



THE CITY OF BUFFALO

PLANNING BOARD

~AGENDA~

912 City Hall
Buffalo, NY 14202
<http://www.buffalony.gov>

James Morrell

Tuesday, September 8, 2026

4:00 PM

OPS Conference Room

I. Call to Order

This meeting will be held via videoconferencing and in-person. Anyone who wishes to attend may do so in Room 912 City Hall or via videoconferencing. To join online, go to www.microsoft.com/en-us/microsoft-teams/join-a-meeting, Meeting ID: 294 099 241 755 91, Password: Ur3MP2kE; or by phone by calling (716) 221-4568, Phone Conference ID: 898 322 739#.

II. Roll Call

III. Minutes Approval

1. 7-27-26 Planning Board Meeting Minutes

IV. Public Hearings

2. 1002 Abbott Rd. — Construct a one-story 2,970 SF Commercial Building (N-3E Zone).

V. New Business

3. Abdullah, Z - Special Use Permit 412 Auburn for Neighborhood Shop in N-2R zone (NIA)(Hrg 10/6/26) 9/8/26 CDPB
4. Islam, M - Special Use Permit - 416 Wohlers for Assembly in N-3R zone (MAS)(Hrg 10/6/26) 9/8/26 CPBD
5. Jefferson, K - Special Use Permit 674 Jefferson for Rooming House in N-3E zone (ELL)(Hrg 10/6/26) 9/8/26 CDPB

VI. Adjournment



THE CITY OF BUFFALO

The City of Buffalo Planning Board

Minutes • July 27, 2026

912 City Hall

Buffalo, NY 14202
<https://www.buffalony.gov>
James Morrell

Regular Planning Board Meeting **OSP Conference Room**
912 City Hall, 65 Niagara Sq., Buffalo, NY 14202

4:00 PM

I. Call to Order

The meeting was called to order at 4:04 PM by Chairman James Morrell

Attendee Name	Present	Absent	Late	Arrived
James Morrell	☒	☐	☐	
Cynthia Schwartz	☐	☒	☐	
Martha Lamparelli	☒	☐	☐	
Scott Billman	☒	☐	☐	
Arthur Hall	☐	☒	☐	
Len Sciolino	☒	☐	☐	

This Meeting Will be Held Via Videoconferencing and In-Person. Anyone who Wishes to Attend May Do So in Room 912 City Hall or Via Videoconferencing. to Join Online, Go to Www.Webex.Com or Call 1-415-655-0001; Meeting Number 173 504 2665 Password: PublicComment (Not Required for Phone)

II. Approval of Meeting Minutes

1. Planning Board - Regular Planning Board Meeting - Jul 13, 2026 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Len Sciolino
SECONDER:	Martha Lamparelli
AYES:	James Morrell, Martha Lamparelli, Scott Billman, Len Sciolino
ABSENT:	Cynthia Schwartz, Arthur Hall

III. Public Hearings

2. 981 Broadway - Renovation of the Broadway Market and Construction of a 73-space Accessory Parking Lot. N-3C Zone

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Scott Billman
AYES:	James Morrell, Martha Lamparelli, Scott Billman, Len Sciolino
ABSENT:	Cynthia Schwartz, Arthur Hall

981 Broadway - Renovation of the Broadway Market and Construction of a 73-Space Accessory Parking Lot. N-3C Zone

Negative Declaration Adopted

RESULT:	APPROVE SITE PLAN [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Scott Billman
AYES:	James Morrell, Martha Lamparelli, Scott Billman, Len Sciolino
ABSENT:	Cynthia Schwartz, Arthur Hall

3. 179-239 Grey Street - Construction of 15 Single-Family Homes. N-3R Zone

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Len Sciolino
AYES:	James Morrell, Martha Lamparelli, Scott Billman, Len Sciolino
ABSENT:	Cynthia Schwartz, Arthur Hall

- 179-239 Grey Street - Construction of 15 Single-Family Homes. N-3R Zone

Negative Declaration Adopted

RESULT:	APPROVE SITE PLAN [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Len Sciolino
AYES:	James Morrell, Martha Lamparelli, Scott Billman, Len Sciolino
ABSENT:	Cynthia Schwartz, Arthur Hall

4. 1669 Fillmore Avenue - Construction of a 16,000 SF Daycare Center. D-IL Zone

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Len Sciolino
SECONDER:	Scott Billman
AYES:	James Morrell, Martha Lamparelli, Scott Billman, Len Sciolino
ABSENT:	Cynthia Schwartz, Arthur Hall

- 1669 Fillmore Avenue - Construction of a 16,000 SF Daycare Center. D-IL Zone

Negative Declaration Adopted

RESULT:	APPROVE SITE PLAN [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Len Sciolino
AYES:	James Morrell, Martha Lamparelli, Scott Billman, Len Sciolino
ABSENT:	Cynthia Schwartz, Arthur Hall

IV. Old Business

5. 976 Elmwood - Major Site Plan Modification. N-2C Zone

The board approved the modifications to the site plan for this project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Len Sciolino
SECONDER:	Martha Lamparelli
AYES:	James Morrell, Martha Lamparelli, Scott Billman, Len Sciolino
ABSENT:	Cynthia Schwartz, Arthur Hall

V. Adjournment

The meeting was closed at 5:04 PM

City Clerk



Minor Site Plan Application

City of Buffalo - Office of Strategic Planning

Applicant Information

Property Owner Name(s): Buffalo Rehab Group Physical & Occupational Therapy PC

Phone Number: [REDACTED] Email: [REDACTED]

Address: 2100 Union Rd. City: West Seneca State: NY Zip: 14224

Applicant Name(s): Dean Architects PLLC

Phone Number: [REDACTED] Email: [REDACTED]

Address: 83535 Main Street City: Clarence State: NY Zip: 14221

Contractor Name(s): Lamparelli Construction

Phone Number: [REDACTED] Email: [REDACTED]

Address: 590 Kennedy Rd City: Cheektowaga State: NY Zip: 14227

Property Information

Assessed Address: 1001 Abbott Road

Area of Parcel (square feet): 16,015.92 sf Acres: 0.367 A

Zone: N-3E Mixed Use Edge Zone Overlay (if applicable): NA

Current Use: Vacant (Previous Service Station)

Historic District/Property (if applicable): NA

Statement of Intent

Briefly state the intent of the project (attach additional information if needed):

Construction of a new 1 story 2970 sf building for use as a physical and occupational therapy facility. along with associated parking and landscaping.



Minor Site Plan Application

City of Buffalo - Office of Strategic Planning

Project Description

- ☒ New construction of a principal building
☐ Addition of an existing principal building
☐ Substantial renovation
☐ Substantial façade renovation
☐ New construction or reconstruction of parking lot
☐ New construction of a loading area

Describe the following (as applicable):

Project Use and Size:

Existing use(s): Vacant

Square feet: 0

Proposed use(s): Physical Rehabilitation

Square Feet: 2,970

Existing number of dwellings: 0

Proposed number of dwellings: 0

Building type (if in a Neighborhood Zone): Shopfront

Total Building Square feet: 2,970

Ground Floor Square Feet: 2,970

Lot Dimensions/Coverage:

Lot area (square feet): 16,015.92 SF

Lot width (feet): 128.0

Building coverage (percent): 18.5%

Impervious coverage (percent): 83.7

Total project cost: \$800,000.00

Total jobs created: 10

Total construction time frame: 6 Mo.

Parking/Loading:

Parking lot construction/reconstruction: Square feet: 9,899 sf Spaces: 30

Loading area construction: Square feet: 0 Number of loading berths: 0



Minor Site Plan Application

City of Buffalo - Office of Strategic Planning

Materials:

Façade Materials: Cement Board Siding, Cultured Stone accents

Landscaping Materials: Crimson King Maple Street Trees

Required City of Buffalo approvals: Building Permit

Disclosure Affidavit

I affirm that the information provided above is true and accurate to the best of my knowledge:

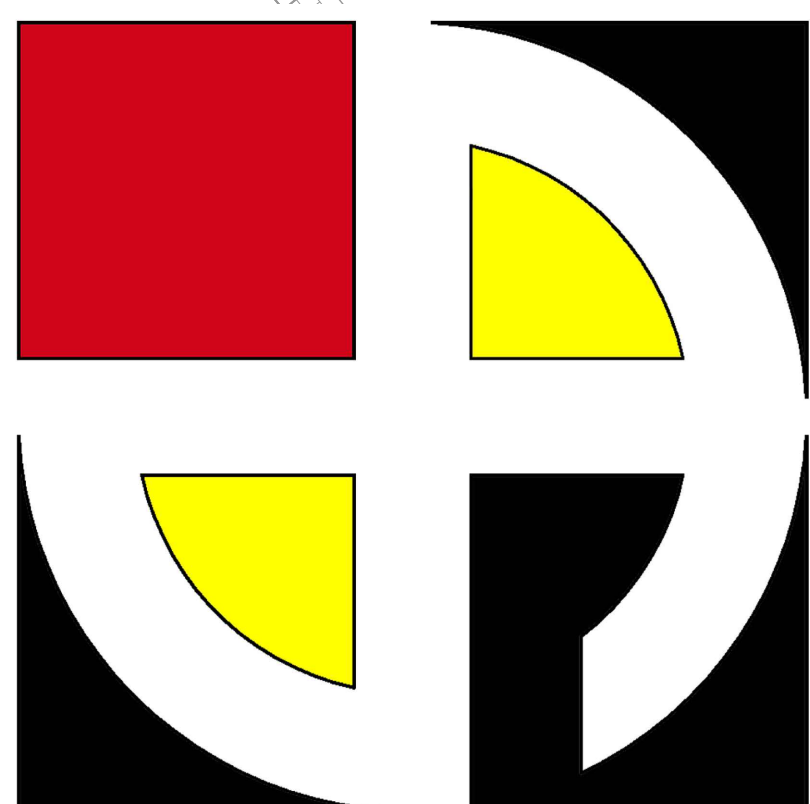
Property owner or applicant name (print): Mark Dean Date: 6-8-26

