

# TOWN OF BOSTON

JASON A. KEDING  
Supervisor

MICHAEL A. CARTECHINE  
JENNIFER L. LUCACHIK  
KELLY L. MARTIN  
KATHLEEN SELBY  
Town Board

SANDRA L. QUINLAN  
Town Clerk - Tax Collector

ROBERT J. TELAAK  
Highway Supt.

DEBRA K. BENDER  
KELLY A. VACCO  
Town Justice

SEAN W. COSTELLO  
Town Attorney

KYLE CALABRESE  
Prosecutor

Assessor

Thomas Murphy  
Code Enforcement Officer

TO: Planning Board  
Town Clerk  
Code Enforcement Officers

Town Supervisor  
Highway Superintendent  
Town Assessor

Town Board Members  
Town Attorney  
Planning Consultant

## AGENDA

### PLANNING BOARD MEETING

August 8, 2023

Town Hall – Court Room

- 1) Call Meeting to Order
- 2) Approval of Minutes
- 3) Old Business
  - a. None
- 4) New Business
  - a. Larry Stolzenburg – Requesting Preliminary plat approval of a 3-lot sub-division to be located on the south side of Eddy Rd near Cole Rd.
- 5) Reports
  - a. Planning Consultant
  - b. Town Attorney
  - c. Town Board Liaison
  - d. Board Clerk
- 6) Motion to adjourn

TOWN HALL  
(716) 941-6113  
Fax (716) 941-6116

TOWN SUPERVISOR  
(716) 941-6518  
Fax (716) 941-9264

TOWN COURT  
(716) 941-6115  
Fax (716) 941-5169

HIGHWAY GARAGE  
(716) 941-5869  
Fax (716) 941-3677

NUTRITION PROGRAM  
(716) 941-5773

The Town of Boston is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call 1-866-632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or fax 202-690-7442 or e-mail at [program.intake@usda.gov](mailto:program.intake@usda.gov).

Planning Board 2023-07-11  
Meeting minutes\_draft

Attendees: Paul Ziarnowski, Jay Jackson, David Stringfellow, David Bowen, Gary Stisser, Elizabeth Schutt, Arlene Weiss, Attorney Sean Costello

Absent: Jim Liegl, Town Liaison Jennifer Lucachik, Planning Consultant Sarah DesJardins

1. CALL MEETING TO ORDER

Meeting called to order by Mr. Ziarnowski at 734pm.

2. APPROVAL OF MINUTES

Motion made by Mr. Jackson to approve the June 2023 minutes with correction.

2<sup>nd</sup> by Ms. Weiss

**APPROVED**

3. OLD BUSINESS:

none

4. NEW BUSINESS

- a. Boston Valley Capital, LLC – Requesting pre-liminary plat approval of a 3-lot sub-division to be located at 7074 Boston State Rd, Hamburg

Attorney Matthew Laufer present for the applicant/Boston Valley Capital.

Wants to split the property. No intentions to develop at this time. Wants to split to be able to sell for future developments for those parties buying. Asking for a split approval.

Mr. Ziarnowski asked: Any idea of what is going in there? RESPONSE: No. Offering it for sale and go from there. What ever 'they' want to develop and come in front of the board and work it out.

Mr. Ziarnowski asked: What is the frontage? RESPONSE: That is an issue. What they were going to do is that there is a road right there and then give an easement going back. Pointed on the survey to the board. Notice there are 3 lots. Hard to see the third lot, can see parcel 1 and the back South corner, Southwest corner, and the Northwest corner will see parcel 1 and where the current Tim Horton's is, this is where parcel 3 is. Directly next to parcel 3, to the South, will notice the access road. What will be done is to give ownership to each of those parcels in the back, respectively to the frontage, and give an easement over that property to those parcels. So, both of them will have a responsibility for maintenance and will give them access to those parcels.

Mr. Ziarnowski asked: According to code, need 75ft? RESPONSE: That is why they need to go in front of the Zoning Board of Appeals.

Mr. Ziarnowski comment: Asking for what? What do you have right now, 35ft? RESPONSE: Yes.

Mr. Ziarnowski commented: Need 225ft total. RESPONSE: Has not had a full conversation with the Code Enforcement Officer, to go through all the variances with him yet. Hoping to have that conversation shortly. Have a few phone calls in.

