

Jeffery D. Palumbo
Partner

July 22, 2021

VIA OVERNIGHT MAIL
VIA ELECTRONIC MAIL

Town of West Seneca Planning Board
c/o Jeffrey Schieber
Code Enforcement Officer
West Seneca Town Hall
1250 Union Road, Room 210
West Seneca, NY 14224

Re: 3786 and 3808 Clinton Street
Zoning Amendment, Special Use Permit, and Site Plan Approval

Dear Members of the Planning Board:

On behalf of Devonshire Apartments, LLC (“Applicant”), please accept this letter and enclosed document as its letter of intent for the proposed development at 3808 Clinton Street, SBL 125.17-2-12.1 and a portion of 3796 Clinton Street, SBL 125.17-2-15 (collectively “Site”) into three 12-unit multifamily buildings (“Development”).

To facilitate the Development, Applicant requests a rezoning from to R-50(S) with a Special Use Permit to authorize multi-family dwellings. The rezoning only pertains to 3808 Clinton Street as the portion of 3796 Clinton Street included within the development is currently zoned R-50(S). 3808 Clinton Street is split zoned between R-65A and C-2(S). The rezoning impacts about 2.34 acres out of the 8.8 acres of the Site. A survey of existing conditions, survey showing the area to be rezoned, and legal descriptions of the area to be rezoned is enclosed.

Subsequent to rezoning, Applicant is proposing three, 2-story, 12-unit buildings for a total of 36 units. The Development also includes 81 parking spaces, including 12 garage spaces. The Development is limited to the front half of the Site to avoid impact onto adjacent federal wetlands. Access will be from an improved curb cut at 3808 Clinton Street.

As set forth in the Town of West Seneca Comprehensive Plan Strategic Update 2016, only 1% of the Town’s residences are considered multi-family. Comprehensive Plan Update p. 22. The introduction of multi-family housing with this Development answers a need in the community for a variety of living options to residents, provides increased tax revenue, and also affords aging in place or “generational housing” for individuals selling single family residences but seeking to remain situated in the Town. *See* Comprehensive Plan Update p. 42-43, 58.

Town of West Seneca Planning Board
July 23, 2021
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Enclosed, please find the following:

1. Rezoning and Special Use Permit Application
2. Property Survey – Existing Conditions
3. Property Survey – Rezoned Area
4. Legal Description of Areas to be Rezoned
5. Overall Site Plan
6. Environmental Assessment Form
7. Owner Authorizations

We look forward to presenting this Development to you at the August 12, 2021 Planning Board meeting. Should you require anything additional, please do not hesitate to contact me. Thank you for your consideration.

Very truly yours,

Jeffery D. Palumbo

JDP:amg
enclosures

Rezoning and Special Use Permit Application

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE _____

FILE # _____

PROJECT NAME 3786 & 3808 Clinton Street

PROJECT LOCATION (Include address and distance to nearest intersection)
3786 & 3808 Clinton Street

APPLICANT Barclay Damon LLP / Jeffery D. Palumbo

PH/FAX (716) 858-3728

ADDRESS 9276 Main Street, Clarence NY 14031

PROPERTY OWNER Jeffrey T. Boyd (3786) and Jeffrey S. Offhaus (3808)

PH/FAX _____

ADDRESS 1768 Lakeview Road 3808 Clinton Street
Lakeview, NY 14085 West Seneca, NY 14224

ENGINEER/ ARCHITECT Carmina Wood Morris

PH/ FAX (716) 842-3165

ADDRESS 487 Main Street, Buffalo, NY 14203

SBL # 125.17-2-16.1, 125.17-2-15 & 125.17-2-12.1

PROJECT DESCRIPTION (Include all uses and any required construction)

Applicant desires to rezone a 0.75 acre portion of premises currently zoned as R-65A to R-50(S) and a 1.59 acre portion of premises currently zoned as R-65 to R-50(S) in order to construct 3 2-story multifamily apartment buildings with 36 total units

SIZE OF LOT (acres) 8.8

ACREAGE TO BE REZONED 2.34

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Properties front on Clinton Street for a total of 163.80 feet.

