

# TOWN OF WEST SENECA

## APPLICATION FOR SITE PLAN REVIEW APPROVAL

### TO BE COMPLETED BY APPLICANT

DATE 3/21/18

FILE # SPR2018-04

PROJECT NAME Union Concrete & Construction Corp

PROJECT LOCATION (Include address and distance to nearest intersection)  
435 Meyer Road

APPLICANT Union Concrete & Construction Corp

PH/FAX (716) 822-5755; (716) 822-8429

ADDRESS 105 Center Road, West Seneca, NY 14224

PROPERTY OWNER UCC Constructors, Inc.

PH/FAX Same as above

ADDRESS Same as above

ENGINEER/ ARCHITECT Nussbaumer & Clarke, Inc.

PH/ FAX (716) 827-8000; (716) 826-7958

ADDRESS 3556 Lake Shore Road, Suite 500, Buffalo, NY 14219

SBL # 134.11-1-3.11

PROJECT DESCRIPTION (Include all uses and any required construction)

Construction of a new 17,800 sq ft office

SIZE OF LOT (acres) 12.19+/- ac

ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Meyer Road - 312.59 ft.

EXISTING ZONING Industrial

PROPOSED ZONING Same

EXISTING USE(S) ON PROPERTY Vacant Land

PROPOSED USE(S) ON PROPERTY New building and equipment storage

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

Industrial, Commercial, Single Family

PUBLIC SEWER YES  NO

PUBLIC WATER YES  NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Town of West Seneca, Site Plan

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

### TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 03/28/2018 BY [Signature]

PLANNING BOARD MEETING DATE 05/10/2018

TOWN BOARD MEETING DATE \_\_\_\_\_

TOWN BOARD RESOLUTION DATE \_\_\_\_\_

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



P.O. Box 410 • 105 Center Road • West Seneca, NY 14224

Tel. 716-822-5755 • Fax: 716-822-8429

Mr. Robert A Niederpruem Jr., Chairman  
Town of West Seneca Planning Board  
1250 Union Rad  
West Seneca, NY 14224

RE: Union Concrete New Facility at 435 Meyer Rd.

March 26<sup>th</sup>, 2018

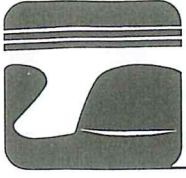
Mr. Niederprum:

Union Concrete and Construction Corp. has been a long standing business resident of the Town of West Seneca. We are a heavy highway contractor which primarily performs road and bridge construction work for municipal governments and public owners across Western New York. My father, George Hill, started our company in 1950. Today, it is run by myself, my brother Gary and my sister Jodi. We now have third generation family members involved in the company as well.

Union Concrete has been located at 105 Center Rd., since 1953. Over the preceding 65 years our company has experienced enormous growth. Today, our revenues are consistently in the range of \$40-60 million and we usually have over a 100 employees, subject to seasonal fluctuations. Of these 100 employees, about 25 work at our Center Rd location each and every day. Our equipment fleet has also expanded enormously; today, we have over 500 pieces of equipment, compared to less than 10 in 1953.

Our business has outgrown our Center Rd. location, as we need significantly more shop, office and yard space. To accommodate this need, we have decided to build a new facility in the town. This new facility will be located at our existing property at 435 Meyer Rd. We are currently using multiple parcels on Meyer Rd. as our main storage yard as we lack the space at Center Rd. A significant portion of our operations are run out of here. We are also currently renting shop and yard space at 1655 Union Rd. Being spread out between three different locations in town creates numerous inefficiencies, these include: employee travel between locations and multiple redundant equipment moves between the storage yard and the shops. The new facility will enable us to centralize our operations from the current three sites in the town to just one, eliminate these inefficiencies, and will position Union Concrete for long term growth.