Attorney Laufer commented: Need to make revisions to the EAF form. Talked to Sarah Desjardins, Planning Consultant, this afternoon and was told to let the Planning Board Attorney know that they will have signatures soon and the revised form.

Questions?

Mr. Stringfellow commented: Planning to have one driveway for the two lots and then jointly maintain, is that correct? RESPONSE: Yes.

Mr. Jackson: One driveway for three lots? RESPONSE: Yes, three.

Mr. Ziarnowski commented that the existing Tim Horton's has one driveway and then the other lots to have one driveway.

Mr. Ziarnowski discussed the driveways further with Mr. Stringfellow (recording: 05:17)

Attorney Laufer commented: Both would get some road frontage but would have easements over the parcel. That is to give both frontage.

Mr. Stringfellow: The driveway there is to service the current lot? RESPONSE: Yes. The lot is not fully developed.

Mr. Stringfellow: Three owners have to agree to fix the driveway before it gets fixed. If one says, I don't care, the other two are out of luck. RESPONSE: There is driveway access agreements throughout this state. If there is any dispute regarding who is going to fix it, what they do is that they have the right to fix themselves and go after the third party.

Mr. Stringfellow: Best to his knowledge, there is no provision code for that. Years ago, the board refused a two people sharing a driveway. For the simple reason that as soon as there is an argument, issues start, then no one is willing to fix it. RESPONSE: Can that not be true for if just one person owned the property?

Mr. Stringfellow response: If one person owns it, their own driveway and doesn't fix it, yes, they would have to live with it. But if one person is not willing to pay their share, the other two either have to pony up the rest or live with it. RESPONSE: That would be the purpose of the maintenance agreement on record to give them legal recourse to go after the other party.

Mr. Stringfellow: Opinion - shared driveways are not a good idea.

Mr. Jackson: Looking at the plans, it looks ridiculous. It would make far more sense for the existing owner to lease out the spots in the back. He would own the entire lot. RESPONSE: Build to suit? Mr. Jackson: This is an opinion.

Mr. Ziarnowski: Do that, would not need to be there (in front of the board) (recording: 08.10)

Ms. Schutt: Looks incredibly awkward. Agree with Mr. Stringfellow. Can see issues happening depending on what goes back there.

Mr. Jackson: Zoned C-1, you could build a house if you wanted.

Ms. Schutt: If you build a house or a business, can see issues occurring frequently and often.

Ms. Weiss: Looking to build houses? RESPONSE: Not looking to do anything other than split the property for future sales.

Mr. Jackson: It is zoned C-1 and C-1 allows anything residential and commercial.

Ms. Weiss: Don't know anyone would want to go between Tim Horton's and a car garage. RESPONSE: jokingly – get coffee on your way out of the sub-division in the morning.

Mr. Stisser: nothing

Attorney Laufer: It is the opinion that it is just visual awkward, or two parties can't get a long?

RESPONSE: Mr. Jackson – Three parties. RESPONSE: Not sure if people can get along, the access.

Mr. Bowen: One question, why would anyone buy? Trying to split to make the undoable doable.

RESPONSE: Visually, the survey looks awkward but when you are looking at the building, there is room to develop. Cannot speak for anyone's interest, the market will determine if someone wants to purchase back there, if there is a need. Then, the board will have a conversation about what they want to do with it, if it reasonable, under the guidelines. That is a question for a future thing. It is hard to say who is going to buy.

Mr. Jackson: Hard fact that the space next to Tim Horton's has been empty since it was built. Interest in setting up a business in that spot is apparently nil and the existing tenant is leaving.

Mr. Stisser: Why are you splitting? Why doing three? RESPONSE: There is more than enough property back there to make two. There will be no frontage for two lots. Going back to the agreement issue with three parties, this was to allow everyone road frontage. Can always make the responsibility of the front property be the owner of the access and give the back parties right of egress and ingress over it but you then get rid of the road frontage, but the Town was specific that this is what they wanted.

Mr. Ziarnowski: What is the width to access to existing Tim Horton's? RESPONSE: Can have it added. (to the survey)

Mr. Stisser: Says 23.9 in red (recording: 13:04) Mr. Jackson sees it - 23.9' from the driveway to the building.

Attorney Laufer: responded.

Mr. Ziarnowski: Was discussing further with Mr. Stringfellow, if there was a public road, came to a T, would get the frontage without a problem? RESPONSE: Yes. Does the town want more road?