EXISTING ZONING R-65/R-65A & C-2(S) PROPOSED ZONING R-50(S)

EXISTING USE(S) ON PROPERTY vacant and used car lot

PROPOSED USE(S) ON PROPERTY Multi-family Development with 3 2-story buildings with 12 units each

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

R-65A, C-1 and C-2(S)

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

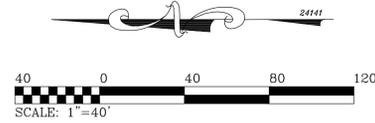
PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

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

Property Survey – Existing Conditions



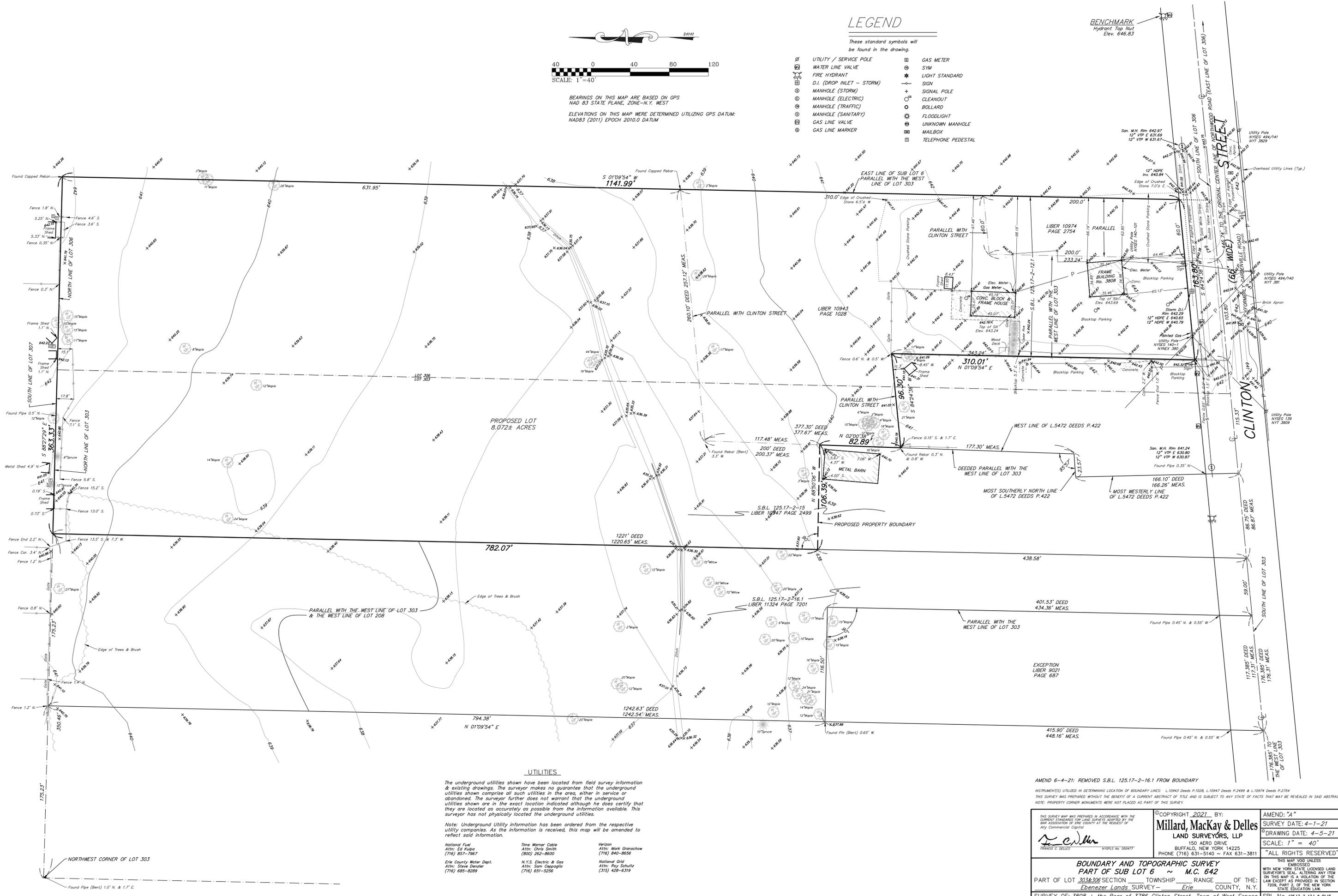
BEARINGS ON THIS MAP ARE BASED ON GPS
NAD 83 STATE PLANE, ZONE-N.Y. WEST

ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM:
NAD83 (2011) EPOCH 2010.0 DATUM

LEGEND

- These standard symbols will be found in the drawing.
- ⊗ UTILITY / SERVICE POLE
 - ⊕ WATER LINE VALVE
 - ⊙ FIRE HYDRANT
 - ⊖ D.I. (DROP INLET - STORM)
 - ⊕ MANHOLE (STORM)
 - ⊕ MANHOLE (ELECTRIC)
 - ⊕ MANHOLE (TRAFFIC)
 - ⊕ MANHOLE (SANITARY)
 - ⊕ GAS LINE VALVE
 - ⊕ GAS LINE MARKER
 - ⊕ GAS METER
 - ⊕ SYM
 - ⊕ LIGHT STANDARD
 - ⊕ SIGN
 - ⊕ SIGNAL POLE
 - ⊕ CLEANOUT
 - ⊕ BOLLARD
 - ⊕ FLOODLIGHT
 - ⊕ UNKNOWN MANHOLE
 - ⊕ MAILBOX
 - ⊕ TELEPHONE PEDESTAL

BENCHMARK
Hydrant Top Nut
Elev. 646.83



UTILITIES

The underground utilities shown have been located from field survey information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

