
**Exhibit 2 - Site Plan for UBMD
Project as Prepared by Watts Watts
Architecture & Engineers**

**Exhibit 3A - Copy of PowerPoint
Presentation given to the Planning Board
During its Meeting on May 20, 2021**

AGENDA ITEM #2 – SITE PLAN

Proposed UBMD Surgery Center & Medical Office Building

Address: 500 Maple Road

Petitioner: Audubon Park MOB, LLC

(SP-2020-09A)



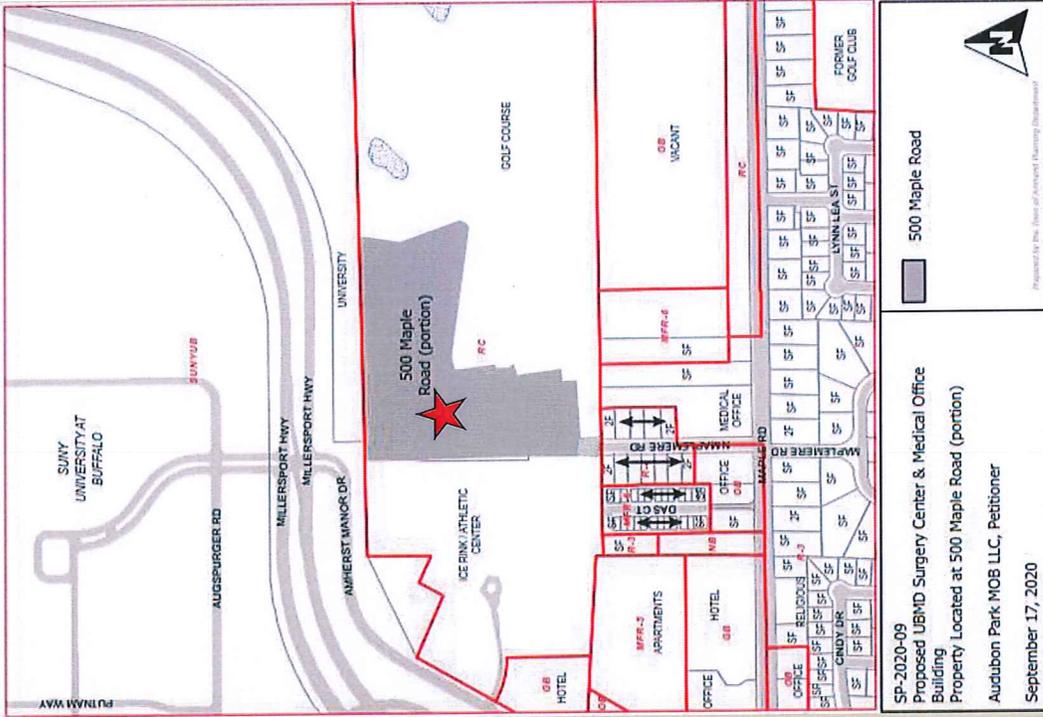
Location: Northwest corner of the Audubon Recreation Center; property located on the north side of Maple Road between Amherst Manor Drive and North Forest Road.

Current Zoning: Community Facility District (CF)

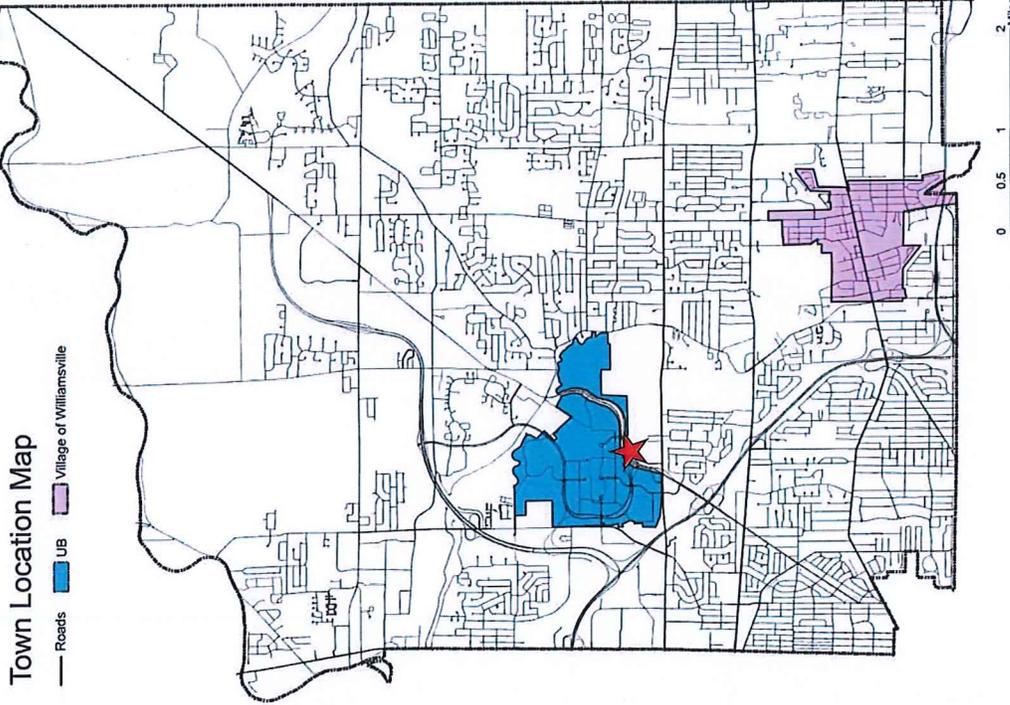
Land Uses:

SF – Single-family

V – Vacant



SP-2020-09
 Proposed UBMD Surgery Center & Medical Office Building
 Property Located at 500 Maple Road (portion)
 Audubon Park MOB LLC, Petitioner
 September 17, 2020



Town Location Map
 — Roads
 ■ UB
 ■ Village of Williamsville



Existing Development: The area to be rezoned includes baseball diamonds and football/soccer fields which are proposed to be relocated.

Parcel Size:
14.91± acres

Neighboring Uses:

- Northtown Center adjacent to the west-zoned Recreation Conservation (RC)
- Millersport Hwy to the North
- A vacant strip of SUNY Buffalo property along the north property line between Millersport Highway and the subject property
- Single Family Residential (R-3 and R-4) and Multi-Family Residential (MFR-6) zoned properties to the south



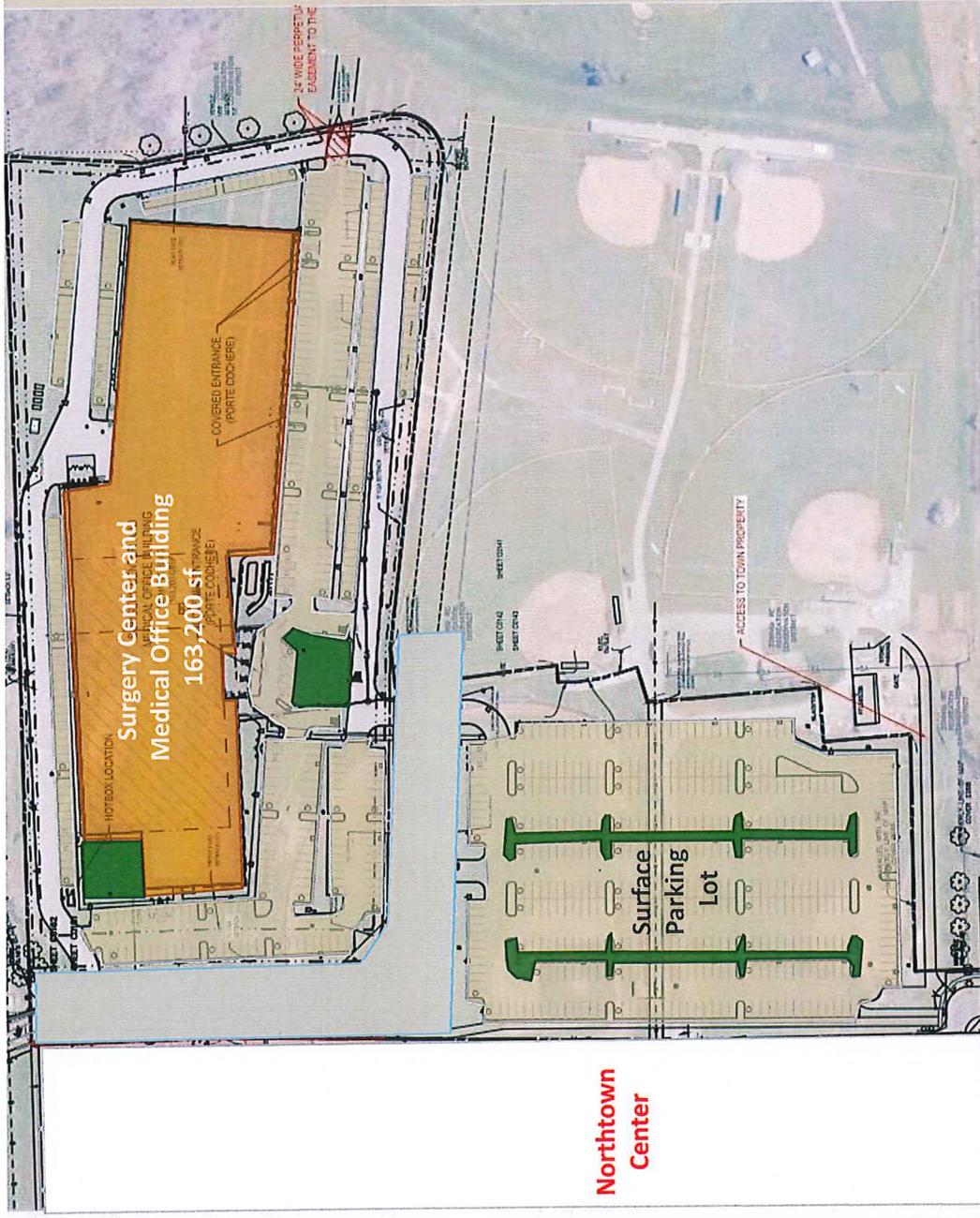
Project Description:

- The Project Site consists of 14.91 acres zoned Community Facilities District (“CF”)
- On July 6, 2020, the Town Board adopted a resolution by a unanimous vote to issue a Negative Declaration pursuant to the State Environmental Quality Review Act (“SEQRA”) and also approving an amendment of the Comprehensive Plan to designate the Project Site as appropriate “Community Facilities” use and an amendment of the zoning classification of the Project Site to CF
- Previously Approved Site Plan: On September 17, 2020, the Planning Board granted Site Plan Approval for the previously proposed 137,516 sq. ft. UBMD surgery center and medical office building
- Site Plan Amendment: Increase of size of the surgery center and medical office building from 137,516 sq. ft. to 163,200 sq. ft.

Project Description (Cont.):

- Elimination of the previously proposed northerly extension of North Maplemere Road as a street for motor vehicles
- Number of parking spaces increased from 621 parking spaces to 816 spaces, as required by the Zoning Code [389 parking spaces near the medical building 427 parking space parking lot to be located on the southern portion of the site]
- Reservations of Right-of-Way for roadway construction for future Town use
- Property owner and the Town will be entering into a shared parking agreement that will benefit both the UBMD Project and the Northtown Center at 1615 Amherst Manor Drive
- Engineered plans and the required supporting technical documentation submitted with the Site Plan Amendment Application
- Town Departments and Committees have recommended Site Plan Approval