Mr. Ziarnowski: Would have to look into variances. (recording: 14:08) but not a fan of handing out variances. Codes are there for a reason. Good luck with the ZBA but in the meantime, need to talk about SEQR.

RESPONSE: Would the town be open to putting in a public road?

Mr. Ziarnowski: It can be proposed if turned down by the ZBA.

Town Attorney Costello: The highway would not like new roads. (recording: 14:49) Question: the 25ft right away, edge of parcel to parcel two, what is the nature? RESPONSE: (not spoken into the mic)

-discussion, hard to hear, not spoken into the mic (recording: 15:31)

Attorney Laufer: At one point, it could have been a land locked piece of property back there and put that regulator there. Can get the page on that. The reason why they weren't really focus on that is, one, it is not developed, this is what we have that is developed, black top, just need an extension.

Mr. Ziarnowski: Wouldn't give frontage. RESPONSE: It would not give frontage.

Mr. Ziarnowski: The Planning Board will probably be the lead agency. Question is, do we do a coordinated review before they go in front of the ZBA or after. Before the ZBA, need flood plan, artifacts, feasibility, and DOT – before ZBA – if there are no plans to have a project back there, what is DOT going to say? Storage warehouse, etc? Dilemma is, do the coordinated review first or wait?

Open to board

Attorney Costello: (recording: 17:26) Don't need the coordinated review for variances – but for the subdivision – should look at this as a whole. (recording: 17:47-hard to hear-Listen to recording) Discussion about the PB being lead agency, etc. Info needed could take care of this for both, Planning Board subdivision and ZBA.

Mr. Ziarnowski: start or wait? RESPONSE from Attorney Costello: (recording: 18:56) ZBA would have to wait. Need to get the SEQR. Talked more about SEQR and should do the coordinated review.

Mr. Ziarnowski: Ok with that? Attorney Costello: Don't have a best way forward. (additional discussion at recording: 19:29-not spoken into the mic)

Ms. Weiss: Mentioned flood plan? Any issues? RESPONSE: Attorney Costello - It is in the 100-year flood plain (recording: 21:00 for additional response to 22:24)

It is needed. Within 500ft of agricultural. Will need to county anyway. Need to give 30 days.

Mr. Ziarnowski: Any comments?

Attorney Laufer: What is the biggest hurdle? Its not the environmental, its probably, if to get a variance, is there any merit to the thought process to put this in under the ZBA and see if they say no before doing all the work? RESPONSE: Attorney Costello (recording: 22:55 to 23:03) Either board would be ok as lead agency.

Mr. Ziarnowski: Can the Planning Board make a motion before the ZBA? RESPONSE: Attorney Costello (recording 23:08 to 23:16-not in the mic). The Planning Board is second. ZBA will do their review of the variances.

Mr. Ziarnowski: Can make a motion to say that we (Planning Board) would like an intent to be lead agency? RESPONSE: Attorney Costello advised that a motion was not needed.

Mr. Ziarnowski requested to have a message sent to the ZBA that Attorney Laufer will be in front of them and when done, will come back to the PB and if ok to be lead agent.

Mr. Ziarnowski: Need to see Code Enforcement Officer to schedule with the ZBA, it is not automatic.

Attorney Laufer: He here? RESPONSE: No.

Any questions?

Mr. Stringfellow: Noticed down the Southend of the lot, it is annotated that approximate location of the Town bank, top of bank, pointed to a solid blue line and approximate location of water, points to the same line. Is the water at the top of the bank? RESPONSE: No. Mr. Stringfellow: If is, every time it rains, it is going to flood. RESPONSE: Will ask for a revision from the surveyor. Will get the width added to the survey, identification of 18 Mile Creek, and contact Murf (COE).

Mr. Jackson: A little more info on the 20ft right away. RESPONSE: Yes, maybe a proposed maintenance agreement.

Attorney Costello: (recording: 26:48 to 26:54) Consider if you want it unitary or split.

Mr. Ziarnowski: Any plans with the current Tim Horton's moving? RESPONSE: Don't get involved. Private individual.

Nothing further

## 5. REPORTS

Planning Consultant/Ms. DesJardins – Not present.

Town Attorney/Sean Costello – Murf has advised that he is getting more inquiries about Air B&B, etc. and local law. Have a draft from another town.

Mr. Ziarnowski: Talked about a letter received regarding the solar project. Asked to not be added to agenda.

