

June 23, 2022

Town of West Seneca
1250 Union Road
West Seneca, New York 14224

Attn: Jeffrey Schieber – Code Enforcement Officer

Re: U-Haul of West Seneca
2970 Transit Road, West Seneca, NY 14224
Site Redevelopment

Dear Mr. Schieber:

Attached, please find the Site Plan Review Approval Application, letter of intent, and review fee check in the amount of \$3,550.00 for the above referenced project. Enclosed with the approval package is three (3) copies of the Engineer's report, SEQR Short Environmental Assessment Forms, twenty two (22) collated full size sets of drawings including building elevations, one (1) 11x17 half size drawing set, and one flash drive with all documents in PDF format.

We wish to be placed on the agenda for the July 14, 2022 Planning Board meeting.

If you have any questions or need additional, information, please do not hesitate to contact me at this office

Very truly yours,
DiDonato Associates Engineering & Architecture, P.C.



Christopher H. Gardner, P.E.
Aviation Manager

Enc. As Described

cc: File
Eric Van Kuren – U-Haul

June 23, 2022

Town of West Seneca
1250 Union Road
West Seneca, New York 14224

Attn: Jeffrey Schieber – Code Enforcement Officer

**Re: Letter of Intent
U-Haul of West Seneca**
2970 Transit Road, West Seneca, NY 14224
Site Redevelopment

Dear Mr. Schieber:

On behalf of Amerco Real Estate Company / U-Haul International, we respectfully submit this Letter of Intent in order to advise of our request to seek site plan approval for the above referenced property redevelopment. The proposed redevelopment consists of modifications to the existing building structure to provide new points of ingress / egress to serve the proposed storage use, construction of a proposed storage warehouse structure, and installation of portable exterior storage unit structures. Proposed site work consists of partial reconfiguration of existing asphalt parking and concrete sidewalk adjacent to the existing building, installation of greenspace and landscaping within the existing parking lot footprint, and parking lot modifications to accommodate the new warehouse structure and portable exterior storage units. New fencing is proposed for the west property boundary to address concerns identified during the October 14, 2021 planning board meeting. All work is constricted to the existing property and will not encroach the highway right of way. Water and sanitary service to the new warehouse structure will be provided from the existing private water and sanitary services serving the existing building.

If you have any questions or need additional, information, please do not hesitate to contact me at this office

Very truly yours,
DiDonato Associates Engineering & Architecture, P.C.



Christopher H. Gardner, P.E.
Aviation Manager

Enc. As Described

cc: File
Eric Van Kuren – U-Haul

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE June 24, 2022

FILE # _____

PROJECT NAME U-Haul of West Seneca

PROJECT LOCATION (Include address and distance to nearest intersection)

2970 Transit Road, West Seneca, NY 14224; 530 FT north of Schultz Rd & Transit Rd

APPLICANT AMERCO Real Estate Company

PH/FAX 716-807-4525

ADDRESS 2727 North Central Ave, Phoenix, AZ 85004

PROPERTY OWNER AMERCO Real Estate Company

PH/FAX 716-807-4525

ADDRESS 2727 North Central Ave, Phoenix, AZ 85004

ENGINEER/ ARCHITECT DiDonato Associates Engineering & Architecture, P.C

PH/FAX 716-656-1900

ADDRESS 689 Main St, Buffalo, NY 14203

SBL # 136.09-1-42

PROJECT DESCRIPTION (Include all uses and any required construction)

Proposed commercial redevelopment project consisting of indoor storage units, exterior storage units, new warehouse building, and U-Haul truck and trailer store.

SIZE OF LOT (acres) 10.3974

ACREAGE TO BE REZONED 10.3974

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Transit Road - 588 feet

EXISTING ZONING C-1

PROPOSED ZONING C-2 (S)

EXISTING USE(S) ON PROPERTY Bank Offices

PROPOSED USE(S) ON PROPERTY Self Storage / U-Haul truck & trailer rental store

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

N & S - C-1, commercial

W - R-90 Residential, E C-3 Major Commercial (Town of Elma)

PUBLIC SEWER YES X NO

PUBLIC WATER YES X NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Rezoning to C-2 (S) from C-1 and granting of special use permit - Approved at November 15, 2021 Town Board Meeting.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ _____

TOWN OF WEST SENECA

APPLICANT CHECKLIST FOR SITE PLAN REVIEW

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

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

CHG Title of drawing.

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

CHG North arrow, scale, revisions block and date.

CHG Site location map.

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

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

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

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

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

CHG Location of any areas proposed for outdoor display and sale of merchandise, if applicable.

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

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

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

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

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

II. BOUNDARY SURVEY

CHK A topographic boundary survey and a written legal description. (metes and bounds)
Provide in Electronic Form as well as written

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

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

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

CHK Location of existing and proposed gas and electric service.

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

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

N/A Written confirmation that the process has been initiated with County or State Highway Departments for sanitary sewer connection, curb cuts, work permits, etc. (Applicant must furnish a letter from the appropriate County or State agency indicating their approval of the proposal prior to issuance of a Building Permit)(if necessary).

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

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

CHK Finished floor elevations for all proposed and adjacent structures.

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

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

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

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

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

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

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

CMH All existing and proposed tree lines.

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

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

CMH Planting details for trees and evergreens must illustrate the crown of root ball at six (6) inches above finished grade; three (3) inches for shrubs.

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

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

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

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

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

CMH Include a note on the plan to indicate that stumps and brush may not be buried in the Town and that topsoil may not be removed from the work site without a permit.

VII. LIGHTING PLAN – to include the following elements:

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

N/A Photometric data for site illumination.

IX. BUILDING HEIGHT AND DESIGN

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

I, Christopher H. Gardner as owner/applicant of on behalf of, located at 2970 Transit Road, Town of West Seneca, to the best of my knowledge has submitted a complete application package for a site plan for review.

TOWN OF WEST SENECA

APPENDIX A-SITE PLAN APPLICATION CHECKLIST

I. GENERAL

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

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

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

N/A Profiles for any utilities as deemed necessary by the engineer for construction.

II. UTILITY PLAN

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

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

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

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

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

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

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

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

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

III. PAVEMENT

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

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

CMH Show on the plans a cross-section of the proposed asphalt pavement. It is suggested that a thicker asphalt section be used for high traffic travel areas, where the dumpster is located, or where the deliveries will occur.

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

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

IV. DRAINAGE/GRADING

N/A The stockpile area for topsoil and fill must be shown on the design plans.

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

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

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

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

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

N/A All culverts under driveways must be shown with galvanized end sections.

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

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

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

N/A For sites with greater than one (1) acre of disturbance, the design engineer is required to comply with all NYSDEC Stormwater Phase 2 regulations and design guidance.