We are proposing to build an 18,000 square foot (80' x 225') building, with an additional 6,000 square feet of mezzanine space for a total of 24,000 square foot. This building will contain office, shop and storage space. The significantly larger shop space will enable us to more efficiently service our existing equipment fleet, as well as give us the capacity to expand it in the future. The new building will also be much more environmentally friendly as it will have an indoor wash bay for us to wash equipment in and properly contain the resulting waste water. The site will also produce much higher quality storm water runoff due to all of the treatment features, such as rain gardens, on the property. Our new facility will allow Union Concrete to continue to grow and increase its contribution to the Town's economy.



Construction of our new facility and the resulting consolidation of our operations at Meyer Rd., will also bring significant benefits to the Town of West Seneca and its residents. Some notable examples are listed below:

- Meyer Rd. is a significantly more industrial part of town than the area around 105 Center Rd. Moving will keep our operations farther away from residential areas and high traffic areas.
- Consolidation will cut our vehicle traffic on Town roads. Currently we have employees driving between our three locations multiple times per day. Equipment also gets moved back and forth between the storage yard at Meyer Rd and the shops at Center and Union Rd. Moving will significantly cut our total traffic impact because employees and equipment will no longer need to move between locations.
- Enable future growth of our company in West Seneca and facilitate higher property tax receipts for the Town.

I look forward to working with the Town on this project.

Warmest regards,

Bob Hill, President

CC: Jeffrey A. Schieber, Code Enforcement Officer/SEQR Coordinator, Donald Mendola, George Clifford, James F. Rathmann, Margaret Bebak, Dale J. McCabe, Brendon Najm, Jacqueline A Felser, Secretary

March 28, 2018

Chairman Robert A. Niederpruem Jr.  
Town of West Seneca Planning Board  
1250 Union Road  
West Seneca, New York 14224



Re: Proposed Union Concrete & Construction Corp.  
Property is a 12.33± acre parcel 435 Meyer Road  
File No. 18J5-0001

Dear Chairman Niederpruem and Members of the Planning Board:

This letter and the enclosed supporting documentation are being submitted to the Planning Board on behalf of Union Concrete & Construction Corp.

Twenty-five (25) sets of the following documents are enclosed:

1. Application for Site Plan Review Approval
2. Environmental Assessment Form (EAF) Short Form
3. Owner's Letter of Intent
4. Preliminary Wetland Determination, prepared by Wilson Environmental Technologies
5. Building Elevation
6. Stormwater Pollution Prevention Plan (SWPPP)/Drainage Report
7. Boundary Survey
8. Construction Documents

Also enclosed is a check for \$4,450.00 for the Site Plan filing fee.

## **I. Project Description**

Proposed construction of an 18,000 sq. ft. office and shop building and storage yard for construction equipment located on a 12.33 acre parcel at 435 Meyer Rd. Work includes: construction of new building, parking lot, sanitary sewers, potable and fire protection water, storm drainage piping and storm water detention basin, driveways, millings, site grading and landscaping.

The proposed project (action) includes all required discretionary approvals. The proposed action is an "Unlisted Action" pursuant to the State Environmental Quality Review Act (SEQRA) since the project will not cross any of the applicable thresholds for a Type I action set forth in 6 NYCRR Part 617.4.

## **II. Preliminary Wetland Determination**

The Project Sponsor retained Wilson Environmental Technologies (WET) to conduct a Preliminary Wetland Determination to determine if there were any wetlands present on the property subject to jurisdiction under Section 404 of the Clean Water Act.

On November 15, 2017, WET conducted an on-site investigation and concluded that the site was determined to be upland and lacked the required criteria for Federal Wetland as defined by the U.S. Army Corps of Engineers for regulation under Section 404 of the Clean Water Act. The determination

Chairman Robert A. Niederpruem, Jr.  
Town of West Seneca Planning Board  
March 28, 2018



was based on both a lack of both hydric soils and wetland hydrology within the site. There are no state wetlands within the project site; however, state and federal wetlands do exist northwest of the site.