Property owner or applicant signature: _____



Buffalo Rehab Group

1002 Abbott Road
Buffalo, NY 14220

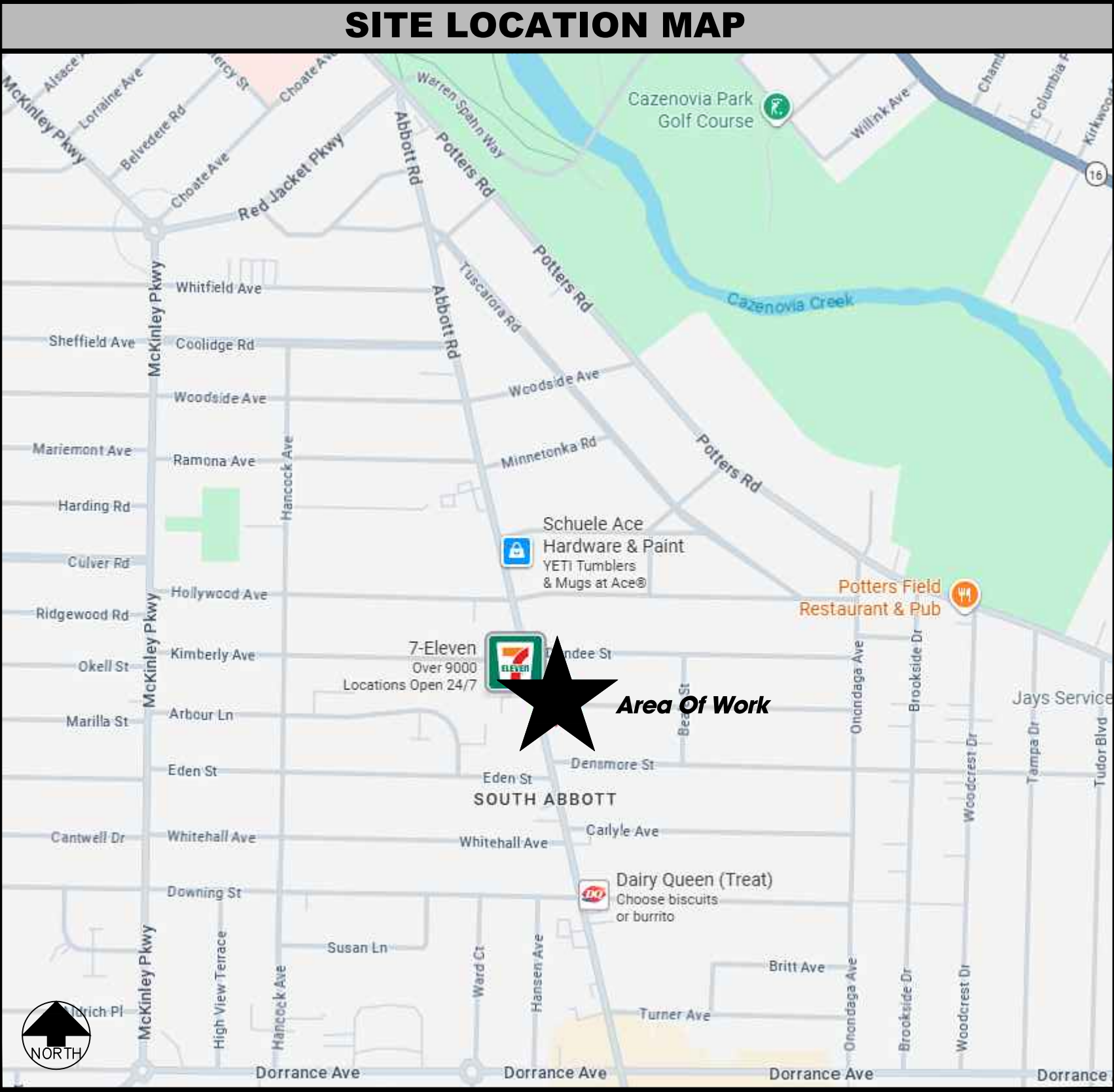


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FAX: (716) 651-0382

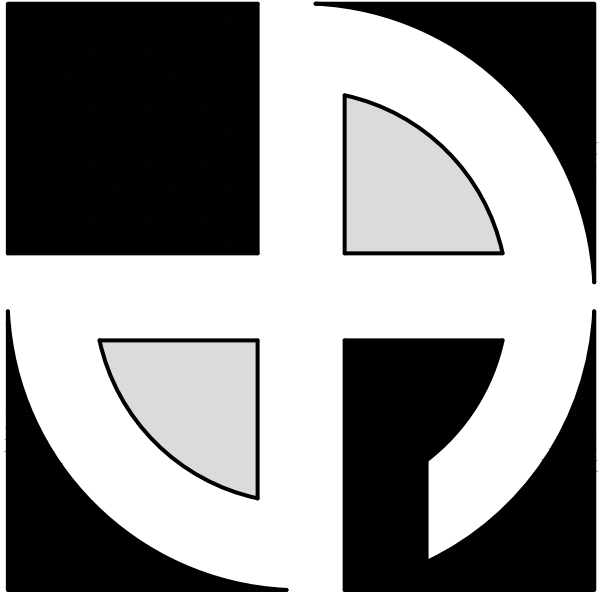
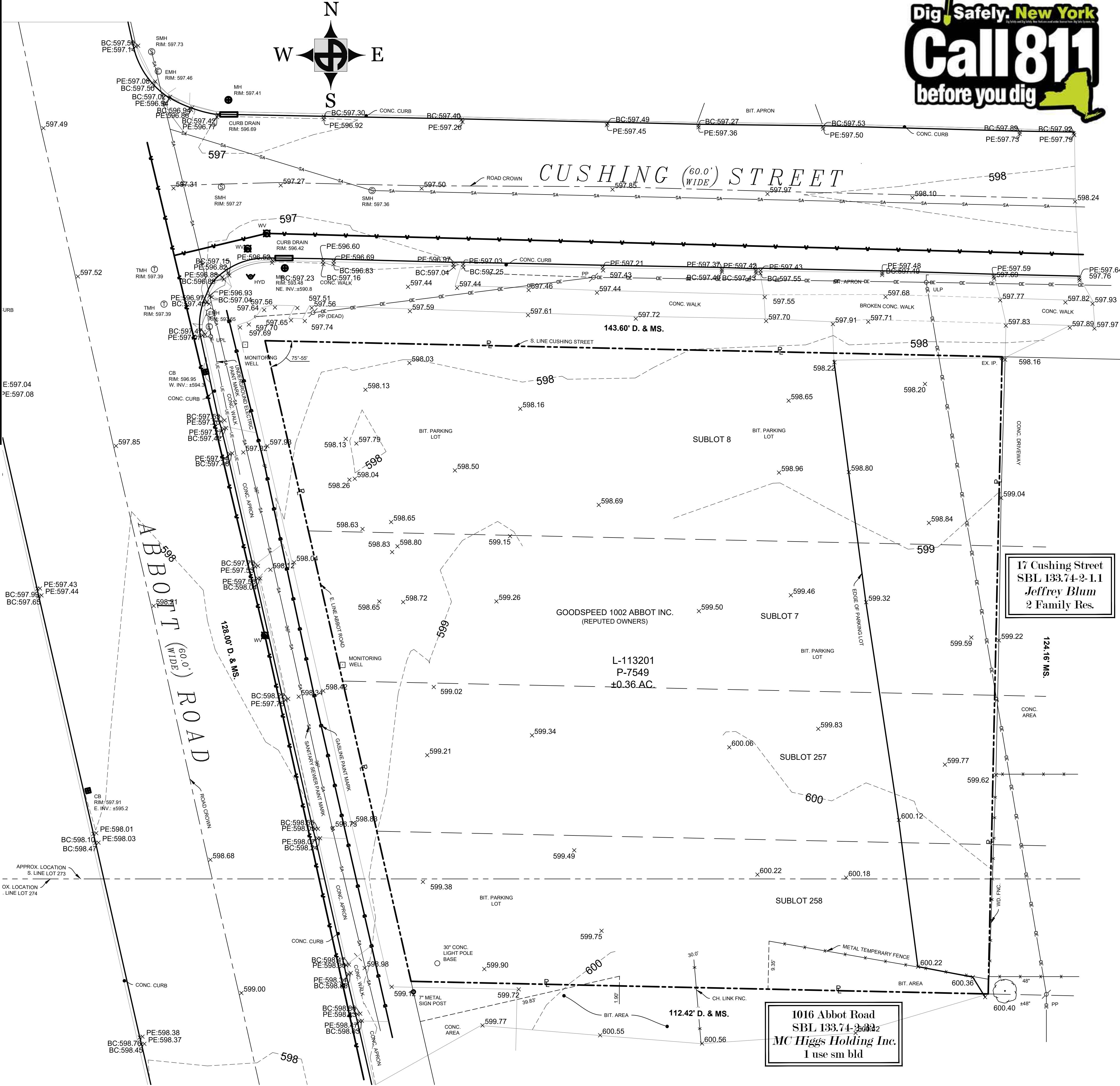
26-110

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Survey As Provided By
360 Land Survey
2368 Maryland Avenue
Niagara Falls, NY 14305

(716)-587-8380
On June 10, 2022



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No.	Description	Date	By

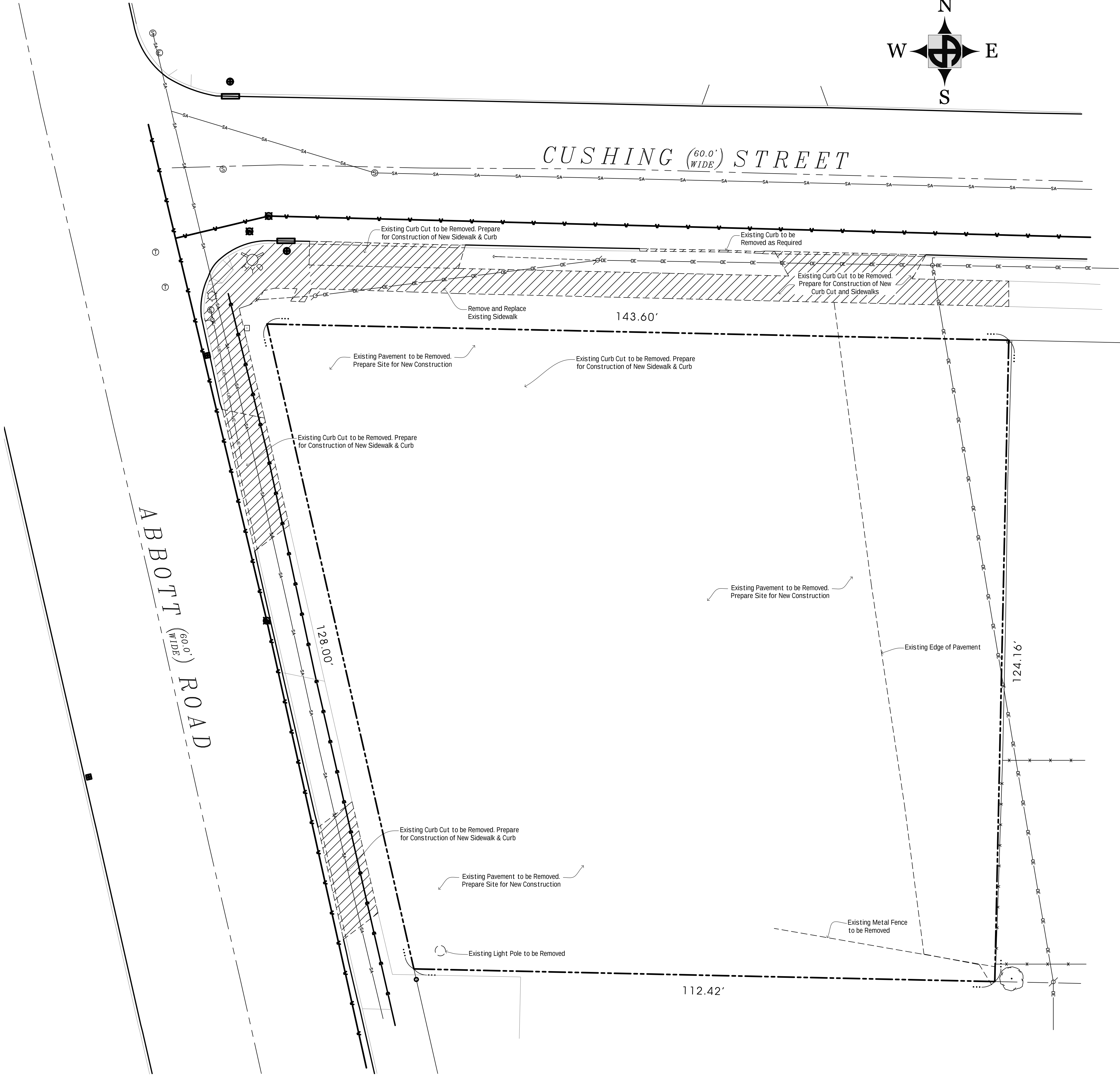
DATE: 08-27-26
DRAWN BY: B. Friedman
CHECKED BY: M. Dean
SCALE: 1:10

