

MAP, PLAN AND REPORT
CREATION OF NEW STORM WATER
DISTRICT

THE MEADOWS AT PENDLETON
NORTH SUBDIVISION
TOWN OF PENDLETON, NEW YORK

PREPARED FOR:

TOWN OF PENDLETON
6570 CAMPBELL BOULEVARD
LOCKPORT, NEW YORK 14094

PREPARED BY:

GREENMAN-PEDERSEN, INC.
4950 GENESEE STREET, SUITE 165
BUFFALO, NEW YORK 14225

GPI No. BUF-2016040

September 2019

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I. INTRODUCTION

- A. Project Description - The Meadows at Pendleton North Subdivision, as proposed for development by Camp-Roll, LLC, is located on the east side of Campbell Boulevard. The subdivision involves the development of 50 single family detached lots on 51.12± acres of land, including all necessary infrastructure. All of the subdivision will be served by gravity sewers. It will be necessary to create a new storm water district to serve the new subdivision as described in Appendix A.
- B. District creation and financing - The Petitioner requests the creation of a new storm water district for the proposed subdivision. Approximately 1,991 feet of new public storm sewer piping, 1800 feet of open ditch, 25 structures, and 2 new ponds will be installed to service the entire 50 lot subdivision. In addition, a rear yard drainage system for the southern lots 29-50 will be installed under a private easement. All sewer will be installed using open trench excavation. The improvements will be installed using private funds.

Once completed, the District would be responsible for the inspection and maintenance of the storm water management system. A copy of the Storm Water Control Facility Maintenance Agreement to be executed by the owner is located in Appendix F. An annual cost estimate for inspections and maintenance can be found in Appendix G.

- C. Conclusions:
1. Private funds will be used to install the storm water facilities for this development.
 2. The Town of Pendleton will perform the inspections and maintenance of the facilities provided for the new Storm Water District under a public easement for the Meadows at Pendleton North Subdivision. An annual cost estimate for inspection and maintenance can be found in Appendix G.
- D. Recommendations - Based on the information supplied in this report and the conclusions drawn, we recommend that a new storm water district be approved for this development.

APPENDIX A

METES AND BOUNDS WRITTEN DESCRIPTION OF PARCEL INCORPORATING THE NEW DISTRICT

SUGGESTED DESCRIPTION
JOB NO. 2016040
SEPTEMBER 21, 2019

MEADOWS AT PENDLETON NORTH

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Pendleton, County of Niagara and State of New York being part of Lot No 75, Township 13 Range 7 of the Holland Land Survey, so-called, bounded and described as follows:

Beginning at point on the centerline of Campbell Boulevard and the west line of said Lot 75, said point being distant 20.00 feet northerly from the northwest corner of lands conveyed to Richard H. Sinnott Jr. and Michelle A. Sinnott by deed recorded in the Niagara County Clerk's Office in Liber 2520 of Deeds at page 5;

THENCE: N-00°-49'-12"-W, along said centerline a distance of 517.33 feet to the southwest corner of an Exception as described in Liber 194 of Deeds at page 222, said point being on the southeasterly line of lands (now or formerly) of the Lockport and Buffalo Railway Company;

THENCE: N-44°-21'-16"-E, along the southeast line of said Exception and said southeasterly line of lands (now or formerly) of the Lockport and Buffalo Railway Company a distance of 160.34 feet to a point on the north line of lands described in Liber 80 of Deeds at page 472;

THENCE: N-88°-27'-48"-E, along said north line of Liber 80 of Deeds at page 472 a distance of 425.49 feet to an angle therein;

THENCE: S-00°-49'-12"-E, a distance of 60.72 feet to said north line of Liber 80 of Deeds at page 472 and the north line of lands described in Liber 42 of Deeds at page 35;

THENCE: N-88°-27'-48"-E, along said north line of Liber 80 of Deeds at page 472 and said north line of Liber 42 of Deeds at page 35, a distance of 2977.08 feet to the northwest corner of lands described in Liber 139 of Deeds at page 130;

THENCE: S-00°-49'-12"-E, along the east line of said Liber 80 of Deeds at page 472 a distance of 638.22 feet to the north line of a subdivision map of The Meadows at Pendleton Phase 3 filed in the Niagara County Clerk's Office as Instrument No. M-2016-00027;

THENCE: S-88°-27'-48"-W, along said north line of said The Meadows at Pendleton Phase 3, the north line of a subdivision map of The Meadows at Pendleton Phase 2, Part 1B filed in the Niagara County Clerk's Office as Instrument No. M-2015-00012, and the north line of a subdivision map of The Meadows at Pendleton Phase 2, Part 1A filed in the Niagara County Clerk's Office as Instrument No. M-2013-00009 a distance of 2882.03 feet to a point;

THENCE: N-01°-32'-12"-W, a distance of 10.00 feet to a point;

THENCE: S-88°-27'-48"-W, a distance of 310.12 feet to a point;

THENCE: N-00°-49'-12"-W, a distance of 60.00 feet to a point;

THENCE: S-88°-27'-48"-W, a distance of 324.03 feet to the POINT OF BEGINNING, containing 51.125 acres be the same more or less exclusive of the area lying within the bounds of Campbell Boulevard.

