
**Exhibit 1 – Narrative Providing Justification
for Amherst IDA’s Financial Assistance**

Exhibit 4 - Site Plan
[Drawing C-100]

EXHIBIT 1

**NARRATIVE PROVIDING ADDITIONAL JUSTIFICATION
FOR REQUESTED AMHERST IDA ASSISTANCE**

**PROPOSED MIXED-USE REDEVELOPMENT PROJECT
5877 MAIN STREET – VILLAGE OF WILLIAMSVILLE**

I. Description of the Proposed Mixed-Use Redevelopment Project:

The proposed mixed-use project will be located on the approximately 1.63 acre site consisting of 5877 Main Street ("Project Site") that is properly zoned Mixed-Use District ("MU") pursuant to the Village of Williamsville Zoning Map.¹ The proposed mixed-use project includes a proposed 4-story mixed-use building to be located along the Main Street frontage of the Project Site consisting of 15,000 sq. ft. of first floor commercial space and 28 upper-story apartments (including 3 dedicated workforce housing units), 101 parking spaces, landscaping, lighting, storm water management improvements and all other required utility improvements and connections. A copy of the Site Plan [Drawing C-100] prepared by Carmina Wood Design depicting the layout of the proposed mixed-use redevelopment project is attached as **Exhibit "4"** and copies of the Landscape Plan [Drawing L-100] and a copy of the Lighting Plan [Drawing LP-100] are attached as **Exhibit "5"** and **Exhibit "6"**.² The lighting to be installed in connection with the project will be dark sky compliant as required by the Village of Williamsville and there will not be any lighting

¹ A color copy of the Village of Williamsville Zoning Map with the location of the Project Site labelled is provided at **Exhibit "2"**. An aerial photograph of the Project Site is provided at **Exhibit "3"**.

² Copies of the 2022 Town County tax receipt and 2021-22 School tax receipt are attached as **Exhibit "7"**. The current assessed value of the Project Site is \$1,100,000. The Project Site is located in the Williamsville Central School District.

spillover onto adjacent properties.³ Color building renderings prepared by Sutton Architecture PLLC as approved by the Planning Board on May 2, 2022 are provided at **Exhibit “13”**.

The Project Site was originally purchased by the Applicant in order to provide a new location for Excuria Salon and Spa that could accommodate an expanding workforce and adequate parking spaces for both customers and staff. The objective for the redevelopment project at that time was to renovate the vacant commercial building that was most recently Milo’s restaurant in order to create a destination spa with enough off-street parking to accommodate spa events. The originally formulated plans were changed as a result the COVID-19 pandemic, which resulted in a mandatory shutdown of the Excuria Salon and Spa for six months, a dramatic reduction of the number of available service providers in the field, increased wages and inflation, all of which led to a business decision that that the originally planned destination spa was no longer economically feasible.

The proposed mixed-use redevelopment project has been well-planned in order to provide both first floor commercial space and upper story apartments at a highly walkable location in close proximity to Village amenities including public transportation, parks, restaurants, etc. The Project Site is located on an NFTA bus route.

Excuria Salon and Spa will be leasing approximately 7,500 sq. ft. of the floor commercial space in the four-story mixed-use building. The Applicant has engaged in discussions with potential tenants for the remaining 7,500 sq. ft. of first floor commercial space and the goal is to find suitable commercial tenants such a coffee shop, local restaurant, etc. that will benefit from the

³ Pursuant to Section 112-16I(2)(c) of the Mixed Use District Design Standards, fixtures shall be “Dark Sky” compliant. Light trespass into adjacent non-commercial areas shall not exceed 0.1 foot candles in intensity.

location in the Village that will provide 101 on-site parking spaces. Excuria Salon & Spa is currently located at 5275 Main Street in a building consisting of a converted residential structure that cannot accommodate any additional business growth. Additionally, the existing location at 5275 Main Street does not have adequate on-site parking for customers and employees. The relocation of the existing business to the Project Site will alleviate the long-term parking problem and accommodate business growth in commercial space within the first floor of the mixed-use building designed for the specific needs of the business. It is anticipated that the property at 5275 Main Street will be renovated and repurposed for a suitable local business or for multifamily use.

The proposed mixed-use redevelopment project will not result in any potentially significant adverse environmental impacts. A copy of a completed Part 1 of the Full Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act (“SEQRA”) dated October 4, 2021 with Attachments “A” to “C” is **Exhibit “8”** and a copy of the No Impact Determination letter issued by the NYS Office of Parks, Recreation and Historic Preservation on July 14, 2022 is provided at **Exhibit “9”**. The Village of Williamsville Planning Board completed a coordinated environmental review of the mixed-use project pursuant to the State Environmental Quality Review Act (“SEQRA”) that began with its issuance of a Lead Agency Solicitation Notice dated December 1, 2021, which included the Town of Amherst IDA as an involved agency.⁴ The Planning Board concluded its coordinated environmental review of the mixed-use redevelopment project concluded with its issuance of a Negative Declaration on March 7, 2022.⁵ A copy of the

⁴ A copy of the Lead Agency Solicitation Notice dated December 1, 2021 is provided at **Exhibit “10”**.

⁵ In connection with the coordinated environmental review of the mixed-use redevelopment project, the Village’s Environmental Advisory Committee considered the potential adverse environmental impacts and did not identify any potentially significant adverse environmental impacts. It is also important to mention that none of the involved agencies that participated in the

negative declaration issued by the Planning Board on March 7, 2022 is attached as **Exhibit “11”** and the minutes of the meeting of the Planning Board held on March 7, 2022 are provided at **Exhibit “12”**.

A copy of the Site Plan [Drawing C-100] depicting the layout of the mixed-use project prepared by Anthony Pandolfe, P.E. of Carmina Wood Design as approved by the Planning Board on March 7, 2022 after receiving a favorable recommendation from the Village’s Traffic Safety Committee during its meeting on February 8, 2022 is attached as **Exhibit “4”**. Color building renderings prepared by Sutton Architecture PLLC as approved by the Planning Board on May 2, 2022 are provided at **Exhibit “13”**. All of the required project approvals from the Village’s municipal boards have been obtained including both Architectural Approval and Site Plan Approval from the Planning Board.

II. ECONOMIC CHALLENGES IN CONNECTION WITH THE SUCCESSFUL COMPLETION OF THE APPROVED MIXED-USE REDEVELOPMENT PROJECT:

The approximately 14,000 sq. ft. vacant former restaurant building location on the Project Site is not suitable for conversion for a mixed-use redevelopment project and will be demolished in connection with the redevelopment of the Project Site. Demolition of the outdated vacant commercial building will require an asbestos inspection and required abatement if asbestos is present. The Village’s adopted design standards require buildings to be built closer to the road in order to promote a pedestrian friendly setting along Main Street. In order to satisfy the Design Standards for the Mixed-Use District, existing utilities that bisect the Main Street frontage of the Project Site including electric, Verizon and Spectrum must be relocated. Rerouting utility lines

coordinated environmental review of the proposed mixed-use redevelopment project raised any concerns that the project would result in any potentially significant adverse environmental impacts.

and utility poles will add significant costs to the project. The budgeted construction costs for the mixed-use redevelopment project have increased by over 40% since 2021 due to a wide assortment of factors outside the control of the Applicant including supply chain issues, inflation and a dramatic increase of labor costs. The Design Standards of the Village of Williamsville requires the use of high quality and premium finishes to the exterior of the building.⁶ Furthermore, the construction costs are also increased due to the fact that the building must have high-quality finishes on all four sides of the building. A representative image of a mixed-use building that the Design Standards states is appropriate is provided below as follows:



⁶ The extremely detailed architectural standards that apply to the four-story mixed-use building are set forth in Section 112-16F (titled “Architectural Consistency”) and 112-16 (titled “Architectural Details”) of the Mixed Use District Design Standards.