V. SITE PLAN ENGINEERING REPORT

CM The applicant must provide three (3) copies of the site plan Engineering Report. This report will contain (at a minimum), the following sections:

- General Project Description.
- Project Location Map.
- Water System Calculations.
- Sanitary Sewer System Calculations.
- Stormwater Calculations

CM Provide the following information related to the proposed waterline for the facility in the design report. This would include the following:

- Domestic water demand (include calculations).
- Static waterline pressure (at the water right-of way).

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

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

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

Soil types of the site.

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

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

APPENDIX B-DESIGN OF STORMWATER DETENTION FACILITIES

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

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

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

1. NYS Stormwater Design Manual
2. NYSDEC:SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001)
3. NYSDEC: Standards and Specifications for Erosion and Sediment Control

A copy of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan(SWPPP) as required by the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-10-001) must be received and accepted by the Town prior to construction activities.

- For projects accepted by the town, construction cannot begin until:
 - * Five (5) business days from the date the NYSDEC receives a copy of the NOI; or the applicant receives an Acknowledgement Letter from the NYSDEC.

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

ENGINEERING REPORT

Prepared for:

**U-Haul of West Seneca
2970 Transit Road
West Seneca, New York 14224**

Prepared By:

**DiDonato Associates Engineering and
Architecture, P.C.**

June 2022

ENGINEERING REPORT

U-Haul of West Seneca 2970 Transit Road West Seneca, New York 14224

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I. INTRODUCTION

DiDonato Associates, P.E., P.C. has been retained by Amerco Real Estate Company/U-Haul International to perform the site design services for a new warehouse building located at 2970 Transit Road in the Town of West Seneca, Erie County, New York. The proposed development will comprise of a 12,681 square foot, single story building. The development will also include existing parking lot modifications to the entire site to accommodate building renovations in the exiting building as well as new exterior storage units.

The following Engineers Report, which includes the drainage study, has been performed in accordance with the Town of West Seneca requirements. The drainage study for the building site will address the existing site drainage and the proposed drainage measures related to the construction of the project.

The site historically has been operated as a department store and back room banking operations.

II. ANALYSIS

A. *Methodology :*

The Natural Resources Conservation Service (NRCS), formerly the Soils Conservation Service (SCS) Technical Report 20 (TR-20) method utilizing HydroCAD 10.0 program by Applied Microcomputer Systems was used to analyze the runoff hydrograph and perform stormwater routing calculations.

As per the Town of West Seneca's standards, the detention volume is based on the difference in runoff from the post-developed 25-year storm and the 10-year pre-developed storm.

The Time of Concentration was based on the methods as described in the NRCS Technical Report 55 (TR-55). A storm recurrence of 10 years was used for the analysis of the existing watershed and a 25-year storm for analysis of proposed improvements for the watershed. The NRCS Soil Survey of Erie County was used to determine the existing soil classification and is attached in Appendix A. The hydrologic conditions used for the analysis were based primarily on topographic maps for the area along with limited topographic survey data and field investigations. Hydraulic calculations are contained in Appendix B of this report.

B. *Design Parameters :*

Of the 10.27 acres that make up the property, it is proposed that 0.34 acres will be disturbed for this project. Disturbance is limited to the footprint required for the new warehouse building structure. The remaining site modifications required for the installation of new grass landscaped areas, sidewalk, and asphalt will require the removal of existing asphalt and concrete pavements

to the existing subbase course material. Pavement removal to subbase is not considered disturbance under current NYSDEC guidance/ The existing hydrology for the site will not be significantly changed due to this construction. The watershed for this analysis consisted of the 9.346 acre area in the proposed work limits and was used to determine the runoff coefficient for the area based on the watershed characteristics. There are no sections of the property inundated with standing water at this time and there are no areas designated as Federal or NYSDEC wetlands. The time of concentration was taken as the travel time from the most hydraulically distant point in the area to the upstream end of the receiving point.

III. RESULTS

The New York State Department of Environmental Conservation (NYSDEC) guidelines for SPDES permit require that for soil disturbances of an acre or more, the peak discharge from the 100-year storm to 100-year predevelopment rates must be controlled and requires to safely pass the 100-year storm event. However, this report focuses on the retention of the 10-year design storm for the pre-developed conditions and 25-year design storm for the post-developed conditions as per the Town of West Seneca requirements.

There will be no increase in runoff from the post-developed conditions as compared to the pre-developed conditions as the area of impervious surfaces will be reduced with the addition of additional pervious grass areas.

The runoff from the existing conditions and the proposed conditions is as follows:

A. EXISTING DRAINAGE CONDITIONS

The existing site consists of one parcel of land with paved surfaces and buildings with minimal pervious grass areas. On site there are no jurisdictional wetlands regulated under Section 404 of the Clean Water Act. Overland flow for the entire site drains towards drainage ditches along the north, south, and west sides of the parcel. A portion of the parking lot area is collected by a single catch basin, where it is conveyed to the north drainage ditch via storm piping. Runoff collected in the drainage ditches ultimately flows to an outfall pipe located in the northwest corner of the parcel, where is conveyed to it's ultimate outfall in Buffalo Creek.

Site soils as depicted in the Web Soil Survey and the Soil Survey of Erie County, New York consist of Wassaic (WaA) silt loam (59.9%) with 0 to 3% slopes, and Ovid (OvA) silt loam (40.1%) with 0 to 3% slopes. These soils are both characterized as well drained, and they fall under hydrologic soil groups C and C/D respectively. A Natural Resources Conservation Service (NRCS) custom soils report is attached in Appendix A.

The 9.346 acre watershed is divided into three with runoff from two flowing into an existing drainage ditch running along the south, west, and northern edges of the property. The last subcatchment has runoff flowing into the catch basin, before reaching the existing drainage swale. The destination where this runoff is detained is assumed to empty out in Buffalo Creek.

The overall runoff from the 9.346 acre watershed is approximately 20.69 cfs for a 10-year storm event.