TOPOGRAPHIC
SURVEY

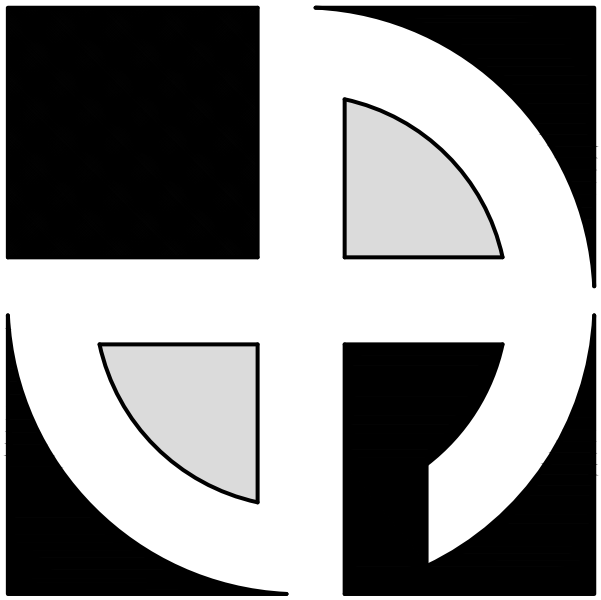
C0.0

DEMOLITION NOTES

1. Conform to applicable state and local codes for demolition work including safety of adjacent structures, dust control run off and disposal.
2. Notify all affected utility companies before starting work and comply with their requirements.
3. Mark location off all utilities.
4. Do not close or obstruct roadways, sidewalks or hydrants without proper permits.
5. Conform to applicable regulatory procedures when discovering hazardous or contaminated materials.
6. Provide, erect and maintain temporary barriers and security devices at locations required to prevent entrance to work area.
7. Prevent movement or settlement of structural components. Provide bracing and shoring as required.
8. Cease operations immediately if structure appears to be in danger, notify architect. Do not resume operations until directed.
9. Disconnect and remove or cap all existing utilities within building source to point of incoming service.
10. Remove materials to be reinstalled or retained in a manner to prevent damage.
11. Remove demolished materials from the site. Do not burn or bury materials on site. Leave site in clean condition.
12. Remove all interior partitions noted on demolition plan for removal. Proper care should be taken to provide proper bracing of the structure.
13. Remove all electrical wiring and appurtenances in demo walls throughout the structure.
14. Remove all plumbing pipes and fixtures as required by demolition and new construction. Cap sanitary lines below slab, cut supply lines back to nearest branch pipe.
15. Prior to any demolition work contractor must field verify all existing mechanical, plumbing & electrical work located in the tenant space which affects the adjacent tenant spaces. The landlord & the adjacent tenants must be notified a minimum of 12 hours prior to shutdown of any shared mechanical, plumbing & electrical systems. Disruption of any adjacent tenant space during operating hours will be unacceptable reference mechanical, plumbing, fire protection & electrical drawings & notes, and coordinate all demolition with new work.
16. Walls, partitions, doors, frames & other items to be removed are shown dashed. Services within walls & partitions shall also be removed. Edges of walls shown to remain shall be saw cut or cleanly toothed to accept new construction. Repair & patch existing walls shown to remain where intersecting walls, doors, frames, etc. are shown to be removed & where existing construction will now be exposed in the new construction.
17. Existing construction shown to remain including but not limited to walls, Partitions, doors, frames, etc. shall be protected during demolition. Damage to existing construction shown to remain shall ne restored to match pre-damaged condition
18. Provide all necessary shoring, bracing, & support to prevent movement, settlement, or collapse of structure or element to be demolished, & adjacent structure or element shown to remain. Shoring & bracing shall be designed by contractors professional engineer licensed in the applicable jurisdiction
19. Provide temporary weather protection & security devices during interval between demolition & removal of existing construction on exterior surfaces & installation of new construction to ensure that no water leakage or damage occurs to structure or to interior areas of existing building
20. Existing concrete floor slabs, masonry walls & existing structural framing systems shown to be removed shall be cleanly saw cut from existing construction. Reference structural demolition drawings & notes
21. All infill or replacement work shall match existing conditions in materials, construction & finish, unless specifically noted elsewhere in the construction documents
22. Remove all existing obsolete misc non-loadbearing items in their entirety throughout tenant space above & below existing ceilings, including (but not limited to) plaster & drywall partitions, doors, frames, soffits, studs, furring, insulation, ceiling suspension systems, etc. particularly where existing items will interfere with the installation of new construction, or where existing items will be exposed in the new construction, unless specifically shown elsewhere in the contract documents to remain. Repair & patch all surfaces to remain with materials matching existing construction. Coordinate with new construction. Reference Structural Drawings for demolition details & notes
23. Remove all existing obsolete plumbing, mechanical & electrical equipment in their entirety throughout tenant space, particularly where items will interfere with the installation of new construction, or where existing items will be exposed in the new construction, unless specifically shown elsewhere in the contract documents to remain. Repair & patch with materials matching existing construction. Coordinate with new construction. Reference mechanical & electrical drawings & notes
24. Remove all existing obsolete roof mounted mechanical, plumbing & electrical equipment & devices in their entirety from the roof of the tenant space & salvage equipment per owner direction. (Including All equipment & devices serving tenant spaces to be demolished) particularly where existing items will interfere with the installation of new construction, unless specifically shown elsewhere in the contract documents to remain. Remove all gas piping & electrical conduit or wiring associated with demolished equipment back to main. Repair & patch all surfaces to remain with materials matching existing construction. Roofing contractor to patch roofing insulation, membrane & accessories with compatible materials for existing roof to maintain warranty & manufacturers requirements. Coordinate with new construction. Reference mechanical & electrical drawings and notes.
25. Contractor to selectively sawcut & remove slab for new plumbing, electrical & other underground services. Coordinate with mechanical & electrical drawings. Patch & match adjacent levels & materials. Color of patching for concrete surfaces to match adjacent existing surface
26. Remove all previous tenants finishes including flooring, floor fastening & adhesives, floor leveling/patching materials, ceiling, ceiling finishes, ceiling attachments, light fixtures, furniture, fixtures, equipment & supplies and all improvements (including but not limited to vaults, safes, customer service counters, and food preperation & food storage equipment)
27. Existing structural shall be patched & repaired top meet the following criteria.
 1. Paint-ready surface with consistent shape & uniform surface & texture to the deck
 2. All protruding elements (bolts, fasteners and other elements) removed to a height of 12'-0" above existing concrete slab
28. All mechanical ductwork & support shall be disconnected & removed back to the demising walls.
29. All abandoned electrical wiring & conduit shall be removed back to the existing panel within the premises.
30. All plumbing fixtures shall be removed along with all piping & support materials, and capped at the floor at an accessible location. All abandoned plumbing or drain lines to be cut & capped beyond demising walls at main branch, ceiling & floor. All holes or trenches shall be filled flush with existing concrete floor
31. Leave in place existing fire alarm components that connect to the fire alarm system that can be reused. Such components may be relocated by tenant & tenants expense