APPENDIX B

SURVEY OF PARCEL SHOWING PROPOSED DISTRICT BOUNDARY

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

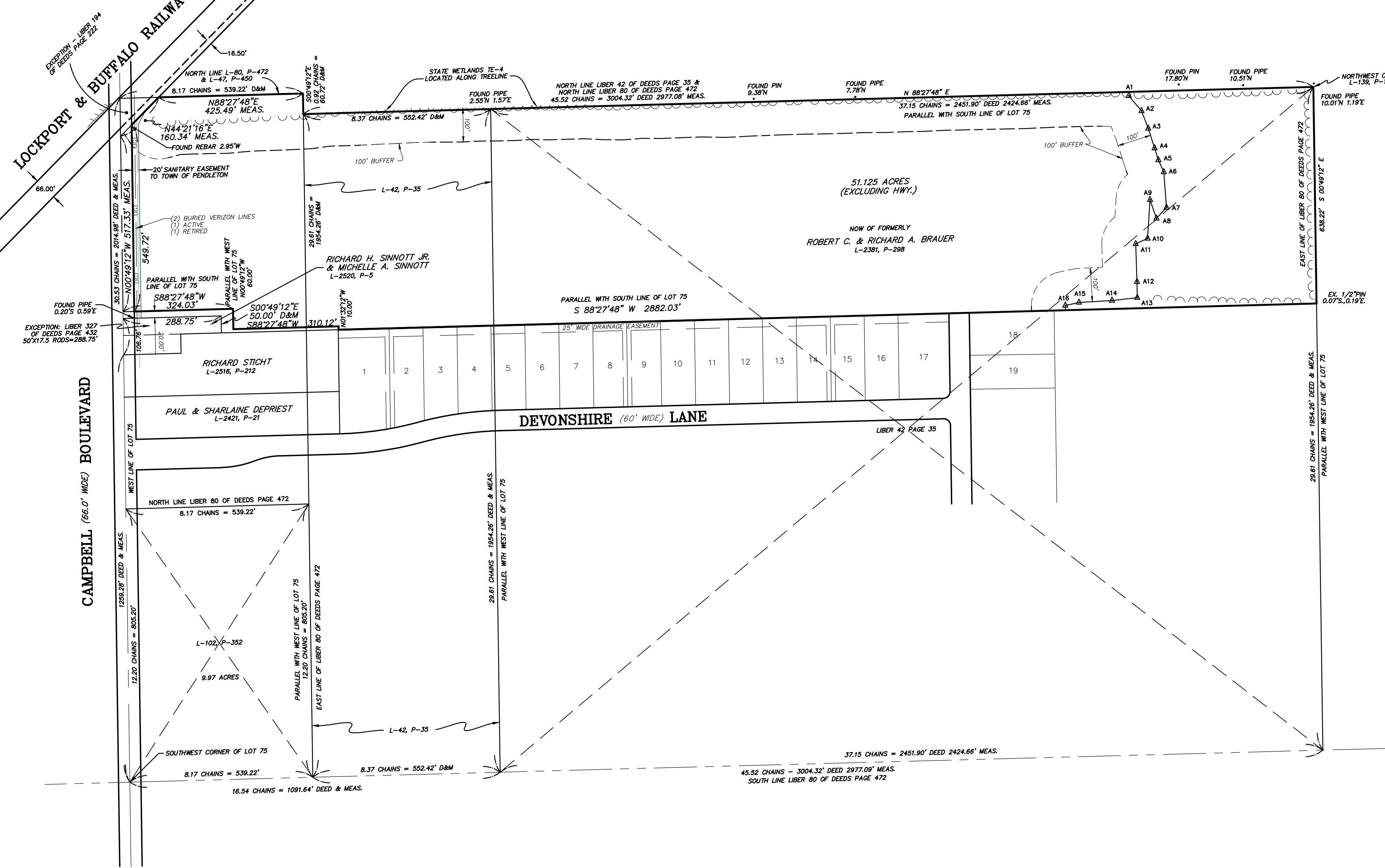
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



LOCKPORT & BUFFALO RAILWAY COMPANY

CAMPBELL (66.0' WIDE) BOULEVARD

DEVONSHIRE (60' WIDE) LANE



51.125 ACRES (EXCLUDING HWY.)

NOW OF FORMERLY
ROBERT C. & RICHARD A. BRAUER
L-2381, P-298

RICHARD H. SINNOTT JR. & MICHELLE A. SINNOTT
L-2520, P-5

RICHARD STICHT
L-2516, P-212

PAUL & SHARLAINE DEPRIEST
L-2421, P-21

L-102, P-352

9.97 ACRES

DATE	REVISION/TYPE
9/21/19	REVISE PARCEL BOUNDARY
12/8/16	LOCATE WETLAND FLAGS AND ADD BUFFER

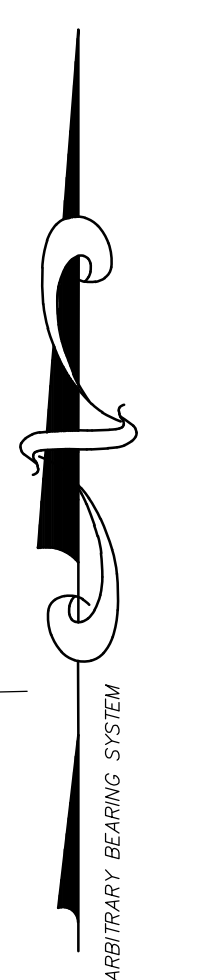
SURVEY OF
PART OF LOT 75, TOWNSHIP 13, RANGE 7
HOLLAND LAND SURVEY
TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 2016040 Date: JUNE 3, 2016
Scale 1" = 200' Tax No.