The existing condition layout is shown on drawing attached in Appendix B of this report. Runoff calculations for the existing conditions are attached in Appendix B of this report. The following table summarizes the existing conditions:

**TABLE 1
EXISTING PEAK RUNOFF**

DRAINAGE CONDITIONS	STORM FREQUENCY	DRAINAGE AREA (acre)			PEAK RUNOFF (cfs)
		Impervious	Pervious	Total	
EXISTING	10 Year	9.346	0.0	9.346	20.69
TOTAL EXISTING 10 YEAR PEAK RUNOFF					20.69

B. PROPOSED DRAINAGE CONDITIONS

An approximately 0.34 acre portion of the site will be disturbed as part of the project. The proposed development will consist of a 12,681 square foot, single story building that will be used as a warehouse. This new development will replace existing asphalt pavement, therefore, no new impervious area will be created. The proposed roof drainage system for the new structure will empty to grass areas provided to the north. The addition of grass areas within the project area will modify the existing hydrological conditions of the existing site. The additional grass areas will slow existing runoff and decrease site runoff. The post development runoff for the 25-year storm event is provided below. Site runoff reflects an increase of 1.1 cfs in the pre and post development runoff. The project scope increases the pervious footprint within the project limits. The current site development scope does not include the installation of storm piping and structures, maintaining the existing sheet flow runoff. A significant amount of disturbance would be necessary to achieve the reduction in runoff of the post 25-year development to meet the pre development 10-year event. The following table summarizes the runoff from the proposed development for a 25-year post developed storm event:

TABLE 2
PROPOSED PEAK RUNOFF

PROPOSED DRAINAGE CONDITIONS	STORM FREQUENCY	DRAINAGE AREA (acre)			PEAK RUNOFF (cfs)
		Impervious	Pervious	Total	
DEVELOPED SITE	25 Year	8.555	0.791	9.346	22.80
TOTAL 25 YEAR OVERALL PEAK RUNOFF					22.80

C. PROPOSED DETENTION SYSTEMS

There are no proposed detention systems associated with the development of the new building. All runoff currently is conveyed to drainage ditches surrounding the parcel. The increase of pervious areas in the development provides for a decrease in runoff from the site. Additional detention necessary to fully meet the runoff goals would require extensive additional site work and disturbance in order to achieve runoff goals.

IV. SUMMARY AND CONCLUSIONS

The existing stormwater collection system for the proposed development at 2970 Transit Road in West Seneca will be maintained and improved with the addition of additional pervious grass areas, which will slow and reduce runoff and is designed to meet the requirements of the Town of West Seneca. The proposed development will result in a slight increase in the peak stormwater runoff from the developed site as compared to the pre-developed conditions within the drainage ditches surrounding the property. Due to existing conditions within the ditches, ditch sections could not be accurately modeled. The majority of the existing area characteristics and the drainage pattern of the surrounding area will not change due to this development.

V. WATERLINE DESIGN / RPZ REPORT

Amerco Real Estate propose to construct a 12,681 square feet warehouse building located near 2970 Transit Road in the Town of West Seneca. The proposed warehouse will require new water service to serve a single toilet room to be constructed within the new warehouse. An existing hot box and 6-inch waterline provides water services to the existing building. A 3/4-inch diameter service will be tapped into the existing 6-inch water line to provide water service to the proposed warehouse bathroom.

This new water service will be used for typical bathroom uses (including toilet flushing and hand washing). The design water usage for the proposed warehouse shall be a peak of **100 gallons**

per day, based on the worst-case assumption that 4 possible occupants could use 10 gallons per day.

VI. SANITARY SEWER DESIGN

The existing building is served by a private 6-inch sanitary service line which is connected to a manhole within the highway right of way, where it connects to the Erie County Sanitary collection system. A new 6-inch sanitary sewer lateral will be installed and connected to the existing private sanitary lateral within the parcel footprint.

The proposed system will be designed based on a peak **100 gallons per day** usage for the proposed warehouse.

It is assumed that a single toilet restroom will be provided.

Design Criteria

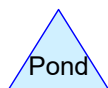
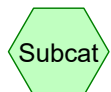
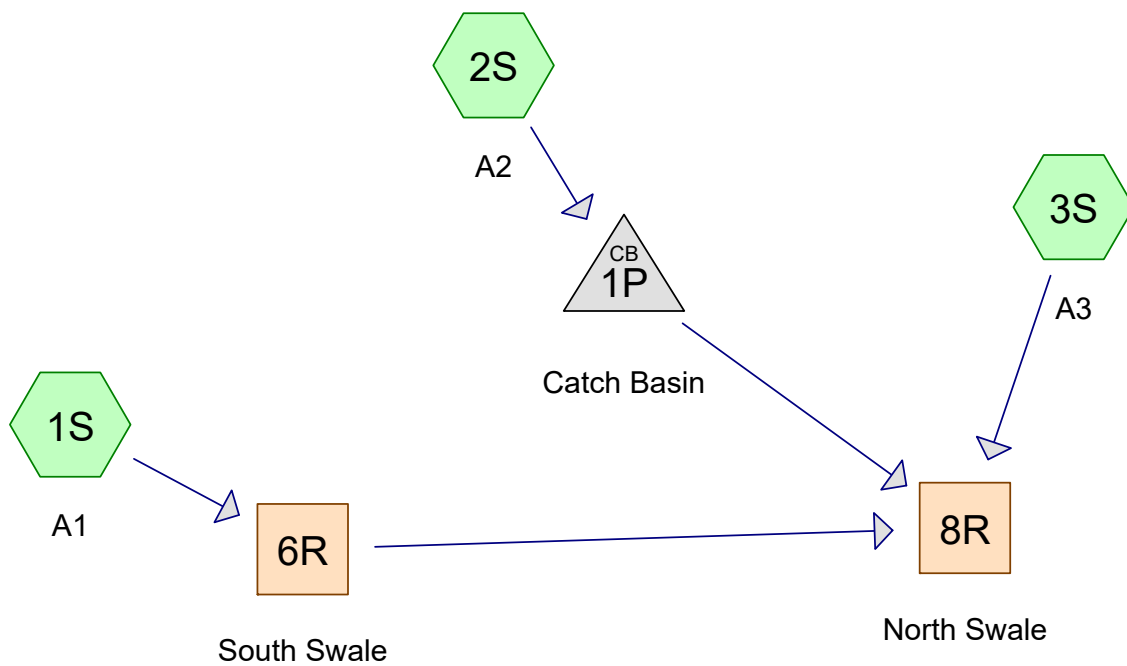
The new waterline and sanitary sewer were designed using standards from various agencies which govern in the project area. These agencies include the Erie County Department of Environment and Planning (ECDEP), the Town of West Seneca, Erie County Water Authority (ECWA), the American Water Works Association (AWWA), and the New York State Department of Transportation (NYSDOT). Ten State Standards were used as a guide for the waterline and sanitary sewer design along with common engineering practices.

VII. REGULATORY

As part of the site planning process and state environmental quality review act (SEQRA) a short environmental assessment form (EAF) was requested and completed to assess impacts of the local environs. The completed EAF form is submitted as part of this report.

ATTACHMENT A

Hydraulic Stormwater Calculations



Routing Diagram for Existing Conditions

Prepared by HP Inc., Printed 6/24/2022

HydroCAD® 10.00-26 s/n 02514 © 2020 HydroCAD Software Solutions LLC

Existing Conditions

Prepared by HP Inc.

