WEST SENECA
PLANNING BOARD

1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
November 12, 2026

AGENDA

Meeting # 2026-11

CALL TO ORDER

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2026-10

OLD BUSINESS

SPR2026-009
A request from Visone Enterprises Inc. for site plan approval for the property located at 2806 Seneca St to permit the redevelopment of the existing building into a multi-unit residential development.

SPR2026-008
A request from Rusty Nickel located at 4350 Seneca St for an expansion on the right side of the building.

NEW BUSINESS

ADJOURN

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

Planning Board Proceedings
DRAFT Minutes #2026-10
October 8, 2026

Call to Order

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

Roll Call

Present:

- Mark Beehler, Board Member
- Joseph Sherman, Board Member
- Margaret Bebak, Chairperson
- James Frick, Board Member
- Eric Sailer, Board Member
- Timothy Hayes, Board Member
- William Wise, Board Member

Absent:

- None noted.

Approval of Proofs of Publication

- A motion to approve proof of publication was made by Margaret Bebak and seconded by James Frick; Noes: none; Motion carried.

Approval of Minutes

- Motion to approve minutes from 2026-09 was made by Margaret Bebak and seconded by James Frick; Noes: none; Motion carried.

Old Business

- SPR 2026-009 — Visone Enterprises Inc, Site Plan Approval for 2806 Seneca Street
    - Motion to table by Margaret Bebak and seconded by Joseph Sherman Noes: none; Motion carried.
    - Public comments: None recorded.

New Business

- 2026-006 — Home Away from Home Kennels, 1585 Orchard Park Road

Request: Recommendation to rezone to C-2(S) to permit the existing dog kennel and a small expansion.

    - Recusal: Chairperson Margaret Bebak recused due to conflict; Joe Sherman presided.

- Applicant/Business Representatives:
  - Hayley Welshans (Owner; resides adjacent at 1589 Orchard Park Road)
  - Breanna Andrews (Manager; resident within 1 mile)
- Applicant Presentation:
  - Existing use: Dog boarding, daycare, grooming; no change to services proposed.
  - Purpose of expansion: Add interior area for extra kennels and indoor play space; no changes to hours (7:00 AM–6:00 PM).
  - Current capacity: Typically, 40 dogs (combination of daycare and boarding; daycare 20/day; grooming strictly indoors).
  - Proposed addition: 10–12 interior kennels; would increase total boarding capacity to 50–52, but outdoor group sizes and rotation practices remain consistent.
  - Operations:
    - Daycare starts at 8:00 AM; grooming 8:00 AM–6:00 PM; boarding dogs are let out beginning at 7:00 AM for bathroom breaks in compliance with noise guidelines (7:00 AM–11:00 PM).
    - Play groups rotated; largest group 10 dogs; small-dog groups 5–8 dogs.
  - Staffing: Owner + 5 kennel staff + 2 groomers; may extend hours for part-time staff rather than hire new staff.
  - Community engagement: Obtained letters from close neighbors indicating support for expansion; submitted to the Board.
- Board Questions and Applicant Responses:
  - Capacity impact (Tim Hayes): Applicant confirmed indoor kennel increase would raise total overnight capacity; outdoor rotations remain controlled with similar sizes to minimize noise.
  - Outdoor group size and rotation (Tim Hayes): Applicant stated the largest group 10; dogs are rotated and not all outside simultaneously.
  - If changing zoning to R 100A (with a special permit) would allow the expansion but keep the zoning as residential rather than converting it to a commercial zoning which might have future adverse consequences. (Tim Hayes): Applicant open to reasonable conditions

set by the Board; noted an architectural recommendation letter and willingness to abide by Board-imposed restrictions.
        - General operations (Mark Beehler/James Frick): Applicant Clarified daycare/boarding balance; typical capacity 40–44 with sibling dogs sharing kennels; proposed capacity 50–52 with new kennels.
        - Earliest outdoor times (Eric Sailer): Applicant stated Boarding dogs let out ~7:00 AM for bathroom; daycares begin at 8:00 AM; late outdoor activity not past 11:00 PM per noise guidance.
        - Staffing (William Wise): Applicant stated current number of staff is sufficient; potential shift from Part time to full-time.
    - Zoning and Legal Context (Joseph Sherman) answered by (Jeffrey Schieber, Code Enforcement)
        - Property is tax-assessed as commercial; rezoning is a zoning compliance matter and does not affect surrounding residential tax assessments.
        - R-100A district permits veterinarians, small animal hospitals, or kennels by special permit (Section 120-17, item 3).
        - C-2 district would also allow kennel use; both R-100A (with special permit) or C-2 rezoning could make the use compliant and permit expansion if all code requirements (setbacks, parking, heights) are met.
        - Noted that C-2 allows other commercial use; future changes would follow notification and approval processes.
        - Town will notify adjoining property owners (within 200 feet) for relevant meetings.
    - Public Comments:
        - Vince Binder (1597 Orchard Park Road; adjacent): Asked whether rezoning impacts residential tax assessments; noted kennel pre-existed for decades; acknowledged morning barking is longstanding. Town Code Enforcement (Jeff Schieber) clarified rezoning does not change surrounding tax assessments.
        - Breanna Andrews (Manager): Described strong demand, long waiting lists (30–200), and controlled operations; referenced second location in Hamburg with similar pre-existing use and growth; emphasized efforts to minimize noise and maintain neighborhood compatibility.

Motions

- Motion to recommend rezoning to R-100A(S) subject to code compliance by Joseph Sherman and seconded by Eric Sailor: Noes: none.
- Motion carried

Adjourn

- Motion to adjourn meeting by Joseph Sherman and seconded by Timothy Hayes: Ayes:5, Noes:0
- Motion carried
- Time 6:24pm.

ENGINEER'S REPORT

Multi-Family Apartment Building
2806 Seneca Street
West Seneca, New York 14224

August 28, 2026

Prepared for:
Visone Enterprises, LLC
9829 Main Street
Clarence, New York 14031

Project M-2515

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
Email: meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

PROJECT DESCRIPTION:

The subject property is located at 2806 Seneca Street in the Town of West Seneca, New York. It has frontage on Seneca Street as well as Bellwood Avenue and comprises approximately 0.7 acres of land.

The subject property is currently improved with a 4-story brick building that was constructed presumably in the late 1940's based on historical topography maps. Currently, the building is vacant. The existing building is also currently connected to the municipal water system and sanitary sewer system. In addition to the existing building, the site is also improved with an asphalt pavement parking lot in poor condition as well as stone and impervious surfaces over the remaining portion of the property limits. A small portion of the property contains a poorly maintained lawn area adjacent to the public roadways.

The proposed development consists of a renovation to the existing building. Upon completion, the building will contain 18 dwelling units. The proposed development will also re-build the existing parking lot for improved function as well as restore a portion of the existing impervious area to lawn / green space. To quantify, when the proposed development is complete, the overall impervious surface area will decrease from the existing conditions by removing approximately 0.12 acres (5,300± square feet) of pavement and restoring it to green space.

The total area of disturbance for completion of this project is estimated to be 0.49 acres. Since the area of disturbance needed for the proposed development will be less than 1.0 acre the project will not require coverage under the NYSDEC General SPDES GP-0-25-001. However, as a good management practice, the site will employ erosion and sediment controls to prevent sedimentation migration during construction. The erosion and sediment control features proposed are detailed in the design plans.

WATER SERVICE:

As previously identified, the existing building is connected to the municipal water supply, which will be utilized to serve the proposed use of the building. No new water services are proposed.

SANITARY SEWER SERVICE:

As previously identified, the existing building is connected to the municipal sanitary sewer system, which will be utilized to serve the proposed use of the building. No new sanitary sewer services are proposed.

STORMWATER MANAGEMENT:

The existing development site topography is relatively flat, which slopes minimally to the public rights-of-way onto Seneca Street and Bellwood Avenue. The proposed grading and drainage of the development will follow the same drainage pattern as currently exists. All stormwater runoff in the proposed parking lot will sheet flow to the conveyance system consisting of catch basins and storm piping and discharge to the municipal storm sewer system on Bellwood Avenue.

The USDA TR-55 hydrology modeling was utilized to calculate the pre and post development stormwater flows, which are included in Appendix A of this report. Due to the decreased impervious area on site, the proposed development will reduce the existing stormwater runoff by removing large sections of asphalt pavement and restoring them to lawn / landscaping.

By removing a large portion of existing impervious area, the proposed development will improve and reduce sheet flow runoff from the current conditions. To quantify the improvements in storm water runoff, the hydraulic modeling was utilized to run the 10-year and 25-year storm events for both the pre- and post-development conditions. The quantities are illustrated in the following table.

Storm Event	Pre-development Peak Discharge, cfs	Post Development Peak Discharge, cfs
10yr/24hr	2.83	2.65
25yr/24hr	3.37	3.20

As is illustrated in the table above, the proposed development will produce less runoff discharge than the existing conditions. The discharge from the site, however, will be restricted to the allowable flow through the 12" storm water pipe, which was calculated at 2.73 cfs using Manning's Equation. This flow is less than the 10-year pre-development discharge.

Please refer to the attached stormwater calculations included in Appendix A for further details.

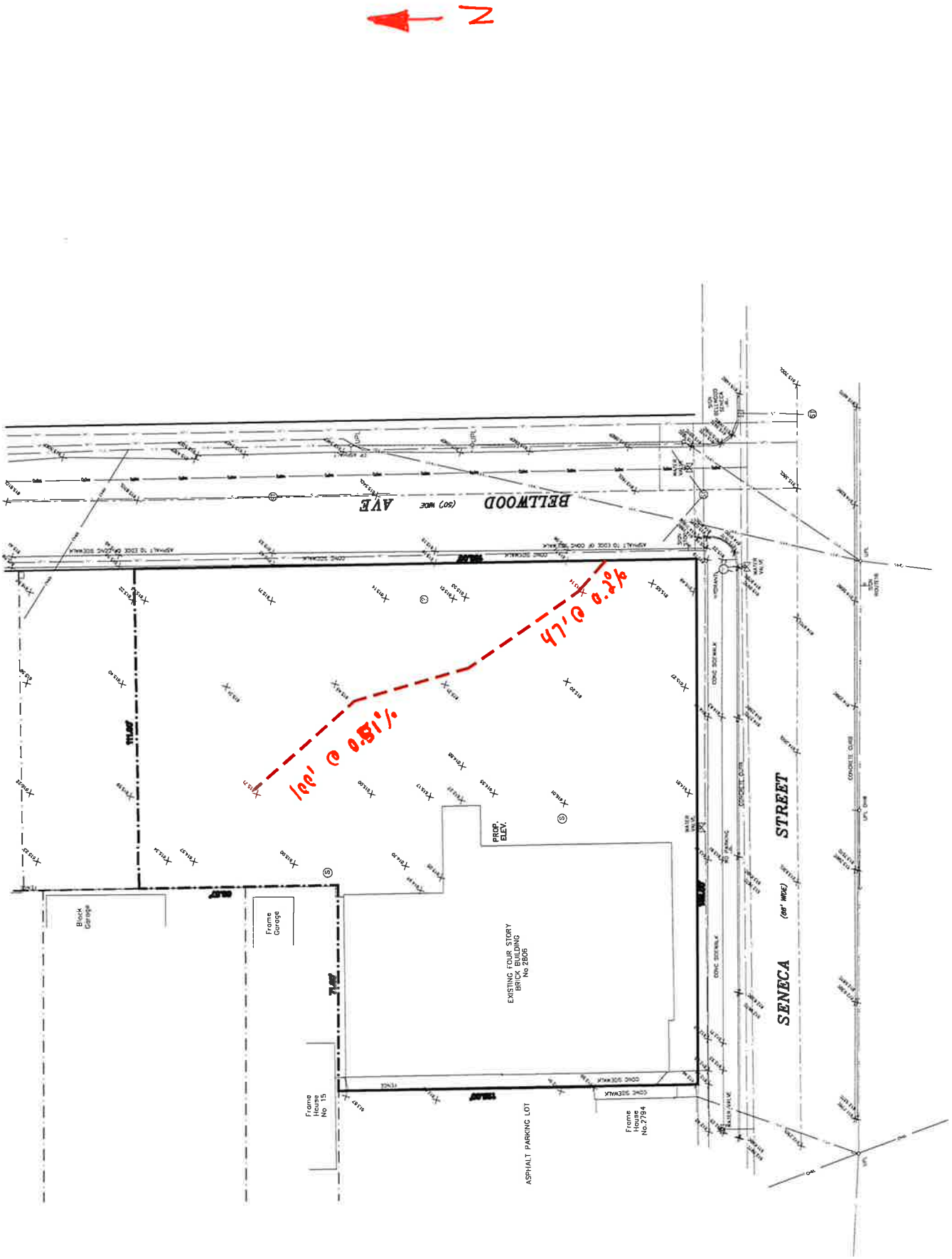
APPENDIX A

Stormwater Calculations

Multi-Family Apartment Building
2806 Seneca Street
West Seneca, New York 14224

Project M-2515

Pre-Development Flows



WinTR-55 Current Data Description

--- Identification Data ---

User: J. Metzger
Project: 2806 Seneca Street
SubTitle: Pre-Development
State: New York
County: Erie
Filename: \\STATION-A\Users\mcewn\OneDrive\MCE\M2515 2806 Seneca Street\DOCUMENTS\Pre-Development.

Date: 8/25/2026
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Pre-Dev		Outlet	0.7	97	0.1

Total area: .70 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)	25-Yr (cfs)
SUBAREAS		
Pre-Dev	2.83	3.37
REACHES		
OUTLET	2.83	3.37

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs)	(hr)	25-Yr (cfs)	(hr)
SUBAREAS				
Pre-Dev	2.83	11.92	3.37	11.93
REACHES				
OUTLET	2.83		3.37	

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre-Dev	.70	0.100	97	Outlet	

Total Area: .70 (ac)

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Sub-Area Time of Concentration Details

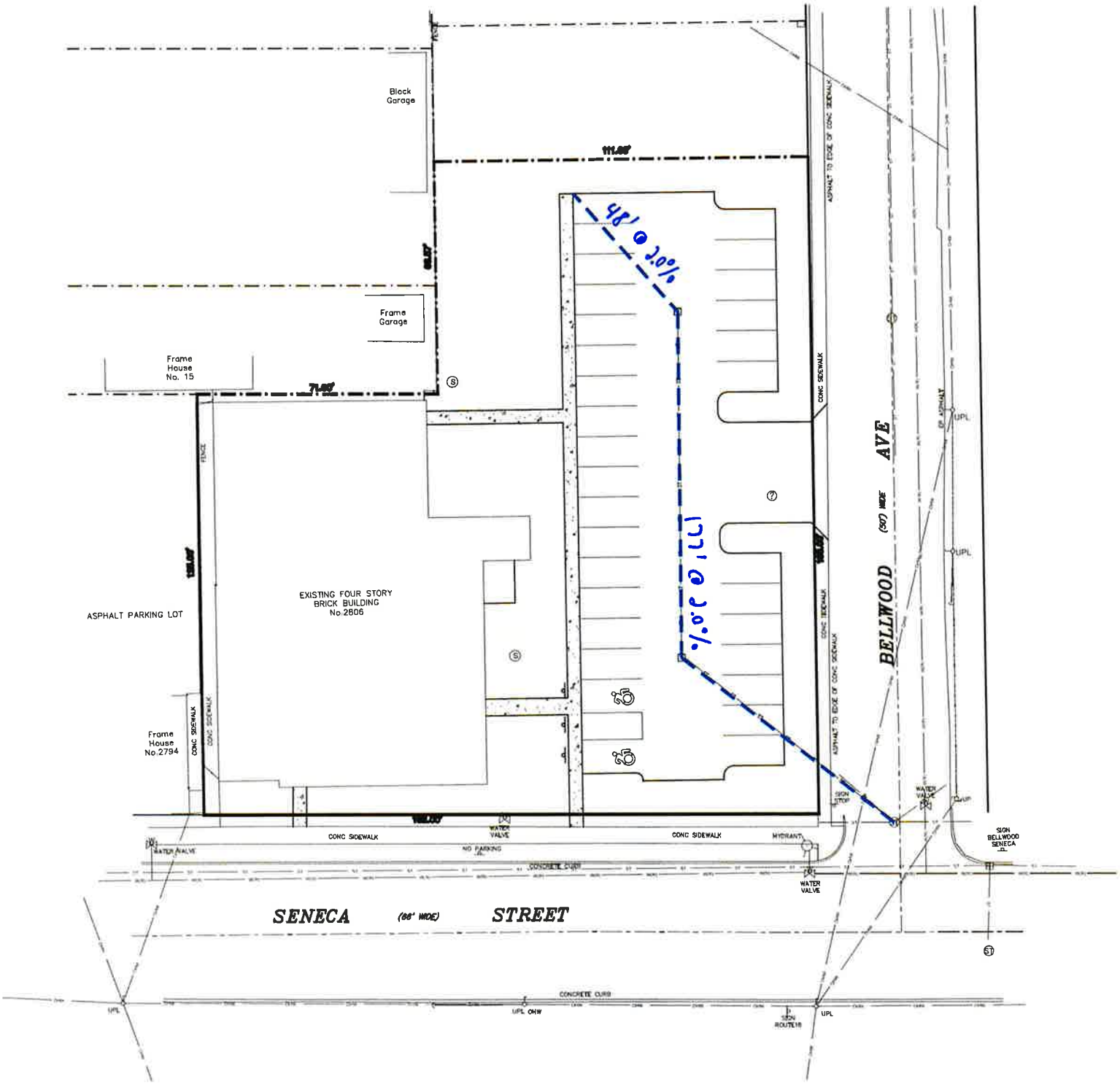
Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pre-Dev							
SHEET	100	0.0051	0.011				0.042
SHALLOW	47	0.0020	0.025				0.014
						Time of Concentration	0.1

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pre-Dev	Open space; grass cover < 50% (poor)	D	.09	89
	Paved parking lots, roofs, driveways	D	.61	98
	Total Area / Weighted Curve Number		.7	97



Post-Development Flows

WinTR-55 Current Data Description

--- Identification Data ---

User: J. Metzger
Project: 2806 Seneca Street
SubTitle: Post-Development
State: New York
County: Erie
Filename: \\STATION-A\Users\mcewn\OneDrive\MCE\M2515 2806 Seneca Street\DOCUMENTS\Post-Development

Date: 8/25/2026
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Post-Dev		Outlet	0.7	94	0.1

Total area: .70 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)	25-Yr (cfs)
SUBAREAS		
Post-Dev	2.65	3.20
REACHES		
OUTLET	2.65	3.20

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs)	(hr)	25-Yr (cfs)	(hr)
SUBAREAS				
Post-Dev	2.65	11.93	3.20	11.93
REACHES				
OUTLET	2.65		3.20	

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Post-Dev	.70	0.100	94	Outlet	

Total Area: .70 (ac)

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Post-Dev							
SHEET	48	0.0200	0.011				0.014
SHALLOW	177	0.0200	0.025				0.017
						Time of Concentration	0.1

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Post-Dev	Open space; grass cover < 50%	(poor)	D	.28	89
	Paved parking lots, roofs, driveways		D	.42	98
	Total Area / Weighted Curve Number			.7	94

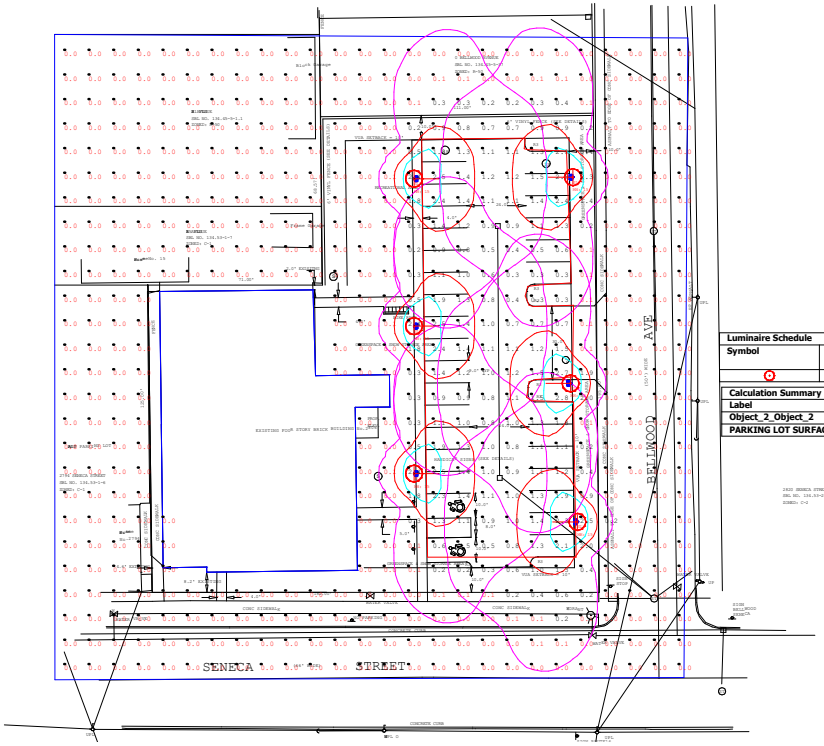
METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601, Fax: 716-633-2704

Project:	Multi-Family Apartment Building	By:	JCM	Date:	08/28/26	
Location:	2806 Seneca Street - West Seneca, NY	Checked:	LKM	Date:	08/28/26	

PROPOSED 12" HDPE TO EXISTING STORM SEWER

Pipe slope (percent)	0.5	%
Pipe slope (decimal)	0.005	
Diameter of pipe (inches)	12	
Pipe Material	HDPE	
Mannings Coefficient "n"	0.012	
Q = .464/n *D^8/3*S^1/2	2.73	cfs <------- Maximum flow capable through 12" HDPE pipe



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
⊙	6	SL1	Single	BVB2001CPS30W18T440K-HSS180	0.900	3266	30	180	15	B1-U1-G1

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_2_Object_2	Illuminance	Fc	0.29	2.8	0.0	N.A.	N.A.
PARKING LOT SURFACE	Illuminance	Fc	1.22	2.7	0.3	4.07	9.00

MULTI-FAMILY APARTMENT BUILDING
2806 SENECA STREET

TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK



LOCATION MAP
N.T.S.

DEVELOPER:
VISONE ENTERPRISES, LLC
9829 MAIN STREET
CLARENCE, NEW YORK 14031
PHONE: (716) 759-1715

CIVIL ENGINEER:
METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
FAX: (716) 633-2704
EMAIL: meteng@roadrunner.com

PROJECT LEGEND

EXISTING FEATURES*	PROPOSED FEATURES*
PROJECT BOUNDARY LINE	STORM CATCH BASIN
CENTERLINE	WATER VALVE
MAIL BOX	SANITARY SEWER LATERAL
SIGN	STORM SEWER LINE
ELECTRIC MANHOLE	WATERLINE
TELEPHONE MANHOLE	SIGN
SANITARY MANHOLE & LINE	SPOT ELEVATION
WATER LINE	FLOW DIRECTION
UTILITY POLE	INLET PROTECTION
WATER VALVE	SILT SOCK
HYDRANT	STABILIZED CONSTRUCTION ENTRANCE
GAS LINE	
OVERHEAD WIRES	

* WHERE APPLICABLE

SCHEDULE OF DRAWINGS:

SHEET NO	DRAWING	DESCRIPTION
1	CS	COVER SHEET
2	--	BOUNDARY & TOPOGRAPHY SURVEY
3	SP-1	SITE PLAN
4	GD-1	GRADING & DRAINAGE PLAN
5	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
6	LP-1	LANDSCAPE PLAN
7	DT-1	DETAILS

Dig Safely. New York. Call 811 before you dig

METZGER CIVIL ENGINEERING, PLLC

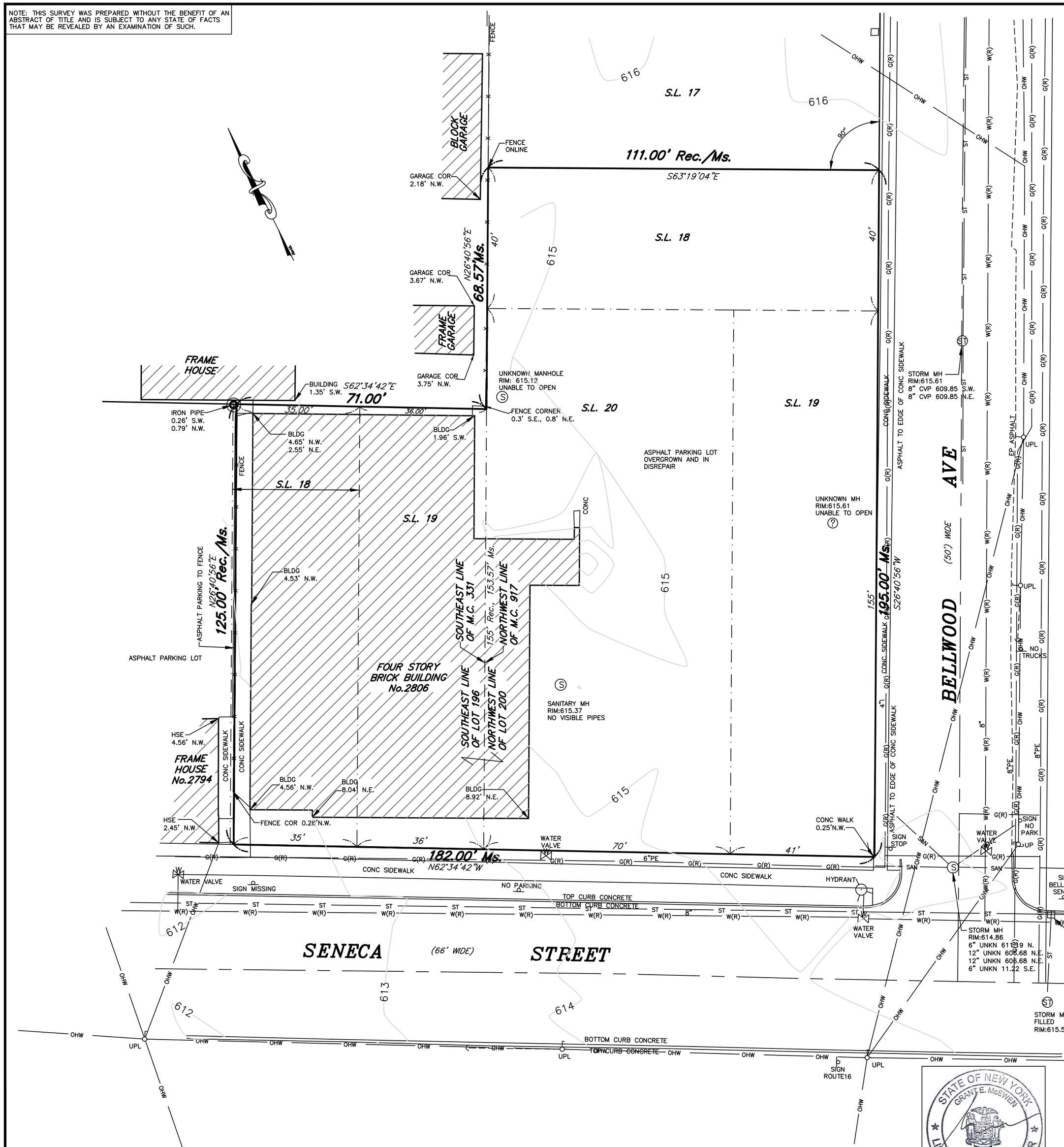
TOWN OF WEST SENECA NOTES:
1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS.

