

**TOWN OF AURORA
SITE PLAN REVIEW APPLICATION**

Date submitted: _____

Applicant name: R.N. Hopkins

Applicant address: 145 Ellicott

Property owner: R.N. Hopkins

Owner's address 145 Ellicott

Property address: 145 Ellicott Road, West Falls, NY 14170

SBL # (s) 186.00.5-3.1

Prior owner --

Is site adjacent to or within 500 feet of an 'R' District? Yes (R-2)

=====

Proposed Project: Twin Co. - Metal Fabrication Shop

Commercial Multi family Number of dwelling units -

Zone: I Total property Acreage: 13.5 Acreage covered by bldg .6

Square footage of building: 12,450 Cubic footage of building: 269,368

Aggregate square footage of other buildings on property: 11,340 S.F.

FEE SCHEDULE

Up to 5000 cu ft (20 x 25 x 10) - \$50 plus (+) \$100 per acre or fraction of acre.

Up to 10,000 cu ft - \$75 plus (+) \$100 per acre or fraction of acre.

Over 10,000 cu ft - \$75 plus (+) \$5 per 1,000 cu ft over 10,000 cu ft plus (+) \$100 per acre or fraction of acre.

Fee: \$ _____

Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

Base fee for cu ft \$ _____

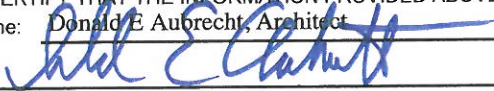
Each 1,000 cu ft over 10,000 \$ _____

Acres \$ _____

SEQR action: Type I (Long EAF) Type II (Long EAF) Unlisted (Short EAF)

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR R. N. Hopkins	2. PROJECT NAME Twin Co - New Building
3. PROJECT LOCATION: Municipality <u>Town of Aurora</u> County <u>Erie</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>145 Ellicott Road, West Falls, New York 14170</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Construct a new building of approximately 12,450 SF, to be used as a metal fabrication shop. The proposed is an expansion of an existing operation.	
7. AMOUNT OF LAND AFFECTED: Initially <u>.8</u> acres Ultimately <u>.8 of 13.5</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: The neighboring properties to the south and to the west are Industrial zoned. Properties to the north are zoned Residential (R-2). Properties to the east are Agricultural and Business zoned.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <p style="text-align: center;"><u>Erie County Health Department</u></p>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Donald E Aubrecht, Architect</u> Date: <u>June 26, 2013</u> Signature: <u></u>	

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

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- 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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

