



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

Ryan McCann
Town Attorney

KYLE CALABRESE
Prosecutor

Thelma Hornberger
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 13, 2024 at 730pm

Town Hall – Court Room

- 1) Call Meeting to Order
- 2) Approval of Minutes
May 14, 2024 meeting
- 3) Old Business
 - a. none
- 4) New Business
 - a. Delaware River Solar - Requesting Planning Board review of a proposal to construct a large scale solar project at 7832 Feddick Rd, Boston.
 - b. Donald E. Hornberger Jr. - Requesting Preliminary Plat Approval of a 2-lot minor subdivision to be located at 7219 Heinrich Road, Hamburg.
 - c. Michael Jerome – Requesting Preliminary Plat Approval of a 3-lot subdivision to be located at North side of Liebler Rd.
 - d. Jon Cary – Requesting Preliminary Plat Approval of a 3-lot subdivision to be located on Boston State Rd – SBL#242.00-1-28.
- 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, 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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

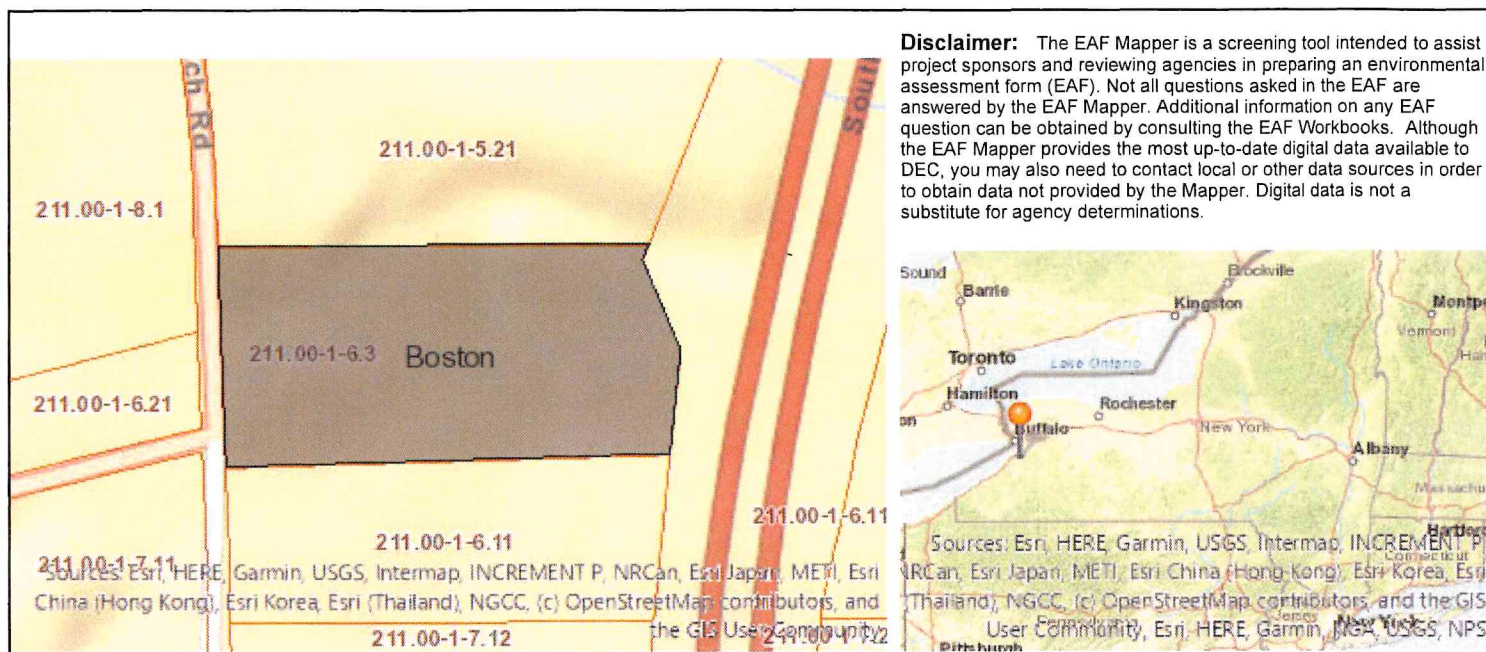
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