Town Board Liaison/Ms. Lucachik – not present

Board Clerk – nothing

Mr. Ziarnowski asked to Attorney Costello about old minutes and regulations. Posting, etc.

They need to be posted two weeks after the meeting. They do not need to be approved to be posted.

All documents for a meeting need to be on the website 24 hours before the meeting. Board Clerk Cavarello confirmed that the packets are posted more than 24 hours before the meeting date.

Mr. Teelak had issues finding the agenda info.

Mr. Jackson advised that he also posts the agenda on his website.

Mr. Ziarnowski suggested to get with Sarah DesJardins on what needs to be posted. Attorney Costello advised that the packet info should be posted with redactions.

6. Motion made to adjourn the meeting at by 807pm by Mr. Jackson

2<sup>nd</sup> by Mr. Stringfellow

**APPROVED**

Sarah Desjardins  
Town of Boston Planning Department  
8500 Boston State Rd  
Boston, NY 14025

LETTER OF INTENT

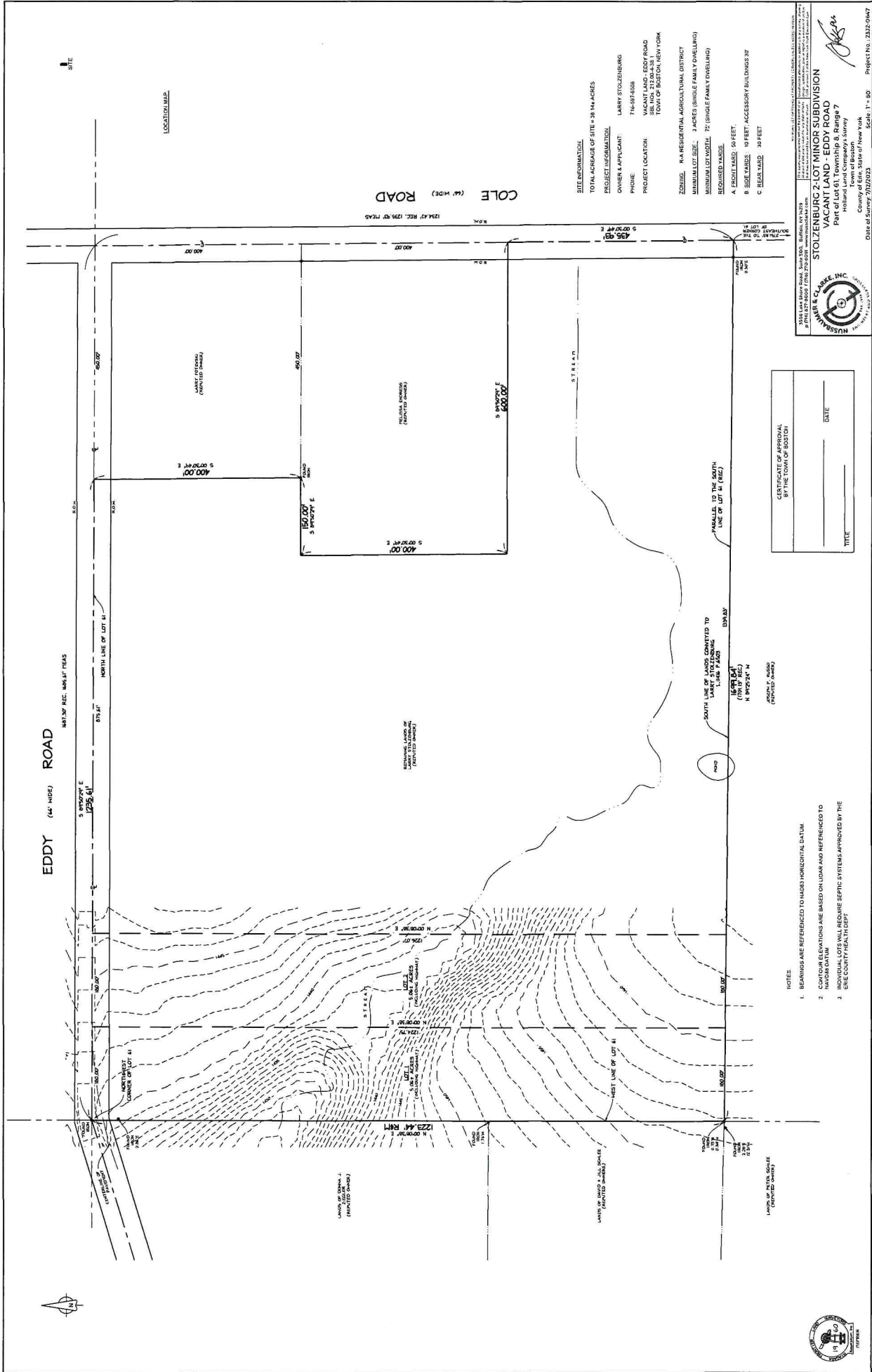
Dear Sarah,

Please accept this letter of intent to subdivide a 35 acre parcel of land at the corner of Cole Rd and Eddy Rd in the Town of Boston into three parcels consisting of two five acre residential building lots which I am planning on selling and the 25 acre remainder which I will keep for now.

I am sending a check for the \$700 fee under separate cover.

Sincerely,

Larry S. Stolzenburg, CPA



EDDY ROAD (44' WIDE)

181.30' REC. 865.41' TRS.43

875.41'

NORTH LINE OF LOT 41

3 1/2' SIDEYARD E

400.00' E

400.00' E

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LOCATION MAP

COLE ROAD (44' WIDE)

124.47' REC. 125.47' TRS.43

8.04'

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SITE INFORMATION:  
TOTAL ACREAGE OF SITE = 14.4 ACRES

PROJECT INFORMATION:  
OWNER & APPLICANT: LARRY STOLZENBURG  
PHONE: 714-974-5088

PROJECT LOCATION:  
VACANT LAND - EDDY ROAD  
TOWN OF BOSTON, NEW YORK

ZONING: RA RESIDENTIAL AGRICULTURAL DISTRICT

MINIMUM LOT SIZE: 3 ACRES (SINGLE FAMILY DWELLING)

MINIMUM LOT WIDTH: 70' (SINGLE FAMILY DWELLING)

REQUIRED YARDS:

A FRONT YARD: 24 FEET

B SIDE YARD: 10 FEET ACCESSORY BUILDINGS 30'

C REAR YARD: 10 FEET

CERTIFICATE OF APPROVAL  
BY THE TOWN OF BOSTON

TITLE

DATE

DATE

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NOTES

1. BEARINGS ARE REFERENCED TO NAD83 HORIZONTAL DATUM