1 SITE DEMOLITION PLAN
1"=10'-0"



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Buffalo, NY 14220

No.	Description	Date	By

DATE:
08-27-26

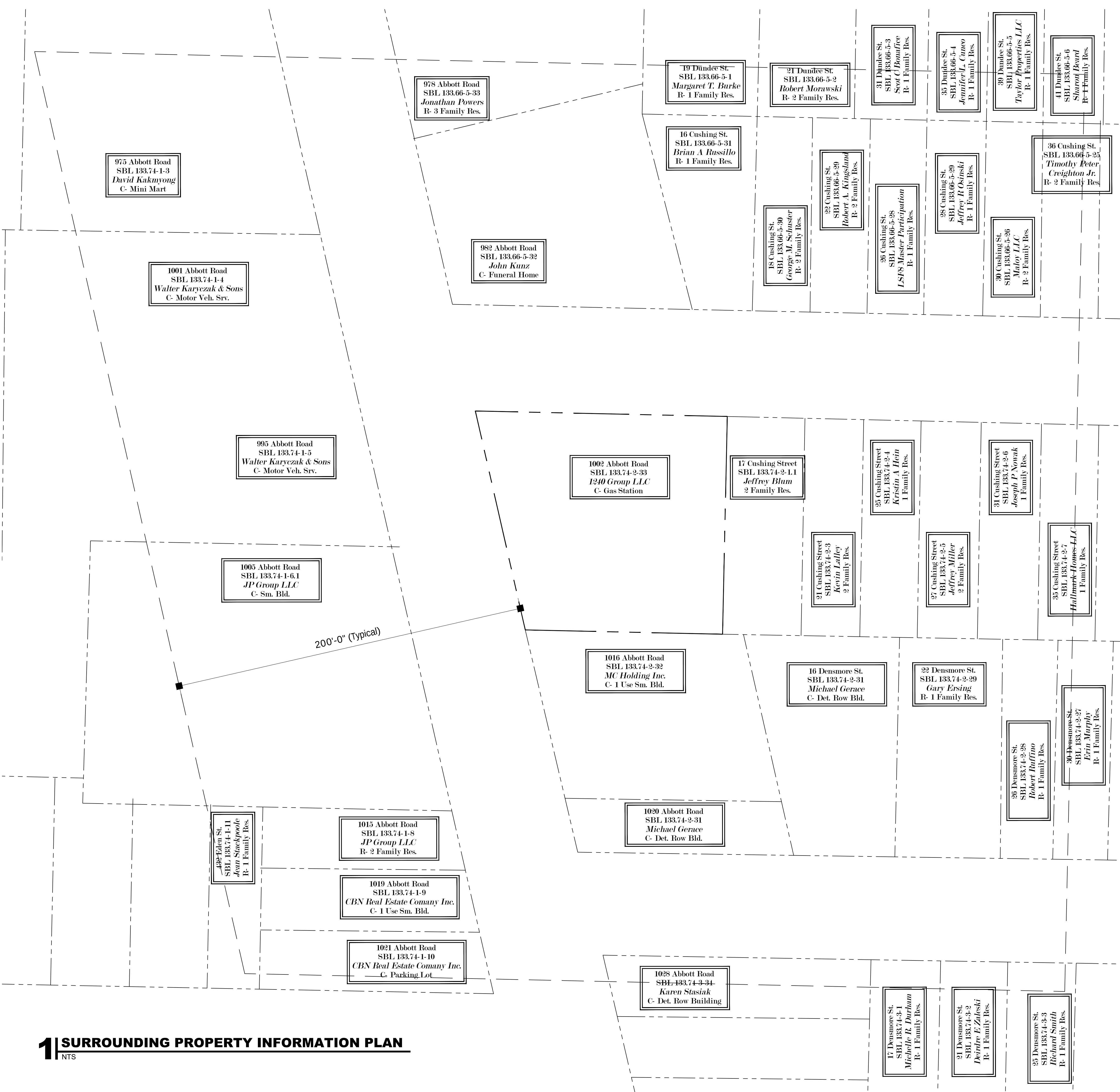
DRAWN BY:
B. Friedman

CHECKED BY:
M. Dean

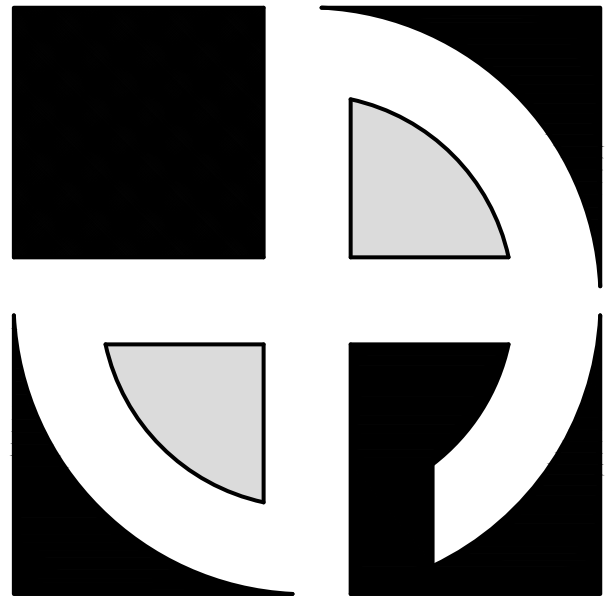
SCALE:
AS NOTED

SITE DEMOLITION
PLAN

C0.1



1 SURROUNDING PROPERTY INFORMATION PLAN
NTS



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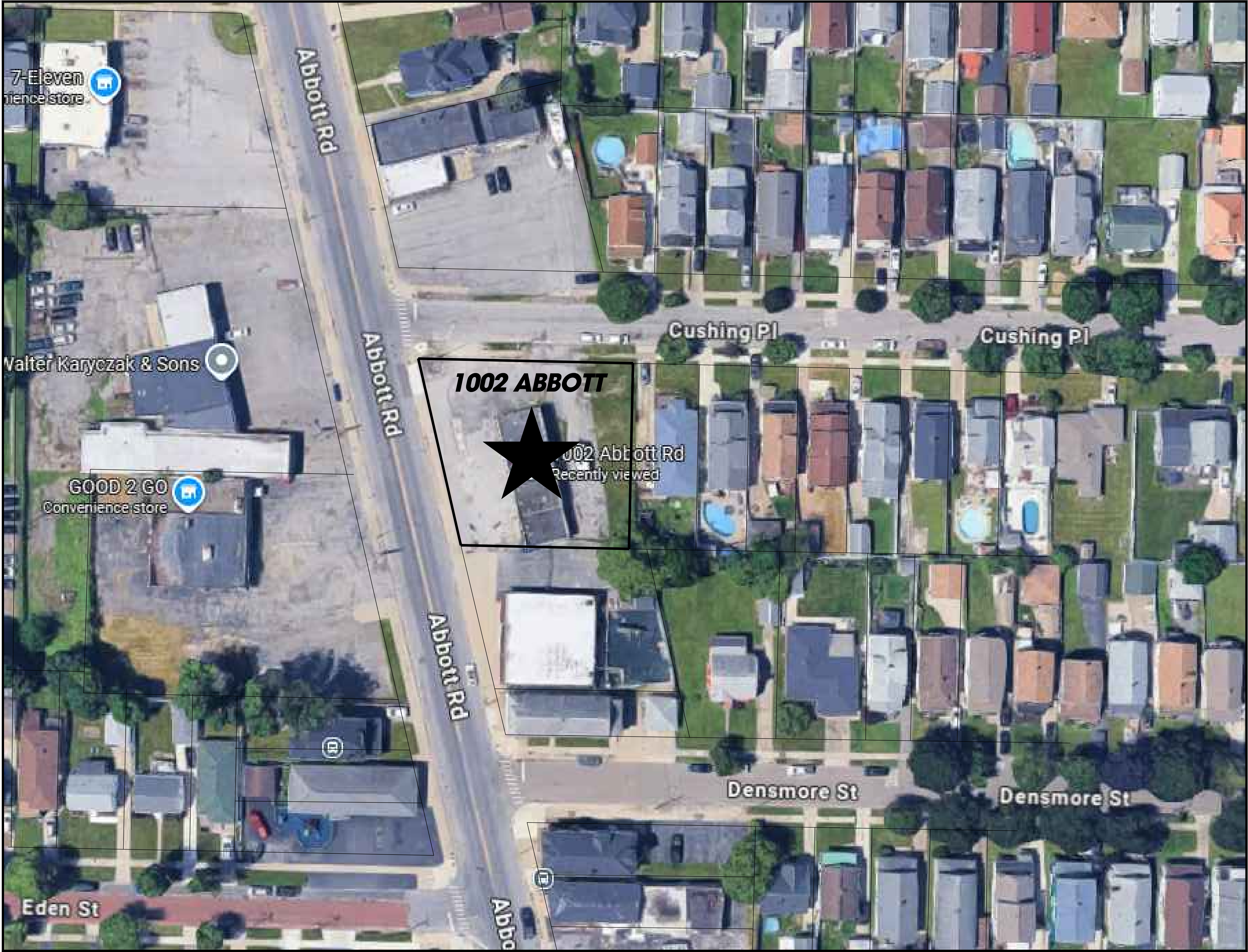
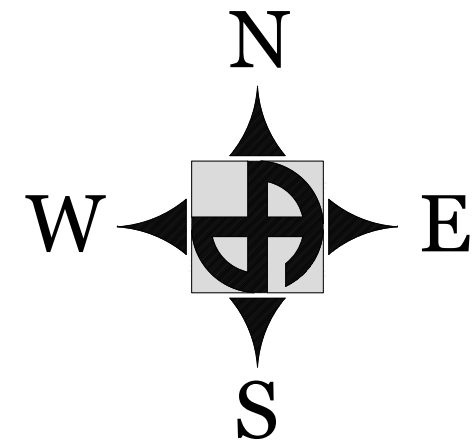
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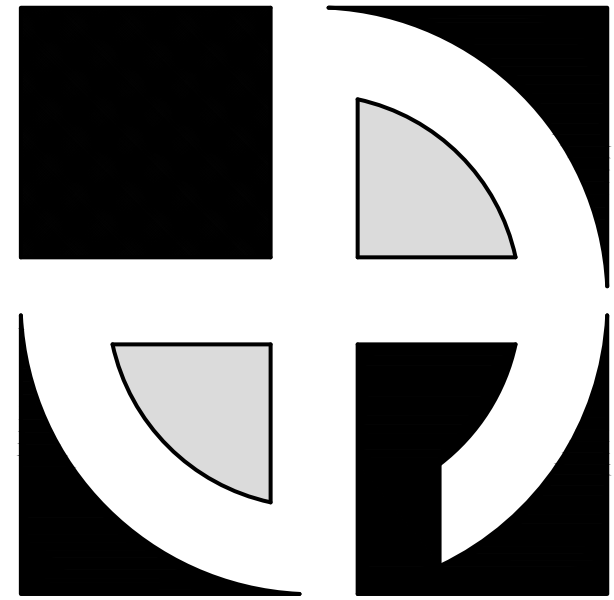
No.	Description	Date	By

