
**Exhibit 1 – Part 1 of the Full Environmental
Assessment Form Prepared Pursuant to the
State Environmental Quality Review Act
("SEQRA") with Attachments A and B**

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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning [The Project Site is located in a community with an approved Local Waterfront Revitalization Program. The response checks automatically No using NYSDEC EAF Mapper.]

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

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?

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? _____

b. What police or other public protection forces serve the project site?

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

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

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

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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

i. Total number of structures _____

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

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

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

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

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

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? 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
 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: _____ 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: _____
- 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: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of 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 _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

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)?

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

• 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 Hydroflouorocarbons (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? [Per the Traffic Impact Study prepared by Passero Associates dated April 19, 2023.] 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: _____

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

 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: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

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:

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:

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? _____ 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: _____ %
 _____ %
 _____ %

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

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

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

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

h. Surface water features.

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

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

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

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

- Streams: Name _____ 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: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

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

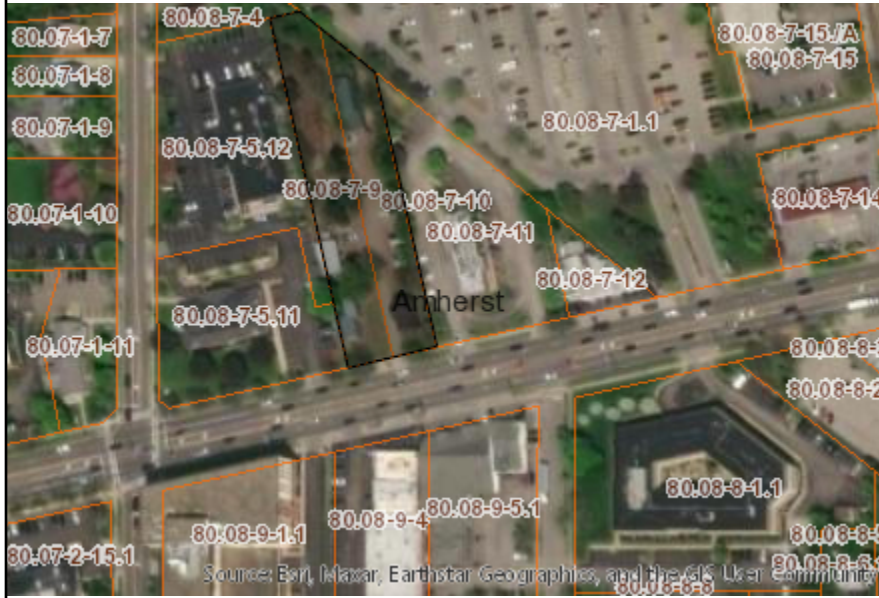
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature Sean Hopkins _____ Title _____



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]	Reformed Mennonite Church (Former)
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Attachment A of Part 1 of Full EAF -
Negative Declaration Issued by the
Town of Amherst Town Board pursuant
to the State Environmental Quality
Review Act on September 8, 2023**



SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Town Board	Project:	Z-2023-06
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	Date:	September 5, 2023

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

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

Title of Action: Rezoning Request.

SEQR Status: Unlisted action.

Description of Action: Rezoning of 1.1± acres of land from General Business District (GB) to Traditional Infill 4 District (TI-4) to allow for the future use and development of the site for a four-story mixed-use building consisting of 10,930 sq. ft. of first floor commercial space (50% restaurant & 50% retail) and 30 upper floor apartments for lease with a single vehicular access point to Main Street and parking for 67 vehicles.

Location: 5226 and 5228 Main Street, Town of Amherst, Erie County, New York

Petitioner: 5226 Main, LLC

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Full Environmental Assessment Form (EAF) - Part 1, a complete rezoning application, and concept plan, a preliminary staff analysis was undertaken. Based on the results of the EAF Part 2 and compared to the criteria listed in Section 617.7, all indications are that the proposed rezoning of 1.1± acres of land from General Business District (GB) to Traditional Infill 4 District (TI-4) to allow for the future use and development of the site for a four-story mixed-use building consisting of 10,930 sq. ft. of first floor commercial space (50% restaurant & 50% retail) and 30 upper floor apartments for lease with a single vehicular access point to Main Street and parking for 67 vehicles will not have a significant impact on the environment, as follows.


1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The EAF submitted on June 12, 2023 and the Geotechnical Engineering Report prepared by Barron & Associates, PC and submitted on April 24, 2023 do not indicate any substantial adverse impacts to the aforementioned. The Town Engineering Department will review any proposed site plan application and its associated EAF along with the Geotechnical Engineering Report at which time all stormwater, sanitary sewer and water supply will be met.
2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. A Landscape/Tree preservation Plan shall be required of the applicant upon submittal of a site plan application for development of the site at which stage all landscape requirements of the Zoning Ordinance will be met.
3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The project will comply with all regulations of the Town Zoning Ordinance before final site plan approval is granted. The Town Building Department on April 27, 2023 and Zoning Enforcement Officer on June 7 2023 reviewed the applications and EAF's submitted on April 24 and June 12, 2023 and has no objection or comments on the proposed rezoning.
4. The project is within an area identified by the State as potentially containing significant cultural or archeological resources. Review by the NYS Office of Parks, Recreation, Historic Preservation will occur upon submittal of a site plan and prior to any proposed construction on the subject sites and will need to determine that that there will be no impact on these resources prior to issuance of a final approved site plan drawing set and issuance of any building permits for construction.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The subject request is for rezoning from the GB zoning district to the TI-4 zoning district. Neighboring uses are medical and banking offices, automotive repair, supermarket and one single family residence zoned GB; therefore, the project is consistent with surrounding land use.
6. The proposed rezoning to TI-4 for a proposed four-story mixed-use building consisting of 10,930 sq. ft. of first floor commercial space and 30 upper floor apartments parking for 67 vehicles will not cause a major change in the use of either the quantity or type of energy.
7. The rezoning to TI-4 for the proposed four-story mixed-use building will not create any hazard to human health. The Fire Chief's Association on May 2, 2023 has reviewed the rezoning request and supporting documentation and has no objection to or adverse comments on the proposed rezoning.
8. The rezoning to TI-4 will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed four-story mixed-use building will be consistent with the scale of surrounding land uses.
9. The rezoning to TI-4 for the proposed four-story mixed-use building consisting of 10,930 sq. ft. of first floor commercial space and 30 upper floor apartments will not significantly increase the number of people using the site over its previous level of use.
10. Review by the Town Traffic/Safety Board on July 6, 2023 and NYSDOT on May 24, 2023 indicate that significant negative traffic impacts are not expected to result from the proposed project.
11. Coordinated reviews of the project have been undertaken by Town Departments including Building on April 27, 2023, Traffic/Safety Board on July 6, 2023, Assessor on May 2, 2023, Fire Chiefs' Association on May 2, 2023, Zoning Enforcement Officer on June 7, 2023, and Right-of-Way Agent on April 27, 2023 along with an outside agency, New York State Department of Transportation on May 24, 2023. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.
12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to be causing significant negative environmental impacts.

