

TOWN BOARD WORK SESSION

November 8, 2021 - 6:00 pm

Please turn off cell phones and electronic devices. Assistive Listening Devices are available for Hearing Impaired

PLEDGE OF ALLEGIANCE

SILENT REFLECTION

AGENDA APPROVAL

RESIDENTS STATEMENTS

DEPARTMENT HEAD STATEMENTS

Assessor Johnson - Assessments in the Town – Cindy from Gar Assoc.
Senior Center Director Olick – Van Driver

APPROVAL OF MEETING MINUTES October 25, 2021– Town Board

AUDIT PAYMENT Councilman Myers

PENDING / OLD BUSINESS

NEW BUSINESS Residents / Public Correspondence

SUPERVISOR BRODERICK

1. Liaison Report
2. Legal
3. Engineering
4. Finance
5. Adopt the 2022 Budget
6. 2021 Budget Revisions

COUNCILMAN GEIBEN

1. Liaison Report
 - a. Ice Rink Hires
 - b. Recreation Personnel

COUNCILMAN JACOBY

1. Liaison Report
 - a. Site Plan – Ricchiazzi – 4699 Model City Road
 - a. SEQRA
 - b. Approval

COUNCILMAN MORREALE

1. Liaison Report
 - a. Minor Subdivision - Lauer – 4300 Williams Rd
 - a. SEQRA
 - b. Approval

COUNCILMAN MYERS 1. Liaison Report

RESIDENTS STATEMENTS

UPCOMING BOARDS/COMMISSION MEETINGS

Historic Preservation Commission	November 9, 2021	5:45 pm
Environmental Commission	November 9, 2021	7:00 pm
Parks & Recreation Advisory Committee	November 17, 2021	7:00 pm
Planning Board	November 18, 2021	6:30 pm
Town Board	November 22, 2021	6:00 pm
Zoning Board of Appeals	Canceled - 2021	6:30 pm

November 4, 2021

Dear Supervisor and Board Members,

At the 11/08/2021 Board meeting I will be asking your approval to process the following 2021 budget revisions:

1. This revision is requesting to move \$190.00 to the Engineering Equipment budget (A00-1440-0200-0000) from the Engineer Contractual budget (A00-1440-0400-0000) to cover the purchase of a new computer monitor.
2. This revision is requesting to move \$4,000.00 to the Highway Garage Equipment budget (A00-5132-0200-0000) from the Traffic Control Contractual budget (A00-3310-0400-0000) to cover the purchase of a new garage ceiling vent.
3. This revision is requesting to move \$5,000.00 to the PIP Engineering Contractual budget (B00-1440-0440-0100) from the Engineering SWPP revenue budget (B00-1000-2660-0100) to cover applicant paid engineering expenses.
4. This revision is requesting to move \$12,825.00 to the Police SRO Personnel budget (B00-3120-0100-0025) from the Police SRO revenue budget (B00-1000-1520-0220) to cover SRO payroll expenses.
5. This revision is requesting to move \$1,500.00 to the Street Lighting Contractual budget (B00-5182-0400-0000) from the Contingency budget (B00-1990-0400-0000) to cover replacement globes for street lights and bulbs for snowflake decorations in Sanborn.
6. This revision is requesting to move a total of \$65,000.00 to the Highway General Repairs Personnel budget (DB0-5110-0100-0000) with \$15,000.00 from the Highway Seasonal Personnel budget (DB0-5110-0100-0200) and with \$50,000.00 from the Highway Snow Removal Personnel budget (DB0-5142-0100-0000) to cover payroll expenses.
7. This revision is requesting to move \$140.00 to the Master Sewer Contractual budget (SS2-8110-0400-0000) from the Sanitary Contractual budget (SS2-8110-0400-0000) to cover contractual expenses.
8. This revision is requesting to move \$410.00 to the Water Transmission & Distribution Equipment budget (SW1-8340-0200-0000) from the Water Transmission & Distribution Personnel budget (SW1-8340-0100-0000) to cover the shipping charges associated with the purchase of a new chainsaw.