### III. Archaeological Sensitivity

When preparing the Environmental Assessment Form (EAF) using the New York State Department of Environmental Conservation (NYSDEC) EAF Mapper, the project site was identified for possible cultural resource sensitivity. The Project Sponsor has retained Panamerican Consultants, Inc. to conduct a Phase 1AB investigation and prepare a report which will be submitted to the New York State Office of Parks, Recreation and Historic Preservation for review.

Thank you for your consideration.

Please contact me if you have any questions at 827-8000 x 230 or via email at [rpidanick@nussclarke.com](mailto:rpidanick@nussclarke.com)

Sincerely,

NUSSBAUMER & CLARKE, INC.

Robert J. Pidanick  
Senior Project Manager

Encl.

- c: Nickolaus Osinski, Union Concrete & Construction Corp.  
Donald Mendola  
George Clifford  
James F. Rathmann  
Margaret Bebak  
Dale J. McCabe  
Brendon Najm  
Jacqueline A. Felser, Secretary  
Jeffery Schieber, Code Enforcement Officer/ SEQRA Coordinator

# 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>			
Union Concrete & Construction Corp. (UCC)			
Name of Action or Project: Proposed Office & Shop Building			
Project Location (describe, and attach a location map): 435 Meyer Road, Town of West Seneca, Erie County, New York			
Brief Description of Proposed Action: Proposed construction of an 18,000 sq. ft. office & shop building and yard for construction equipment storage located on a 12.33 ac. parcel located at 435 Meyer Rd. Work includes: construction of new building, parking lot, sanitary sewers, potable and fire protection water, storm drainage piping and storm water detention basin, driveways, millings, site grading and landscaping. The proposed project ("action") includes all required discretionary approvals. A layout of the proposed development is depicted on the attached Site Plan. The proposed project is an "Unlisted Action" pursuant to the State Environmental Quality Review Act and the implementing regulations promulgated by the New York State Department of Environmental Conservation (collectively "SEQRA") since the project will not cross any of the applicable thresholds for a Type 1 action.			
Name of Applicant or Sponsor: Union Concrete & Construction Corp. (UCC)		Telephone: (716) 822-5755	
		E-Mail: nosinski@unionconcretecorp.com	
Address: 105 Center Road			
City/PO: Town of West Seneca		State: New York	Zip Code: 14224
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 checked="" type="checkbox"/>
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: Town of West Seneca Planning Board - Site Plan;			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 12.33 acres	
b. Total acreage to be physically disturbed?		_____ 12.33 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 12.33 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	<b>NO</b>	<b>YES</b>	<b>N/A</b>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" 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?	<b>NO</b>	<b>YES</b>	
	<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: _____	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: _____	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ Erie County Water Authority - Direct service area	<b>NO</b>	<b>YES</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	<b>NO</b>	<b>YES</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____	<b>NO</b>	<b>YES</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 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?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<b>NO</b>	<b>YES</b>	
	<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? <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: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES On site stormwater retention basin in accordance with Town of West Seneca drainage requirements. _____	<b>NO</b>	<b>YES</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Nussbaumer &amp; Clarke, Inc. for UCC</u> Date: <u>March 27, 2018</u></p> <p>Signature: <u>Robert J. Pidanick, Sr. Project Manager</u> </p>		





**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 Register of Historic Places]	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

**NUSSBAUMER & CLARKE, INC.**  
 ENGINEERS AND SURVEYORS  
 EST. 1971  
 1200 LAW DR. WEST SENeca, NY 14224  
 (716) 337-8000 FAX (716) 337-7900  
 www.nussbaumers.com