Negative Declaration, Z-2023-06

September 5, 2023

Page 4



Scott Marshall, Principal Planner

Sept. 6, 2023

date



Brian J. Kulpa, Supervisor

9/7/23

date

SM/ac

X:\Current_Planning\Files\Rezoning\2023\Z-2023-06_(5226_&_5228_Main_St)_2023\Z-2023-06_TB_Neg_Dec_090523.docx

cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDOT

Sean W. Hopkins, Esq., Hopkins Sorgi & McCarthy, 5500 Main St., Ste. 343, Williamsville, NY 14221

Thomas M. Fox, Ellicott Development Co., 295 Main Street, Suite 700, Buffalo, NY 14203-2219

Christopher Wood, P.E., Carmina Wood Design, 487 Main Street, Suite 500, Buffalo, NY 14203

Brian J. Slevar, AIA, Carmina Wood Design, 487 Main Street, Suite 500, Buffalo, NY 14203

**Attachment B of Part 1 of Full EAF -
Negative Declaration Issued by the Town
of Amherst Planning Board pursuant to
the State Environmental Quality Review
Act on February 15, 2024**



SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Zoning Board of Appeals

Action: Area Variance

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date: December 19, 2023

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

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

Title of Action: Area Variance

SEQR Status: Unlisted action

Description of Action: Granting area variances for parking dimension, bldg. height and frontage length of building.

Location: 5226 & 5228 Main Street, Town of Amherst, Erie County, New York

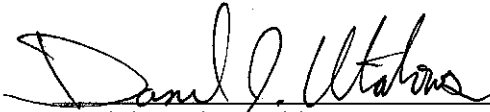
Petitioner: 5226 Main , LLC

Reasons Supporting This Determination

Based on information submitted by the applicant, including a complete ZBA application, Short Environmental Assessment Form and supporting documentation, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that the proposed request will not have a significant impact on the environment, as follows:

1. The action is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The NYS storm water drainage requirements for both quality and quantity, will be met at time of site plan approval, thus minimizing any impacts associated with flooding, erosion, leaching and drainage. Significant changes in existing air quality are not anticipated.
2. The action will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The site is currently developed for commercial retail and will be redeveloped as part of the mixed-use apartment building. The site is not known to contain protected wildlife species or habitat.
3. The proposed mixed-use building is consistent with the community's current comprehensive plan. The premises is currently zoned TI-4, Traditional Infill Four which permits mixed use building up to four stories in height.
4. The site is within an area identified by the State as potentially containing significant cultural or archeological resources. The NYS Office of Parks Recreation and Historic Preservation has been solicited for its comments pursuant to a pending site plan application. No site disturbances will occur until such time that such state agency provides the Town of Amherst with a letter of no impact/concern.
5. The action will not impair the character or quality of important aesthetic resources, or existing community or neighborhood character. The site is adjacent to an existing retail restaurant, retail plaza and community bank.
6. The action will not cause a significant change in the use or the quantity of energy.
7. Potential hazards to human health are not anticipated.

8. The action is will change the intensity of the land use on this site from its current use as a vacant retail / storage building.
9. The action is anticipated to significantly increase the number of people using the site over its current level of use which is a vacant retail / storage building.
10. Significant negative traffic impacts are not expected to result from the proposed action. During site plan review traffic impacts will be evaluated and the project will be coordinated with the NYSDOT. Any required mitigation will be required as part of a future site plan approval application.
11. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to be causing significant negative environmental impacts.



Daniel J. Ulatowski, AICP
Principal Planner/ZEO

12/19/2023
date



Zoning Board, Chairperson

2/27/2024
date

DU/du

X:\ZBA\ZBA REVIEWS\SEQR NEG Dec attachments\5226_5228 Main Street_area variance_12_19_2023.docx

cc: Amherst Town Clerk
Amherst Building Department
Erie County DEP
Sean Hopkins, Esq.

**Exhibit 2 – Narrative Providing Justification
for Amherst IDA’s Financial Assistance**

EXHIBIT 2

NARRATIVE PROVIDING ADDITIONAL JUSTIFICATION FOR REQUESTED AMHERST IDA ASSISTANCE FOR PROPOSED MULTIFAMILY PROJECT

I. Description of the Project:

The proposed mixed-use project is to be located on the vacant land owned by the Applicant at 5226 and 5228 Main Street ("Project Site") that is zoned TI-4 pursuant to the Town of Amherst Zoning Map.¹ The mixed-use project consists of a four story building with a size of approximately 45,373 sq. ft. consisting of 10, 930 sq. ft. of first floor commercial space and 30 apartments for lease on the upper floors (including 3 designated workforce housing apartments). The scope of the mixed-use project includes access aisles, parking spaces, landscaping, lighting, storm water management improvements and all required utility improvements.² A copy of the Site Plan depicting the project layout as approved by the Planning Board on February 15, 2024 is provided at **Exhibit "5"**.

The mixed-use project will not result in any potentially significant adverse environmental impacts. Both the Town Board and the Planning Board have previously completed environmental reviews of the project. A copy of the negative declaration issued by the Town Board on September

¹ Parcels in the vicinity of the Project Site are zoned General Business District including Tops Plaza, Wendy's Restaurant, Key Bank, etc.

² Ten (10%) percent of units will be designated as workforce housing units (3 of the 30 units) for a term of 15 years and annual rents for the designated workforce housing units will be adjusted annually as new rents are published by HUD in June of each year. The breakdown of the apartments for lease is as follows: 3 1-bedroom units, 8 2-bedroom units, 21 2-bedroom units and 2 3-bedroom units. The definition of workforce housing units has not yet been finalized by it anticipated that it will be based on 80% of the published AMI figure for the zip code per information received from Laurie Stillwell of the Planning Department on November 29, 2023, which would equate to approximate current monthly lease rates for the workforce housing units as follows: 1 1-Bedroom Unit- \$1,300.00 Monthly Rent, 1 2-Bedroom Unit - \$1,500 Monthly Rent and 1 3-bedroom unit - \$1,700 Monthly Rent. This is based on the proportionate share of the overall breakdown of the units by number of bedrooms as stated above.

15, 2023 is provided at **Attachment “A”** of the completed Part 1 of the Full Environmental Assessment Form dated provided at **Exhibit “1”**.³ A copy of the negative declaration issued by the Planning Board pursuant to SEQRA on February 15, 2024 is provided at **Attachment “B”** of the Part 1 of the Full EAF at **Exhibit “1”**.

A color copy of the PowerPoint presentation given during the public hearing held by the Planning Board on January 18, 2024 is provided at **Exhibit “3”**.⁴ All of the required project approvals from the Town of Amherst municipal boards have been obtained including Site Plan Approval from the Planning Board. A copy of the resolution adopted by the Planning Board on February 15, 2024 granting Site Plan Approval for the mixed-use project is provided at **Exhibit “5”**.

II. The Project is Consistent with the Adopted Bicentennial Comprehensive Plan:

In connection with its decision granting Site Plan Approval for the multifamily project on February 14, 2024, the Planning Board issued a finding that the project is generally consistent with the policies contained in the adopted Comprehensive Plan.