Thank you,

Jacque



TOWN OF LEWISTON
1375 Ridge Road
Lewiston, New York 14092
(716) 754-8213
www.townoflewiston.us

October 25, 2021

Honorable Town Board
1375 Ridge Road
Lewiston, NY 14092

Supervisor Broderick and Councilmembers:

The Planning Board meeting in regular session on October 21, 2021, reviewed a Site Plan Request for Nicholas Ricchiazzi, for property located at 4699 Model City Road, SBL# 102.02-1-9.

The Planning Board recommends approval of the Site Plan to include a 6' chain link fence. There will be no sign.

Sincerely,

PLANNING BOARD

William Burg
Chairman

TOWN OF LEWISTON
Planning & Zoning Board
Application for Site Plan Review

Sketch

Site

Date 8.4.2021

Section 1 – Data

Developer Name Nicholas D. Ricchiuzzi Telephone (714) (916)-2390

Mailing Address 2086 Adams Circle Zip Code 14131

Name of Contact Person " Telephone "

Owner Name (if different) _____ Telephone _____

Mailing Address _____ Zip Code _____

Prepared by: Name _____ Telephone _____

Mailing Address _____ Zip Code _____

Section 2 – Fee

Fee Paid \$ 450 Received by: (signature) _____ date 1/21

Section 3 – Land Use Data

Location of site (address) 4699 Model City Road, Lewiston NY 14092. SBL: 102.02-1-9

Tax Map Description: Section SBL: 102.02-1-9 Block _____ Lot _____

Current Zoning Classification I-1 light industrial Anticipated Construction Time N/A

Will development be staged? No Explain new work will be completed without staging

Detailed Description of Proposed Development New gravel or road millings driveway to existing frame garage.
Existing CMU garage; new electric/gas meter, and road millings driveway. (This work is completed)

Proposed Use(s) of Site Existing frame garage will be used for landscaping equipment storage

Existing CMU garage will be used for landscape storage and office space for the landscaping Business

Total Site Area (square feet or acres) .633 acres

State & Federal permits required (list type and appropriate department) N/A

Section 4 – Land Condition Data

Current land use of site (agriculture, commercial, undeveloped, etc.) Commercial

Current condition of the site (buildings, brush, etc.) 2 existing structures

Character of surrounding land (suburban, agriculture, wetlands, etc.) Commercial to the north and west
Residential to the south and north east, vacant land to the east

Section 5 – Cost & Use of Data

Estimated cost of proposed improvement \$ 5,000

Anticipated increases in number of residents, shoppers, employees, etc. _____

Describe proposed use, including primary and secondary uses; ground floor area, height; and number of stories for each building. For example:

- For residential building include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces
- For nonresidential building, include total floor area and total sales area; number of automobiles and truck parking spaces, etc.
- Other proposed structure(s) (use separate sheet if needed) _____

CMU garage: 2 stories, first floor storage second floor office space

Frame Garage: 1 story, first floor storage of landscaping equipment

Proposed Use(s) of Site Business office/Storage

Total Site Area (square feet or acres) 2.5 acres

State & Federal permits required (list type and appropriate department) _____

Section 4 – Land Condition Data

Current land use of site (agriculture, commercial, undeveloped, etc.) Commercial/

Light Industrial

Current condition of the site (buildings, brush, etc.) Average

Character of surrounding land (suburban, agriculture, wetlands, etc.) Commercial/

Industrial

Section 5 – Cost & Use of Data

Estimated cost of proposed improvement \$ _____

Anticipated increases in number of residents, shoppers, employees, etc. 6

Describe proposed use, including primary and secondary uses; ground floor area, height; and number of stories for each building. For example:

- For residential building include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces
- For nonresidential building, include total floor area and total sales area; number of automobiles and truck parking spaces, etc.
- Other proposed structure(s) (use separate sheet if needed) _____

2 floor garage - 1st floor storage / 2nd floor office

1 floor 4 car garage - business equipment storage

\$300 filing
- Short form SEAR \$150
- Feb. 4

Section 9 – Assistance

- Site Plan guidance and assistance are available by contacting the Building Department office, 1375 Ridge Road, Lewiston, NY 14092, Monday through Friday during the hours of 8:30 am to 4 pm, telephone 716-754-8213.