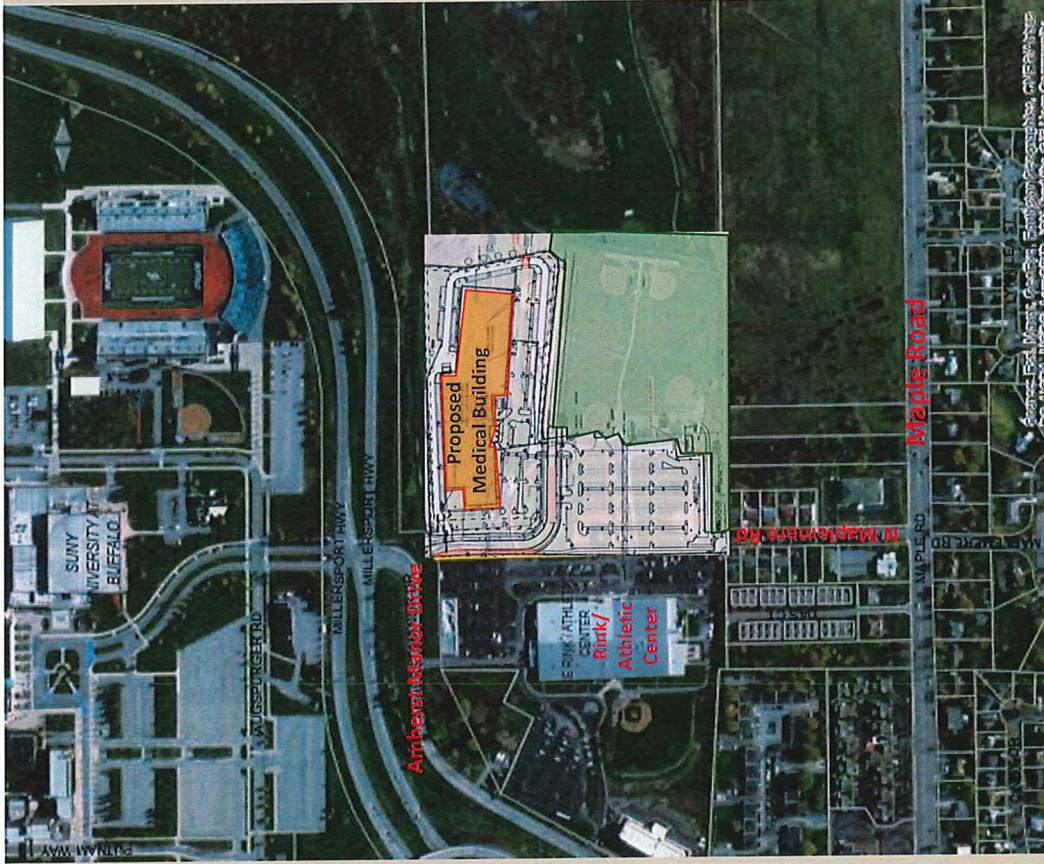
OVERALL SITE PLAN



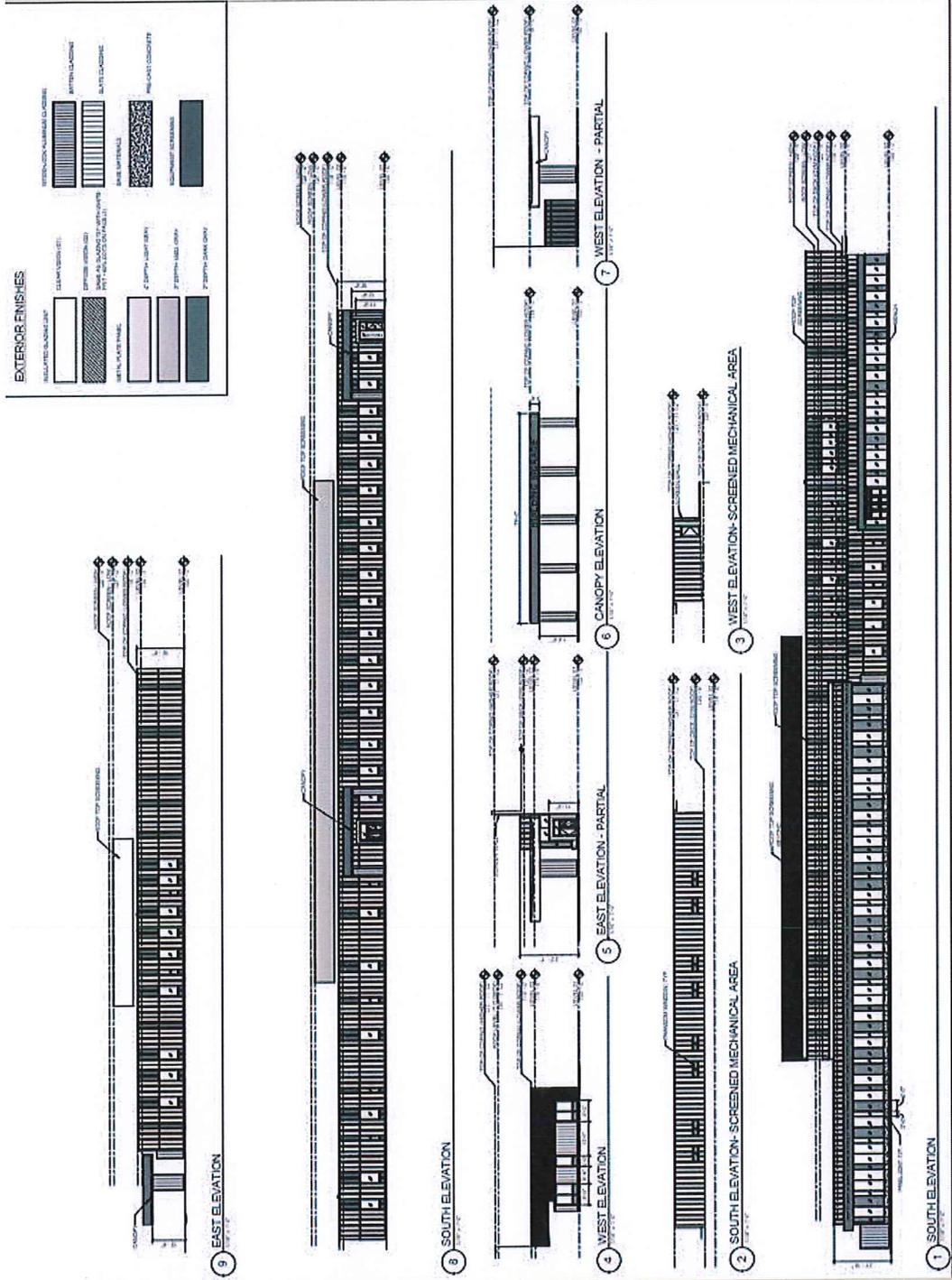
**Northtown
Center**



AERIAL OF SITE PLAN



ELEVATIONS- East and South



**Color
Rendering:**



**Patient
Drop-Off
Area:**



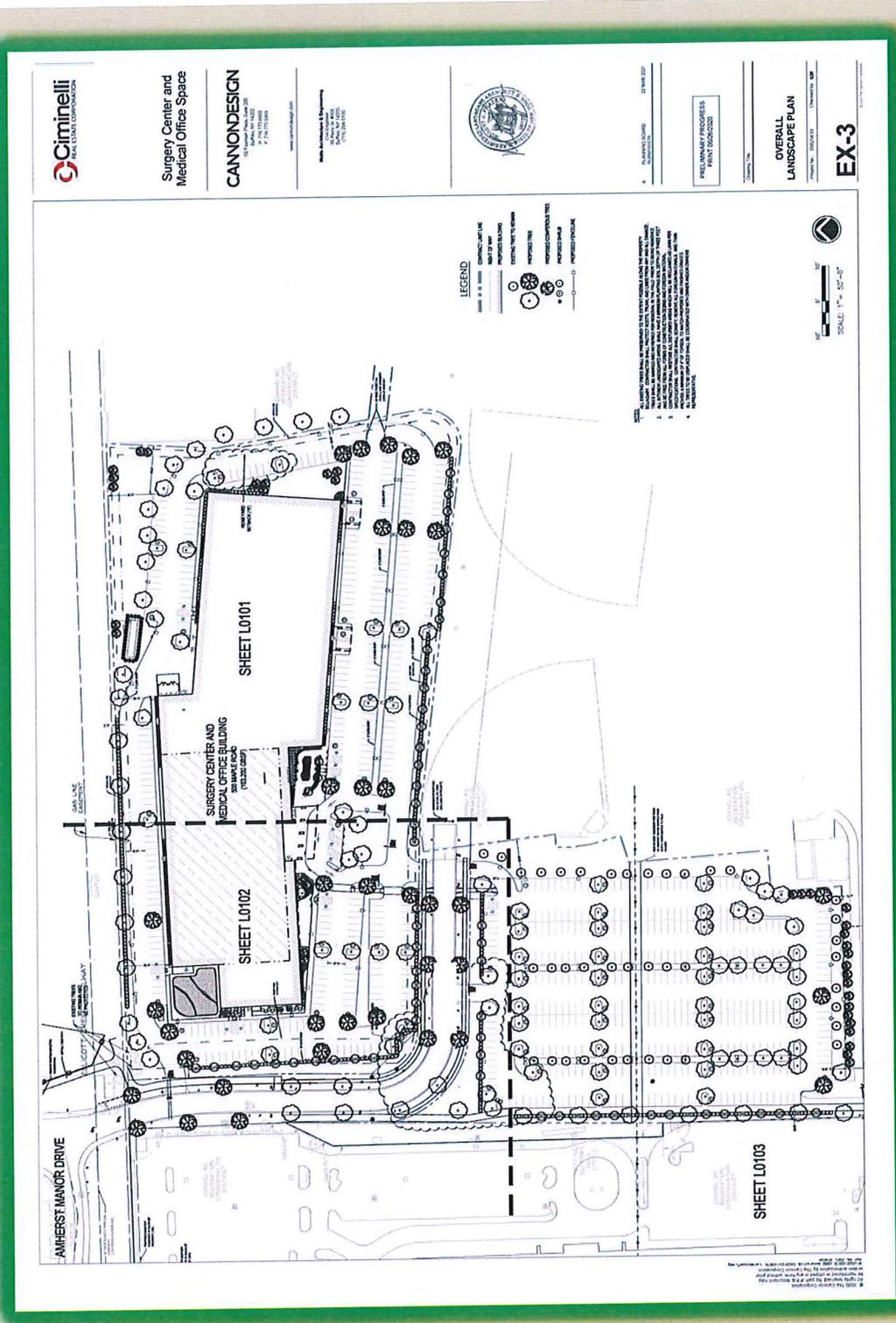
**Outdoor
Area:**



Overall Landscape

Plan:

- Extensive landscaping as required by the Zoning Code
- 278 deciduous and evergreen trees
- 435 bushes and shrubs
- Substantial interior landscaping within the parking areas
- Bioretention plantings per the NYSDEC stormwater quality standards



SEQRA:

- Part 1 of the Full Environmental Assessment Form filed with the Site Plan Amendment Application
- Project Site is properly zoned and consistent with recommended use per the adopted Comprehensive Plan as amended by the Town Board on July 6, 2021
- No lighting spillover onto adjacent properties
- Stormwater management system complies with stringent NYSDEC stormwater quality and quantity standards
- Downstream Sanitary Sewer Capacity Analysis prepared [financial contribution will be made to the Town's I/I mitigation fund]
- Engineered Plans and Engineer's Report including on-site stormwater management system approved by the Engineering Department
- No wetland impacts per wetland investigation letter issued by Earth Dimensions on March 19, 2020
- No impact letter issued by SHPO on June 6, 2019

- Wetland Investigation Letter of Scott Livingstone of Earth Dimensions dated March 19th
- There are not any wetlands located on the Project Site
- It is the professional opinion of EDI that the off-site wetland to the east of the Project Site is not jurisdictional



March 19, 2020

WI198c

Ellen Kost, Assistant Planning Director
Town of Amherst Planning Department
285 Main Street
Williamsville, NY 14221

Re: Wetland Investigation -
Portion of 500 Maple Road
Town of Amherst, Erie County, New York

Dear Ms. Kost:

Earth Dimensions, Inc. ("EDI") has completed a wetland investigation of a portion of 500 Maple Road for the purpose of determining the extent of wetlands located within the proposed site. The wetland investigation was conducted on October 19, 2019.

EDI did not identify any wetland as defined by the U.S. Army Corps of Engineers ("USACE") wetland delineation manuals on the project site. We did identify a federal wetland with a size of approximately 1.43 acres on the property directly to the east of the Project Site. It is our understanding this federal wetland will not be impacted in connection with the project as depicted on the Concept Plan prepared by Cannon Design.

The New York State Department of Environmental Conservation ("NYSDEC") On-line Resource Mapper does not depict any state regulated freshwater wetlands within or adjacent to the site. Thus, NYSDEC has no jurisdiction over any wetlands within the project site.

Based on this investigation, it is our professional opinion that the proposed project may move forward without the need for a Jurisdictional Determination or a Section 404 permit from USACE.

This letter also provides the Town Board with information for purposes of the coordinated environmental review of the proposed medical office building and parking area project pursuant to the State Environmental Quality Review Act ("SEQRA"), and that the project will not result in any adverse impacts to wetlands or jurisdictional waters subject to the jurisdiction of either the USACE or NYSDEC. If you have any questions, please contact our office at (716) 655-1717 or email silvinstone@earthdimensions.com.