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Printed 6/24/2022

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
9.346	98	Paved parking, HSG C (1S, 2S, 3S)
9.346	98	TOTAL AREA

Existing Conditions

Prepared by HP Inc.

HydroCAD® 10.00-26 s/n 02514 © 2020 HydroCAD Software Solutions LLC

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
9.346	HSG C	1S, 2S, 3S
0.000	HSG D	
0.000	Other	
9.346		TOTAL AREA

Existing Conditions

Prepared by HP Inc.

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	9.346	0.000	0.000	9.346	Paved parking	1S, 2S, 3S
0.000	0.000	9.346	0.000	0.000	9.346	TOTAL AREA	

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Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	689.58	689.00	265.0	0.0022	0.025	12.0	0.0	0.0

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

Subcatchment1S: A1

Runoff Area=3.090 ac 100.00% Impervious Runoff Depth>2.62"
Flow Length=762' Tc=21.5 min CN=98 Runoff=8.42 cfs 0.676 af

Subcatchment2S: A2

Runoff Area=1.809 ac 100.00% Impervious Runoff Depth>2.63"
Flow Length=330' Slope=0.0140 '/' Tc=4.3 min CN=98 Runoff=8.13 cfs 0.396 af

Subcatchment3S: A3

Runoff Area=4.447 ac 100.00% Impervious Runoff Depth>2.63"
Flow Length=1,031' Slope=0.0060 '/' Tc=13.4 min CN=98 Runoff=15.16 cfs 0.973 af

Reach 6R: South Swale

Avg. Flow Depth=0.39' Max Vel=0.51 fps Inflow=8.42 cfs 0.676 af
n=0.100 L=1,250.0' S=0.0045 '/' Capacity=70.91 cfs Outflow=4.15 cfs 0.633 af

Reach 8R: North Swale

Avg. Flow Depth=0.71' Max Vel=1.04 fps Inflow=20.69 cfs 2.002 af
n=0.100 L=660.0' S=0.0089 '/' Capacity=99.22 cfs Outflow=16.37 cfs 1.969 af

Pond 1P: Catch Basin

Peak Elev=743.54' Inflow=8.13 cfs 0.396 af
12.0" Round Culvert n=0.025 L=265.0' S=0.0022 '/' Outflow=8.13 cfs 0.396 af

Total Runoff Area = 9.346 ac Runoff Volume = 2.045 af Average Runoff Depth = 2.63"
0.00% Pervious = 0.000 ac 100.00% Impervious = 9.346 ac

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Summary for Subcatchment 1S: A1

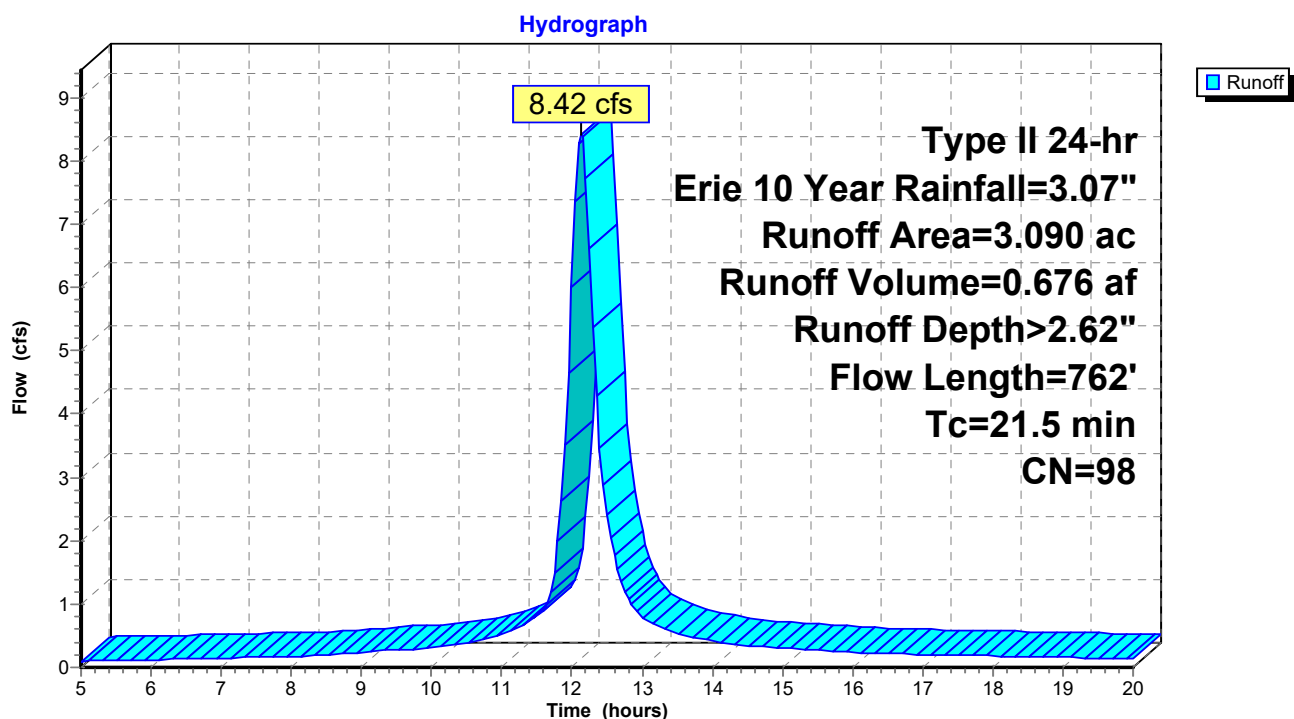
Runoff = 8.42 cfs @ 12.13 hrs, Volume= 0.676 af, Depth> 2.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Erie 10 Year Rainfall=3.07"

Area (ac)	CN	Description
3.090	98	Paved parking, HSG C
3.090		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.1	300	0.0080	0.98		Sheet Flow, A1 Asphalt Smooth surfaces n= 0.011 P2= 2.18"
1.0	104	0.0080	1.82		Shallow Concentrated Flow, A1 Asphalt - 2 Paved Kv= 20.3 fps
15.4	358	0.0060	0.39		Shallow Concentrated Flow, A1 Swale Woodland Kv= 5.0 fps
21.5	762	Total			

Subcatchment 1S: A1



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Summary for Subcatchment 2S: A2