APPENDIX C

SUBDIVISION PLAT MAP AND
PHASING MAP



NOW OR FORMERLY
GUY & DEBORAH HOLLER
L-2218, P-288

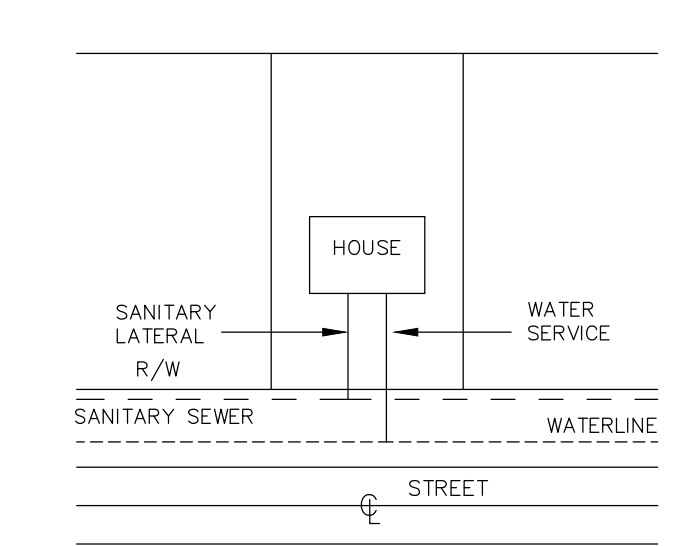


PHASE 2, PART 1A
FILED AS INSTRUMENT No. M2013-00009

PHASE 2, PART 1B
FILED AS INSTRUMENT No. M2015-00012 SLIDE 550A

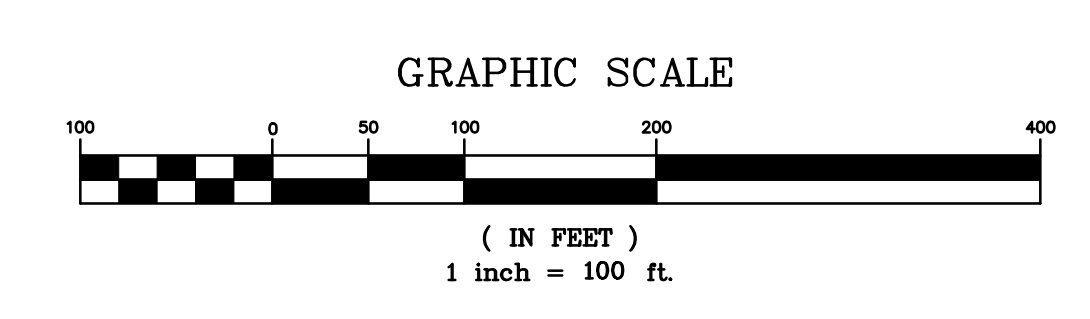
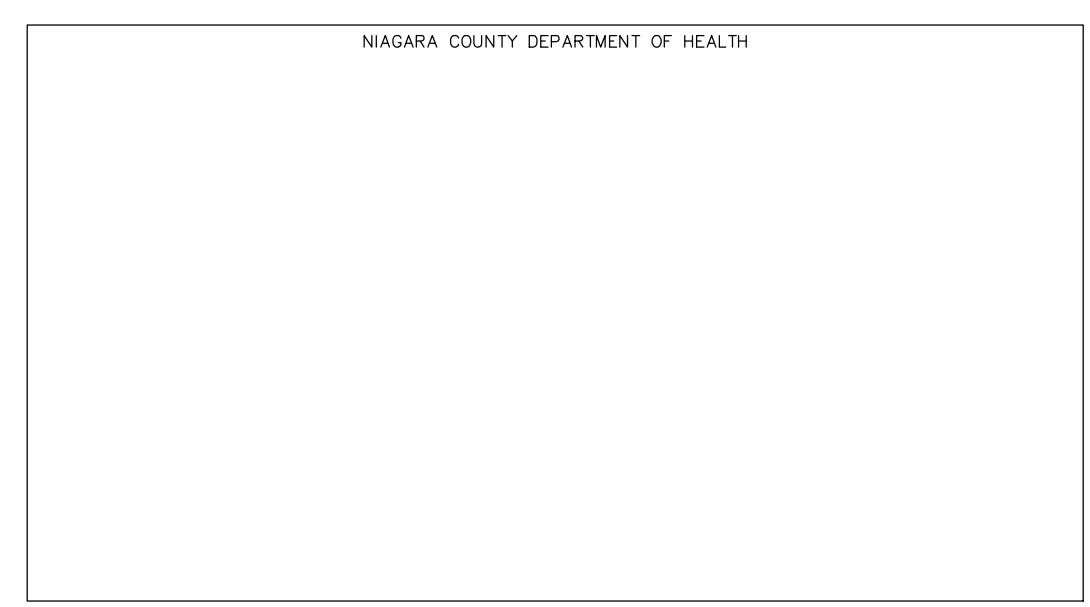
PHASE 3
FILED AS INSTRUMENT No. M2016-00027 SLIDE 572-A

SANITARY SEWER FACILITIES, EXISTING AND PROPOSED, AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE FOR THE PURPOSE OF COMPLIANCE WITH NEW YORK STATE REALTY SUBDIVISION LAW. G.P.I. ENGINEERING LANDSCAPE ARCHITECTURE AND SURVEYING, L.L.P. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR THE APPROVAL, CONSTRUCTION OR ACCEPTANCE BY APPROPRIATE GOVERNMENT AGENCIES OF SAID FACILITIES.



NOTE:
ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTENT WITH PRELIMINARY PLAN.
THE PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS SUBDIVISION MAP SHALL BE GRANTED TO THE TOWN OF PENDLETON. THE RESPONSIBILITY OF THE TOWN OF PENDLETON SHALL BE LIMITED TO STORM PURPOSES ONLY AND SHALL NOT INCLUDE BANK STABILIZATION, AESTHETIC CONSIDERATIONS OR EROSION OR SILTING ELIMINATION AT DETENTION FACILITIES.
SANITARY SEWER EASEMENTS SHOWN ON THIS SUBDIVISION MAP ARE TO BE GRANTED TO THE TOWN OF PENDLETON.
△ INDICATES MONUMENT TO BE SET WHERE LOT LINES INTERSECT THE EDGE OF N.Y.S.D.E.C. FRESHWATER WETLANDS ADJACENT AREA (100 FOOT WIDE BUFFER) AND ADDITIONAL AREAS AS SHOWN.