Very truly yours,

Earth Dimensions, Inc.
Scott J. Livingstone
Scott J. Livingstone
Wetlands Operations Manager

Encl.
cc: Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC
Adam Faeth, Esq., Ciminelli Real Estate Corporation

Town of Amherst - Planning Board Meeting

May 20, 2021

SEQRA (Cont.):

- Geotechnical Report prepared by Empire GEO Technical Engineering Services
- Updated Traffic Impact Study prepared by Amy Dake, P.E. of SRF Associates
- Project presented to the Traffic Safety Board during its meetings on April 7th and May 5th - The Traffic Safety Board issued a Memorandum recommending Site Plan Approval
- SEQRA regulations describe limited circumstances where a segmented review may be justified:
 - Information on future project phases is speculative,
 - Future phases may not occur, or
 - Future phases are functionally independent.
- UBMD surgery center and medical office is a standalone project
- The approval of requested amendment of the Comprehensive Plan rezoning from RC to CF does not commit the Town to approve any potential future projects
- The issuance of a negative declaration pursuant to SEQRA by the Planning Board is justified since the project will not result in any potentially significant adverse environmental impacts

Conclusion:

- The issuance of a negative declaration pursuant to SEQRA by the Planning Board is justified since the project will not result in any potentially significant adverse environmental impacts
- Granting of Site Plan Approval is consistent with the Site Plan Review Criteria set forth in Section 8-7-7 of the Zoning Code
- “The Planning Board, as applicable, shall ensure that the site plan is consistent with this Ordinance and generally consistent with the policies of the Comprehensive Plan.”
- Requesting issuance of a Negative Declaration pursuant to SEQRA and approval of the Site Plan Amendment subject to appropriate conditions

AGENDA ITEM #2 – SITE PLAN

BOARD DISCUSSION AND QUESTIONS WITH THE PETITIONER

If the public wishes to comment on this item, please start raising your hands now

SP-2020-09A



AGENDA ITEM #2 – SITE PLAN

PUBLIC COMMENT PERIOD

If on the computer, use RAISE HAND tool

If on the phone, dial *9 to RAISE HAND

SP-2020-09A



**Exhibit 3B - Copy of PowerPoint
Presentation given to the Planning
Board During its Meeting on
September 23, 2021**

AGENDA ITEM #2 – SITE PLAN

Proposed Roadway for UBMD Medical Office Building

Address: 500 Maple Road (portion)

Petitioner: Audubon Park MOB, LLC

(SP-2020-09B)

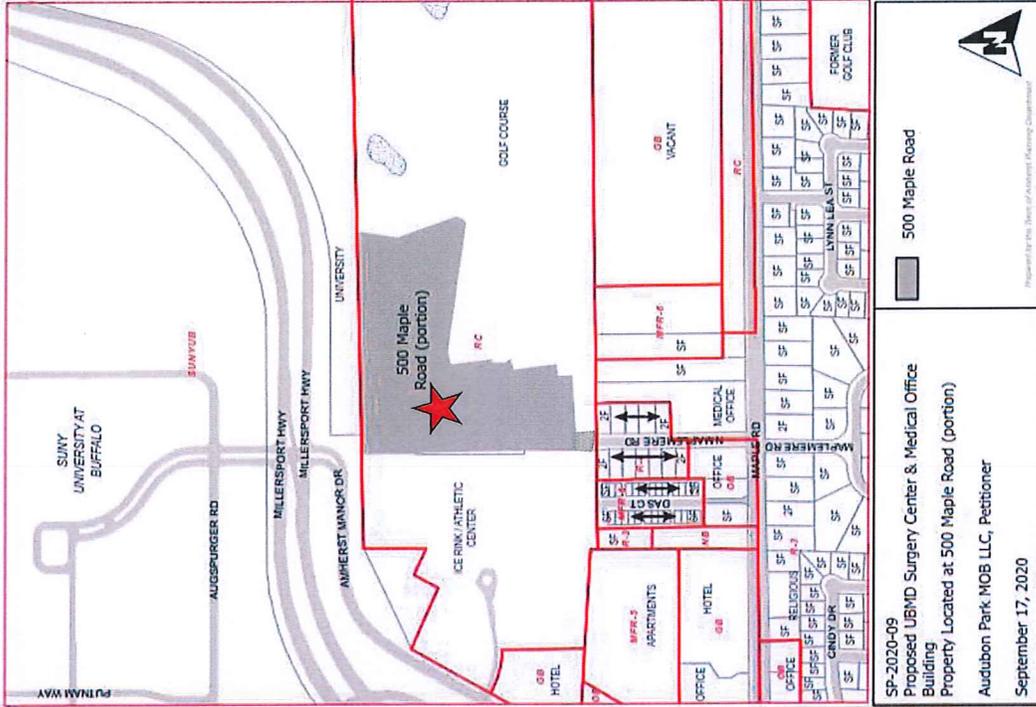


Location: Northwest corner of the Audubon Recreation Center; property located on the north side of Maple Road between Amherst Manor Drive and North Forest Road.

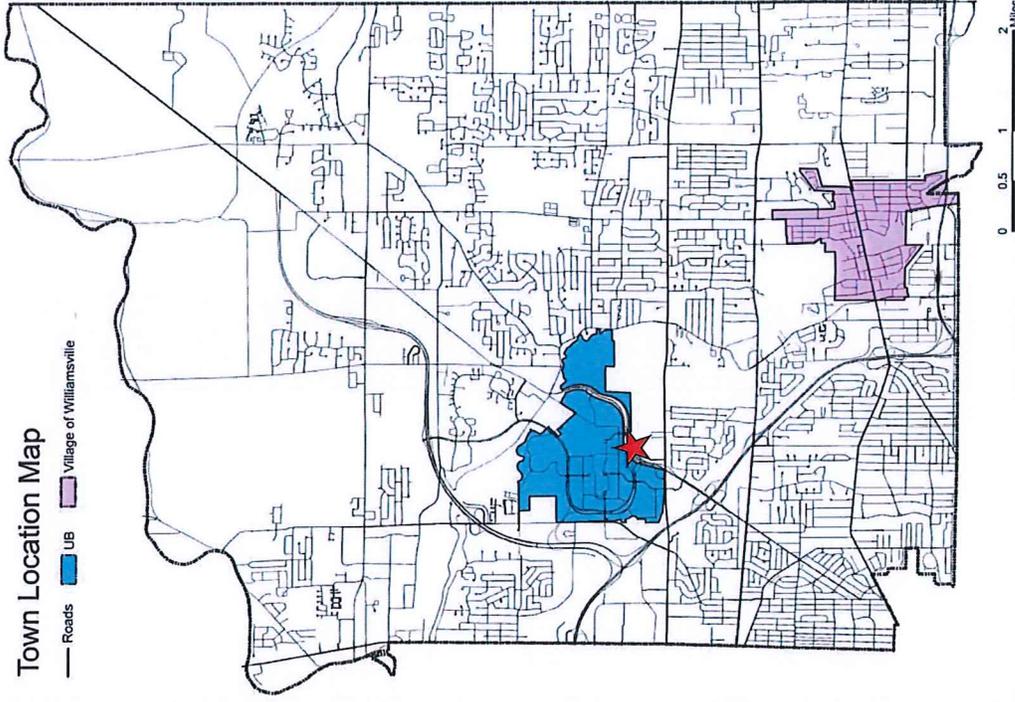
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 Audubon Park MOB LLC, Petitioner
 September 17, 2020



Town Location Map

— Roads
 ■ UB
 ■ Village of Amherst

Existing Development: The area includes baseball/softball diamonds and football/soccer fields

Parcel Size:
14.91± acres

Neighboring Uses:

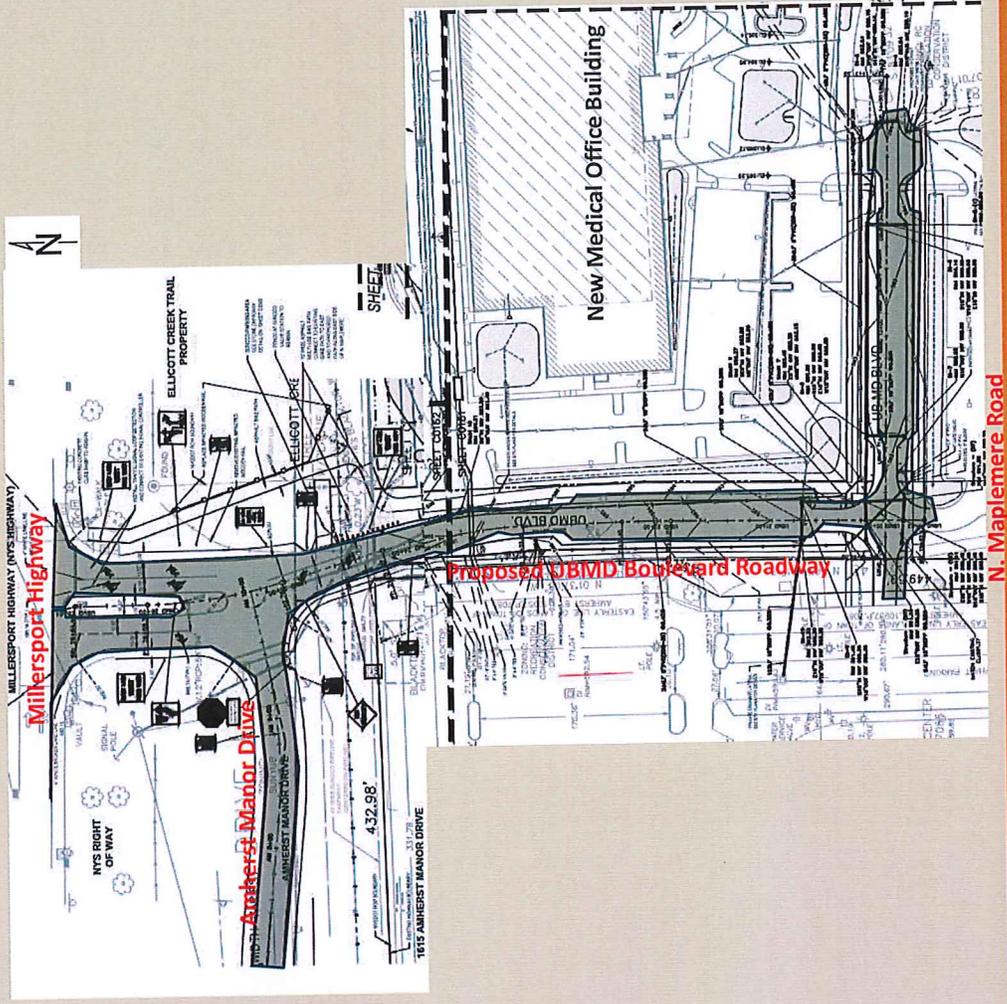
- Northtown Center adjacent to the west-zoned Recreation Conservation (RC)
- Millersport Hwy to the North
- A vacant strip of SUNY Buffalo property along the north property line between Millersport Highway and the subject property
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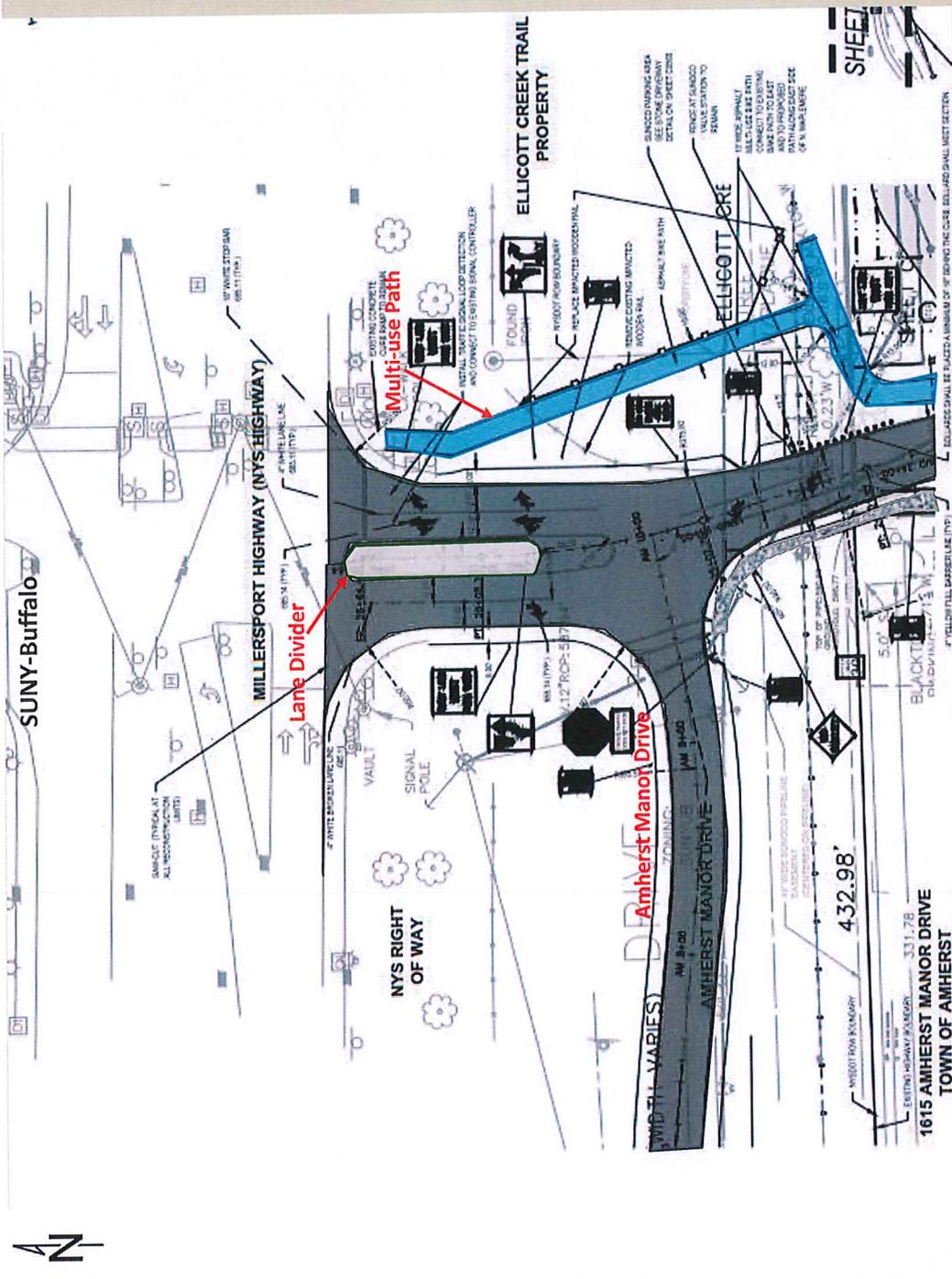
Project Description:

- The Site Plan Amendment consists of the proposed roadway and public infrastructure improvements (sanitary sewer and storm sewer & water) to serve the previously proposed 163,200± sf medical building approved by the Planning Board on May 20, 2021
- The Planning Board also issued a negative declaration pursuant to SEQRA during its meeting on May 20, 2021
- At the time the Site Plan was approved by the Planning Board, the proposed public roadway and public infrastructure was not included in the approval
- The Site Plan includes the intersection improvements at Millersport Highway and Amherst Manor Drive
- The Applicant is seeking a partial sidewalk waiver on a portion of the west side of UBMD Boulevard

OVERALL SITE PLAN:

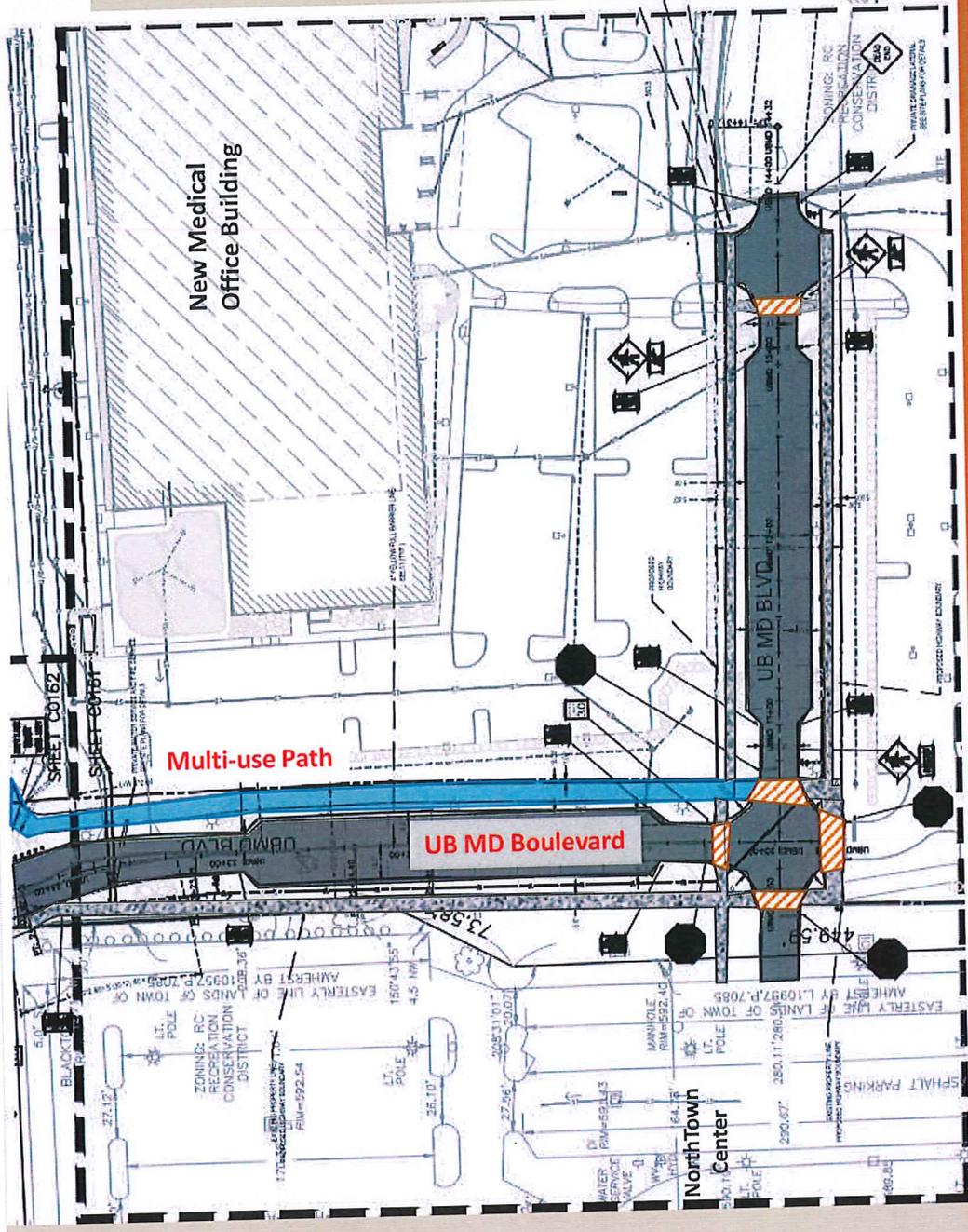


SITE PLAN





SITE PLAN



Town of Amherst - Planning Board Meeting

Agenda Item #2

September 23, 2021

Conclusion:

- Requesting Approval of the Site Plan Amendment subject to conditions

AGENDA ITEM #2 – SITE PLAN

BOARD DISCUSSION AND QUESTIONS WITH THE PETITIONER

If the public wishes to comment on this item, please start raising
your hands now

SP-2020-09A



AGENDA ITEM #2 – SITE PLAN

PUBLIC COMMENT PERIOD

If on the computer, use RAISE HAND tool

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SP-2020-09A



**Exhibit 4 - Part 1 of Full Environmental
Assessment Form as Prepared Pursuant to
the State Environmental Quality Review Act
("SEQRA") with Attachments "A" to "E"**

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: UBMD Surgery Center and Medical Office Project		
Project Location (describe, and attach a general location map): Portion of 500 Maple Road [SBL No. 55.04-1-6.1] - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of the UBMD surgery center and medical office building consisting of a 163,200 sq. ft. building and related site improvements to be located on a portion of 500 Maple Road. The proposed project includes public infrastructure improvements including roadways and utility infrastructure improvements and connections as depicted on the project plans prepared by Watts Architecture and Engineering. A copy of the Site Plan depicting the layout of the project is provided at Exhibit "2" of the AIDA Application. The Planning Board granted Site Plan Approval on May 20, 2021 and approved a Site Plan Amendment on September 23, 2021. The proposed project has been subject to three separate coordinated environmental reviews pursuant to the State Environmental Quality Review Act ("SEQRA") that each resulted in the issuance of a Negative Declaration. The Planning Board issued Negative Declarations pursuant to SEQRA on September 23, 2021 and May 20, 2021. Additionally, the Town Board issued a Negative Declaration pursuant to SEQRA on July 6, 2020. Copies of the above referenced Negative Declarations are provided at Attachments "A", "B" and "C" of this Part 1 of the Full EAF.		
Name of Applicant/Sponsor: Audubon Park MOB, LLC c/o Ciminelli Real Estate Corporation	Telephone: 631-8000	E-Mail: ewagner@ciminelli.com
Address: 50 Fountain Plaza, Suite 500		
City/PO: Buffalo	State: NY	Zip Code: 14202
Project Contact (if not same as sponsor; give name and title/role): Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: (716) 510-4338	E-Mail: shopkins@hsmlegal.com
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: NY	Zip Code: 14221
Property Owner (if not same as sponsor): Town of Amherst	Telephone:	E-Mail:
Address: 5583 Main Street		
City/PO: Williamsville	State: NY	Zip Code: 14221

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Amherst Town Board - Rezoning of Project Site & Comp. Plan Amendment	Approved on July 6, 2020
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Amherst Planning Board - Site Plan and Site Plan Amendment	Approved on May 20, 2021 and September 23, 2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Amherst IDA - PILOT, Sales Tax Exemption, etc.	October 2021
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
[Note: The proposed project will not have any adverse impacts on the West Erie Canal Corridor.]	
If Yes, identify the plan(s): NYS Heritage Areas: West Erie Canal Corridor	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
Community Facilities District ("CF"). The Town of Amherst Town Board amended the zoning classification of the Project Site to CF by a unanimous vote on July 6, 2020.

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

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various parks that are within the Town of Amherst in relatively close proximity to the Project Site.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? UBMD surgery center and medical office building along with all related proposed site improvements.

b. a. Total acreage of the site of the proposed action? _____ 14.91 acres
 b. Total acreage to be physically disturbed? _____ 14.1 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 14.91 acres
 [The project also involves off-site Right-of-Way improvements as depicted on the engineered plans.]

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 12-15 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

<p>f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 20%; text-align: center;"><u>One Family</u></th> <th style="width: 20%; text-align: center;"><u>Two Family</u></th> <th style="width: 20%; text-align: center;"><u>Three Family</u></th> <th style="width: 20%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>At completion of all phases</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </tbody> </table>		<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase					At completion of all phases					
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Initial Phase																
At completion of all phases																
<p>g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,</p> <p>i. Total number of structures <u>1</u> [UBMD surgery center and medical office building and parking structure] ii. Dimensions (in feet) of largest proposed structure: <u>41'</u> height; <u>233.18'</u> width; and <u>743.26'</u> length iii. Approximate extent of building space to be heated or cooled: <u>163,400</u> square feet</p>																
<p>h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,</p> <p>i. Purpose of the impoundment: <u>Storm water management per applicable NYSDEC and Town of Amherst standards.</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Run-off from impervious surfaces on the Project Site.</u> iii. If other than water, identify the type of impounded/contained liquids and their source. <u>Not applicable.</u> iv. Approximate size of the proposed impoundment. Volume: <u>0.22</u> million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: <u>300'</u> height; <u>40'</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth fill.</u></p>																
D.2. Project Operations																
<p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:</p> <p>i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____</p>																
<p>b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:</p> <p>i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____</p>																

[Note: A wetland investigation of the Project Site was conducted by Earth Dimensions. The wetland investigation confirmed there are not any wetlands subject to the jurisdiction of either the USACE or NYSDEC on the Project Site as described in the letter from Scott Livingstone to Ellen Kost of the Town of Amherst Planning Department dated March 22, 2020. A copy the wetland investigation letter is provided at Attachment "D" of this Part 1 of the Full EAF.]

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____ Yes No

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 13,400 gallons/day Yes No

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

If Yes:

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

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

If Yes:

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

• Source(s) of supply for the district: _____ Yes No

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

If, Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 13,400 gallons/day

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

Sanitary wastewater.

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

If Yes:

• Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Plant on Tonawanda Creek Road.