[49] Hint: $T_c < 2dt$ may require smaller dt

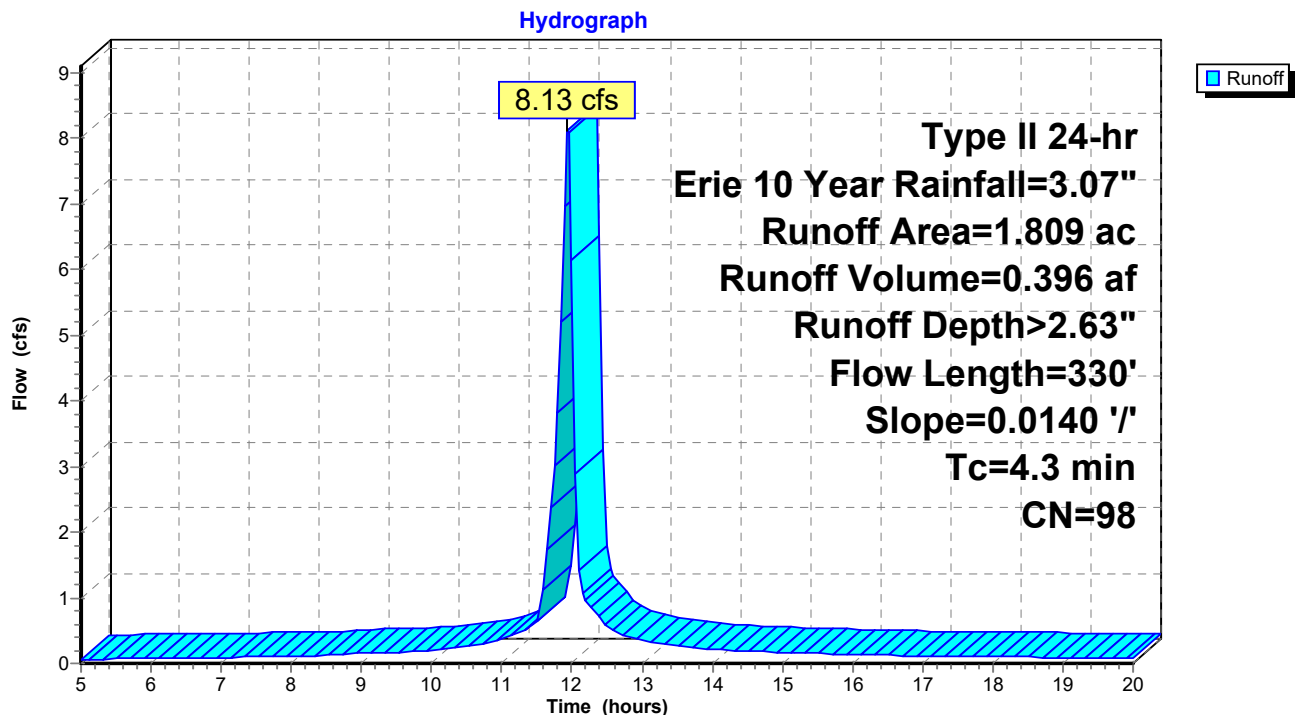
Runoff = 8.13 cfs @ 11.94 hrs, Volume= 0.396 af, Depth> 2.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr Erie 10 Year Rainfall=3.07"

Area (ac)	CN	Description
1.809	98	Paved parking, HSG C
1.809		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	300	0.0140	1.23		Sheet Flow, A2 Asphalt Smooth surfaces n= 0.011 P2= 2.18"
0.2	30	0.0140	2.40		Shallow Concentrated Flow, A2 Asphalt - 2 Paved Kv= 20.3 fps
4.3	330	Total			

Subcatchment 2S: A2



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Type II 24-hr Erie 10 Year Rainfall=3.07"

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Summary for Subcatchment 3S: A3

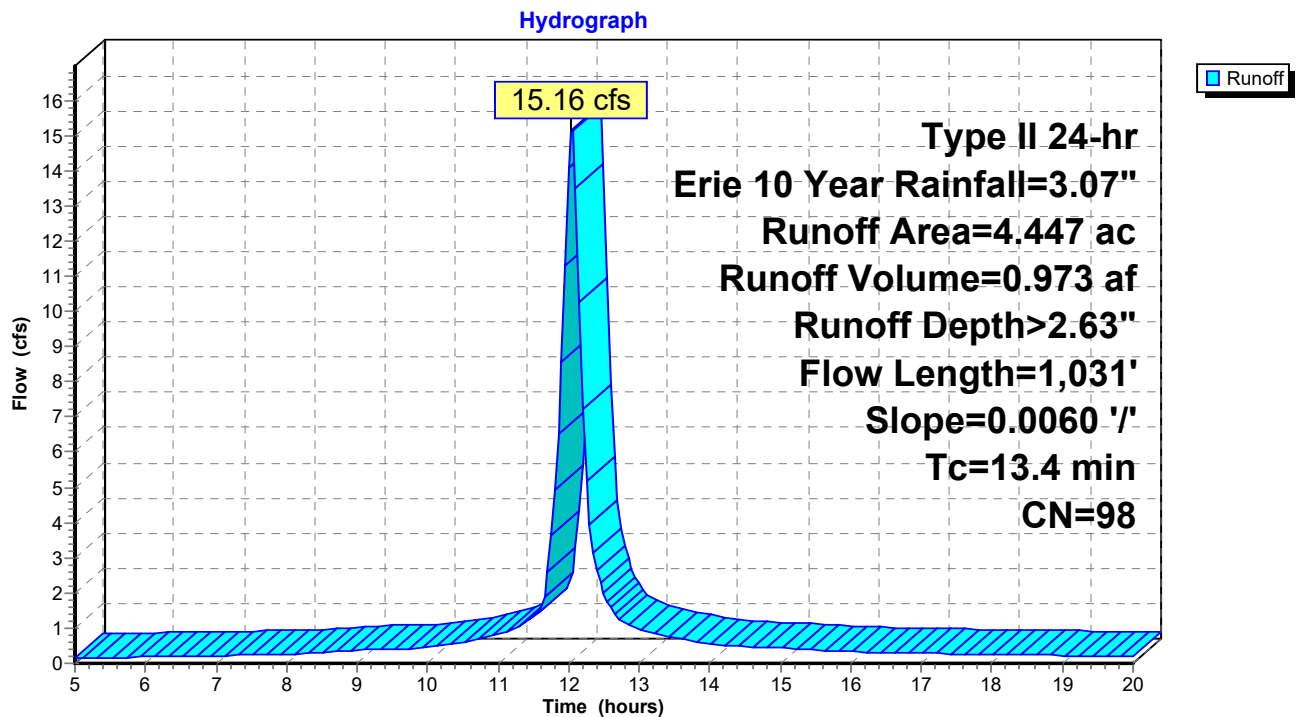
Runoff = 15.16 cfs @ 12.04 hrs, Volume= 0.973 af, Depth> 2.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Erie 10 Year Rainfall=3.07"