Other economic factors that have made the mixed-use redevelopment project much more challenging from an economic perspective include increase of the interest rate and the unstable business environment, which has created much more stringent lending requirements. The anticipated equity contribution to be made by the Applicant has increased dramatically since the proposed mixed-use project was originally planned. For the reasons stated above, the Applicant will be able to successfully undertake the mixed-use redevelopment project without the requested PILOT and related benefits being approved by the AIDA Board of Directors.

III. THE MIXED-USE PROJECT IS ELIGIBLE PURSUANT TO COUNTYWIDE INDUSTRIAL DEVELOPMENT AGENCY UNIFORM TAX EXEMPTION POLICY:

The mixed-use project is eligible for IDA incentives pursuant to the Countywide Industrial Development Agency Uniform Tax Exemption Policy (“UTEPA”) and Section 485-b of the New York State Real Property Tax Law. The Project Site is located within a Designated Enhancement Zone and the adopted 2020 Community Plan Section 4.3 of the Plan titled “Business District Objectives and Actions” states that Action 3 consists of “Aggressively promote the tax abatement and loan programs offered by the Amherst IDA”.

The first floor of the mixed-use building consists of commercial space but the maximum amount of first floor retail space of slightly less than 15,000 sq. ft. only represents approximately twenty-five percent of total square footage of the four-story mixed-use building, thereby ensuring that the retail component of the mixed-use redevelopment project will not exceed one-third of the total redevelopment project cost.

IV. THE MIXED-USE REDEVELOPMENT PROJECT IS CONSISTENT WITH THE VILLAGE'S ADOPTED COMMUNITY PLAN AND THE VILLAGE'S MIXED USE DESIGN STANDARDS:

The proposed mixed-use redevelopment project is consistent with the planning objectives and policies contained in the adopted Village of Williamsville Community Plan as well as the Village's Mixed Use Design Standards contained in Section 112-16 of the Zoning Code. Section 112-16A(1) of the Mixed Use Design Standards is titled "Purpose of the Mixed Use District" and states as follows:

The Village of Williamsville's 2010 Community Plan recognizes the community's desire to maintain its historic character, provide for enhanced walkability, and support a vibrant economic and neighborhood environment. The traditional community character presented within the Village is of paramount importance to the provision of these elements. Furthermore, the Village recognizes the Main Street corridor as a major gateway, a retail and service destination of local and regional significance, and the driving force of the Village's identity. The Mixed Use District provides specific regulations and guidance for new development and rehabilitation projects within the Village's Main Street corridor. The Main Street Characterization described in §112-16A(5) provides the desired state for the corridor and relate directly to those elements discussed in the 2010 Community Plan.

The Village of Williamsville 2010 Community Plan characterizes the Main Street corridor accordingly: "The Village of Williamsville is an attractive community consisting of traditionally scaled, walkable neighborhoods in close proximity to an historic and vibrant Main Street core... Main Street should be a pedestrian friendly, mixed-use destination that draws both residents and visitors to its unique stores and services, nearby parks and historic mill district."

The design and implementation of development within the Main Street corridor should ensure commercial areas remain viable and economically relevant into the future through the preservation, enhancement and leveraging of the Village's historic and architecturally significant character. The form, massing, proportion and composition of architecture should complement the historic character of this area. However, quality of design and material takes precedence over disingenuous attempts to mimic historic styles through the application of superficial details. Walkability and the pedestrian experience are critical to the success of the Main Street corridor as a shopping and service destination distinct from its suburban counterparts. The most prominent character area on Main Street is the Village Core, which sustains the community's vital civic activities. The surrounding mixed-use

components link the Village Core and adjacent neighborhoods to commercial and service opportunities. The objectives presented below outline how this vibrant, pedestrian-scaled environment can be achieved. The use of traditional urban form and the equal accommodation of non-vehicular users will help offset the transportation system's dominance over the Main Street corridor, and provide a pleasant, unique and inviting atmosphere for residents and visitors.

The Village's Community Plan recognizes the community desire to maintain its historic character, provide for enhanced walk ability, and support a vibrant economic and neighborhood environment. The traditional community character presented within the Village is of paramount importance to the provision of these elements. Furthermore, the Village recognizes the Main Street corridor as a major gateway, a retail and service destinations of local and regional significance, and the driving force of the Village's identity. The Mixed Use District Design Standards provide specific standards governing both new development and rehabilitation of projects within the Village's Main Street corridor.⁷

⁷ The Main Street characterization described in Section 112-16A(5) of the Mixed Use Design Standards set forth the desired state for the corridor based on planning objectives discussed in the 2010 Community Plan. The design and implementation of development within the Main Street corridor should ensure commercial areas remain viable and economically relevant into the future through the preservation, enhancement and leveraging of the Village's historic and architecturally significant character. The form, massing, proportion and composition of architecture should complement the historic character of this area. However, quality of design and material takes precedence over disingenuous attempts to mimic historic styles through the application of superficial details. Walkability and the pedestrian experience are critical to the success of the Main Street corridor as a shopping and service destination distinct from its suburban counterparts. The most prominent character area on Main Street is the Village Core, which sustains the community's vital civic activities. The surrounding mixed-use components link the Village Core and adjacent neighborhoods to commercial and service opportunities. The objectives presented below outline how this vibrant, pedestrian-scaled environment can be achieved. The use of traditional urban form and the equal accommodation of non-vehicular users will help offset the transportation system's dominance over the Main Street corridor, and provide a pleasant, unique and inviting atmosphere for residents and visitors.

Section 112-16A(5) of the Mixed Use Design Standards is titled “Design Objectives” and sets forth the design objectives for the Mixed Use District as derived from the Village’s Community Plan. The “Design Objectives are as follows:

- (a) Devote street level facades to retail, service and office uses.
- (b) Maximize transparency between the sidewalk and building interior.
- (c) Design attractive and engaging buildings that address the public realm on all visible sides.
- (d) Provide urban-appropriate landscape and hardscape areas designed as integral features of the land use.
- (e) Improve pedestrian experience and safety through the provision of public amenities such as ample sidewalks, buffer landscaping, seating, public art and crossing aids.
- (f) Promote multi-story buildings to improve the corridor’s urban form and street presence.
- (g) Locate parking behind, beneath or within structures to retain a pedestrian level ‘streetwall.’
- (h) Encourage shared parking facilities and cross access between privately owned parking facilities.
- (i) Provide pedestrian-scaled lighting proportional to the site and building served.
- (j) Design the scale and style of architecture to complement the valued historic forms of the corridor.
- (k) Promote a ‘build-to’ line that strengthens the streetwall, yet permits flexibility to expand the pedestrian realm and provide outdoor seating, as needed.
- (l) Favor pedestrian safety and experience while balancing the needs of the automobile.