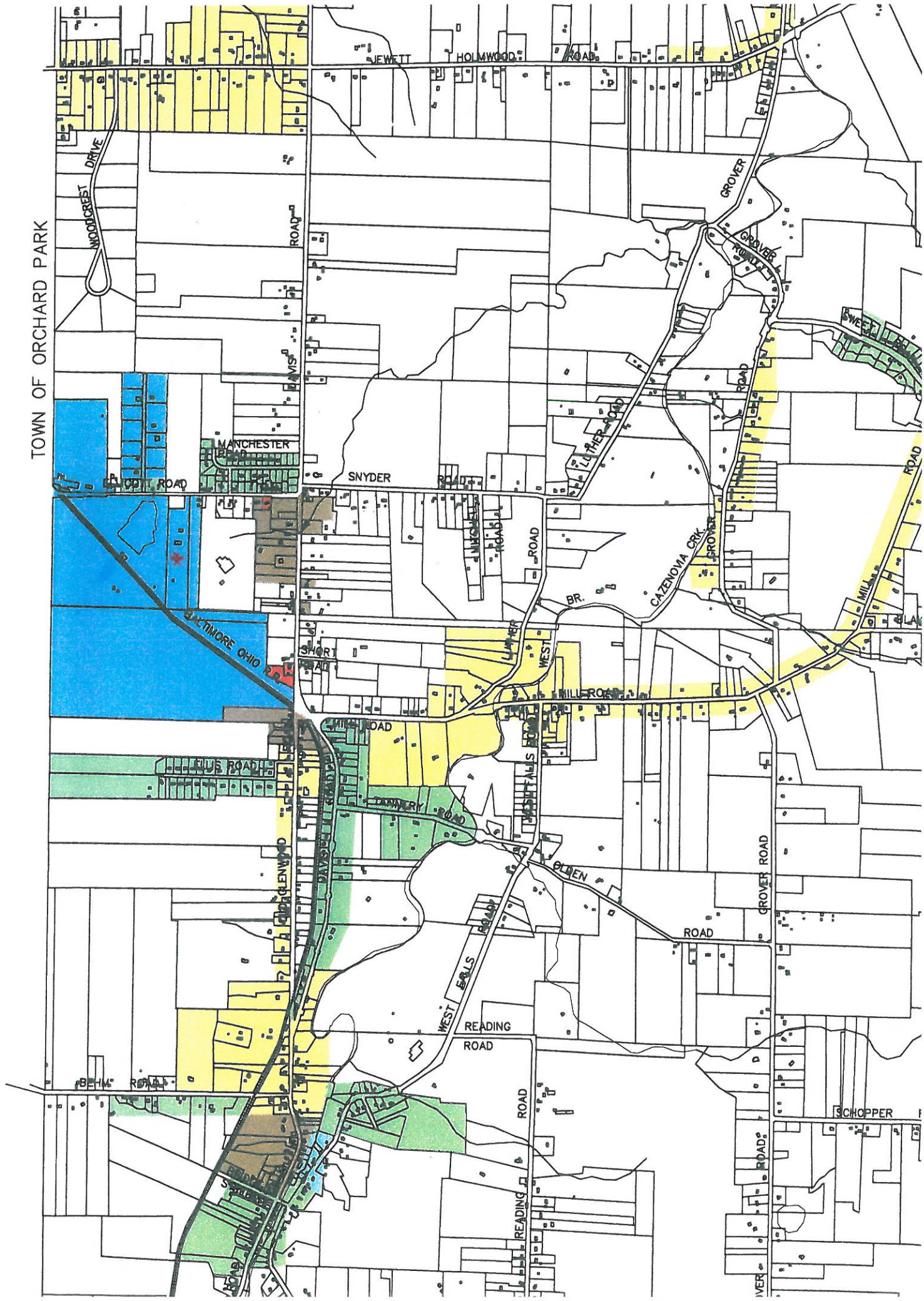
 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (If different from responsible officer)