NORTH SUBDIVISION AREA: 51.12 ± Acres
CURRENT OWNER: ROBERT C & RICHARD A. BRAUER
OWNER'S CONSENT FOR FILING: _____
OWNER DATE: _____
APPROVED BY THE TOWN OF PENDLETON ENGINEER: _____
TOWN ENGINEER DATE: _____
APPROVED BY THE TOWN OF PENDLETON PLANNING BOARD: _____
CHAIRPERSON DATE: _____
FILED IN THE NIAGARA COUNTY CLERK'S OFFICE AS INSTRUMENT No.: _____
DATE: _____



SUBDIVISION MAP OF
The Meadows at Pendleton North Subdivision
SUB LOTS 1 THROUGH 50
TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK
BEING PART OF LOT 75, TOWNSHIP 13, RANGE 7, HOLLAND LAND SURVEY

NOTE:
PURSUANT TO CHAPTER 605 OF THE LAWS OF 1985, I CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED UNDER MY DIRECTION AND THE OUTBOUND SURVEY OF THE PREMISES CONTAINED THEREIN SAID SUBDIVISION WAS PREPARED UNDER MY DIRECTION AND IS SHOWN ON MY SURVEY DATED JUNE 3, 2016.

MARK J. ANDREWS, L.S.

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, L.L.P.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

JOB No.: 2016040

DATE: JULY 24, 2019

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

APPENDIX D

TOWN OF PENDLETON STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) DETERMINATION FOR THE PROPOSED SUBDIVISION

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project: _____
 Date: _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1, D.1) If "Yes", answer questions a - j. If "No", move on to Section 2.			
	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
 If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

NO

YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

NO

YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. NO YES
 (See Part 1. C.2.c, E.1.c., E.2.q.)
 If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) NO YES
 If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

NO

YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: Heavy construction equipment bringing fill to the site may impact local traffic and roadways during construction.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

NO

YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts:		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

NO

YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>The proposed action may result in noise and odor impacts from the operation of heavy equipment during construction.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans. NO YES
 (See Part 1. C.1, C.2. and C.3.)
 If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character. NO YES
 (See Part 1. C.2, C.3, D.2, E.3)
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Stormwater, Drainage and Flooding - The proposed action will increase impervious surface area and stormwater runoff. However, the project includes the construction of stormwater facilities in accordance with NYSDEC guidelines that will manage stormwater runoff and mitigate drainage impacts. A stormwater pollution prevention plan has been prepared (SWPPP) and best management practices will be utilized during construction to mitigate stormwater impacts. The project is not located in a 100-year floodplain and therefore will not impact land in these areas.

Wetlands - The proposed action will impact land within a regulated freshwater wetland checkzone. However, no wetland areas will be directly impacted by the proposed action. Wetland areas have been delineated and the project will comply with NYSDEC permitting requirements for impacted areas.

Agricultural Resources - The proposed action will partially occur on land situated within Niagara County Agricultural District 7. However, New York State Department of Agriculture and Markets determined that future prospective landowners must receive a disclosure notice and that no other requirements within Agriculture and Markets Law would apply to land affected by the Agricultural District.

Construction Impacts - The proposed action will require additional dirt fill to balance and level the site. Local traffic and roadways will be temporarily impacted from heavy construction equipment transporting dirt fill to the project location. In addition, there will be temporary noise, odor and dust impacts from heavy equipment to prepare the land for construction. However, best management construction practices will be utilized to mitigate any impacts and contractors will be limited to a one time placement of dirt fill during construction with requirements for a fill plan that includes hours of operation, dust control measures, road use and bonding to repair local roadways.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Agency comment letters and site plan drawings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Pendleton Planning Board - _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Meadows at Pendleton North Subdivision

Name of Lead Agency: Town of Pendleton Planning Board

Name of Responsible Officer in Lead Agency: ~~John Leovich~~ JOSEPH M. McCAFFREY

Title of Responsible Officer: ~~Planning Board Administrative Assistant~~ CHAIRMAN

Signature of Responsible Officer in Lead Agency:  Date: 5/15/2018

Signature of Preparer (if different from Responsible Officer):  Date: 5/15/2018

For Further Information:

Contact Person: Dave Britton, PE

Address: 285 Delaware Avenue, Suite 500

Telephone Number: 716-856-2142

E-mail: david.britton@nhd.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

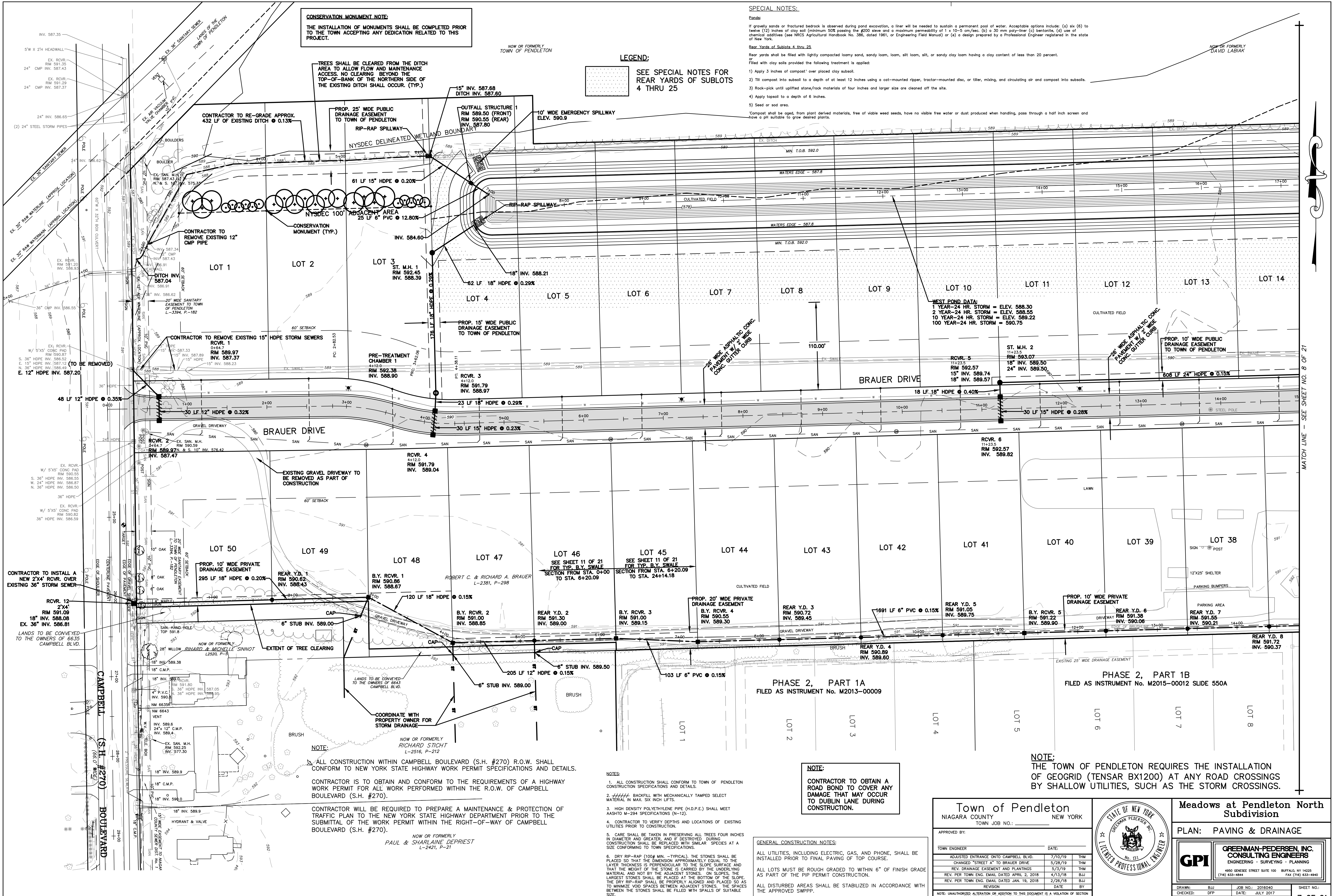
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