**REGULATORY REVIEW  
 NOT FOR CONSTRUCTION**

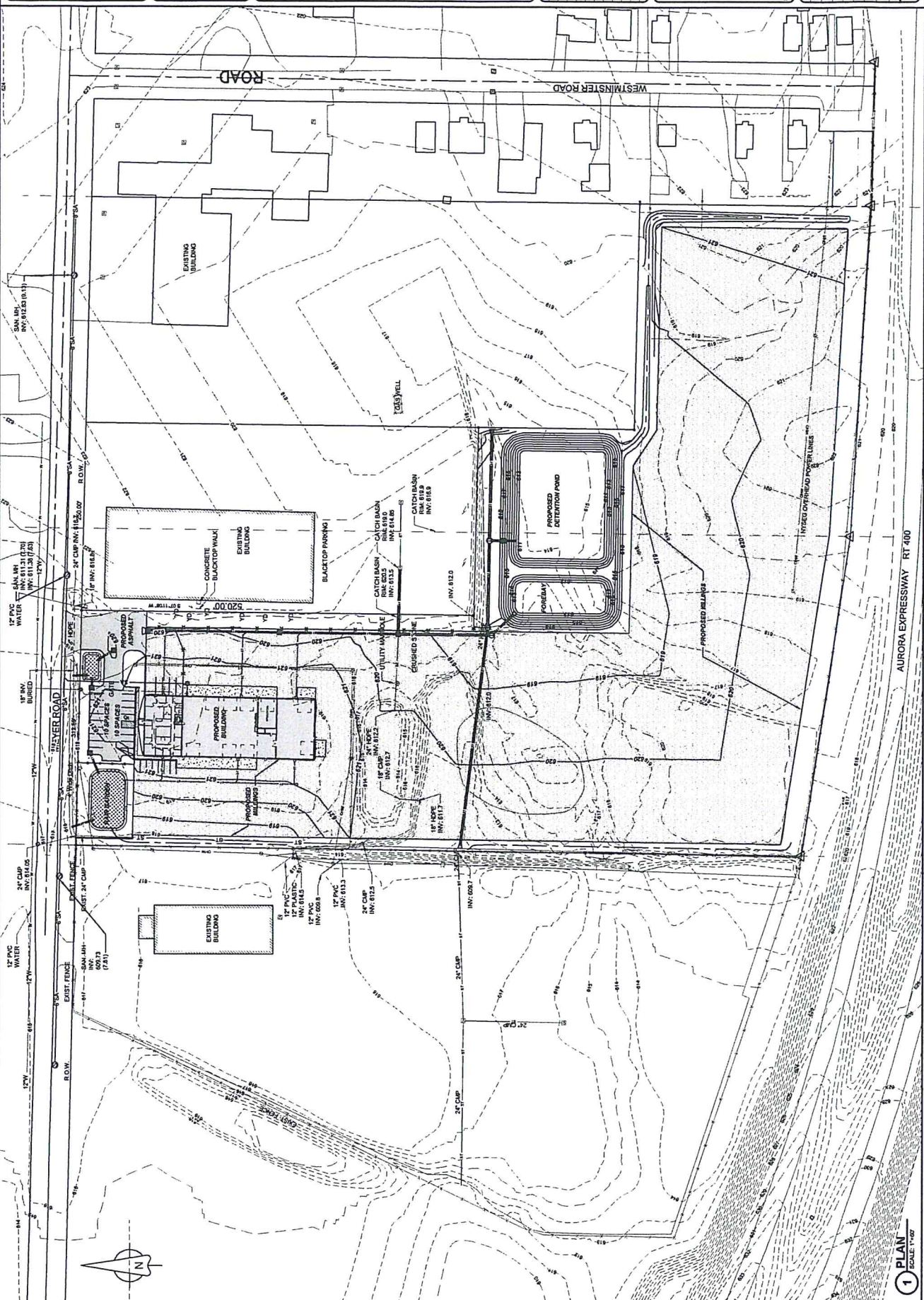
**UNION CONCRETE &  
 CONSTRUCTION CORP.**  
 435 MEYER ROAD, TOWN WEST SENeca, NY

REVISIONS

NO.	DATE	DESCRIPTION

**UNION CONCRETE & CONSTRUCTION CORP.**  
 PROJECT NO. 17-00000000000000000000  
 STATE OF NEW YORK

DATE: 3-23-18  
 PROJECT NUMBER: 18-00000  
 DRAWN BY: VJS  
 DESIGNED BY: PJP  
 CHECKED BY: M  
 APPROVED BY: M  
 SCALE: 1"=50'  
 SHEET NO. 3 OF 17  
**C-102**