Reset

TOWN OF ORCHARD PARK



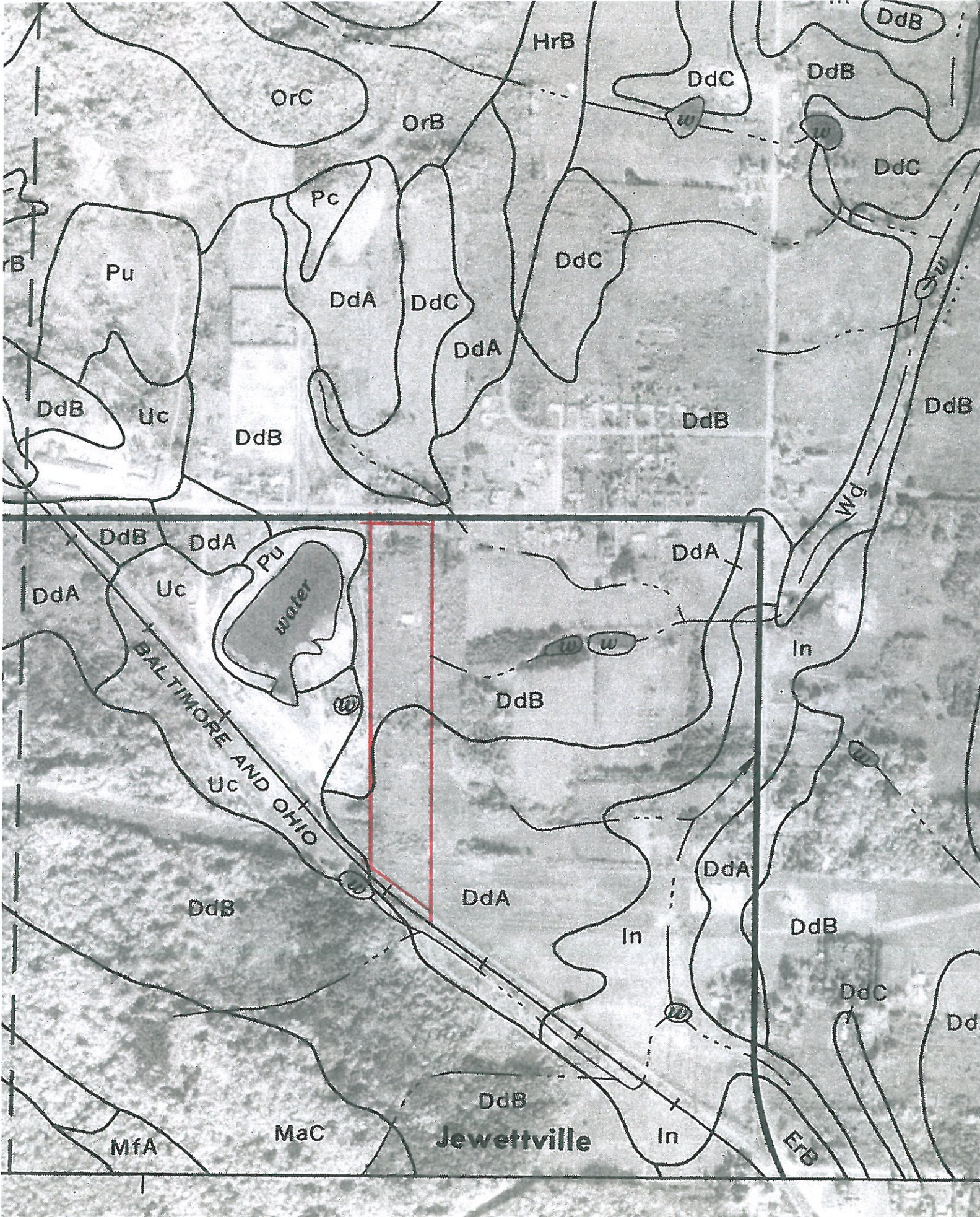


TABLE 16.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Soil name and map symbol	Depth	Clay <0.002mm	Moist bulk density	Permeability	Available water capacity	Soil reaction	Shrink-swell potential	Erosion factors		Organic matter
								K	T	
	In	Pct	G/cm ³	In/hr	In/in	pH			Pct	
Cv----- Cosad	0-9	1-3	1.20-1.50	6.0-20	0.08-0.09	5.1-6.5	Very low-----	0.17	3	3-7
	9-21	1-3	1.20-1.50	6.0-20	0.05-0.07	5.1-6.5	Very low-----	0.17		
	21-24	1-3	1.20-1.50	6.0-20	0.05-0.07	5.6-7.3	Very low-----	0.17		
	24-60	30-50	1.15-1.40	<0.2	0.12-0.17	6.6-8.4	Moderate-----	0.28		
DaB, DaC, DaD----- Danley	0-10	15-35	1.10-1.40	0.6-2.0	0.15-0.20	5.1-6.5	Low-----	0.37	3	3-8
	10-26	28-35	1.20-1.50	0.2-0.6	0.09-0.16	5.6-7.3	Moderate-----	0.37		
	26-60	20-35	1.70-1.95	0.06-0.2	0.09-0.14	7.4-8.4	Low-----	0.28		
★ DbA, DbB, DbC----- ★ Darien	0-13	15-35	1.10-1.40	0.6-2.0	0.15-0.20	5.6-7.3	Low-----	0.37	3	3-8
	13-34	28-35	1.60-1.85	0.2-0.6	0.09-0.16	6.1-7.3	Moderate-----	0.37		
	34-60	20-35	1.15-1.40	0.06-0.2	0.09-0.14	7.4-8.4	Low-----	0.28		
DcB----- Darien	0-13	15-35	1.10-1.40	0.6-2.0	0.15-0.20	5.6-7.3	Low-----	0.37	3	3-8
	13-32	28-35	1.60-1.85	0.2-0.6	0.09-0.16	6.1-7.3	Moderate-----	0.37		
	32-48	20-35	1.70-1.95	0.2-0.6	0.09-0.16	7.4-8.4	Low-----	0.28		
	48-60	20-35	1.15-1.40	0.06-0.2	0.17-0.20	7.4-8.4	Low-----	0.37		
DdA, DdB, DdC----- Derb	0-6	10-35	1.10-1.40	0.6-2.0	0.15-0.22	4.5-5.5	Low-----	0.43	3	3-6
	6-38	18-35	1.20-1.50	0.2-2.0	0.15-0.20	4.5-5.5	Low-----	0.49		
	38-60	18-35	1.7-1.95	0.06-0.2	0.13-0.18	4.5-5.5	Low-----	0.49		
Dp*, Du*. Dumps										
Ed----- Edwards	0-33	---	0.30-0.55	0.2-6.0	0.35-0.45	5.6-7.8	-----	---	---	55-75
	33-60	---	---	---	---	7.4-8.4	-----	---	---	
E1A, E1B----- Elnora	0-4	2-10	1.20-1.50	2.0-6.0	0.08-0.16	4.5-6.5	Low-----	0.24	4	2-6