APPENDIX E

PAVING AND DRAINAGE CONSTRUCTION PLAN SHEETS SHOWING THE PROPOSED STORM SEWER PIPING AND ROUTING



CONSERVATION MONUMENT NOTE:
 THE INSTALLATION OF MONUMENTS SHALL BE COMPLETED PRIOR TO THE TOWN ACCEPTING ANY DEDICATION RELATED TO THIS PROJECT.

LEGEND:
 SEE SPECIAL NOTES FOR REAR YARDS OF SUBLOTS 4 THRU 25

SPECIAL NOTES:
 Erosion:
 If gravelly sands or fractured bedrock is observed during pond excavation, a liner will be needed to sustain a permanent pool of water. Acceptable options include: (a) six (6) to twelve (12) inches of clay soil (minimum 50% passing the #200 sieve and a maximum permeability of 1 x 10⁻⁵ cm/sec. (c) bentonite, (d) use of chemical additives (see NRCS Agricultural Handbook No. 386, dated 1961, or Engineering Field Manual) or (e) a design prepared by a Professional Engineer registered in the state of New York.
 Rear Yards of Sublots 4 thru 25
 Rear yards shall be filled with lightly compacted loamy sand, sandy loam, loam, silt loam, silt, or sandy clay loam having a clay content of less than 20 percent.
 Filled with clay soils provided the following treatment is applied:
 1) Apply 3 inches of compost over placed clay subsoil.
 2) Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
 3) Rock-pick until unsplit stone/rock materials of four inches and larger size are cleaned off the site.
 4) Apply topsoil to a depth of 6 inches.
 5) Seed or sod area.
 Compost shall be aged, from plant derived materials, free of viable weed seeds, have no visible free water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

WEST POND DATA:
 1 YEAR-24 HR. STORM = ELEV. 588.30
 2 YEAR-24 HR. STORM = ELEV. 588.55
 10 YEAR-24 HR. STORM = ELEV. 589.22
 100 YEAR-24 HR. STORM = 590.75

NOTE:
 ALL CONSTRUCTION WITHIN CAMPBELL BOULEVARD (S.H. #270) R.O.W. SHALL CONFORM TO NEW YORK STATE HIGHWAY WORK PERMIT SPECIFICATIONS AND DETAILS.
 CONTRACTOR IS TO OBTAIN AND CONFORM TO THE REQUIREMENTS OF A HIGHWAY WORK PERMIT FOR ALL WORK PERFORMED WITHIN THE R.O.W. OF CAMPBELL BOULEVARD (S.H. #270).
 CONTRACTOR WILL BE REQUIRED TO PREPARE A MAINTENANCE & PROTECTION OF TRAFFIC PLAN TO THE NEW YORK STATE HIGHWAY DEPARTMENT PRIOR TO THE SUBMITTAL OF THE WORK PERMIT WITHIN THE RIGHT-OF-WAY OF CAMPBELL BOULEVARD (S.H. #270).

NOTE:
 CONTRACTOR TO OBTAIN A ROAD BOND TO COVER ANY DAMAGE THAT MAY OCCUR TO DUBLIN LANE DURING CONSTRUCTION.

NOTE:
 THE TOWN OF PENDLETON REQUIRES THE INSTALLATION OF GEOGRID (TENSAR BX1200) AT ANY ROAD CROSSINGS BY SHALLOW UTILITIES, SUCH AS THE STORM CROSSINGS.

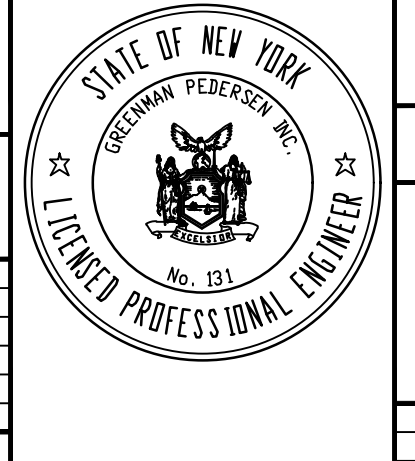
- NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF PENDLETON CONSTRUCTION SPECIFICATIONS AND DETAILS.
 - BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAX. SIX INCH LIFTS.
 - HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SHALL MEET AASHTO M-294 SPECIFICATIONS (N-12).
 - CONTRACTOR TO VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CARE SHALL BE TAKEN IN PRESERVING ALL TREES FOUR INCHES IN DIAMETER AND GREATER, AND IF DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH SIMILAR SPECIES AT A SIZE CONFORMING TO TOWN SPECIFICATIONS.
 - DRY RIP-RAP (100 MIN. - TYPICAL), THE STONES SHALL BE PLACED SO THAT THE DIMENSION APPROXIMATELY EQUAL TO THE LAYER THICKNESS IS PERPENDICULAR TO THE SLOPE SURFACE AND THAT THE WEIGHT OF THE STONE IS CARRIED BY THE UNDERLYING MATERIAL AND NOT BY THE ADJACENT STONES. ON SLOPES, THE LARGEST STONES SHALL BE PLACED AT THE BOTTOM OF THE SLOPE. THE DRY RIP-RAP SHALL BE PROPERLY ALIGNED AND PLACED SO AS TO MINIMIZE VOID SPACES BETWEEN ADJACENT STONES. THE SPACES BETWEEN THE STONES SHALL BE FILLED WITH SPALLS OF SUITABLE SIZE.