**1 PLAN**  
 SCALE: 1"=50'



Next Generation Auto Works

J Pearce & Son

425 Meyer Road

Meyer Rd

Meyer Rd

Meyer Rd

Westminister Rd

Westminister Rd

Aurora Expy

Aurora Expy

400

Aurora Expy

Aurora Expy

400

Aurora Expy

400

400

Google



November 15, 2017

Nickolaus Osinski  
Union Concrete & Construction Corp.  
105 Center Rd.  
West Seneca, NY

**Subject:** *Preliminary Wetland Determination of a portion of 425 Meyer Road, Town of West Seneca, Erie County, NY.*

Dear Mr. Osinski:

Wilson Environmental Technologies, Inc. (WET), acting on your behalf as our client, conducted a Preliminary Wetland Determination (PWD) for the purpose of determining whether wetlands subject to jurisdiction under Section 404 of the Clean Water Act are present on vacant land located at *425 Meyer Road, Town of West Seneca, New York* (Figure 1).

This report presents the result of the onsite field investigation which was conducted on November 7, 2017. The site was snow free at the time of the site investigation. The purpose of the site visit was to determine whether wetlands, subject to regulation under Section 404 of the Clean Water Act and the U.S. Army Corps of Engineers (USACE) or the New York State Department of Environmental Conservation (NYSDEC) exist within the existing undeveloped site. The results of the onsite investigation verified that no federal or state wetland areas exist within the proposed development limits of the parcel. The results of the investigation verified that the site lacks any areas which would be consistent with the Federal criteria for wetlands within the site. The determination was based on the lack of hydric soils, and wetland hydrology within the site.

A review of the Erie County National Wetlands Inventory Map and the New York State Department of Environmental Conservation (Figure 2) was conducted. No Federal or state wetlands are shown within the parcel; both Federal and State wetland are shown to exist northwest of the parcel. Figure 3 represents the soil as mapped across the parcel based on the Natural Resources Conservation Service. The soils represented on the site consist largely of the somewhat poorly drained Churchville series and poorly drained Canadice series. In addition, a drainage swale is also mapped.

#### **CURRENT REGULATIONS**

As part of Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (USACE) regulates Federal wetland areas as small as 1/10 acres in size. WET conducted the PWD in accordance with the Corps of Engineers Wetland Delineation Manual dated January 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, dated October, 2009. This manual specifies methods accepted by the U.S. Army Corps of Engineers for its permitting process under Section 404 of the Clean Water Act and Section 10 of the River and Harbors Act of 1899. The Code of Federal Regulations defines a wetland as an area having hydric soils, wetland hydrology and supporting vegetation dominated by hydrophytes. All three of these criteria must be present for an area to qualify as a wetland. Hydrophytic vegetation has been defined as species which due to morphological,

***Subject: Preliminary Wetland Determination of a portion of 425 Meyer Road, Town of West Seneca, Erie County, NY.***

physiological, and/or reproductive adaptation(s), have the ability to grow, effectively compete, and/ or reproduce in persisting anaerobic soil conditions. These species have been given an indicator status defining their probability of occurring in a wetland. These indicator statuses are defined as Obligate Wetland (OBL), Facultative Wetland (FACW), and Facultative (FAC). Non-hydrophytic species are assigned an indicator status of Facultative Upland (FACU) or Obligate Upland (UPL).

New York State freshwater wetlands are delineated utilizing the same criteria as defined for Federal wetlands. State delineations key on the presence of hydrophytic vegetation and wetland hydrology. Hydric soil is not a requirement but typically is present. In addition, New York State freshwater wetlands must be 12.4 acres or larger in size (ignoring property lines) to qualify, unless as a state regulated wetland unless that wetland is determined to be of unique local importance.