Area (ac)	CN	Description
4.447	98	Paved parking, HSG C
4.447		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	300	0.0060	0.87		Sheet Flow, A3 Asphalt Smooth surfaces n= 0.011 P2= 2.18"
7.7	731	0.0060	1.57		Shallow Concentrated Flow, A3 Asphalt - 2 Paved Kv= 20.3 fps
13.4	1,031	Total			

Subcatchment 3S: A3



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Type II 24-hr Erie 10 Year Rainfall=3.07"

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Summary for Reach 6R: South Swale

[82] Warning: Early inflow requires earlier time span

Inflow Area = 3.090 ac, 100.00% Impervious, Inflow Depth > 2.62" for Erie 10 Year event
Inflow = 8.42 cfs @ 12.13 hrs, Volume= 0.676 af
Outflow = 4.15 cfs @ 13.05 hrs, Volume= 0.633 af, Atten= 51%, Lag= 54.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.51 fps, Min. Travel Time= 40.9 min

Avg. Velocity= 0.19 fps, Avg. Travel Time= 108.9 min

Peak Storage= 10,209 cf @ 12.36 hrs

Average Depth at Peak Storage= 0.39'

Bank-Full Depth= 2.00' Flow Area= 52.0 sf, Capacity= 70.91 cfs

20.00' x 2.00' deep channel, n= 0.100

Side Slope Z-value= 3.0 '/' Top Width= 32.00'

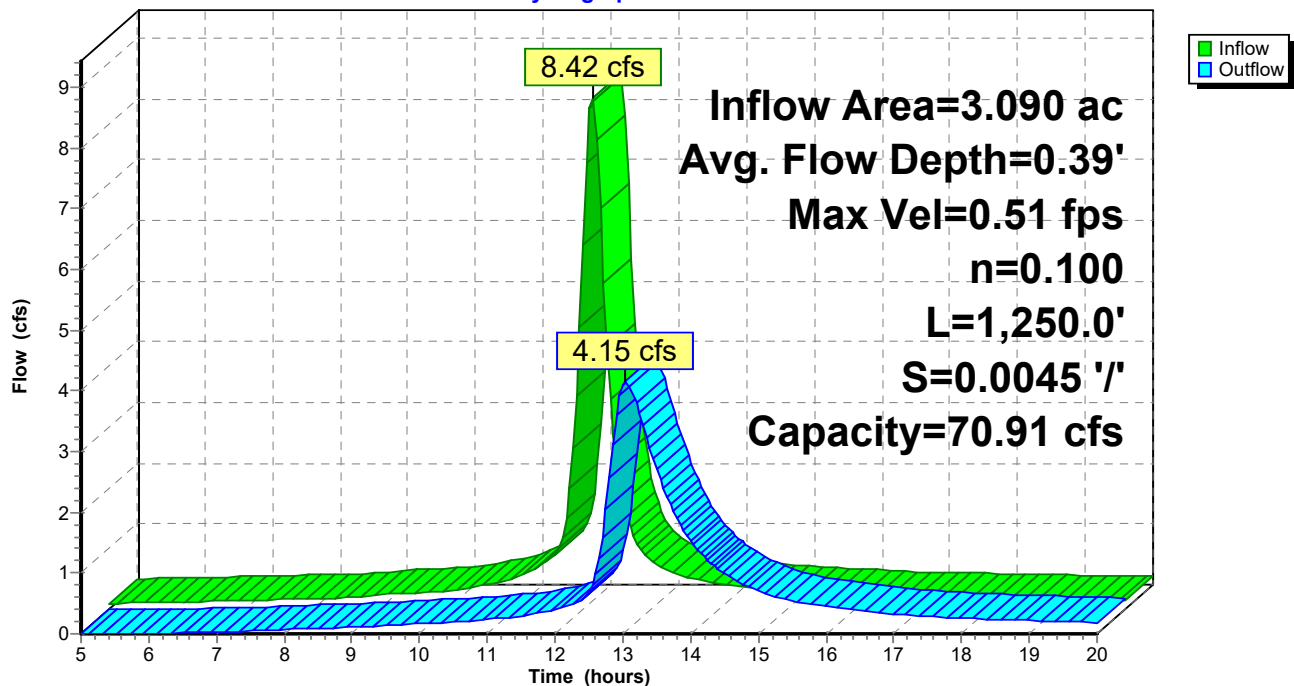
Length= 1,250.0' Slope= 0.0045 '/'

Inlet Invert= 695.35', Outlet Invert= 689.69'



Reach 6R: South Swale

Hydrograph



Existing Conditions

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Type II 24-hr Erie 10 Year Rainfall=3.07"

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Summary for Reach 8R: North Swale

[82] Warning: Early inflow requires earlier time span

[62] Hint: Exceeded Reach 6R OUTLET depth by 4.96' @ 12.05 hrs

[81] Warning: Exceeded Pond 1P by 4.48' @ 19.95 hrs

Inflow Area = 9.346 ac, 100.00% Impervious, Inflow Depth > 2.57" for Erie 10 Year event

Inflow = 20.69 cfs @ 11.99 hrs, Volume= 2.002 af

Outflow = 16.37 cfs @ 12.26 hrs, Volume= 1.969 af, Atten= 21%, Lag= 16.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 1.04 fps, Min. Travel Time= 10.5 min

Avg. Velocity= 0.37 fps, Avg. Travel Time= 29.8 min

Peak Storage= 10,438 cf @ 12.08 hrs

Average Depth at Peak Storage= 0.71'

Bank-Full Depth= 2.00' Flow Area= 52.0 sf, Capacity= 99.22 cfs

20.00' x 2.00' deep channel, n= 0.100 Earth, dense brush, high stage

Side Slope Z-value= 3.0 '/' Top Width= 32.00'

Length= 660.0' Slope= 0.0089 '/'

Inlet Invert= 694.18', Outlet Invert= 688.33'