Note: Underground Utility information has been ordered from the respective utility companies. As the information is received, this map will be amended to reflect said information.

- National Fuel Attn: Ed Kulpa (716) 857-1967
- Erie County Water Dept. Attn: Steve Densler (716) 685-8289
- Time Warner Cable Attn: Chris Smith (800) 262-8600
- N.Y.S. Electric & Gas Attn: Steve Densler (716) 651-5256
- Verizon Attn: Mark Granschow (716) 640-8656
- National Grid Attn: Roy Schultz (315) 428-6319

AMEND 6-4-21: REMOVED S.B.L. 125.17-2-16.1 FROM BOUNDARY

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: L10943 Deeds P.1028, L10947 Deeds P.2499 & L10974 Deeds P.2754
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYING ADOPTED BY THE BAR ASSOCIATION OF THE COUNTY AT THE REQUEST OF
Aly Commercial Capital

Millard, MacKay & Delles
LAND SURVEYORS, LLP
150 AERO DRIVE
BUFFALO, NEW YORK 14225
PHONE (716) 631-5140 ~ FAX 631-3811

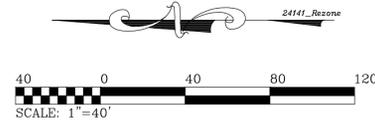
AMEND: "A"
SURVEY DATE: 4-1-21
DRAWING DATE: 4-5-21
SCALE: 1" = 40'
"ALL RIGHTS RESERVED"

THIS MAP VOID UNLESS EMBOSSED SURVEYOR'S SEAL, ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

BOUNDARY AND TOPOGRAPHIC SURVEY
PART OF SUB LOT 6 ~ M.C. 642
PART OF LOT 303 & 306 SECTION _____ TOWNSHIP _____ RANGE _____ OF THE:
Ebenezer Lands SURVEY - Erie COUNTY, N.Y.