GENERAL CONSTRUCTION NOTES:
 ALL UTILITIES, INCLUDING ELECTRIC, GAS, AND PHONE, SHALL BE INSTALLED PRIOR TO FINAL PAVING OF TOP COURSE.
 ALL LOTS MUST BE ROUGH GRADED TO WITHIN 6" OF FINISH GRADE AS PART OF THE PIP PERMIT CONSTRUCTION.
 ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED SWPPP.

Town of Pendleton
 NIAGARA COUNTY NEW YORK
 TOWN JOB NO.:

APPROVED BY:	DATE:
TOWN ENGINEER	
ADJUSTED ENTRANCE ONTO CAMPBELL BLVD.	7/10/19 THM
CHANGED "STREET A" TO BRAUER DRIVE	5/28/19 THM
REV. DRAINAGE EASEMENT AND PLANNINGS	5/3/19 THM
REV. PER TOWN ENG. EMAIL DATED APRIL 2, 2018	4/13/18 BJJ
REV. PER TOWN ENG. EMAIL DATED JAN. 19, 2018	2/26/18 BJJ
REVISION	DATE BY

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7208 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW



Meadows at Pendleton North Subdivision
 PLAN: PAVING & DRAINAGE

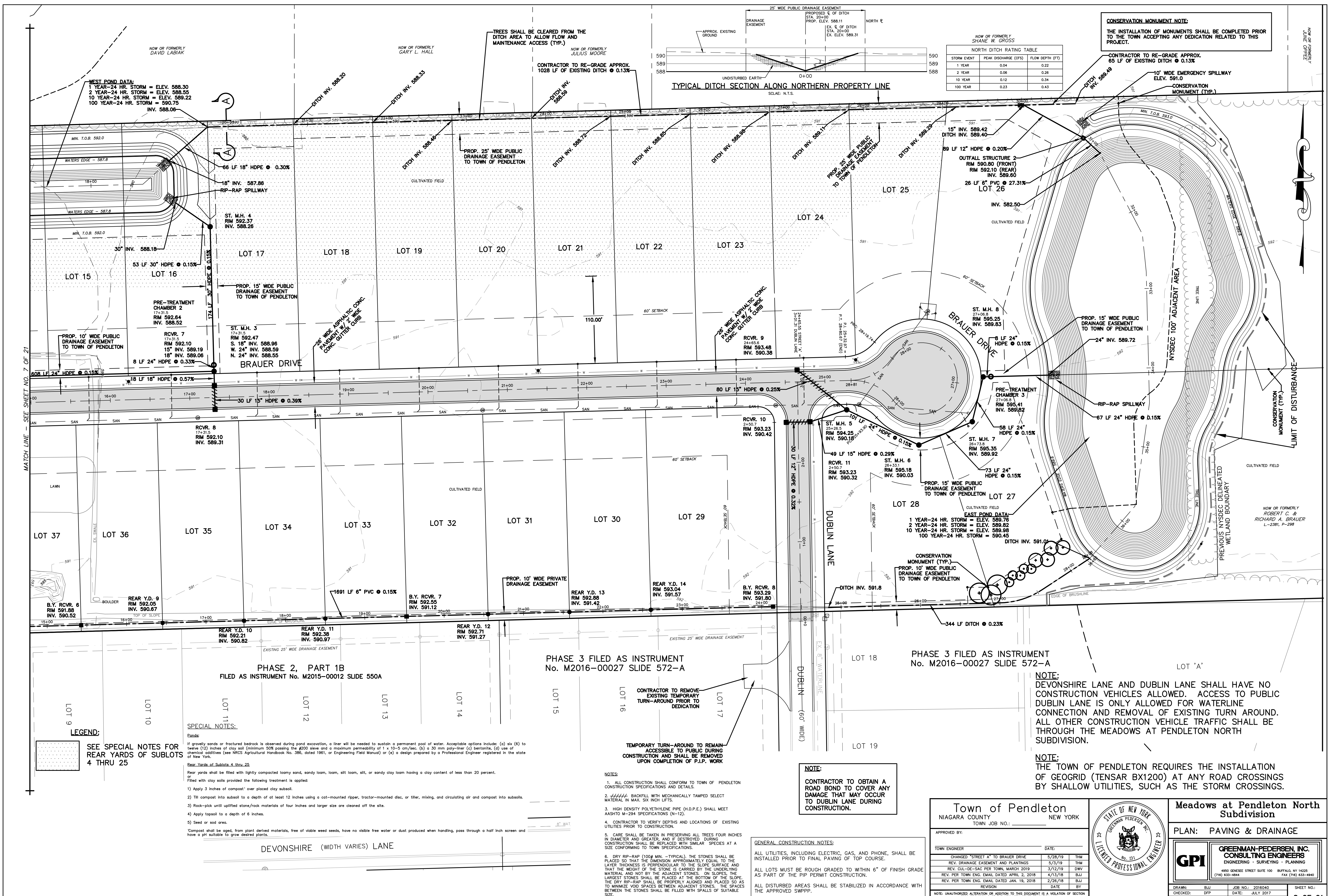
GREENMAN-PEDERSEN, INC.
 CONSULTING ENGINEERS
 ENGINEERING • SURVEYING • PLANNING