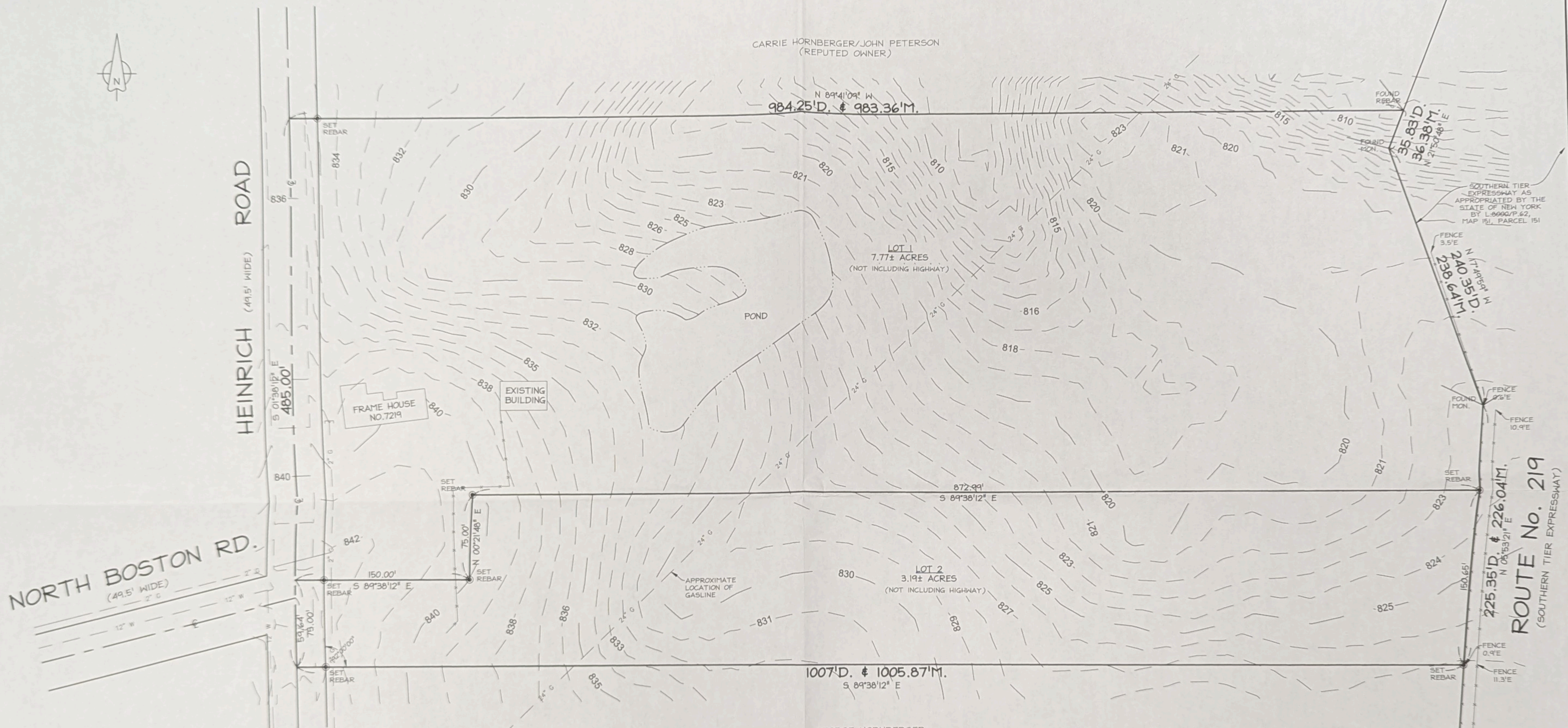
Part 1 – Project and Sponsor Information			
Name of Action or Project: Hornberger 2-Lot Subdivision			
Project Location (describe, and attach a location map): 7219 Heinrich Road, Town of Boston NY			
Brief Description of Proposed Action: The applicant is proposing to subdivide off a 3-acre parcel from their existing 10-acre parcel for the purpose of constructing a single family home.			
Name of Applicant or Sponsor: Donald Hornberger		Telephone: E-Mail:	
Address: 1961 Bryant North Collins Road			
City/PO: North Collins		State: NY	Zip Code: 14111
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 ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Planning Board		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		10 acres	
b. Total acreage to be physically disturbed?		0.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
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 ☐	
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 ☐ ☐ ☐	
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 ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Well water _____	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Private Septic _____	NO ☒	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☐	YES ☐ ☒	
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 ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
_____ Runoff will be directed to existing swales/ditches		
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
_____ _____	☒	☐
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
_____ _____	☒	☐
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
_____ _____	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Andrew Gow (Nussbaumer & Clarke, Inc.) on behalf of applicant</u> Date: <u>6/11/2024</u>		
Signature: <u>Andrew Gow</u> Title: <u>V.P. - Land Surveying</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