SURVEY OF: 3808 + the Rear of 3786 Clinton Street, Town of West Seneca
SBL No. 125.17-2-12.1 & PL.15

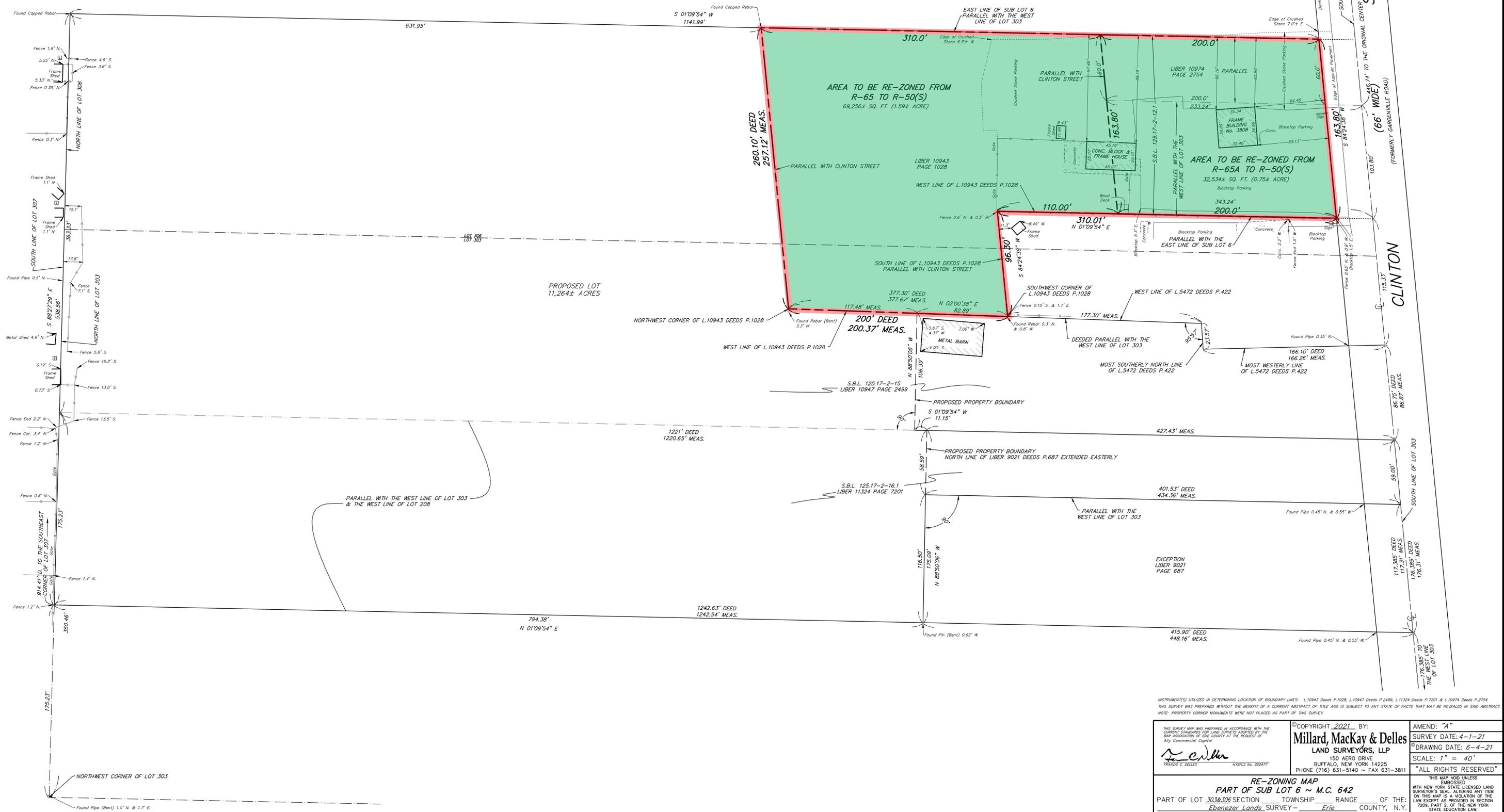
Property Survey – Rezoned Area



BEARINGS ON THIS MAP ARE BASED ON GPS
NAD 83 STATE PLANE, ZONE-N.Y. WEST

LEGEND

- These standard symbols will be found in the drawing.
- Ø UTILITY / SERVICE POLE
 - ⊗ WATER LINE VALVE
 - ⊗ FIRE HYDRANT
 - ⊗ D.I. (DROP INLET - STORM)
 - ⊗ MANHOLE (STORM)
 - ⊗ MANHOLE (ELECTRIC)
 - ⊗ MANHOLE (TRAFFIC)
 - ⊗ MANHOLE (SANITARY)
 - ⊗ GAS LINE VALVE
 - ⊗ GAS LINE MARKER
 - ⊗ GAS METER
 - SYM
 - ⊗ LIGHT STANDARD
 - ⊗ SIGN
 - + SIGNAL POLE
 - ⊗ CLEANOUT
 - ⊗ BOLLARD
 - ⊗ FLOODLIGHT
 - ⊗ UNKNOWN MANHOLE
 - ⊗ MAILBOX
 - ⊗ TELEPHONE PEDESTAL



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: L.10943 Deeds P.1028, L.10947 Deeds P.2499, L.11324 Deeds P.7201 & L.10974 Deeds P.2754
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: PROPERTY CORNER MOVEMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS AT THE REQUEST OF Millard, MacKay & Delles LAND SURVEYORS, LLP 150 AERO DRIVE BUFFALO, NEW YORK 14225 PHONE (716) 631-5140 ~ FAX 631-3811	COPYRIGHT 2021 BY:	AMEND: "4" SURVEY DATE: 4-1-21
	DRAWING DATE: 6-4-21	SCALE: 1" = 40' "ALL RIGHTS RESERVED" THIS MAP VOID UNLESS EMBOSSED SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

