized Wastewater Treatment Systems*. Sewer hydraulic capacity is computed with Manning's equation.

4.1 Average and peak demand

$$\text{ADF} = \Sigma (\text{unit flow rate} \times \text{occupancy}) \quad \text{Peak} = \text{ADF} \times \text{PF}$$

A peak factor (PF) of 4.0 is applied to the small demand, consistent with the Ten State peaking curve for low tributary populations.

4.2 Sewer hydraulic capacity

$$Q_{\max} = (1.49 / n) \times A \times R^{2/3} \times S^{1/2}$$

Capacities below use the code / standard minimum design slope for each pipe as a conservative basis, so no field slope data is required; actual capacity is greater. $n = 0.013$ (PVC service); $n = 0.011$ (lined 15" main).

5. Sanitary Demand (Occupant Load)

Representative unit rates: employees 20 gpd each; guests 10 gpd each. Occupancy per applicant; unchanged by the proposed addition. The second-floor office serves existing staff and adds no occupant load.

Source	Rate	Qty	ADF (gpd)
Employees	20 gpd/emp	4	80
Guests / patrons	10 gpd/guest	65	650
Average daily demand (ADF)			730
Peak demand (PF = 4.0)		2,920 gpd	≈ 2.0 gpm

Existing and proposed demand are identical (≈ 730 gpd average / ≈ 2.0 gpm peak). The addition produces **no increase** in sanitary demand. Conversions: 1 gpm = 1,440 gpd; 1 cfs = 448.8 gpm.

6. Capacity Analysis

6.1 Existing 4" PVC service connection

Full-flow capacity of the 4" PVC service ($n = 0.013$) at the minimum building-sewer slope of $1/8"$ per foot ($S = 0.0104$ ft/ft):

Diameter / area / R	4" (0.333 ft); $A = 0.087$ ft ² ; $R = 0.083$ ft
Full-flow capacity	≈ 0.19 cfs = 87 gpm = 126,000 gpd
Velocity (full)	2.2 ft/s (≥ 2.0 ft/s minimum ✓)

Peak demand of ≈ 2.0 gpm is about **2%** of the 4" service's minimum full-flow capacity. The existing service has ample excess capacity, with more than 85 gpm to spare. At a steeper (typical) slope of $1/4"$ per foot the capacity rises to ≈ 123 gpm.

6.2 Existing 15" public sewer main

At the minimum design slope for a 15" sewer ($S = 0.15\%$), and using a conservative lined effective diameter ($n = 0.011$), the 15" main's full-flow capacity is on the order of:

Full-flow capacity (minimum slope, conservative)	$\approx 1,100$ gpm ≈ 1.6 MGD
Velocity (full)	≥ 2.0 ft/s ✓

The 15" main already conveys the facility's current flow as part of a much larger tributary area. Because the project adds no sanitary demand, it places **no additional load** on the main. Even at the conservative minimum-slope capacity above, the facility's peak demand is a negligible fraction (well under 1%) of the main's capacity.

7. Conclusions

- **No increase in sanitary demand.** The addition adds building area only; occupant loads and operations are unchanged, so demand remains ≈ 730 gpd average / ≈ 2.0 gpm peak.
- **4" service is adequate.** Minimum full-flow capacity ≈ 87 gpm; peak demand uses $\approx 2\%$, leaving substantial excess capacity.
- **15" main is adequate.** Capacity on the order of 1,100+ gpm; the main already conveys the facility's flow and receives no additional load from this project.
- **No upgrade required.** The existing 4" service and 15" public main have adequate capacity for the facility as proposed.

Appendix A — Representative Unit Design Flow Rates

Representative values for occupancy-based estimating, consistent with the referenced standards.

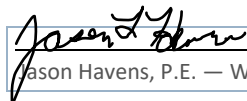
Use / establishment	Representative unit flow
Employee (per shift)	15–20 gpd/employee
Taproom / establishment guest	5–10 gpd/guest
Office (Business Group B)	15–20 gpd/employee (≈ 0.10 gpd/SF)

References

- Great Lakes–Upper Mississippi River Board, Recommended Standards for Wastewater Facilities (Ten State Standards).
- NYSDEC, Design Standards for Intermediate Sized Wastewater Treatment Systems (2014).
- Town of West Seneca sanitary sewer standards.
- Manning's equation for gravity-sewer hydraulic capacity.

Certification

I certify that this sanitary sewer capacity analysis was prepared by me or under my direct supervision and, to the best of my knowledge, meets applicable standards.

 Jason Havens, P.E. — Waves AE	NYS P.E. License No. 090335 Date: <u>07-26-26</u> EXP. 12-31-2026
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WAVES AE

Engineering Memorandum

TO: Town of West Seneca Planning Board
FROM: Jason Havens, P.E. — Waves AE
DATE: July 28, 2026
PROJECT: 4350 Seneca Street — Site Plan Application
RE: Stormwater Management Summary (Pre- vs. Post-Construction Analysis)

Purpose

This memorandum summarizes the stormwater management analysis prepared in support of the Town of West Seneca Site Plan Review application for the referenced project. Total soil disturbance associated with this project is less than one (1) acre. Per the Town of West Seneca Site Plan Application Checklist (Appendix A, Section IV – Drainage/Grading), sites with less than one acre of disturbance are required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm, with supporting calculations provided. Stormwater conveyance for this project has additionally been designed for the 25-year storm event, exceeding the Town's 10-year minimum conveyance design standard.

Project Description

The project consists of pavilion, walkway, and paver improvements at 4350 Seneca Street. Site soils are classified as Hydrologic Soil Group D. Post-development runoff is managed through a series of on-site infiltration practices — three pea gravel infiltration beds (3.0-ft, 2.5-ft, and 5.7-ft effective depths) and one sand-over-engineered-fill infiltration bed (4.0-ft) — prior to discharge. Overflow from these practices is conveyed to one of two site discharge points: Seneca Street and an on-site detention basin.

Methodology

Hydrologic modeling was performed using HydroCAD 10.20-7a, applying the SCS TR-20 unit hydrograph method with weighted Curve Numbers (CN) for each subcatchment. Rainfall depths were derived from NOAA Atlas 14 point precipitation data (Type II, 24-hour distribution). Pre-construction and post-construction conditions were each modeled for the 10-year and 25-year design storms, with peak flow and volume compared at two discharge points: Link AP1 (Seneca Street) and Link AP2 (Basin).

Results Summary

Table 1 summarizes peak discharge and runoff volume at each site discharge point for the governing storm events, comparing the 10-year pre-developed condition (the Town's allowable release standard) against the 25-year post-developed condition.

Table 1: Pre- vs. Post-Development Peak Flow & Volume Comparison

Discharge Point	10-yr Pre-Dev Peak (cfs)	25-yr Post-Dev Peak (cfs)	10-yr Pre-Dev Volume (cf)	25-yr Post-Dev Volume (cf)
Seneca Street (AP1)	2.20	2.12	4,600	4,750
Basin (AP2)	1.39	0.52	2,309	526

Table 2: On-Site Infiltration Practice Performance — 25-Year Storm

Pond 1P – Infil. Bed (Pea Gravel, 3.0')	646.82	340	0.30 in/hr	0.00
Pond 4P – Infil. Bed Sand/Fill (4.0')	648.14	293	0.40 in/hr	0.52*
Pond 5P – Infil. Bed (Pea Gravel, 2.5')	648.51	100	0.30 in/hr	0.02
Pond 6P – Infil. Bed (Pea Gravel, 5.7')	645.64	2,521	0.30 in/hr	0.00

**Pond 4P's primary outflow is reported as 0.52 cfs at the pond-summary level but 0.31 cfs at the outlet-device level within the HydroCAD output; this discrepancy has not yet been reconciled (see Findings).*

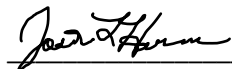
Findings

Based on the current HydroCAD models, the 25-year post-developed peak discharge does not exceed the 10-year pre-developed peak at either site discharge point: 2.12 cfs vs. 2.20 cfs at Seneca Street (AP1), and 0.52 cfs vs. 1.39 cfs at the Basin (AP2). Two items remain open and are noted for completeness: a 150 cf residual difference between pre- and post-developed volume at Seneca Street, and unresolved HydroCAD storage/routing warnings on Ponds 1P, 4P, and 5P.

Recommendation

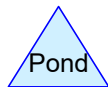
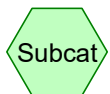
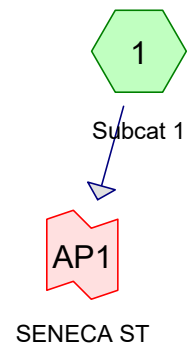
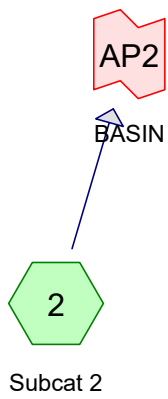
It is recommended that the Planning Board accept this memorandum and the accompanying HydroCAD calculations as the current basis of stormwater design for this site plan application.