Section 10 – Other Comments/Requirements

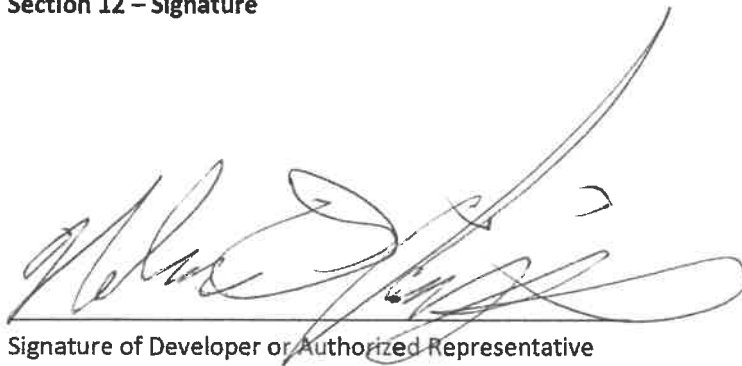
- Additional copies of this form may be downloaded at www.townoflewiston.us
- When this form is completed, reproduce a copy for your files. The Planning Board will retain the original.
- This application is complete only when accompanied by the required guidelines and support data.

Section 11 – Petitioner Certification

To the best of my knowledge, the above information is true and accurate.

Yes

Section 12 – Signature


Signature of Developer or Authorized Representative

1.10.11
Date

617.20
Appendix B
Short Environmental Assessment Form

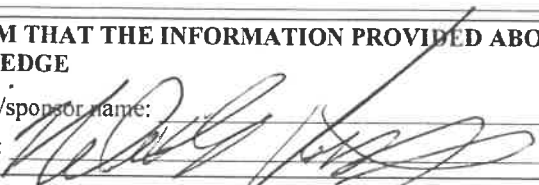
Instructions for Completing

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): <i>4699 Model City Rd. Lewiston</i>			
Brief Description of Proposed Action: <i>heat, siding, front porch w/stairs, driveway off Model City 30ft wide up to front building; parking for 8 3 trailers in back. TRUCKS</i>			
Name of Applicant or Sponsor: <i>Nicholas Ricchiazzi</i>		Telephone: <i>(716) 646-2356</i>	
Address: <i>2086 Adams Circle</i>		E-Mail: <i>jenfer2525@yahoo.com</i>	
City/PO: <i>Ransomville</i>		State: <i>NY</i>	Zip Code: <i>14131</i>
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 checked="" type="checkbox"/> YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES
3.a. Total acreage of the site of the proposed action?		<i>.5</i> acres	
b. Total acreage to be physically disturbed?		<i>.04</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.5</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <i>General Business</i> <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?			X	
	b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO		YES X
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 X
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		NO		YES
		X		
		X		
		X		
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: <u>HE furnace</u>		NO		YES X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO		YES X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO		YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		NO		YES
		X		
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
		X		
		X		
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 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
		X		
16. Is the project site located in the 100 year flood plain?		NO		YES
		X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____		NO		YES
		X		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
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
_____	X	
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
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____	Date: 1/10/21	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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