RE-ZONING MAP
PART OF SUB LOT 6 ~ M.C. 642
PART OF LOT 303 & 306 SECTION _____ TOWNSHIP _____ RANGE _____ OF THE
Ebenezer Lands SURVEY - Erie COUNTY, N.Y.
SURVEY OF: 3808 + the Rear of 3786 & 3780 Clinton Street, Town of West Seneca
SBL No. 125.17-2-12.1 & P.115&16.1

Legal Descriptions of Areas to be Rezoned

AREA TO BE RE-ZONED FROM R-65A TO R-50(S)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot 306 of the Ebenezer Lands, and further described as being part of Subdivision Lot 6 as shown on a map filed in the Erie County Clerk's Office under Cover No. 642, bounded and described as follows:

BEGINNING at a point in the northerly line of Clinton Street (66 feet wide) at its intersection with the easterly line of said Subdivision Lot 6;

RUNNING THENCE NORTHERLY along said easterly line of Subdivision Lot 6, a distance of 200 feet to a point;

THENCE WESTERLY along a line drawn parallel with Clinton Street, a distance of 163.80 feet to a point;

THENCE SOUTHERLY along a line drawn parallel with said easterly line of Subdivision Lot 6, a distance of 200 feet to a point on said northerly line of Clinton Street;

THENCE EASTERLY along said northerly line of Clinton Street, a distance of 163.80 feet to the point of beginning.

Said parcel containing an area of 32,534 square feet (0.75 acre), more or less.