	4-17	2-5	1.20-1.50	2.0-20	0.06-0.08	4.5-6.5	Low-----	0.24		
	17-60	2-5	1.45-1.65	6.0-20	0.03-0.06	5.1-7.3	Low-----	0.24		
ErA, ErB, ErC----- Erie	0-9	15-27	1.10-1.40	0.6-2.0	0.10-0.18	4.5-6.0	Low-----	0.24	3	3-7
	9-14	10-18	1.20-1.50	0.6-2.0	0.09-0.16	5.1-6.5	Low-----	0.28		
	14-40	10-30	1.70-2.00	<0.2	0.01-0.03	5.1-7.8	Low-----	0.28		
	40-60	10-30	1.65-1.95	<0.2	0.01-0.03	5.6-8.4	Low-----	0.28		
FaA, FaB----- Farmington	0-9	10-27	1.10-1.40	0.6-2.0	0.08-0.15	5.1-6.5	Low-----	0.28	2	2-6
	9-16	10-27	1.20-1.50	0.6-2.0	0.07-0.18	5.6-7.8	Low-----	0.28		
	16	---	---	---	---	---	-----	---	---	
FbA, FbB----- Farnham	0-7	5-15	1.10-1.40	2.0-6.0	0.09-0.16	4.5-6.0	Low-----	0.28	3	3-7
	7-38	5-15	1.25-1.55	2.0-6.0	0.05-0.15	4.5-6.0	Low-----	0.17		
	38-60	3-10	1.45-1.65	2.0-6.0	0.04-0.10	5.1-6.5	Low-----	0.17		
FcA, FcB----- Farnham	0-6	5-15	1.10-1.40	2.0-6.0	0.09-0.16	4.5-6.0	Low-----	0.28	3	3-7
	6-46	5-15	1.25-1.55	2.0-6.0	0.05-0.15	4.5-6.0	Low-----	0.17		
	46-60	3-10	1.45-1.65	2.0-6.0	0.04-0.10	5.1-6.5	Low-----	0.17		
Fu*. Fluvaquents and Udifuvents										
GaA, GaB----- Galen	0-8	2-8	1.33-1.68	0.6-2.0	0.09-0.17	5.1-7.3	Low-----	0.28	3	2-4
	8-24	2-8	1.45-1.70	0.6-2.0	0.08-0.14	5.6-7.3	Low-----	0.28		
	24-36	1-4	1.45-1.70	0.6-2.0	0.06-0.16	5.6-7.3	Low-----	0.28		
	36-60	1-4	1.45-1.70	2.0-6.0	0.06-0.09	5.6-7.8	Low-----	0.17		
GbB----- Galen	0-7	2-8	1.33-1.68	0.6-2.0	0.09-0.17	5.1-7.3	Low-----	0.28	3	2-4
	7-40	2-8	1.45-1.70	0.6-2.0	0.08-0.16	5.6-7.3	Low-----	0.28		
	40-60	8-18	1.70-1.95	0.06-0.6	0.08-0.16	5.6-7.8	Low-----	0.28		
Ge----- Getzville	0-8	18-35	1.20-1.50	0.2-2.0	0.15-0.22	5.1-7.3	Low-----	0.49	3	4-10
	8-24	18-35	1.20-1.50	0.2-2.0	0.15-0.20	5.6-7.3	Low-----	0.43		
	24-60	0-10	1.45-1.65	2.0-6.0	0.02-0.08	6.6-8.4	Low-----	0.17		

See footnote at end of table.