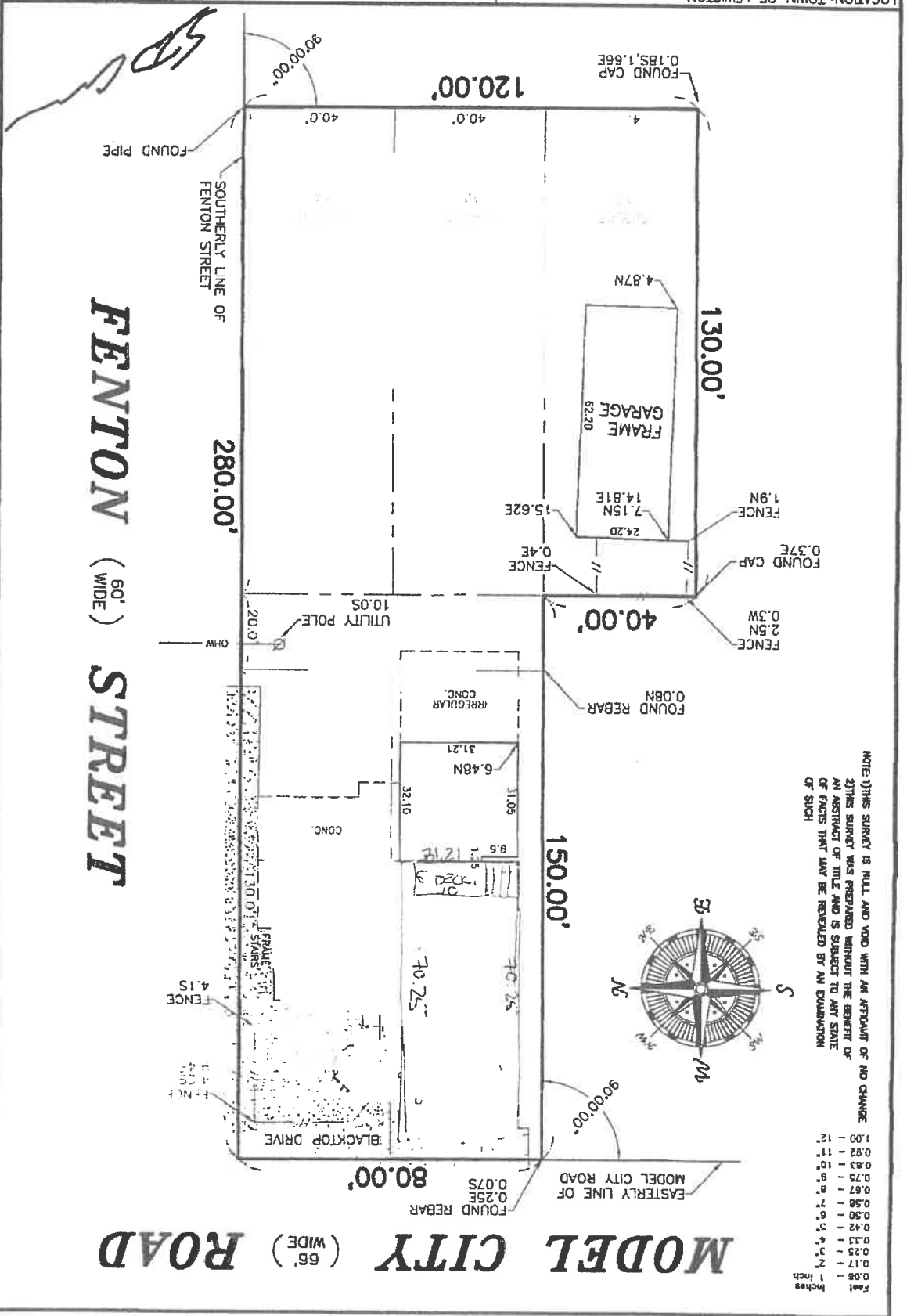
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Lewis</u>	<u>1-20-21</u>
Name of Lead Agency	Date
<u>Timothy Masters</u>	<u>SEQR Compliance</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Timothy Mast</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

LOCATION: TOWN OF LEWISTON
 COUNTY OF ERIE, STATE OF NEW YORK
 PART OF LOT 18, TOWNSHIP 14, RANGE 9
 OF THE HOLLAND LAND COMPANY'S SURVEY

STEVE A. CARVER P.L.S.
 LAND SURVEY SERVICES
 965 RUE ROAD, NORTH TONAWANDA NY 14120
 TEL. 716-525-1250 FAX 716-525-1275
 CELL 716-361-2939 EMAIL CARVERSURVEY@GMAIL.COM

MAP COVER: 249, BOOK 6 PAGE 569, BLOCK "A"
 JOB NO.: 19-5660
 SUBLOT(S): 1, 2, 12, 13, 14
 DATE: AUGUST 27, 2019 SCALE: 1"=30'
 DRAWN BY: J. HARTWELL
 CHECKED BY: S. CARVER

Understand attention or addition to any survey, drawing, map, plat or report is a violation of Section 1705, paragraph 2 of the New York State Education Law. Any copies from the original of this survey map must be signed and certified by the surveyor. This survey is not a part of the public records and may be reproduced, stored or transmitted by any means without the written permission of the surveyor. This survey is not valid with an abstract of no change. This survey is null and void with an abstract of no change.