Respectfully submitted,



Jason Havens, P.E.
Waves AE





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Project Notes

Defined 7 rainfall events from NY-Lake Mariner IDF

Defined 6 rainfall events from NY-Lake Mariner IDF

Defined 7 rainfall events from NY-PPA IDF

Defined 7 rainfall events from NY - Rusty's IDF

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-yr	Type II 24-hr		Default	24.00	1	3.14	2

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
14,239	73	Brush, Good, HSG D (1, 2)
24,675	98	Paved parking, HSG D (1, 2)
3,277	98	Unconnected pavement, HSG D (2)
42,190	90	TOTAL AREA

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
42,190	HSG D	1, 2
0	Other	
42,190		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	14,239	0	14,239	Brush, Good	
0	0	0	24,675	0	24,675	Paved parking	
0	0	0	3,277	0	3,277	Unconnected pavement	
0	0	0	42,190	0	42,190	TOTAL AREA	

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Type II 24-hr 10-yr Rainfall=3.14"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1: Subcat 1

Runoff Area=24,656 sf 79.93% Impervious Runoff Depth>2.24"
Tc=6.0 min CN=93 Runoff=2.20 cfs 4,600 cf

Subcatchment2: Subcat 2

Runoff Area=17,535 sf 47.01% Impervious Runoff Depth>1.58"
Tc=0.0 min CN=85 Runoff=1.39 cfs 2,309 cf

Link AP1: SENECAST

Inflow=2.20 cfs 4,600 cf
Primary=2.20 cfs 4,600 cf

Link AP2: BASIN

Inflow=1.39 cfs 2,309 cf
Primary=1.39 cfs 2,309 cf

Total Runoff Area = 42,190 sf Runoff Volume = 6,909 cf Average Runoff Depth = 1.97"
33.75% Pervious = 14,239 sf 66.25% Impervious = 27,952 sf

Summary for Subcatchment 1: Subcat 1

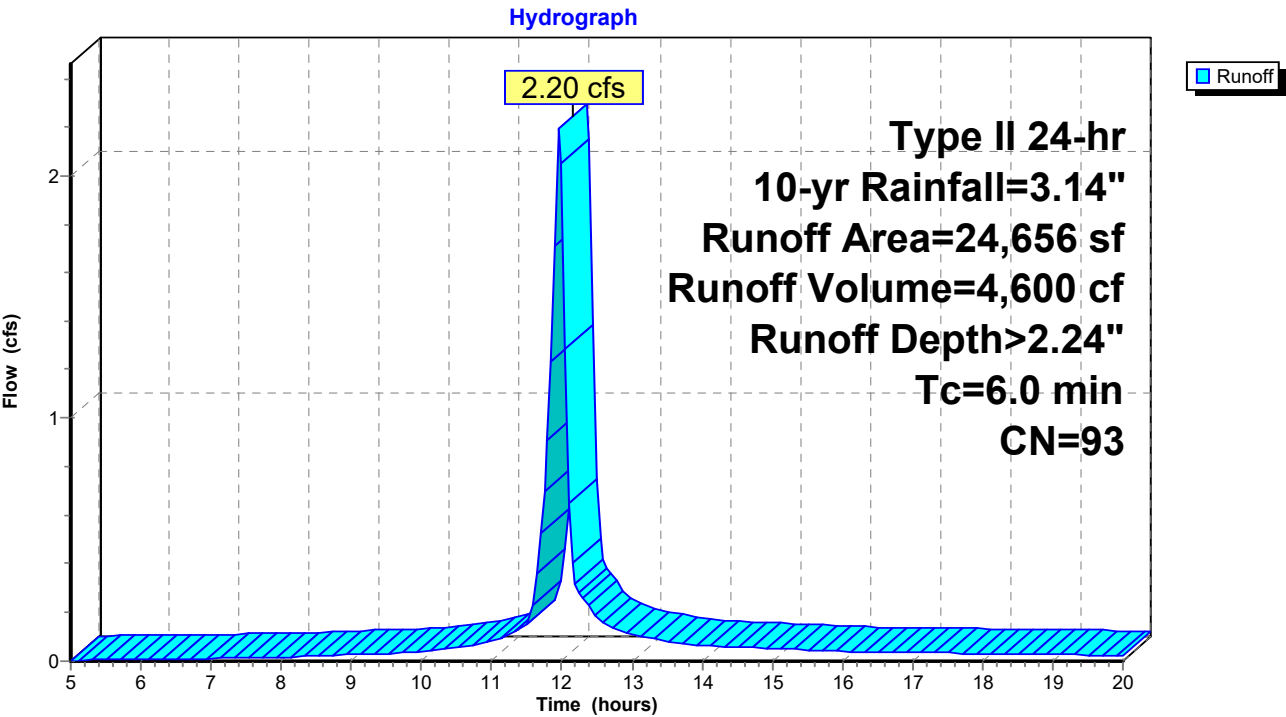
Runoff = 2.20 cfs @ 11.96 hrs, Volume= 4,600 cf, Depth> 2.24"
Routed to Link AP1 : SENECA ST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.14"

Area (sf)	CN	Description
4,948	73	Brush, Good, HSG D
19,708	98	Paved parking, HSG D
24,656	93	Weighted Average
4,948		20.07% Pervious Area
19,708		79.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1: Subcat 1



Summary for Subcatchment 2: Subcat 2

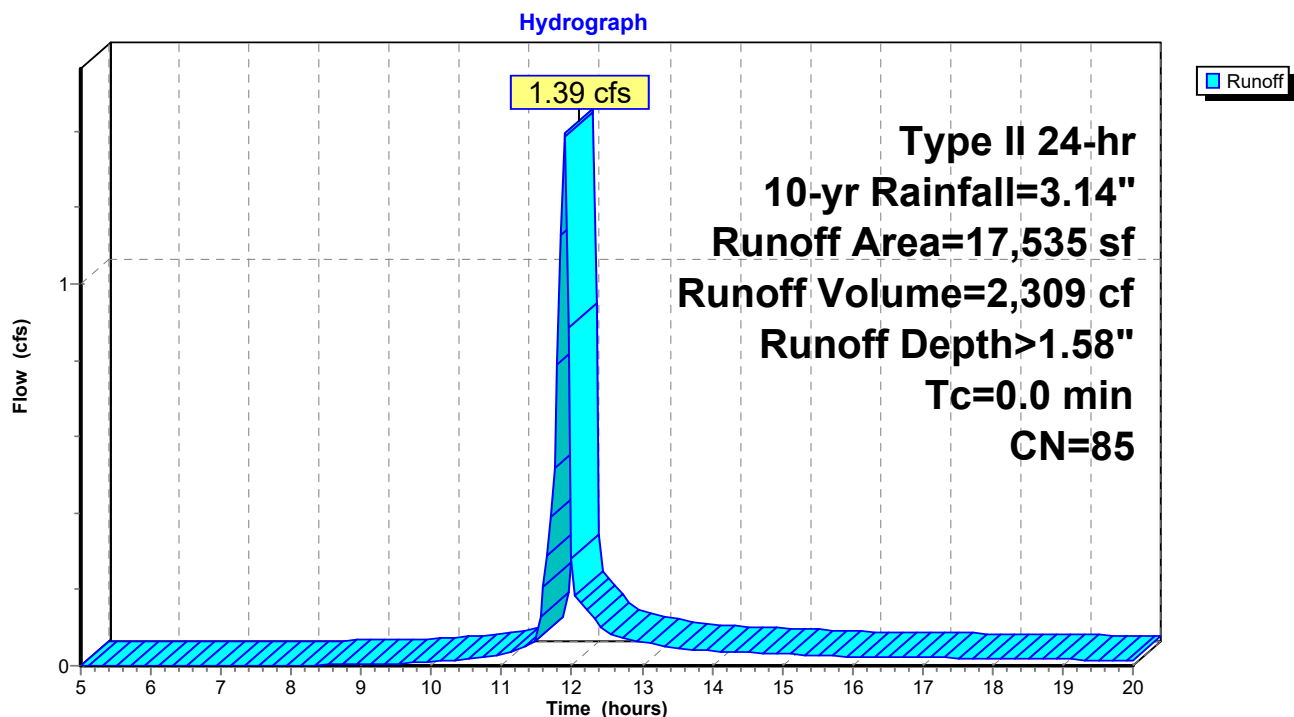
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 1.39 cfs @ 11.89 hrs, Volume= 2,309 cf, Depth> 1.58"
Routed to Link AP2 : BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.14"

Area (sf)	CN	Description
9,291	73	Brush, Good, HSG D
4,967	98	Paved parking, HSG D
3,277	98	Unconnected pavement, HSG D
17,535	85	Weighted Average
9,291		52.99% Pervious Area
8,243		47.01% Impervious Area
3,277		39.75% Unconnected