Existing Conditions

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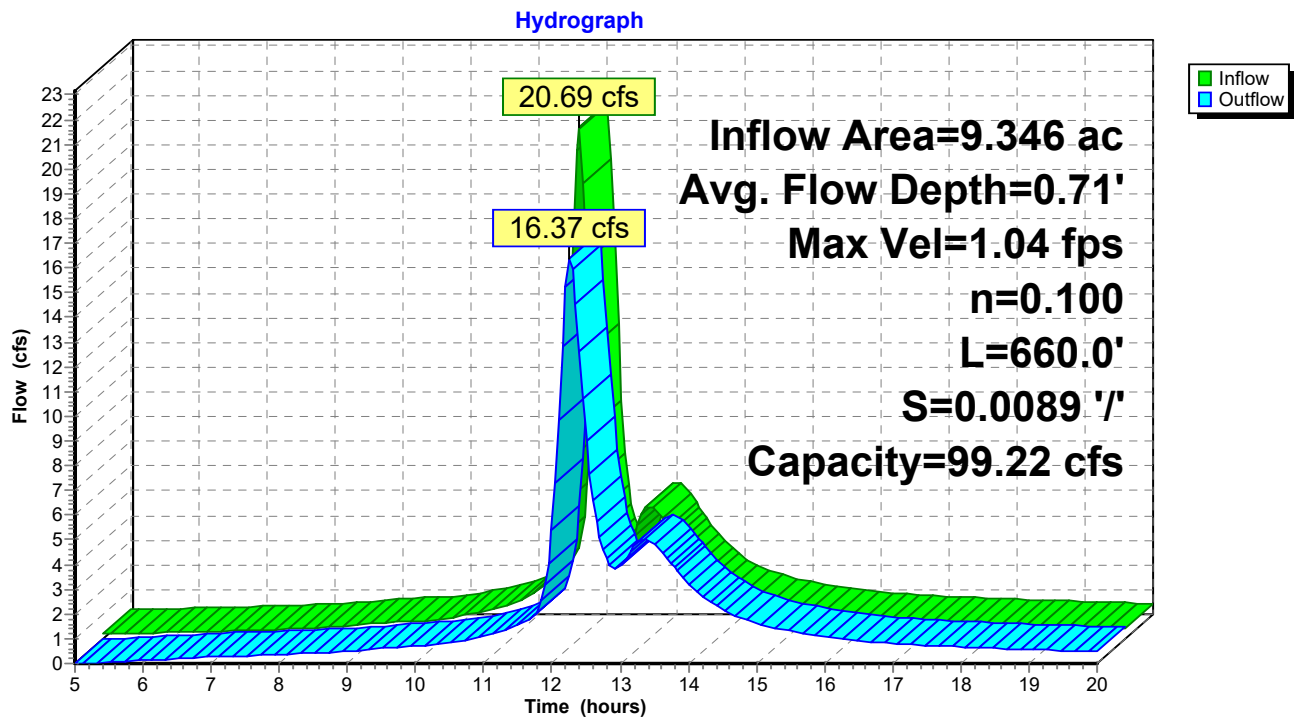
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Type II 24-hr Erie 10 Year Rainfall=3.07"

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Reach 8R: North Swale



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Type II 24-hr Erie 10 Year Rainfall=3.07"

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Summary for Pond 1P: Catch Basin

[82] Warning: Early inflow requires earlier time span

[57] Hint: Peaked at 743.54' (Flood elevation advised)

Inflow Area = 1.809 ac, 100.00% Impervious, Inflow Depth > 2.63" for Erie 10 Year event
Inflow = 8.13 cfs @ 11.94 hrs, Volume= 0.396 af
Outflow = 8.13 cfs @ 11.94 hrs, Volume= 0.396 af, Atten= 0%, Lag= 0.0 min
Primary = 8.13 cfs @ 11.94 hrs, Volume= 0.396 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

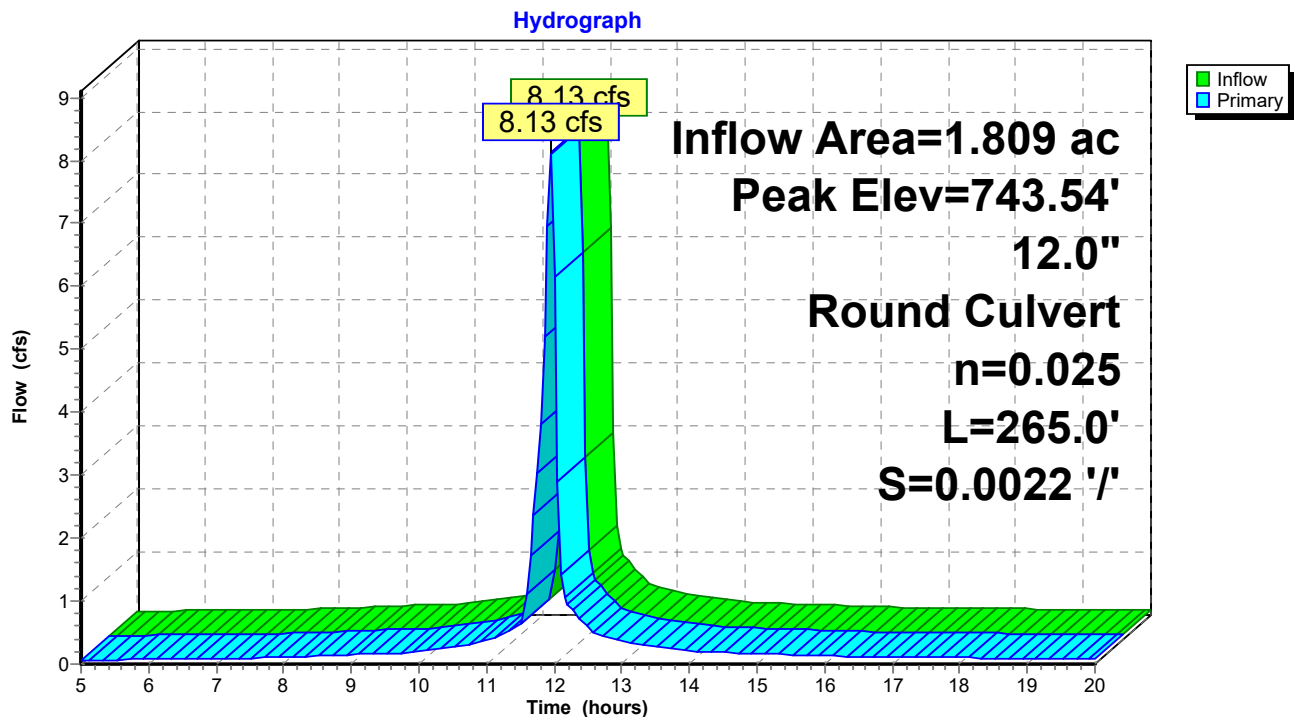
Peak Elev= 743.54' @ 11.94 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	689.58'	12.0" Round CMP_Round 12" L= 265.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 689.58' / 689.00' S= 0.0022 '/ Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=7.96 cfs @ 11.94 hrs HW=741.41' (Free Discharge)

↑1=CMP_Round 12" (Barrel Controls 7.96 cfs @ 10.13 fps)

Pond 1P: Catch Basin



Proposed Conditions

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Type II 24-hr Erie 25 Year Rainfall=3.74"

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Summary for Reach 8R: North Swale