NOTE: 1) THIS SURVEY IS NULL AND VOID WITH AN ABSTRACT OF NO CHANGE
 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

Scale
 1 inch = 30 feet
 0.05 - 1
 0.17 - 2
 0.25 - 3
 0.33 - 4
 0.42 - 5
 0.50 - 6
 0.58 - 7
 0.67 - 8
 0.75 - 9
 0.83 - 10
 0.92 - 11
 1.00 - 12



TOWN OF LEWISTON
1375 Ridge Road
Lewiston, New York 14092
(716) 754-8213
www.townoflewiston.us

October 25, 2021

Honorable Town Board
1375 Ridge Road
Lewiston, NY 14092

Supervisor Broderick and Councilmembers:

The Planning Board meeting in regular session on October 21, 2021, classified as a minor subdivision, a request from Martin Lauer, for a one-lot subdivision for property at 4300 Williams Road, SBL# 75.00-1-24.1.

The Planning Board recommends approval of the subdivision as presented. Attached is the response from the Environmental Board.

Sincerely,

PLANNING BOARD

William Burg
Chairman

sv

465

TO: The Honorable Lewiston Town Board

FROM:

NAME:

ADDRESS:

TELEPHONE:

Martin J & Evelyn J Lauer

4300 Williams Road
Ransomville, NY 14131

716-791-4811

RE: Request to Subdivide

Tax Map #/SBL#

75.00-1-24.1

Road:

Williams Road

Number of Lots:

1

Variance Requests:

-

Fee Paid:

\$900.00

Date Paid:

9/13/2021

Accepted by:

Linda K...

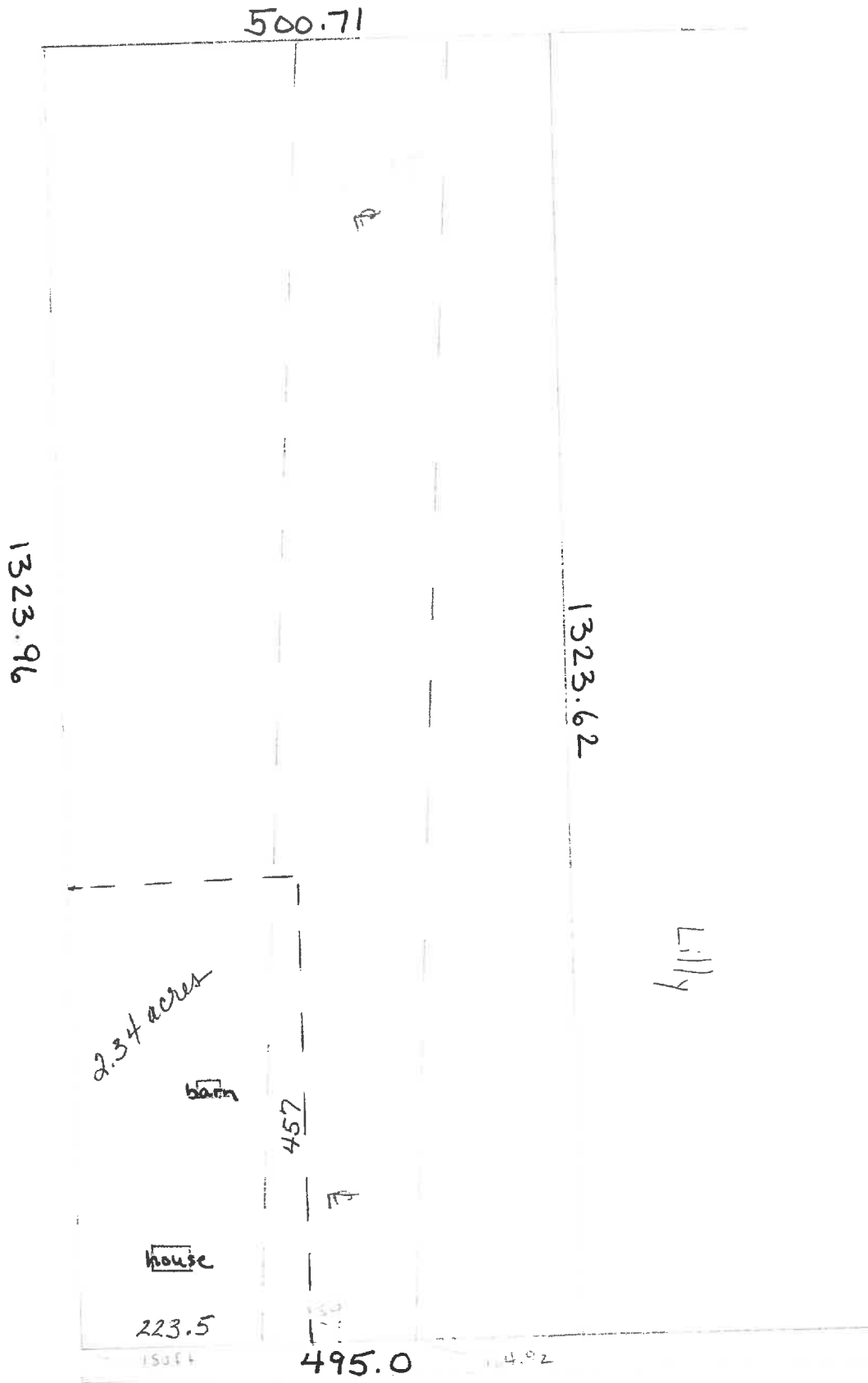
NOTE: On July 12, 1993 the Town Board approved imposing a \$500. per lot recreation fee on each subdivision.