### **SITE CONDITIONS**

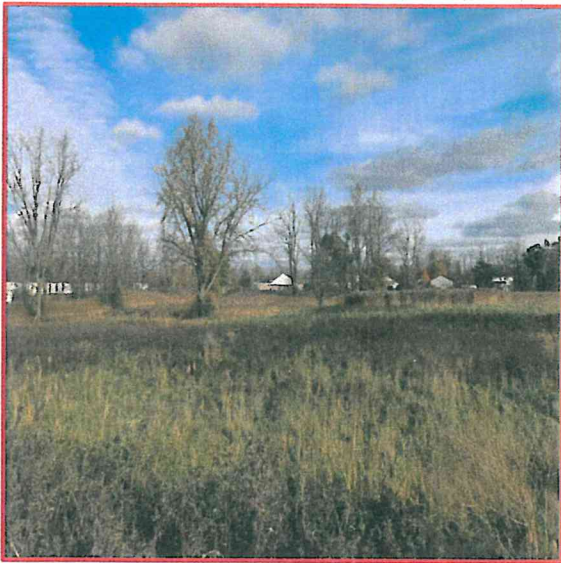


Photo viewing east across the parcel from the southwest property corner.

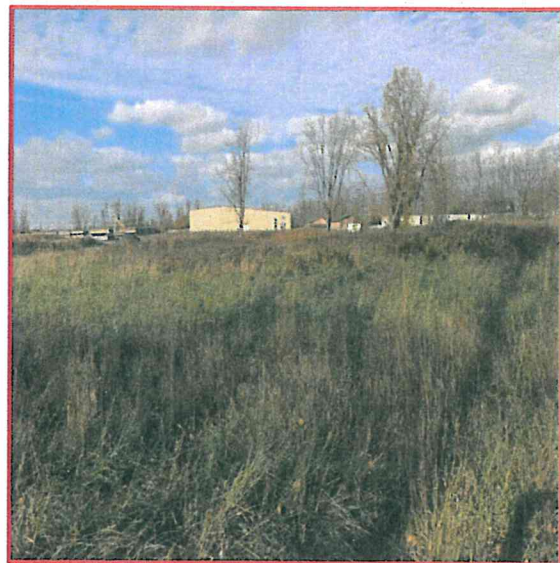


Photo viewing north across the parcel from the vicinity of the south property line.

The area of investigation consisted of vacant largely disturbed land located south of Meyer Road; between an existing building/parking lot and State Route 400 Expressway. Commercial development is located along the north and west property lines. Rear yards of existing homes form the east property line. Disturbed vacant land borders the west property line. The parcel consists of mixed disturbed field and upland meadow. A drainage swale/ditch was along the north end of the parcel. An existing culverted access road crossed this drainage.

The parcel was walked by a Professional Wetland Scientist. According to The Soil Survey of Erie County (Figure 3), the parcel is mapped as the somewhat poorly drained Churchville silt loam and poorly drained Canadice silt loam soil series. The site was found to be consistent with a mixture of Churchville soil series and disturbed urban soils. The Churchville series consists of deep, somewhat poorly drained soils that formed in thin deposits of fine textured glacial lake sediments underlain by glacial till found on

1879 Whitehaven Road – Suite 3 – Grand Island, New York 14072

Phone: (716) 565-3000 – Fax: (716) 775-9140 – Cell: (716) 830-6445 – email: don@wilsonenvironmental.com

**Subject: Preliminary Wetland Determination of a portion of 425 Meyer Road, Town of West Seneca, Erie County, NY.**

glacial till plains. Slope ranges from 0 to 8 percent but is dominantly 0 to 3 percent. Soil colorations in the B Horizon are a reddish brown 5YR4/4 with common medium distinct yellowish red 5YR5/6 and light gray 10YR6/1 mottling. The B2 Horizon of these soils has a hue ranging from 5YR to 2.5YR, value of 4 through 5, and chroma of 2 through 4. Texture is silty clay loam in the B Horizon. The Ap Horizon is a very dark brown 10YR3/2 silt loam. Associated soils include Odessa, Lakemont, Remson, Darien and Rhinebeck soils. The Urban land-Churchville complex consists of nearly level areas of urban land and deep, somewhat poorly drained Churchville soils. Churchville soils formed in clayey deposits underlain by glacial till. This complex is in housing developments, shopping centers, industrial parks and other similar uses in and around the City of Buffalo. Some open areas of the Churchville soils have been slightly altered by minor cuts and fills during construction. Because of the disturbed nature of this soil complex no specific soil colorations are given.