AREA TO BE RE-ZONED FROM R-65 TO R-50(S)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of West Seneca, County of Erie and State of New York, being part of Lots 303 and 306 of the Ebenezer Lands, and further described as being part of Subdivision Lot 6 as shown on a map filed in the Erie County Clerk's Office under Cover No. 642, bounded and described as follows:

BEGINNING at a point on the easterly line of Subdivision Lot 6, distant 200 feet northerly from its intersection with the northerly line of Clinton Street (66 feet wide);

RUNNING THENCE NORTHERLY along said easterly line of Subdivision Lot 6, a distance of 310 feet to a point;

THENCE WESTERLY along a line drawn parallel with Clinton Street, a distance of 257.12 feet to the northwest corner of lands conveyed to Jeffery S. Offhaus by deed recorded in said Clerk's Office in Liber 10943 of Deeds at page 1028;

THENCE SOUTHERLY along a west line of said lands conveyed to Offhaus, a distance of 200.37 feet to a southwest corner thereof;

THENCE EASTERLY along a south line of said lands conveyed to Offhaus, a distance of 96.30 feet to a corner therein;

THENCE SOUTHERLY along a west line of said lands conveyed to Offhaus, a distance of 110.00 feet to a point;

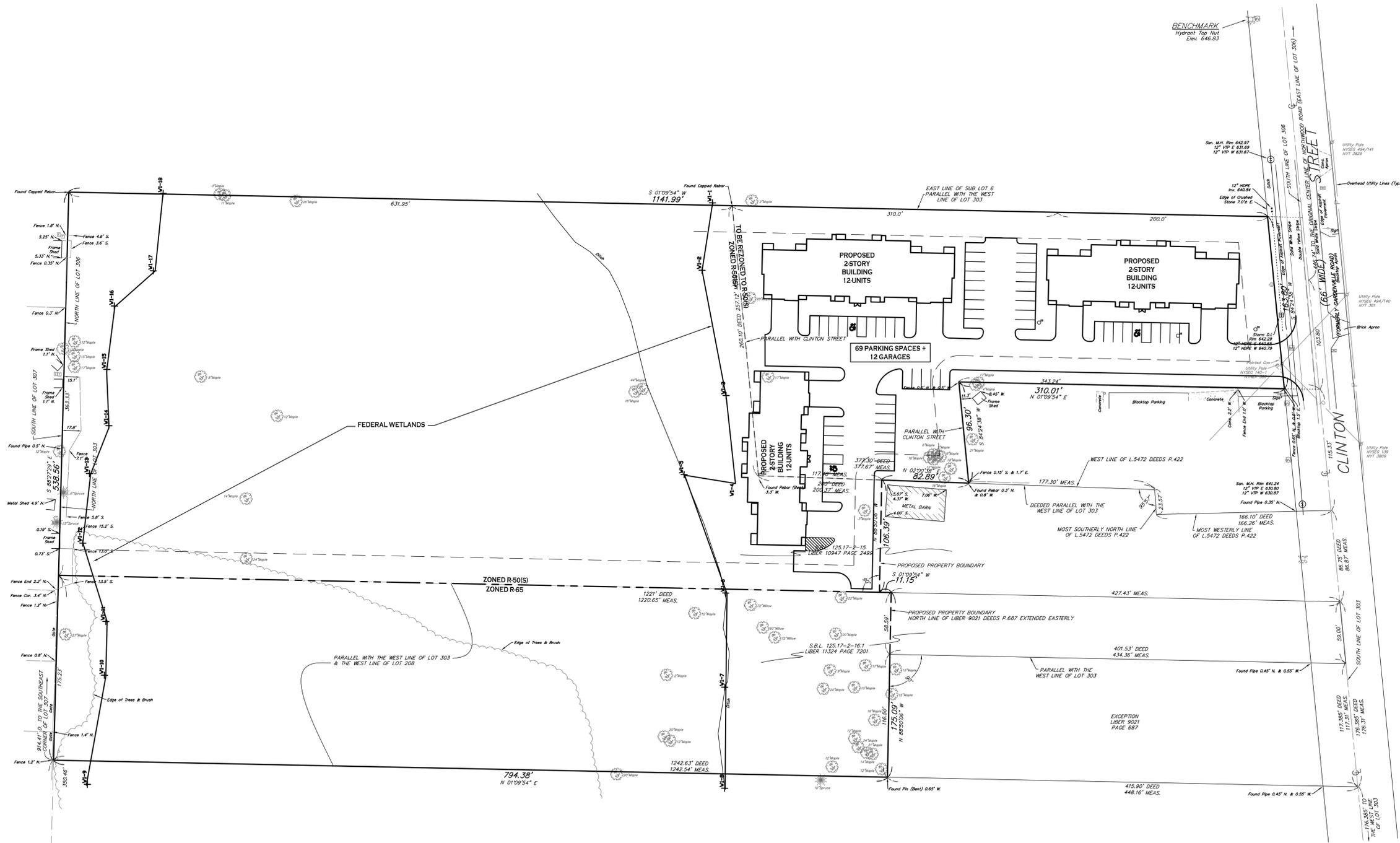
THENCE EASTERLY along a line drawn parallel with Clinton Street, a distance of 163.80 feet to the point of beginning.