Evelyn Lauer
Signature

9/9/2021
Date

Referred to Planning Board

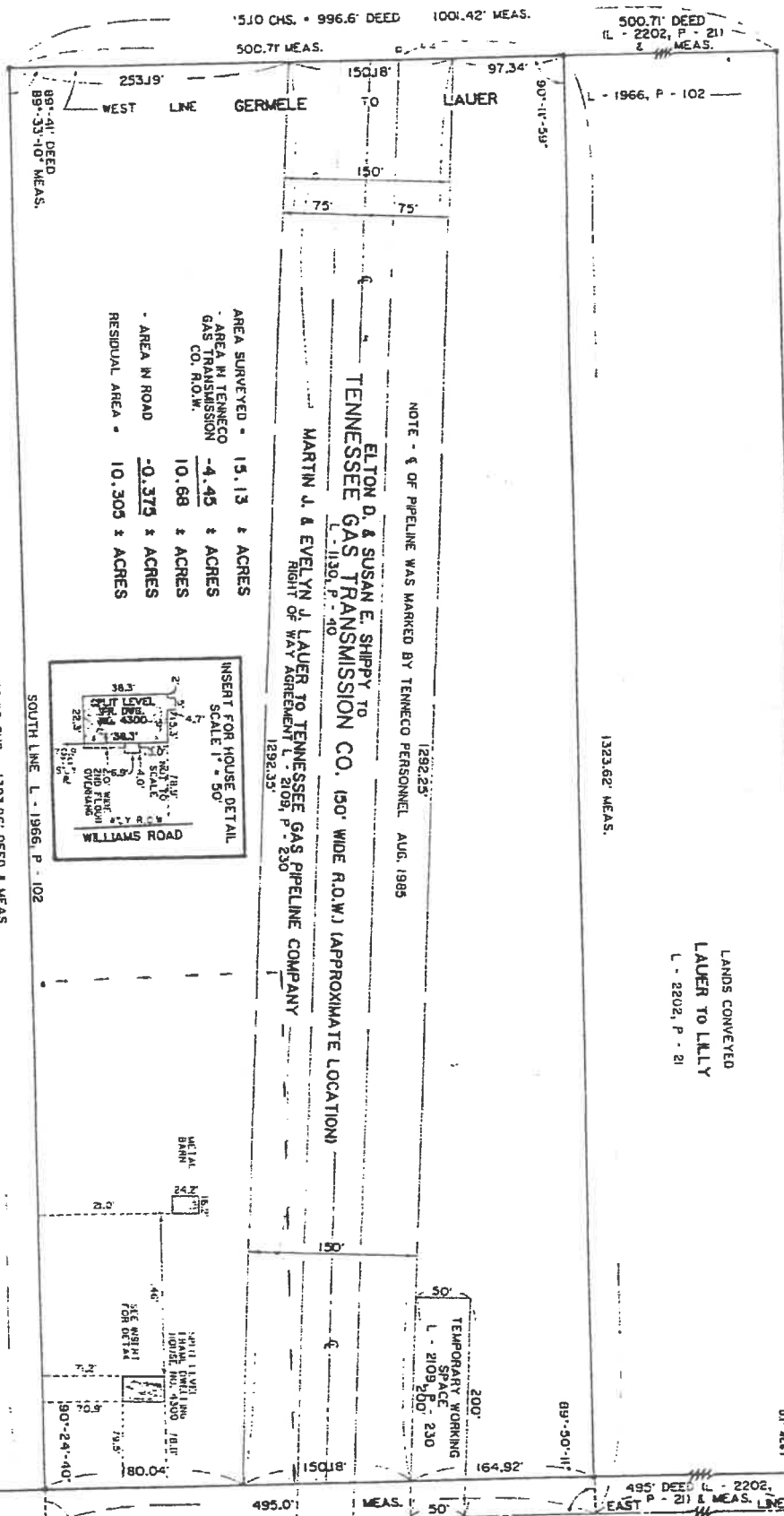
DATE: 9/13/2021





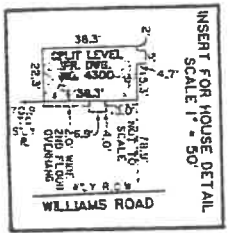
EXISTING IRON PIPE
EXISTING WOOD
HUB & TACK

R. O. WILLIAMS



AREA SURVEYED - 15.13 ± ACRES
AREA IN TENNECO GAS TRANSMISSION CO. HOLDING - 4.45 ± ACRES
AREA IN ROAD - 0.375 ± ACRES
RESIDUAL AREA - 10.305 ± ACRES

NOTE - 1/2 OF PIPELINE WAS MARKED BY TENNECO PERSONNEL AUG. 1985
ELTON D. & SUSAN E. SHIPPY TO
TENNESSEE GAS TRANSMISSION CO. (50' WIDE R.O.W.) (APPROXIMATE LOCATION)
MARTIN J. & EVELYN J. LAUER TO TENNESSEE GAS PIPELINE COMPANY
RIGHT OF WAY AGREEMENT L. 1130, P. 10