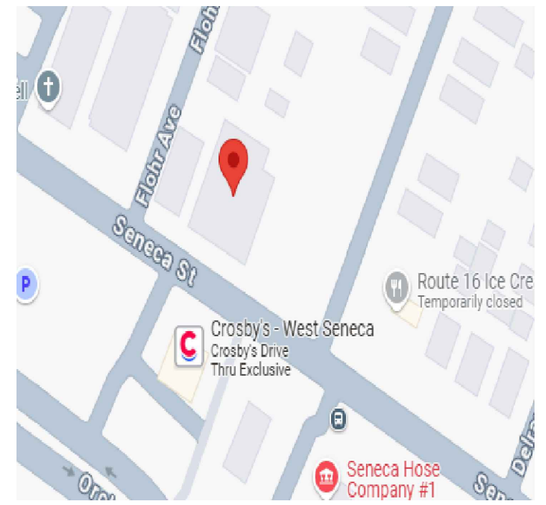
DATE:	OCTOBER 22, 2026
SCALE:	NTS
DATE:	AUGUST 28, 2026
JOB NO:	M2515
DRAWING NO:	CS
	SHEET 1

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\\STATION-1\Documents\Clients\Work\M2515 2806 Seneca Street\Drawings\CS.dwg, 10/22/2026 2:24:51 PM, Adobe PDF

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.





PROJECT SITE

PROJECT SITE MAP:

LEGEND:

- CATCH BASIN (SQUARE)
- GUY WIRE
- HYDRANT
- IRON PIPE
- SIGN 1 POST
- SANITARY MANHOLE
- STORM MANHOLE
- UNKNOWN MAN HOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER VALVE

UTILITY LINE TYPES:

ELECTRIC LINE	E
GAS LINE	G
GAS LINE RECORD)	G(R)
OVERHEAD WIRES	OHW
SANITARY SEWER LINE	SAN
STORM SEWER LINE	ST
WATER LINE	W
WATER LINE (RECORD)	W(R)

GENERAL NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORD INFORMATION PROVIDED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM RECORD INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IT IS THE CLIENTS' RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND TO PROTECT SAID UTILITIES FROM ANY DAMAGE.

COORDINATES ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83.

ELEVATIONS ARE REFERENCED TO THE NAVD 88 VERTICAL DATUM.

AT THE TIME OF SURVEY THERE WAS 4" +/- OF SNOW AND ICE ON THE SITE. SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF NEW YORK
GRANT E. McEWEN
No. 050754
LICENSED LAND SURVEYOR

SUBLOT'S 18, 19 & 20 ~ BLOCK "G" ~ MAP COVER 917 & THE NOTHWESTERLY 35.0' OF SUBLOT 18 & ALL OF SUBLOT 19 ~ MAP COVER 331

PART OF L 196/200S T 10 R 7 OF THE BUFFALO CREEK RESERVATION
VILLAGE OF ; ~~CITY~~/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

KHEOPS
ARCHITECTURE, ENGINEERING & SURVEY, DPC
392 Pearl Street, Suite 401
Buffalo, New York 14202
P. 716.849.8739
F. 716.856.0981
WWW.KHEOPSDPC.COM

DRAWN BY MJK SCALE 1"= 20'
CHECKED BY GEM JOB NO. 25NY024.01
CAD FILE 2806SENECA-66075 FIELD/OFFICE DATE 12/25FEB25

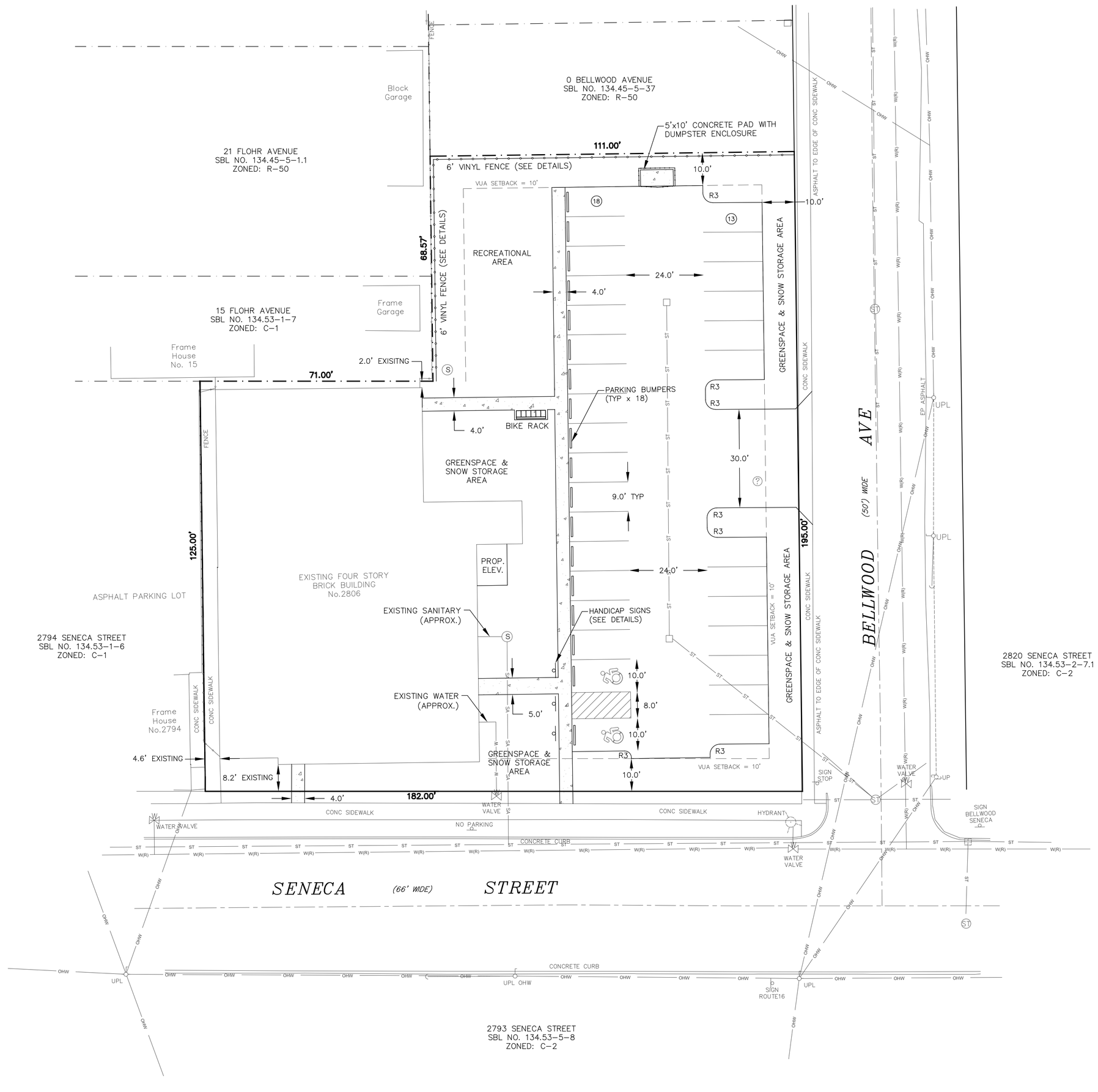
SBL No. 134.53-1-1.1

BOOK 434 PAGE 25 MAP 66075

PROJECT DATA:

ZONING CLASSIFICATION:	C–1(S)
FRONT YARD SETBACK REQUIRED:	40.0'
FRONT YARD SETBACK PROVIDED:	8.2' (EXISTING)
REAR YARD SETBACK REQUIRED:	10.0'
REAR YARD SETBACK PROVIDED:	2.0' (EXISTING)
SIDE YARD SETBACK REQUIRED:	5.0'
SIDE YARD SETBACK PROVIDED:	4.6' (EXISTING)
MINIMUM INGRESS/EGRESS (MULTI–FAMILY):	30.0'
INGRESS/EGRESS PROVIDED:	30.0'
REQUIRED PARKING SPACES FOR DU:	32 (2 PER DU)
PARKING SPACES FOR VISITORS:	10 (FOR 26–50 SPACE PARKING LOT)
TOTAL REQUIRED PARKING SPACES:	42
TOTAL PARKING SPACES PROVIDED:	31*
VEHICLE USE AREA SETBACK TO ROW:	10.0'
VEHICLE USE AREA SETBACK PROVIDED:	10.0'
VEHICLE USE AREA SETBACK R DISTRICT:	10.0'
VEHICLE USE AREA SETBACK R DIST PROVIDED:	10.0'

* VARIANCE GRANTED BY THE TOWN OF WEST SENECA ZBA ON MARCH 25, 2026 FOR REDUCED PARKING.



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NOTES:
1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY OR TOPOGRAPHY SURVEY COMPLETED BY KHEOPS ARCHITECTURE, ENGINEERING, AND SURVEY, DPC DATED FEBRUARY 25, 2025

THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	LKM
CAD FILE:	M2515

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TOWN ENGINEERING COMMENTS	10.22.26	JCM/LKM
REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716–633–2601
FAX: 716–633–2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK — MATTHEW J. METZGER — 066786 — LICENSED PROFESSIONAL ENGINEER

MULTIFAMILY APARTMENT BUILDING
2806 SENECA STREET
TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

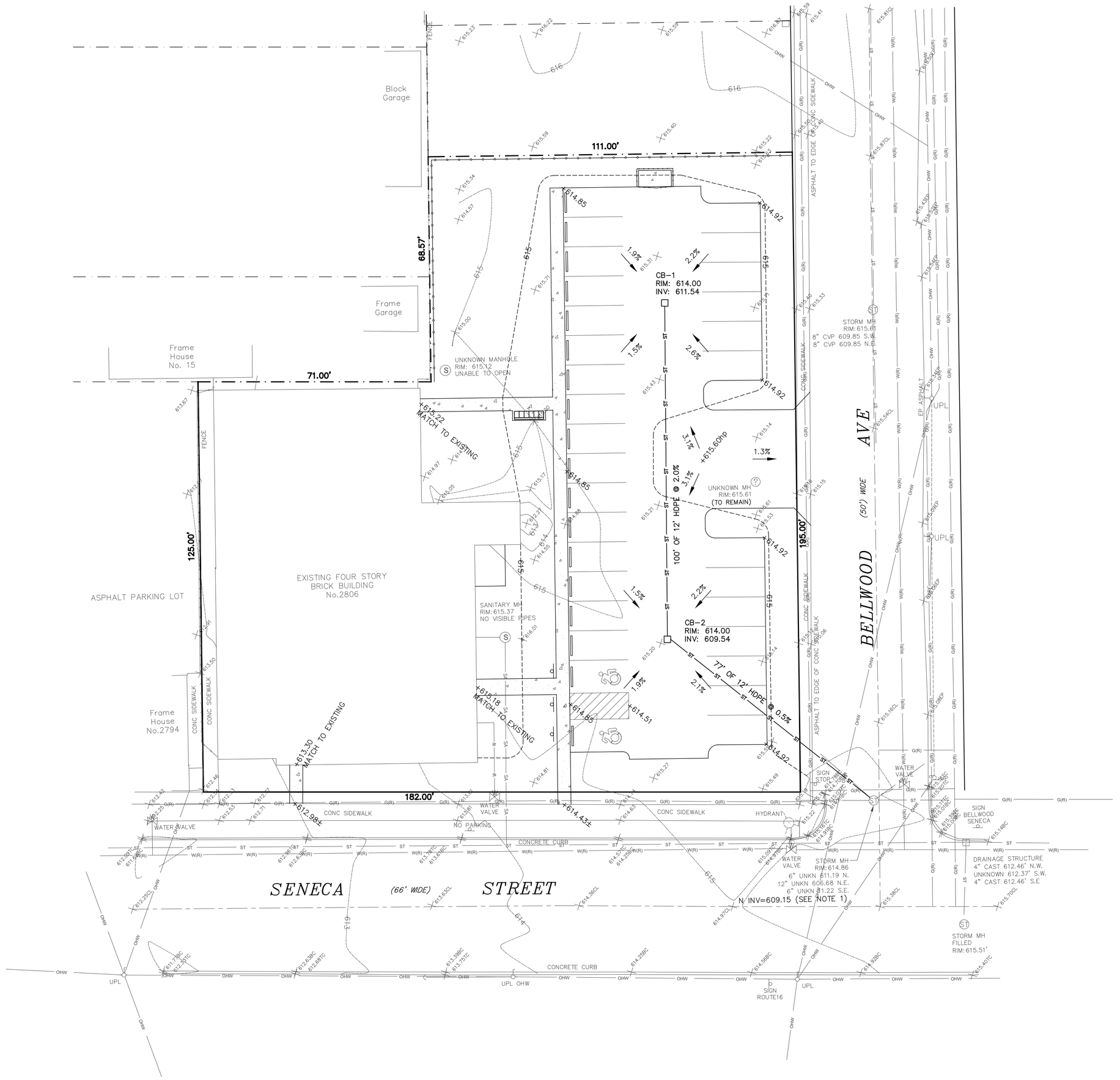
SITE PLAN

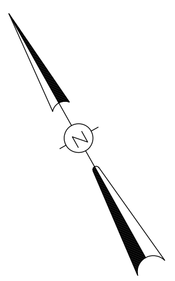
SCALE:	1" = 20'
DATE:	AUGUST 28, 2026
JOB NO:	M2515
DRAWING NO:	SP–1
SHEET 3	

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NOTES:

1. CORE DRILL EXISTING MANHOLE TO INSTALL 12" STORM PIPE. PARGE AND SEAL ANY GAPS.
2. EXISTING ROOF DRAINAGE SHOULD BE ROUTED TO THE PROPOSED CATCH BASINS WITHIN THE NEW PARKING LOT AREA.





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STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER

MULTIFAMILY APARTMENT BUILDING
2806 SENECA STREET
TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE:	1" = 20'
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DRAWING NO:	GD-1
SHEET 4	

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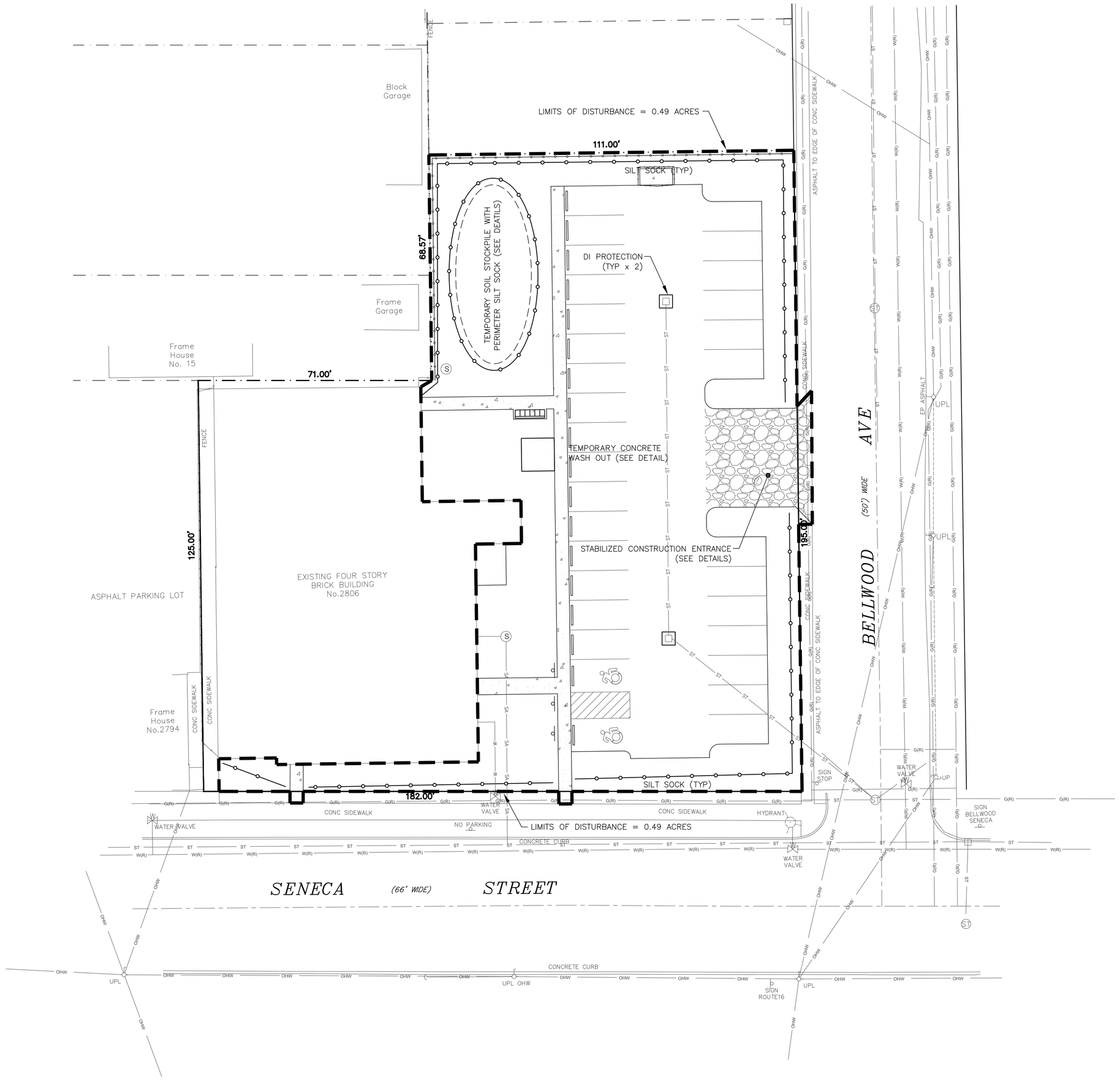
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EROSION AND SEDIMENT CONTROL NOTES:

1. ALL DISTURBED AREAS AND SITE STOCKPILES ARE TO HAVE TEMPORARY VEGETATIVE COVER ESTABLISHED WITHIN 14 DAYS.
2. PRIOR TO TOPSOILING AND SEEDING, ALL AREAS OF CUT OR FILL ARE TO BE "DE-COMPACTED" USING EQUIPMENT DRAWN IMPLEMENTS MAKING A NARROW SLIT OR A ROLLER WITH MAY SPIKES MAKING INDENTATIONS IN THE SOIL AS PER ESC MANUAL TABLE 4.60.
3. AFTER EACH RAINFALL EVENT OR WHENEVER WARRANTED, THE CONTRACTOR MUST INSPECT AND IF NECESSARY, REPAIR ALL EROSION CONTROL DEVICES.
4. THE CONTRACTOR SHALL USE ALL MEASURES APPROPRIATE TO LIMIT THE AMOUNT OF SEDIMENTS, DIRT, MUD, AND STONES FROM TRACKING ONTO PUBLIC ROADWAYS. CONTINUOUS SWEEPING MAY BE NECESSARY.
5. AFTER "FINAL STABILIZATION" HAS BEEN ACHIEVED, INCLUDING THE ESTABLISHMENT OF COMPETENT VEGETATION, THE CONTRACTOR IS TO REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

CONSTRUCTION SEQUENCING:

1. INSTALLATION OF THE STABILIZED CONSTRUCTION ENTRANCE PER THE DETAILS.
2. INSTALLATION OF SILT PROTECTION (SILT SOCKS) ON ALL AREAS DOWNSTREAM OF PROPOSED DISTURBANCE.
3. STRIPING AND STOCKPILING OF ANY SOILS ON SITE.
4. CONSTRUCTION OF THE STORMWATER INFRASTRUCTURE (CATCH BASINS, PIPING, ETC.)
5. INSTALLATION OF TEMPORARY DROP INLET PROTECTION PER THE DETAILS.
6. EARTHWORK FOR PARKING LOT CONSTRUCTION.
7. SEEDING AND LANDSCAPING.
8. REMOVAL OF THE CONTROL MEASURES UPON ESTABLISHMENT OF VEGETATION IN ACCORDANCE WITH THE NYSDEC REGULATIONS.



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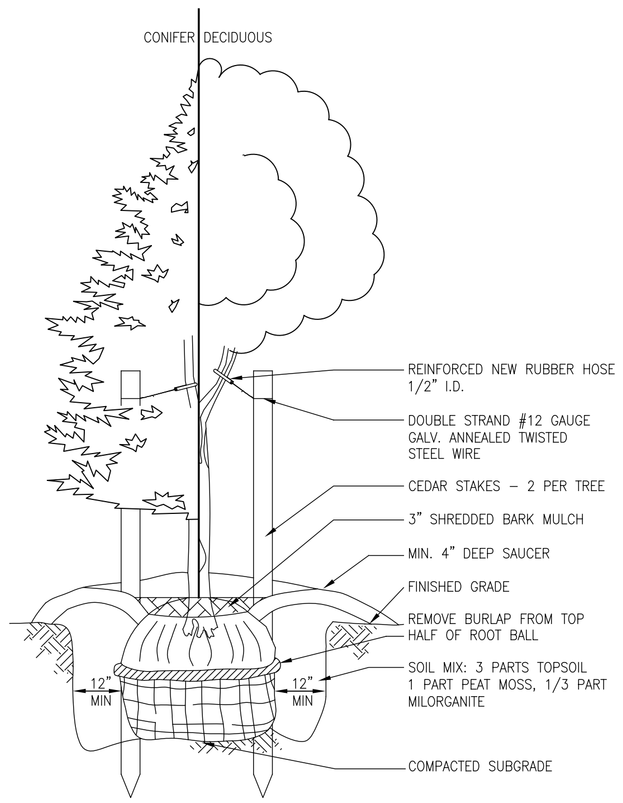
STATE OF NEW YORK — MICHAEL J. METZGER — 066788 — LICENSED PROFESSIONAL ENGINEER

MULTIFAMILY APARTMENT BUILDING
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TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

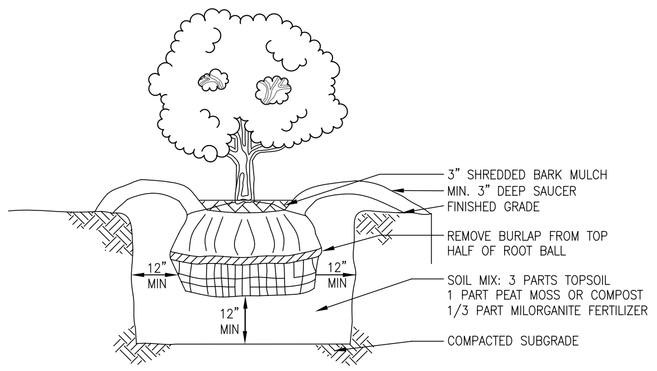
ESC-1 EROSION & SEDIMENT CONTROL PLAN

SCALE:	1" = 20'
DATE:	AUGUST 28, 2026
JOB NO:	M2515
DRAWING NO:	ESC-1
	SHEET 5

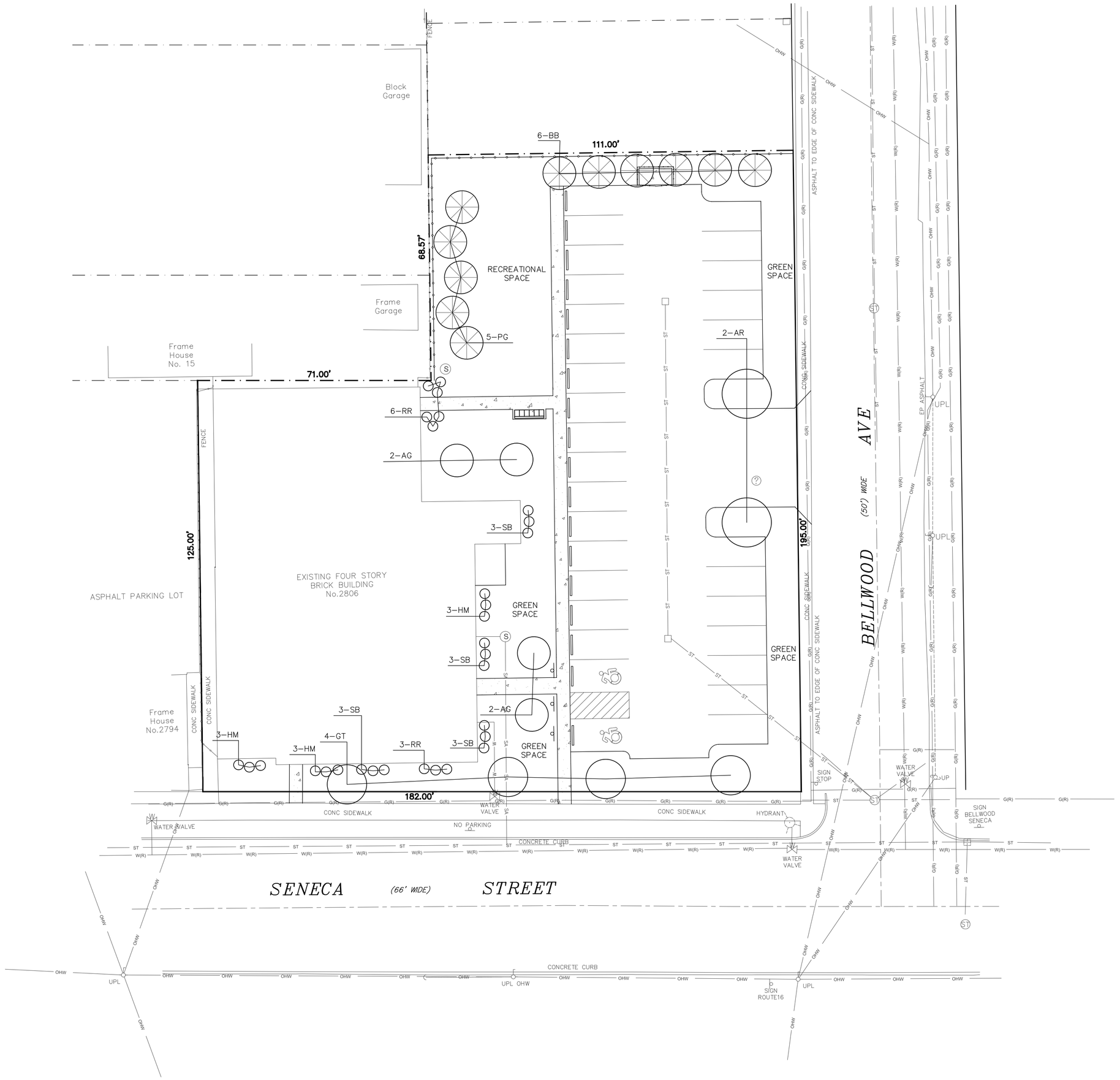
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TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
N.T.S.



PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AR	2	ACER RUBRUM 'FRANK JR.'	REDPOINTE MAPLE	2.5" – 3" CAL.	B&B; GROWS TO 45' HIGH; 30' WIDE
GT	4	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES'	STREETKEEPER HONEYLOCUST	2.5" – 3" CAL.	B&B; GROWS TO 40' HIGH; 20' WIDE
SMALL / ORNAMENTAL TREES					
AG	4	AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	1.75" – 2" CAL.	B&B; GROWS TO 20' HIGH; 12' WIDE
EVERGREEN TREES					
BB	6	PICEA PUNGENS 'BABY BLUE'	BABY BLUE SPRUCE	5' HIGH MIN.	B&B; FULL TO GROUND; GROWS TO 15' HIGH; 10' WIDE
PG	5	PICEA GLAUCA	WHITE SPRUCE	5' HIGH MIN.	B&B; FULL TO GROUND
SHRUBS					
HM	9	HYDRANGEA MACROPHYLLA X SERRATA "SMNHSI"	LET'S DANCE CAN DO! HYDRANGEA	NO. 3 CONT.	GROWS 3-4' HIGH; 3' WIDE
RR	9	ROSA RUGOSA	RUGOSA ROSE	NO. 3 CONT.	MIN 2' HIGH
SB	12	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	NO. 3 CONT.	GROWS TO 3' HIGH AND WIDE

LANDSCAPING NOTES

1. FURNISH TOPSOIL FROM THE SITE. IF INSUFFICIENT QUANTITY IS AVAILABLE, CONTRACTOR TO SUPPLY TOPSOIL FROM OFF SITE AT CONTRACTORS EXPENSE. TOPSOIL SHALL BE NATURAL, FRIABLE GRANULAR SOIL, UNIFORM IN COMPOSITION AND TEXTURE. CLEAN FROM SUBSOIL, CLAY LUMPS, STONES, WEEDS, STUMPS, ROOTS, TOXIC SUBSTANCES AND DEBRIS 1" OR MORE IS SIZE.
2. TOPSOIL SHALL HAVE LESS THAN 10% CLAY WITH A pH BETWEEN 5.0–7.0 WITH 5%–20% ORGANIC MATTER.
3. THE SEED MUST BE SOWN AND FERTILIZED USING APPLICATION RATES AS DIRECTED BY THE SEED SUPPLIER AND COVERED WITH SMALL GRAIN STRAW MULCH WITHIN 7 DAYS AFTER THE END OF DISTURBANCE AND WATERED AS REQUIRED.
4. LAWN GRASS MIXTURE SHALL BE COMPOSED OF 45% KENTUCKY BLUEGRASS, 36% CREEPING FESCUE AND 19% PERENNIAL RYEGRASS.
5. ALL TREES AND PLANTING BEDS SHALL RECEIVE A 3–INCH LAYER OF SHREDDED HARDWOOD BARK MULCH, EXCEPT WHERE OTHERWISE NOTED.
6. ALL PLANT MATERIALS SHALL BE INSPECTED TWICE ANNUALLY, ONCE IN THE SPRING AND AGAIN IN THE FALL. TREES AND SHRUBS THAT ARE DEAD OR ARE IN POOR CONDITION / DISEASED (LESS THAN 50% LEAF COVER) SHALL BE REPLACED BEFORE THE NEXT GROWING SEASON. TREES AND SHRUBS THAT DO NOT EXHIBIT THE CONDITIONS FOR REPLACEMENT SHALL BE PRUNED AT THE TIME OF INSPECTION TO REMOVE DEAD TWIGS AND BRANCHES.
7. ALL TREES ARE RECOMMENDED TO BE EQUIPPED WITH 15–GALLON OR LARGER TREEGATOR (OR EQUAL) IRRIGATION BAGS FOR THE DURATION OF THE FIRST TWO FULL GROWING SEASONS TO ASSIST WITH THE ESTABLISHMENT OF THEIR ROOT SYSTEMS.. IRRIGATION BAGS SHOULD BE FILLED ONE TO TWO TIMES PER WEEK THROUGHOUT THE GROWING SEASON. TREES THAT ARE PROVIDED WATER UTILIZED AN IRRIGATION SYSTEM DO NOT REQUIRE IRRIGATION BAGS. SHRUBS / ORNAMENTAL GRASS PLANTINGS ARE RECOMMENDED TO HAVE SOAKER HOSES FOR THE FIRST 60 DAYS AFTER PLANTING IF PLANTED IN THE SPRING OR SUMMER.
8. TAGS SHOWING PLANT TYPE / SPECIES SHALL REMAIN ON THE PLANT MATERIALS UNTIL FINAL INSPECTION BY THE TOWN BUILDING INSPECTOR.
9. NO STUMPS, ROOT BALLS OR DELETERIOUS MATERIALS SHALL BE BURIED WITHIN THE TOWN OF WEST SENECA.

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TOWN ENGINEERING COMMENTS	10.22.26	JCM/LKM
REVISIONS	DATE	BY/CHK

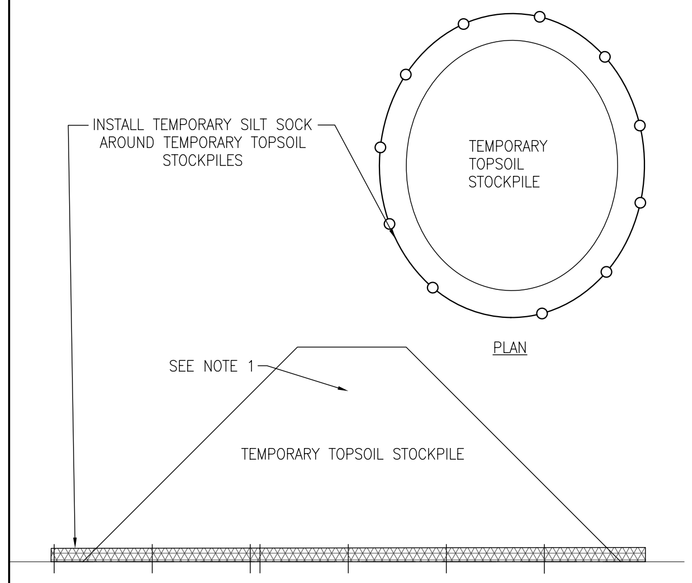
METZGER CIVIL ENGINEERING, PLLC
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STATE OF NEW YORK — MICHAEL J. METZGER — 066759 — LICENSED PROFESSIONAL ENGINEER

MULTIFAMILY APARTMENT BUILDING
2806 SENECA STREET
TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

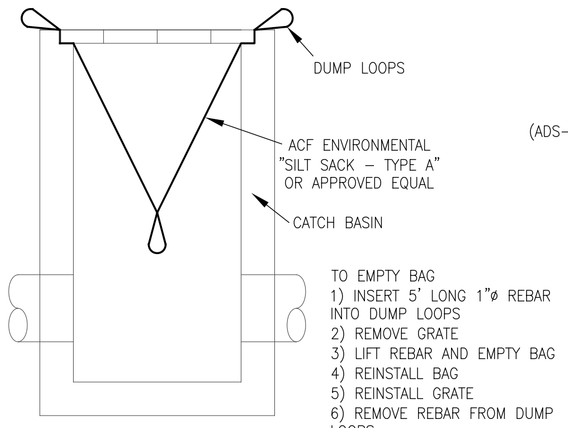
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DATE:	AUGUST 28, 2026
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DRAWING NO:	LP–1
	SHEET 6



NOTE:

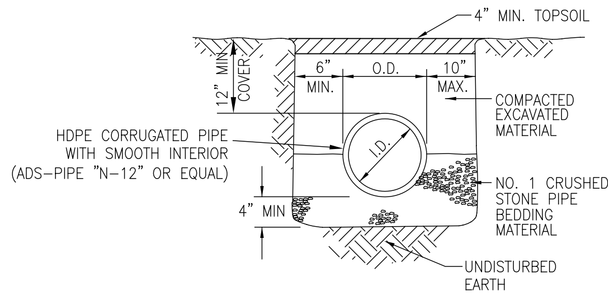
1) ESTABLISH TEMPORARY GRASS COVER ON TOPSOIL STOCKPILES IN ACCORDANCE WITH THE "SPDES GENERAL PERMIT FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITY, GP 0-15-002 OR THE CURRENT SPDES GENERAL PERMIT AT THE TIME OF CONSTRUCTION.

TEMPORARY TOPSOIL STOCKPILE
N.T.S.

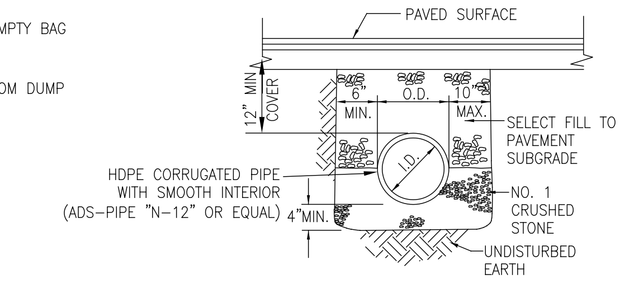


TO EMPTY BAG
1) INSERT 5' LONG 1"ø REBAR INTO DUMP LOOPS
2) REMOVE GRATE
3) LIFT REBAR AND EMPTY BAG
4) REINSTALL BAG
5) REINSTALL GRATE
6) REMOVE REBAR FROM DUMP LOOPS

DI PROTECTION DETAIL
N.T.S.

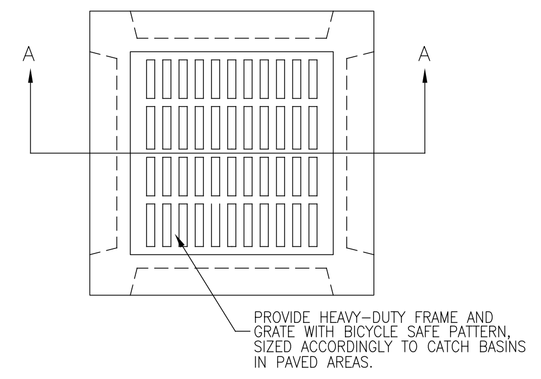


IN NON-PAVED AREAS

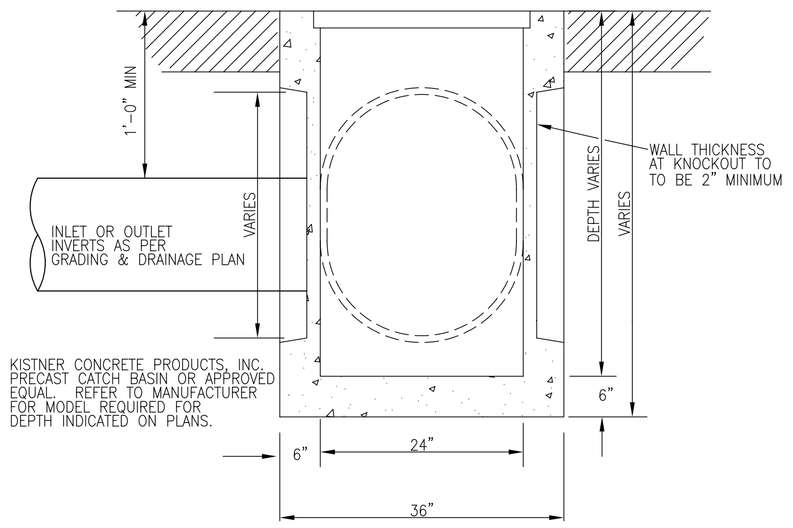


IN AREAS TO BE PAVED

STORM SEWER TRENCH DETAILS
N.T.S.

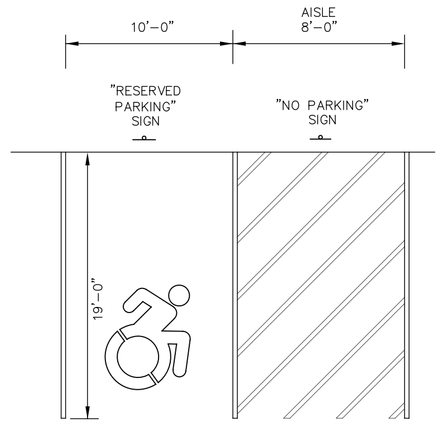


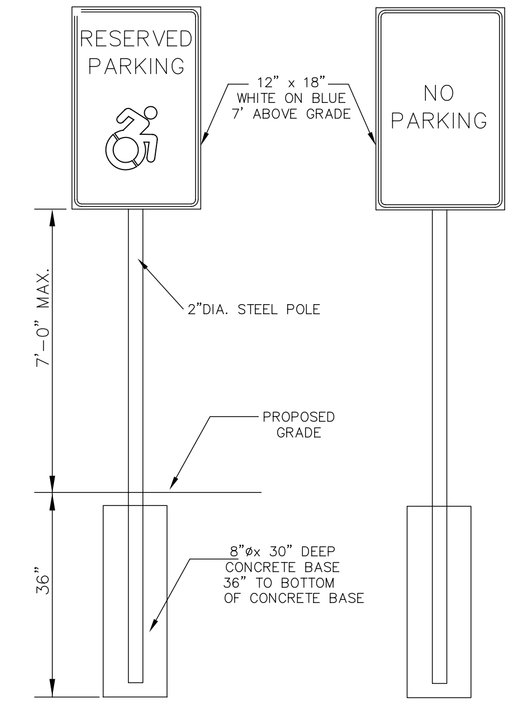
TOP VIEW



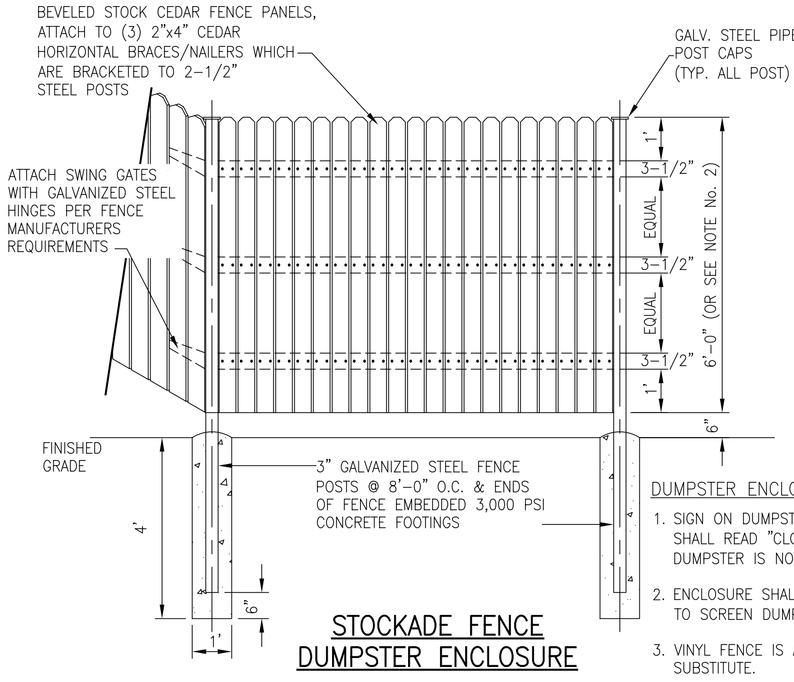
SECTION A-A

CATCH BASIN DETAIL
N.T.S.





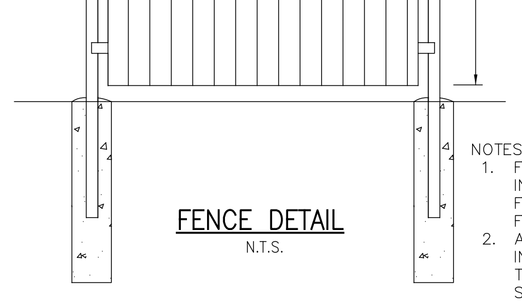
EXTERIOR HANDICAP PARKING STALL AND SIGNS
N.T.S.



DUMPSTER ENCLOSURE NOTES:

1. SIGN ON DUMPSTER ENCLOSURE SHALL READ "CLOSE WHENEVER DUMPSTER IS NOT BEING SERVICED".
2. ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN DUMPSTER(S) WITHIN.
3. VINYL FENCE IS AN ALLOWABLE SUBSTITUTE.

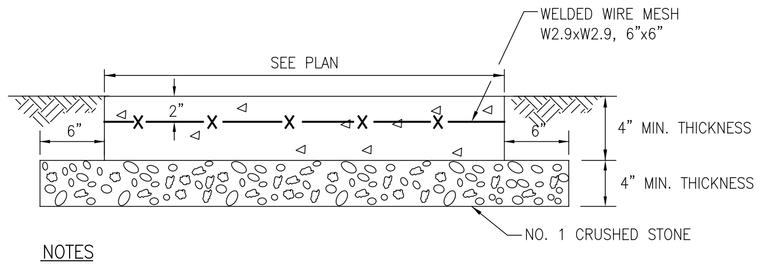
STOCKADE FENCE DUMPSTER ENCLOSURE
N.T.S.



NOTES:

1. FENCE POSTS ENDS EMBEDDED IN 3,000 PSI CONCRETE FOOTINGS OR AS SPECIFIED BY FENCE SUPPLIER.
2. ALL FENCING TO BE INSTALLED IN STRICT ACCORDANCE WITH THE FENCE MANUFACTURERS SPECIFICATIONS.

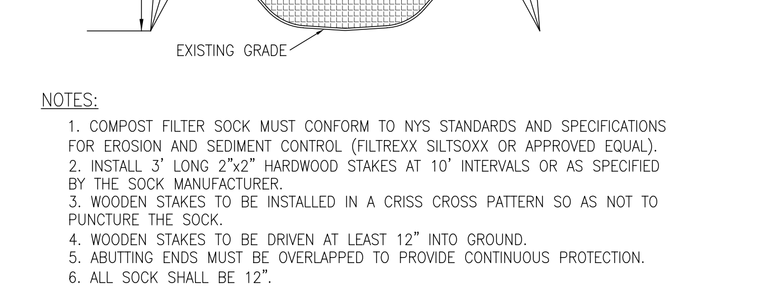
FENCE DETAIL
N.T.S.



NOTES

1. CONCRETE SHALL BE NYSDOT CLASS A, 3,500 PSI, AIR ENTRAINED, MAX. SLUMP 4"
2. WELDED WIRE MESH (WWM) SHALL BE W2.9xW2.9, 6"x6".
3. INSTALL TOOLED CONTROL JOINTS @ 5' INTERVALS.
4. INSTALL CONSTRUCTION JOINTS AT 20' SPACING MINIMUM.
5. PROVIDE LIGHT BROOM FINISH WITH ½" R. TOOLED EDGES.
6. ALL CONCRETE PLACED AS PART OF THIS CONTRACT SHALL BE SEALED AS SOON AS POSSIBLE AFTER INSTALLATION.

SIDEWALK DETAIL
N.T.S.

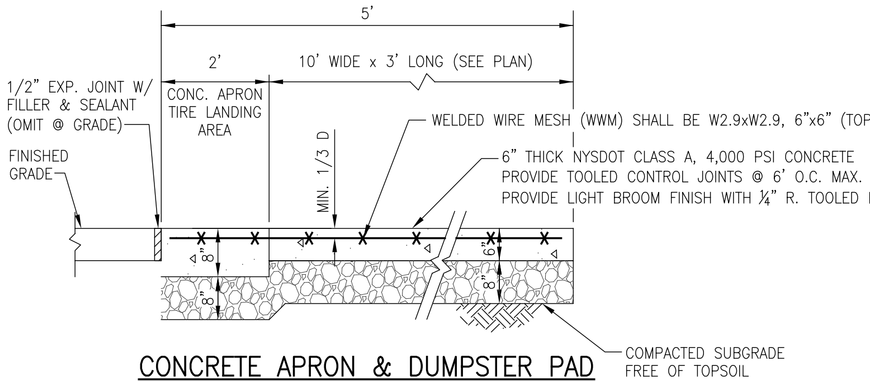


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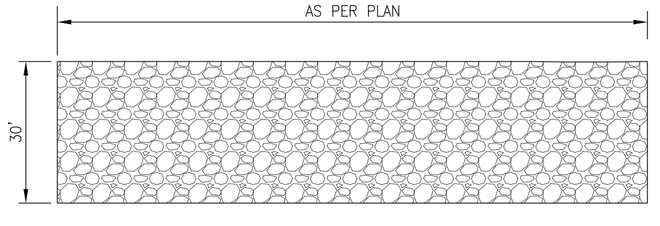
1. COMPOST FILTER SOCK MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (FILTREXX SILTSOXX OR APPROVED EQUAL).
2. INSTALL 3' LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
3. WOODEN STAKES TO BE INSTALLED IN A CRISS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
4. WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND.
5. ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.
6. ALL SOCK SHALL BE 12".

MINIMUM SOCK SPACING	
SLOPE %	12 INCH SOCK
0–2%	250'
2–5%	225'
5–10%	125'

COMPOST FILTER SILT SOCK
N.T.S.



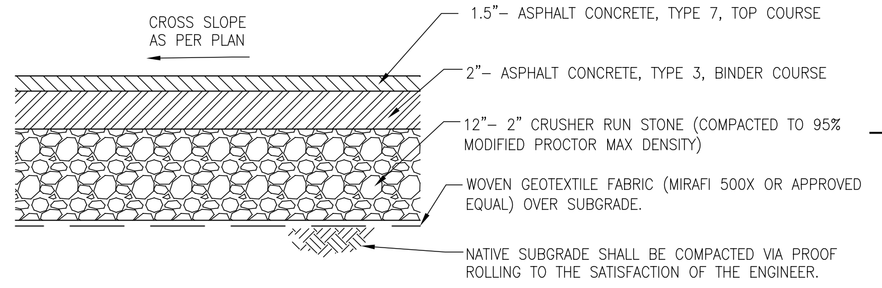
CONCRETE APRON & DUMPSTER PAD
N.T.S.



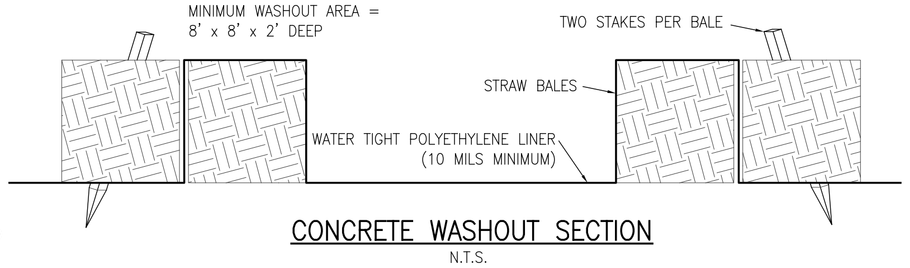
NOTES:

1. STONE SIZE – USE 2" RUN OF CRUSHER (R.O.C.) STONE
2. LENGTH – PER PLAN
3. THICKNESS – NOT LESS THAN 12 INCHES (SEE PAVEMENT DETAIL)
4. WIDTH – PER PLAN
5. FILTER FABRIC – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE PAVEMENT DETAIL).
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



ASPHALT PAVING SECTION
N.T.S.



CONCRETE WASHOUT SECTION
N.T.S.

NOTES:

1.CONCRETE WASHOUT BASIN TO CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DESIGN CRITERIA.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY IS FILLED.
3. INSPECT WASHOUT FACILITY DAILY AND REPAIR LEAKING LINER AS NECESSARY.

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DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	LKM
CAD FILE:	M2515

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

TOWN ENGINEERING COMMENTS	10.22.26	JCM/LKM
REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK — MATTHEW J. METZGER — 096786 — LICENSED PROFESSIONAL ENGINEER

MULTIFAMILY APARTMENT BUILDING
2806 SENECA STREET
TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

DETAILS

SCALE:	AS SHOWN
DATE:	AUGUST 28, 2026
JOB NO:	M2515
DRAWING NO:	DT-1
SHEET	7

\\STATION-01\Users\mmeyer\Documents\Revit Models\M2515 2806 Seneca Street\Drawings\DT-1.dwg, 10/22/2026 2:27:51 PM, Adobe PDF

METZGER CIVIL ENGINEERING, PLLC

October 23, 2026

Town of West Seneca Planning Board
c/o Jeffrey Schieber - CEO
Town of West Seneca Building Department
1250 Union Road
West Seneca, NY 14224

Re: Site Plan Review
Multi-Family Apartment Building
2806 Seneca Street

Distinguished Board Members:

The applicant is pleased to submit the materials included herewith in response to the engineering comment letter dated September 21, 2026. The comments of the review letter are replicated below with our responses in bold for ease of review. Included herewith are the following materials:

- 12 copies of the amended Site Plans dated 10.02.26 prepared by MCE.

GENERAL COMMENTS AND NOTES:
Comment 1: The applicant shall coordinate all project plans with the local gas purveyor to ensure that all proposed landscaping and utility lines shall not interfere with any existing natural gas lines.
Response: Understood. As is common practice and required by New York State Law with any construction project the contractor will be required to contact 811 before any digging or construction activity begins. To add a layer of safety the "811 Call Before you Dig" logo has been added to the cover sheet to ensure compliance with this law.

Comment 2: North arrows on all plans (with the exception of the survey) appear to be off by 30± degrees.
Response: All north arrows have been adjusted on the plans.

SURVEY:
Comment 3: Please provide a survey signed and stamped by a NYS-Licensed surveyor.
Response: A stamped and signed survey with the additional topography information (i.e. catch basins, inverts, contour lines, etc.) is provided and included within the plan set.

SP-1 – SITE PLAN:
Comment 4: Are sidewalk areas adjacent to the parking lot proposed to be installed flush to adjacent pavement, or will curbing be installed? If curing is to be provided, please provide details on the curbing and provide ADA accessible curb ramps. If no curing is proposed, we recommend concrete bumpers be included to separate parking spaces from pedestrian pathways.
Response: No curbing is proposed. As such, and to provide safety for pedestrian walkways, parking bumpers have been specified.

8245 Sheridan Drive - Williamsville, NY 14221 **Phone 716-633-2601/Fax 716-633-2704**

Comment 5: Are any dumpsters proposed to be utilized on site? If so please mark their location.
Response: The concrete pad and dumpster enclosure has been added to the plans at the north end of the drive lane. A corresponding detail has also been included on the detail sheet (DT-1).

GD-1 – GRADING & DRAINAGE PLAN:

Comment 6: Upon reviewing the Town's storm & sanitary records, it is believed that the manholes shown along Bellwood Avenue are actually sanitary sewer lines that run Northeast and Southwest along the centerline of Bellwood Avenue. Furthermore, upon referencing the Western New York Stormwater Coalition's mapping and survey information, there are catch basins on either side of Bellwood Avenue just Northeast of its intersection with Seneca Street that tie into each other and then run North along the eastern side of Beelwood Avenue. It should be noted that these catch basins don't appear on the Town's storm sewer record mapping. As such, further coordination will be necessary between the applicant and the Town Engineering department to review information on existing utilities and design an interconnection.
Response: The NYS Licensed surveyor (Khoeps) of record completed a site reconnaissance to determine the conveyance path of the proposed discharge point. It was determined the manhole we are proposing to discharge into is a combined sewer. This was verified as the open grate catch basins directly adjacent on Bellwood Avenue are discharged directly into this manhole. Therefore, the current design is compliant and allowed.

Comment 7: While it is understood that all existing utility services will be maintained upon completion of the renovation, please provide the approximate location of all existing water, sanitary, and natural gas service lines to ensure the proposed renovations will not interfere with existing service lines.
Response: The existing utilities (water & sanitary) have been illustrated on the design plans as directed from the owner of the building. Please note no deep underground excavations will be necessary for construction of the proposed parking lot. Further, any excavation will require a "call before you dig" UFPO location as previously detailed. These measures, in accordance with State Law, will prevent any existing utilities from being damaged during renovation and construction.

Comment 8: Please provide existing and proposed contours and annotate slope arrows with slope percentage.
Response: The revised topography survey illustrates contours. These existing contours were utilized to provide proposed contours on the revised grading and drainage plan (GD-1).

Comment 9: Please provide input on how roof-runoff from the renovated building is to be handled.
Response: All roof drainage will be routed to the new catch basins. This will be designed through the building plans. However, a note has been added to the grading and drainage plan (GD-1) to ensure this design requirement is met.

Comment 10: Are any modifications to the rim elevation of the unknown manhole proposed?
Response: No. The proposed grading has been adjusted slightly in this area to ensure the manhole stays at the same elevation.

ESC-1 – EROSION & SEDIMENT CONTROL PLAN:

Comment 11: Please provide a construction sequence.
Response: A construction sequence has been provided on the ESC-1 plan.

Should you have any questions or require additional information please don't hesitate to contact our office via email at meteng@roadrunner.com or by phone at 716-633-2601. We ask that this request be placed on the scheduled October 8, 2026 Planning Board agenda for consideration.

Yours truly,



Jacob Metzger, PE.

CC: Jacob Baumeister [via email]
Tom Celik [via email]
Brody Kennedy [via email]
Brianne Zhang [via email]

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 8/24/26 FILE #_____

JECT NAME Multi-Family Apartment Building

JECT LOCATION (Include address and distance to nearest intersection) 2806 Seneca Street – Corner of Seneca Street and Bellwood Ave

.ICANT Visone Enterprises, Inc. PH/FAX 716.759.1715

ADDRESS 9829 Main Street – Clarence, NY 14031

?ERTY OWNER Same as applicant PH/FAX _____

ADDRESS _____

INEER/ ARCHITECT Metzger Civil Engineer, PLLC PH/ FAX 716.633.2601

ADDRESS 8245 Sheridan Drive – Williamsville, NY 14221

_____

JECT DESCRIPTION (Include all uses and any required construction) Redevelopment of an existing 4-Story building to be converted into an apartment building. Additional improvements include reconstruction of the parking lot and landscaping. No new utilities.