Said parcel containing an area of 69,256 square feet (1.59 acres), more or less.

Overall Site Plan

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is a violation of article 145 sections 7209b and 7201 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such P.E., P.E.C. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris DPC



N SITE PLAN
 SCALE: 1"=50'

SITE DATA R-50(S) ZONING (PORTION TO BE REZONED FROM R-6S)

AREA = 11.26 ACRES (8.1 ACRES ZONED OR TO BE ZONED R-50(S))
 MULTI-FAMILY ALLOWED BY SPECIAL PERMIT
 MIN. LOT WIDTH = 50 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR EACH ADDITIONAL UNIT
 MIN. LOT AREA = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 SF FOR EACH ADDITIONAL DWELLING UNIT
 FRONT SETBACK = 30 FT
 SIDE SETBACK = 25 FT MIN. OR A DISTANCE EQUAL TO 1/2 HGT. OF SUCH BUILDING, WHICHEVER IS GREATER
 REAR SETBACK = 30 FT
 MAXIMUM BUILDING HEIGHT = 40 FT (MULTI-FAMILY)
 DRIVEWAY: 30 FT WIDE REQUIRED FOR MULTIFAMILY
 DWELLING SIZE: 500 SF EACH MULTIFAMILY UNIT
 GROUP DWELLING: NO BUILDING SHALL BE NEARER ANY OTHER PRINCIPAL STRUCTURE THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDINGS

DENSITY CALCULATION

REQ'D = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 SF FOR EACH ADDITIONAL DWELLING UNIT
 ALLOWED NUMBER OF UNITS:
 1ST UNIT: 352,836 SF - 8,000 SF = 344,836 SF REMAINING
 ADDITIONAL UNITS: 344,836 SF / 5,000 SF = 69 UNITS
 TOTAL ALLOWED UNITS = 70 UNITS

PARKING SUMMARY:

(12) GARAGES PROVIDED
 (12) SPACES IN FRONT/SIDE OF GARAGE
 (57) 9'x19' SPACES
 (81) TOTAL SPACES PROVIDED

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:	No.	Description	Date

PROJECT NAME:
 Site Development Plans for:
Multi-family Development
 Clinton Street
 West Seneca, NY