• Name of district: Town of Amherst Consolidated Sanitary Sewer District Yes No

• Does the existing wastewater treatment plant have capacity to serve the project? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

Yes No
 Yes No

• Do existing sewer lines serve the project site?
 • Will a line extension within an existing district be necessary to serve the project?
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 11.11 acres (impervious surface)
 _____ Square feet or 14.91 acres (parcel size)
 ii. Describe types of new point sources. Impervious surfaces including buildings, roadway, access aisles and parking spaces.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site stormwater management facilities.

 • If to surface waters, identify receiving water bodies or wetlands: _____
 Not Applicable.

 • Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? [An updated Traffic Impact Study prepared by Amy C. Dake, P.E., of SRF Associates has been submitted with the Site Plan Amendment Application.] Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

Randomly between hours of _____ to _____.

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

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

If Yes:

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

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
National Grid

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

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

i. During Construction:

- Monday - Friday: _____ 7:00 a.m. to 7:00 p.m.
- Saturday: _____ 7:00 a.m. to 5:00 p.m.
- Sunday: _____ As needed
- Holidays: _____ As needed

ii. During Operations:

- Monday - Friday: _____ 6:00 a.m. to 9:00 p.m.
- Saturday: _____ 6:00 a.m. to 9:00 p.m.
- Sunday: _____ 6:00 a.m. to 6:00 p.m.
- Holidays: _____ As needed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Construction equipment will generate temporary unavoidable noise impacts during construction of the project. Construction activities will occur during daytime hours and generally will occur during weekdays.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Lighting to be installed on the Project Site per the lighting standards contained in Section 7-3 of the Town of Amherst Zoning Code. The Photometric Plan [Drawing E050-PH] provides information regarding the site lighting for the proposed project.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): Northtown Center at Amherst and athletic fields

ii. If mix of uses, generally describe:

There are a mixture of uses in the vicinity of the Project Site including the Northtown Center and a Hampton Inn hotel to the west, duplexes on property zoned R-4 on North Maplemere Road to the south and offices on Maple Road.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.5	11.11	+10.61
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Decommissioned Athletic Fields and Greenspace</u>	14.41	3.3 [Greenspace]	-11.11

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: Athletic fields located on the Project Site are utilized for public recreation including soccer, baseball and softball.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
The boundary of the North Campus of the University of Buffalo is within 1,500 ft. of the Project Site.

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): C915291, C915207
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
The Project Sponsor is not aware of the status of the above reference sites as referenced with being within 2,000 ft. of the Project Site.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >15 feet Yes No

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Lakemont	39.5 %
Odessa	60.5 %
	%

d. What is the average depth to the water table on the project site? Average: _____ >5 feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	_____ % of site
<input type="checkbox"/> Moderately Well Drained:	_____ % of site
<input checked="" type="checkbox"/> Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	100 % of site
<input type="checkbox"/> 10-15%:	_____ % of site
<input type="checkbox"/> 15% or greater:	_____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 [Note: There are not any jurisdictional wetlands located on the Project Site per the wetland investigation letter provided at Attachment "A".]

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No
 [There are not any jurisdictional wetlands or waterbodies located on the Project Site.]

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name Federal Waters	Approximate Size 0.00
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Typical suburban species _____

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

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

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

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

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

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

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

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

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

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

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? [See Letter of Nancy Herter of SHPO at Attachment "E."] Yes No

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

If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

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

If Yes:
 i. Identify resource: _____
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____
 iii. Distance between project and resource: _____ miles.

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

If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

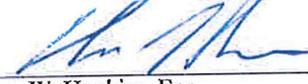
Attach any additional information which may be needed to clarify your project.

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

G. Verification

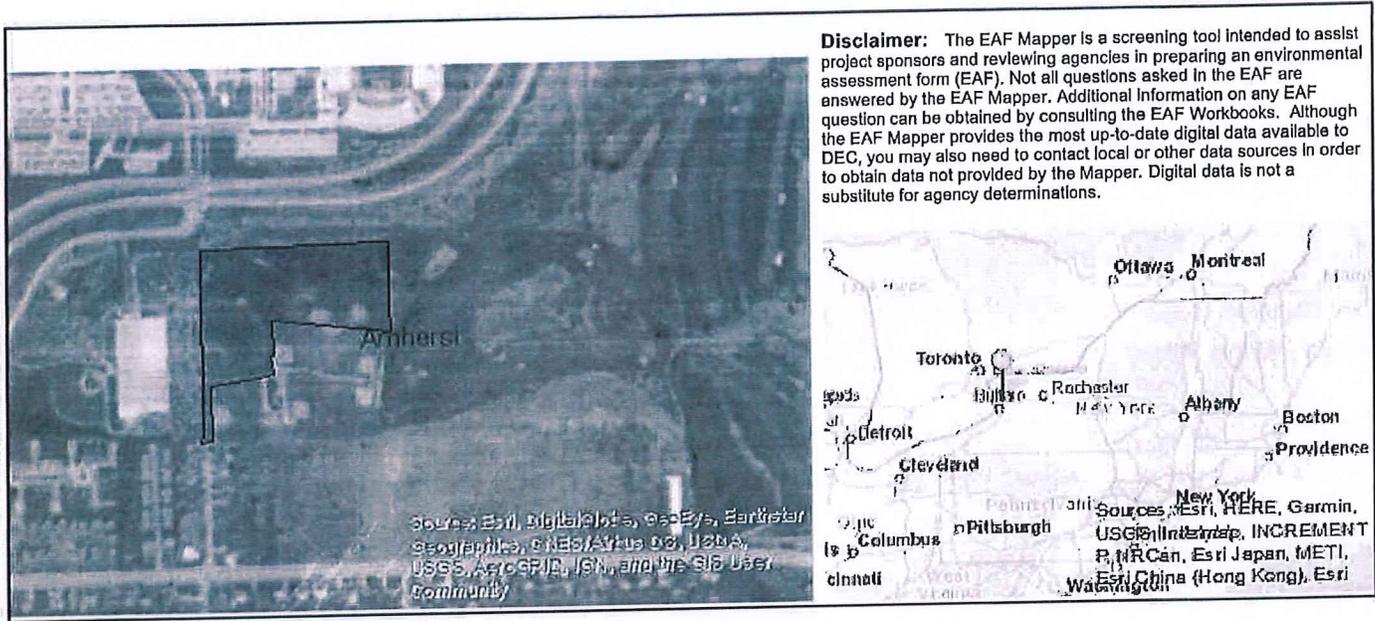
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Audubon Park MOB LLC Date October 12, 2021

Signature  Title Counsel for Project Sponsor
 Sean W. Hopkins, Esq.

EAF Mapper Summary Report

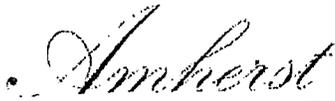
Wednesday, March 18, 2020 1:07 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C915291, C915207
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Attachment "A" of Part 1 of the Full
Environmental Assessment Form -
Negative Declaration Issued by the
Planning Board on September 23, 2021**



Town of Amherst Planning Department

Erie County, New York



Brian J. Kulpa
Supervisor

Daniel C. Howard, AICP
Planning Director

Daniel J. Ulatowski, AICP
Assistant Planning Director

5872118 8 5

SEQR Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	Project:	SP-2020-09_B
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	Date:	September 23, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Type I Action

Description of Action: Construction of 770± lineal feet of proposed public roadway and reconfiguration of 530± lineal feet of public roadway and intersection realignments along with the associated public utilities for water, sanitary and storm sewers to service a previously approved 163,200± sq. ft. medical building with parking for 816± vehicles. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 500 Maple Road, Amherst, Erie County

Petitioner: 111 North Maplemere LLC

Reasons Supporting This Determination

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on September 1, 2021 reviewed the PIP Grading, Drainage, Utility Plans and Roadway Sections and Profiles submitted on August 13, 2021 for the roadway. Engineer's Report submitted on March 22, 2021, Erosion Control Plan submitted on March 22, 2021 & April 30, 2021 and, Geotechnical Report prepared by Empire GEO Technical Engineering Services submitted on March 22, 2021 with the previous application for the building and roadway.