L. 2109, P. 230
L. 2109, P. 230



2006 CHS. = 1323.96' DEED & MEAS.
R. O. NICKERSON

2005 CHS. = 1323.3' DEED & MEAS.

LANDS CONVEYED
LAUER TO LILLY
L. 2202, P. 21

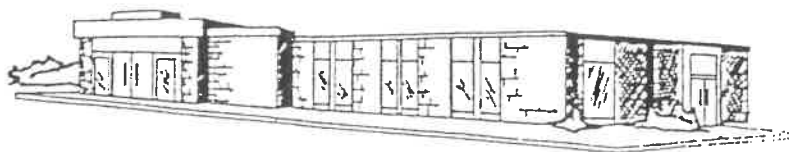
NO PHYSICAL EVIDENCE OF LINE
NORTH LINE LOT - 6

2470 STOELTING ST. (BERGHOLZ), NIAGARA FALLS, NEW YORK 14304 (716) 731-5613
L.S. 048187
NEAL R. KLETTKE
NEAL R. KLETTKE
LICENSED LAND SURVEYORS L.S. 0481808
(SUCCESSOR TO ALEX P. KLETTKE - L.S.)
HOLLAND LAND COMPANY
LOT - 6, TWP - 14, R. - 9
LEWISTON, NIAGARA COUNTY, NEW YORK
HOUSE & BARN LOCATED JAN. 22, 1991
REVISED & CERTIFIED AUG. 9, 1990
DELETED AUG. 13, 1990
HOUSE - 1966, P - 102