Date: 6/1/21
 Drawn by: C. Wood
 Scale: As Noted

DRAWING NAME:
Overall Site Plan

DRAWING NO.
C-100
 Project no.: 21.017

Environmental Assessment Form

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

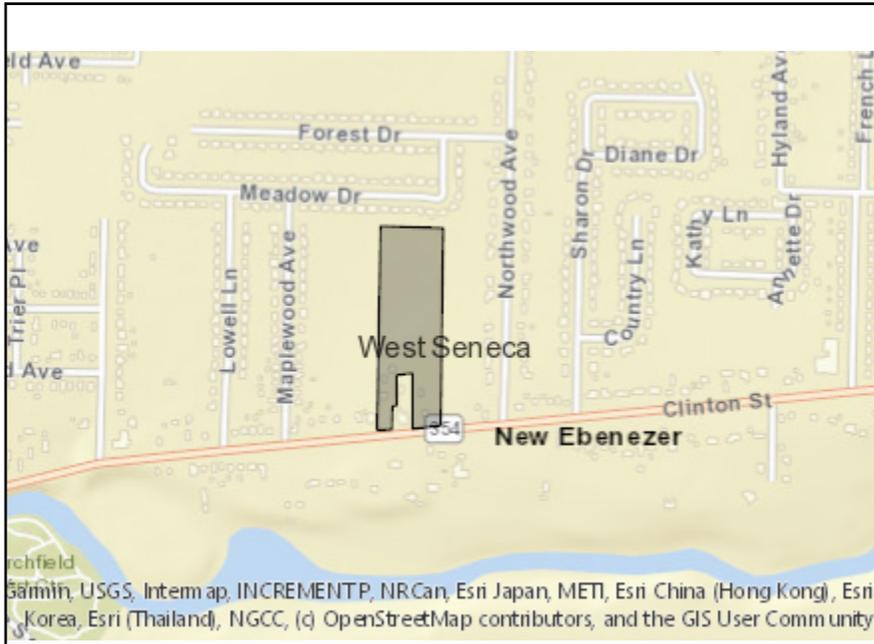
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 3796 and 3808 Clinton Street Multifamily Development			
Project Location (describe, and attach a location map): 3808 Clinton Street, SBL 125.17-2-12.1, and 3796 Clinton Street, SBL 125.17-2-15			
Brief Description of Proposed Action: Rezoning 3808 Clinton Street from R-65A and C-2(S) to R-50(s). Development 36 multi-family units spread across three 2-story, 12-unit buildings on 3808 and 3796 Clinton Street. Proposed action has been defined broadly to include all site work and site improvements.			
Name of Applicant or Sponsor: Devonshire Apartments, LLC c/o Barclay Damon LLP as agent/attorney		Telephone: (716) 858-3728	
		E-Mail: jpalumbo@barclaydamon.com	
Address: 9276 Main Street, Suite 3			
City/PO: Clarence		State: NY	Zip Code: 14031
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Board - Rezoning and Special Use Permit Planning Board - Site Plan			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		+/- 8.8 acres	
b. Total acreage to be physically disturbed?		+/- 2.34 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Used Car Lot			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
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: _____ When a wetland or waterbody regulated by either the State or Federal government exists within 500' of the project site, the EAF Mapper will check "yes" on the PDF of the SEAF. On the project site is a 0.8 acre Federal freshwater emergent wetland. The proposed action will not encroach or alter the wetland. The project is specifically designed to avoid impacts to the wetland. _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ discharge to established conveyance systems		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Devonshire Apartments, LLC by Barclay Damon LLP</u> Date: <u>July 15, 2021</u> Signature: <u>/s/ Jeffery D. Palumbo</u> Title: <u>agent/attorney</u>		



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

Owner Authorizations

AUTHORIZATION

Jeffrey S. Offhaus, record property owner of real property commonly known as 3808 Clinton Street in the Town of West Seneca, NY, hereby authorizes Barclay Damon, LLP to file an application, along with any other supporting documentation, with the Town of West Seneca in connection with the approvals sought for the real property corresponding to the following SBL number in the Town of West Seneca, State of New York: **125.17-2-12.1.**

DocuSigned by:
Jeffrey Offhaus
240FD0789A6540F...

Jeffrey S. Offhaus
Dated: July 07/14/2021, 2021

AUTHORIZATION

Jeffrey T. Boyd, record property owner of real property commonly known as 3786 Clinton Street in the Town of West Seneca, NY, hereby authorizes Barclay Damon, LLP to file an application, along with any other supporting documentation, with the Town of West Seneca in connection with the approvals sought for the real property corresponding to the following SBL number in the Town of West Seneca, State of New York: **125.17-2-15.**

DocuSigned by:

72F68857F1F14C4...

Jeffrey T. Boyd
Dated: July ⁰⁷/₁₄/2021, 2021