Subcatchment 2: Subcat 2

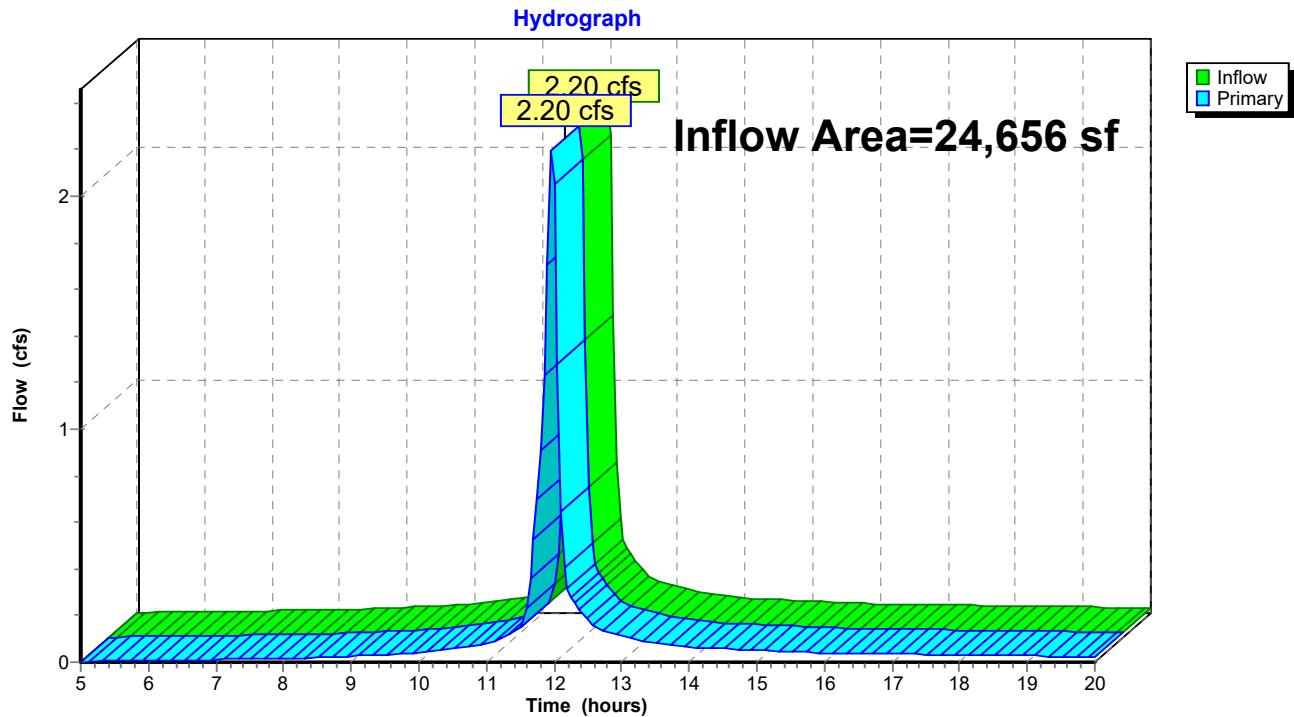


Summary for Link AP1: SENECA ST

Inflow Area = 24,656 sf, 79.93% Impervious, Inflow Depth > 2.24" for 10-yr event
 Inflow = 2.20 cfs @ 11.96 hrs, Volume= 4,600 cf
 Primary = 2.20 cfs @ 11.96 hrs, Volume= 4,600 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link AP1: SENECA ST

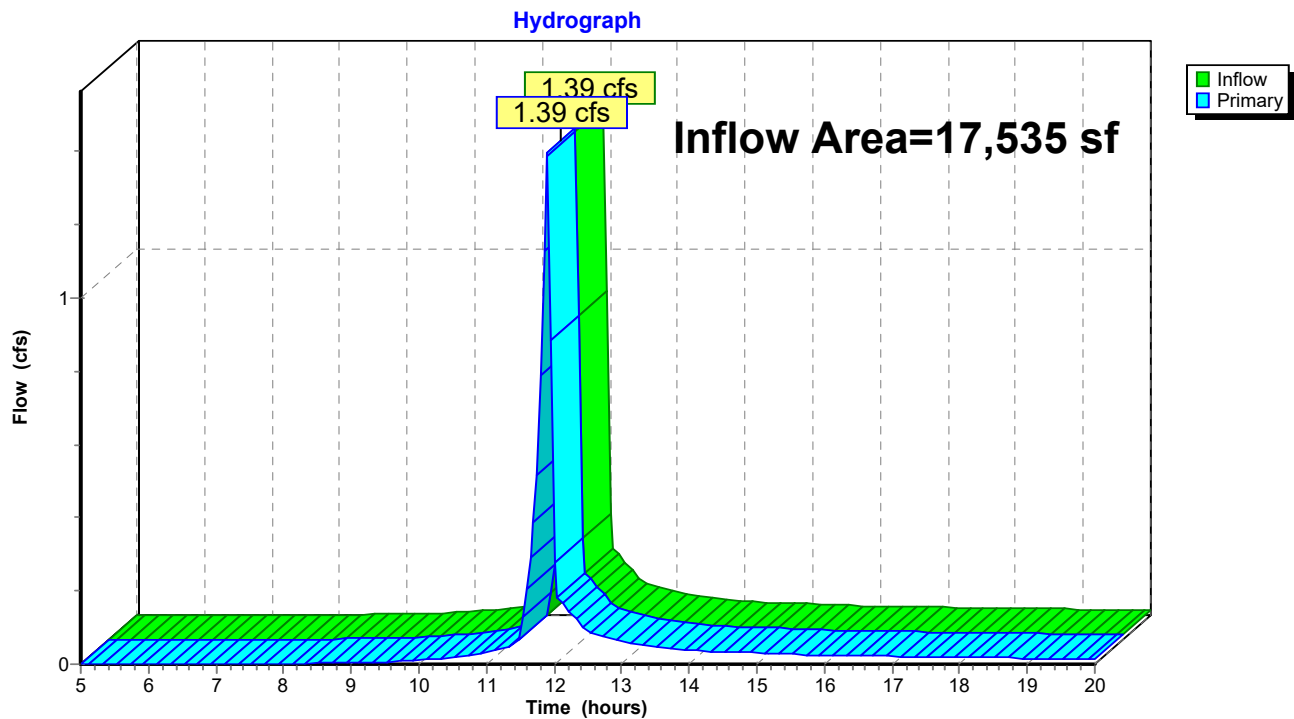


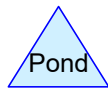
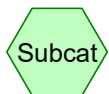
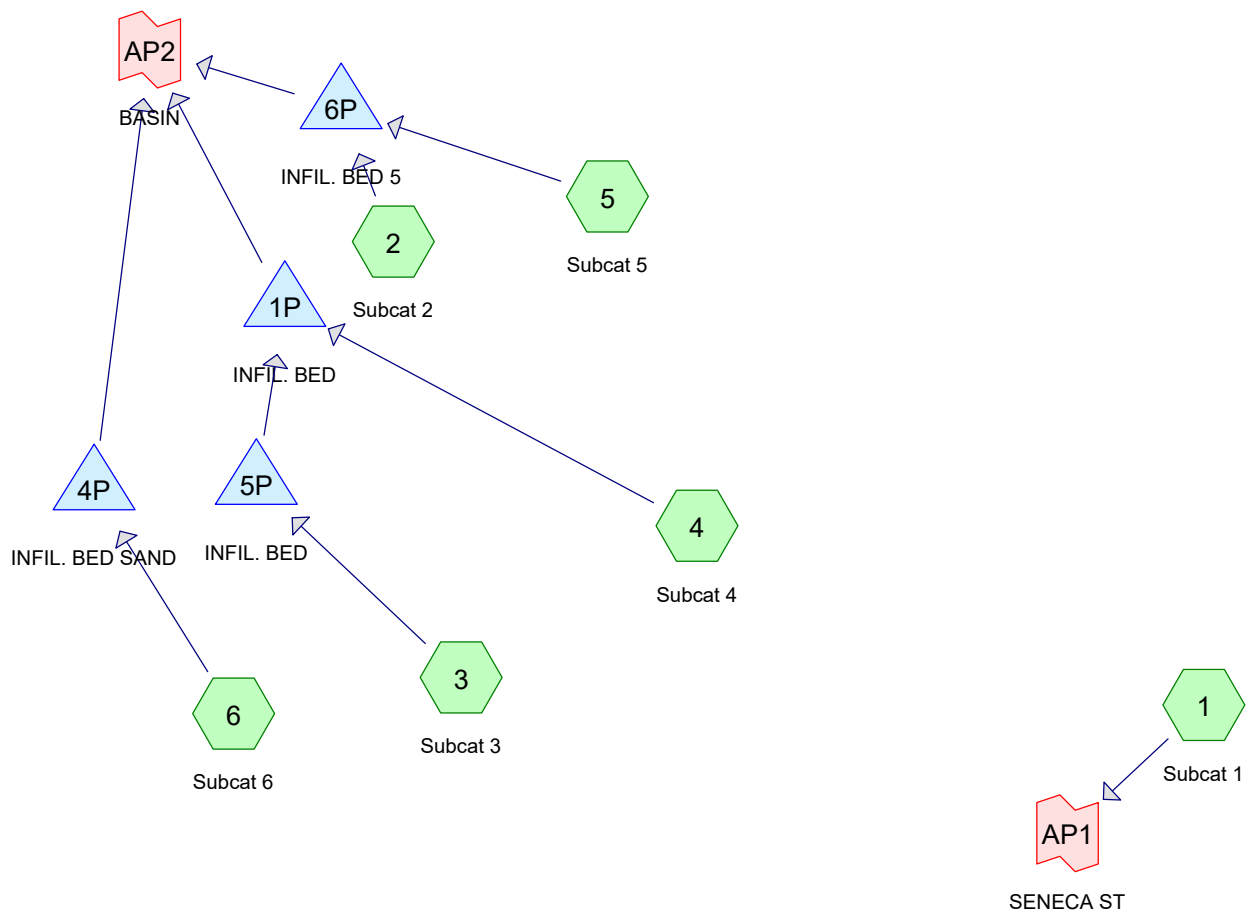
Summary for Link AP2: BASIN

Inflow Area = 17,535 sf, 47.01% Impervious, Inflow Depth > 1.58" for 10-yr event
 Inflow = 1.39 cfs @ 11.89 hrs, Volume= 2,309 cf
 Primary = 1.39 cfs @ 11.89 hrs, Volume= 2,309 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link AP2: BASIN