The mixed-use redevelopment project has been deliberately designed based on consideration of neighborhood compatibility and this is reflected by the four-story mixed-use

building being located on the Main Street frontage of the Project Site and the extensive landscaping and screening to be provided on the back portion of the Project Site (westernmost portion of the Project Site) as well as the concerted effort made by the Applicant to discuss the mixed-use project with stakeholders including the nearby residential neighbors during the lengthy project review process.⁸ The diverse and upscale architecture of the four-story mixed-use building as designed by Sutton Architecture PLLC reflects input received from the Planning Board and is context sensitive by including various high quality materials on all four sides as well as providing horizontal and vertical relief.

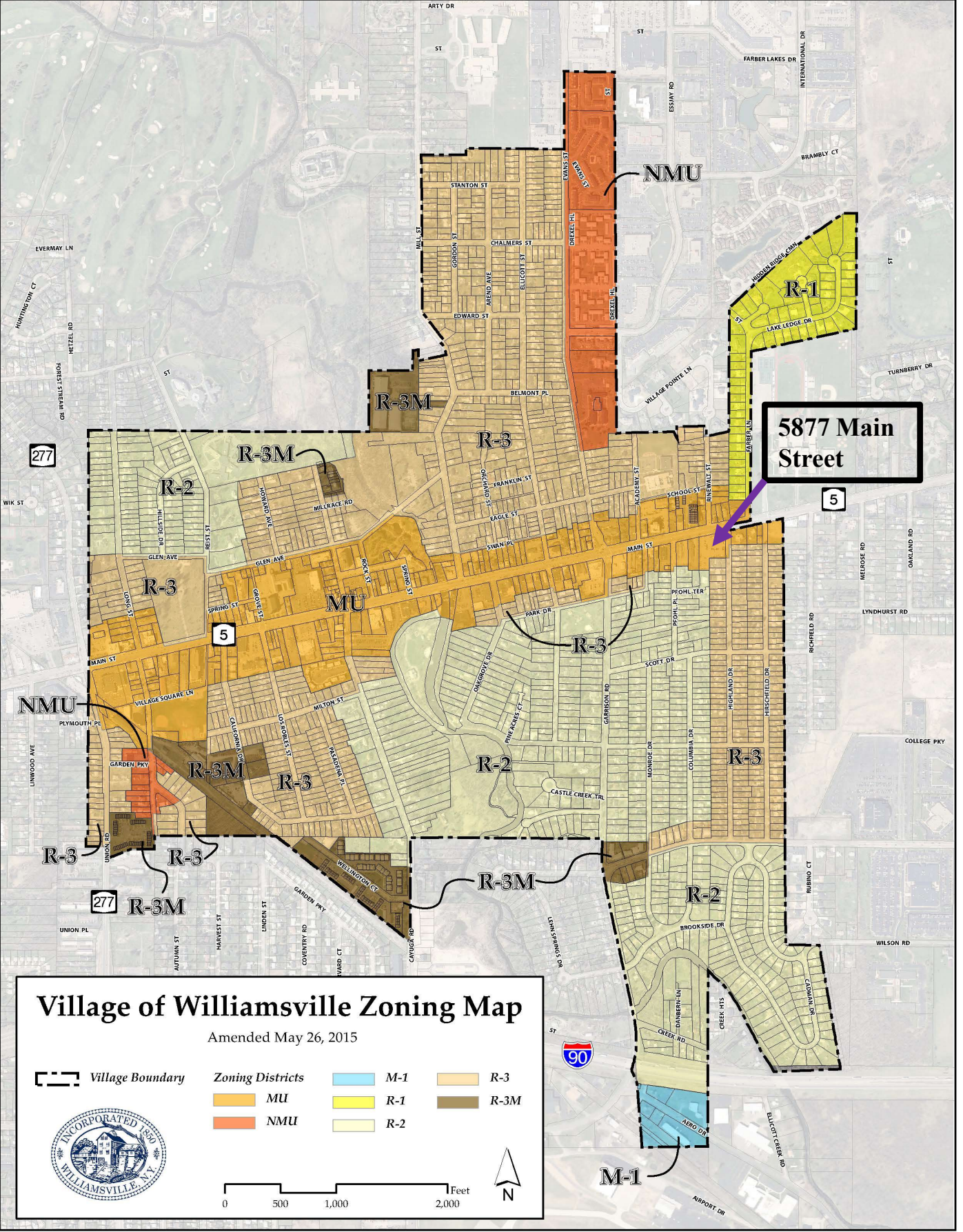
V. CONCLUSION:

The Applicant respectfully requests that the Board of Directors approve the requested incentives for the eligible mixed-use redevelopment project for the reasons described within the Application including this narrative.

⁸ An informational meeting was held with nearby property owners at the office of David Sutton of Sutton Architecture PLLC on September 24, 2021.