Chapter 3 of the Comprehensive Plan is titled “Land Use and Development” and the Goal for Land Use and Development as set forth on Page 3-4 is “An interconnected mix of land that includes revitalized older neighborhoods and commercial centers and corridors, quality new developments, vibrant activity centers, agriculture, and green spaces throughout the community.”

³ The Part 1 of the Full Environmental Assessment Form dated March 4, 2024 with Attachments A and B provided at **Exhibit “1”** provides extensive information supporting the Applicant’s position that the mixed-use project will not result in any potentially significant adverse environmental impacts.

⁴ Color building renderings for the project as prepared by Carmina Wood Design for the mixed-use project are included in the PowerPoint presentation provided at **Exhibit “5”**.

The project will be located on an infill site that was previously approved for a large commercial project that was never constructed.

The Project Site is designated as appropriate for Traditional Areas per Figure 6-A of the Comprehensive Plan [Area 39]. The emphasis for Traditional Areas is buildings closer to Main Street, mixed-use redevelopment and pedestrian friendly layouts. The Project Site is designated as appropriate for “Commercial-Mixed Use” per Figure 6 of the Comprehensive Plan.

Chapter 5 of the Comprehensive Plan is titled “Economic Development” and provides support for the IDA granting incentives for the proposed mixed-use project. Section 5.2 of the Comprehensive Plan sets forth the economic goal of the Town as including creation of a strong tax base and providing development in convenient and accessible locations. One of policies as set forth on Page 5-3 of the Comprehensive Plan in implementing the Town’s economic goal and policies is as follows: “Target economic development policies, programs, capital expenditures, and incentives to attract and retain higher paying employment and promote desired forms and locations of development and redevelopment.”

Policy 5-6 of the Comprehensive Plan consists of “[A]dopt commercial development standards for neighborhood compatibility with context sensitive design guidelines.” The Project has deliberately designed based on consideration of neighborhood compatibility and this is reflected by the high quality architecture, bike racks and outdoor seating along the Main Street frontage.

Conclusion:

The Applicant respectfully requests that the Board of Directors approve the requested incentives for the eligible project for the reasons described within the Application including this supporting narrative including the proposed 10% workforce housing components [3 apartments].

**Exhibit 3 – PP Presentation during Planning
Board Public Hearing held on January 18, 2024**

AGENDA ITEM #2– Site Plan

Proposed Mixed-Use Building

Address: 5226 & 5228 Main Street

Petitioner: 5226 Main Street LLC
(SP-2023-14)



Existing Development:

- 5226 Main Street is occupied by a 2,200± sq. ft. 2 story residence with a detached garage and 5228 Main Street is occupied by a 1,470± sq. ft. 2 story residence with incidental commercial space with a barn.

Development Size:

- 1.1 ± acres
- 110.30 ± feet of frontage on Main Street

Neighboring Uses:

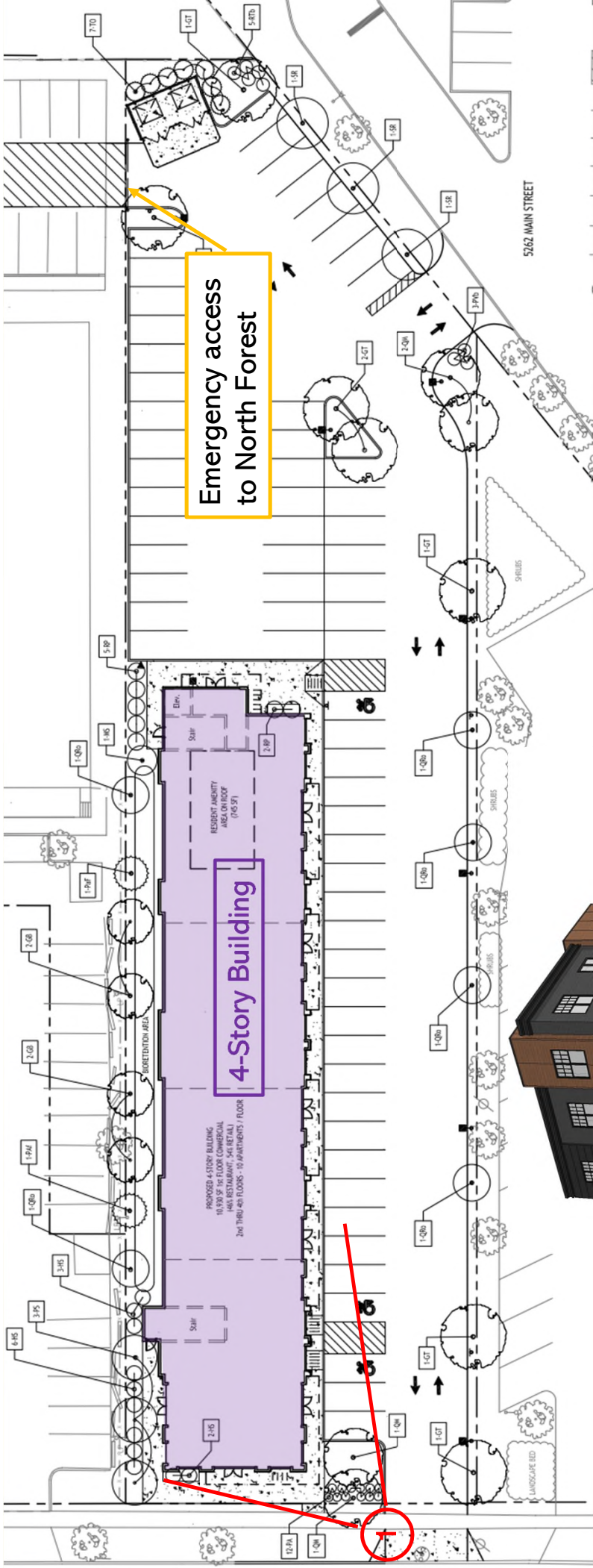
- North: Commercial Plaza
- South: Retail/Commercial Office
- East: Restaurant (Fast Food)
- West: Commercial Office



Project Description

- Demolition of the existing structures on the sites and construction of a four story commercial/apartment building consisting of 10,930 sq. ft. of first floor commercial space and 30 apartments for lease on the upper floors.
- Vehicular access to the site is proposed via a single driveway from Main Street and an emergency only access connection to the parcel westerly located at 5214 Main Street.
- Parking is shown for 65 vehicles on site. Residential and commercial access to the building are separate, with the primary residential access on the north side of the building.
- A resident amenity space is shown on the roof of the building.





Site Plan



Elevations



2
A-500
Parking Lot elevation

Connecticut Entrance Only, typical w.o.s.