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Project Notes

Defined 7 rainfall events from NY-Lake Mariner IDF

Defined 6 rainfall events from NY-Lake Mariner IDF

Defined 7 rainfall events from NY-PPA IDF

Defined 7 rainfall events from NY - Rusty's IDF

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-yr	Type II 24-hr		Default	24.00	1	3.84	2

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
13,144	73	Brush, Good, HSG D (1, 2, 3, 4, 5, 6)
25,787	98	Paved parking, HSG D (1, 2, 3, 4, 5, 6)
3,266	98	Unconnected pavement, HSG D (2, 6)
42,197	90	TOTAL AREA

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
42,197	HSG D	1, 2, 3, 4, 5, 6
0	Other	
42,197		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	13,144	0	13,144	Brush, Good	
0	0	0	25,787	0	25,787	Paved parking	
0	0	0	3,266	0	3,266	Unconnected pavement	
0	0	0	42,197	0	42,197	TOTAL AREA	

Rustys_Post-Construction - Copy*Type II 24-hr 25-yr Rainfall=3.84"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1: Subcat 1 Runoff Area=17,571 sf 95.83% Impervious Runoff Depth>3.24"
Tc=6.0 min CN=97 Runoff=2.12 cfs 4,750 cf

Subcatchment2: Subcat 2 Runoff Area=16,257 sf 34.84% Impervious Runoff Depth>1.91"
Tc=6.0 min CN=82 Runoff=1.32 cfs 2,586 cf

Subcatchment3: Subcat 3 Runoff Area=630 sf 99.39% Impervious Runoff Depth>3.32"
Tc=6.0 min CN=98 Runoff=0.08 cfs 175 cf

Subcatchment4: Subcat 4 Runoff Area=1,852 sf 97.97% Impervious Runoff Depth>3.24"
Tc=6.0 min CN=97 Runoff=0.22 cfs 500 cf

Subcatchment5: Subcat 5 Runoff Area=2,495 sf 28.92% Impervious Runoff Depth>1.76"
Tc=0.0 min CN=80 Runoff=0.22 cfs 366 cf

Subcatchment6: Subcat 6 Runoff Area=3,392 sf 99.91% Impervious Runoff Depth>3.32"
Tc=0.0 min CN=98 Runoff=0.48 cfs 940 cf

Pond 1P: INFIL. BED Peak Elev=646.82' Storage=340 cf Inflow=0.22 cfs 538 cf
Discarded=0.00 cfs 221 cf Primary=0.00 cfs 0 cf Outflow=0.00 cfs 221 cf

Pond 4P: INFIL. BED SAND Peak Elev=648.14' Storage=293 cf Inflow=0.48 cfs 940 cf
Discarded=0.00 cfs 121 cf Primary=0.52 cfs 526 cf Outflow=0.52 cfs 647 cf

Pond 5P: INFIL. BED Peak Elev=648.51' Storage=100 cf Inflow=0.08 cfs 175 cf
Discarded=0.00 cfs 37 cf Primary=0.02 cfs 38 cf Outflow=0.02 cfs 75 cf

Pond 6P: INFIL. BED 5 Peak Elev=645.64' Storage=2,521 cf Inflow=1.44 cfs 2,953 cf
Discarded=0.01 cfs 431 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 431 cf

Link AP1: SENECAST Inflow=2.12 cfs 4,750 cf
Primary=2.12 cfs 4,750 cf

Link AP2: BASIN Inflow=0.52 cfs 526 cf
Primary=0.52 cfs 526 cf

Total Runoff Area = 42,197 sf Runoff Volume = 9,317 cf Average Runoff Depth = 2.65"
31.15% Pervious = 13,144 sf 68.85% Impervious = 29,053 sf

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Type II 24-hr 25-yr Rainfall=3.84"

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Summary for Subcatchment 1: Subcat 1

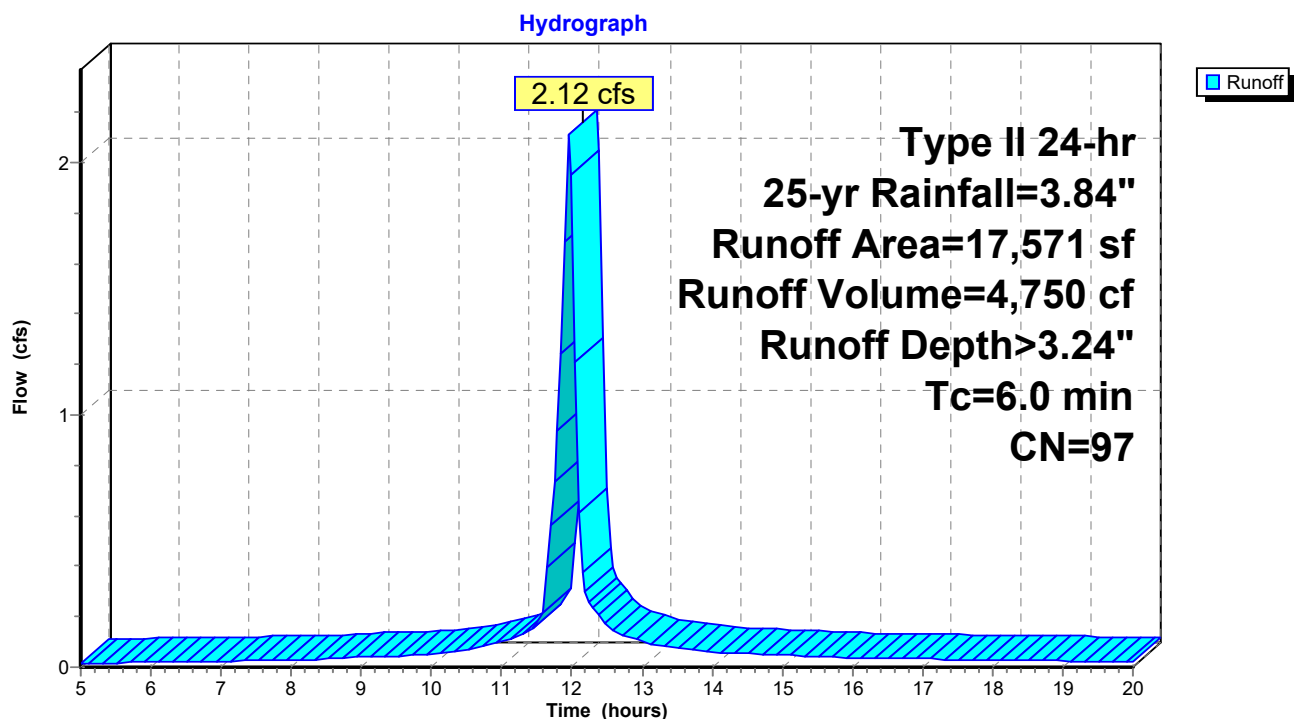
Runoff = 2.12 cfs @ 11.96 hrs, Volume= 4,750 cf, Depth> 3.24"
Routed to Link AP1 : SENECA ST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=3.84"

Area (sf)	CN	Description
733	73	Brush, Good, HSG D
16,839	98	Paved parking, HSG D
17,571	97	Weighted Average
733		4.17% Pervious Area
16,839		95.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1: Subcat 1



Summary for Subcatchment 2: Subcat 2

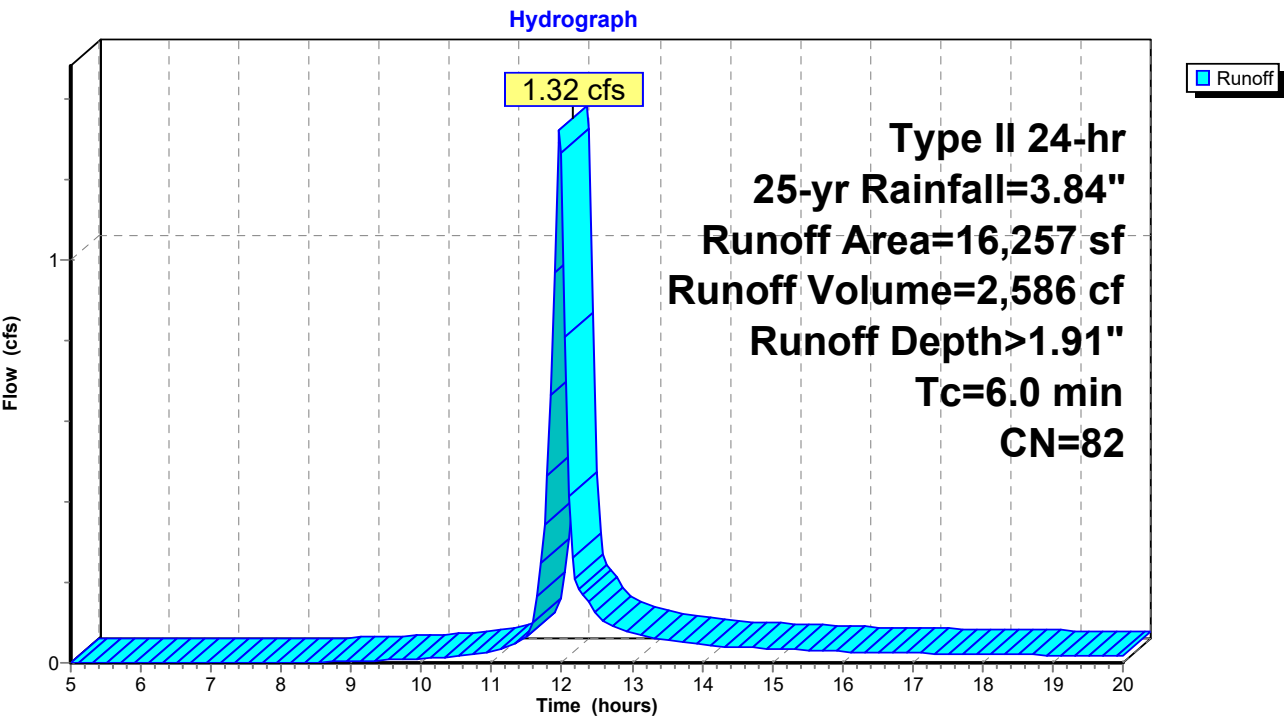
Runoff = 1.32 cfs @ 11.97 hrs, Volume= 2,586 cf, Depth> 1.91"
Routed to Pond 6P : INFIL. BED 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=3.84"