2. CONTOUR ELEVATIONS ARE BASED ON USGS AND REFERENCED TO NAVD83 DATUM

3. INDIVIDUAL LOTS WILL REQUIRE SEPTIC SYSTEMS APPROVED BY THE ERE COUNTY HEALTH DEPT.



**MUSSELLER & CLARKE, INC.**  
SURVEYORS  
100 WEST 100TH STREET  
NEW YORK, NY 10024  
TEL: 212-242-1100 FAX: 212-242-1101  
WWW.MUSSELLER-CLARKE.COM

**STOLZENBURG 2-LOT MINOR SUBDIVISION**  
VACANT LAND - EDDY ROAD  
Part of Lot 61, Township 8, Range 7  
Hollands and Eddy Survey  
Town of Boston  
County of Erie, State of New York

Project No. 2332-0947  
Scale: 1" = 80'

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
APPLICANT/OWNER: LARRY STOLZENBURG			
Name of Action or Project: STOLZENBURG 2-LOT MINOR SUBDIVISION			
Project Location (describe, and attach a location map): VACANT LAND ON EDDY ROAD IN THE TOWN OF BOSTON NY. SBL# 212.00-4-38.1			
Brief Description of Proposed Action: THE APPLICANT IS PROPOSING TO SUBDIVIDE (2) 5.06 ACRE PARCELS OF LAND FROM A 38-ACRE PARCEL OF LAND ON EDDY ROAD IN THE TOWN OF BOSTON. THESE LOTS WILL ULTIMATELY BE SOLD FOR THE CONSTRUCTION OF SINGLE FAMILY HOMES.			
Name of Applicant or Sponsor: LARRY STOLZENBURG.		Telephone:	
Address: 40 FOUNTAIN PLAZA, SUITE 1300			
City/PO: BUFFALO		State: NEW YORK	Zip Code: 14202
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 10.12 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 38 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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: _____ THE LOTS WILL REQUIEW WELLS FOR POTABLE WATER. _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ THE LOTS WILL REQUIRE SEPTIC SYSTEMS. _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____ _____	<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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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
	<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, 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: <hr/> THERE ARE NO POINT DISCHARGES UNDER THIS APPLICATION, HOWEVER WHEN HOMES ARE CONSTRUCTED IN THE FUTURE UNDER A BUILDING PERMIT, POINT DISCHARGES WILL BE DIRECTED TO AN EXISTING STREAM ON THE PROPERTY.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Andrew Gow - Nussbaumer &amp; Clarke on behalf of applicant.</u> Date: <u>7/20/2023</u> Signature: <u>Andrew Gow</u> Title: <u>Vice President</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.