ZONING: R-A RESIDENTIAL AGRICULTURAL DISTRICT
MINIMUM LOT SIZE: 3 ACRES (SINGLE FAMILY DWELLING)
MINIMUM LOT WIDTH: 75' (SINGLE FAMILY DWELLING)
REQUIRED YARDS:
A. **FRONT YARD:** 50 FEET,
B. **SIDE YARDS:** 10 FEET; ACCESSORY BUILDINGS 30'
C. **REAR YARD:** 30 FEET.

CERTIFICATE OF APPROVAL BY THE TOWN OF BOSTON	
_____	DATE _____
TITLE _____	

SITE INFORMATION:
TOTAL ACREAGE OF SITE = 10.96± ACRES
PROJECT INFORMATION:
OWNER & APPLICANT: DONALD HORNBERGER
716-479-9005
PROJECT LOCATION: 7219 HEINRICH ROAD
SBL NOS. 211.00-1-6.3
TOWN OF BOSTON, NEW YORK

NOTES:
1. BEARINGS SHOWN ARE BASED UPON NAD83 NEW YORK STATE PLANE WEST ZONE
2. CONTOURS SHOWN ARE BASES ON LIDAR DATA

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

2 LOT MINOR SUBDIVISION
7219 HEINRICH ROAD
Part of Lot 38, Township 8, Range 7
Holland Land Company's Survey
Town of Boston
County of Erie, State of New York
Date of Survey: 06/04/2024 Scale: 1" = 60' Project No. : 24J2-0674

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

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.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Michael Jerome Three-Lot Subdivision			
Project Location (describe, and attach a location map): Vacant land, north side of Liebler Road			
Brief Description of Proposed Action: The subdivision of a vacant parcel into three (3) building lots			
Name of Applicant or Sponsor: Michael Jerome		Telephone: E-Mail: michaeljerome519@gmail.com	
Address: Hghiland Avenue 145 Highland Ave			
City/PO: Hamburg		State: NY	Zip Code: 14075
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 ☐
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:			NO ☒ YES ☐
3. a. Total acreage of the site of the proposed action? _____ 23 acres b. Total acreage to be physically disturbed? _____ 3 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 23 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ septic system _____	☒	☐	
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	
	☒	☐	
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?	☐	☒	
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	
	☐	☒	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

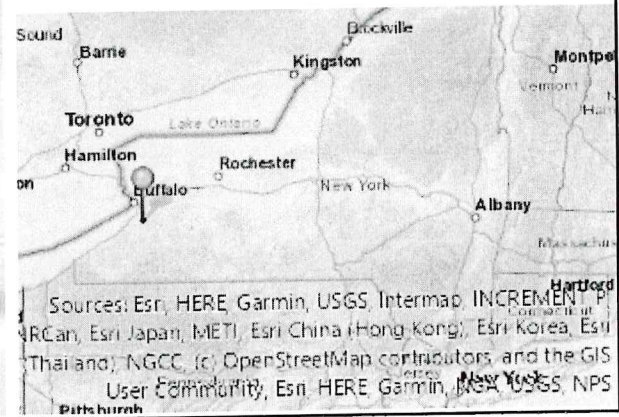
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

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
	☒	☐

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
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael Jerome</u> Date: <u>7/22/24</u>		
Signature: <u>Michael Jerome</u> Title: <u>owner</u>		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]

No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

No

Part 1 / Question 12b [Archeological Sites]

Yes

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]

Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal]