**Exhibit 2 - Color Copy of Village of
Williamsville Zoning Map**

Proposed by *Proposed by Kitchen*
& Associates dated *September 8, 2020*

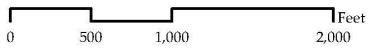


Village of Williamsville Zoning Map

Amended May 26, 2015

Village Boundary

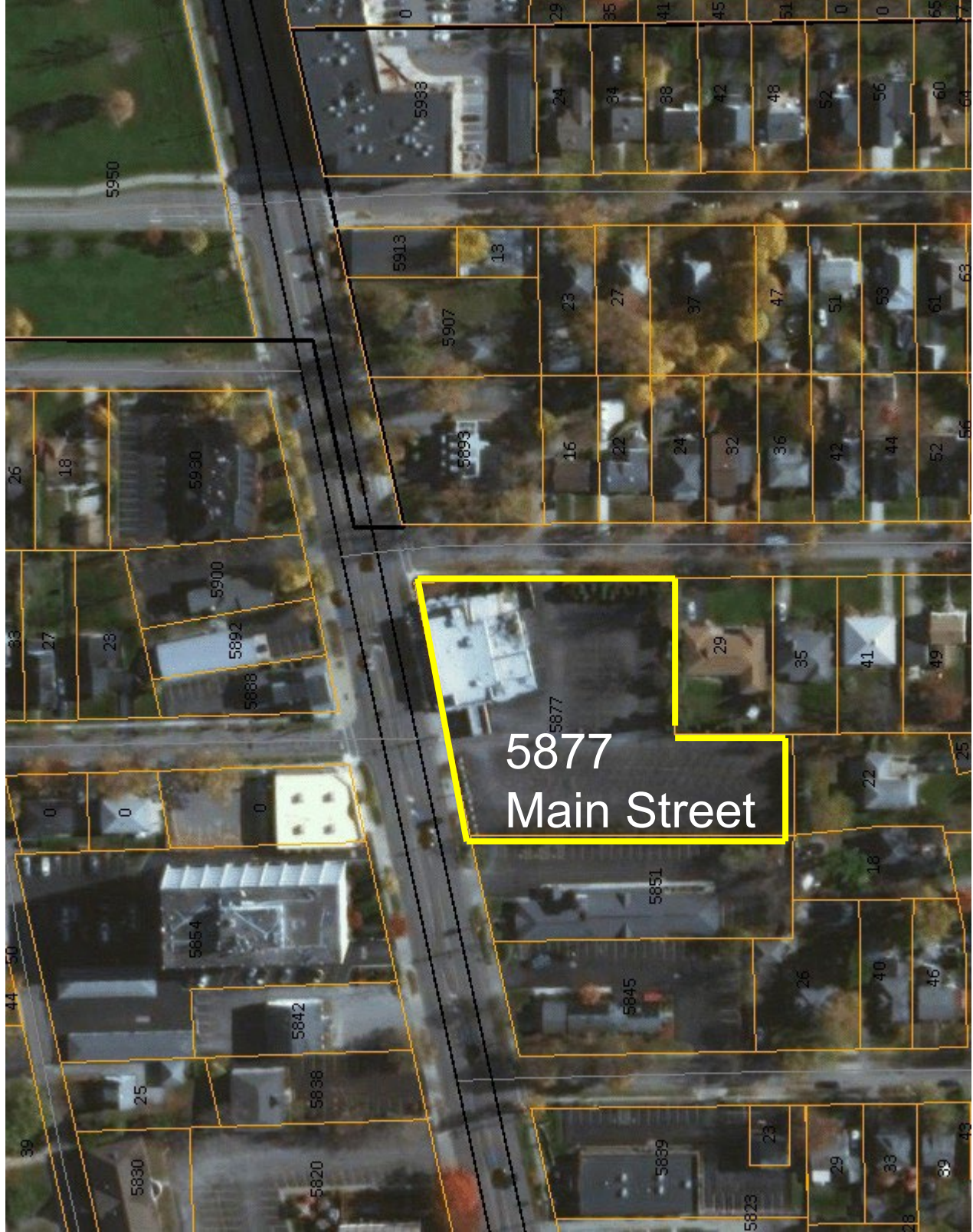
MU	R-2	M-1	R-3
NMU	R-1	R-3M	



M-1

**Exhibit 3 - Aerial Photograph of
the Project Site**

Erie County On-Line Mapping Application



Legend

- Parcels
- Streets and Highways
 - Interstate
 - Primary State Road
 - Secondary State Road
 - County Road
 - Local Road

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

0 0.04 0.1 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION



1: 2,257

Exhibit 4 - Site Plan
[Drawing C-100]

Exhibit 5 - Landscape Plan
[Drawing C-100]

Exhibit 6 - Lighting Plan
[Drawing LP-100]

**Exhibit 7 - 2022 Town/County Tax Receipt
and 2021-22 School Tax Receipt for 5877
Main Street**

Collection: **Town & County 2022**

Fiscal Year Start: 1/1/2022

Fiscal Year End: 12/31/2022

Warrant Date: 1/1/2022

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
3/7/2022	2/15/2022	\$11,957.42	\$11,957.42	\$0.00	\$0.00		Full Payment - Bank Payment

Tax Bill #	SWIS	Tax Map #	Status
001456	142201	81.06-2-3.11	Payment Posted
Address		Municipality	School
5877 Main St		Town of Amherst	WILLIAMSVILLE

Owners	Property Information	Assessment Information
5877 Main Street LLC	Roll Section: 1	Full Market Value: 1250000.00
5725 Main St	Property Class: 421	Total Assessed Value: 1100000.00
Amherst, NY 14221	Lot Size: 1.63	Uniform %: 88.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
Library Tax	26435688	2.0000	1100000.000	0.40302800	\$443.33
County Service Tax	293524030	2.6000	1100000.000	4.63276000	\$5,096.04
General Town Tax	32346335	-11.1000	1100000.000	5.72438300	\$6,296.82
Central Alarm	1208773	9.9000	1100000.000	0.11021000	\$121.23

Total Taxes: \$11,957.42

Estimated State Aid - Type	Amount
County	190797361.00
Town	1586770.00

Mail Payments To:
 Francina J. Spoth
 Amherst Town Clerk
 5583 Main Street Williamsville, New York 14221 Phone (716) 631-7021

Collection: **School 2021**

Fiscal Year Start: 7/1/2021

Fiscal Year End: 6/30/2022

Warrant Date: 9/1/2021

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
10/14/2021	10/14/2021	\$19,618.98	\$19,618.98	\$0.00	\$0.00		Full Payment - Bank Payment

Tax Bill #	SWIS	Tax Map #	Status
042455	142201	81.06-2-3.11	Payment Posted
Address		Municipality	School
5877 Main St		Town of Amherst	WILLIAMSVILLE

Owners	Property Information	Assessment Information
5877 Main Street LLC	Roll Section: 1	Full Market Value: 1250000.00
5725 Main St	Property Class: 421	Total Assessed Value: 1100000.00
Amherst, NY 14221	Lot Size: 1.63	Uniform %: 88.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
School Tax	133790000	2.6000	1100000.000	17.83543600	\$19,618.98

Total Taxes: \$19,618.98

Mail Payments To:
 Francina J. Spoth
 Amherst Town Clerk
 5583 Main Street Williamsville, New York 14221 Phone (716) 631-7021

**Exhibit 8 - Part 1 of Full Environmental
Assessment Form with Exhibits 1 to 3**

Part 1 of Full EAF with Attachments A to C

Hopkins Sorgi & McCarthy PLLC
 5500 Main Street, Suite 343
 Williamsville, NY 14221
 Tel: 716.510-4338
 E-mail: shopkinshsmlegal.com

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: Proposed Mixed-Use Redevelopment Project		
Project Location (describe, and attach a general location map): 5877 Main Street - Village of Williamsville - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of the redevelopment of the 1.457 acre parcel at 5877 Main Street ("Project Site") as a mixed-use project consisting of four-story building along the Main Street frontage and including all proposed site improvements. A copy of the Site Plan depicting the layout of the proposed mixed-use redevelopment project as prepared by Sutton Architecture PLLC is attached as Exhibit "1" and Color Building Rendering Plans are attached as Exhibit "3". The proposed action has been defined broadly to include all required discretionary approvals and permits from the Village of Williamsville Planning and involved agencies as well as all proposed site improvements including proposed four-story mixed-use building, demolition of the existing building, access aisles and parking spaces, lighting, driveways connecting to Highland Drive, and all required utility connections and improvements. The project purpose is to redevelop the Project Site for a mixed-use project in accordance with Mixed-Use Design Standards contained at Section 112-16 of the Village Code. The Project Sponsor believes the mixed-use redevelopment project will not result in any potentially significant adverse environmental impacts and that the issuance of a negative declaration by the designated lead agency [anticipated to be the Village of Williamsville Planning] is both appropriate and justified.		
Name of Applicant/Sponsor: 5877 Main Street LLC c/o 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
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site Plan and Architectural Approval	July 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	Building Dept - Demolition and Building Permit; Town of Amherst IDA - PILOT, etc.	To be determined
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ECHE - Sanitary Sewer/DSCA; ECWA - Backflow	To be determined
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DSCA - NYSDEC and SPDES; NYSDOT - Highway Work Permit; NYSOPRHP - Clearance	To be determined
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 checked="" type="checkbox"/> Yes <input 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
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?
The property at 5877 Main Street is zoned Mixed Use District ("MU") per the Village of Williamsville Zoning Map.