GPI

4600 GENESEE STREET SUITE 100 BUFFALO, NY 14225
 (716) 633-4844 FAX (716) 633-4940

DRAWN: BJJ	JOB NO.: 2016040	SHEET NO.:
CHECKED: DFP	DATE: JULY 2017	7 OF 21
APPROVED: DFP	SCALE: 1"=50'	

MATCH LINE - SEE SHEET NO. 8 OF 21

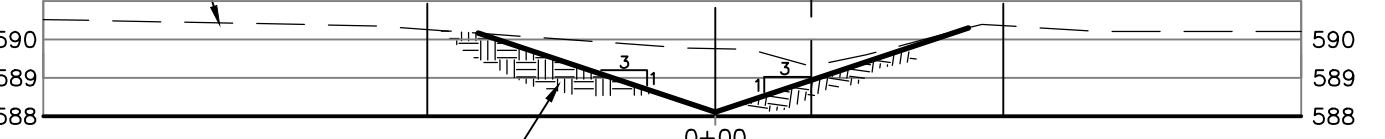


CONSERVATION MONUMENT NOTE:
 THE INSTALLATION OF MONUMENTS SHALL BE COMPLETED PRIOR TO THE TOWN ACCEPTING ANY DEDICATION RELATED TO THIS PROJECT.

NORTH DITCH RATING TABLE

STORM EVENT	PEAK DISCHARGE (CFS)	FLOW DEPTH (FT)
1 YEAR	0.04	0.22
2 YEAR	0.06	0.26
10 YEAR	0.12	0.34
100 YEAR	0.23	0.43

TYPICAL DITCH SECTION ALONG NORTHERN PROPERTY LINE



CONTRACTOR TO RE-GRADE APPROX. 65 LF OF EXISTING DITCH @ 0.13%
 10' WIDE EMERGENCY SPILLWAY ELEV. 591.0
 CONSERVATION MONUMENT (TYP.)

WEST POND DATA:
 1 YEAR-24 HR. STORM = ELEV. 586.30
 2 YEAR-24 HR. STORM = ELEV. 588.55
 10 YEAR-24 HR. STORM = ELEV. 589.22
 100 YEAR-24 HR. STORM = ELEV. 590.75
 INV. 588.06

OUTFALL STRUCTURE 2
 RIM 590.80 (FRONT)
 RIM 592.10 (REAR)
 INV. 589.60
 26 LF 6" PVC @ 27.31%
 LOT 26
 INV. 582.50

8 LF 24" HDPE @ 0.15%
 ST. M.H. 8
 27+09.8
 RIM 595.25
 INV. 589.83

49 LF 15" HDPE @ 0.20%
 ST. M.H. 5
 25+26.5
 RIM 594.25
 INV. 590.18

73 LF 24" HDPE @ 0.15%
 ST. M.H. 6
 26+33.1
 RIM 595.18
 INV. 590.03

58 LF 24" HDPE @ 0.15%
 ST. M.H. 7
 26+73.9
 RIM 595.35
 INV. 589.92

PRE-TREATMENT CHAMBER 3
 27+05.8
 RIM 595.41
 INV. 589.82

1 YEAR-24 HR. STORM = ELEV. 589.76
 2 YEAR-24 HR. STORM = ELEV. 589.82
 10 YEAR-24 HR. STORM = ELEV. 589.98
 100 YEAR-24 HR. STORM = ELEV. 590.45

CONTRACTOR TO REMOVE EXISTING TEMPORARY TURN-AROUND PRIOR TO DEDICATION

CONTRACTOR TO OBTAIN A ROAD BOND TO COVER ANY DAMAGE THAT MAY OCCUR TO DUBLIN LANE DURING CONSTRUCTION.

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CONTRACTOR TO REMOVE EXISTING TEMPORARY TURN-AROUND PRIOR TO DEDICATION

SPECIAL NOTES:
 Ponds:
 If gravely sands or fractured bedrock is observed during pond excavation, a liner will be needed to sustain a permanent pool of water. Acceptable options include: (a) six (6) to twelve (12) inches of clay soil (minimum 50% passing the #200 sieve and a maximum permeability of 1 x 10⁻⁵ cm/sec), (b) a 30 mm poly-liner (c) bentonite, (d) use of chemical additives (see NRCS Agricultural Handbook No. 386, dated 1961, or Engineering Field Manual) or (e) a design prepared by a Professional Engineer registered in the state of New York.
 Rear Yards of Sublots 4 thru 25
 Rear yards shall be filled with lightly compacted loamy sand, sandy loam, loam, silt loam, silt, or sandy clay loam having a clay content of less than 20 percent, or filled with clay soils provided the following treatment is applied:
 1) Apply 3 inches of compost over placed clay subsoil.
 2) Till compost into subsoil to a depth of at least 12 inches using a cot-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
 3) Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.
 4) Apply topsoil to a depth of 6 inches.
 5) Seed or sod area.
 Compost shall be aged, from plant derived materials, free of viable weed seeds, have no visible free water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

LEGEND:
 SEE SPECIAL NOTES FOR REAR YARDS OF SUBLOTS 4 THRU 25

NOTES:
 1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF PENDLETON CONSTRUCTION SPECIFICATIONS AND DETAILS.
 2. BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAX. SIX INCH LIFTS.
 3. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SHALL MEET AASHTO M-294 SPECIFICATIONS (N-12).
 4. CONTRACTOR TO VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 5. CARE SHALL BE TAKEN IN PRESERVING ALL TREES FOUR INCHES IN DIAMETER AND GREATER, AND IF DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH SIMILAR SPECIES AT A SIZE CONFORMING TO TOWN SPECIFICATIONS.
 6. DRY RIP-RAP (100# MIN. - TYPICAL), THE STONES SHALL BE PLACED SO THAT THE DIMENSION APPROXIMATELY EQUAL TO THE LAYER THICKNESS IS PERPENDICULAR TO THE SLOPE SURFACE AND THAT THE WEIGHT OF THE STONE IS CARRIED BY THE UNDERLYING MATERIAL AND NOT BY THE ADJACENT STONES. ON SLOPES, THE LARGEST STONES SHALL BE PLACED AT THE BOTTOM OF THE SLOPE. THE DRY RIP-RAP SHALL BE PROPERLY ALIGNED AND PLACED SO AS TO MINIMIZE VOID SPACES BETWEEN ADJACENT STONES. THE SPACES BETWEEN THE STONES SHALL BE FILLED WITH SPALLS OF SUITABLE SIZE.