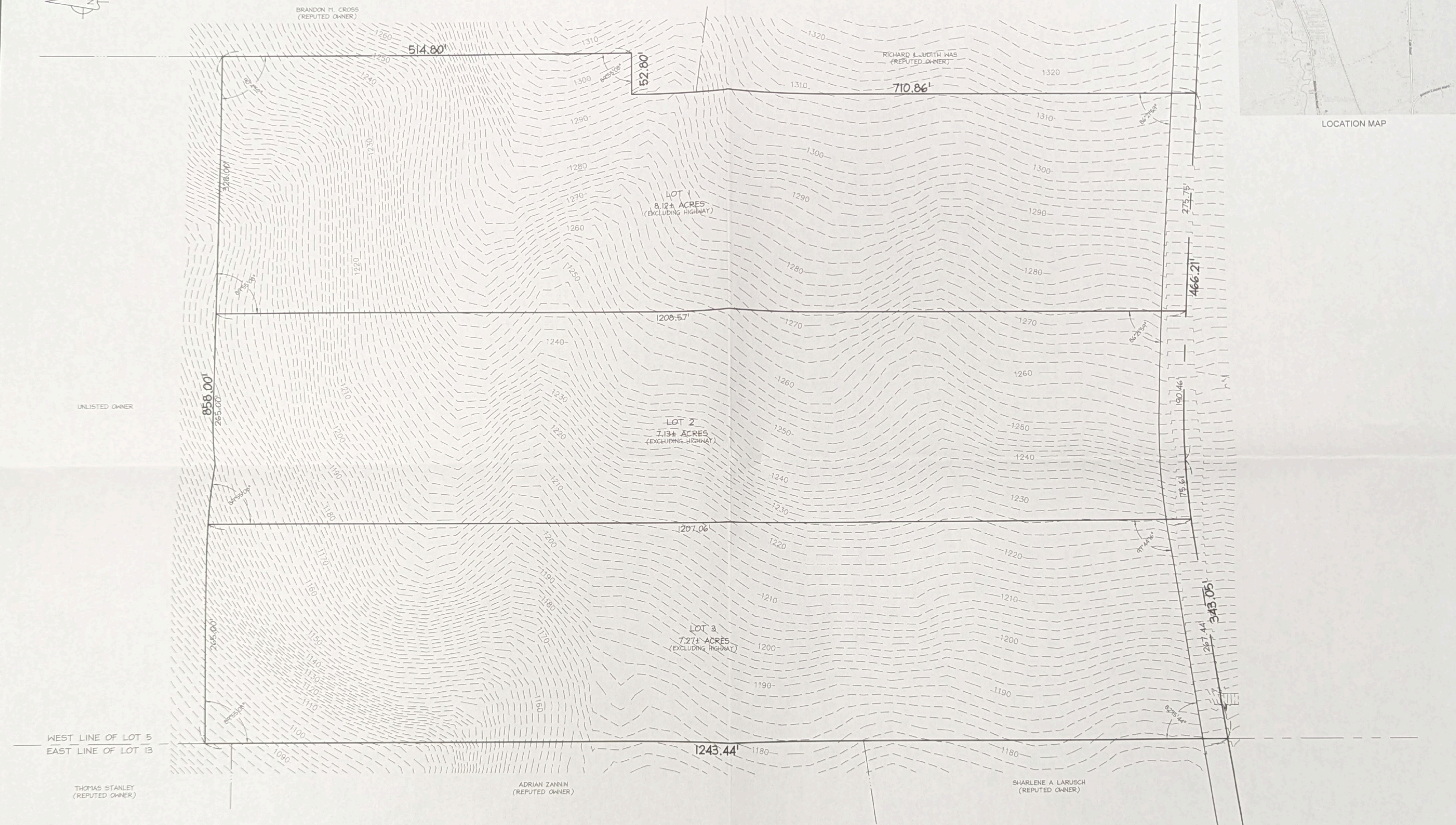
No

Part 1 / Question 16 [100 Year Flood Plain]

No

Part 1 / Question 20 [Remediation Site]

No



ZONING: R-A RESIDENTIAL AGRICULTURAL DISTRICT

MINIMUM LOT SIZE: 3 ACRES (SINGLE FAMILY DWELLING)

MINIMUM LOT WIDTH: 75' (SINGLE FAMILY DWELLING)

REQUIRED YARDS:

A. **FRONT YARD:** 50 FEET,

B. **SIDE YARDS:** 10 FEET; ACCESSORY BUILDINGS 30'

C. **REAR YARD:** 30 FEET.

SITE INFORMATION:

TOTAL ACREAGE OF SITE = 22.52± ACRES

PROJECT INFORMATION:

OWNER & APPLICANT: MICHAEL JEROME
716-648-9641
VACANT LAND - LIEBLER ROAD
SBL NO. 227.00-5-11
TOWN OF BOSTON, NEW YORK

NOTES:

1. CONTOURS SHOWN ARE BASES ON LIDAR DATA

CERTIFICATE OF APPROVAL BY THE TOWN OF BOSTON	
	DATE
TITLE	

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS
EST. 1933

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.