SIZE OF LOT (acres) 0.70 ± ACREAGE TO BE REZONED n/a

ACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

182.00' – Seneca Street

195.00' – Bellwood Avenue

EXISTING ZONING C-1 (S) PROPOSED ZONING C-1 (S)

EXISTING USE(S) ON PROPERTY vacant – unused

PROPOSED USE(S) ON PROPERTY multi-family apartment

ISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET Residential single family dwellings = R-50 ; Commercial gas station = C-2 ; Park n Ride = C-2 ; Religious Facility = C-1 ; Fire Department = C-1 (S) ; Small commericial business = C-2

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

RIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Area variances granted on 3-25-26 for reduced parking and number of units (density)

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

TOWN OF WEST SENECA

APPLICANT CHECKLIST FOR SITE PLAN REVIEW

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

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

_✓_ Title of drawing.

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

_✓_ North arrow, scale, revisions block and date.

_✓_ Site location map.

_✓_ Name, location, width, and jurisdiction of existing roads and sidewalks.

_✓_ Location of curb cuts on project site and on adjacent properties (including properties across the street).

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

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

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

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

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

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

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

_✓_ Location of all proposed signage (conforming to all requirements of the Town of West Seneca Zoning Ordinance).

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

II. BOUNDARY SURVEY

__✓__ A topographic boundary survey and a written legal (metes and bounds) description.

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

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

__N/A__ Location of proposed water service showing material type and diameter of water main.

__N/A__ Location of existing and proposed gas and electric service.

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

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

__✓__ 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).

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

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

__✓__ Finished floor elevations for all proposed and adjacent structures.

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

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

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

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

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

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

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

N/A All existing and proposed tree lines.

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

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

√ 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.

√ 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:

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

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

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

√ 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:

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

N/A Photometric data for site illumination.

IX. BUILDING HEIGHT AND DESIGN

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

representative

I, Jacob Metzger as owner/applicant of DLV Properties, LLC, located at 9889 Main St - Clarence. Town of West Seneca, to the best of my knowledge have submitted a complete application package for a site plan for review.

TOWN OF WEST SENECA

APPENDIX A-SITE PLAN APPLICATION CHECKLIST

I. GENERAL

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

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

__N/A__ Profiles be provided for utility crossings, the sanitary sewer system, and storm sewer system.

__N/A__ Profiles for any utilities as deemed necessary by the engineer for construction.

II. UTILITY PLAN

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

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

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

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

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

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

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

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

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

III. PAVEMENT

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

__√__ Show on the plans a cross-section of the proposed sidewalk.

__√__ 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.

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

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

IV. DRAINAGE/GRADING

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

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

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

__N/A__ Invert elevations must be shown for all culverts under driveways.

__N/A__ Provide stone rip rap at the pipe outlets from the detention pond.

__N/A__ Provide emergency overflow for the detention pond for the 100-year storm elevation.

__N/A__ All culverts under driveways must be shown with galvanized end sections.

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

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

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

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

V. SITE PLAN ENGINEERING REPORT

__√__ 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

__√__ 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).

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

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

__√__ Provide the following information related to the stormwater calculations for the facility in the design report. This would include the following:

Soil types of the site.

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

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

APPENDIX B-DESIGN OF STORMWATER DETENTION FACILITIES

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

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

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

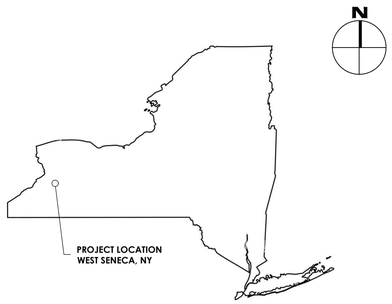
1. NYS Stormwater Design Manual
2. NYSDEC:SPDES General Permit for Stormwater Discharges from Construction Activity (GP-02-01)
3. NYSDEC: Standards and Specifications for Erosion and Sediment Control

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

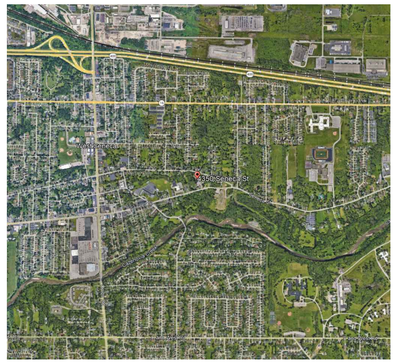
- For projects conforming to the NYSDEC's recommended standards, construction cannot begin until:
  * Five (5) business days from the date the NYSDEC receives a copy of the NOI; or the applicant receives an Acknowledgement Letter from the NYSDEC.
- For projects that deviate from the NYSDEC recommended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

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

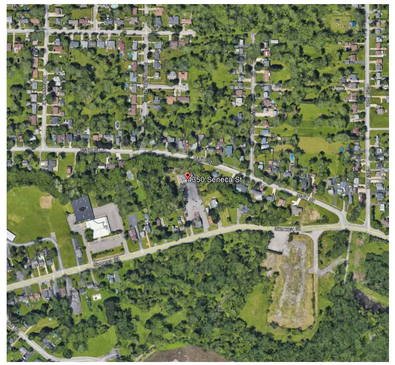
The engineer must provide all calculation and mappings, and state all assumptions necessary for review by the Town of West Seneca.



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 7209 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-001A	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

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 SEENCA, 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"
	BUILDING GROUND FLOOR TRANSPARENCY:		
10.	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

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

SHEET INFORMATION

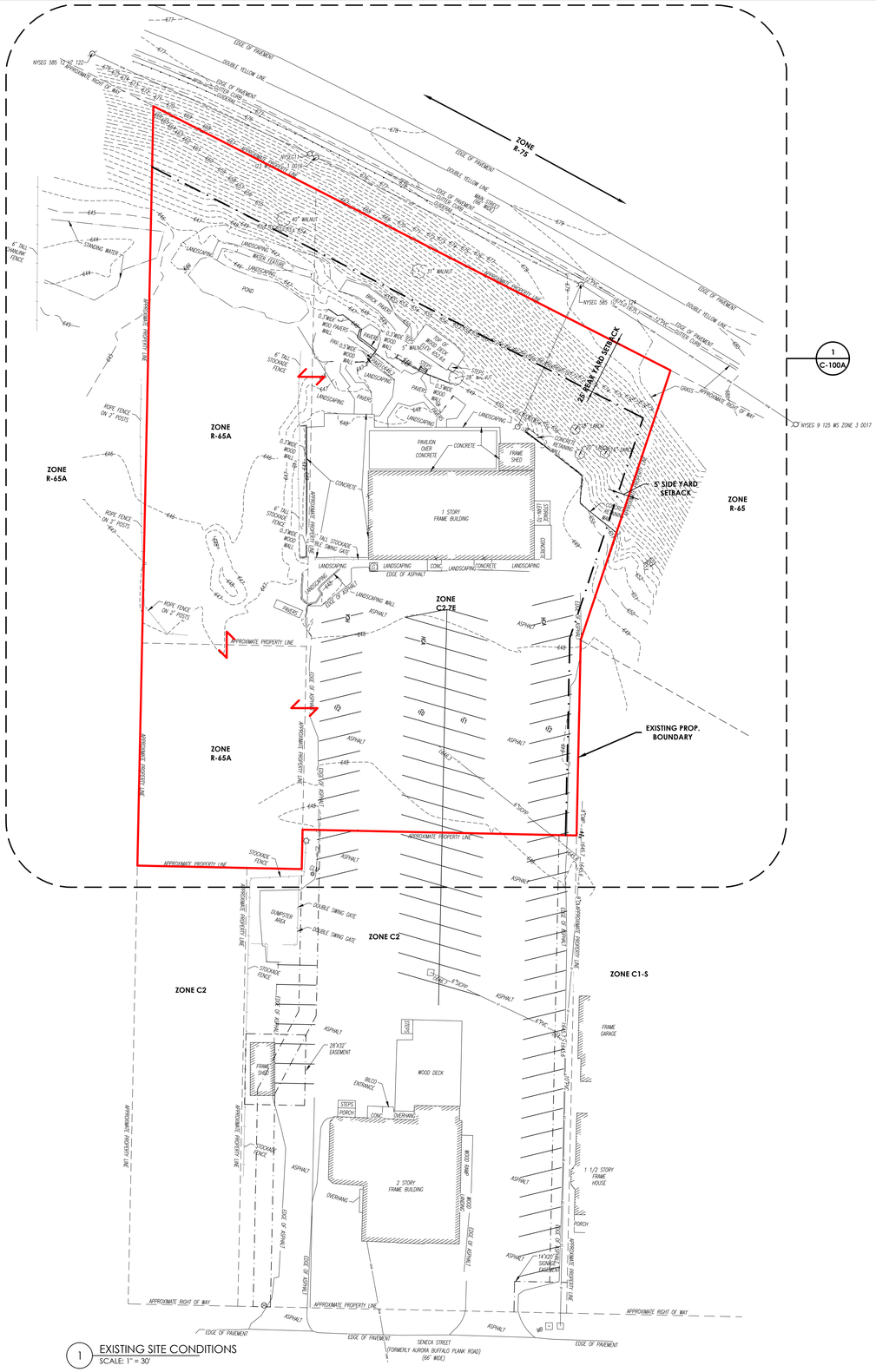
Issued	Scale for 22x34 Sheets
07/28/2026	N.T.S.

Project Status
PERMIT - SITE PLAN

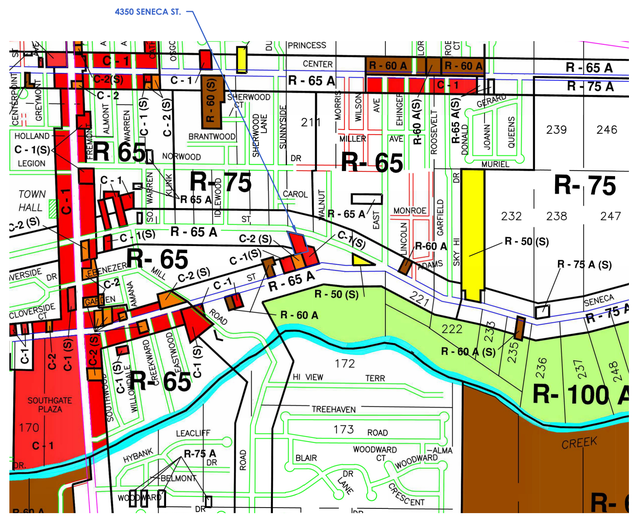
Drawing Title
COVER

Drawn By	Checked By
KSR	JLH

Drawing Number
G-100



1 EXISTING SITE CONDITIONS
SCALE: 1" = 30'



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.

LEGEND:

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING PROPERTY BOUNDARY
- MERGED PARCELS

N

30 0 30 60
SCALE IN FEET

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

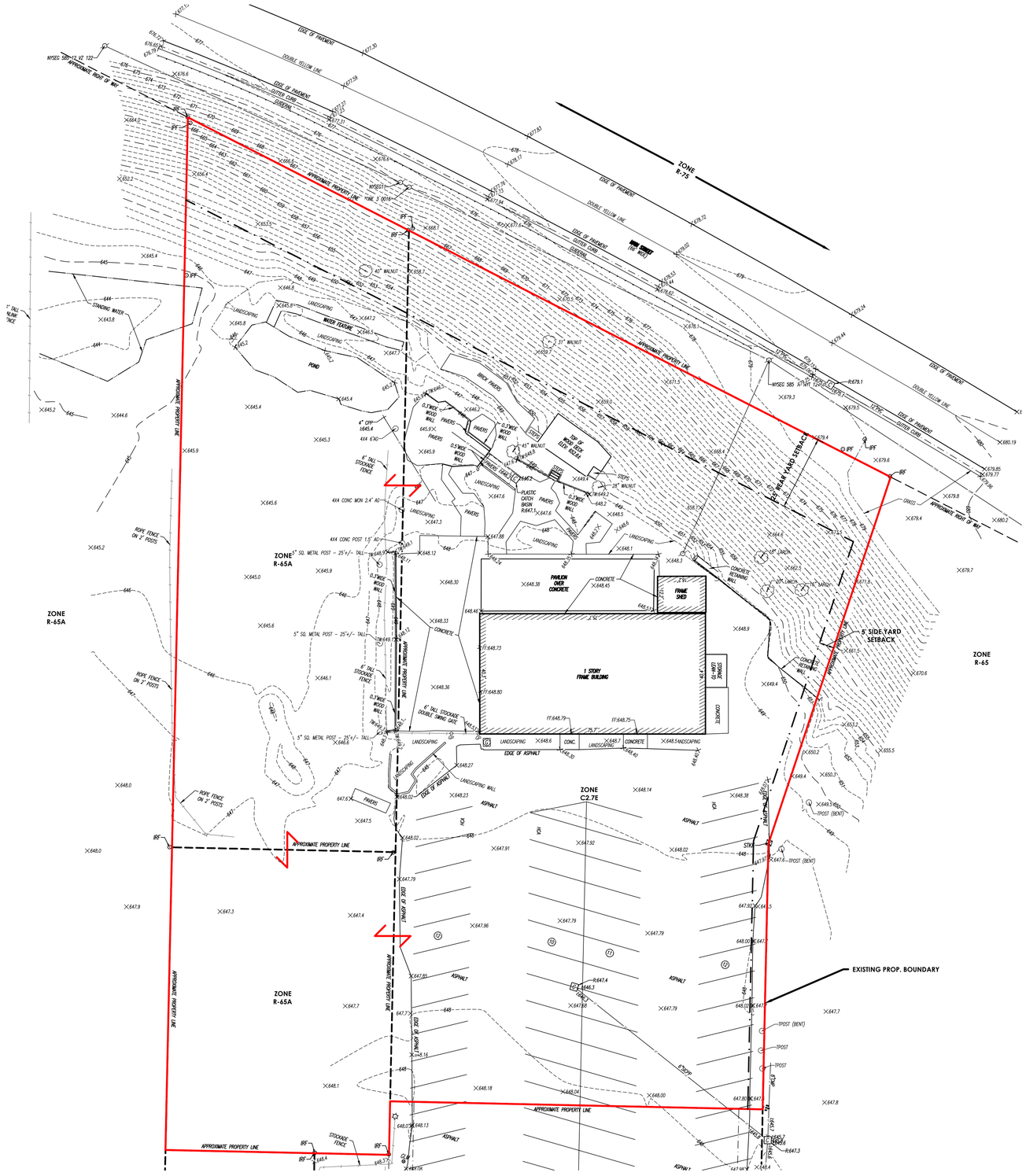
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07/28/2026	1" = 30'

Project Status
PERMIT - SITE PLAN

Drawing Title
EXISITNG CONDITIONS - OVERALL

Drawn By	Checked By
ANW	JLH

Drawing Number
C-001



PLAN NOTES:

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

LEGEND:

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- MERGED PARCELS

N

20 0 20 40

SCALE IN FEET

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
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PROFESSIONAL STAMPS

NOT FOR CONSTRUCTION

SHEET INFORMATION

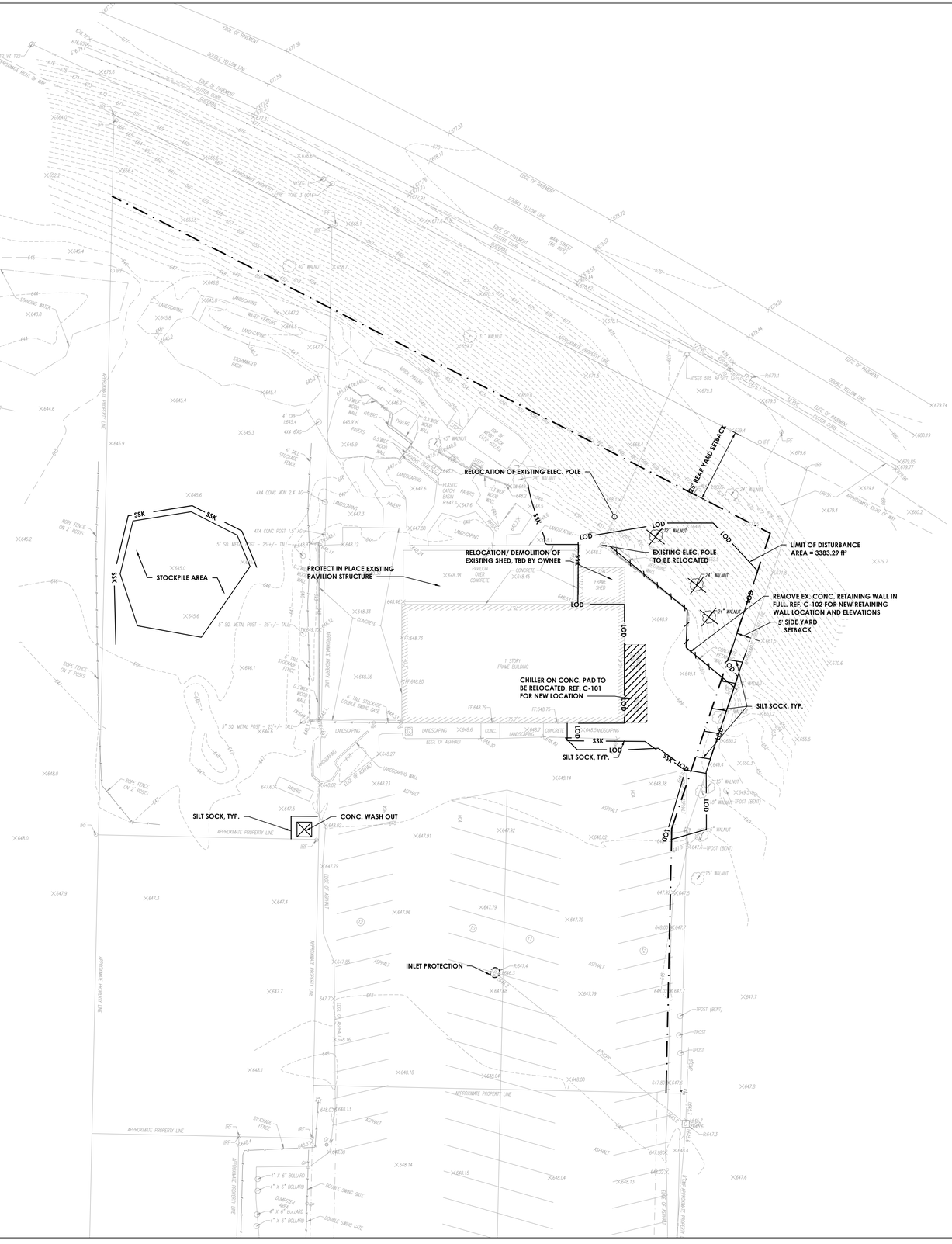
Issued	Scale for 22x34 Sheets
07/28/2026	1" = 20'

Project Status
PERMIT - SITE PLAN

Drawing Title
EXISITNG CONDITIONS SECTION

Drawn By	Checked By
ANW	JLH

Drawing Number
C-001A



DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCING DEMOLITION ACTIVITIES. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS.
2. DEMOLITION SHALL BE LIMITED TO ONLY THOSE ITEMS SPECIFICALLY IDENTIFIED ON THE PLANS. EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO EXCAVATION OR DEMOLITION. FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
4. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO REMAIN. ANY DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE AND LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS OFF-SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.
6. SAWCUT EXISTING PAVEMENT, CONCRETE SLABS, SIDEWALKS, AND CURBS AT THE LIMITS OF DEMOLITION TO PROVIDE NEAT, STRAIGHT EDGES FOR PROPOSED CONSTRUCTION.
7. BACKFILL EXCAVATIONS RESULTING FROM DEMOLITION WITH APPROVED STRUCTURAL FILL AND COMPACT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. EXISTING GRADING DISTURBED DURING DEMOLITION SHALL BE RESTORED OR REGRADED AS SHOWN ON THE PROPOSED GRADING PLAN, C-102.
8. CONTRACTOR SHALL MAINTAIN SAFE ACCESS TO OCCUPIED PORTIONS OF THE SITE THROUGHOUT DEMOLITION OPERATIONS UNLESS OTHERWISE APPROVED BY THE OWNER.
9. STOCKPILE MATERIALS DESIGNATED BY THE OWNER FOR SALVAGE IN A LOCATION APPROVED BY THE OWNER. ALL REMAINING DEMOLISHED MATERIALS SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
10. PROTECT ALL TREES, LANDSCAPING, STRUCTURES, AND SITE FEATURES DESIGNATED TO REMAIN FROM DAMAGE DURING DEMOLITION OPERATIONS.
11. EXISTING UTILITIES ENCOUNTERED THAT ARE TO REMAIN IN SERVICE SHALL BE ADEQUATELY SUPPORTED AND PROTECTED THROUGHOUT CONSTRUCTION.
12. ANY UTILITIES DISCOVERED DURING DEMOLITION THAT CONFLICT WITH PROPOSED IMPROVEMENTS AND ARE NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING.
13. CONTRACTOR SHALL COORDINATE DEMOLITION ACTIVITIES WITH THE OWNER TO MINIMIZE DISRUPTION TO ONGOING SITE OPERATIONS.

EROSION CONTROL PLAN:

NOTE: THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR. THIS PROJECT DISTURBS LESS THAN ONE (1) ACRE AND IS NOT SUBJECT TO NYSDEC SPDES GENERAL PERMIT COVERAGE OR SWPPP REQUIREMENTS.

1. ALL STUMPS AND BRUSH MAY NOT BE BURIED IN THE TOWN AND TOPSOIL MAY NOT BE REMOVED FROM THE WORK WITHOUT A PERMIT.
2. INSTALL SILT SOCK ALONG THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN. REPLACE OR REPAIR WHEREVER CLOGGED, DAMAGED, OR INOPERABLE.
3. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY SEDIMENT CONTROLS UNTIL DISTURBED AREAS ARE FULLY STABILIZED.
4. DIRT OR DEBRIS TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED AND ROAD SURFACES CLEANED DAILY.
5. THE CONTRACTOR SHALL CONTROL DUST THROUGHOUT CONSTRUCTION. USE OF PETROLEUM-BASED PRODUCTS FOR DUST SUPPRESSION IS PROHIBITED.
6. ALL DISTURBED AREAS SHALL BE STABILIZED (SEEDED, MULCHED, OR OTHERWISE PROTECTED) WITHIN 14 DAYS OF CEASED DISTURBANCE.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP RESULTING FROM THIS PROJECT SHALL BE REMOVED AT NO ADDITIONAL EXPENSE TO THE OWNER OR MUNICIPALITY.
8. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED, AS DIRECTED BY THE ENGINEER.
9. STOCKPILE AND CONCRETE WASHOUT LOCATIONS SHALL BE ESTABLISHED AS SHOWN ON THIS PLAN, INCLUDING SILT SOCK AROUND STOCKPILE BASES. STOCKPILES SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE.
10. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR REUSE AS DIRECTED BY THE OWNER. TOPSOIL MAY NOT BE REMOVED FROM SITE WITHOUT A PERMIT.
11. INLET PROTECTION SHALL BE INSTALLED AT ALL STORM DRAINAGE STRUCTURES PRIOR TO THE STRUCTURE BECOMING OPERATIONAL, REGARDLESS OF WHETHER SHOWN ON THIS PLAN. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL STORM STRUCTURES WITHIN THE LIMITS OF DISTURBANCE PRIOR TO COMMENCING WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

SEQUENCE OF MAJOR ACTIVITIES:

NOTE: A STABILIZED CONSTRUCTION ENTRANCE IS NOT REQUIRED, AS THE EXISTING PARKING LOT WILL SERVE THIS FUNCTION.

1. INSTALL EROSION CONTROL MEASURES.
2. ESTABLISH STOCKPILE AND CONCRETE WASHOUT LOCATIONS AS SHOWN ON THIS PLAN.
3. COMMENCE SITE EXCAVATION.
4. COMMENCE CONSTRUCTION.
5. ESTABLISHMENT (FINAL GRADING, SEEDING, PLANTING, AND STABILIZATION).

RESTORATION NOTES:

1. ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL WITHIN SIX INCHES OF FINISHED SURFACE, THOROUGHLY COMPACTED AND FREE OF GRASS CLUMPS, TREE ROOTS, ASPHALT PIECES, OTHER EXTRANEOUS MATERIAL, AND STONES LARGER THAN 1 INCH.
3. ALL DISTURBED UNSURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED, AND MULCH, AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. DISTURBED ASPHALT, CONCRETE, OR PAVING STONE AREAS SHALL BE REPLACED IN KIND; SAW CUT FULL DEPTH ALONG STRAIGHT, TRUE LINES; PAVING STONES REPLACED IN WHOLE UNITS MATCHING EXISTING SIZE, SHAPE, AND COLOR; ASPHALT COMPACTED TO A SMOOTH FINISH FLUSH WITH ADJACENT SURFACES TO REMAIN.

INSPECTION AND MAINTENANCE PROCEDURES:

NOTE: THE CONTRACTOR SHALL ASSIGN AN INDIVIDUAL RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO:

1. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND FOLLOWING SNOWMELT/FREEZE-THAW EVENTS.
2. MAINTAIN ALL MEASURES IN GOOD WORKING ORDER AS DEEMED NECESSARY BY THE TOWN AND ENGINEER; COMPLETE REPAIRS WITHIN 24 HOURS OF BEING REPORTED.
3. CHECK AND REPAIR SILT SOCK AND EROSION CONTROL DEVICES AS NECESSARY.
4. INSPECT TEMPORARY AND PERMANENT SEEDING/PLANTING FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH; REPAIR AS NECESSARY.
5. MONITOR NEIGHBORING ROADWAYS AND SWEEP TRACKED MUD, DIRT, OR ROCK AS NECESSARY.
6. VERIFY THAT INLET PROTECTION IS IN PLACE AT ALL STORM STRUCTURES ENCOUNTERED IN THE FIELD, INCLUDING ANY NOT SHOWN ON THIS PLAN, AND REPORT ANY UNPROTECTED OR PREVIOUSLY UNIDENTIFIED STRUCTURES TO THE ENGINEER IMMEDIATELY.

PLAN NOTES:

1. SHOULD CONSTRUCTION TAKE PLACE PRIOR TO ISSUANCE OF 100% IFC DRAWINGS, WAVES ASSUMES NO RESPONSIBILITY, LIABILITY, QUANTITY OR RELATED.
2. SURVEY PROVIDED BY LABELLA. WAVES ASSUMES NO RESPONSIBILITY FOR ACCURACY AND CONTENT.
3. UPDATED PLAN TO BE MAINTAINED BY FIELD CONSTRUCTION TEAM, AND SHARED WITH WAVES AE ON A WEEKLY BASIS.