The investigation revealed no wetlands within the area of the site. Existing vegetation on a majority of the site is consistent with disturbed soils. Dominant vegetation within the site was identified as common reed grass (*Phragmites australis*, FACW), common mugwort (*Artemisia vulgaris*, FACU), common ragweed (*Ambrosia artemisiifolia*, FACU), cockle-bur (*Xanthium chinense*, UPL) and other herbaceous plants that populate disturbed soil conditions. Common reed grass (*Phragmites australis*), is listed as an invasive plant on both State and Federal listings. This plant is associated with disturbed soil conditions and aggressively out-competes native herbaceous species. The species is difficult to eradicate and is typically excavated or chemically treated with a strong contact herbicide as a control method. Scattered tree and saplings including cottonwood (*Populus deltoids*, FAC) and green ash (*Fraxinus pennsylvanica*, FACW) exist adjacent to the south property line and along the north extent of the investigation area.



Photo showing the dense stand of *Phragmites australis* (common reed grass); indicative of a disturbed soil condition.

#### CONCLUSION

The parcel shows strong evidence of past disturbance based on the dense growth of common reed grass and by mixed soil profiles are indicators of either imported fill material or excavation. Based on the results of our field investigation it is our professional opinion that this parcel listed as 425 Meyer Road, Town of West Seneca, Erie County, New York was determined to be upland and lacked the required criteria for Federal wetlands as defined by the U.S. Army Corps of Engineers for regulation under Section 404 of the Clean Water Act. The determination was based on the lack of both hydric soils wetland hydrology within the site.

This report represents the conclusions of Wilson Environmental Technologies, Inc., based on existing site conditions. The results of this report are considered accurate to the best of our ability.