JEROME 3-LOT MINOR SUBDIVISION
VACANT LAND - LIEBLER ROAD
Part of Lot 5, Township 8, Range 7
Holland Land Company's Survey
Town of Boston
County of Erie, State of New York
Date of Survey: 06/26/2024

Scale: 1" = 80'

Project: 20259

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

Unauthorized alterations of this survey, drawing, design, specification, or report are prohibited by law.

NUSSBAUMER & CLARKE, INC.
INCORPORATED
1933

Short Environmental Assessment Form

Part 1 - Project Information

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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: Carey Three-Lot Subdivision			
Project Location (describe, and attach a location map): Vacant land, Boston State Road (SBL #242.00-1-28)			
Brief Description of Proposed Action: The subdivision of 56.8 acres of land into three (3) parcels			
Name of Applicant or Sponsor: Estate of Martha Cary C/O Jon Cary		Telephone: E-Mail: joncary@verizon.net	
Address: 40 Middleberry Lane			
City/PO: Beverly	State: MA	Zip Code: 01915	
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 ☒
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:			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action? 56.8 acres b. Total acreage to be physically disturbed? 1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 56.8 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
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 ☐	
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 ☐ ☐ ☐	
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 ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☐	YES ☐ ☒	
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 ☒ ☐	

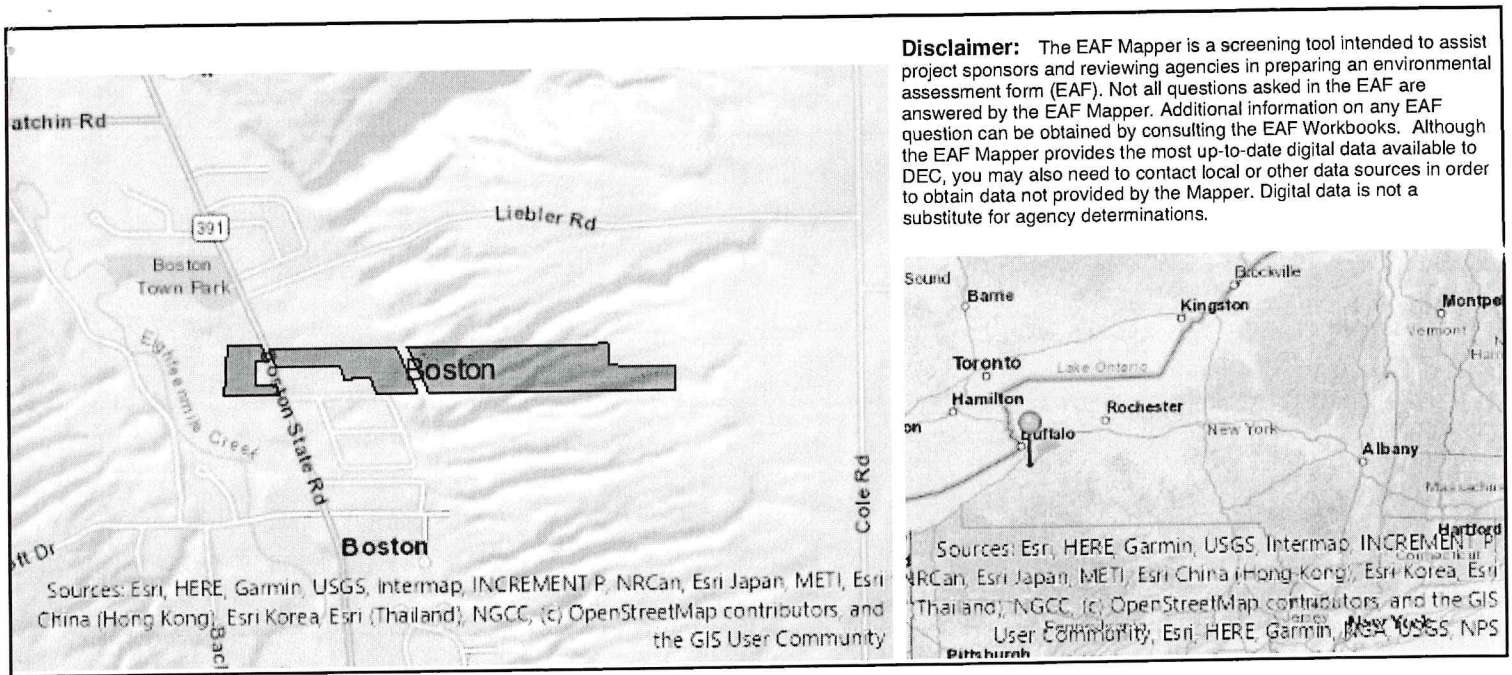
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