Area (sf)	CN	Description
10,593	73	Brush, Good, HSG D
2,424	98	Paved parking, HSG D
3,239	98	Unconnected pavement, HSG D
16,257	82	Weighted Average
10,593		65.16% Pervious Area
5,663		34.84% Impervious Area
3,239		57.20% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2: Subcat 2



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Type II 24-hr 25-yr Rainfall=3.84"

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Summary for Subcatchment 3: Subcat 3

Runoff = 0.08 cfs @ 11.96 hrs, Volume= 175 cf, Depth> 3.32"
Routed to Pond 5P : INFIL. BED

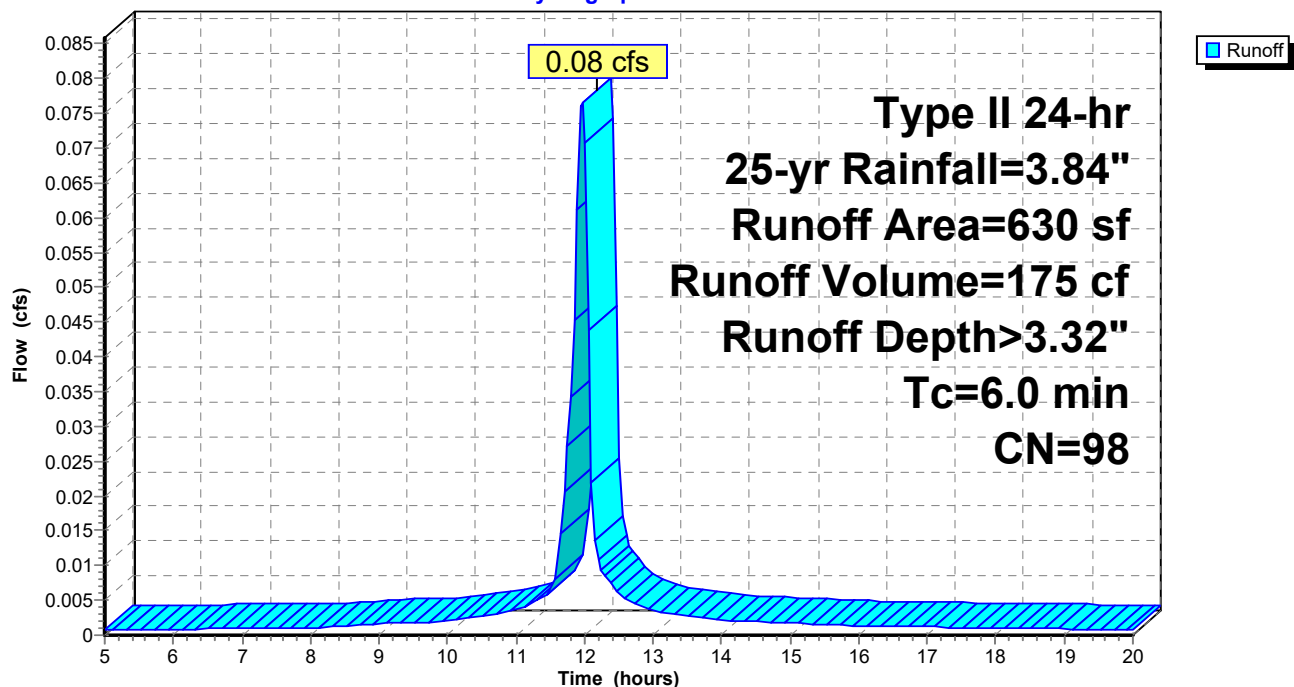
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=3.84"

Area (sf)	CN	Description
4	73	Brush, Good, HSG D
627	98	Paved parking, HSG D
630	98	Weighted Average
4		0.61% Pervious Area
627		99.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3: Subcat 3

Hydrograph



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Type II 24-hr 25-yr Rainfall=3.84"

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Summary for Subcatchment 4: Subcat 4

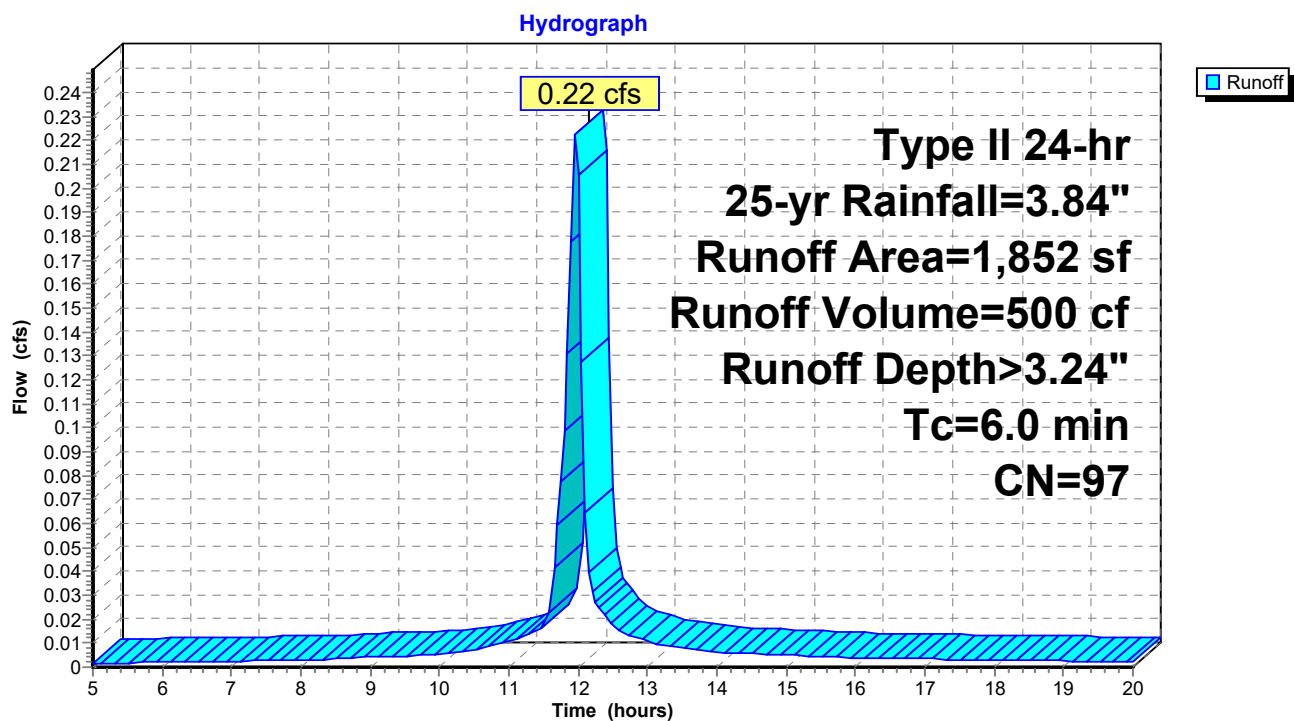
Runoff = 0.22 cfs @ 11.96 hrs, Volume= 500 cf, Depth> 3.24"
Routed to Pond 1P : INFIL. BED

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=3.84"

Area (sf)	CN	Description
38	73	Brush, Good, HSG D
1,814	98	Paved parking, HSG D
1,852	97	Weighted Average
38		2.03% Pervious Area
1,814		97.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4: Subcat 4