LEGEND:

- 100 — EXISTING MAJOR CONTOURS
- 100 — EXISTING MINOR CONTOURS
- PROPERTY SETBACK MIN.
- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SSK — SILT SOCK
- INLET PROTECTION
- DEMOLITION LINE
- DEMOLITION
- DEMOLITION OF EXISTING TREES

N

20 0 20 40
SCALE IN FEET

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

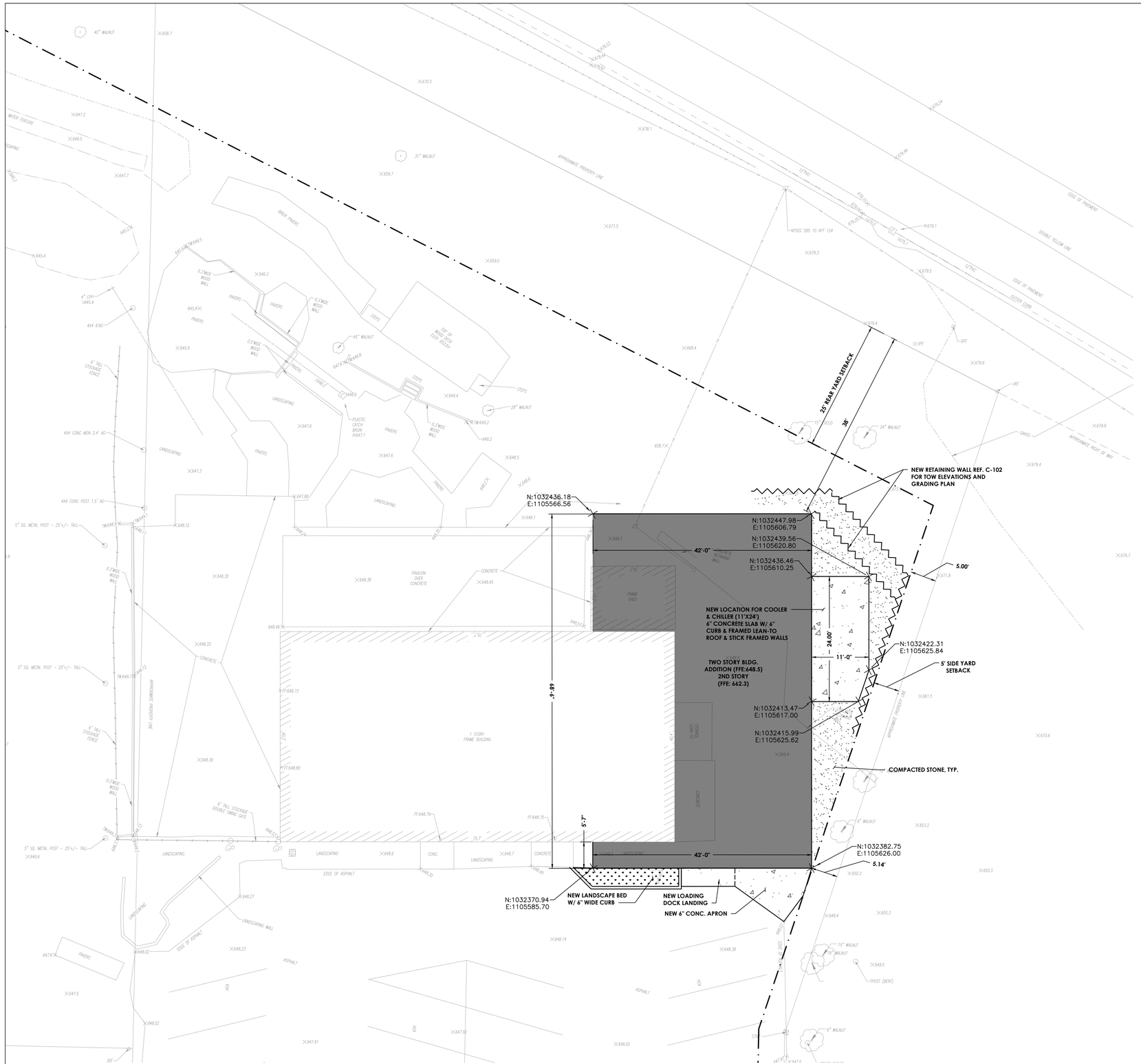
Issued	Scale for 22x34 Sheets
07/28/2026	1" = 20'

Project Status
PERMIT - SITE PLAN

Drawing Title
DEMO AND ESC PLAN

Drawn By	Checked By
ANW	JLH

Drawing Number
C-002



SITE PLAN NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF WEST SENECA AND ALL APPLICABLE NYS CODES AND REGULATIONS.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, AND UTILITY LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. 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.
4. PROPOSED ADDITION AND SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DIMENSIONS, SETBACKS, AND LOCATIONS SHOWN ON THIS PLAN.
5. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, LANDSCAPING, STRUCTURES, AND SITE FEATURES NOT DESIGNATED FOR REMOVAL OR RELOCATION.
6. RETAINING WALL DESIGN, TOP OF WALL ELEVATIONS, AND GRADING SHALL BE PER THE GRADING PLAN (SHEET C-102).
7. ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING SITE WORK.

LEGEND:

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

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 1" = 10
Project Status PERMIT - SITE PLAN	
Drawing Title SITE PLAN	
Drawn By ANW	Checked By JLH
Drawing Number C-101	

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.

25' REAR YARD SETBACK

38'

TOW: 662.00

TOW: 669.00

661

662

FINISHED GRADE BETWEEN RETAINING WALLS ELEV. 662

TOW: 662.00

FFE: 648.5

FFE: 648.5

TOW: 669.00

5.00'

TOW: 662.00

TOW: 666.00

MATCH TO EXISTING

TOW: 663.00

CONC. PAD ELEV. = 648.5

5' SIDE YARD SETBACK

TOW: 655.00

655

650

5.14'

MATCH EXISTING

FFE: 648.5

FFE: 648.5

PROPOSED LANDSCAPE BED

6" WIDE CURB, MATCH EXISTING PAVEMENT

SLOPE TO GRADE

NEW 6" CONC. APRON

MATCH EXISTING

LEGEND:

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED RETAINING WALL
- CONCRETE PAD
- PROPOSED ADDITION
- LANDSCAPE BED
- COMPACTED STONE

N

10 0 10 20

SCALE IN FEET

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

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1	07/27/26	PERMIT DRAWING

PROFESSIONAL STAMPS

NOT FOR CONSTRUCTION

SHEET INFORMATION

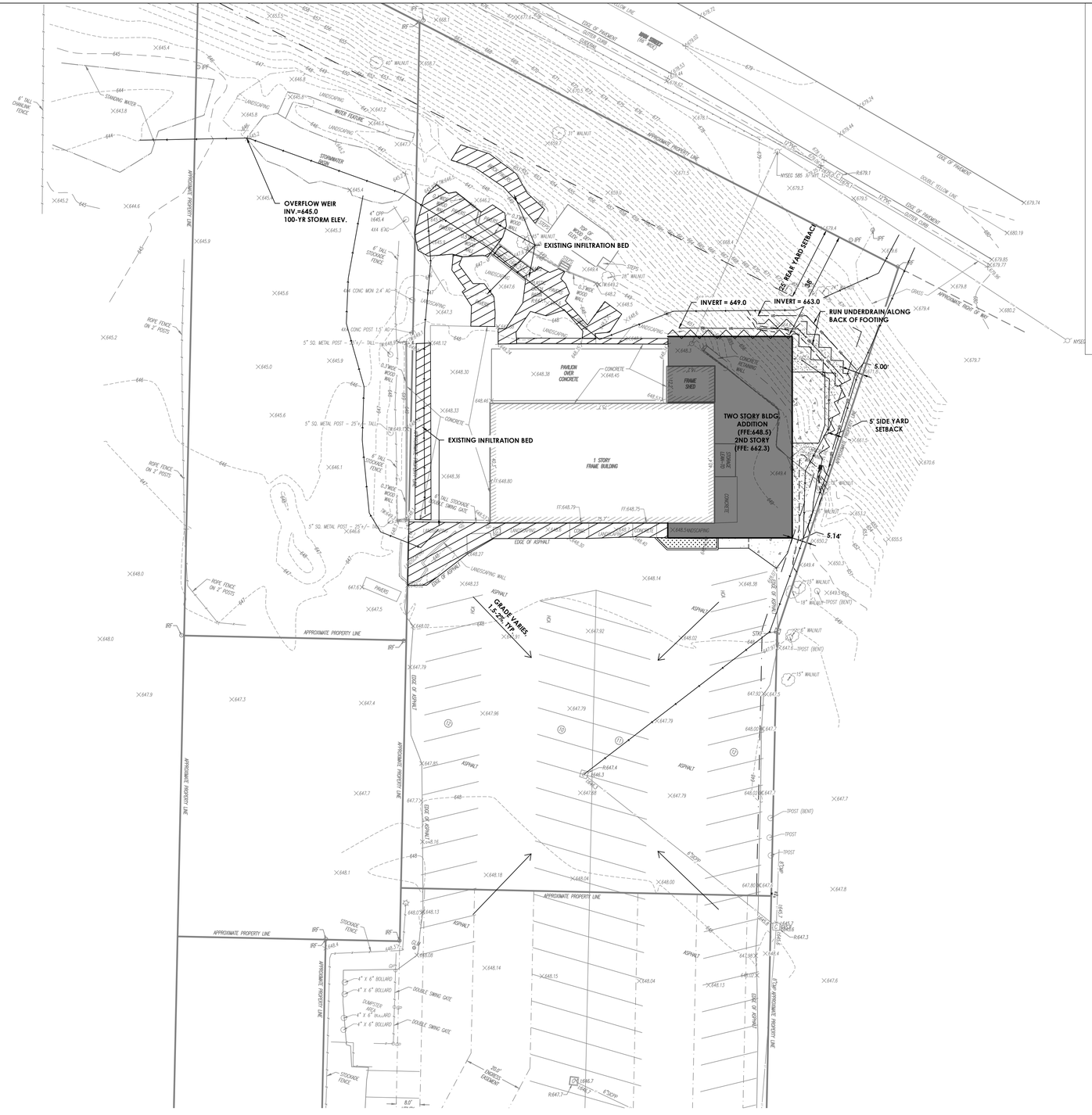
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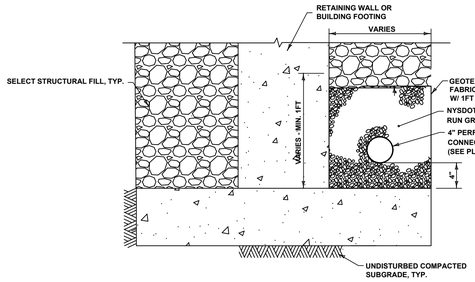
Project Status
PERMIT - SITE PLAN

Drawing Title
GRADING PLAN

Drawn By	Checked By
ANW	JLH

Drawing Number
C-102





NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

UNDERDRAIN DETAIL

DRAINAGE PLAN NOTES:

1. NO NYSDEC OR FEDERAL WETLANDS OR 100-YEAR FLOODPLAIN BOUNDARIES ARE LOCATED ON OR WITHIN THE VICINITY OF THIS SITE.
2. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH ANY PAVEMENT AREA. LIMITS OF SELECT BACKFILL ARE SHOWN HEREON.
3. A MINIMUM OF 6 INCHES OF COVER IS REQUIRED FOR ALL STORM SEWER PIPES LOCATED IN GRASS AREAS. A MINIMUM OF 12 INCHES OF COVER IS REQUIRED FOR ALL STORM SEWER PIPES LOCATED IN PAVEMENT AREAS. STORM SEWER PIPE LOCATED WITHIN THE SUB-BASE OF THE PAVEMENT IS NOT PERMITTED.
4. NO STORMWATER SHALL DRAIN ONTO ADJOINING PROPERTIES.
5. STORMWATER SYSTEMS HAVE BEEN DESIGNED FOR THE 25-YEAR STORM EVENT.
6. PROVIDE STONE RIP RAP AT ALL PIPE OUTLETS FROM THE DETENTION POND/INFILTRATION PRACTICES.
7. PROVIDE EMERGENCY OVERFLOW FOR THE DETENTION POND/INFILTRATION PRACTICES AT THE 100-YEAR STORM ELEVATION.
8. INVERT ELEVATIONS ARE SHOWN FOR ALL CULVERTS UNDER DRIVEWAYS. ALL CULVERTS UNDER DRIVEWAYS SHALL HAVE GALVANIZED END SECTIONS.

LEGEND:

- PROPOSED FLOW PATH
- PROPOSED UNDERDRAIN
- PROPOSED ADDITION
- INFILTRATION BED

20 0 20 40
SCALE IN FEET

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

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PROFESSIONAL STAMPS

SHEET INFORMATION

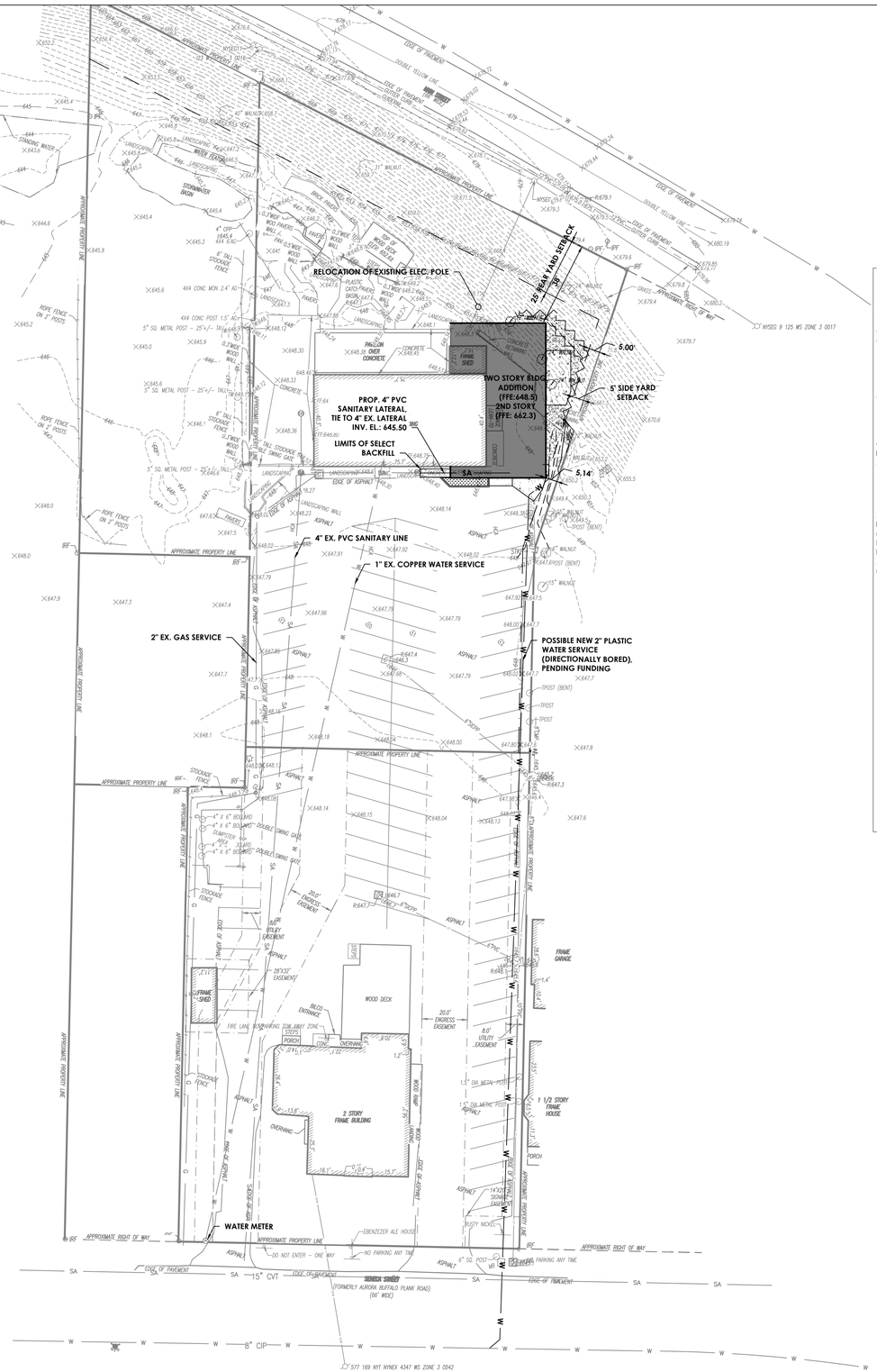
Issued	Scale for 22x34 Sheets
07/28/2026	1" = 20'

Project Status
PERMIT - SITE PLAN

Drawing Title
DRAINAGE PLAN

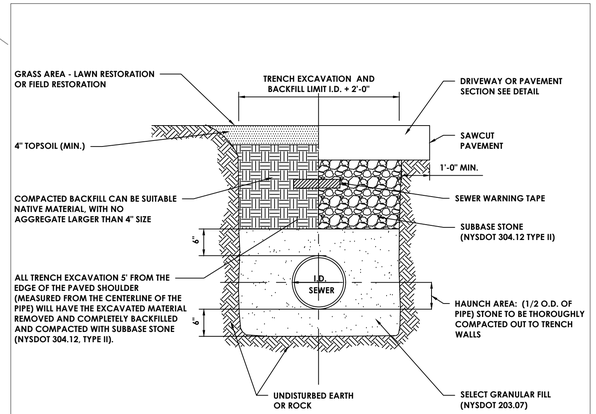
Drawn By	Checked By
ERS	JLH

Drawing Number
C-103



UTILITY PLAN NOTES:

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



NOTES:

1. 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
2. PAVEMENT BACKFILL AND RESTORATION REQUIREMENTS SHALL APPLY TO WORK PERFORMED UNDER PROPOSED ROADWAYS.
3. BACKFILL OF SUITABLE MATERIAL SHALL BE COMPACTED IN 6" LIFTS.
4. ALL DISTURBED AREAS SHALL BE MULCHED OR HAVE TURF ESTABLISHMENT WITHIN 10 DAYS IF IN A GRASS AREA.

SANITARY GRAVITY SEWER AND LATERAL TRENCH DETAIL

LEGEND:

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

N

30 0 30 60
SCALE IN FEET

WAVES ARCHITECTURE & ENGINEERING
255 ROUNDS AVE, BUFFALO NY 14225

PROJECT INFORMATION

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PROJECT ISSUE & REVISION SCHEDULE

#	Date	Description
1	07/27/26	PERMIT DRAWING

PROFESSIONAL STAMPS

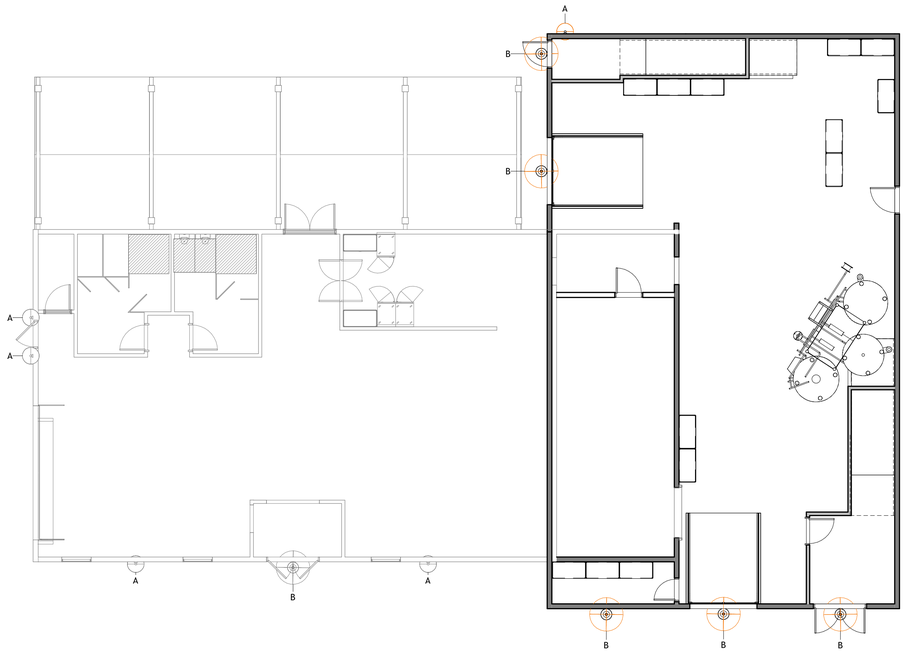
NOT FOR CONSTRUCTION

SHEET INFORMATION

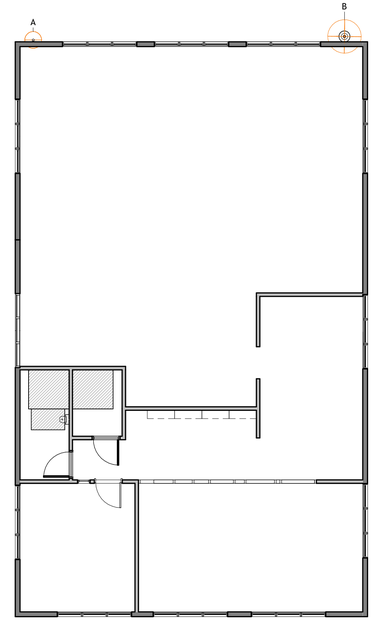
Issued 07/28/2026	Scale for 22x34 Sheets 1" = 30'
Project Status PERMIT - SITE PLAN	
Drawing Title UTILITY PLAN	
Drawn By ERS	Checked By JLH
Drawing Number C-104	

Fixture Schedule								
Type Mark	Manufacturer	Model	Description	Count	Lumens	Wattage	Voltage	Fixture Color
A	RAB Lighting	CD43-4WW	LED Cylinder Lighting	6	1600 lm	16 W	120 V	Black
B	Barn Light Electric	BLE-W-WHLJ16-10 0-NA-NA-LED16-3 000K-DL-NA	Union LED Wall Sconce	7	2000 lm	27 W	120 V	Black

Grand total: 13

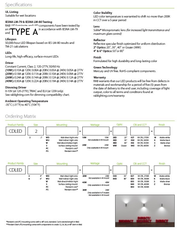


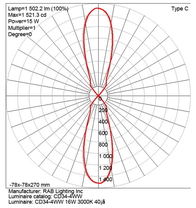
1 L1 Exterior Lighting Plan
1/8" = 1'-0"



2 Second Floor Architectural Ceiling Plan
1/8" = 1'-0"

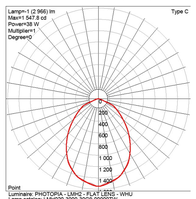












WAVES

ARCHITECTURE & ENGINEERING

255 ROUNDS AVE. BUFFALO NY 14225

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

PROFESSIONAL STAMPS

Not For Construction

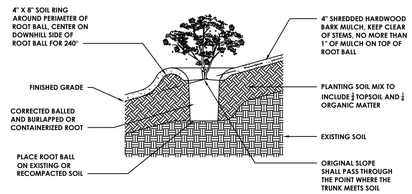
SHEET INFORMATION

Issued: 03/31/22
Scale: 1/8" = 1'-0"
Project Status: CONCEPT DESIGN
Drawn By: AV
Checked By: BK
Drawing Title: Photometric Plan
Drawing Number: C105



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:

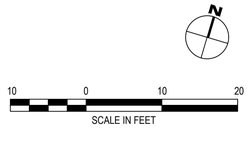
1. DO NOT HEAVILY PRUNE SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
3. 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:

1. CONTACT UDIG NY (811 OR (800) 962-7962) TO LOCATE EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR SHALL SUPPLY ALL MATERIALS FOR THE COMPLETION OF ALL WORK ITEMS ASSOCIATED WITH THIS INSTALLATION PER PLANS AND SPECIFICATIONS.
3. 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.
4. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT THE FIELD ADJUSTMENTS OF PLANT LOCATIONS THAT ARE IN CONFLICT WITH UNDERGROUND OBSTRUCTIONS OR UTILITIES.
5. PLANT SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT.
6. PROVIDE QUANTITY SIZE, GENUS, SPECIES AND VARIETY OF PLANTS INDICATED COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, LATEST EDITION.
7. 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.
8. 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.
9. 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.
10. AMEND SOIL FOR BACKFILL WITH PLANTING SOIL FOR OPTIMUM PLANT GROWTH. REMOVE ALL ROCKS AND DEBRIS THAT ARE NOT CONDUCIVE TO PLANT GROWTH BEFORE BACKFILLING PLANTING HOLE.
11. SUPPLY AND APPLY FERTILIZER TABLETS (20-10-5) TO ALL SHRUBS AND TREES PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS.
12. 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.
13. 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.
14. 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.
15. PLAN NOTES ARE NOT INTENDED TO BE A SUBSTITUTE FOR SITE SPECIFICATIONS OR FOR APPROVAL OF INSTALLATION PRACTICES OF THE CONTRACTOR.



LEGEND:

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED RETAINING WALL
- CONCRETE PAD
- PROPOSED ADDITION
- LANDSCAPE BED
- COMPACTED STONE
- ERNST EROSION CONTROL

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

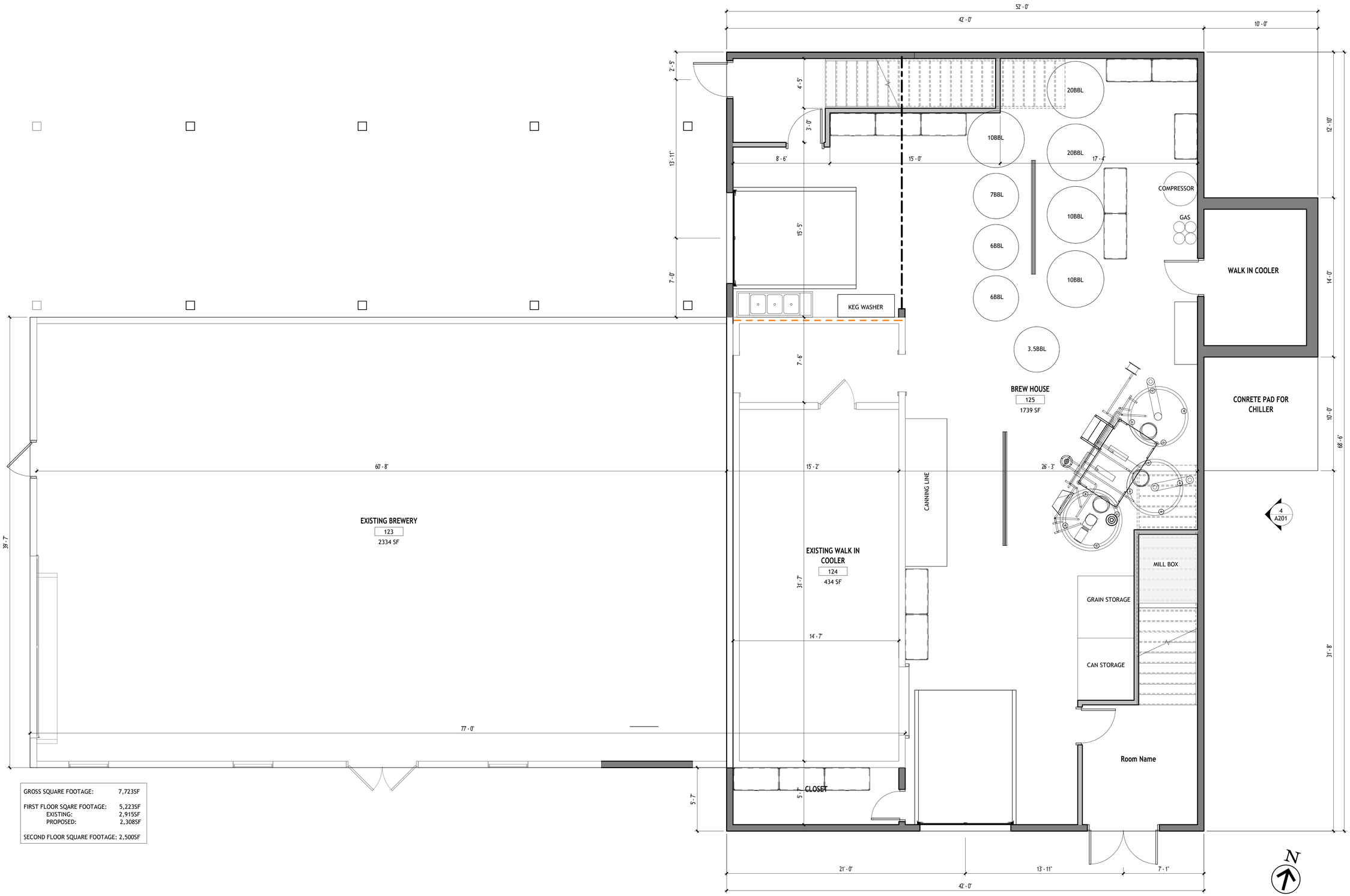
Issued	Scale
07/28/2026	for 22x34 Sheets 1" = 10'

Project Status
PERMIT - SITE PLAN

Drawing Title
LANDSCAPE PLAN

Drawn By	Checked By
ANW	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"