***Subject: Preliminary Wetland Determination of a portion of 425 Meyer Road, Town of West Seneca, Erie County, NY.***

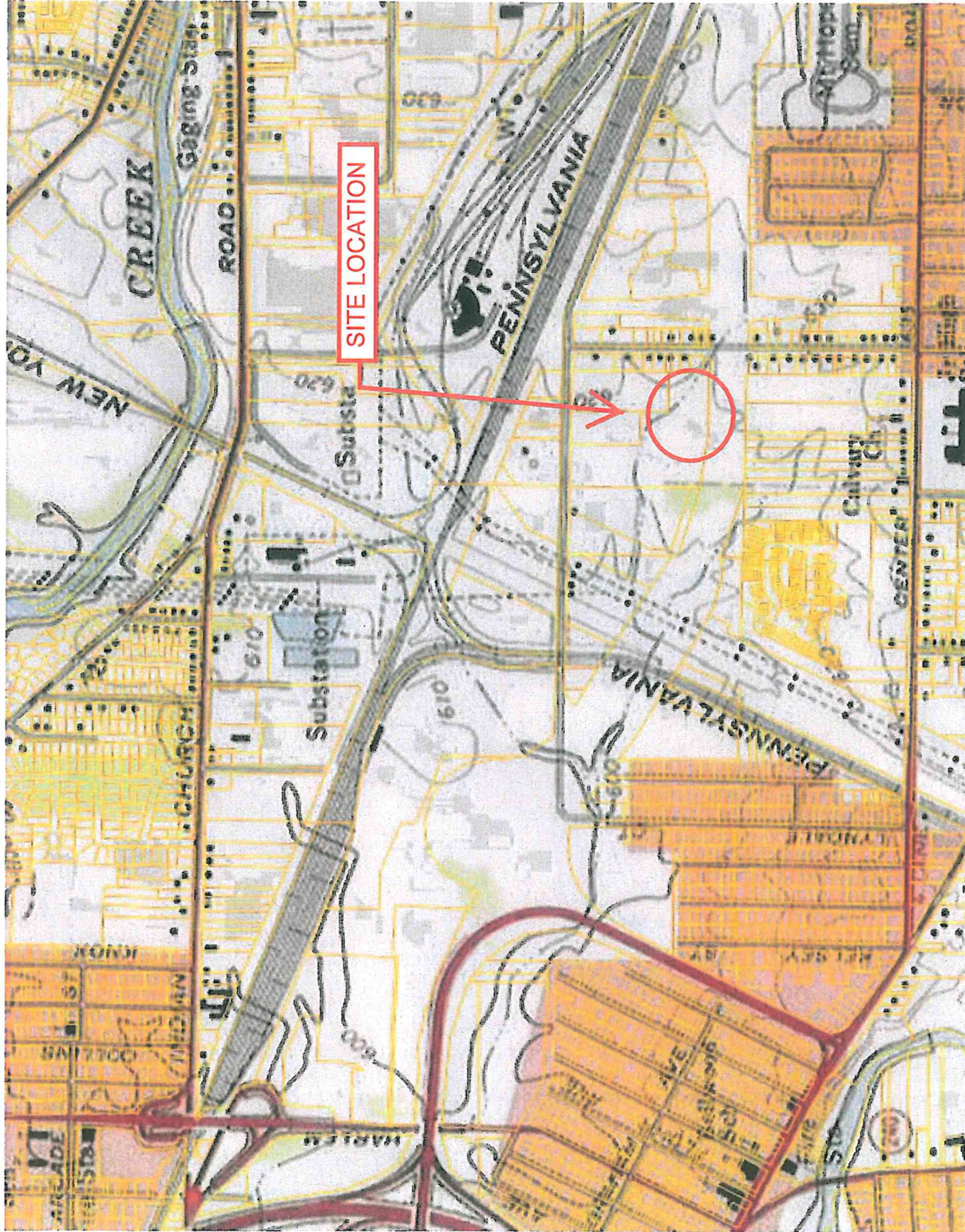
WET represents this report based on the on-site investigation conducted during a snow free period on November 7, 2017.

Sincerely,

Donald G. Wilson  
Professional Wetland Scientist

**Figure 1. Buffalo SE Quadrangle  
Seneca, NY**

**Meyer Rd, West**



**Legend**

-  Parcels
-  Municipal Boundaries

**WILSON**



**ENVIRONMENTAL  
TECHNOLOGIES, INC.**

0 1,504.66 3,009.3Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**ERIE COUNTY  
DEPARTMENT OF ENVIRONMENT & PLANNING  
OFFICE OF GIS**

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 18,056





**FIGURE 2. Erie County On-Line Mapping Application - Federal NWI & State Freshwater Wetlands Map**



MAPPED FEDERAL WETLAND

MAPPED STATE WETLAND

SITE LOCATION

- Legend**
- Parcels
  - DEC Wetlands
  - National Wetlands Inventory Wetlands
  - No Digital Data
  - Municipal Boundaries



752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY  
DEPARTMENT OF ENVIRONMENT & PLANNING  
OFFICE OF GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Soil Map—Erie County, New York  
(Figure 3 Soil Survey 465 Meyer Rd.)



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11/16/2017  
Page 1 of 3

Web Soil Survey  
National Cooperative Soil Survey

Map Scale: 1:8221 (Printed on B landscape (17" x 11") sheet.)  
0 10 20 40 60 Meters  
0 35 70 140 210 Feet  
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Natural Resources  
Conservation Service

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cb	Canadice silt loam, channery till substratum	3.4	67.6%
CoA	Churchville silt loam, 0 to 3 percent slopes	1.6	32.4%
<b>Totals for Area of Interest</b>		<b>5.0</b>	<b>100.0%</b>