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? Williamsville 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 for fire district in which the Project Site is located.

d. What parks serve the project site?
There are various parks that will be accessible to the future occupants of the mixed-use project including Glen Park.

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)? Mixed-use project consisting of 1st floor commercial space and upper floor residential units for lease.

b. a. Total acreage of the site of the proposed action? _____ 1.457 acres
 b. Total acreage to be physically disturbed? _____ 1.33 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.457 acres

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

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

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

[Note: The proposed mixed-use redevelopment project will be constructed in a single phase.]

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	28
At completion of all phases	_____	_____	_____	28

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: 50 height; 60 width; and 250 length

iii. Approximate extent of building space to be heated or cooled: _____ 15,000 square feet

[Note: 15,000 sq. ft. of 1st floor commercial space]

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater management

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Runoff from impervious surfaces

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ N/A height; _____ N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

The Project Sponsor does not intend to install an above-ground stormwater management system in connection with the proposed mixed-use project.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 [Note: There are not any mapped wetlands subject to the jurisdiction of the USACE or NYSDEC on the Project Site.]
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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: _____

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: _____ 9 860 gallons/day

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

If, Yes:

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

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

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: _____ 9 860 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: Amherst Wastewater Treatment Plant on Tonawanda Creek Rd.
- Name of district: Town of Amherst Sanitary Sewer District
- 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

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

 If Yes:

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

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

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

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

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 1.2 acres (impervious surface)
 _____ Square feet or 1.457 acres (parcel size)
- ii. Describe types of new point sources. Runoff from impervious surfaces including the proposed mixed-use building, access aisles and parking spaces. There will be less impervious surfaces than currently post-development.
- 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 improvements as will be required for a redevelopment project.

- 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 Hydroflourocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 a.m. to 6:00 p.m. • Saturday: _____ 7:00 a.m. to 4:00 p.m. [As needed] • Sunday: _____ Not Applicable • Holidays: _____ Not Applicable 	<p>ii. During Operations: <u>[Note: Commercial tenants will establish their hours of operation - below are estimates]</u></p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 a.m. to 11:00 p.m. • Saturday: _____ 7:00 a.m. to 11:00 p.m. • Sunday: _____ 7:00 a.m. to 11:00 p.m. • Holidays: _____ 7:00 a.m. to 11:00 p.m.
--	---

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 activities in furtherance of the mixed-use project will utilize construction equipment that will result in unavoidable temporary adverse noise impacts. The mixed-use project will be constructed in a single phase which will reduce the time frame for construction activities.

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:

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: _____ 3 tons per _____ month (unit of time)
- Operation : _____ 2 tons per _____ month (unit of time)

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

- Construction: To be determined by site contractor.
- Operation: Recycling in accordance with municipality recycling program.

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

- Construction: To be handled by site contractor and a NYSDEC approved landfill will be utilized.
- Operation: Via contract with waste disposal company.

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): Community Facilities

ii. If mix of uses, generally describe:

There are a wide assortment of land uses in the vicinity of the Project Site including retail, office, multifamily and community facilities uses along Main Street and residential uses to the south and a portion of the eastern side of the Project Site.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.38	1.23	(.15)
• Forested	0	0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	.08	.23	.15

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Williamsville South High School is located at 5950 Main Street and Christian Central Academy is located on Academy Street. There is a group home adjacent to the Project Site located at 29 Highland Drive.

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): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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? Less than 3 feet

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

c. Predominant soil type(s) present on project site: Urban Land - Wassaic Complex [Ux] 100 %
 [Note: Soil information including Soil Map obtained from Web Soil Survey attached hereto as Exhibit "2".] _____ %
 _____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 100 % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- 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: Williamsville Junior and Senior High School

iii. Brief description of attributes on which listing is based:
Proximity of the Project Site to the listed historic resource.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No
[Note: Developed Site - No Impact Determination Letter requested from SHPO.]

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 5877 Main Street LLC Date October 4, 2021

Signature  Title Attorney for Project Sponsor

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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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.l. [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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Williamsville Junior and Senior High School
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Attachment A of Part 1 of Full Environmental
Assessment Form – Reduced Size Copy of Site
Plan as Prepared by Sutton Architecture PLLC
dated October 4, 2021**

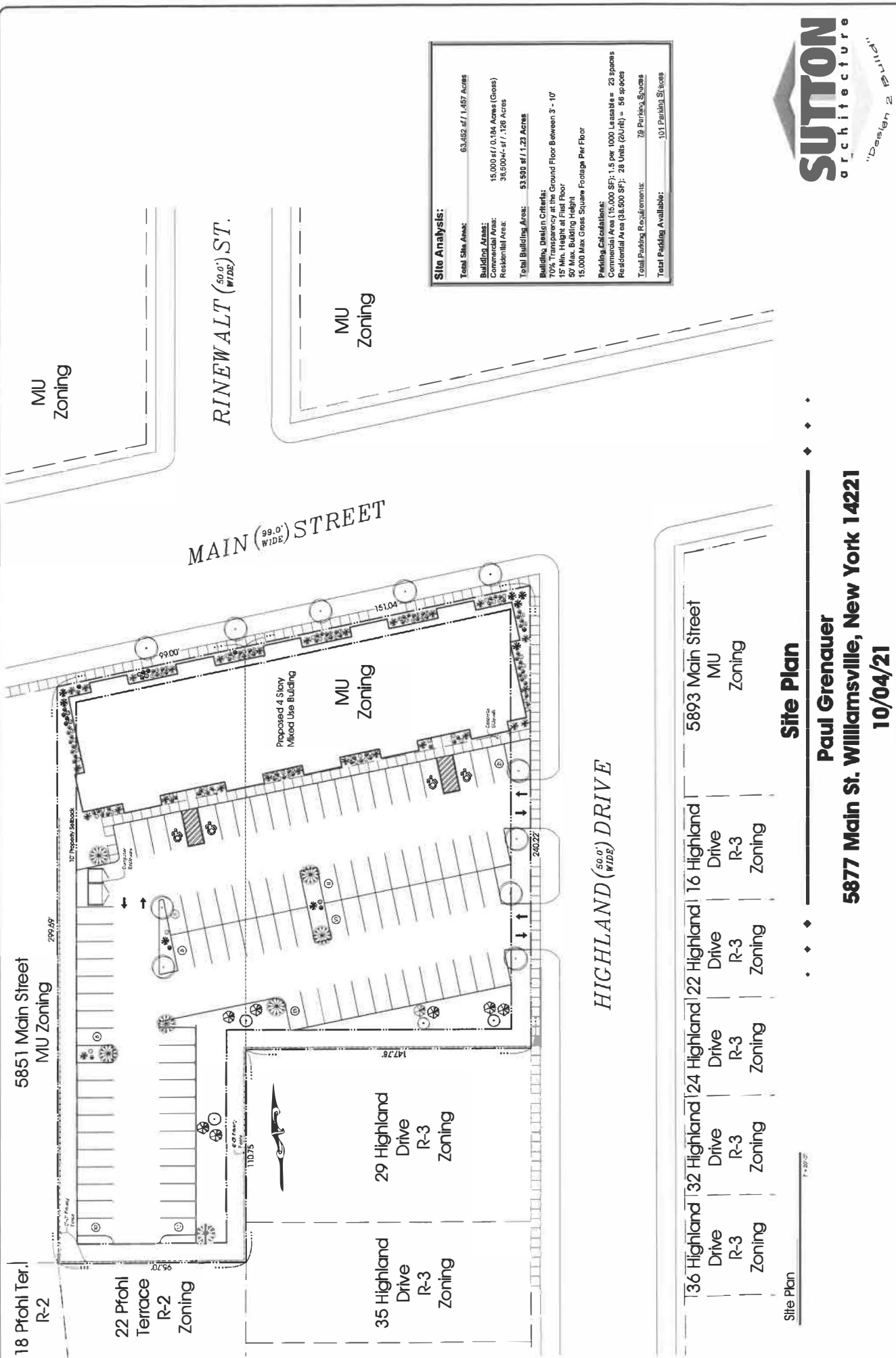
Site Analysis:

Total Site Area:	63,462 sf / 1.457 Acres
Building Areas:	15,000 sf / 0.34 Acres (Gross)
Commercial Area:	38,500 sf / 0.88 Acres
Residential Area:	
Total Building Area:	53,500 sf / 1.23 Acres

Building, Design Criteria:
 6% Transparency at the Ground Floor Between 3' - 10'
 15' Max. Building Height
 80' Max. Building Height
 15,000 Max. Gross Square Footage Per Floor

Parking Calculations:
 Commercial Area (15,000 SF): 1.5 per 1000 Leasable = 23 spaces
 Residential Area (38,500 SF): 28 Units (2.0/1k) = 56 spaces

Total Parking Requirements: 79 Parking Spaces
 Total Parking Available: 101 Parking Spaces



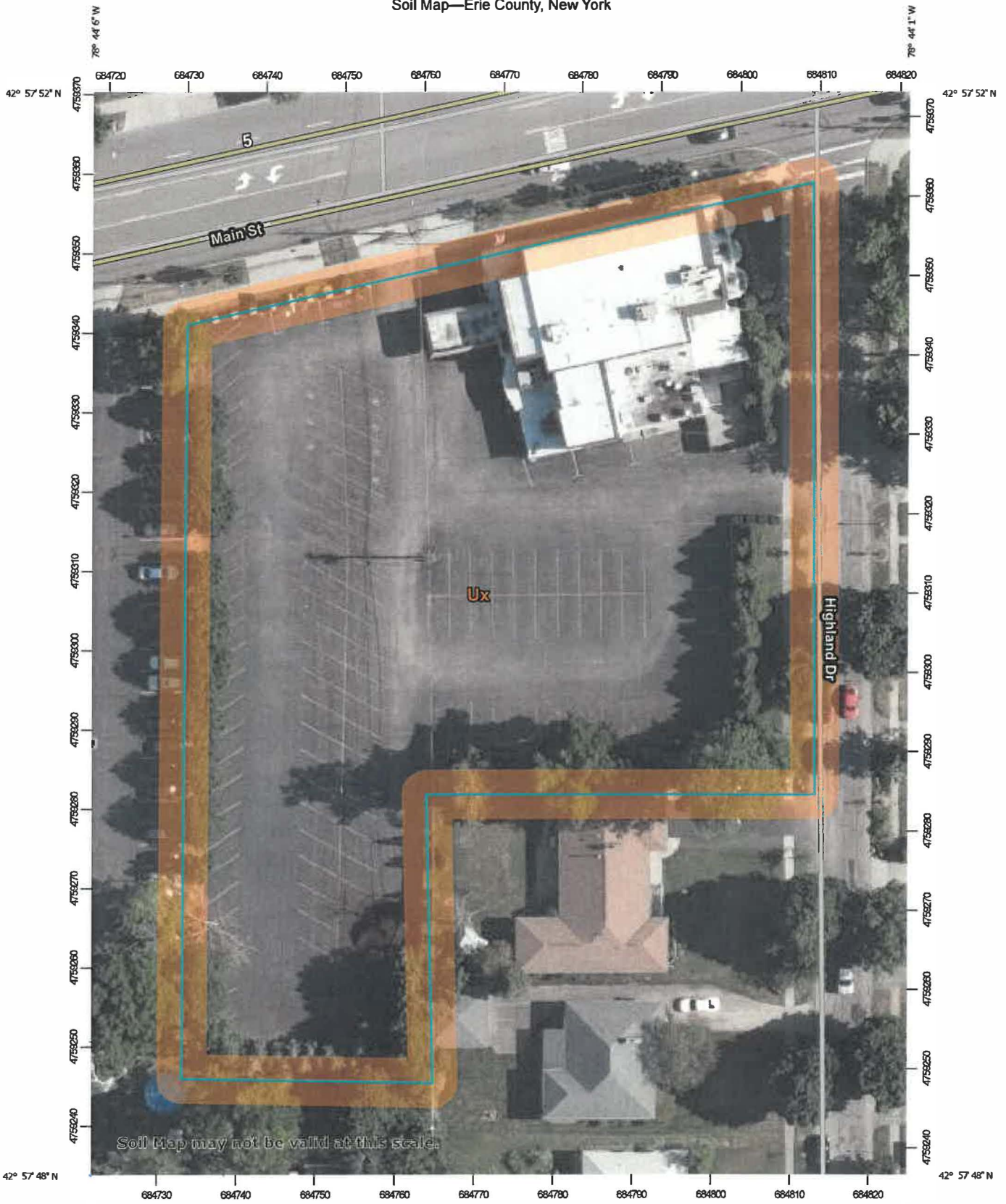
36 Highland Drive	32 Highland Drive	24 Highland Drive	22 Highland Drive	16 Highland Drive	5893 Main Street
R-3 Zoning	R-3 Zoning	R-3 Zoning	R-3 Zoning	R-3 Zoning	MU Zoning

Site Plan

Paul Grenauer
 5877 Main St. Williamsville, New York 14221
 10/04/21

**Attachment B of Part 1 of Full EAF - Soil
Information Obtained from Web Soil Survey of
Natural Resources Conservation Service**

Soil Map—Erie County, New York



Soil Map may not be valid at this scale.



Map Scale: 1:665 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Other
 - Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York
 Survey Area Data: Version 21, Aug 29, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2020—Jul 10, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
Ux	Urban land-Wassaic complex	1.6	100.0%
Totals for Area of Interest		1.6	100.0%

**Attachment C of Part 1 of Full Environmental
Assessment Form – Color Building Renderings
as Prepared by Sutton Architecture PLLC**





**Exhibit 9 - No Impact Determination Letter dated
July 14, 2022 as issued by NYS Dept. of Parks,
Recreation and Historic Preservation**



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

July 14, 2022

Anthony Pandolfe
Project Engineer
Carmina Wood Morris, DPC
487 Main Street, Suite 500
Buffalo, NY 14203

Re: DEC
Proposed Mixed-Use Building - Demolition of Existing Building, 4-story New Construction
5877 Main St, Williamsville, Erie County, NY
21PR08674

Dear Anthony Pandolfe:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that Williamsville Tower Condominiums, which is eligible for listing in the State and National Registers of Historic Places, is located across the street from the proposed project area. We further note that the restaurant building at 5877 Main Street, is not eligible for listing in the S/NRHP. Our office has reviewed the site plans and renderings received on December 21, 2021 for the proposed demolition of the non-historic restaurant and new four-story building to be constructed in its place. Based upon our review, it is the OPRHP's opinion that this project will have No Adverse Impact on historic or archaeological resources.