WAVES
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

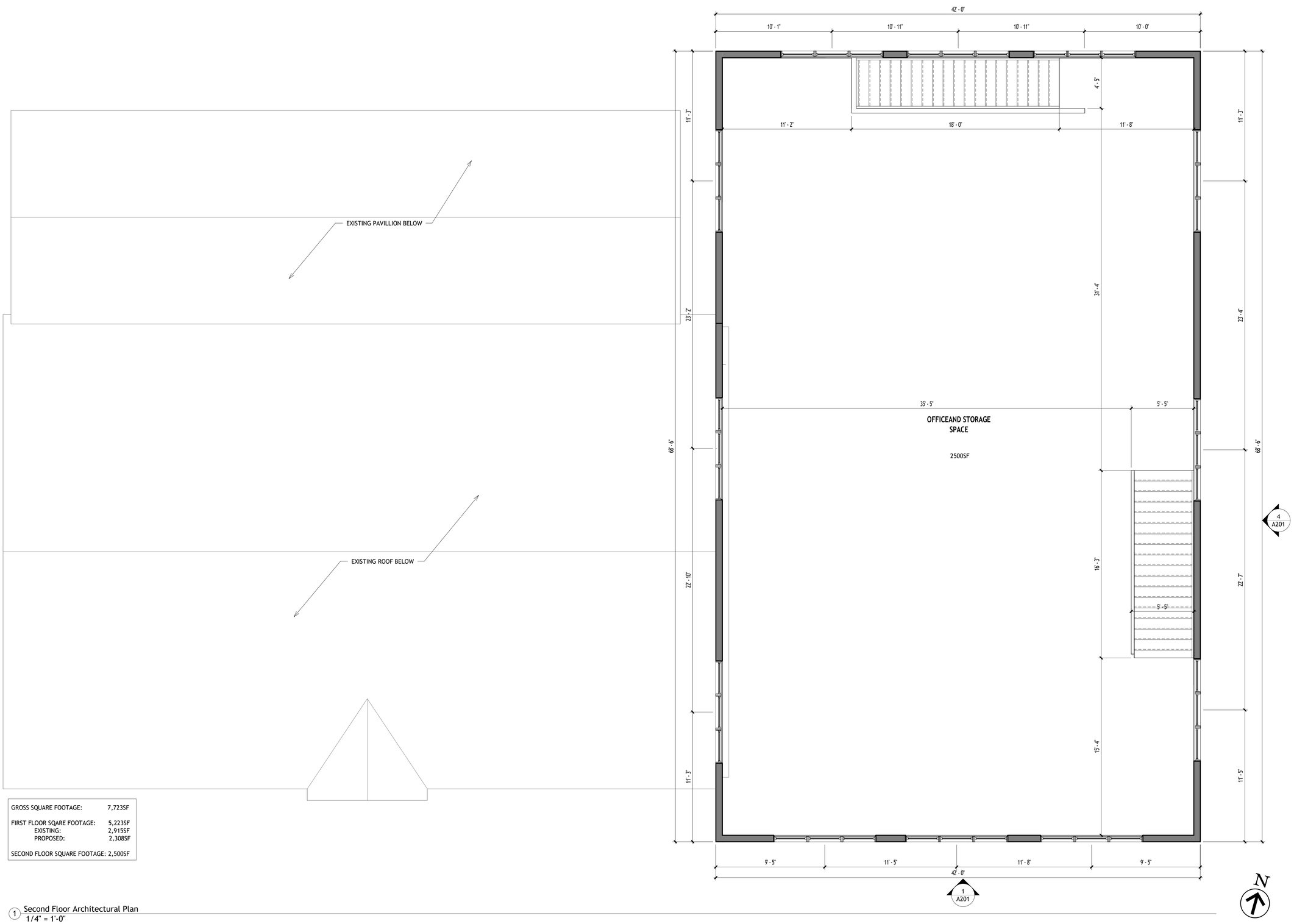
No.	Description	Date

PROFESSIONAL STAMPS

Not For Construction

SHEET INFORMATION

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



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

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

WAVES
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

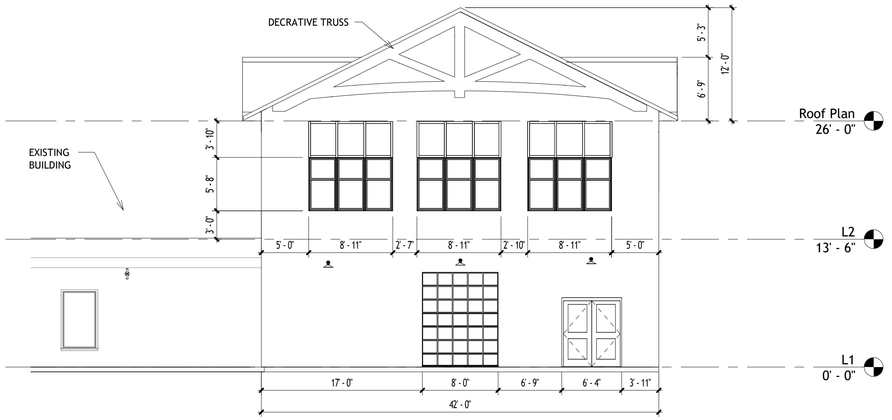
No.	Description	Date

PROFESSIONAL STAMPS

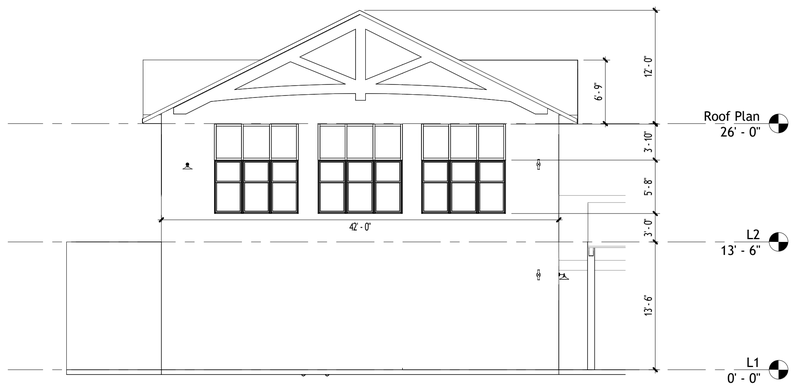
Not For Construction

SHEET INFORMATION

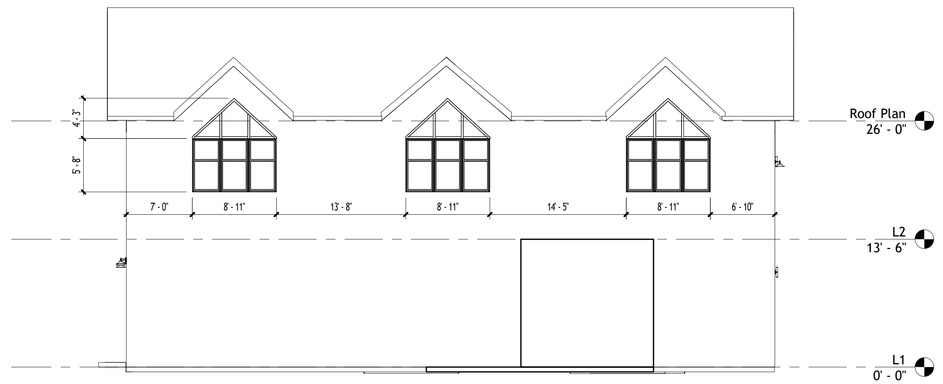
Issued: 07-28-2026
Scale: 1/4" = 1'-0"
Project Status: PERMIT SITE PLAN REVIEW
Drawn By: CLP
Checked By: JLH
Drawing Title: Architectural Second Floor Plan
Drawing Number: A102



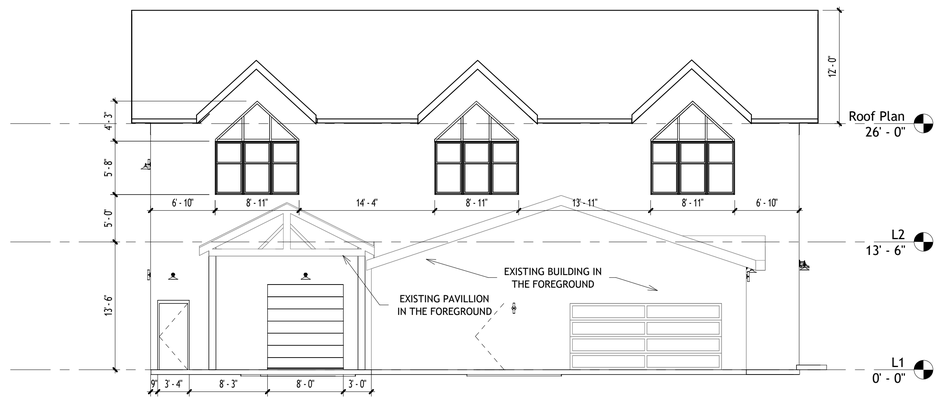
1 South Architectural Building Elevation
1/8" = 1'-0"



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



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



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

WAVES
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
1	SITE PLAN PERMIT	7-28-2026

PROFESSIONAL STAMPS

Not For Construction

SHEET INFORMATION

Issued: 07-28-2026
Scale: 1/8" = 1'-0"
Project Status: PERMIT SITE PLAN REVIEW
Drawn By: CLP
Checked By: JLH
Drawing Title: Architectural Building Elevations
Drawing Number: A201

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 & ENGINGEERING 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 sight 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. Theses 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-nches of cover are required for all storm sewer pipes in grass area. A minimum of 12-inches of cover are required for all storm sewer pipes in pavement. Storm sewer pipe located within the sub-base of the pavement is not allowed.
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 calculation s for the facility (if applicable). Provide the following information related to the proposed sanitary sewer system for the facility in the design report. This would include the following:

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

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:	Telephone: 585-305-5199
HAVENS HOLDING GROUP	E-Mail: JHAVENS@WAVESAE.COM

Address:
255 ROUNDS AVE

City/PO:	State:	Zip Code:
BUFFALO	NY	14225

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

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

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
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:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: REF. ATTACHED (HAZARDOUS WASTE REMEDIATION NOT ON SITE)	☐	☑
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):		

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

Applicant/sponsor/name: Jason Havens, P.E. Date: 07-28-26

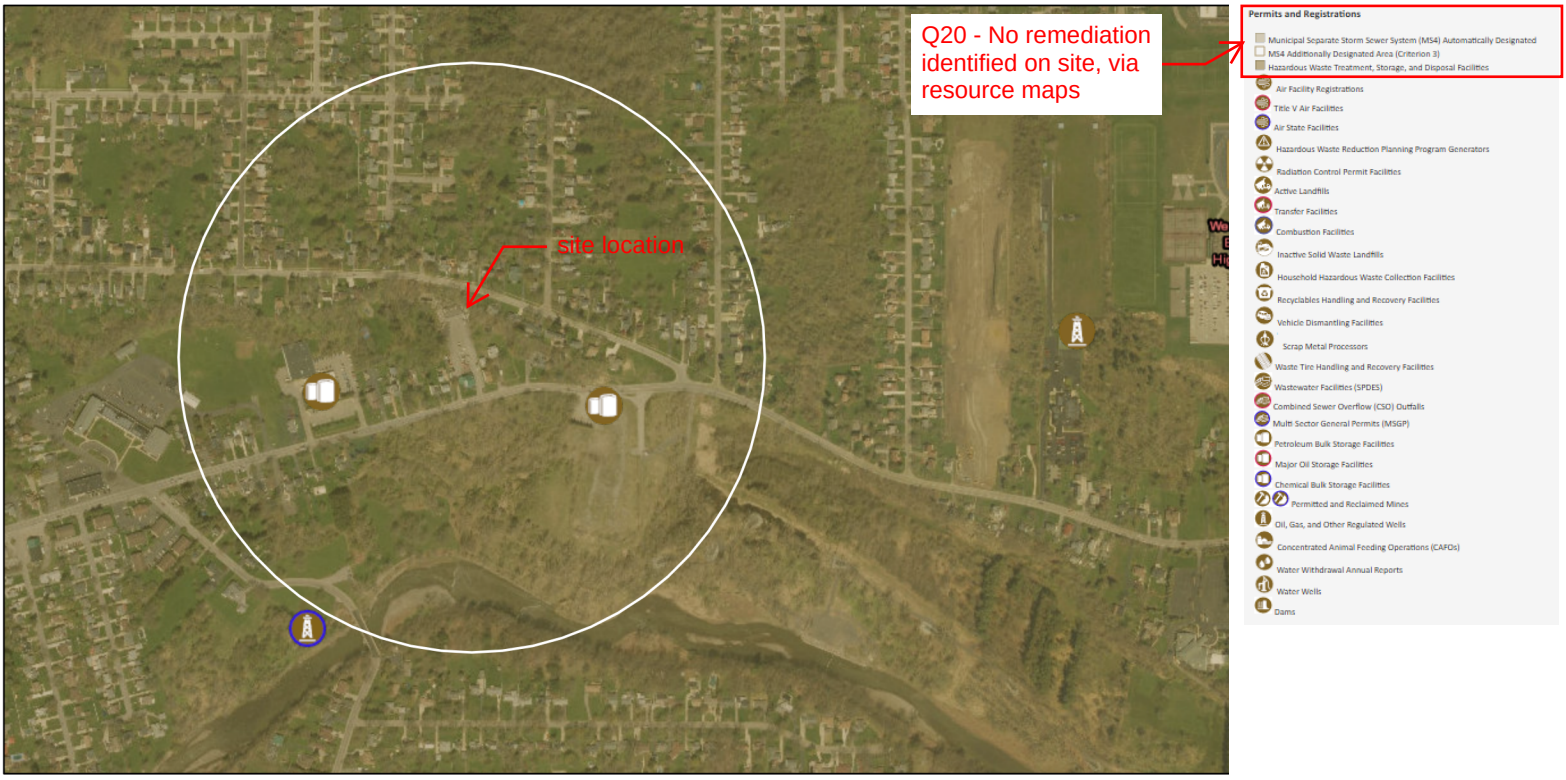
Signature: Title: Applicant / Owner / Engineer

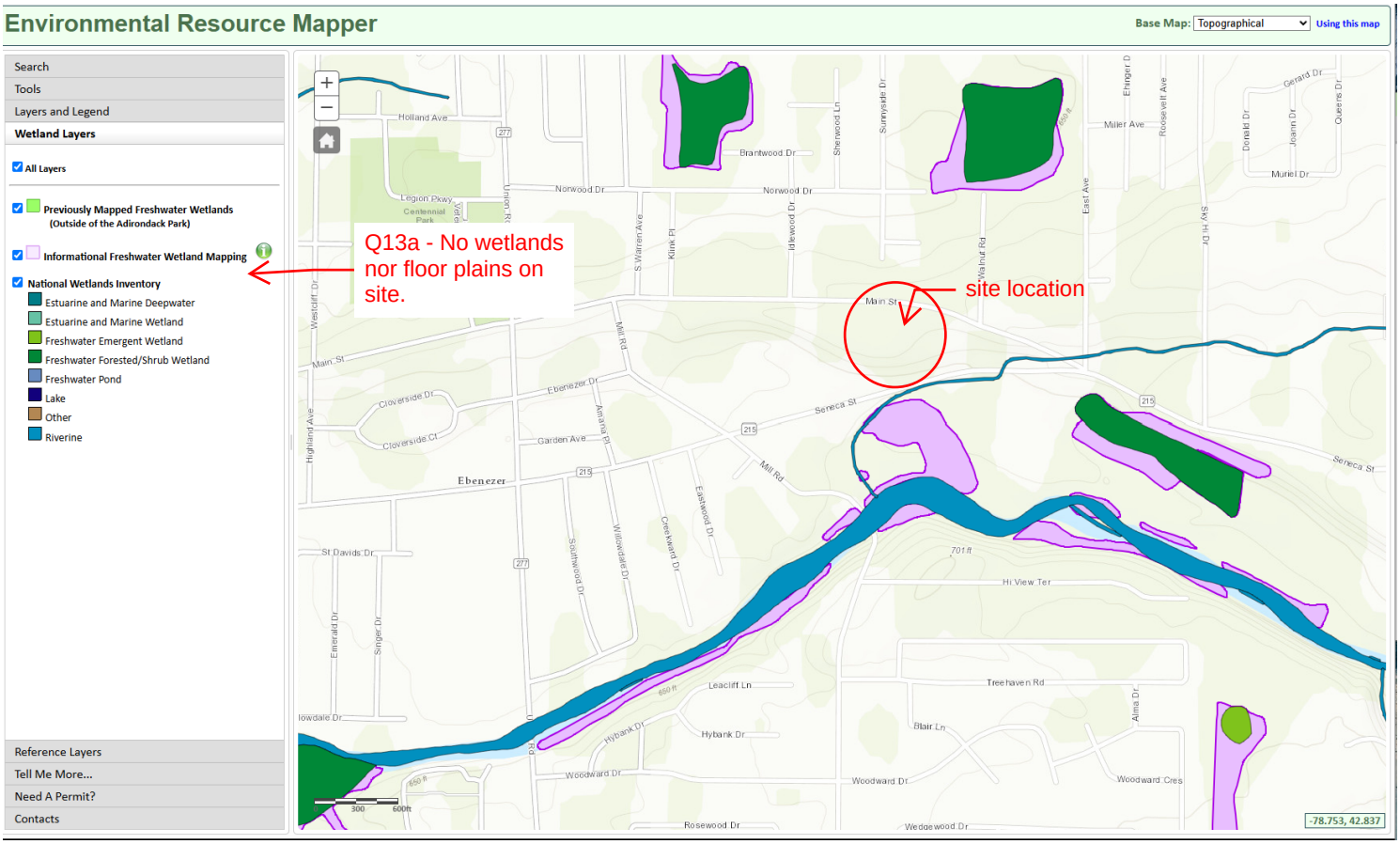
EAF Mapper Summary Report

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****


Q20 - No remediation identified on site, via resource maps
site location
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
Search
Tools
Layers and Legend
Wetland Layers
All Layers
Previously Mapped Freshwater Wetlands (Outside of the Adirondack Park)
Informational Freshwater Wetland Mapping
National Wetlands Inventory
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Other
Riverine
Reference Layers
Tell Me More...
Need A Permit?
Contacts
Q13a - No wetlands nor floor plains on site.
site location
Holland Ave
Brantwood Dr
Norwood Dr
Legion Pkwy
Centennial Park
Union Rd
Sherwood Ln
Sunnyside Dr
Ehinger D
Miller Ave
Roosevelt Ave
Gerard Dr
Donald Dr
Joann Dr
Queens Dr
Muriel Dr
East Ave
Sky Hi Dr
S Warren Ave
Klink Pl
Hillcrest Dr
Walnut Rd
Westcliff Dr
Main St
Mill Rd
Ebenezer Dr
Cloverside Dr
Cloverside Ct
Highland Ave
Amanda Pl
Garden Ave
Seneca St
Ebenezer
St Davids Dr
Southwood Dr
Willowdale Dr
Creekward Dr
Eastwood Dr
Emerald Dr
Singer Dr
701 ft
Hi View Ter
Leacliff Ln
650 ft
Treehaven Rd
Alma Dr
Blair Ln
Hybank Dr
Woodward Dr
Woodward Cres
Rosewood Dr
Wedgewood Dr
300
600ft
-78.753, 42.837

N

MAIN STREET
(66' WIDE)
(FORMERLY RIDGE ROAD)

181.53'

98°40'16"

129.65'

1.74'

FOUND IRON

89.19'

SET IRON

90°00'

SOUTHWEST CORNER OF LANDS CONVEYED TO FLUMAN L.9610 P.565

218.00'

58.27'

STORAGE TRAILER

FRAME BUILDING

0.81±ACRES

BLACKTOP PARKING

PATIO

25.00'

18.00'

20.00'

20' WIDE INGRESS EASEMENT

125.00'

DECK

FRAME BUILDING

R.O.W.

1613.10' TO THE EASTERLY LINE OF MILL STREET

SENECA STREET
(66' WIDE)
(FORMERLY AURORA-BUFFALO PLANK ROAD)

20' WIDE EGRESS EASEMENT

64°07'43"

FOUND IRON

26.71'

PATIO

FENCE END 1.7'E

90°00'

FOUND IRON

CONC. POST 0.1'W

CONC. POST 0.5'W

CONC. POST 0.9'W

292.25'

FENCE POST 0.3'E

SET IRON

FENCE POST 0.5'E

IRREGULAR REMAINS OF BARRIER/FENCE

LIGHT POLE 2.0'E

SET IRON

25.00'

20.00'

15.00'

200.00'

19.8'

PARALLEL WITH SENECA STREET

BRICK BARBEQUE AREA

SET IRON

FENCE 4.9'S 1.6'E

FOUND IRON

DRIVE 4.3'W

R.O.W.

NORTHEAST CORNER OF LANDS CONVEYED TO HAMSIK L.11351 P.8484

SOUTHERLY LINE OF LOT 60

NORTHERLY LINE OF LOT 104

Revised Address: 2/14/22

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

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

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

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

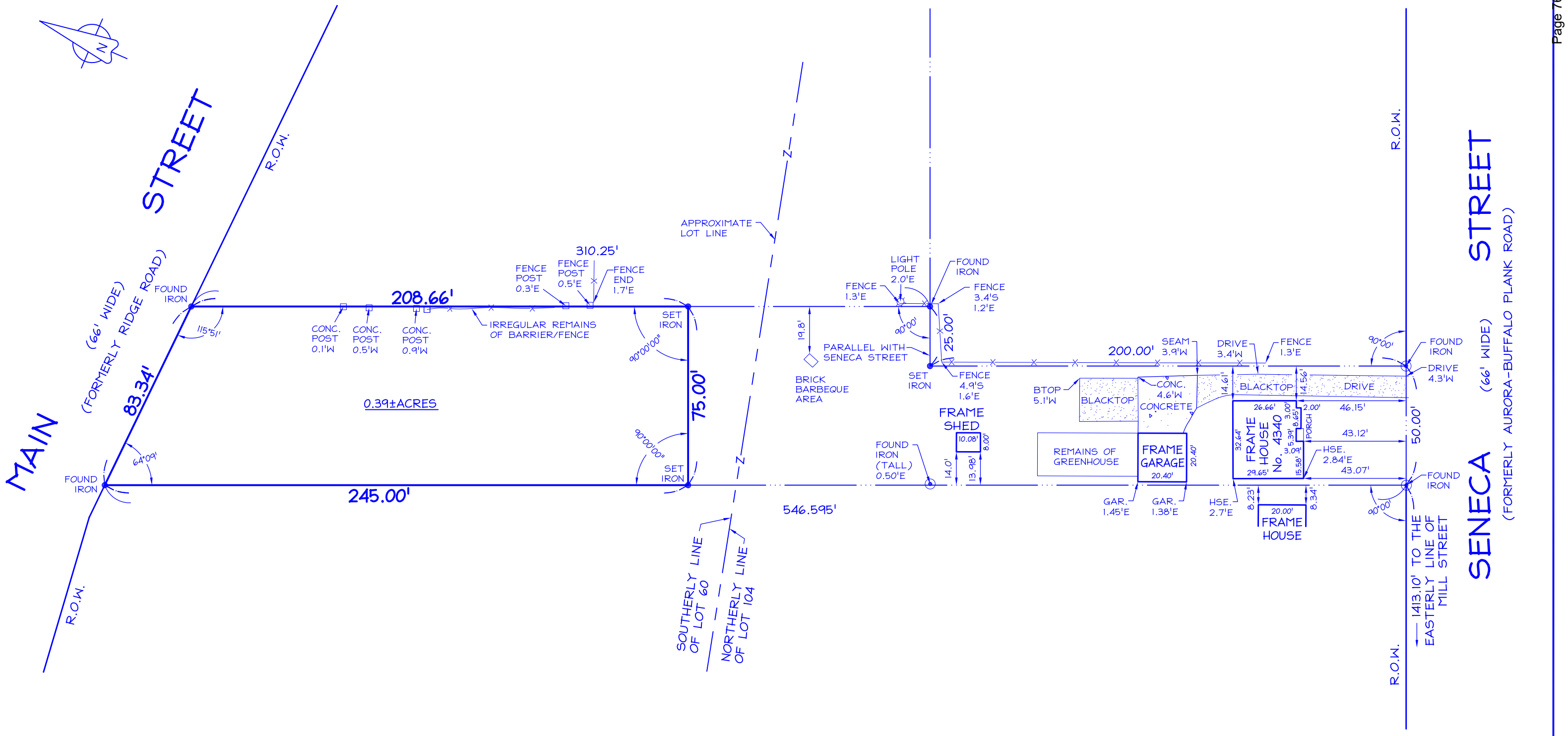
NUSSBAUMER & CLARKE, INC. ENGINEERS AND SURVEYORS EST. 1933

BOUNDARY SURVEY
4350 SENECA STREET
Part of Lots 60 & 104
Map Cover 101
Town of West Seneca
County of Erie, State of New York

Date of Survey: 06/30/2021

Scale : 1" = 40'

Project No. : 20J2-0104A-2



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

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

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

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

BOUNDARY SURVEY
VACANT LAND - MAIN STREET

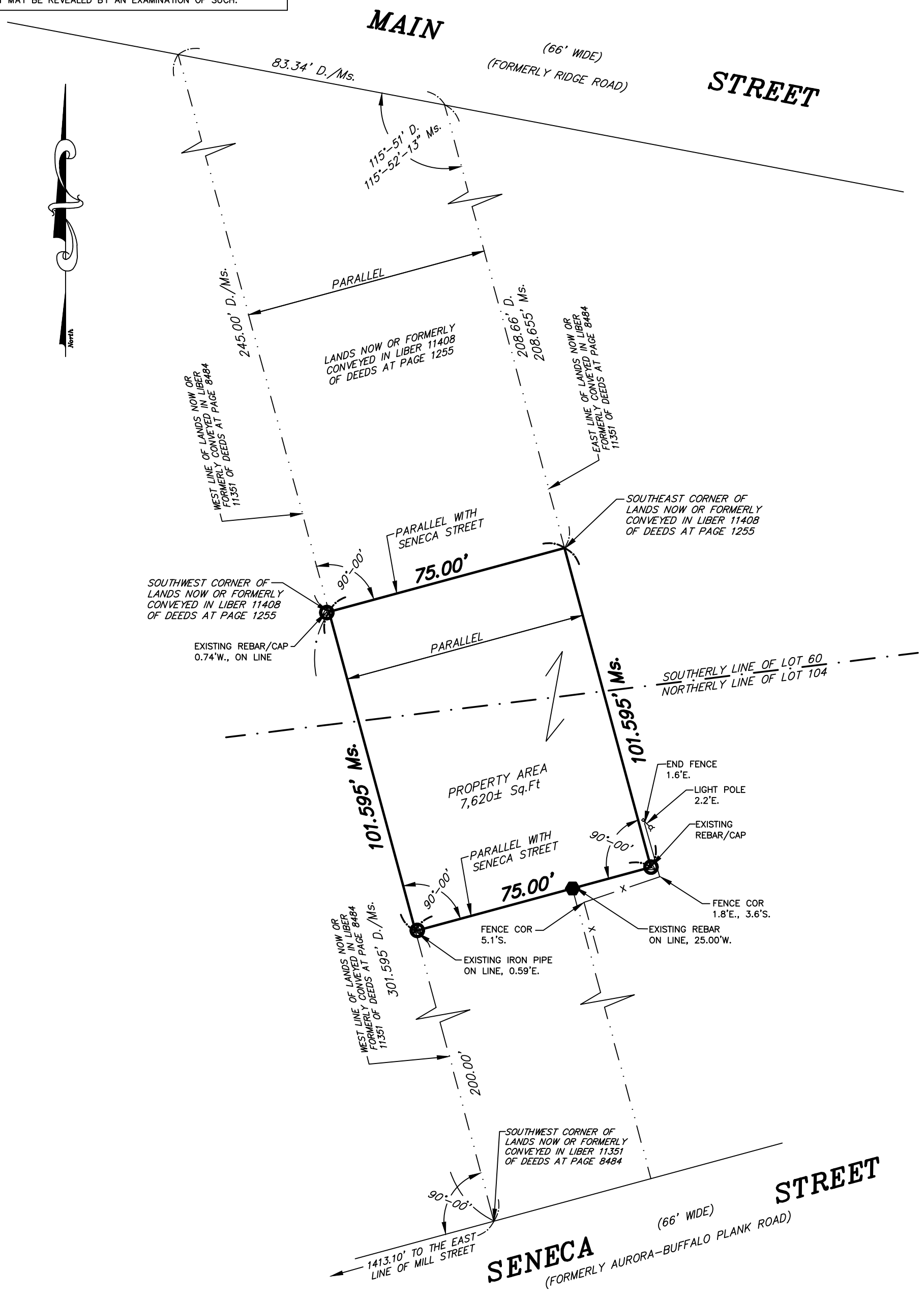
Part of Lot 60
Map Cover 101
Town of West Seneca
County of Erie, State of New York

Date of Survey: 06/30/2021

Scale : 1" = 40'

Project No. : 20J2-0104A

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

KHEOPS
ARCHITECTURE, ENGINEERING & SURVEY, DPC

392 Pearl Street, Suite 401
Buffalo, New York 14202
P. 716.849.8739
F. 716.856.0981
WWW.KHEOPSDPC.COM

DRAWN BY GEM SCALE 1"=30'

CHECKED BY DRH JOB NO. 25NY061.02

CAD FILE SENECA-66150 FIELD/OFFICE DATE 7-15-25

SBL No. PART OF 135.17-3-7.11

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

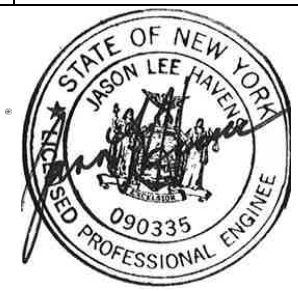
** full simultaneous demand (reference).* A 1½" service carries full simultaneous demand comfortably (4.5 ft/s); a 2" service adds reserve for future fixtures, irrigation, brewery growth, or a future fire service. If the service trench or building entry is disturbed under this project, an oversized sleeve/entry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

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

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 ft²; 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)	**≈ 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 ≈ 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: 07-26-26

EXP. 12-31-2026



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.