TABLE 15.--ENGINEERING INDEX PROPERTIES--Continued

Soil name and map symbol	Depth In	USDA texture	Classification		Frag- ments > 3 inches Pct	Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO		4	10	40	200		
★ DbA, DbB, DbC----- Darrien	0-13	Silt loam-----	ML, SM, OL	A-4, A-5, A-6, A-7	0	80-95	75-90	65-90	45-85	35-45	5-15
	13-34	Clay loam, shaly silt loam, silty clay loam.	CL, CL-ML, SC, GM-GC	A-4, A-6	0-5	60-95	55-90	50-90	40-85	25-35	5-15
	34-60	Shaly clay loam, very shaly silt loam, silty clay loam.	CL, CL-ML, SC, GM-GC	A-4, A-2	5-15	40-95	35-90	30-90	25-85	25-35	5-15
DbB----- Darrien	0-13	Silt loam-----	ML, SM, OL	A-4, A-5, A-6, A-7	0	80-95	75-90	65-90	45-85	35-45	5-15
	13-32	Clay loam, shaly silt loam, silty clay loam.	CL, CL-ML, SC, GM-GC	A-4, A-6	0-5	60-95	55-90	50-90	40-85	25-35	5-15
	32-48	Clay loam, shaly silt loam, silty clay loam.	CL, CL-ML, SC, GM-GC	A-4, A-6	0-5	60-95	55-90	50-90	40-85	25-35	5-15
	48-60	Silty clay loam, silt loam.	CL, CL-ML	A-4, A-6	0	100	100	90-100	70-95	25-35	5-15
DdA, DdB----- Derb	0-6	Silt loam-----	CL-ML, CL, OL	A-6, A-4	0-5	95-100	90-100	80-100	65-95	20-40	5-20
	6-38	Silt loam, silty clay loam.	CL-ML, CL	A-6, A-4	0-5	95-100	90-100	80-100	65-95	20-40	5-20
	38-60	Silt loam, silty clay loam, shaly silty clay loam.	CL-ML, CL	A-6, A-4	0-5	80-95	75-90	70-90	55-85	20-40	5-20
DdC----- Derb	0-6		CL-ML, CL, OL	A-6, A-4	0-5	95-100	90-100	80-100	65-95	20-40	5-20
	6-38	Silt loam, silty clay loam.	CL-ML, CL	A-6, A-4	0-5	95-100	90-100	80-100	65-95	20-40	5-20
	38-60	Silt loam, silty clay loam, shaly silty clay loam.	CL-ML, CL	A-6, A-4	0-5	80-95	75-90	70-90	55-85	20-40	5-20
Dp*, Du*. Dumps											
Ed----- Edwards	0-33	Sapric material	PT	A-8	0	---	---	---	---	---	---
	33-60	Marl-----	---	---	0	100	95-100	80-90	60-80	---	---
E1A, E1B----- Elnora	0-4	Loamy fine sand	SM, ML	A-2, A-4	0	100	95-100	70-95	25-60	---	NP
	4-17	Loamy fine sand, fine sand.	SM	A-2, A-4	0	100	95-100	70-95	25-45	---	NP
	17-60	Fine sand, loamy fine sand.	SM	A-2, A-4	0	100	90-100	60-85	20-45	---	NP

See footnote at end of table.

including sod crops in the cropping system promote good tilth and increase organic matter content.

Although some late-planted crops can be grown in undrained areas, most areas that are not drained are better suited to wetness-tolerant varieties of hay and pasture plants. To maintain high quality pasture, overgrazing and grazing during wet periods should be avoided. Grazing while the soil is wet causes trampling and the loss of the pasture plants.

The potential of this soil for wood crops is fair. Seasonal wetness limits the use of equipment on this soil, increases seedling mortality, and restricts rooting depth, which causes uprooting of trees during windstorms.