Main Street elevation



**Aerial Photograph of
Project Site & Surrounding
Vicinity:**



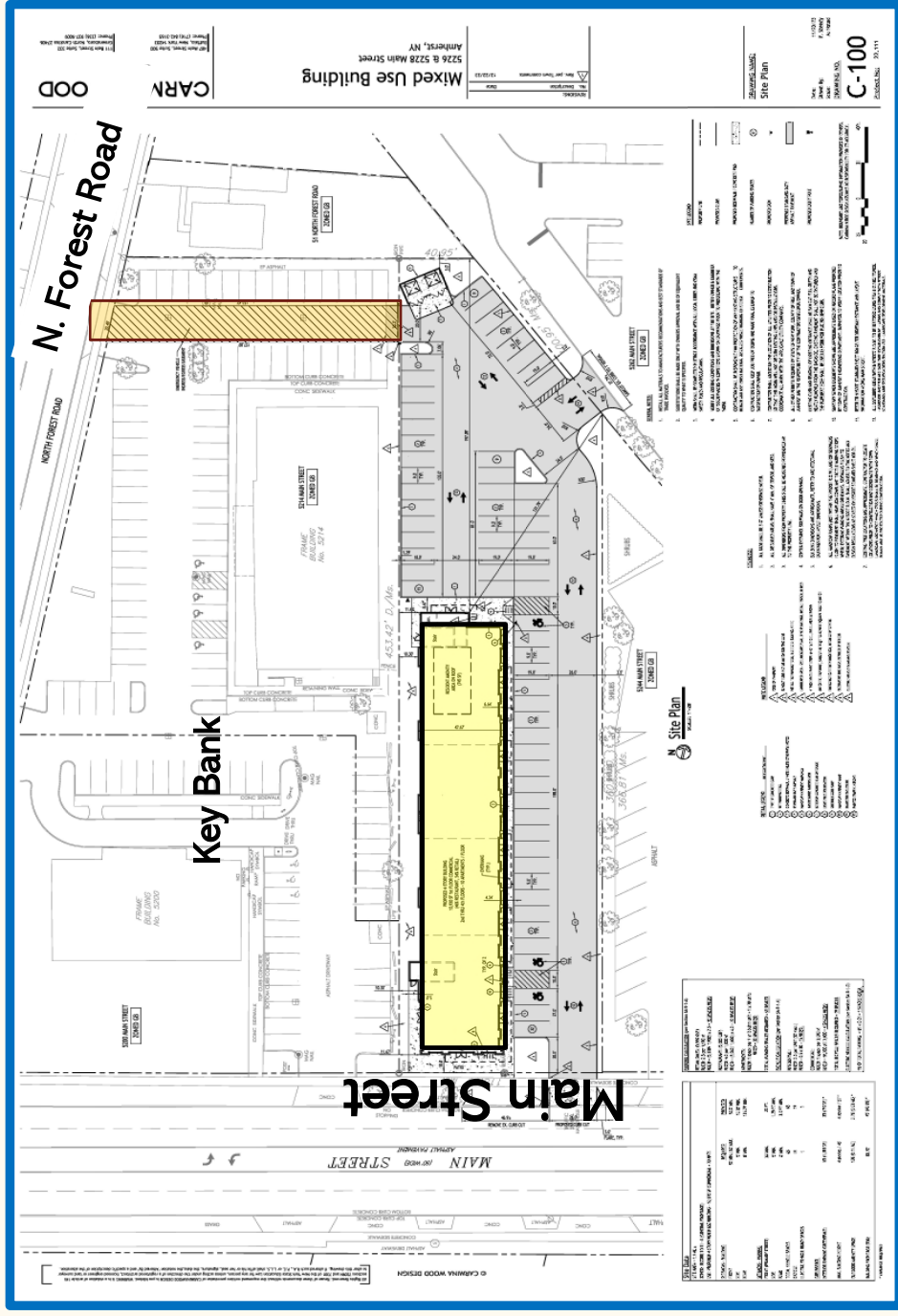
**Zoning Classifications & Uses of
Parcels in Vicinity of the Project Site:**

- Project Site consists of 1.1 acres previously zoned General Business District (“GB”)
- Project Site had been zoned GB since 1976
- Parcels in the vicinity of the Project Site are zoned General Business District including Tops Plaza, Wendy’s Restaurant, Key Bank etc
- Town Board approved the rezoning of the Project Site from GI to TI-4 on September 5, 2023, and issued a Negative Declaration pursuant to SEQRA



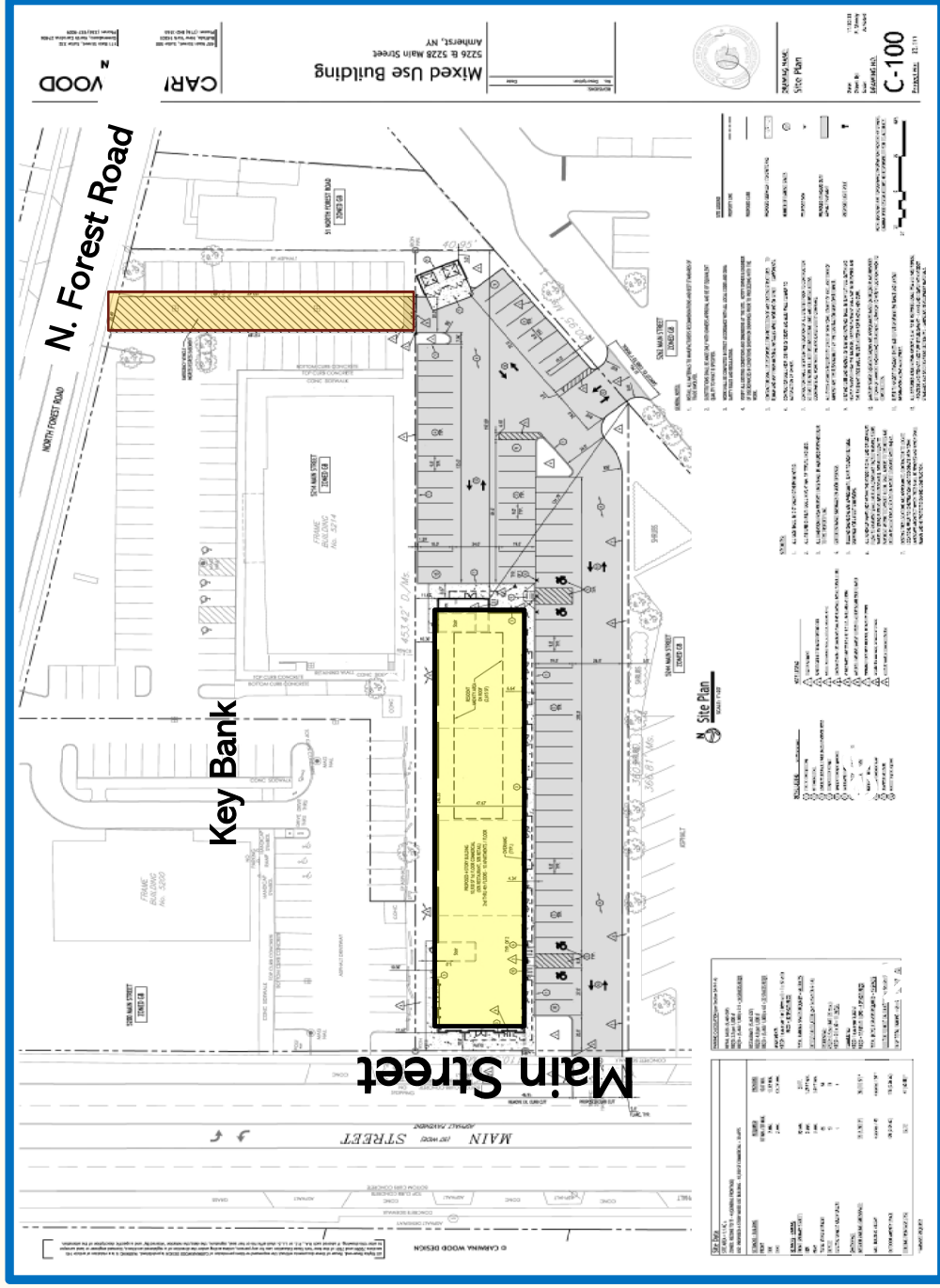
Site Plan:

- 4-story mixed-use building
- 10,930 of first floor commercial space
- 30 upper floor apartments
- 65 parking spaces
- Emergency Access Easement to North Forest Road as requested by the Town's Senior Fire Inspector
- Numerous previous draft versions of the Site Plan were modified based on input including removal of the originally proposed restaurant drive-through facility

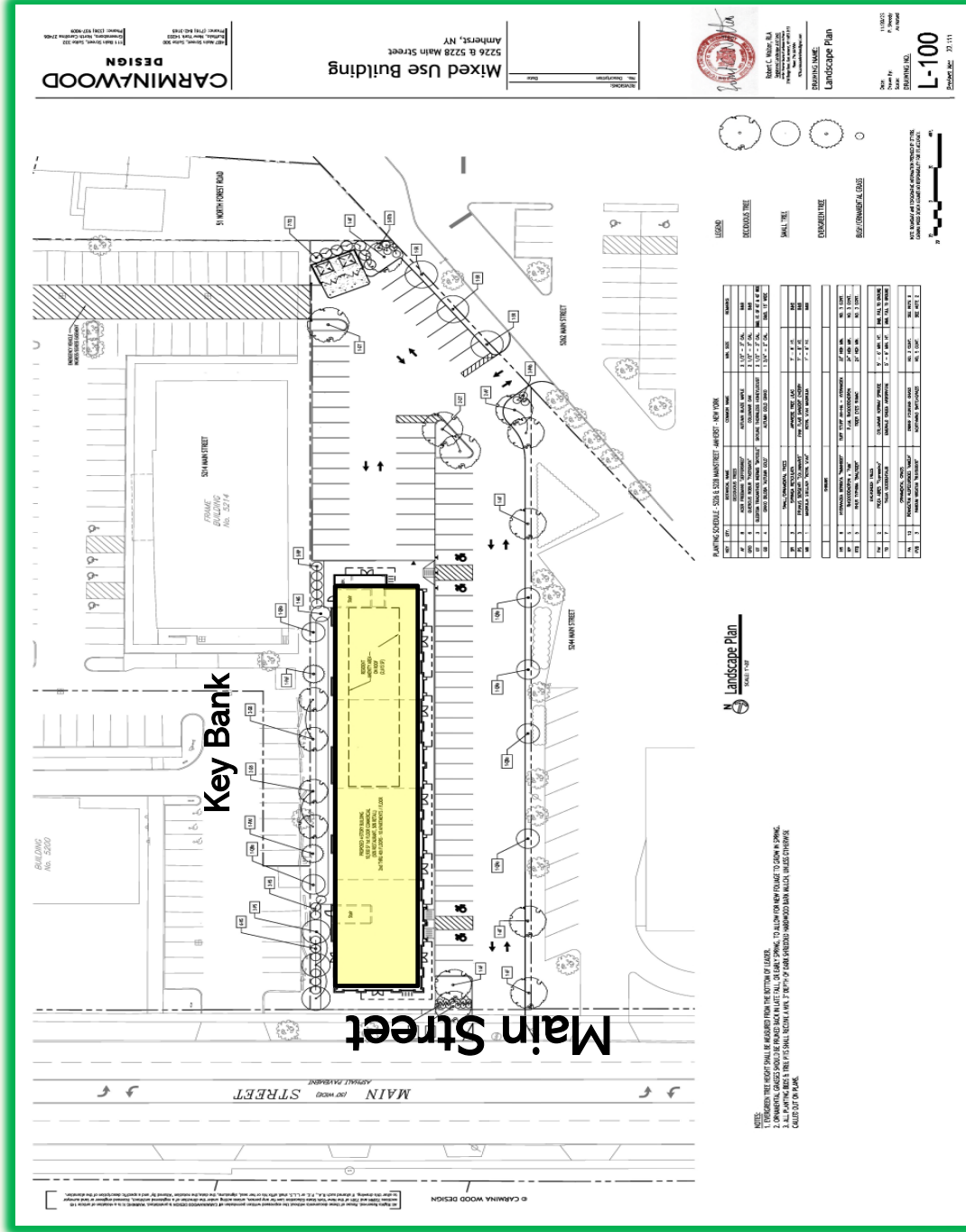


Site Plan Review Process:

- Site Plan Application filed on November 20, 2023
- Review by the Design Advisory Board on December
- Area variances granted by the Zoning Board of Appeals on December 19th
- Amended Part 1 of the Full EAF submitted on December 21st
- Design Review Application submitted on December 22nd
- Comprehensive updated Site Plan and DAB submission on January 5th



Landscape Plan:



CARMIN&WOOD DESIGN
 487 West Street, Suite 100
 Piquette, Michigan 48869
 Phone: (248) 797-8000
 Fax: (248) 797-8001

Mixed Use Building
 5226 & 5228 Main Street
 Ann Arbor, MI

LANDSCAPE PLAN
 Robert C. Wood, P.E.
 Robert C. Wood, P.E.
 Robert C. Wood, P.E.
 Robert C. Wood, P.E.

L-100
 SHEET NO.
 PROJECT NO.
 DATE: 10/15/11
 DRAWN BY: JLD
 CHECKED BY: RCM
 PROJECT: 5226 & 5228 MAIN STREET ANN ARBOR MI

- LEGEND
- PLANTING
- SMALL TREE
- EXISTING TREE
- EXISTING CONCRETE CURB

PLANTING SCHEDULE - 5226 & 5228 MAIN STREET - ANN ARBOR, NEW YORK

NO.	SYMBOL	PLANTING NAME	COMMON NAME	NO. PER LOT	PLANTING
1	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
2	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
3	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
4	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
5	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
6	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
7	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
8	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
9	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
10	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
11	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
12	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
13	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
14	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
15	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
16	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
17	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
18	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
19	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
20	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
21	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
22	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
23	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
24	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
25	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
26	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
27	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
28	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
29	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
30	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
31	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
32	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
33	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
34	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
35	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
36	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
37	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
38	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
39	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
40	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
41	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
42	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
43	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
44	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
45	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
46	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
47	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
48	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
49	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'
50	(Symbol)	SMALL TREE	SMALL TREE	1	10' x 10'

NOTES:
 1. EXISTING TREE HEIGHTS SHALL BE MEASURED FROM THE BOTTOM OF LEAVES.
 2. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
 3. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
 4. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
 5. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.