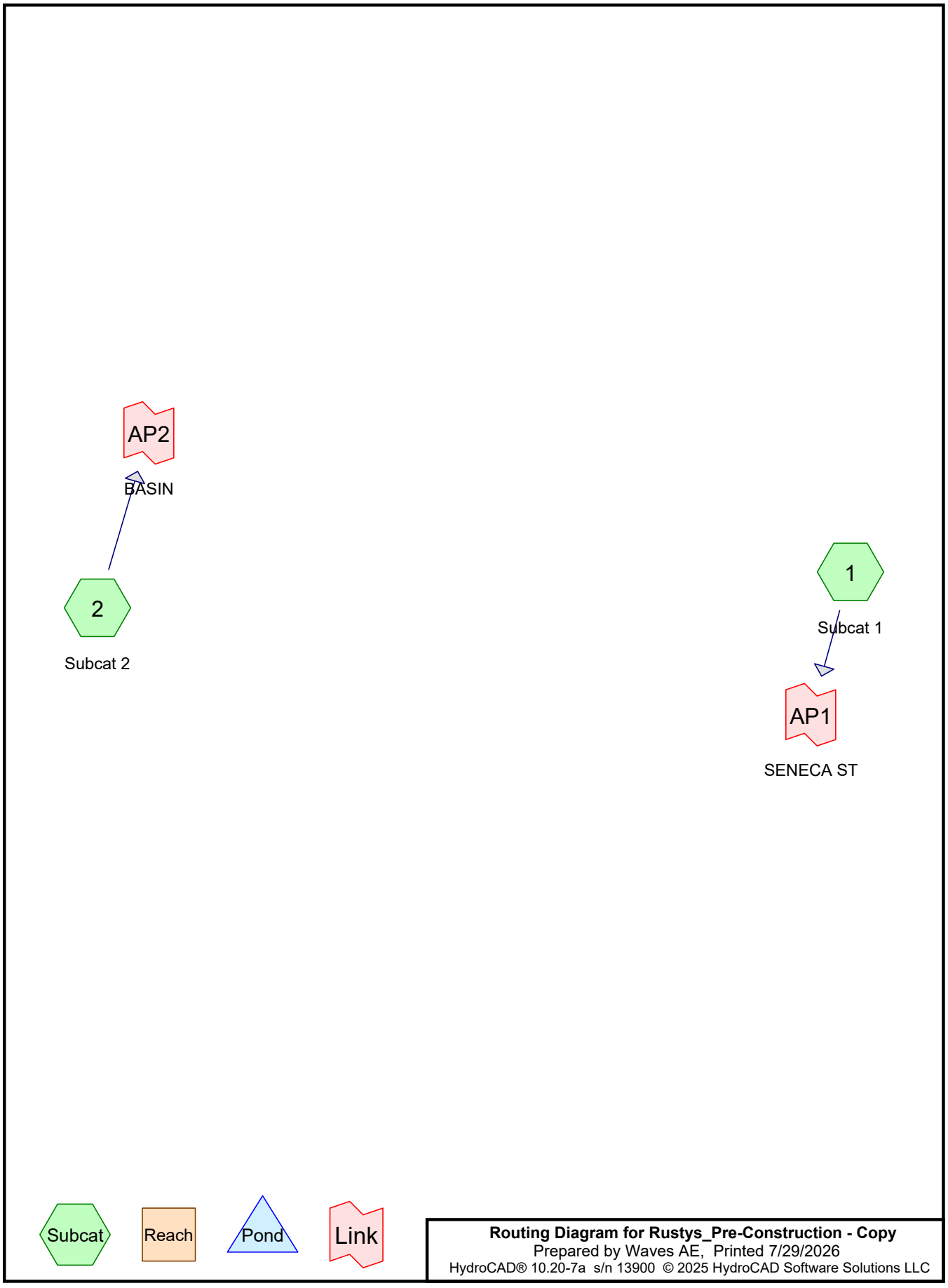
Recommendation

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




AP2
BASIN
2
Subcat 2
1
Subcat 1
AP1
SENECA ST
Subcat
Reach
Pond
Link
Routing Diagram for Rustys_Pre-Construction - Copy
Prepared by Waves AE, Printed 7/29/2026
HydroCAD® 10.20-7a s/n 13900 © 2025 HydroCAD Software Solutions LLC

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

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

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**

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**

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**	

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: SENECA ST 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

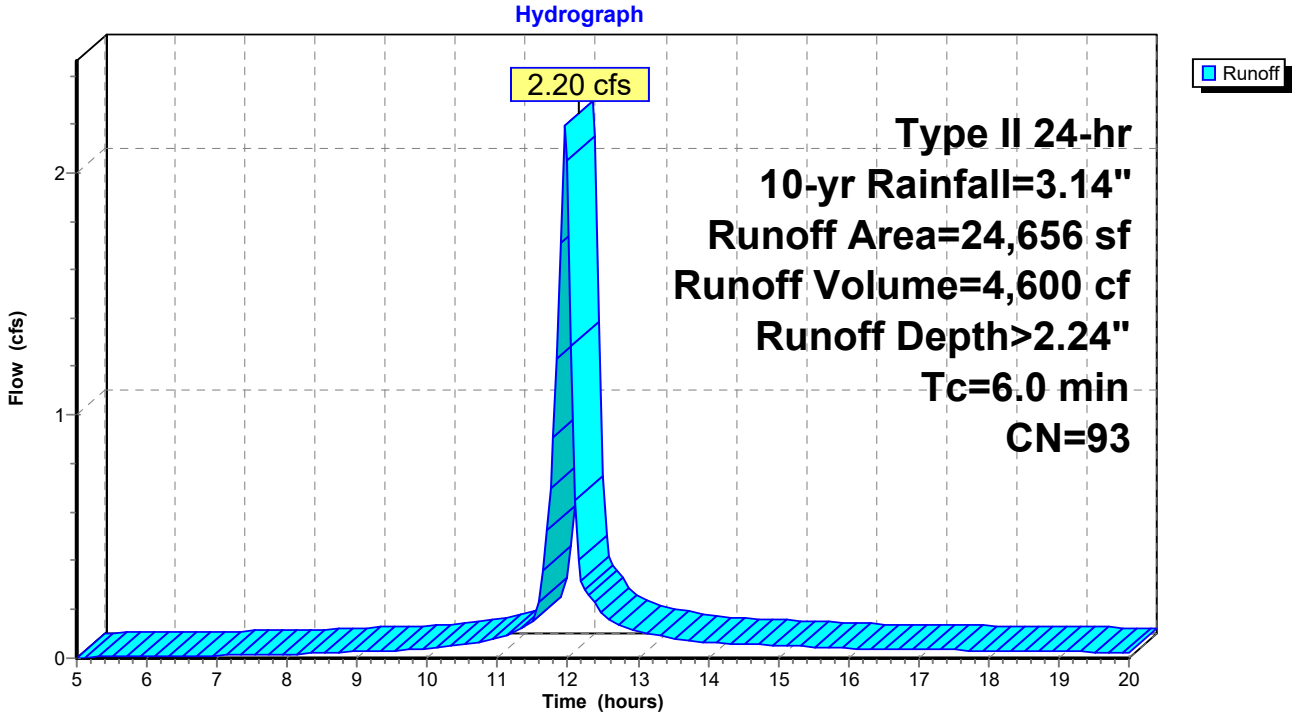
Runoff = 2.20 cfs @ 11.96 hrs, Volume= 4,600 cf, Depth> 2.24"
Routed to Link AP1 : SENECA ST

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

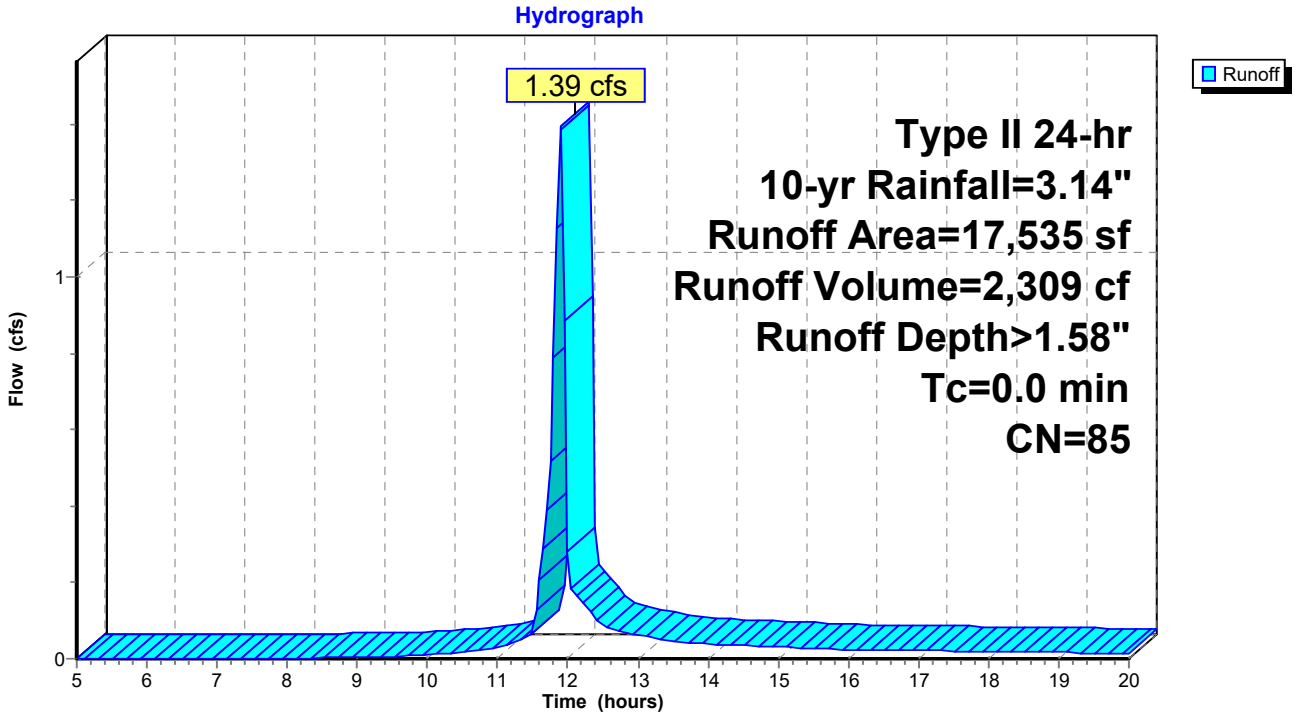
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

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

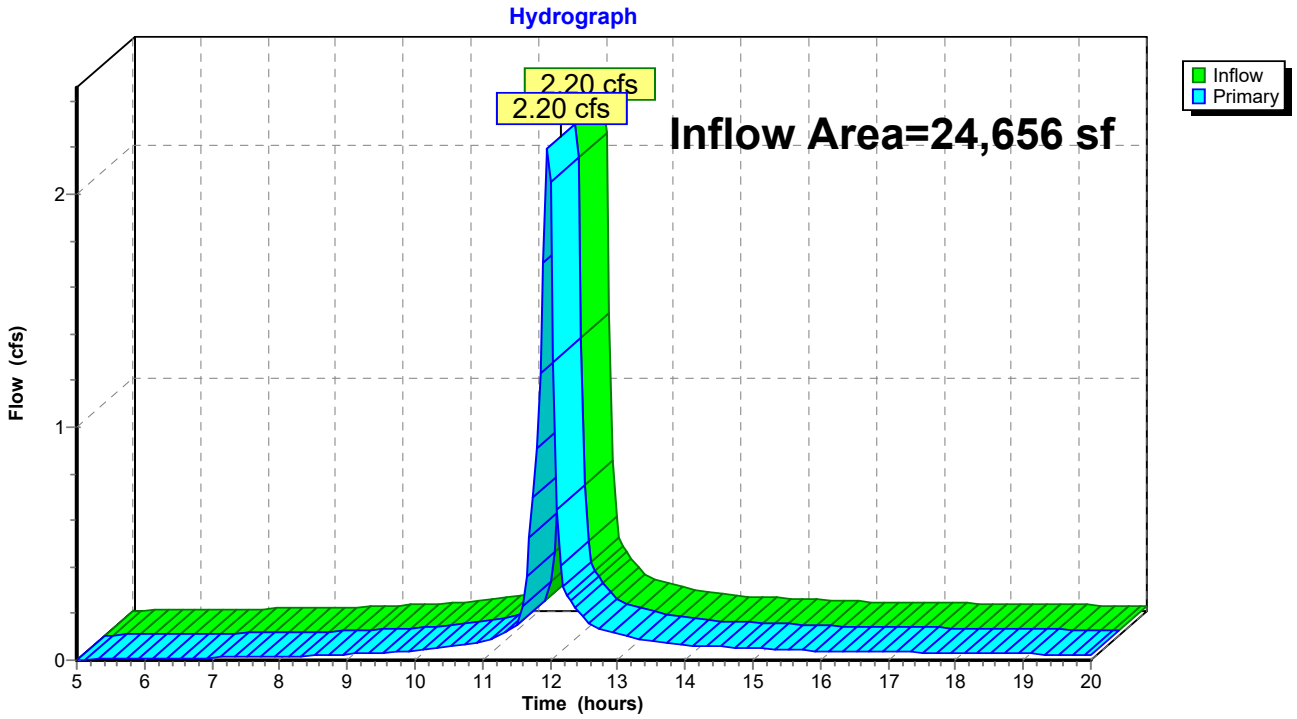


Summary for Link AP1: SENECA ST

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

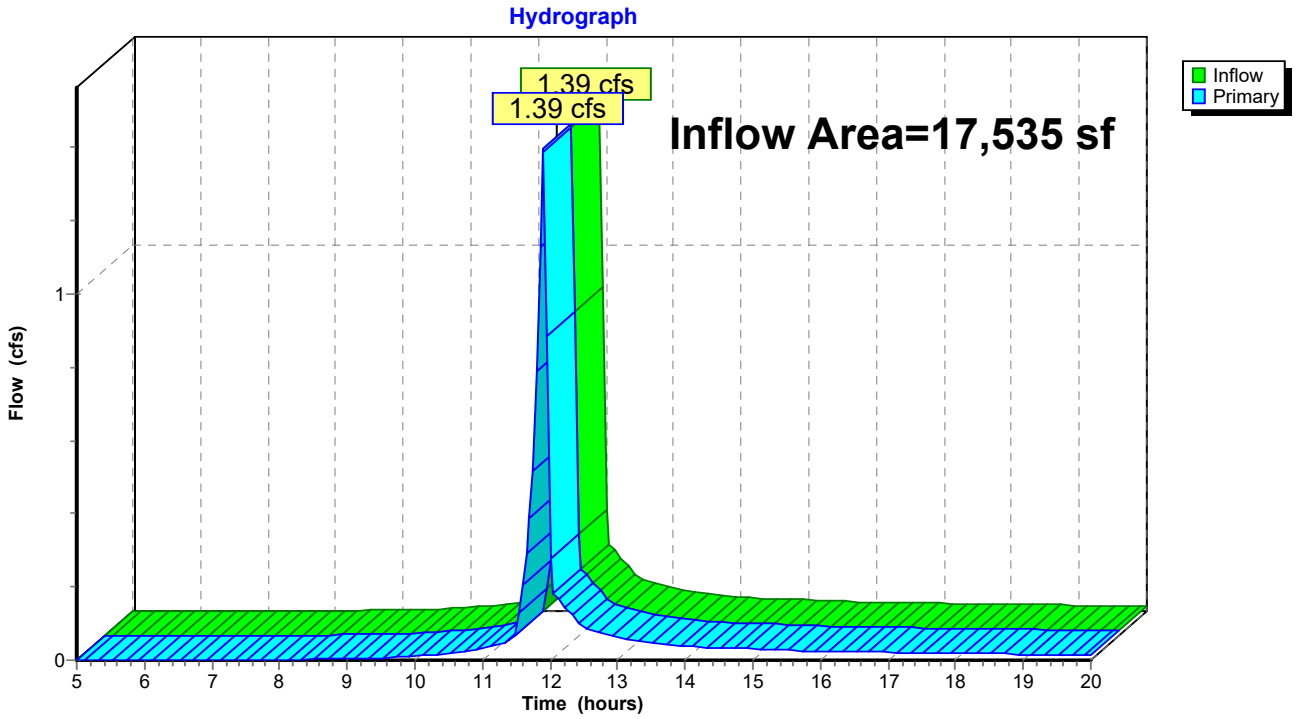


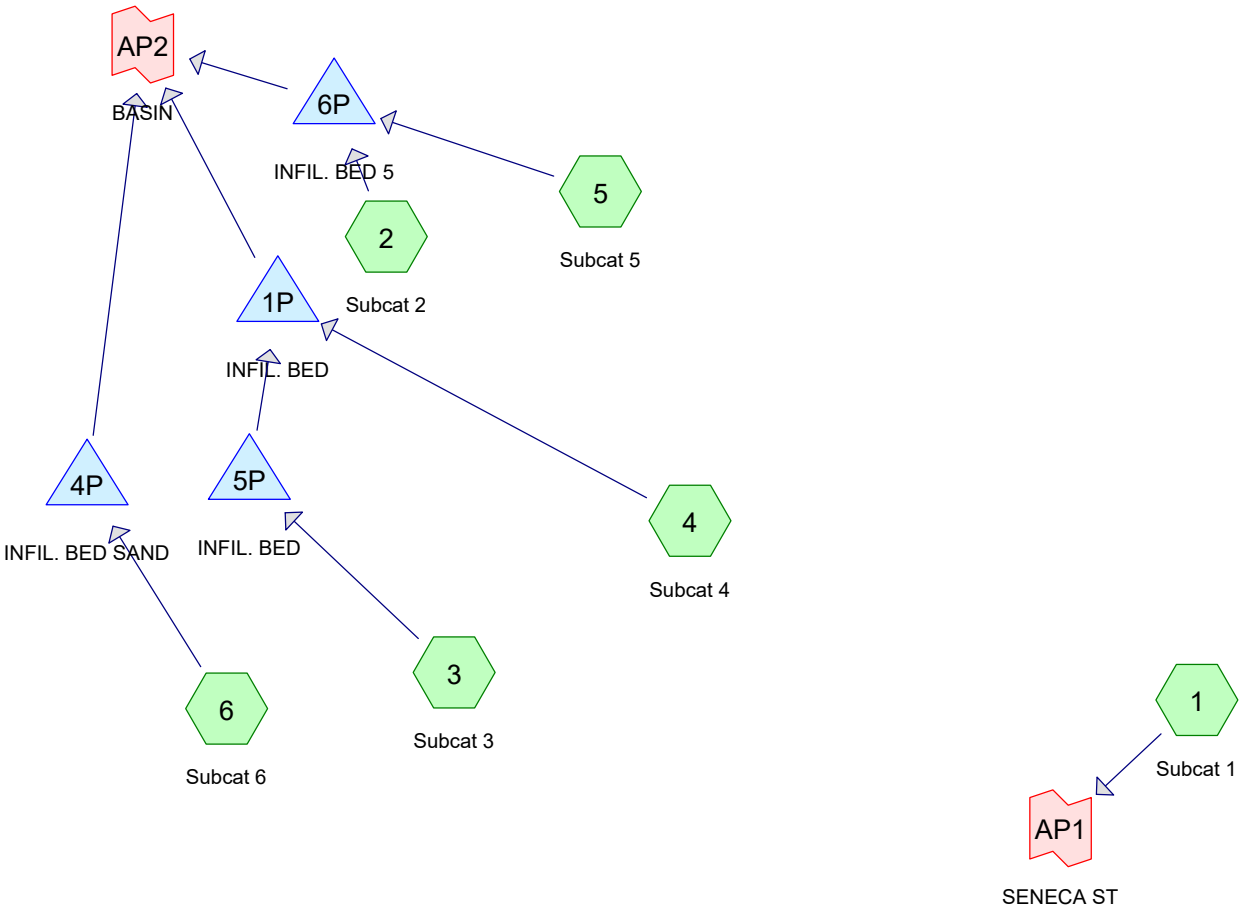
Summary for Link AP2: BASIN

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





Subcat Reach Pond Link

Routing Diagram for Rustys_Post-Construction - Copy
Prepared by Waves AE, Printed 7/29/2026
HydroCAD® 10.20-7a s/n 13900 © 2025 HydroCAD Software Solutions LLC

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

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

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**

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**

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**	

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: SENECA ST 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

Summary for Subcatchment 1: Subcat 1

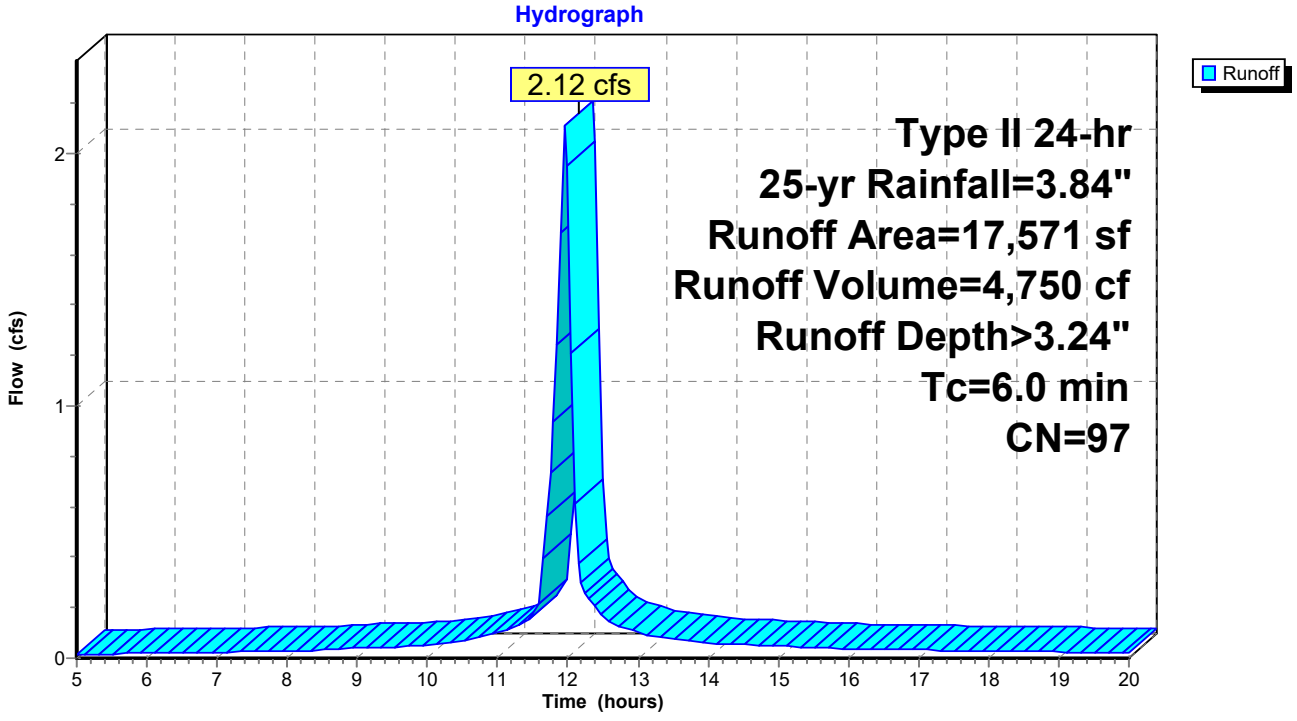
Runoff = 2.12 cfs @ 11.96 hrs, Volume= 4,750 cf, Depth> 3.24"
Routed to Link AP1 : SENECA ST

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

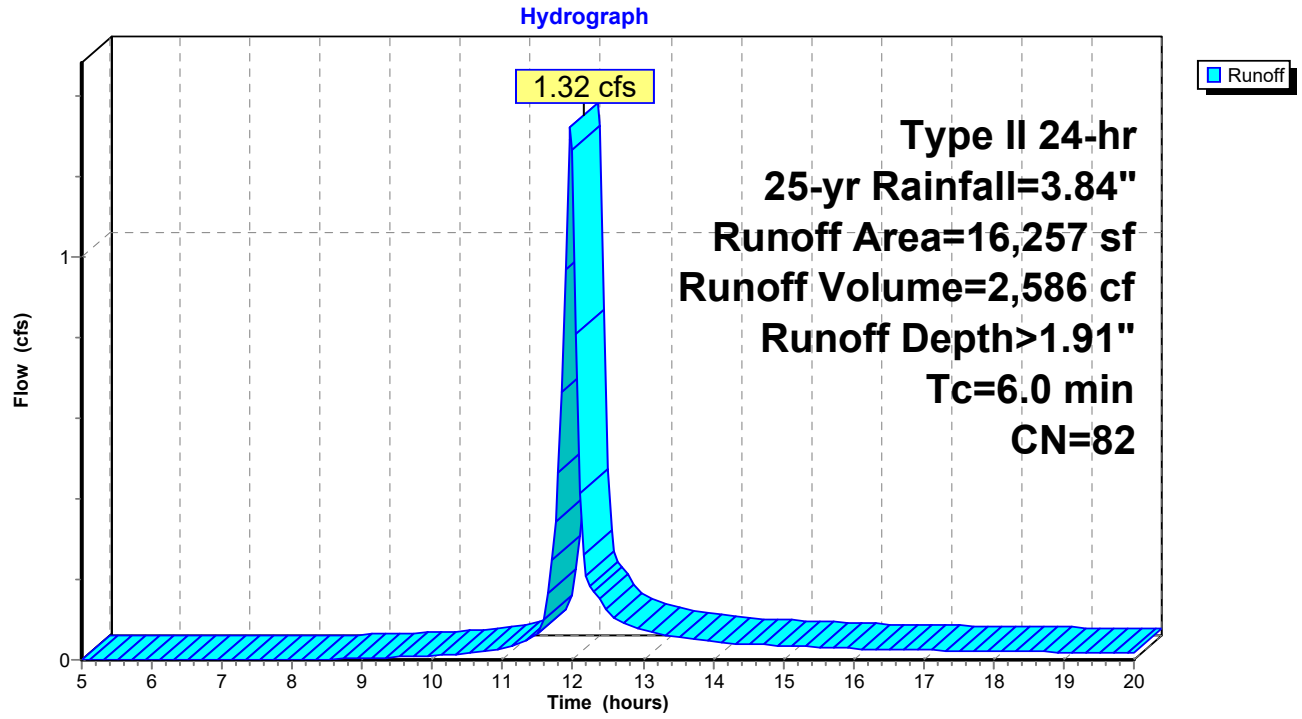
Runoff = 1.32 cfs @ 11.97 hrs, Volume= 2,586 cf, Depth> 1.91"
Routed to Pond 6P : INFIL. BED 5