Summary for Subcatchment 5: Subcat 5

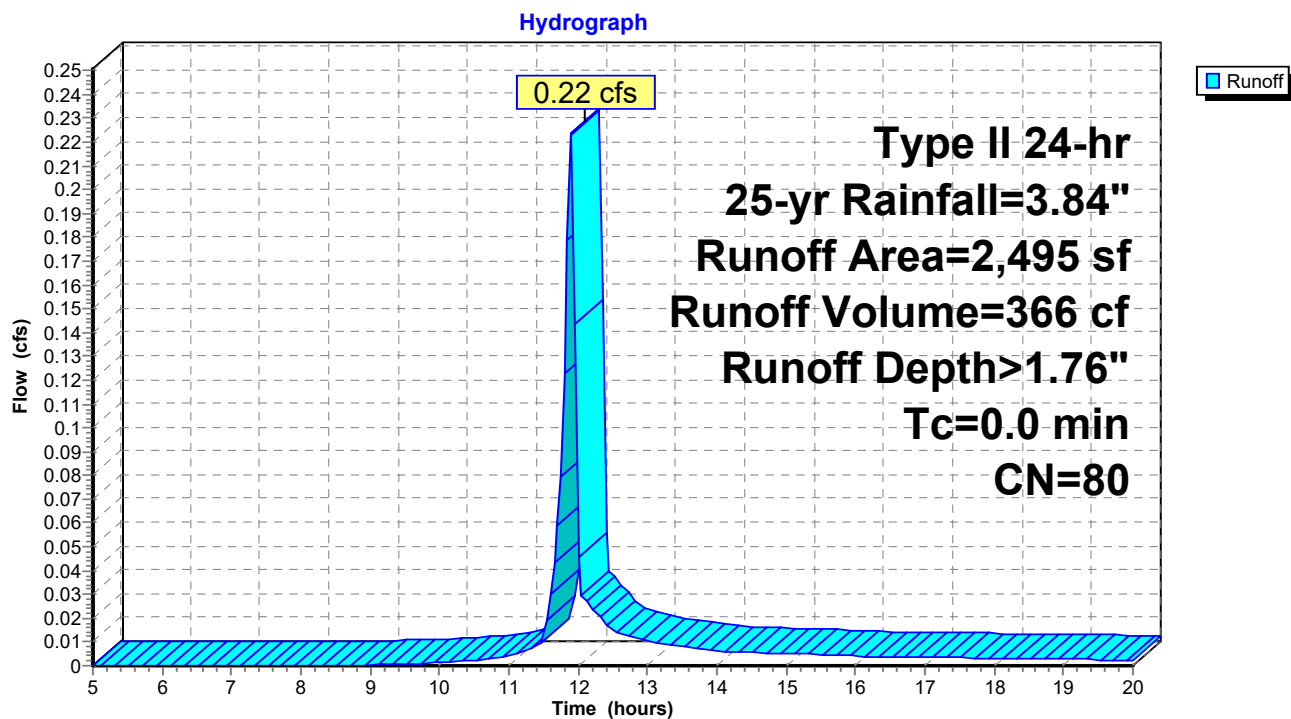
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.22 cfs @ 11.89 hrs, Volume= 366 cf, Depth> 1.76"
Routed to Pond 6P : INFIL. BED 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=3.84"

Area (sf)	CN	Description
1,773	73	Brush, Good, HSG D
721	98	Paved parking, HSG D
2,495	80	Weighted Average
1,773		71.08% Pervious Area
721		28.92% Impervious Area

Subcatchment 5: Subcat 5



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Type II 24-hr 25-yr Rainfall=3.84"

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Summary for Subcatchment 6: Subcat 6

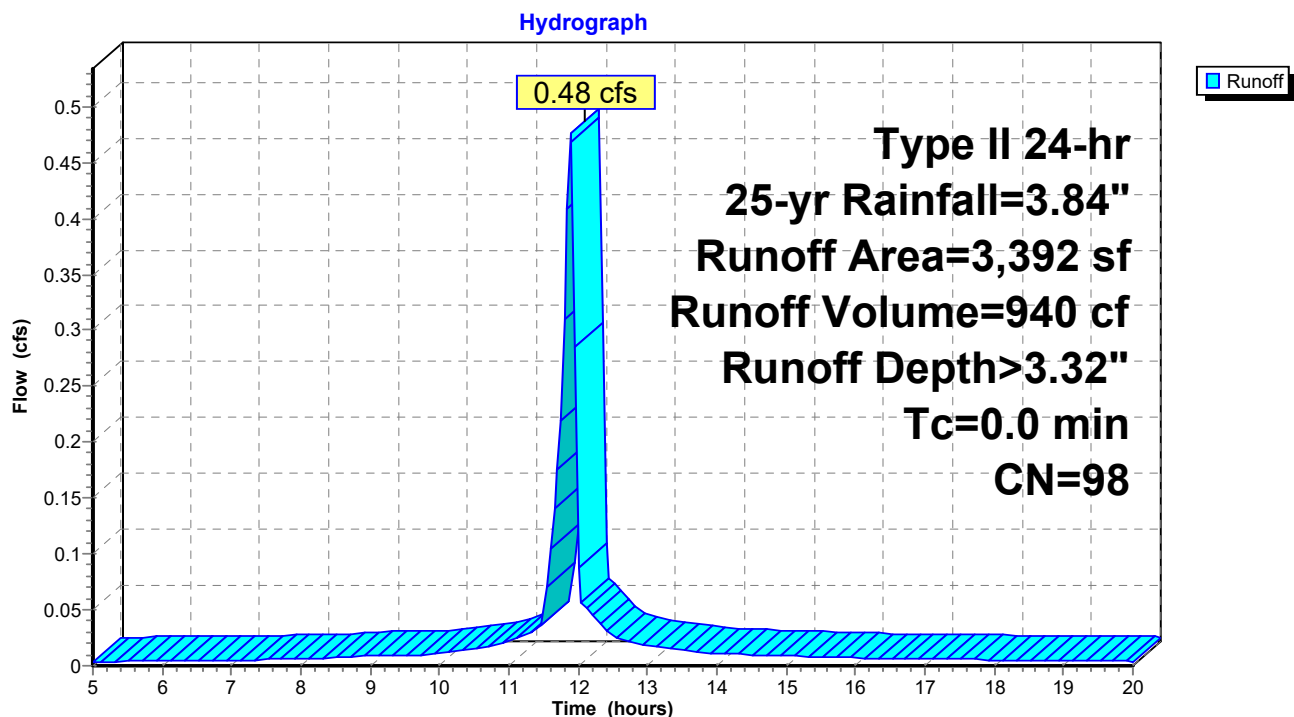
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.48 cfs @ 11.89 hrs, Volume= 940 cf, Depth> 3.32"
Routed to Pond 4P : INFIL. BED SAND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=3.84"

Area (sf)	CN	Description
3	73	Brush, Good, HSG D
3,363	98	Paved parking, HSG D
27	98	Unconnected pavement, HSG D
3,392	98	Weighted Average
3		0.09% Pervious Area
3,389		99.91% Impervious Area
27		0.79% Unconnected

Subcatchment 6: Subcat 6



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Type II 24-hr 25-yr Rainfall=3.84"

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Summary for Pond 1P: INFIL. BED

[82] Warning: Early inflow requires earlier time span

Inflow Area = 2,482 sf, 98.33% Impervious, Inflow Depth > 2.60" for 25-yr event
Inflow = 0.22 cfs @ 11.96 hrs, Volume= 538 cf
Outflow = 0.00 cfs @ 10.05 hrs, Volume= 221 cf, Atten= 98%, Lag= 0.0 min
Discarded = 0.00 cfs @ 10.05 hrs, Volume= 221 cf
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0 cf
Routed to Link AP2 : BASIN

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 646.82' @ 15.78 hrs Surf.Area= 697 sf Storage= 340 cf

Plug-Flow detention time= 176.2 min calculated for 220 cf (41% of inflow)
Center-of-Mass det. time= 73.0 min (814.8 - 741.8)

Volume	Invert	Avail.Storage	Storage Description
#1	645.60'	836 cf	PEA GRAVEL (Prismatic) Listed below (Recalc) 2,091 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
645.60	697	0	0
648.60	697	2,091	2,091

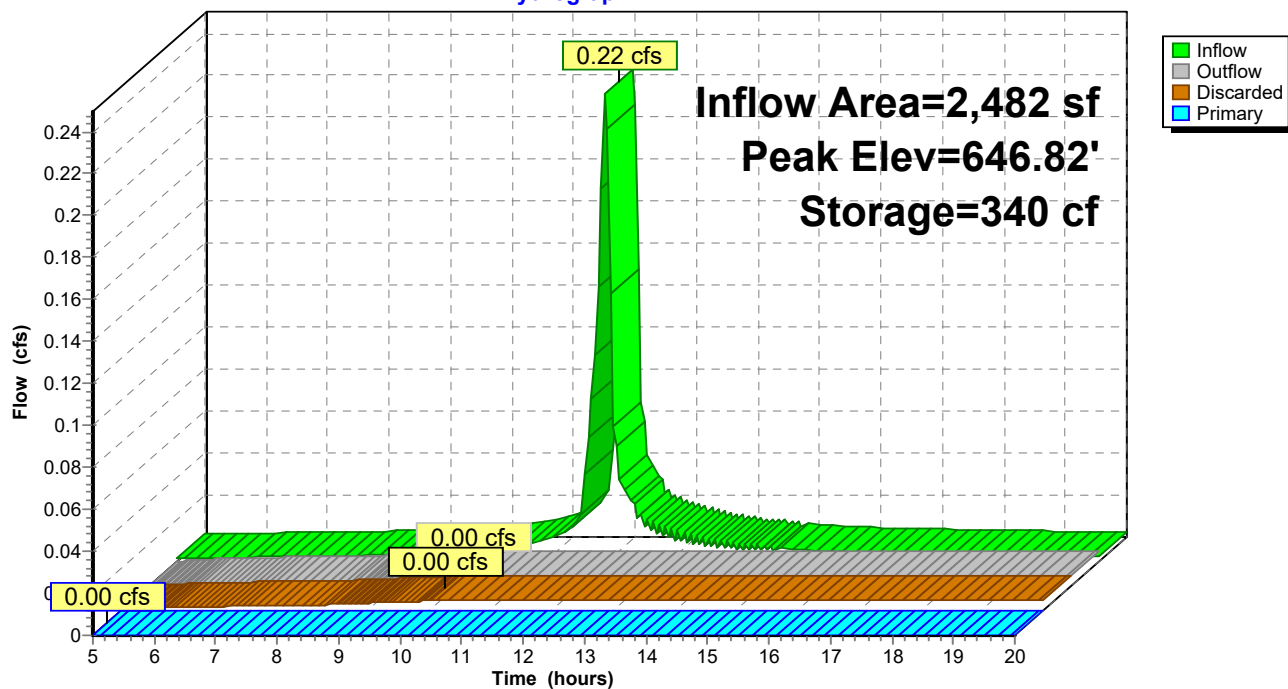
Device	Routing	Invert	Outlet Devices
#1	Discarded	645.60'	0.300 in/hr Exfiltration over Surface area
#2	Primary	648.30'	3.8' long Broad-Crested Rectangular Weir Head (feet) 0.01 Coef. (English) 2.60