© CARMIN&WOOD DESIGN
 ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF CARMIN&WOOD DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARMIN&WOOD DESIGN.

Elevation Plans:



CARMIN/WOOD DESIGN

ELLICOTT DEVELOPMENT

PROJECT NAME: Mixed Use Development
 ADDRESS: 5226 Main Street
 Astoria, New York
 DATE: 12.27.2022
 DRAWN BY: J. [unreadable]
 CHECKED BY: [unreadable]
 DESIGNER: [unreadable]
 ARCHITECT: [unreadable]
 SCALE: 1/8"

COMPILED BY: [unreadable]
A-500
 Elevation No. 11.001

Elevation Plans:

CARMIN/WOOD
DESIGN

DESIGNER: **ELLICOTT DEVELOPMENT**

PROJECT NAME:
Concept Documents for:
Mixed Use Development
5226 Main Street
Amherst, New York
12005
12/27/2022

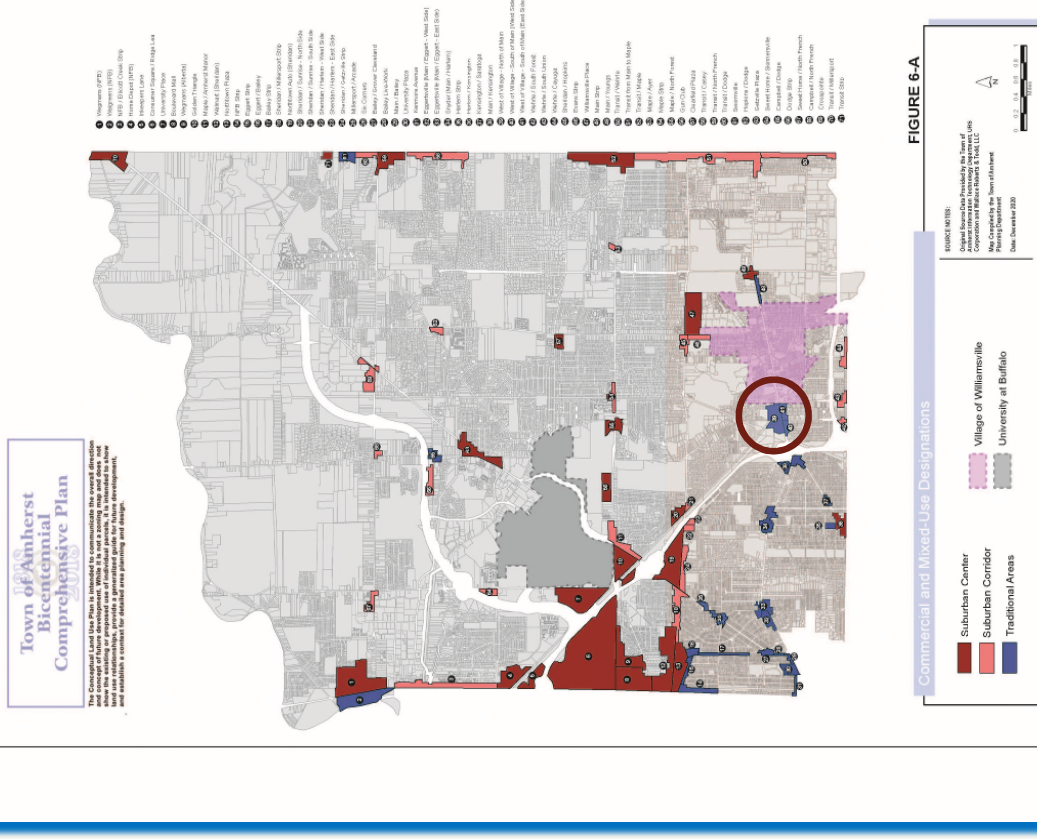
DATE: 12/27/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]

Rear Elevation
Scale: 1/8" = 1'-0"

East Elevation
Scale: 1/8" = 1'-0"

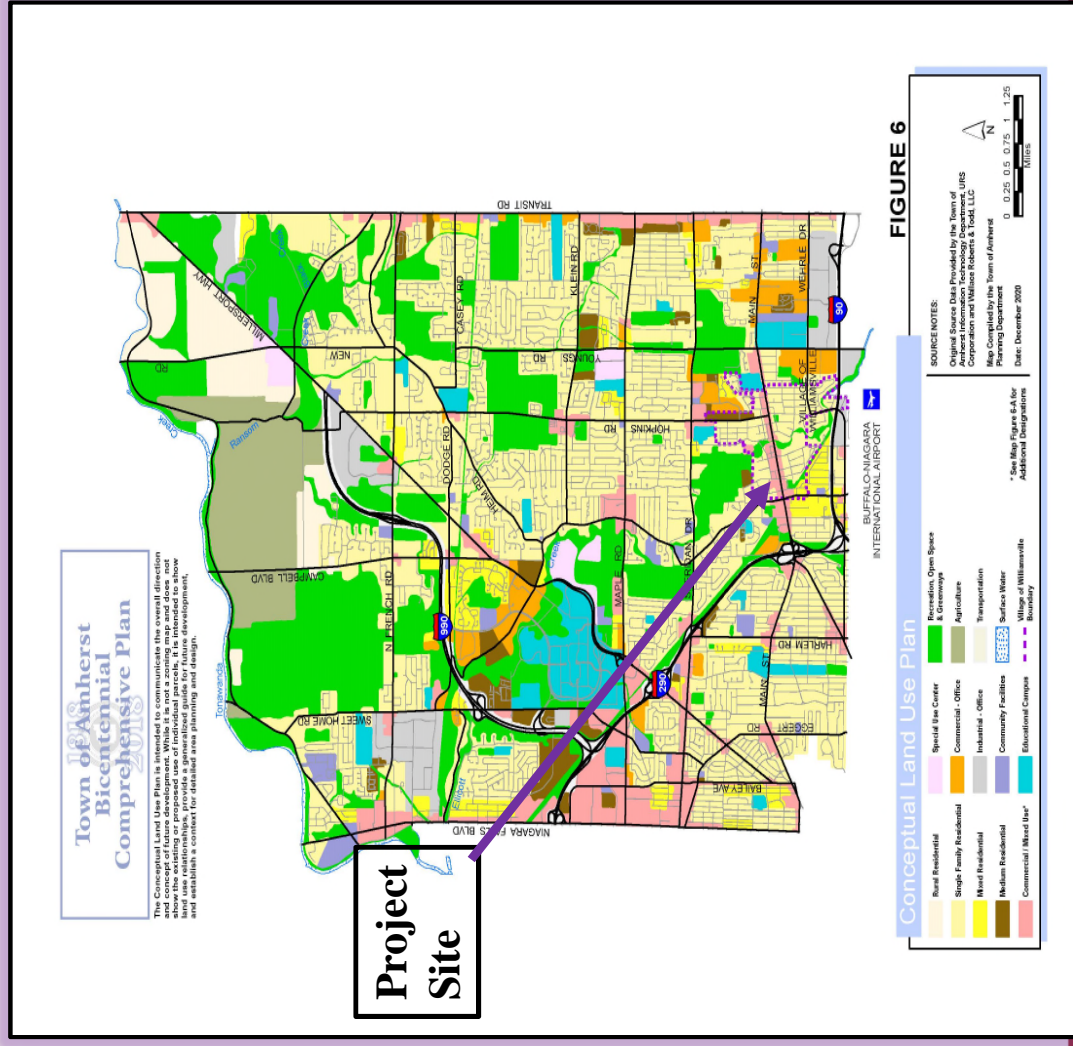
Consistency with Comprehensive Plan:

- The Project Site is designated as appropriate for Traditional Areas per Figure 6-A of the Comprehensive Plan [Area 39]
- Suburban Centers described on Pages 3-34 and 3-36 of the Comprehensive Plan
- Emphasis on buildings close to Main Street, mixed-use and pedestrian friendly



Consistency with Comprehensive Plan:

- The Project Site is designated as appropriate for “Commercial-Mixed Use” per Figure 6 of the Comprehensive Plan



State Environmental Quality Review Act (“SEQRA”):

- Unlisted Action
- Reviewed by numerous Town Departments and Committees
- No Impact Determination Letter issued by SHPO on December 26, 2023
- Geotechnical Report prepared by Barron & Associates dated January 6, 2022
- Planning Board recommended the issuance of a Negative Declaration on June 15, 2023
- Town Board issue a Negative Declaration pursuant to SEQRA on September 5, 2023
- Mixed-Use Redevelopment Project will not result in any potentially significant adverse environmental impacts

CONCLUSION:

- Requesting the issuance of a negative declaration pursuant to SEQRA and granting of Site Plan Approval subject to conditions
- Questions...

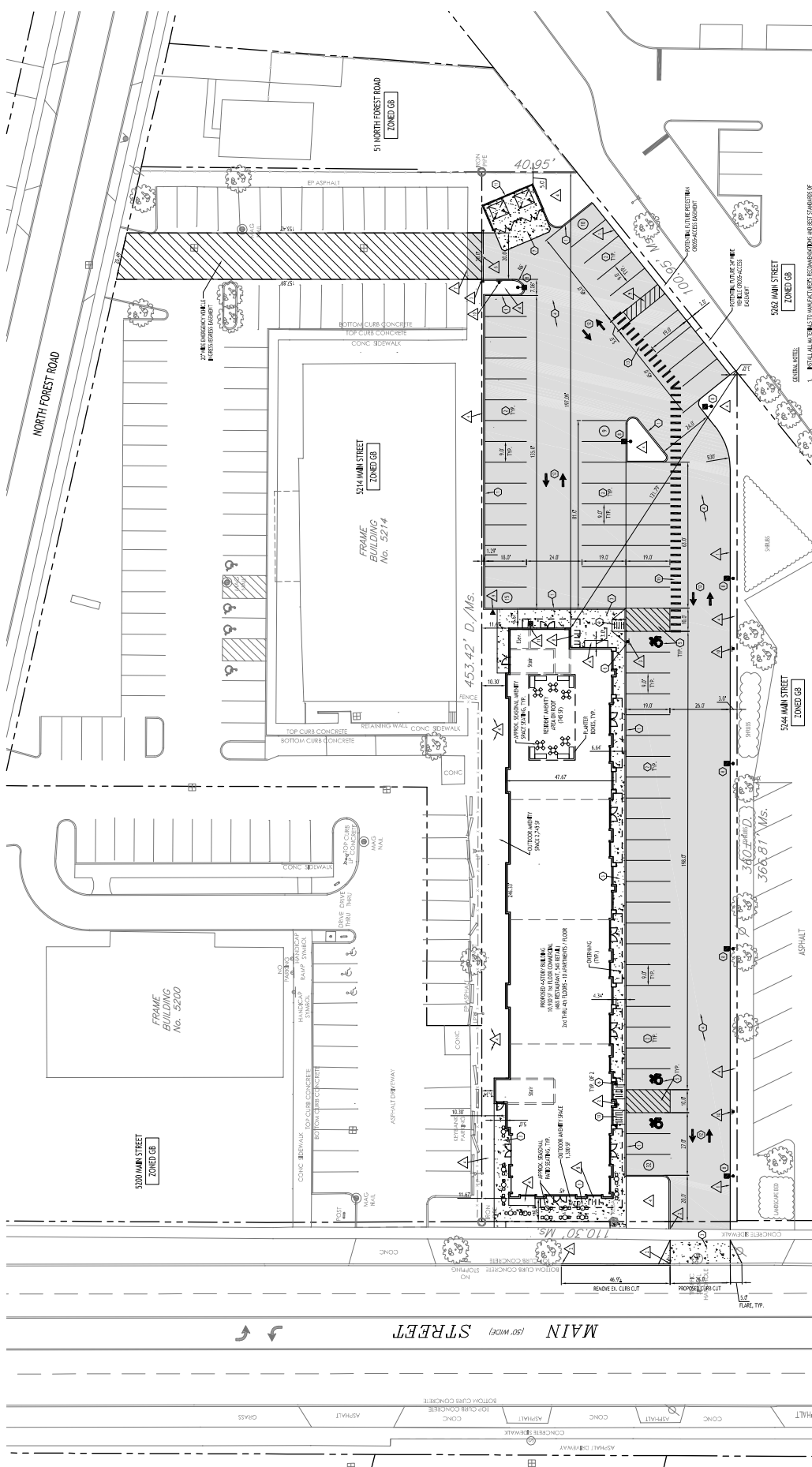
**Exhibit 4 – Site Plan for the the
Mixed-Use Project**

NO.	DESCRIPTION	DATE
1/27/23	REV. PER TOWN COMMENTS	1/27/23
1/30/24	REV. PER TOWN COMMENTS	1/30/24
1/24/24	REV. PER TOWN COMMENTS	1/24/24
2/7/24	REV. PER TOWN COMMENTS	2/7/24

DRAWING NAME:
Site Plan

Date: 11/20/23
 Scale: As Shown
DRAWING NO.:
C-100

Project No: 22.111



- NOTES:**
- ALL UTILITIES TO MAINTAIN/RELOCATE/REMOVE AND BEST PRACTICES TO BE MAINTAINED.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 - WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES. TO PROTECT UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PROTECTIVE DEVICES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.