The seasonal high water table, high risk of frost damage, and slow permeability in the substratum are serious limitations for most urban uses of this soil. Because of the nearly level slope, sites for dwellings and other structures need grading and landscaping for proper runoff of surface water. Subsurface drains around foundations minimize the hazards associated with the seasonal high water table and reduce the danger of damage from frost action. Some areas are good sites for dugout ponds.

This Darien soil is in capability subclass IIIw.

DbB—Darien silt loam, 3 to 8 percent slopes. This gently sloping soil is deep and somewhat poorly drained. It formed in shaly glacial till deposits, mainly in an east-west band across the central part of the county. The landscape is broad hilltops, concave toe slopes, and low, undulating parts of till plains. Most areas are elongated and range from 5 to 150 acres or more.

Typically, this soil has a surface layer of dark grayish brown silt loam 10 inches thick. The subsurface layer is mottled, grayish brown silt loam 3 inches thick. The subsoil is 21 inches thick. It is mottled, olive brown silty clay loam in the upper part and mottled, dark grayish brown silty clay loam in the lower part. The substratum to a depth of 60 inches or more is firm, dark grayish brown shaly silty clay loam.

Included with this soil in mapping are small areas of the moderately deep Angola soils and the more acid Derb soils. Also included are areas of the poorly drained Ilion soils in depressions, on toe slopes, and along drainageways; a few small areas of a soil that is similar to the Darien soil but has less clay in its subsoil; and some areas where the surface layer is gravelly or shaly. Areas of included soils range from 1/4 acre to 3 acres.

In the winter and spring this Darien soil has a perched seasonal high water table in the upper part of the subsoil, which limits the rooting zone. Permeability is moderately slow in the subsoil and slow in the substratum. The available water capacity is moderate to high, and runoff is medium. Rock fragments, mainly shale, make up 5 to 15 percent of the surface layer. Bedrock is at a depth of 5 feet or more. The soil is

medium acid to neutral in the surface layer and slightly acid or neutral in the subsoil.

This soil is moderately suited to farming, but seasonal wetness is a limitation for many crops. It is also a limitation for urban uses. Most of the acreage is in hay or pasture. Some areas of this soil are idle, and a few areas are wooded.

This Darien soil is suitable for cultivated crops, if properly drained. Subsurface drains require fairly close spacing to be effective because water moves moderately slowly through the subsoil. Interceptor drains that divert runoff and subsurface seepage from higher adjacent soils are beneficial in many areas. If cultivated crops are grown intensively, maintaining tilth can be a problem and erosion is a hazard. Keeping tillage to a minimum, using cover crops, tilling on the contour, and including sod crops in the cropping system help promote good tilth and increase organic matter content.

Although some late-planted crops can be grown, most areas that are not drained are better suited to wetness-tolerant varieties of hay and pasture plants. To maintain high quality pasture, overgrazing and grazing during wet periods should be avoided. Grazing while the soil is wet causes trampling and the loss of the pasture plants.

The potential of this soil for wood crops is fair. Seasonal wetness limits the use of equipment on the soil, increases seedling mortality, and restricts rooting depth, which causes uprooting of trees during windstorms. Placing logging trails across the slope reduces the hazard of trail gulying and erosion.

The seasonal high water table, high risk of frost damage, and slow permeability in the substratum are serious limitations for most urban uses of this soil. Interceptor drains that divert runoff and seepage from higher adjacent soils minimize the hazard of wetness around dwellings and other structures. Drains around foundations also minimize the problems caused by the seasonal high water table and reduce the danger of damage from frost action. Some areas are good sites for ponds.

This Darien soil is in capability subclass IIIw.

DbC—Darien silt loam, 8 to 15 percent slopes. This sloping soil is deep and somewhat poorly drained. It formed in shaly glacial till deposits, mainly in the central and southern part of the county. Most areas of this soil are on hillsides, bench fronts, side slopes of dissecting drainageways, and on rolling till plains. Most areas of this soil are elongated or oblong and range from 5 to 50 acres or more.

Typically, this soil has a surface layer of dark grayish brown silt loam 10 inches thick. The subsurface layer is mottled, grayish brown silt loam 3 inches thick. The subsoil is 21 inches thick. It is mottled, olive brown silty clay loam in the upper part and mottled, dark grayish brown silty clay loam in the lower part. The substratum