CERTIFICATION
I HEREBY CERTIFY THAT I HAVE HANDLED ALL OF THE MATTER IN CONNECTION WITH THE ABOVE DESCRIBED SURVEY AND THAT THE SAME IS ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE COMMON LAW AND STATUTES OF THE STATE OF NEW YORK. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS IN THE PROPERTY SURVEYED AND I HAVE NOT BEEN INFLUENCED BY ANY PARTY IN CONNECTION WITH THE SURVEY. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS IN THE PROPERTY SURVEYED AND I HAVE NOT BEEN INFLUENCED BY ANY PARTY IN CONNECTION WITH THE SURVEY. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS IN THE PROPERTY SURVEYED AND I HAVE NOT BEEN INFLUENCED BY ANY PARTY IN CONNECTION WITH THE SURVEY.
DATE: AUGUST 9, 1990

Town of Lewiston

1375 RIDGE ROAD
LEWISTON, NEW YORK 14092
PHONE: (716) 754-8213-4
FAX: (716) 754-2821



MEMORANDUM

TO: ENVIRONMENTAL COMMISSION
FROM: Sandra L. VanUden
DATE: September 14, 2021
RE: Lauer - Williams Road
Subdivision

STATE DESIGNATED WETLAND (SEE MAP): YES _____ NO X

FLOOD ZONE (SEE MAP) Appears to be in Flood Zone C

SEWER: N/A

SEPTIC SYSTEM: Required (NIAGARA COUNTY HEALTH DEPT.
APPROVAL REQUIRED.)

WATER AVAILABLE: Yes

LOCATED IN AN AREA OF ENVIRONMENTAL CONCERN (SEE ATTACHED
MAP #6 FROM MASTER PLAN): YES: _____ NO: X

OTHER ENVIRONMENTAL CONCERNS:

DRAINAGE: Entire lot drainage shall be directed to existing
water courses and not impact on adjacent pro-
perties.

DENSITY:

REMARKS:



TOWN OF LEWISTON
1375 Ridge Road
Lewiston, New York 14092
(716) 754-8213
www.townoflewiston.us

ENVIRONMENTAL COMMISSION REVIEW

PROJECT: Martin & Evelyn Lauer – Subdivision

LOCATION: 4300 Williams Road
Ransomville, NY 14131

DATE: October 12, 2021

The above-captioned project was reviewed at the October 12, 2021 Environmental Commission meeting. The Commission recommends a Negative Declaration to the Town Board.

Please Note:

Negative Declaration – A Negative Declaration or “Neg Dec” is a determination by the lead agency that an action will not result in a significant adverse environmental impact and consequently no EIS will be prepared.

Positive Declaration – A Positive Declaration or “Pos Dec” is a determination by the lead agency that an action may result in one or more significant environmental impacts and will require the preparation of an EIS before agency decisions may be made regarding the action. The Positive Declaration start the EIS process.

617.20
Appendix B
Short Environmental Assessment Form

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 <u>Action</u> or Project: Subdividing our Property			
Project Location (describe, and attach a location map): 4300 Williams Rd Ransomville, NY 14131			
Brief Description of Proposed Action: Subdivide our property			
Name of Applicant or Sponsor: Martin J & Evelyn J Lauer		Telephone: 716-791-4811	E-Mail:
Address: 4300 Williams Road			
City/PO: Ransomville		State: New York	Zip Code: 14131
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 YES X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES X
3.a. Total acreage of the site of the proposed action?		14.6	acres
b. Total acreage to be physically disturbed?		N/A	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.6	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
		X	
		X	
			N/A
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	
			N/A
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
		X	
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	
		X	
		X	
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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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	
		X	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <i>When and if a house would ever be built, then this would apply</i>	NO	YES	
		X	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Evelyn Lauer</u>	Date: <u>9/13/2021</u>	
Signature: <u>Evelyn Lauer</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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

Just as a point of interest property has the Tenn. GAS pipeline thru it but there is enough space to still allow a home to be built without affecting the easement.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Lewisburg</u>	<u>9-13-21</u>
Name of Lead Agency	Date
<u>Timothy Masters</u>	<u>SEQR Compliance</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Timothy Master</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)