- LEGEND:**
- ▲ 1" X 4" SIGN
 - ▲ 2" X 6" SIGN
 - ▲ 4" X 8" SIGN
 - ▲ 6" X 12" SIGN
 - ▲ 8" X 18" SIGN
 - ▲ 12" X 24" SIGN
 - ▲ 18" X 36" SIGN
 - ▲ 24" X 48" SIGN
 - ▲ 36" X 72" SIGN
 - ▲ 48" X 108" SIGN
 - ▲ 72" X 144" SIGN
 - ▲ 108" X 216" SIGN
 - ▲ 144" X 288" SIGN
 - ▲ 216" X 432" SIGN
 - ▲ 288" X 576" SIGN
 - ▲ 432" X 864" SIGN
 - ▲ 576" X 1152" SIGN
 - ▲ 864" X 1728" SIGN
 - ▲ 1152" X 2304" SIGN
 - ▲ 1728" X 3456" SIGN
 - ▲ 2304" X 4608" SIGN
 - ▲ 3456" X 6912" SIGN
 - ▲ 4608" X 9216" SIGN
 - ▲ 6912" X 13824" SIGN
 - ▲ 9216" X 20736" SIGN
 - ▲ 13824" X 31104" SIGN
 - ▲ 20736" X 46656" SIGN
 - ▲ 31104" X 69984" SIGN
 - ▲ 46656" X 104976" SIGN
 - ▲ 69984" X 157464" SIGN
 - ▲ 104976" X 236064" SIGN
 - ▲ 157464" X 354096" SIGN
 - ▲ 236064" X 442624" SIGN
 - ▲ 354096" X 546784" SIGN
 - ▲ 442624" X 668480" SIGN
 - ▲ 546784" X 810624" SIGN
 - ▲ 668480" X 990784" SIGN
 - ▲ 810624" X 1000000" SIGN

Site Data

ITEM	DESCRIPTION	QUANTITY	UNIT
ASPHALT DRIVEWAY	ASPHALT DRIVEWAY	10,000	SQ. YD.
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY	5,000	SQ. YD.
ASPHALT	ASPHALT	10,000	SQ. YD.
CONCRETE	CONCRETE	5,000	SQ. YD.
GRASS	GRASS	10,000	SQ. YD.
ASPHALT DRIVEWAY	ASPHALT DRIVEWAY	10,000	SQ. YD.
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY	5,000	SQ. YD.
ASPHALT	ASPHALT	10,000	SQ. YD.
CONCRETE	CONCRETE	5,000	SQ. YD.
GRASS	GRASS	10,000	SQ. YD.

PERMITS REQUIRED

PERMIT	STATUS	DATE
GRADING PERMIT	REQUIRED	11/20/23
CONSTRUCTION PERMIT	REQUIRED	11/20/23
ASPHALT DRIVEWAY PERMIT	REQUIRED	11/20/23
CONCRETE DRIVEWAY PERMIT	REQUIRED	11/20/23
ASPHALT PERMIT	REQUIRED	11/20/23
CONCRETE PERMIT	REQUIRED	11/20/23
GRASS PERMIT	REQUIRED	11/20/23
ASPHALT DRIVEWAY PERMIT	REQUIRED	11/20/23
CONCRETE DRIVEWAY PERMIT	REQUIRED	11/20/23
ASPHALT PERMIT	REQUIRED	11/20/23
CONCRETE PERMIT	REQUIRED	11/20/23
GRASS PERMIT	REQUIRED	11/20/23

Site Data

ITEM	DESCRIPTION	QUANTITY	UNIT
ASPHALT DRIVEWAY	ASPHALT DRIVEWAY	10,000	SQ. YD.
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY	5,000	SQ. YD.
ASPHALT	ASPHALT	10,000	SQ. YD.
CONCRETE	CONCRETE	5,000	SQ. YD.
GRASS	GRASS	10,000	SQ. YD.
ASPHALT DRIVEWAY	ASPHALT DRIVEWAY	10,000	SQ. YD.
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY	5,000	SQ. YD.
ASPHALT	ASPHALT	10,000	SQ. YD.
CONCRETE	CONCRETE	5,000	SQ. YD.
GRASS	GRASS	10,000	SQ. YD.

**Exhibit 5 – Site Plan Approval Resolution adopted
by the Planning Board on February 15, 2024**

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2023-14

PETITIONER

5226 Main St. LLC
5500 Main Street, Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

5226 & 5228 Main Street

FEB 22 2024 AM 10:38

WHEREAS, the Town of Amherst Planning Board on Thursday, February 15, 2024 held a public hearing on a Site Plan for a commercial/apartment building containing 10,930 sq. ft. of first floor commercial space and 30 apartments for lease on the upper floors, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, the site and building plans were reviewed by the Town's Design Advisory Board and their recommendations were provided, and

WHEREAS, in accordance with Section 8-7-8 of the Zoning Ordinance, the Planning Board finds that:

- A. The site plan does not provide usable space for active and passive recreation. The proposed building will provide amenity space for the residential users.
- B. The site plan does not include open space lands for public ownership and use offered for dedication or other disposition to the Town or other public entity.
- C. School sites and facilities are adequate to accommodate the proposed site plan.
- D. The site plan does not include the extension of roadways to adjacent property, but does provide cross access to adjacent properties.

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

- A. The proposed site plan is consistent with the development plan if one is required.
- B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.
- C. Adequate services and utilities will be available prior to occupancy.
- D. The site plan is consistent with all other applicable laws.

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2023-14

PETITIONER

5226 Main St. LLC

PROPERTY LOCATION

5226 & 5228 Main Street

FEB 22 2024 AM 10:38

- E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQRA are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.
- F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.
2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.
3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.
4. That the petitioner satisfactorily address the comments in the Engineering Department – Engineering Services Division letter dated February 13, 2024 to the satisfaction of that department.
5. That the petitioner satisfactorily address the comments in the Engineering Department – Sanitary Division letter dated February 14, 2024 to the satisfaction of that department.
6. That the petitioner satisfactorily address any and all comments of the Engineering Department – Stormwater Management Officer to the satisfaction of that Officer.

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2023-14

PETITIONER

5226 Main St. LLC


PROPERTY LOCATION

5226 & 5228 Main Street

FEB 22 2024 AM 10:38

7. That the petitioner satisfactorily address the comments of the Zoning Enforcement Officer and Planning Department listed in the Planning Department letter dated February 1, 2024 to the satisfaction of the Officer and Department.
8. That the petitioner explore a vehicular connection to the site located at 5244 Main Street in lieu of a vehicular connection to the site located at 5262 Main Street.
9. That a dedicated pedestrian access route be provided via a sidewalk with appropriate pedestrian safety features through the site to the adjoining shopping center at the north property line per the recommendation of the Design Advisory Board dated January 25, 2024.
10. That the subject parcels be merged prior to the issuance of an approved site plan by the Planning Department.
11. That the petitioner or his representative obtain any required permits from the NYSDOT for any work within the Main Street right-of-way.

The foregoing resolution was adopted by the Town of Amherst Planning Board, February 15, 2024; moved by Giuliani; seconded by Raffaele; ayes 6, noes 0; absent 1 (Gill).



Michael J. Chmiel, Planning Board Chair

2/22/24

Date

SM/ac

X:\Current_Planning\Files\Site Plans\2023\SP-2023-14_(5226_&_5228_Main_St)_2023\SP-2023-14_resolution_021524.doc

cc: Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT

Approved Plan: Carmina Wood Design
Received: January 30, 2024

Sean Hopkins, 5500 Main Street, Suite 343, Williamsville, NY 14221
Patrick Sheedy Jr., Carmina Wood Design, 487 Main Street, Suite 500, Buffalo, NY 14203