[82] Warning: Early inflow requires earlier time span

[62] Hint: Exceeded Reach 6R OUTLET depth by 5.08' @ 12.05 hrs

[81] Warning: Exceeded Pond 1P by 4.54' @ 13.65 hrs

Inflow Area = 9.346 ac, 91.54% Impervious, Inflow Depth > 2.97" for Erie 25 Year event

Inflow = 22.80 cfs @ 12.00 hrs, Volume= 2.311 af

Outflow = 18.47 cfs @ 12.27 hrs, Volume= 2.272 af, Atten= 19%, Lag= 15.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 1.09 fps, Min. Travel Time= 10.1 min

Avg. Velocity= 0.39 fps, Avg. Travel Time= 28.4 min

Peak Storage= 11,288 cf @ 12.10 hrs

Average Depth at Peak Storage= 0.77'

Bank-Full Depth= 2.00' Flow Area= 52.0 sf, Capacity= 99.22 cfs

20.00' x 2.00' deep channel, n= 0.100 Earth, dense brush, high stage

Side Slope Z-value= 3.0 '/' Top Width= 32.00'

Length= 660.0' Slope= 0.0089 '/'

Inlet Invert= 694.18', Outlet Invert= 688.33'



Proposed Conditions

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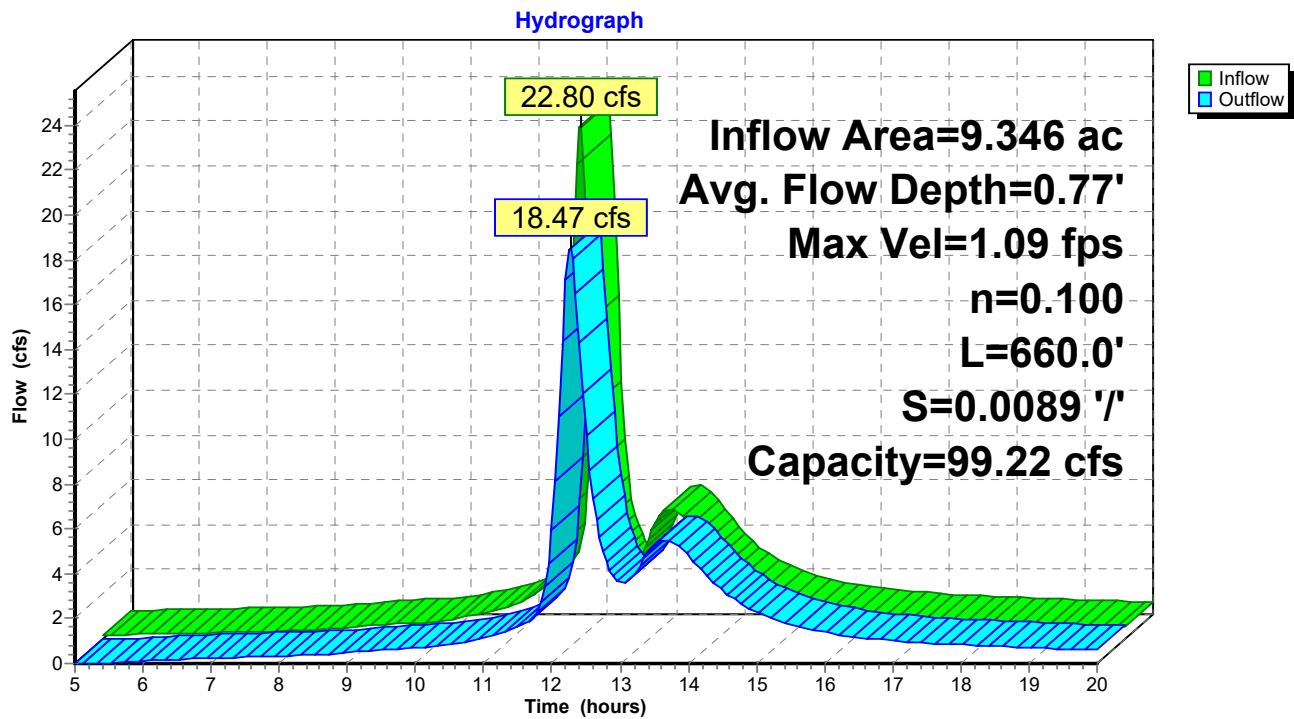
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Type II 24-hr Erie 25 Year Rainfall=3.74"

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Reach 8R: North Swale



Attachment B

SEQR Documentation

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			☐	☐
3. 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				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
☐ Forest Agriculture Aquatic Other(Specify):				
☐ Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☐ ☐ ☐	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☐ ☐	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☐	YES ☐ ☐	

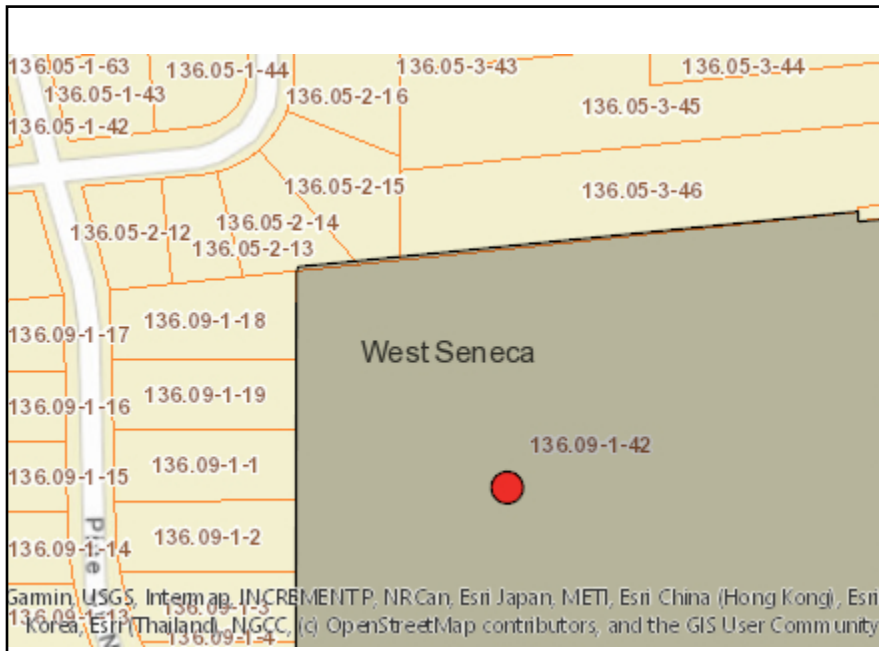
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest Agricultural/grasslands Early mid-successional Wetland ☐ Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☐	YES ☐

49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☐	YES ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☐	YES ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ 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.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No