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APPENDIX F

STORM WATER CONTROL FACILITY MAINTAINCE AGREEMENT

STORM WATER CONTROL FACILITY MAINTENANCE AGREEMENT

This Storm Water Control Facility Maintenance Agreement (“Agreement”), dated as of August ____, 2019, is entered into by Camp-Roll, LLC with an address of 5500 Main Street, Suite 343, Williamsville, NY 14221 (“Owner”).

Whereas, the Owner is the owner of certain real property located on Campbell Boulevard in the Town of Pendleton, Niagara County, NY which is more particularly described in Schedule A attached (“Premises”), upon which Premises the Owner intends to develop a 50-lot residential subdivision commonly known as Meadows at Pendleton North Subdivision (“Project”); and

Whereas, the Owner has submitted to the Town of Pendleton, NY a request to create a new Storm Water District for the Project which includes the commitment by the Town to inspect and maintain the Storm Water Control Facilities as described in the plans approved; and

Whereas, the Owner and the District desire that the storm water control measures depicted in the plans, which include, without limitation, drainage ditches, pipes, catch basins, manholes, pre-treatment structures, and retention ponds (collectively, the “Storm Water Control Measures”) be constructed in accordance with the plans, and thereafter be inspected, maintained, cleaned, repaired, replaced, and continued in perpetuity as set forth in the plans to ensure optimum performance of such Storm Water Control Measures.

Now, therefore, the Owner agrees as follows:

1. This agreement binds the Owner, his successor and assigns, to the construction of the Storm Water Control Measures as depicted in the plans.
2. The Town of Pendleton Storm Water District as established for this Project (“SWD”) shall maintain, clean, repair, replace, and continue the Storm Water Control Measure as and when necessary to ensure the optimum performance thereof to design specifications.
3. The Town of Pendleton SWD shall be responsible for all expenses related to the re-construction and maintenance of the Storm Water Control Measures and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities.
4. The Town of Pendleton SWD shall provide for the periodic inspections of Storm Water Control Measures, not less than once in every five (5) year period, to determine the condition and integrity of the Storm Water Control Measures. Such inspection shall be performed by a professional engineer licensed in the State of New York. The Town of Pendleton SWD shall cause such engineer to prepare and submit to the Town, within thirty (30) days after each inspection, a written report of the findings, including recommendations of actions necessary for the continuation and optimum performance of the Storm Water Control Measures.
5. The Town of Pendleton SWD shall not authorize, undertake, or permit the alteration, abandonment, modification, or discontinuance of the Storm Water Control Measures without written approval of the Town.
6. The Town of Pendleton SWD shall undertake all necessary repairs and replacements of the Storm Water Control Measures as may be recommended by the engineer referred to in Section 4 above.
7. If required by the District, this Agreement shall be recorded in the Office of the Clerk of Niagara County, NY.

8. This Agreement is made for the sole benefit of the Town of Pendleton SWD and creates no rights in any other party, including, without limitation, other landowners and other governmental agencies. There are no third-party beneficiaries of this Agreement. The rights of the SWD under this Agreement may be exercised only by the SWD and may not be assigned to any other party.

In Witness Whereof, the undersigned have executed this Agreement effective as of August ____, 2019.

Paul Bliss, Managing Member
Camp-Roll, LLC

STATE OF NEW YORK
COUNTY OF _____

On the ____ day of August, 2019, before me, the undersigned, personally appeared Paul Bliss in his capacity as Managing Member of Camp-Roll, LLC, known to me and acknowledged that he executed this instrument on behalf of the Owner.

Notary Public

APPENDIX G

STORM WATER DISTRICT ANNUAL MAINTENANCE COST ESTIMATE

Annual Cost Estimate for Inspection and Maintenance - Meadows at Pendleton North Storm Water District

Item/Expense Description	Estimated Annual Cost				
Annual Maintenance					
Annual District Inspection and Report Professional Engineer to inspect each component of the storm water treatment system and prepare an inspection report of findings and recommended maintenance - 2x per year \$ 500.00 per inspection	\$1,000.00				
Cleaning and maintenance of three (3) Pre-treatment structures (every 2 years) \$ 1500.00 per structure x 3 structures x 2 years = \$ 4500.00/2 years = \$ 2250.00 annually	\$2,250.00				
Long-Term Maintenance					
Long-Term Maintenance of Storm Water Conveyance System Catch basins, manholes, pipes, ditches and structures will require cleaning every 5+/- years Estimated cost for cleaning all items \$ 10,000.00 divided by 5 years = \$ 2,000.00 annually	\$2,000.00				
Long-Term Maintenance of Retention Ponds (2) Ponds will likely need dewatering and dredging approximately every 40 years Estimated cost for this operation is \$ 125,000.00 each x 2 ponds = \$ 250,000.00/40 years = \$ 6,250.00 annually	\$6,250.00				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Total Annual Cost</td> <td align="right">\$11,500.00</td> </tr> <tr> <td>Cost per lot (\$11,500/50 lots)</td> <td align="right">\$230.00*</td> </tr> </table>		Total Annual Cost	\$11,500.00	Cost per lot (\$11,500/50 lots)	\$230.00*
Total Annual Cost	\$11,500.00				
Cost per lot (\$11,500/50 lots)	\$230.00*				

*Town of Pendleton to determine final rate and timeframe for implementation relative to individual lot sales and home construction.