Discarded OutFlow Max=0.00 cfs @ 10.05 hrs HW=645.63' (Free Discharge)
↑ **1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=645.60' (Free Discharge)
↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: INFIL. BED

Hydrograph



Summary for Pond 4P: INFIL. BED SAND

[82] Warning: Early inflow requires earlier time span

[92] Warning: Device #1 is above defined storage

[93] Warning: Storage range exceeded by 0.02'

[88] Warning: Qout>Qin may require smaller dt or Finer Routing

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=77)

Inflow Area = 3,392 sf, 99.91% Impervious, Inflow Depth > 3.32" for 25-yr event
 Inflow = 0.48 cfs @ 11.89 hrs, Volume= 940 cf
 Outflow = 0.52 cfs @ 11.89 hrs, Volume= 647 cf, Atten= 0%, Lag= 0.3 min
 Discarded = 0.00 cfs @ 5.35 hrs, Volume= 121 cf
 Primary = 0.52 cfs @ 11.89 hrs, Volume= 526 cf
 Routed to Link AP2 : BASIN

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 648.14' @ 11.89 hrs Surf.Area= 244 sf Storage= 293 cf

Plug-Flow detention time= 109.7 min calculated for 645 cf (69% of inflow)
 Center-of-Mass det. time= 42.9 min (770.3 - 727.4)

Volume	Invert	Avail.Storage	Storage Description
#1	644.12'	293 cf	Sand/Fill (Prismatic) Listed below (Recalc) 976 cf Overall x 30.0% Voids

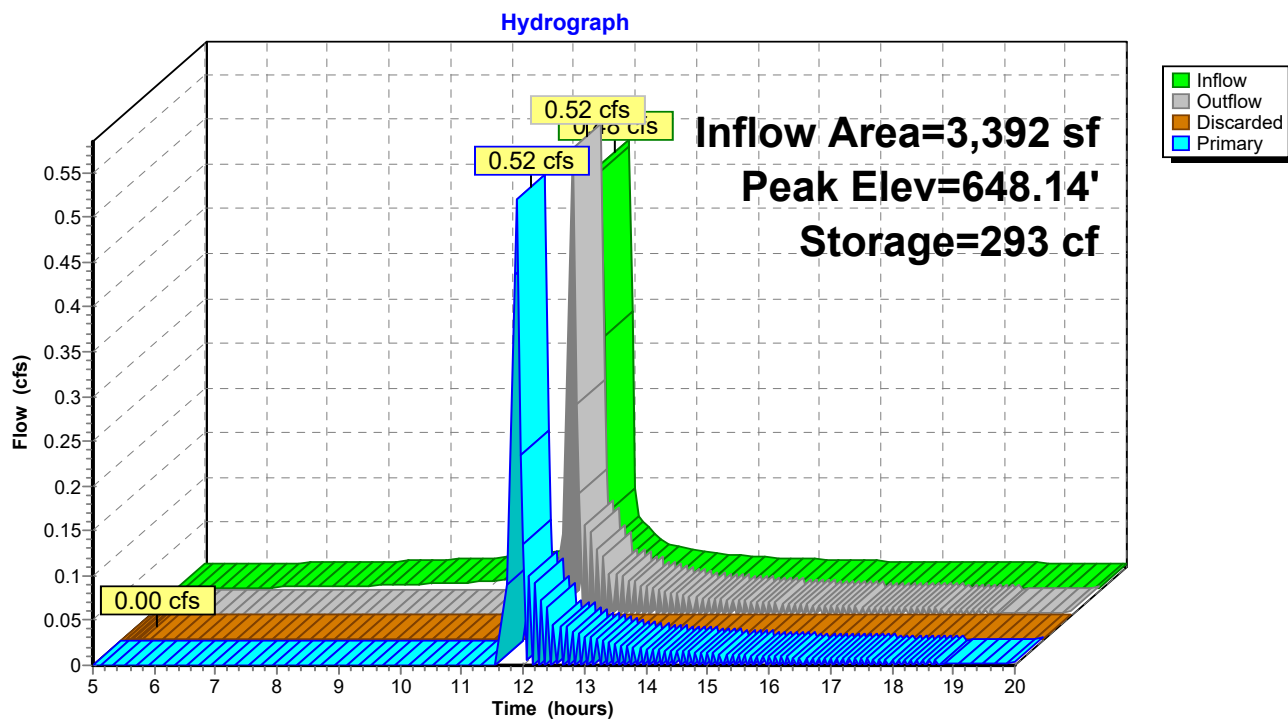
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
644.12	244	0	0
646.62	244	610	610
648.12	244	366	976

Device	Routing	Invert	Outlet Devices
#1	Primary	648.12'	59.7' long Broad-Crested Rectangular Weir Head (feet) 0.01 Coef. (English) 2.60
#2	Discarded	644.12'	0.400 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.00 cfs @ 5.35 hrs HW=644.16' (Free Discharge)
 ↑ **2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.31 cfs @ 11.89 hrs HW=648.14' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir**(Weir Controls 0.31 cfs @ 0.33 fps)

Pond 4P: INFIL. BED SAND



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Type II 24-hr 25-yr Rainfall=3.84"

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Summary for Pond 5P: INFIL. BED

[82] Warning: Early inflow requires earlier time span

[92] Warning: Device #2 is above defined storage

[93] Warning: Storage range exceeded by 0.01'

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=76)

Inflow Area = 630 sf, 99.39% Impervious, Inflow Depth > 3.32" for 25-yr event
Inflow = 0.08 cfs @ 11.96 hrs, Volume= 175 cf
Outflow = 0.02 cfs @ 12.16 hrs, Volume= 75 cf, Atten= 79%, Lag= 11.8 min
Discarded = 0.00 cfs @ 6.00 hrs, Volume= 37 cf
Primary = 0.02 cfs @ 12.16 hrs, Volume= 38 cf
Routed to Pond 1P : INFIL. BED

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 648.51' @ 12.15 hrs Surf.Area= 100 sf Storage= 100 cf

Plug-Flow detention time= 162.9 min calculated for 75 cf (43% of inflow)
Center-of-Mass det. time= 61.0 min (792.7 - 731.7)

Volume	Invert	Avail.Storage	Storage Description
#1	646.00'	100 cf	PEA GRAVEL (Prismatic) Listed below (Recalc) 250 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
646.00	100	0	0
648.50	100	250	250

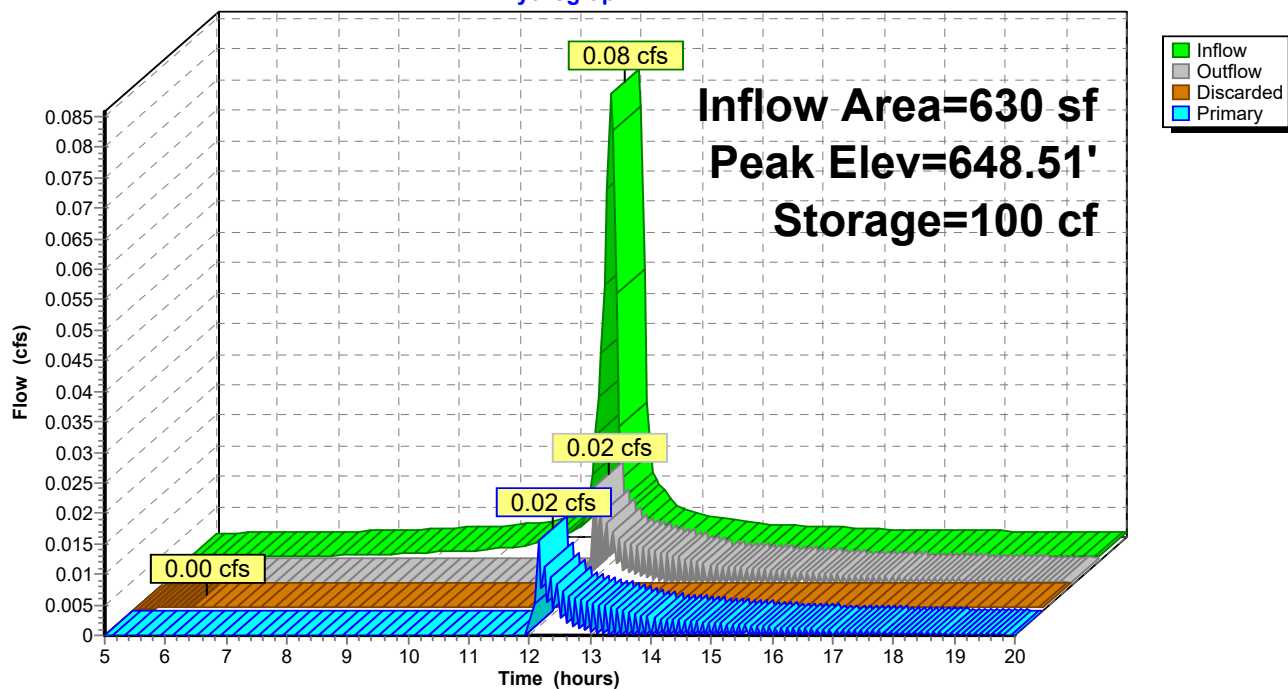
Device	Routing	Invert	Outlet Devices
#1	Discarded	646.00'	0.300 in/hr Exfiltration over Surface area
#2	Primary	648.50'	5.0' long Broad-Crested Rectangular Weir Head (feet) 0.01 Coef. (English) 2.60