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



Summary for Subcatchment 3: Subcat 3

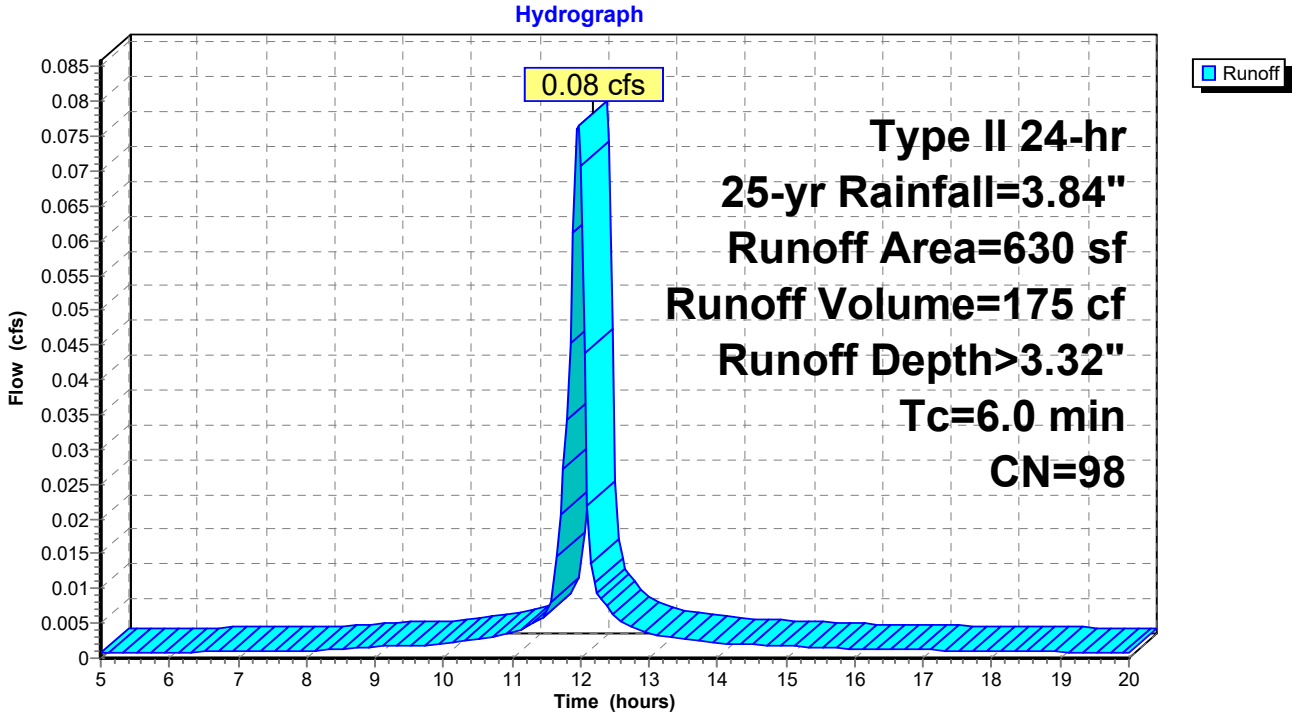
Runoff = 0.08 cfs @ 11.96 hrs, Volume= 175 cf, Depth> 3.32"
Routed to Pond 5P : INFIL. BED

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



Summary for Subcatchment 4: Subcat 4

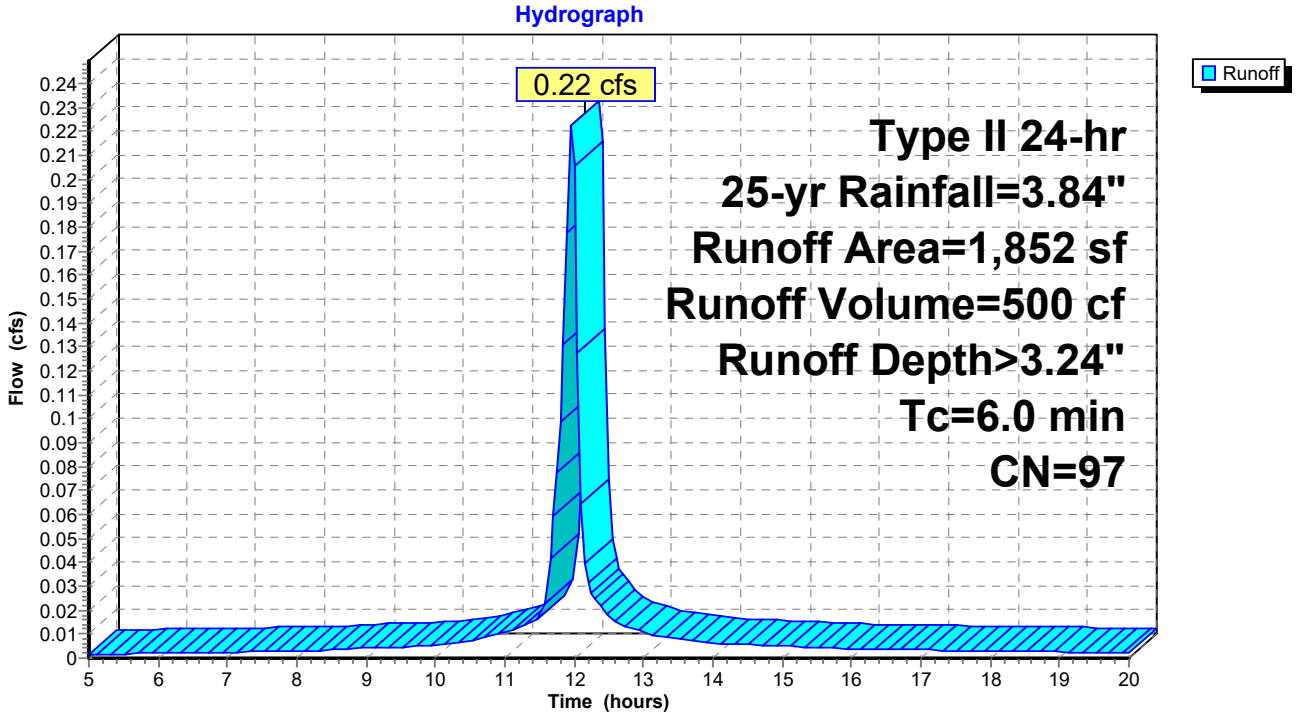
Runoff = 0.22 cfs @ 11.96 hrs, Volume= 500 cf, Depth> 3.24"
Routed to Pond 1P : INFIL. BED

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

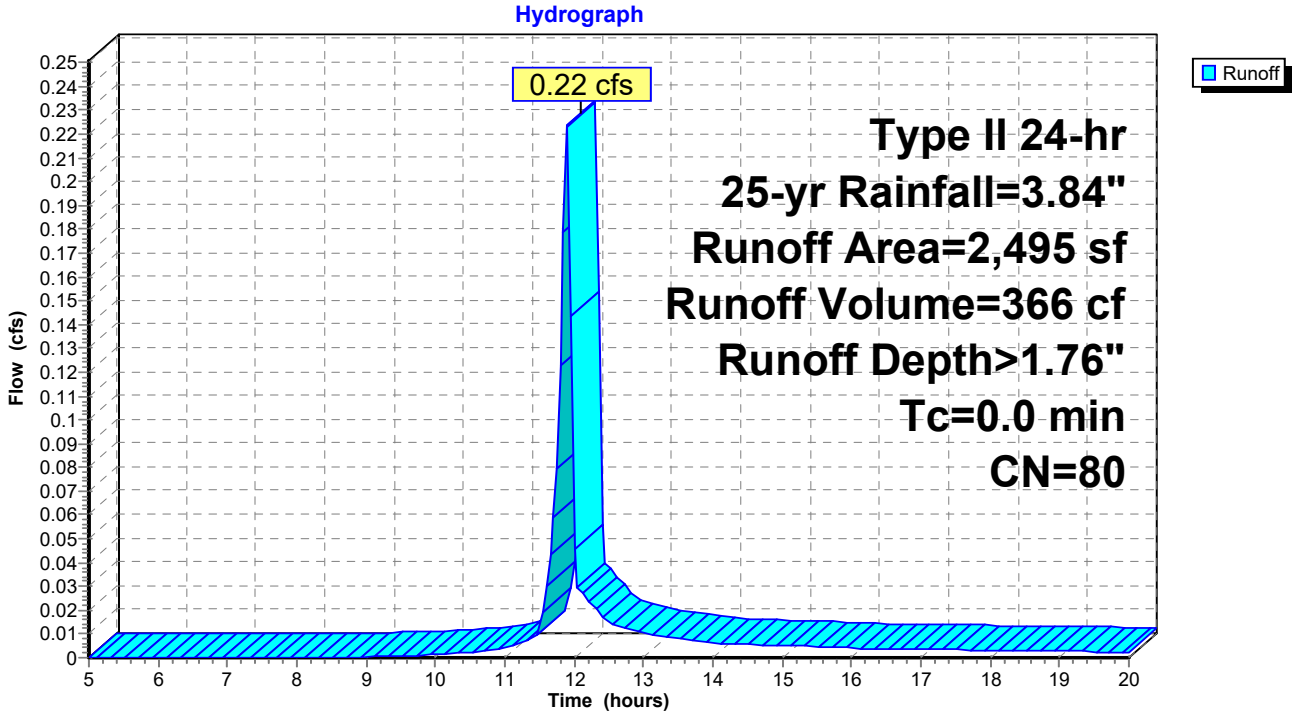
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

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



Summary for Subcatchment 6: Subcat 6

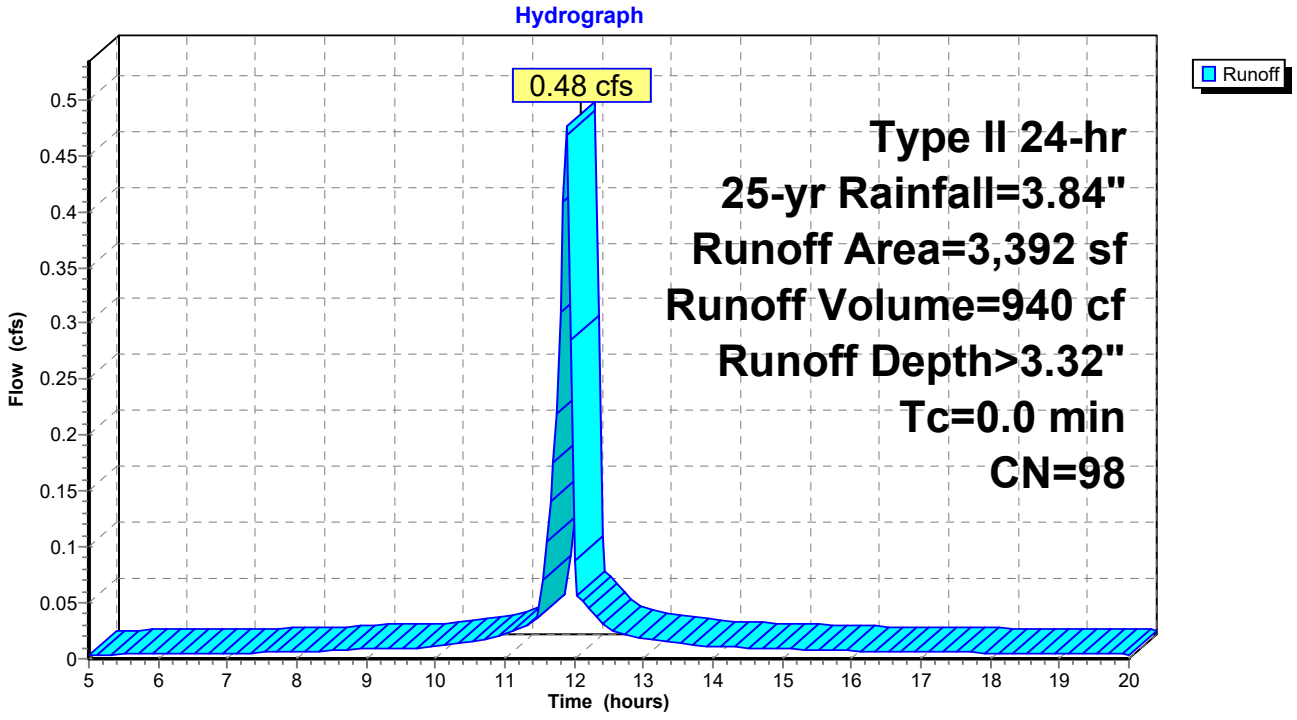
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

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



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

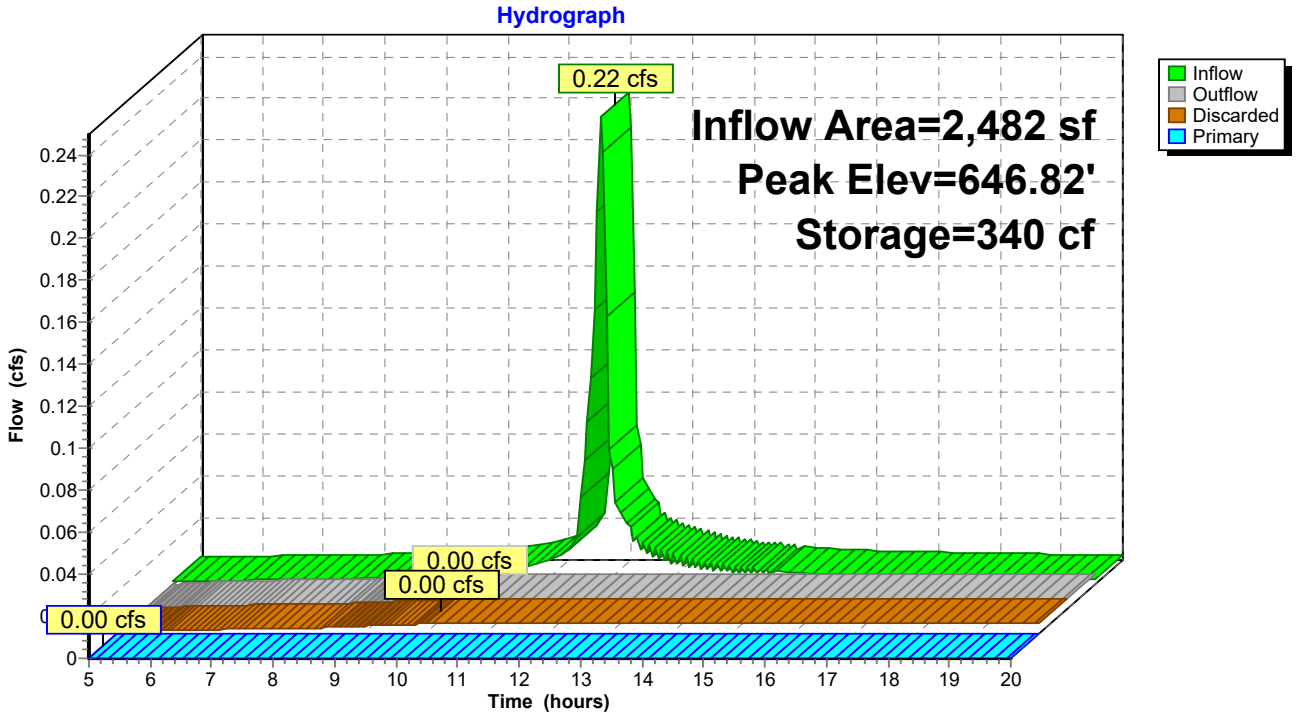
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
645.60	697	0	0
648.60	697	2,091	2,091

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



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

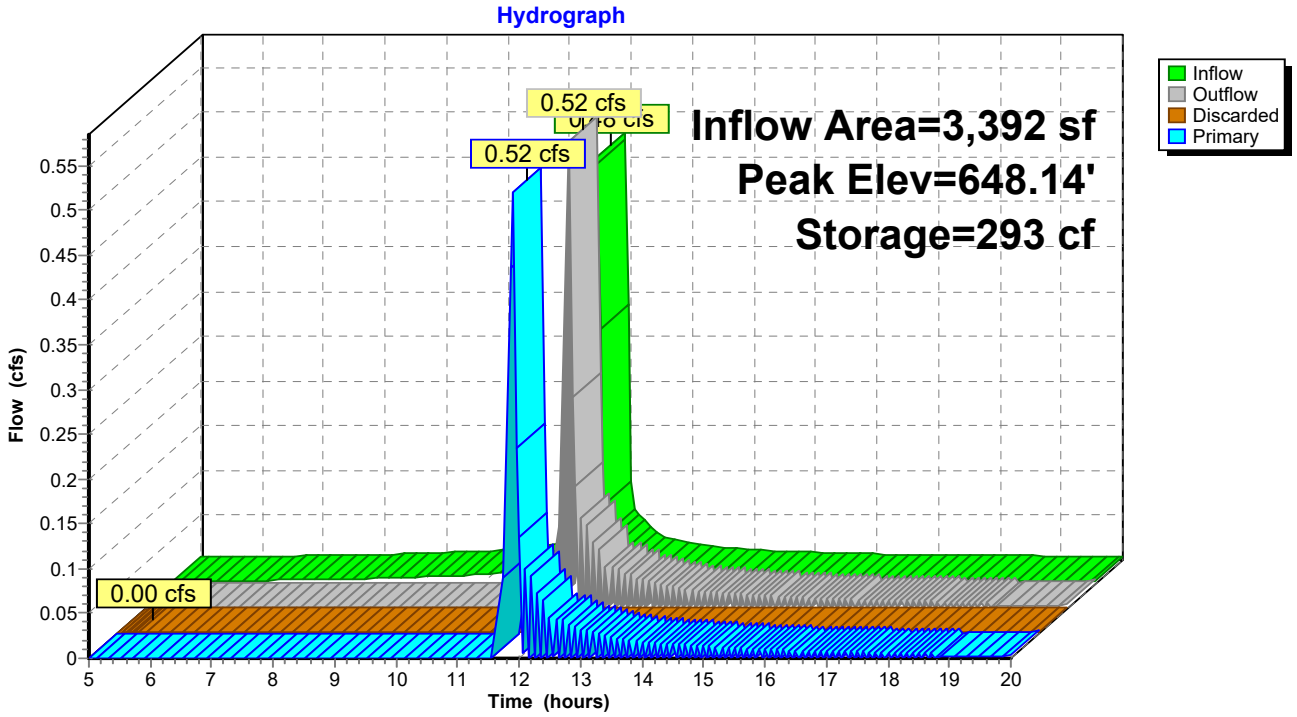
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
644.12	244	0	0
646.62	244	610	610
648.12	244	366	976

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



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

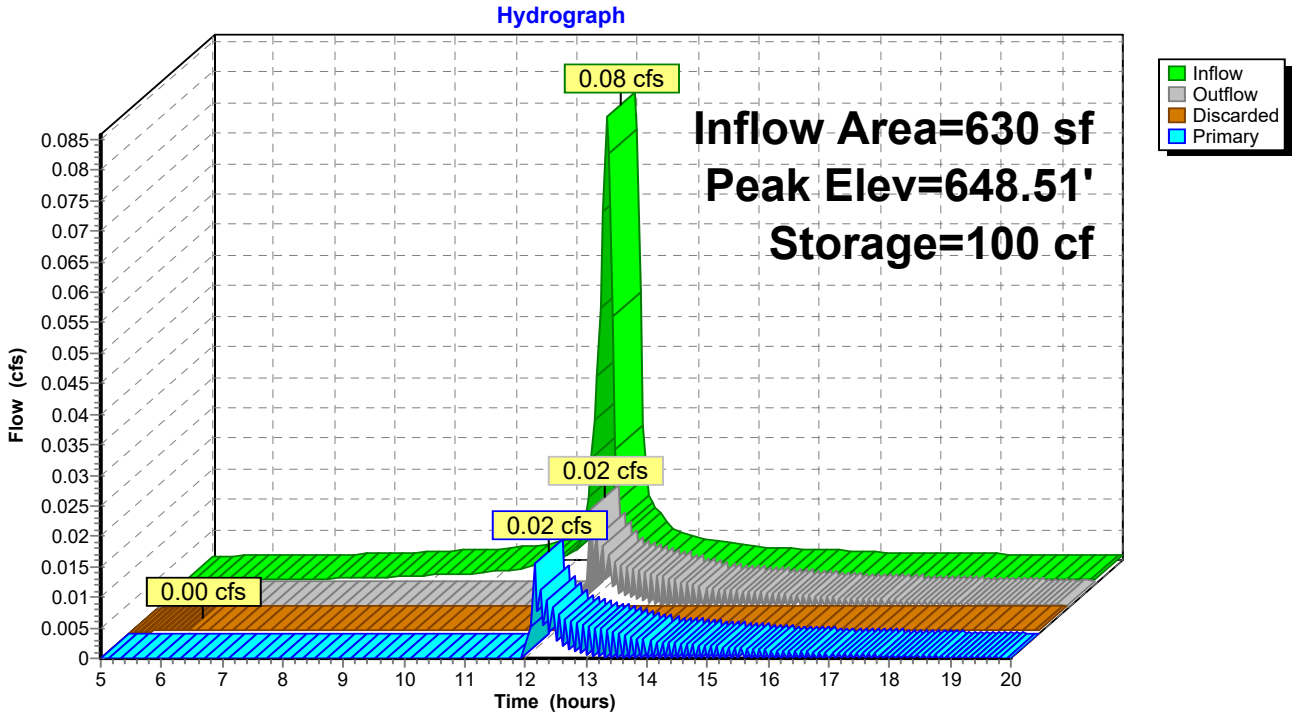
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
646.00	100	0	0
648.50	100	250	250

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



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

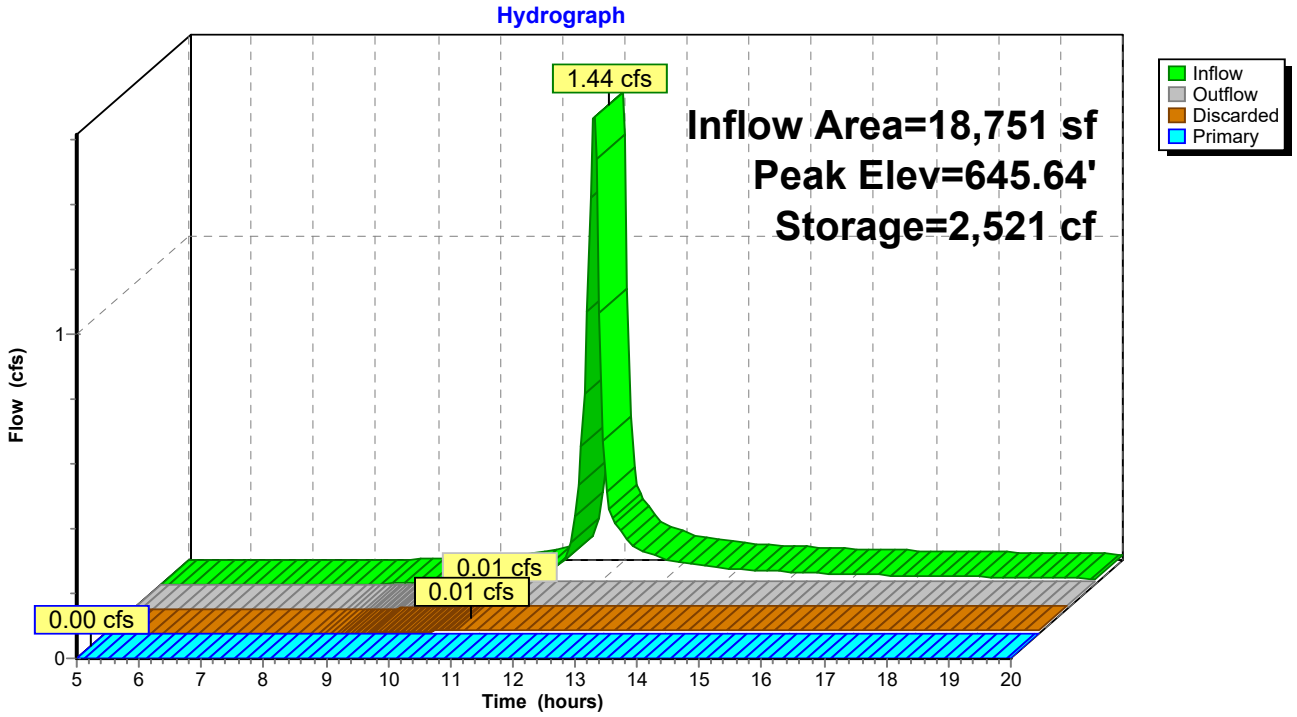
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
641.90	1,686	0	0
647.60	1,686	9,610	9,610

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

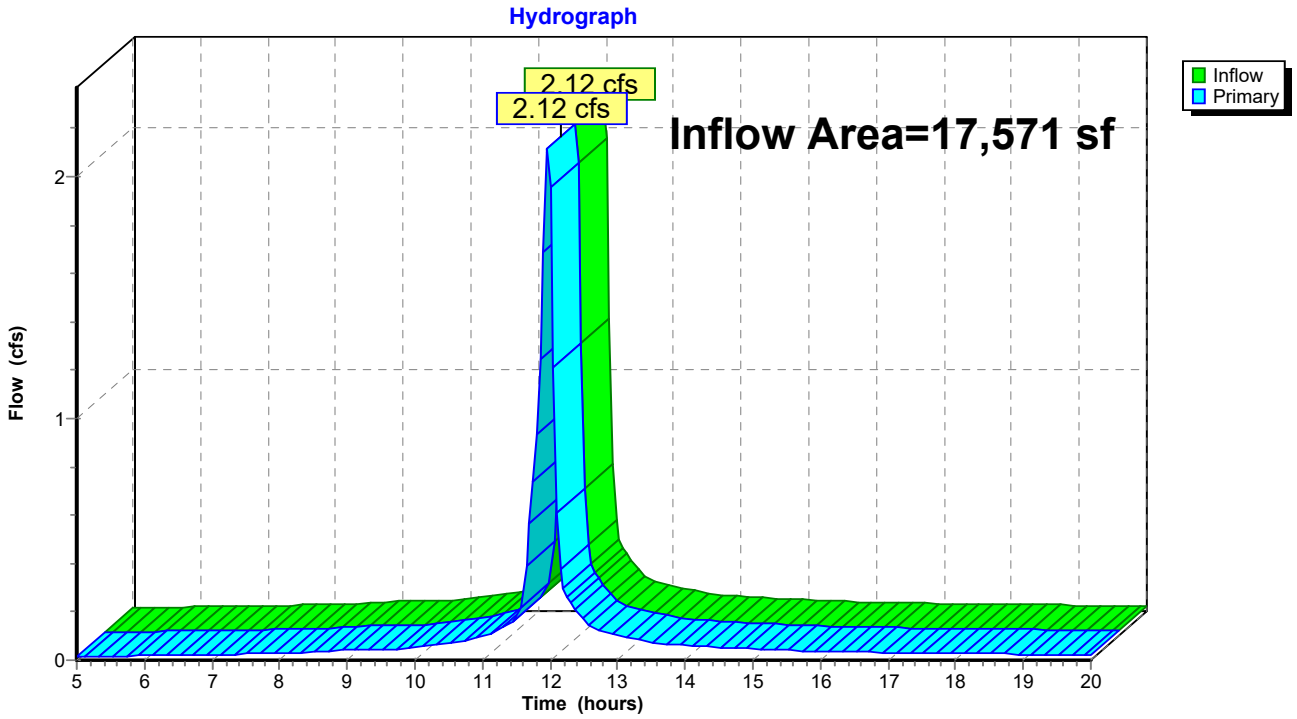


Summary for Link AP1: SENECA ST

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