If there are substantive changes to the project, especially increases in proposed height, consultation with our office should resume. If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

**Exhibit 10 - Lead Agency Solicitation
Notice dated December 1, 2021**

**LEAD AGENCY SOLICITATION NOTICE OF THE VILLAGE OF
WILLIAMSVILLE PLANNING BOARD PURSUANT TO THE STATE
ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)
MIXED-USE PROJECT AT 5877 MAIN STREET**

Date: December 1, 2021

This Lead Agency Solicitation Notice has been prepared pursuant to Article 8 of the NYS Environmental Conservation Law and its implementing regulations contained at 6 NYCRR Part 617 (collectively “SEQRA”)

The Village of Williamsville Planning Board has received an application for Architectural and Site Plan Approval for a mixed-use project to be located at 5877 Main Street in the Village of Williamsville.

Project

Sponsor: 5877 Main Street LLC
c/o Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, New York 14221
Tel: 716.510-4338
E-mail: shopkins@hsmlegal.com

Location of

Project Site: 5877 Main Street – Village of Williamsville

Description of

Action (“Project”): The project ("action") consists of the redevelopment of the 1.457 acre parcel at 5877 Main Street ("Project Site") as a mixed-use project consisting of four-story building along the Main Street frontage and including all proposed site improvements. The proposed action has been defined broadly to include all required discretionary approvals and permits from the Village of Williamsville Planning Board and involved agencies as well as all proposed site improvements including proposed four-story mixed-use building, demolition of the existing vacant commercial building, access aisles and parking spaces, lighting, driveways connecting to Highland Drive, and all required utility connections and improvements. The project purpose is to redevelop the Project Site as a mixed-use project in accordance with Mixed-Use Design Standards contained at Section 112-16 of the Village Code.

SEQRA

Classification: Based on a review of the project plans and the information contained in the Part 1 of the Full Environmental Assessment Form submitted by the Project Sponsor, the Planning Board has determined that the Project is an Unlisted Action since none of the impacts cross any of the thresholds for a Type I

action contained in 6 NYCRR Part 617.4(b). The Planning Board has elected to conduct a coordinated environmental review of the proposed redevelopment project pursuant to SEQRA.

The Village of Williamsville Planning Board adopted a resolution during its meeting on October 4, 2021 for purpose of seeking to be established as the Lead Agency for the purpose of conducting a coordinated environmental review of the proposed residential redevelopment project (the proposed action) pursuant to the State Environmental Quality Review Act (“SEQRA”).

Involved agencies that have been identified by the Planning Board are as follows:

- Village of Williamsville Planning Board – Site Plan and Architectural Approval;
- Village of Williamsville Building Department – Demolition permit for existing vacant commercial building;
- Village of Williamsville Department of Public Works – Sanitary sewer improvements;
- New York State Department of Environmental Conservation – SPDES Permit and Downstream Sanitary Sewer Capacity Analysis Approval;
- New York State Office of Parks, Recreation and Historic Preservation – Archaeological/Cultural Resources Determination
- New York State Department of Transportation – Highway Work Permit for closure of existing driveway onto Main Street
- Erie County Health Department – Downstream Sanitary Sewer Capacity Analysis Approval;
- Erie County Water Authority – Waterline improvements; and
- Town of Amherst Industrial Development Agency - PILOT Agreement

Each of the above involved agencies along with interested agencies identified by the Planning Board as listed on the distribution list below are being provided with a copy of this Lead Agency Solicitation Letter along with the attached documentation listed below.

- Exhibit 1: Part 1 of the Full Environmental Assessment Form dated October 4, 2021;
- Exhibit 2: Copies of the conceptual project plans for the proposed mixed-use project as prepared by Sutton Architecture PLLC consisting of the Site Plan dated October 4, 2021 [11” x 17”] and Color Rendering Plans [8.5” x 11”]

A copy of this Lead Agency Solicitation Notice with attachments has also been provided to the Erie County Department of Environment & Planning, 95 Franklin St., Room 1010 - Buffalo, NY

14202, pursuant to NYS General Municipal Law Section 239-m and the Town of Amherst Planning Department, 5583 Main Street, Williamsville, NY 14221 pursuant to NYS General Municipal Law Section 239-nn.

Please notify us in writing within thirty (30) days (by January 3, 2022) if your agency objects to the Village of Williamsville Planning Board acting as the lead agency for a coordinated environmental review of the proposed mixed-use project pursuant to SEQRA. All written responses to this Lead Agency Solicitation Notice should be addressed to Timothy J. Master and his contact information is listed below.

For further information please contact:

Timothy J. Masters, Code Enforcement Officer
Village of Williamsville Building Department
5565 Main Street
Williamsville, New York 14221
Tel: 716-632-7747
E-mail: tmasters@village.williamsville.ny.us

Distribution List for Lead Agency Solicitation Letter

New York State Department of Environmental Conservation
David S. Denk, Regional Permit Administrator
270 Michigan Avenue
Buffalo, NY 14203-2915

New York State Office of Parks, Recreation and Historic Preservation
R. Daniel Mackay, Deputy Commissioner for Historic Preservation
P.O. Box 189
Waterford, New York 12188-0189

Village of Williamsville Department of Public Works
5565 Main Street
Williamsville, New York 14221

Village of Williamsville Traffic & Safety Committee
5565 Main Street
Williamsville, New York 14221

Village of Environmental Advisory Committee
5565 Main Street
Williamsville, New York 14221

Daniel Howard, Planning Director
Town of Amherst Planning Department
5583 Main Street

Williamsville, New York 14221

Town of Amherst Industrial Development Agency
David S. Mingoia, Executive Director
4287 Main Street
Amherst, New York 14226

Garrett Hacker, P.E., Senior Civil Engineer
Erie County Department of Public Works
95 Franklin Street
Buffalo, New York 14202

Erie County Water Authority
Russell J. Stoll, P.E. Executive Engineer
3030 Union Road
Buffalo, New York 14227

Erie County Health Department
501 Kensington Avenue
Buffalo, New York 4214

Sean W. Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, New York 14221

**Exhibit 11 - Negative Declaration Issued by
the Planning Board on March 7, 2022**

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project: 2021-PB-64A+B

Date: 3-7-2022

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
Review any application, maps, supporting materials and the Full EAF Workbook.
Answer each of the 18 questions in Part 2.
If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
If you answer "No" to a numbered question, move on to the next numbered question.
Check appropriate column to indicate the anticipated size of the impact.
Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
The reviewer is not expected to be an expert in environmental analysis.
If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
When answering a question consider all components of the proposed activity, that is, the "whole action".
Consider the possibility for long-term and cumulative impacts as well as direct impacts.
Answer the question in a reasonable manner considering the scale and context of the project.