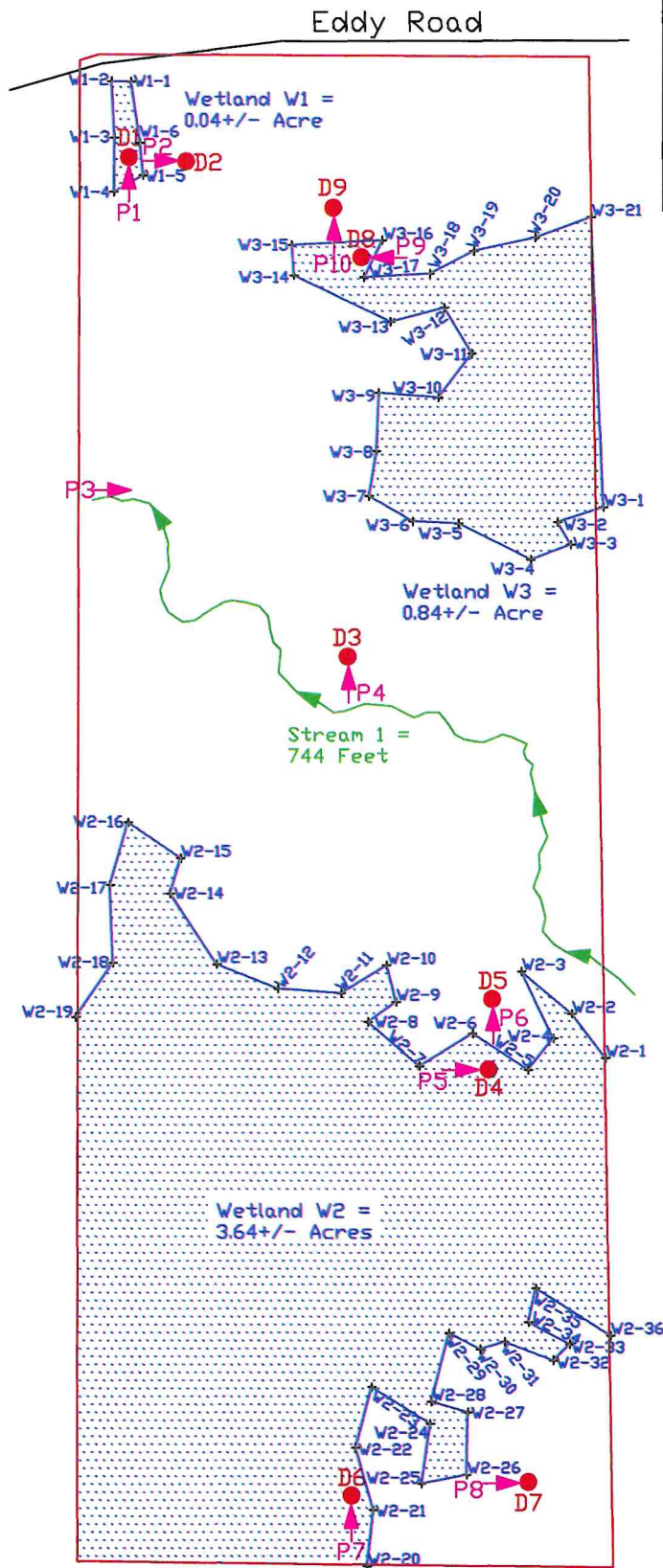
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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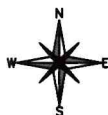
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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

Figure 6 - Wetland Delineation Map

Town of Boston Erie County, New York



Scale: 0 100' 200'
Map Date: June 14, 2023/ TJS for EDI Revised:
Base Map Provided By: Trimble Geo 7X
File Name: Delineation Map.dwg
EDI Project Code: W22D23



Eddy Road Parcels  
LEGEND

	Limits of Investigation
	Streams
	Wetland Boundary Flag
	Wetland Area
	Photo Location
	Data Point Location