DATE: 08-27-26
DRAWN BY: B. Friedman
CHECKED BY: M. Dean
SCALE: AS NOTED

SURROUNDING
PROPERTY PLAN
C0.2



1 ADJACENT CONDITIONS - AERIAL
NTS



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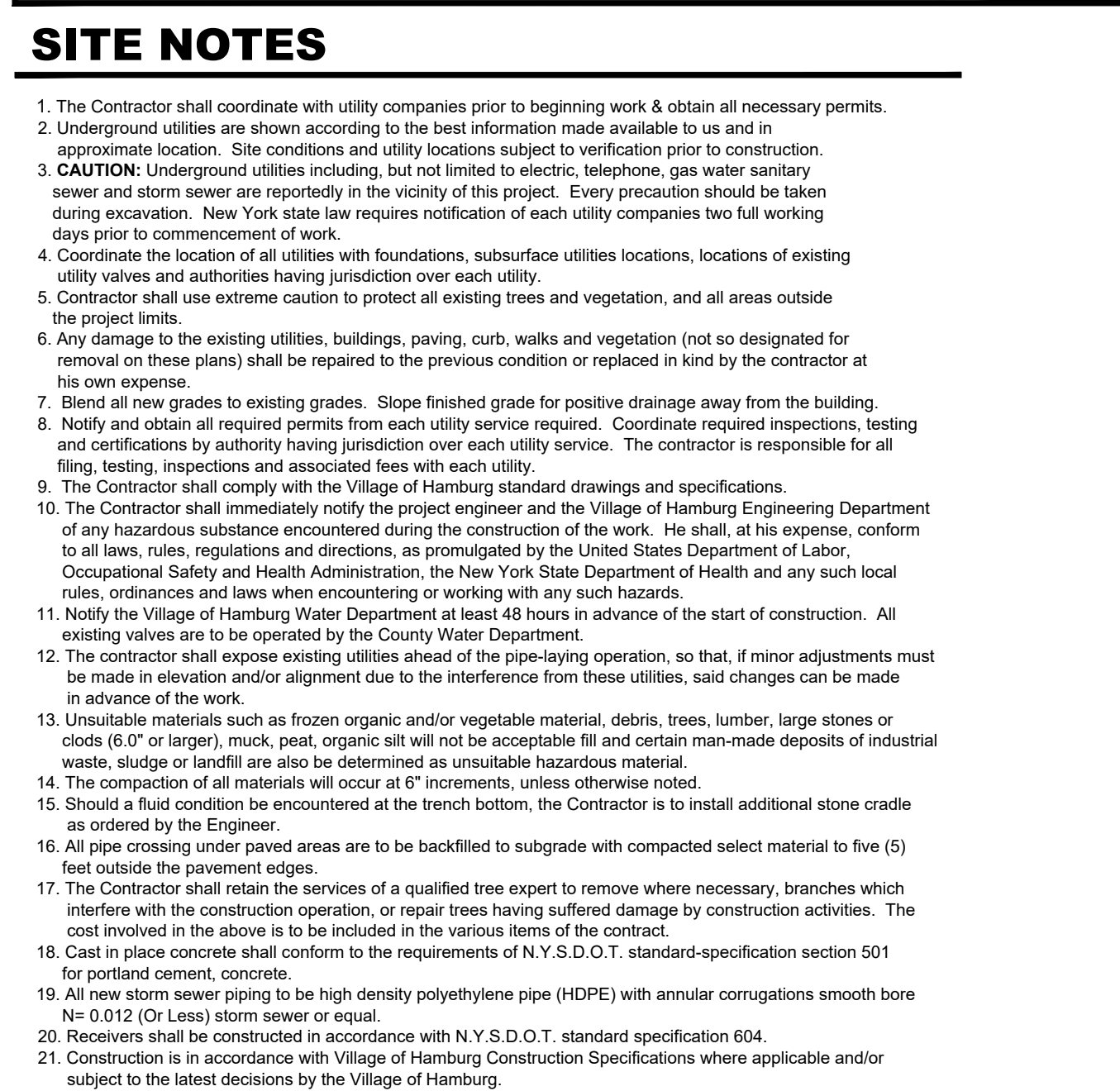
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No.	Description	Date	By

DATE: 08-27-26
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SCALE: AS NOTED

ADJACENT
CONDITIONS

C0.3



Lot Coverage Building Coverage Allowed 14,414.3 SF = 90% Actual 2,970 SF = 18.5% Impervious Allowed 16,015.9 SF = 100% Actual Bldg 2,970 Sidewalk 535 Parking 8,423 11,928 = 74.48%		Story Height Finished Ground Floor Allowed 0' / 4' Actual 0' Ground story Allowed 18' Actual 18'	
Building Set Backs Allowed Actual A. Front yard (0' Min/0' Max.) 0' 100.0 % B. Build - to Percentage (85%) 100.0 % C. Corner Side Yard (0' / 0') 0' 0' D. Interior Side Yards (0' / 30') 78'-0" E. Rear Yard (15%) (21'-6") 68'-0"		Transparency Allowed Actual A. Ground Floor Front Façade 70% 78.84% B. Ground Floor Corner Side 40% 48.03% C. Ground Floor Blank Wall Area 10' 8'-8" D. Ground Floor Blank Wall Corner 30' 6'-0" See Sheet 1.1 for Transparency Calculations	
Building Height Allowed 1 Story (18') Actual 1 Story (18')		Pedestrian Access F. Front Façade	
Landscape Requirements Parking Lot Total Area 9,418 SF Required Interior Landscaping 941 SF (10%) Actual Interior Landscaping 1,036 SF (11%)		Exterior Façade Materials 1. Stone Veneer 2. Cement Fiber Siding 3. Aluminum Fascia Vents & A/C Units Located on rear and interior side yard façades No Security Shutters	



26-110

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1002 Abbott Road
Buffalo, NY 14220

[illegible]

DATE: 08-27-26	
DRAWN BY: B. Friedman	CHECKED BY: M. Dean
SCALE: 1:10	

SITE PLAN

C1.0



Building Type: Shopfront

Description:
A shopfront is a single-story building designed to facilitate pedestrian-friendly ground floor retail or service uses.

Lot Dimensions:
Lot Area (Min) 1,000 SF
Lot Width (Min/Max) 15'/150'

Building Setbacks:

Front Yard (Min/Max): 0'/0'
Build-to percentage (Front) 85%
Corner Side Yard (Min) 0'/0'
Build-to percentage (Corner Side) 85%
Interior Side Yard (Min/Max) 0'-30'
Rear Yard (Min) 15% of Lot Depth
Max Req. 15'

Lot Coverage:

Building Coverage (Max) 90%
Impervious Coverage (Max) 100%

Building Height:

Building Height (Max) 1 Stories

Story Height:

Finished ground floor height (Min/Max) 0'/2'
Groun Story Height (Min) 18'

Transparency:

Ground floor transparency, Front Façade (Min) 70%
Ground floor transparency, Corner Side Façade (Min) 40%
Upper floor transparency, Front and Corner Side Façade NA
Ground Floor Blank Wall Width Front Façade 10'
Corner Side Façade 30'
Ground Floor Sill Height 0.5'/2.5'

Pedestrian Access:

Main Entrance Location Front Façade
Entrance Spacing (Preferred) 30'

Site:

1002 Abbot Road



1002 Abbot Rd.
Buffalo, NY

SBL: 1333.74-2-33
Lot Size: 128.0 x 143.00
Area (Total) 16,015.92 SF
Acreage 0.367675 A

Zoned N-3E Mixed-Use Edge

Permitted Building Types (3-8):

Attached House
Carriage House
Civic Building
Commercial Block
Detached House
Shopfront
Shopfront House
Stacked Units

Permitted Uses (6-4):
Residential
Civic
Lodging
Retail and Service
Employment

Permitted Frontage Elements:

Awning, Canopy, Forecourt.

Specific Standards:

Vertical articulation is required (e.g. bays, mullions, columns, piers, pilasters, recessed entries, awnings, or other architectural treatments) to visually break up the massing of the front and corner side facades into segments no greater than 25 feet in width.

Main entrance must effectively address the adjacent public realm and be given prominence on the building facade.

Exterior façade material are restricted on stacked unit buildings as follows:

- Exterior insulating finishing systems (EIFS): Prohibited.
- Standard, Fluted, or splifface Concrete Masonry Units (CMU): Prohibited.
- Vinyl Siding: Prohibited.
- Reflective wall surface material with a visible Light Reflectance (VLR) of greater than 15%: Prohibited.
- Security Devices: Prohibited.

Vents, air conditioners, and other utility elements, except where such elements are enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer, are prohibited

DECEMBER 2016

3.1.8 N-3E MIXED-USE EDGE



A. Purpose

The N-3E zone addresses transitional areas in Buffalo's streetcar neighborhoods, typically located at the edges of more intense mixed-use centers. These areas are defined primarily by a mix of homes and stores.

B. Building Types

The form requirements of the neighborhood zones are tailored to each building type in accordance with Section 3.2. The following building types are permitted in the N-3E zone:

- Attached House
- Carriage House
- Civic Building
- Commercial Block
- Detached House
- Flex Building
- Loft Building
- Shopfront
- Shopfront House
- Stacked Units
- Tower

C. General

All development in the N-3E zone must comply with the form standards of Section 3.2, as well as any applicable standards in other sections, including the following:

Frontage Elements

Principal Uses

Accessory Uses

Temporary Uses

Landscape

Fences and Walls

Stormwater

Outdoor Lighting

Corner Visibility

Site Impacts

Pedestrian Access

Bicycle Access and Parking

Vehicle Access and Parking

Transportation Demand Management

On-Premise Signs

Blocks

Rights-of-Way

Nonconformities

Section 3.3

Section 6.1

Section 6.2

Section 6.3

Section 7.1

Section 7.2

Section 7.3

Section 7.4

Section 7.5

Section 7.6

Section 8.1

Section 8.2

Section 8.3

Section 8.4

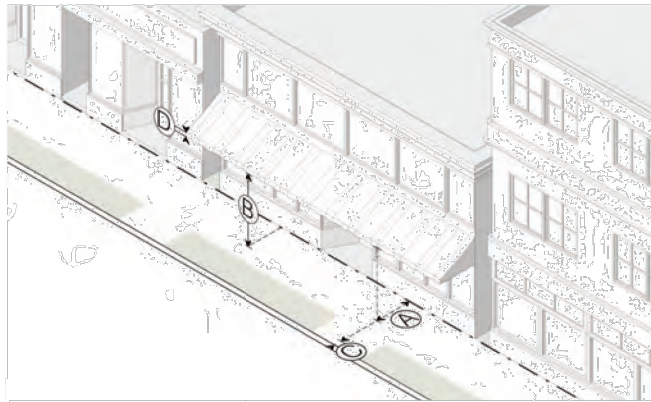
Section 9.2

Section 10.1

Section 10.2

Section 12.1

3.3.3 Awning



Description

An awning is a wall-mounted, pitched cover extending from a building and providing protection from the weather.

Dimensions

A	Projection from building facade (min)	3'
B	Vertical clearance from sidewalk level, excluding valance (min)	7.5'
C	Setback from curb line (min)	1.5'
D	Valance height (max)	6"
Separation between support posts, if applicable (min)		5'

Specific Standards

- An awning must be securely attached to and supported by the building, and must fit the windows or doors to which the awning is attached. All frames and supports must be made of metal or similar rigid material. Frames and supports made of wood or plastic are prohibited.
- An awning must be made of a durable, weather-resistant material, such as canvas, canvas-like material, nylon, vinyl-coated fabric, or metal.
- Open-ended awnings and operable awnings are encouraged. Rounded and hooped awnings are discouraged. Internally illuminated awnings are prohibited.
- An awning must not extend across more than one story of the building to which it is attached.
- An awning used as an on-premise sign is subject to the additional requirements of Section 9.2.2.



1 ABBOTT ROAD TRANSPARENCY
3/32"=1'-0"



2 CUSHING STREET TRANSPARENCY
3/32"=1'-0"

TRANSPARENCY SCHEDULE					
FLOOR	ORIENTATION	MIN. REQ. TRANSPARENCY	TOTAL FAÇADE AREA	TOTAL FENESTRATION AREA	ACTUAL TRANSPARENCY
Ground/First	Front	70%	260 SF	205 SF	78.84%
Ground/First	Corner Side	40%	456 SF	219 SF	48.03%

3.2.9 SHOPFRONT



A. Description

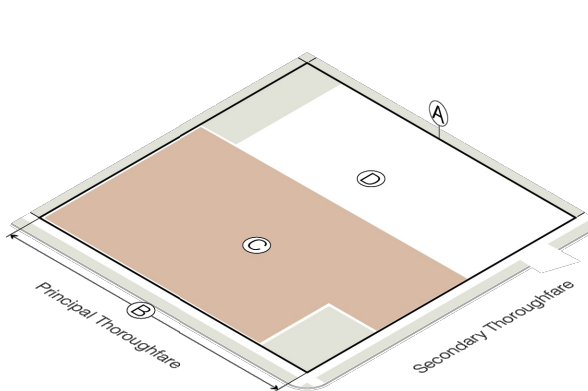
A shopfront is a single-story building designed to facilitate pedestrian-friendly ground floor retail or service uses.