Table with 4 columns: Question description, Relevant Part I Question(s), No, or small impact may occur, Moderate to large impact may occur. Row 1: Impact on Land. Rows 2-9: a-h. Other impacts.

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

~~NO~~ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

get HPC minutes

d. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3c, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. NO YES

(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) NO YES

If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

NO

YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

NO

YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

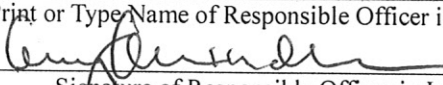
Project: 2021 - PB - 04A+07C

Date: 3-7-2022

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No potentially significant adverse environmental impacts have been identified

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Village of Williamsville Planning and Architectural Review Bd	04-04-2022
Name of Lead Agency	Date
Amy Alexander	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
 Signature of Responsible Officer in Lead Agency	 Signature of Preparer (if different from Responsible Officer)

Project: 2021-PB-04B + 04B

Date: 3-7-2022

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

No moderate or large potential impacts were identified in Part 2 and no potential significant adverse environmental impacts have been identified

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village of Williamsville Planning and Architectural Review Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

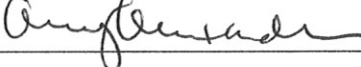
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Redevelopment of 5877 Main Street

Name of Lead Agency: Village of Williamsville Planning and Architectural Review Board

Name of Responsible Officer in Lead Agency: Amy Alexander

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: 

Date: 04/05/22

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Timothy Masters, CEO

Address: 5565 Main Street Williamsville New York 14221

Telephone Number: 716-632-4120

E-mail: tmasters@village.williamsville.ny.us

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**Exhibit 12 - Minutes of Planning Board
Meeting held on March 7, 2022**

Minutes of the Village of Williamsville Planning Board meeting of March 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m.

Log #2021-PB-04a & 04b

5877 Main St., Mixed Use

New Construction

A. Site Plan Review

B. Architectural Review

Sean Hopkins of Hopkins Sorgi & McCarthy PLLC, and David Sutton of Sutton Architecture were present.

Mr. Hopkins – This proposed project represents a reduction in traffic and impervious surfaces. It also proposes an addition to the landscaping on the property. It will be a dramatic improvement to the property. They have provided Part I of the EAF. EAC reviewed it last week and asked for native plantings. Timing is crucial for this project. They are asking for approvals. Hope to begin the construction process this year.

Mr. Sutton – Referred to three renderings dated 3/7/22 that he distributed to the members this evening. Has introduced a wrap around on the first floor at the corner of Main and Highland. Removed the small awnings and introduced a cap. Material and color of penthouse exterior is board and batten darkened up a bit. Stone base is a sandstone material. He shared samples of the Hardie board. Brick is traditional (black and red brick). He is looking for architectural approvals tonight. The west end of the building will mirror the east end minus the storefront wrap around. Can do reveals in the brick on east and west ends. Would be same brick material.

Mr. Stone – Likes the darker black on the board and batten.

Ms. Waterman-Kulpa – Likes the wrap around on the east corner. On the rear elevation, can they do a durable material on the lower?

Mr. Sutton – On rear, could take black vertical board and batten right down to the water table with landscaping in front of it. Cornice, sign boards are all dark brown. Prefers dark brown/black canvas awnings. Railings are true black. Balcony band is brown/black.

Mr. Rizzone – Likes the rendering.

Mr. Lester – Likes the rendering.

Grading – A portion will be mill overlay and the rest will be full depth. All subject to review and full approval from engineering. Will be a turnaround at the rear that will be enough for a 3-point turn. No variances are needed for this project.

Ms. Waterman-Kulpa – Would like to forgo one parking space, stripe it and provide a turn around space. Mr. Sutton agreed. Lighting – Will check out 12' poles to see if sufficient on the south side of parking lot.

Ms. Alexander – Will there be any benches provided in the public realm?

Minutes of the Village of Williamsville Planning Board meeting of March 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m.

Mr. Sutton – Bike racks could be possible. There is no space for outdoor café dining. Can always come back if it arises in the future.

Mr. Masters – Reminded all that the SEQR must be done first.

The Planning Board members chose to complete the EAF Part II this evening and proceeded to complete it together.

With no further questions,

ON MOTION by Ms. Alexander, seconded by Ms. Waterman-Kulpa, it was moved to approve and accept the Planning Board’s completion as of 3/7/22 of the Full EAF Part II for the proposed mixed-use project at 5877 Main Street, **Log #2021-PB-04a & 04b.**

Motion carried. 7 – 0.

ON MOTION by Ms. Alexander, seconded by Mr. Lester, it was moved to issue a Negative Declaration regarding the SEQR for the proposed mixed-use project at 5877 Main Street, **Log #2021-PB-04a & 04b.**

Motion carried. 7 – 0.

Motion - Architectural Plan

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Alexander, it was moved to approve the architectural plans as presented on plans dated 3/7/22, for the proposed mixed-use project at 5877 Main Street, **Log #2021-PB-04a & 04b,** *with the following conditions:*

That a formal architectural document be submitted to the Building Department for Planning Board review at a future meeting for formalization of massing, material details, etc. as per comments of 3/7/22. The Planning Board approves the scale and material choices of brick, Hardie Board, limestone precast and painted AZEK cornices, signage boards and other detailing depicted on the concept drawing dated 3/7/22 with details to be finalized at a subsequent Planning Board meeting pending submission of contract documents of building for architectural approval.

Roll call:	Mr. Zasowski	Yes
	Mr. Rizzone	Yes
	Mr. Lester	Yes
	Ms. Alexander	Yes
	Ms. Waterman-Kulpa	Yes
	Mr. Stone	Yes
	Mr. Pacer	Yes

Minutes of the Village of Williamsville Planning Board meeting of March 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m.

Motion carried. 7 – 0.

Motion - Site Plan

ON MOTION by Ms. Alexander, seconded by Mr. Lester, it was moved to approve the site plan for the proposed mixed-use project at 5877 Main Street, **Log #2021-PB-04a & 04b**, as presented on 3/7/22, ***with the following conditions:***

- 1. Inclusion of turnaround space at south end of parking area.***
- 2. Light standard shall be max. height of 12' in southern-most parking area.***

Roll call:	Mr. Zasowski	Yes
	Mr. Rizzone	Yes
	Mr. Lester	Yes
	Ms. Alexander	Yes
	Ms. Waterman-Kulpa	Yes
	Mr. Stone	Yes
	Mr. Pacer	Yes

Motion carried. 7 – 0.

ON MOTION by Ms. Alexander, seconded by Mr. Rizzone, it was moved to adjourn the meeting at 10:45 p.m.

Motion carried. 7 – 0.

Submitted by: Deborah A. Habes, P/T Clerk

The next regularly scheduled Planning Board meeting will be held on: Monday, April 4, 2022, at 7:30 p.m. (Work Session starts at 7:00 p.m.). See Village website www.walkablewilliamsville.com for agenda and updates.

Exhibit 13 - Color Building Rendering
Prepared by Sutton Architecture PLLC



Proposed Concept Rendering For:

Mixed Use Building At:
5877 Main Street
March 7, 2022