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
	☒	☐

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
	☒	☐

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
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Elisabeth A. Phelps</u> Date: <u>5/21/24</u>		
Signature: <u>Elisabeth A. Phelps</u> Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

PROJECT: 9898
DATE: 07/17/24
SURVEYOR: JAG
DRAWN BY: JAG

GENZEL LAND SURVEYING, P.C.
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: Jeff@genzelsurvey.com

PROJECT: SUBDIVISION MAP
OF
LANDS OF CARY

Sheet 1
of 1

STATEMENT OF SURVEYOR

I, JEFFREY A. GENZEL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK, DO HEREBY STATE THAT THIS MAP COVER OF "CARY SUBDIVISION" AS DESCRIBED HEREON, WAS PREPARED FROM THE FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME AND THAT IT ACCURATELY SHOWS THE BOUNDARY OF SAID LAND AS INDICATED HEREON. I FURTHER STATE THAT THE CORNERS SHOWN HEREON ARE IN PLACE AS NOTED AT THE TIME OF THIS FILING AND THAT THIS SURVEY WAS MADE IN CONFORMANCE WITH CURRENT PROFESSIONAL STANDARDS AND IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

JEFFREY A. GENZEL
NEW YORK PLS 000503



THE SURVEY HAS BEEN MADE BY THE SURVEYOR IN THE FIELD AND THE RESULTS OF THE SURVEY ARE SHOWN ON THIS MAP. THE SURVEYOR IS NOT RESPONSIBLE FOR THE RESULTS OF THE SURVEY IF THE SURVEYOR IS NOT A LICENSED SURVEYOR.

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OWNER:

Martha Cary, Richard Cary, Jonathan Cary, Elisabeth Phelps & Van Cary
tenants in common per Liber 11268 Page 1582
Address: 8626 Boston State Road
Boston, NY 14025

LEGEND:

- SET COR (As Noted)
- FND COR (As Noted)
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- BASIS OF AZIMUTH by GPS observation

NOTES

WATER - ALL LOTS ARE SERVICED BY THE ERIE COUNTY WATER AUTHORITY.

SEWER - ALL LOTS AS SERVICES BY THE ERIE COUNTY SEWER AUTHORITY.

ZONING DATA:

R-C - General Residence-Restricted Business District
Minimum Lot size 15,000 Square Feet
Lot Width at Building line served by public Sewer 75 feet
Front Yard 50 Feet
Side Yard Minimum Width 10 feet
Rear Yard not less than 30 feet

R-1 - Single-Family Residence District
Minimum Lot size 20,000 Square Feet
Lot Width at Building line served by public Sewer 100 feet
Front Yard 50 Feet
Side Yard Minimum Width 10 feet
Rear Yard not less than 30 feet

R-A - Residential Agricultural District
Minimum Lot size 3 Acres
Lot Width at Building line served by public Sewer 75 feet
Front Yard 50 Feet
Side Yard Minimum Width 10 feet
Rear Yard not less than 30 feet

See Town of Boston Zoning Requirements for more information.

APPROVALS

APPROVED BY THE TOWN OF BOSTON PLANNING BOARD
THIS ____ DAY OF ____, 2024.

PLANNING BOARD CHAIRMAN

APPROVED BY THE TOWN OF BOSTON ENGINEER
THIS ____ DAY OF ____, 2024.

TOWN OF BOSTON

CARY MINOR
SUBDIVISION

A SUBDIVISION OF
PART OF LOT 4, TOWNSHIP 8, RANGE 7
OF THE HOLLAND LAND COMPANY'S SURVEY
TOWN OF BOSTON, ERIE COUNTY
NEW YORK STATE