B. Frontage Elements

The following frontage elements are allowed for the shopfront building type, subject to the requirements of Section 3.3:

- Arcade
- Awning
- Balcony
- Canopy
- Forecourt
- Plaza
- Porch
- Sloop

C. Lot



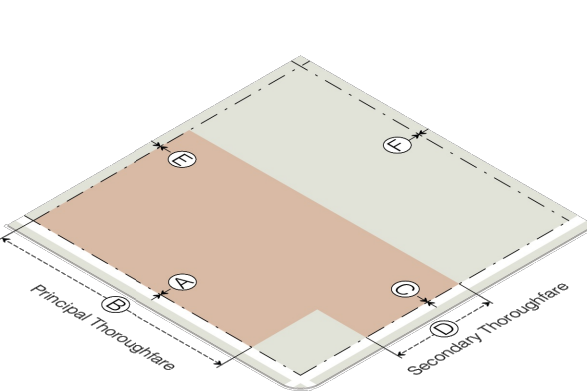
Lot Dimensions

A	Lot area (min)	1,000 SF
B	Lot width (min/max)	15'/150'

Lot Coverage

C	Building coverage (max)	90%
D	Impervious coverage (max)	100%

D. Siting



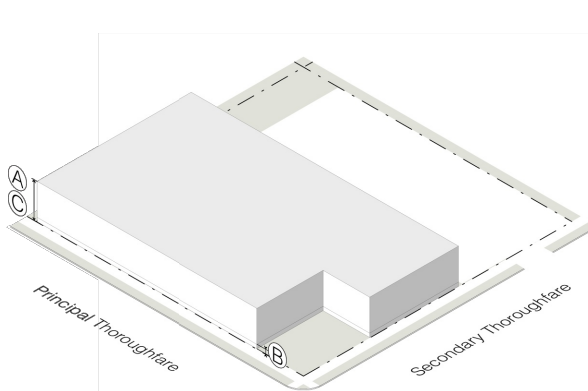
Building Setbacks

A	Front yard (min/max)	0'/0'
B	Build-to percentage, front facade (min)	85%
C	Corner side yard (min/max)	0'/0'
D	Build-to percentage, corner side facade (min)	85%
E	Interior side yards (min/max total)	0'/30'
F	Rear yard (min)	0'-15% of lot depth, but need not be greater than 15', if rear lot line abuts an N-2R, N-3R, N-4-30, or N-4-50 zone.

Supplemental Standards

1. In an N-3E zone, a maximum total of 45' may be permitted for interior side yards, only where the City Planning Board expressly permits parking in an interior side yard as part of major site plan review, per Section 8.3.3.A.3.

E. Height



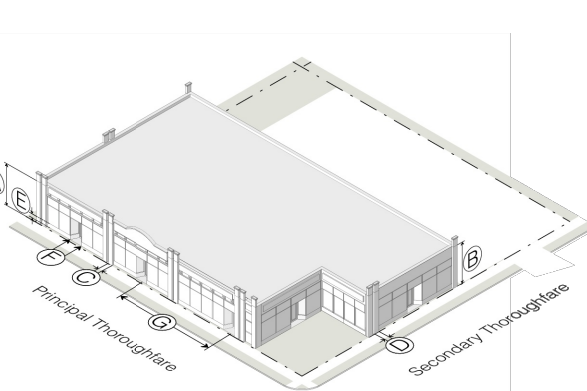
Building Height

A	Building height	1 story
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Story Height

B	Finished ground floor level (min/max)	0'/2'
C	Ground story height (min)	18'

F. Activation



Transparency

A	Ground floor transparency, front facade (min)	70%
B	Ground floor transparency, corner side facade (min)	40%
C	Ground floor blank wall width, front facade (max)	10'
D	Ground floor blank wall width, corner side facade (max)	30'
E	Ground floor window sill height, front and corner side facades (min/max)	0.5'/2.5'

Pedestrian Access

F	Main entrance location (required)	Front facade
G	Entrance spacing along front facade (preferred)	At least 1 entrance every 30'

Supplemental Standards

1. See Section 3.2.1.J for entrance spacing requirements which apply in specified sections of Elmwood Village.

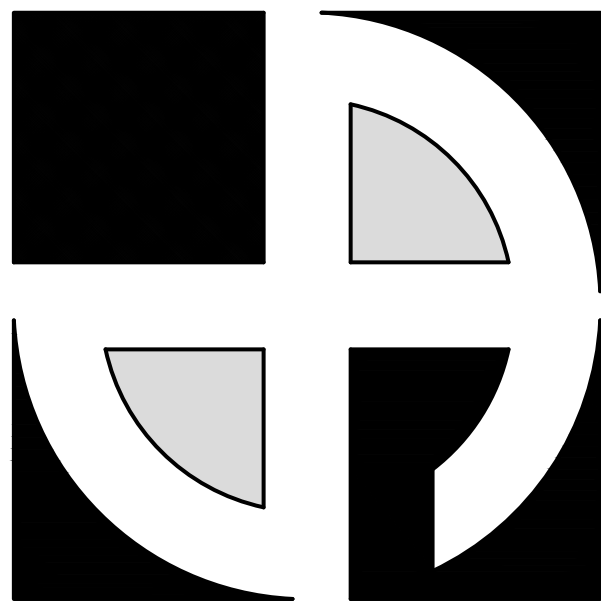
DECEMBER 2016

G. Specific Standards

- Vertical articulation is required (e.g. bays, mullions, columns, piers, pilasters, recessed entries, awnings, or other architectural treatments) to visually break up the massing of the front and corner side facades into segments no greater than 25 feet in width.
- Alterations should not cover, infill, remove, or damage significant, original architectural elements of existing shopfront buildings that are visible from the adjacent public right-of-way. In cases where original architectural elements are in poor condition and cannot be restored, replication of original elements with new elements is encouraged.
- A main entrance must effectively address the adjacent public realm and be given prominence on the building facade. This may be satisfied through the use of architectural features such as entranceway roofs, entranceway recesses, a chamfered corner, sidelight windows, transom window, or other adjacent windows; additional mouldings with expression lines; or a bay of unique width.
- Exterior facade materials are restricted on shopfront buildings, as follows:
 - Exterior insulating finishing systems (EIFS) are prohibited on front and corner side facades.
 - Standard, fluted, or split face concrete masonry units (CMUs) are prohibited above the basement level on front and corner side facades. Glazed or heavily polished CMUs are allowed.
 - Vinyl siding is prohibited.
 - Reflective wall surface material with a Visible Light Reflectance (VLR) of greater than 15% is prohibited.
- Vents, air conditioners, and other utility elements, except where such elements are enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer, are

prohibited as part of a front or corner side facade.

- Security devices such as coiling shutters and accordion gates are prohibited on front or corner side facades, except where such devices are at least 50% transparent and located wholly behind a window or door, when viewed from the public right-of-way.



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26-110

Buffalo Rehab Group
1002 Abbott Road
Buffalo, NY 14220

No.	Description	Date	By

DATE:

08-27-26

DRAWN BY:

B. Friedman

CHECKED BY:

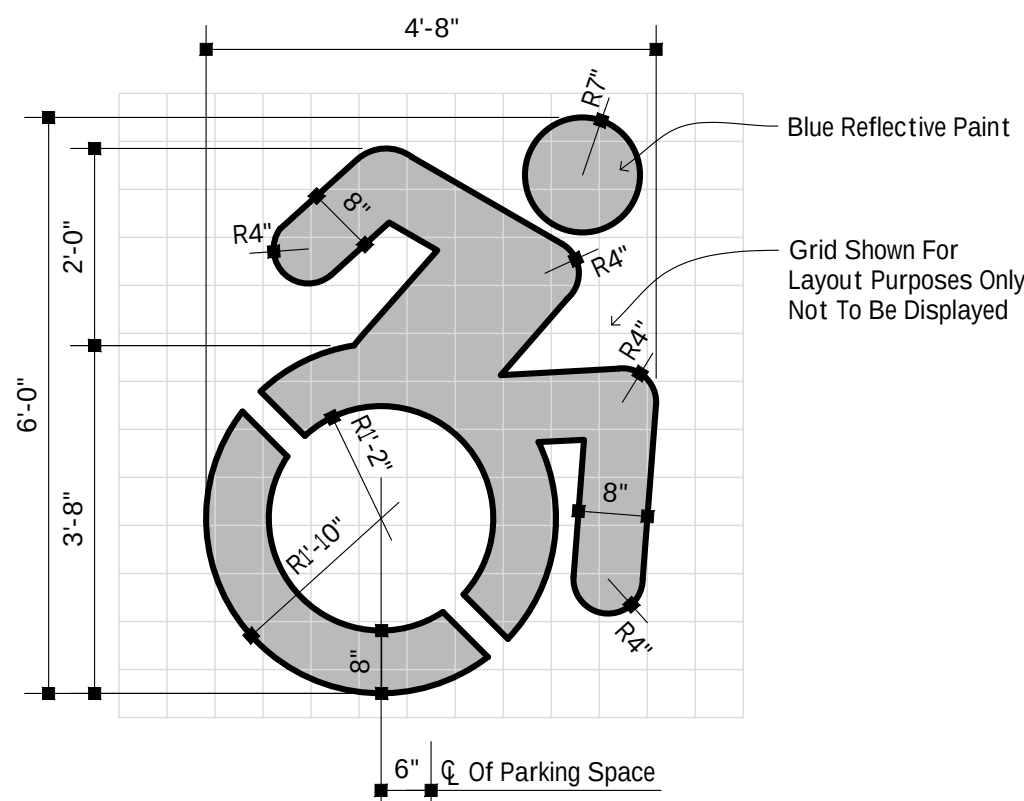
M. Dean

SCALE:

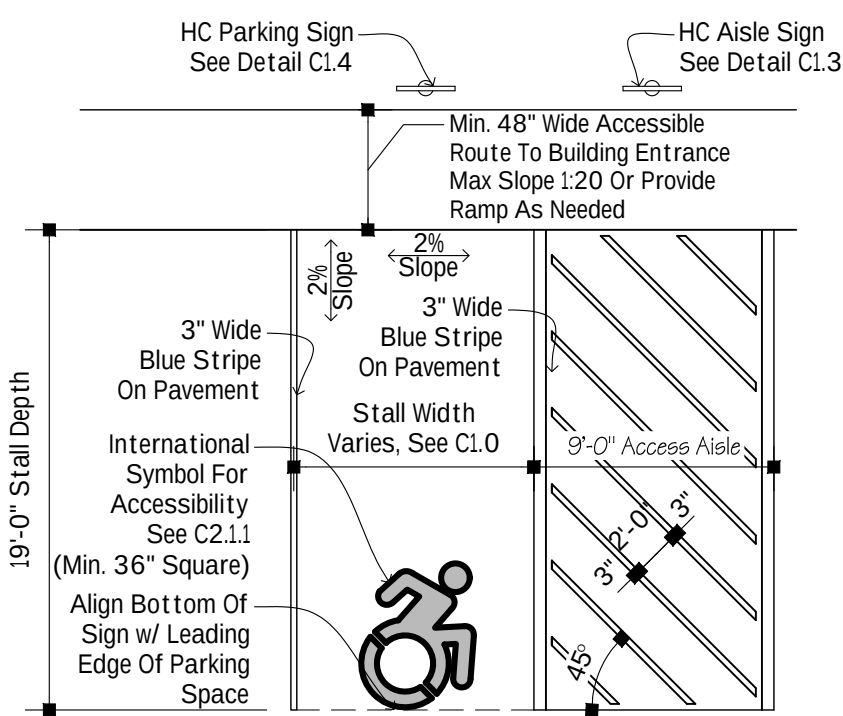
AS NOTED

ZONING
& LAND USE

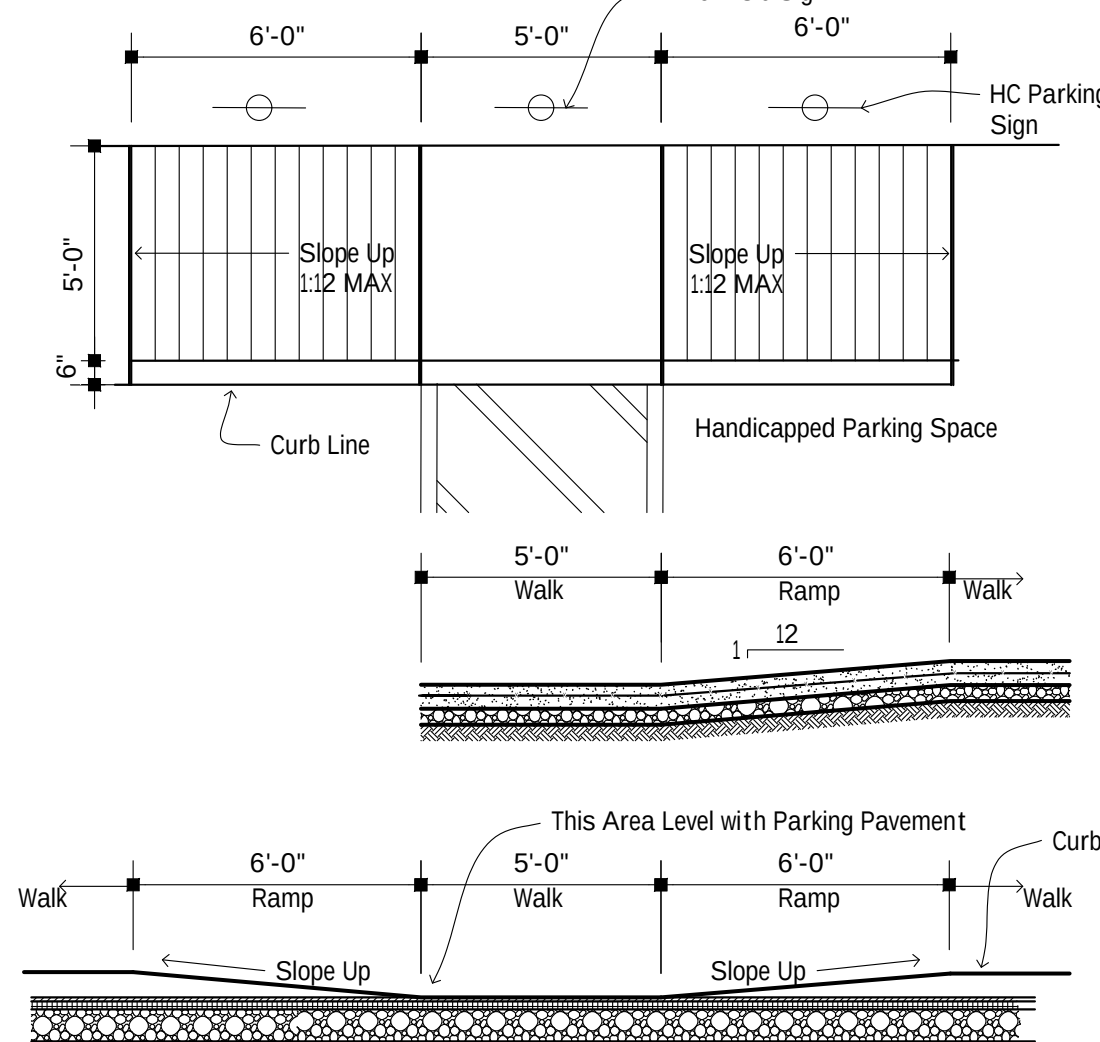
C1.1



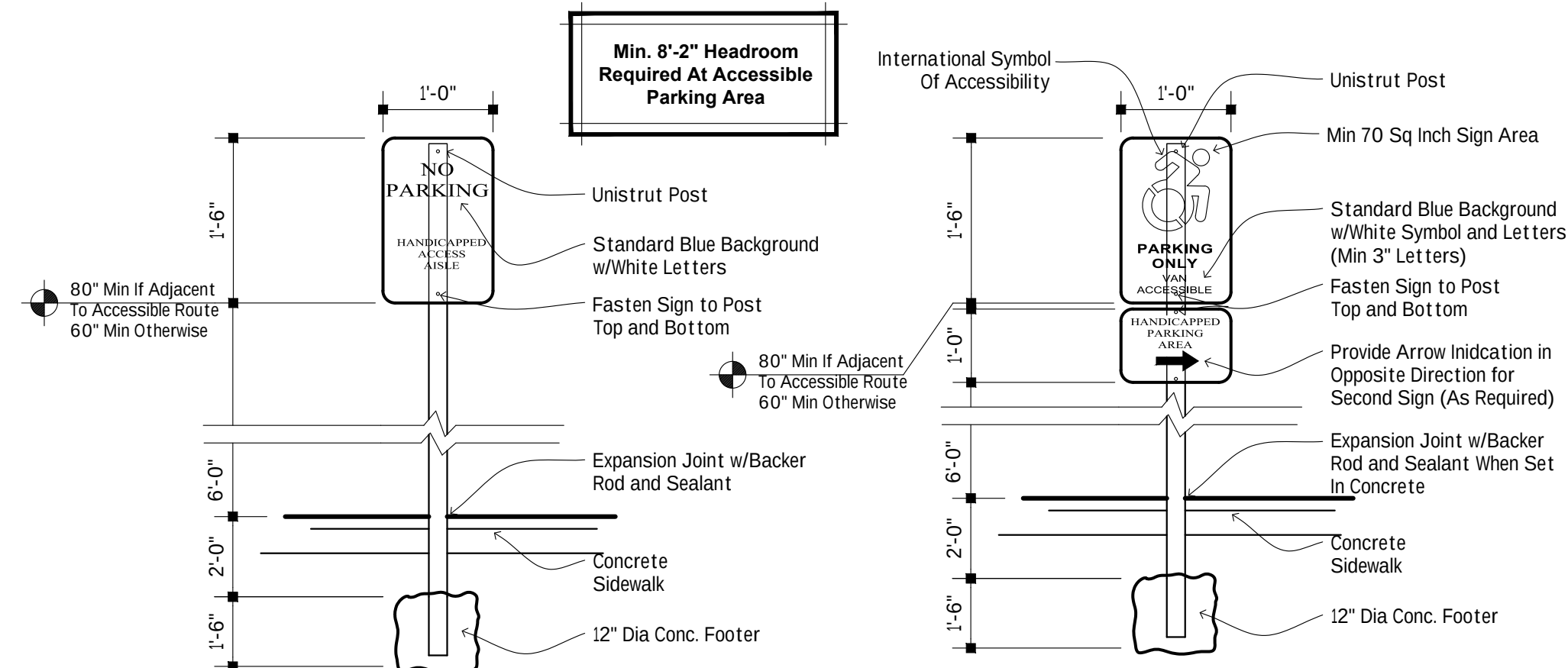
1 | HC SIGN TEMPLATE
NTS



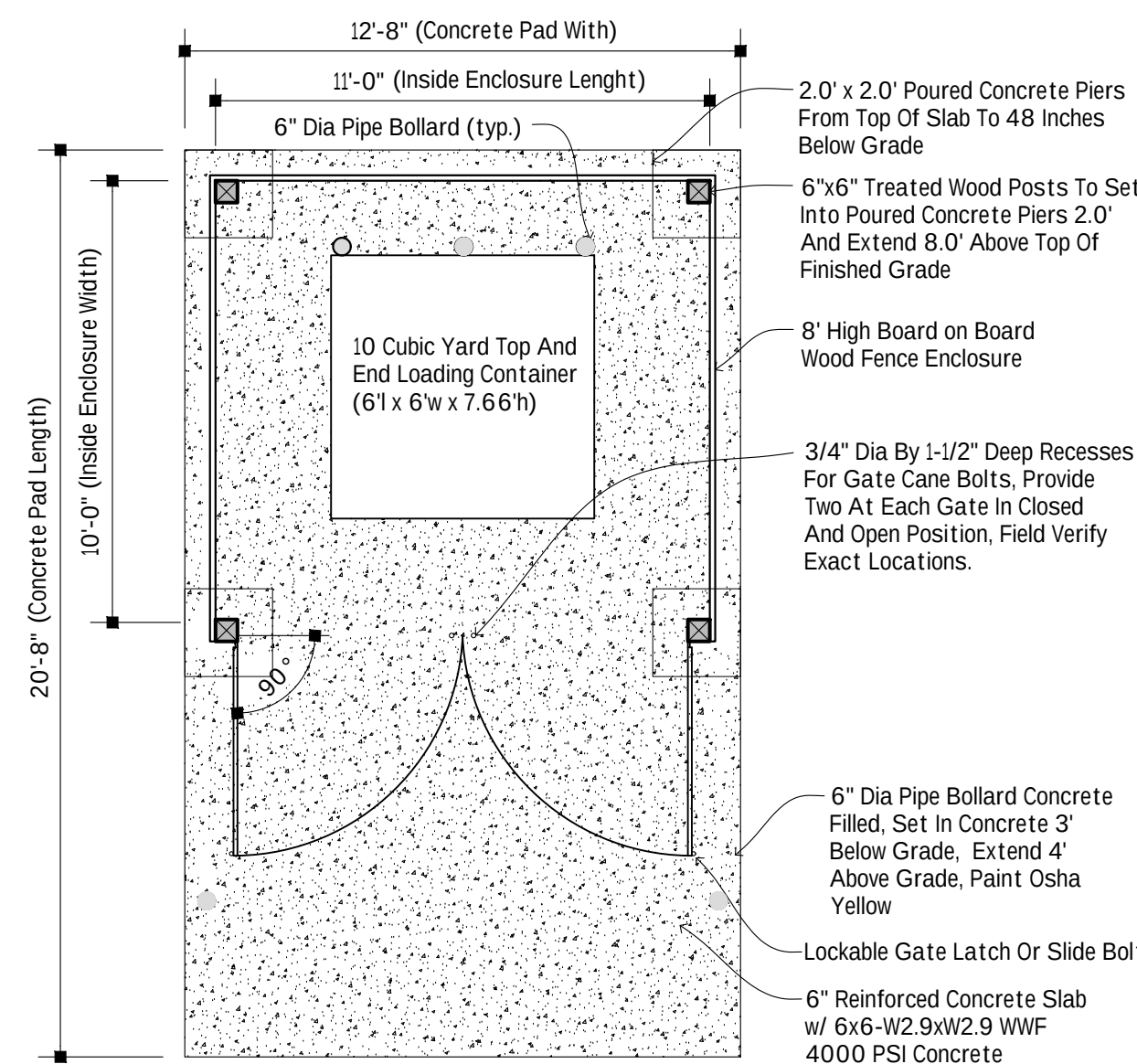
2 | HC ACCESSIBLE SPACE
1/8"=1'-0"