Discarded OutFlow Max=0.00 cfs @ 6.00 hrs HW=646.03' (Free Discharge)
↑ **1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.01 cfs @ 12.16 hrs HW=648.51' (Free Discharge)
↑ **2=Broad-Crested Rectangular Weir** (Weir Controls 0.01 cfs @ 0.21 fps)

Pond 5P: INFIL. BED

Hydrograph



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Type II 24-hr 25-yr Rainfall=3.84"

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Summary for Pond 6P: INFIL. BED 5

Inflow Area = 18,751 sf, 34.05% Impervious, Inflow Depth > 1.89" for 25-yr event
 Inflow = 1.44 cfs @ 11.96 hrs, Volume= 2,953 cf
 Outflow = 0.01 cfs @ 10.65 hrs, Volume= 431 cf, Atten= 99%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 10.65 hrs, Volume= 431 cf
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0 cf
 Routed to Link AP2 : BASIN

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 645.64' @ 20.00 hrs Surf.Area= 1,686 sf Storage= 2,521 cf

Plug-Flow detention time= 220.3 min calculated for 431 cf (15% of inflow)
 Center-of-Mass det. time= 109.9 min (893.5 - 783.6)

Volume	Invert	Avail.Storage	Storage Description
#1	641.90'	3,844 cf	PEA GRAVEL (Prismatic) Listed below (Recalc) 9,610 cf Overall x 40.0% Voids

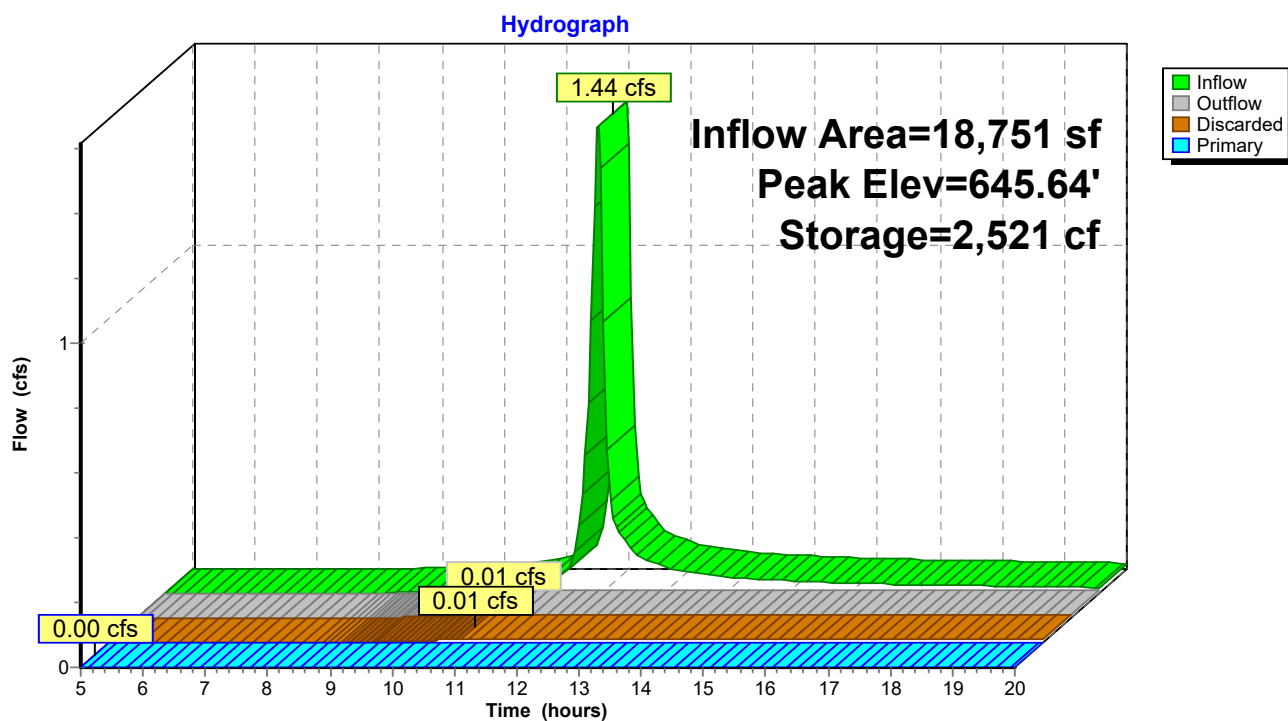
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
641.90	1,686	0	0
647.60	1,686	9,610	9,610

Device	Routing	Invert	Outlet Devices
#1	Discarded	641.90'	0.300 in/hr Exfiltration over Surface area
#2	Primary	645.90'	6.0' long Broad-Crested Rectangular Weir Head (feet) 0.01 Coef. (English) 2.60

Discarded OutFlow Max=0.01 cfs @ 10.65 hrs HW=641.96' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=641.90' (Free Discharge)
 ↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6P: INFIL. BED 5

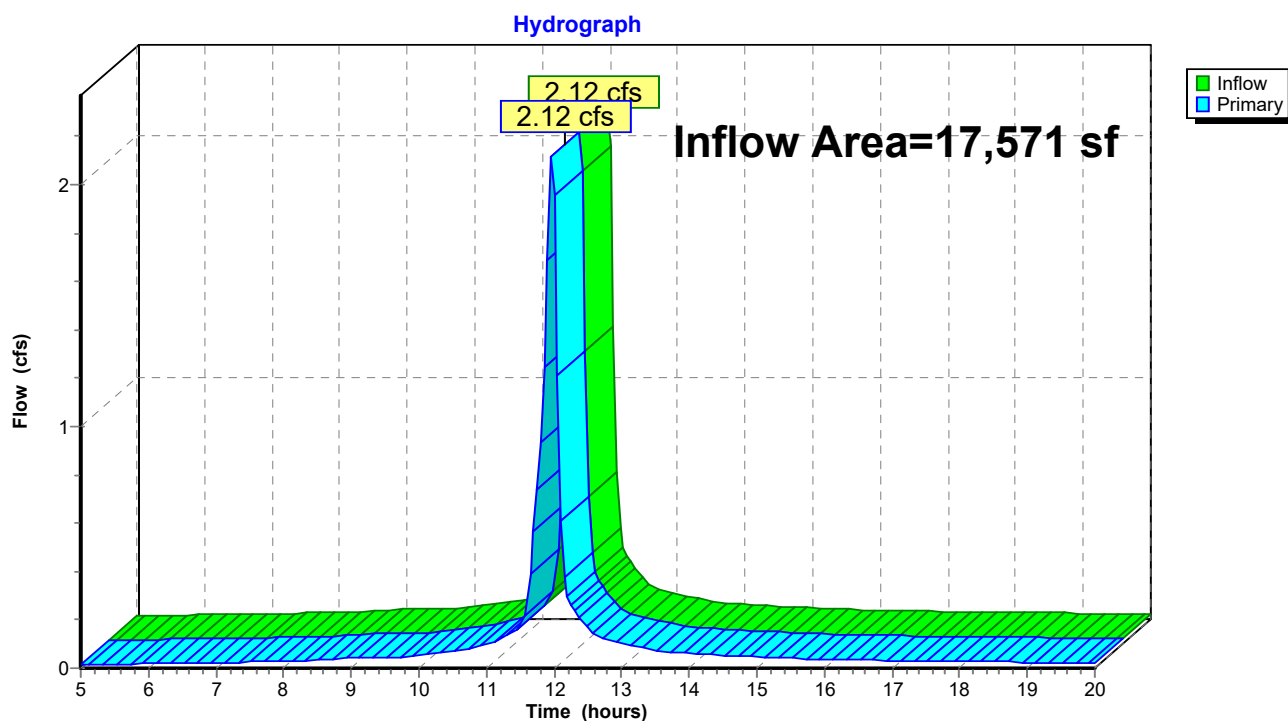


Summary for Link AP1: SENECA ST

Inflow Area = 17,571 sf, 95.83% Impervious, Inflow Depth > 3.24" for 25-yr event
 Inflow = 2.12 cfs @ 11.96 hrs, Volume= 4,750 cf
 Primary = 2.12 cfs @ 11.96 hrs, Volume= 4,750 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link AP1: SENECA ST



Summary for Link AP2: BASIN

Inflow Area = 24,626 sf, 49.60% Impervious, Inflow Depth > 0.26" for 25-yr event
 Inflow = 0.52 cfs @ 11.89 hrs, Volume= 526 cf
 Primary = 0.52 cfs @ 11.89 hrs, Volume= 526 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link AP2: BASIN

Hydrograph