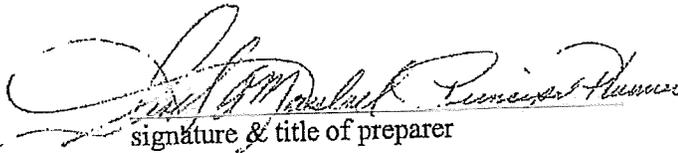
The Stormwater Pollution Prevention Plan (SWPPP) submitted on March 22, 2021 with the previous application for the building and roadway was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on September 20, 2021 submitted with the previous application for the building and roadway and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.
3. The project did conflict with the Comprehensive Plan, specifically Figure 6, Conceptual Land Use Plan, and Figure 21, University Focal Planning Area. A Comprehensive Plan amendment was approved by the Town Board on July 22, 2020 to accommodate the changes required for this site plan to occur. The Building Department in their review of August 31, 2021 and the Planning Department in their review of September 23, 2021 has reviewed the application documents, along with the Geotechnical Report submitted on March 22, 2021 and determined that the subject project has or will have met all International Building Code – 2018 and Zoning Ordinance regulations.
4. The project is within an area identified by the State as having potential archaeological or historical significance. The NYS Office of Parks, Recreation and Historic Preservation has reviewed the project and, as stated in their letter of June 7, 2019, determined that there will be no impact on these resources.

5. The project is considered consistent with surrounding land use. The site is located in the Community Facilities District (CF) zoning. It is bordered on the north by a strip of SUNY at Buffalo land and adjacent to the Ellicott Creek Trailway and Millersport Highway (unzoned), on the west by the Amherst Northtown Center zoned Recreation Conservation District (RC), and on the south by duplexes along North Maplemere Drive zoned Residential District Four (R-4). The proposed project is for the construction of 770± lineal feet of public roadway and reconfiguration of 530± lineal feet of public roadway and intersection realignments along with the associated public utilities for water, sanitary and storm sewers to service a previously approved 163,200± sq. ft. medical building with parking for 816± vehicles.
5. The proposed public roadway construction and reconfiguration along with associated public utilities for water, sanitary and storm sewers will not cause a major change in the use of either the quantity or type of energy.
6. The project will not create any hazard to human health. The Fire Chief's Association will review the project, and all requirements of this agency has or will have been met.
7. The proposed public roadway construction and reconfiguration along with associated public utilities for water, sanitary and storm sewers will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed project will be consistent with the scale of surrounding land uses.
8. The proposed public roadway construction and reconfiguration along with associated public utilities for water, sanitary and storm sewers will not significantly increase the number of people using the site over its previous level of use.
9. Review by the Town Traffic/Safety Board dated September 3, 2021, indicates that significant negative traffic impacts are not expected to result from the proposed public roadway and road reconfiguration project. Review of the Traffic Impact Study (TIS) prepared by SRF Associates submitted to the Planning Department on March 22, 2021 and reviewed by the Town Traffic/Safety Board September 3, 2021 indicates that significant negative traffic impacts are not expected to result from the proposed project.
10. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on September 6, 2021, Plumbing Division on August 26, 2021 and Right-of-Way Agent on September 1, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

11. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: Giuliani; Seconded by: Chmiel Ayes; 7 Noes 0.


signature & title of preparer

9/29/2021
Date


Robert J. Gilmour, Planning Board Chair

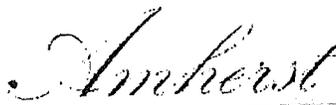
9-30-21
Date

SM/ac

X:\Current_Planning\Files\Site Plans\2020\SP-2020-09_B (500 Maple Rd portion)_2021\SP-2020-09_B_SEQR_Neg_Declaration_092321.docx

cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
Erik Wagner, 111 North Maplemere, LLC, 50 Fountain Plaza, Suite 500, Buffalo, New York 14202
Sean Hopkins, Esq. Hopkins Sorgi & McCarthy PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Brad Sendlak, Watts Architecture & Engineering, 95 Perry St., Ste. 200, Buffalo, NY 14203
Kristopher J. Winkler, PE, Watts Architecture & Engineering, 95 Perry St., Ste. 200, Buffalo, NY 14203
Frank Sica, Cannon Design, 50 Fountain Plaza, Ste. 200, Buffalo, NY 14202

**Attachment "B" of Part 1 of the Full
Environmental Assessment Form –
Negative Declaration Issued by the
Planning Board on May 20, 2021**



Town of Amherst Planning Department

Erie County, New York



Brian J. Kulpa
Supervisor

Daniel C. Howard, AICP
Planning Director

Ellen M. Kost, AICP
Assistant Planning Director

SEQR Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	Project:	SP-2020-09_A
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	Date:	May 20, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Type 1

Description of Action: The construction of a 1 and 2-story 163,200± sq. ft. surgery center and medical office building in the northwestern portion of the Town's Audubon Recreation Center property. The project includes 816 parking spaces – 389 spaces surrounding the building and 427 in a surface parking lot south of the building. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

The roadways and new intersection alignment are shown for reference only. The roadways will require a future site plan amendment and SEQR review.

Location: 500 Maple Road (portion), Amherst, Erie County

Petitioner: 111 North Maplemere, LLC

Reasons Supporting This Determination

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on May 5, 2021 reviewed the Grading, Drainage and Utility Plans submitted on March 22, 2021 & April 30, 2021, Engineer's Report submitted on March 22, 2021, Erosion Control Plan submitted on March 22, 2021 & April 30, 2021 and Geotechnical Report prepared by Empire GEO Technical Engineering Services submitted on March 22, 2021.

The Stormwater Pollution Prevention Plan (SWPPP) submitted on March 22, 2021 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.
2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on April 29, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.
3. The project did conflict with the Comprehensive Plan, specifically Figure 6, Conceptual Land Use Plan, and Figure 21, University Focal Planning Area. A Comprehensive Plan amendment was approved by the Town Board on July 22, 2020 to accommodate the changes required for this site plan to occur. The Building Department in their review of March 26, 2021 and the Planning Department in their review of May 5, 2021 has reviewed the application documents, along with the Geotechnical Report submitted on March 22, 2021 and determined that the subject project has or will have met all International Building Code – 2015 and Zoning Ordinance regulations.
4. The project is within an area identified by the State as having potential archaeological or historical significance. The NYS Office of Parks, Recreation and Historic Preservation has reviewed the project and, as stated in their letter of June 7, 2019, determined that there will be no impact on these resources.

5. The project is located in the Community Facilities District (CF) zoning. It is bordered on the north by a strip of SUNY at Buffalo vacant land followed by the Ellicott Creek Trailway and Millersport Highway (unzoned), on the west by the Amherst Northtown Center zoned Recreation Conservation District (RC), and on the south by duplexes along North Maplemere Drive zoned Residential District Four (R-4). The one and two story 163,200± sq. ft. surgery center and medical office building and 389 parking spaces will be located in the northern portion of the project site with the 427 space surface parking lot in the southern portion of the project site. Therefore, the project is considered consistent with surrounding land use.
6. The proposed subject development will include a one- and two-story 163,200± sq. ft. surgery center and medical office building and 816 parking spaces which will cause a change in the use of either the quantity or type of energy. All utility infrastructure is or will be available prior to occupancy.
7. The project will not create any hazard to human health.
8. The project will cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses, however, the proposed one- and two-story 163,200± sq. ft. surgery center and medical office building and 816 parking spaces will be consistent with the scale of surrounding and future land uses.
9. The function of the proposed one- and two-story 163,200± sq. ft. surgery center and medical office building and 816 parking spaces will increase the number of people using the site over its previous level of use. All road and utility infrastructure is or will be in place prior to occupancy.
10. Review by the Town Traffic/Safety Board dated May 6, 2021, indicated that significant negative traffic impacts are not expected to result from the proposed one- and two-story 163,200± sq. ft. surgery center and medical office building and 816 parking spaces. Review of the Traffic Impact Study (TIS) prepared by SRF Associates submitted to the Planning Department on March 22, 2021 will be reviewed by the Town Traffic/Safety Board, Erie County Dept. of Public Works – Highways Division, and NYSDOT when a subsequent site plan is filed for the roadway network to be associated with the subject development. Identification and mitigation of any significant negative traffic impacts expected to result from the proposed project will be addressed at the time the roadway network is under review.
11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on April 14, 2021, Assessor on March 25, 2021, Plumbing Division on March 26, 2021 and Right-of-Way Agent on May 7, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

Negative Declaration SP-2020-09A

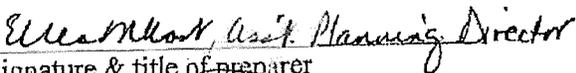
May 20, 2021

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12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval

Moved by: Chmiel; Seconded by: Gelber, Ayes; 7 Noes 0.


signature & title of preparer 5/27/21
Date


Robert J. Gilmore, Planning Board Chair 5-27-21
Date

SM/ac

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cc: Amherst Town Clerk
Building Department
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