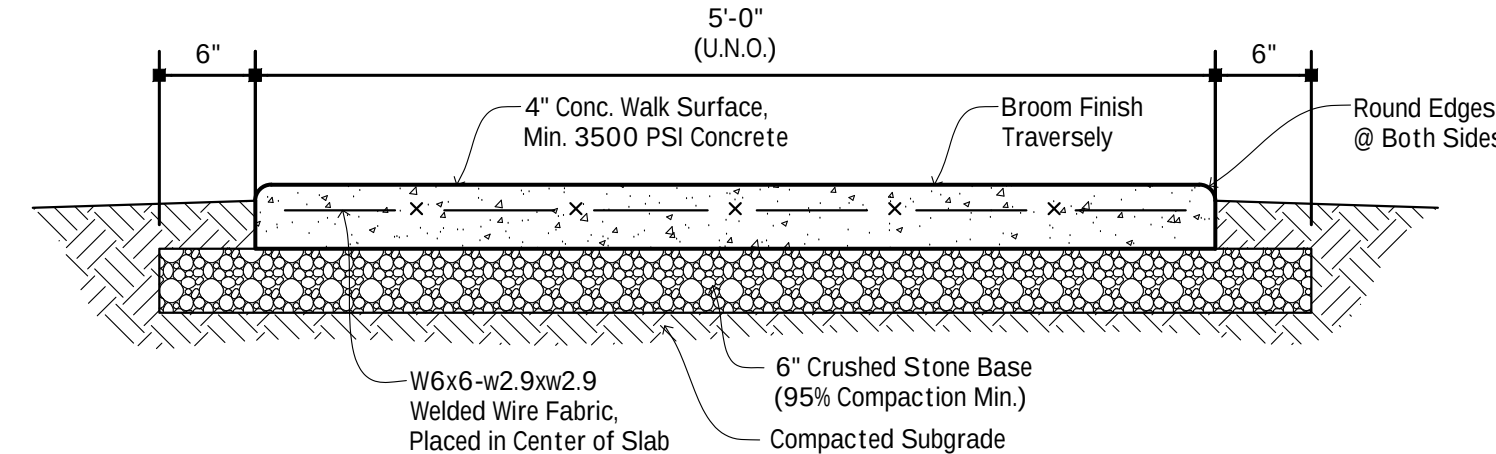
3 | HC RAMP DETAIL @ PARKING
1/4"=1'-0"



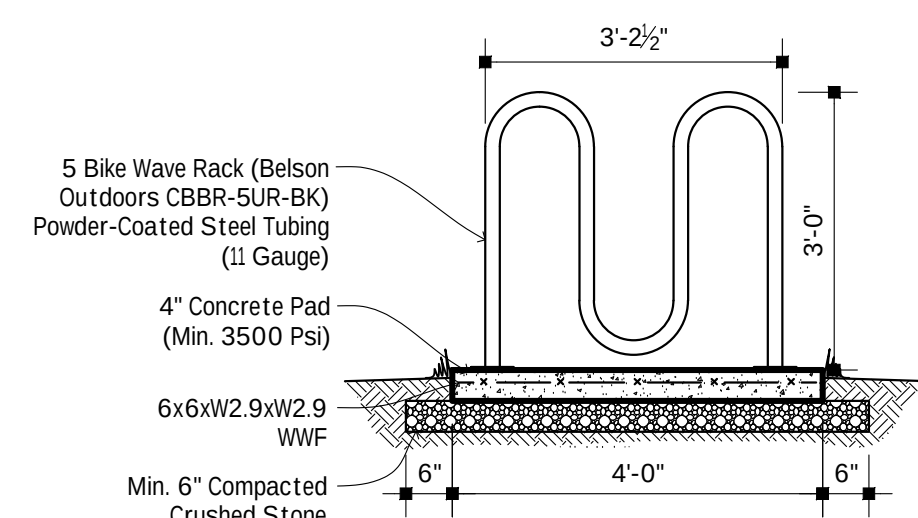
4 | HC ACCESS SIGNAGE
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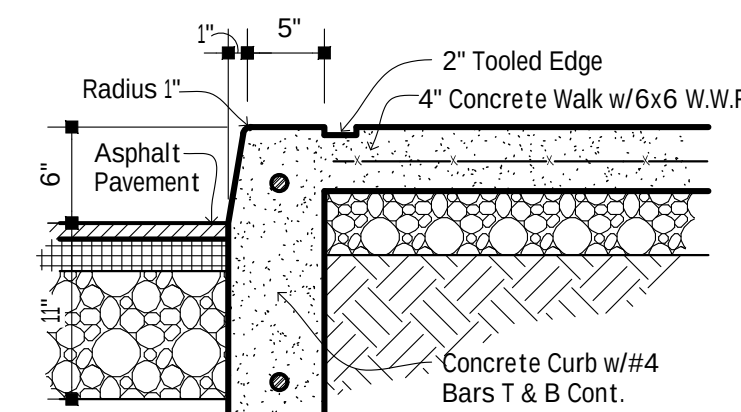
5 | DUMPSTER ENCLOSURE DETAIL
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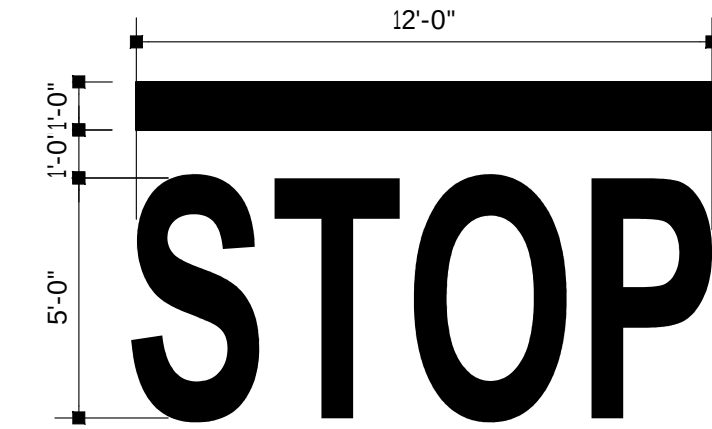
6 | CONCRETE SIDEWALK SECTION
NTS



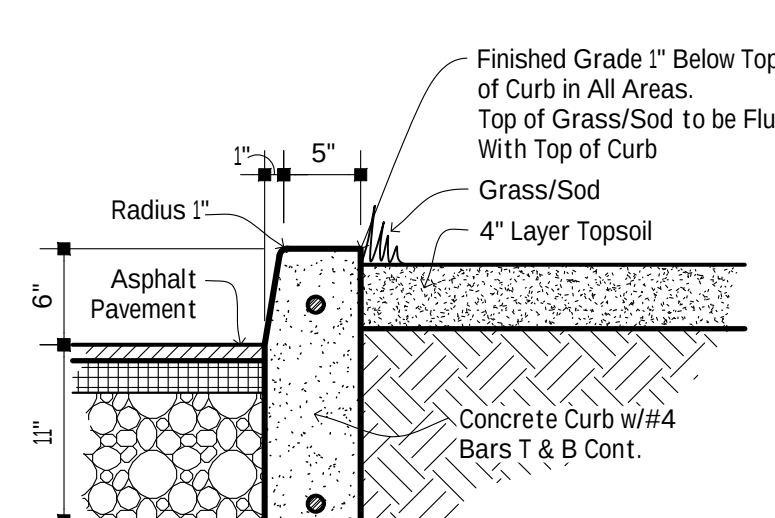
9 | BIKE RACK DETAIL
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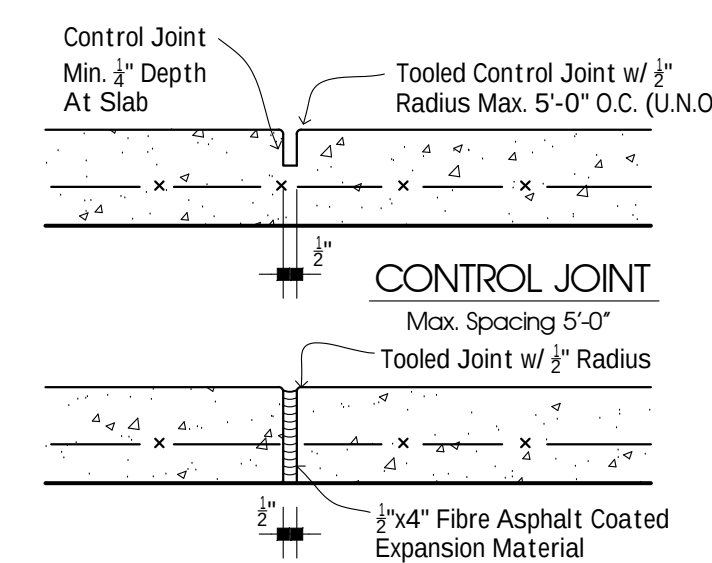
7 | CURB AT SIDEWALK
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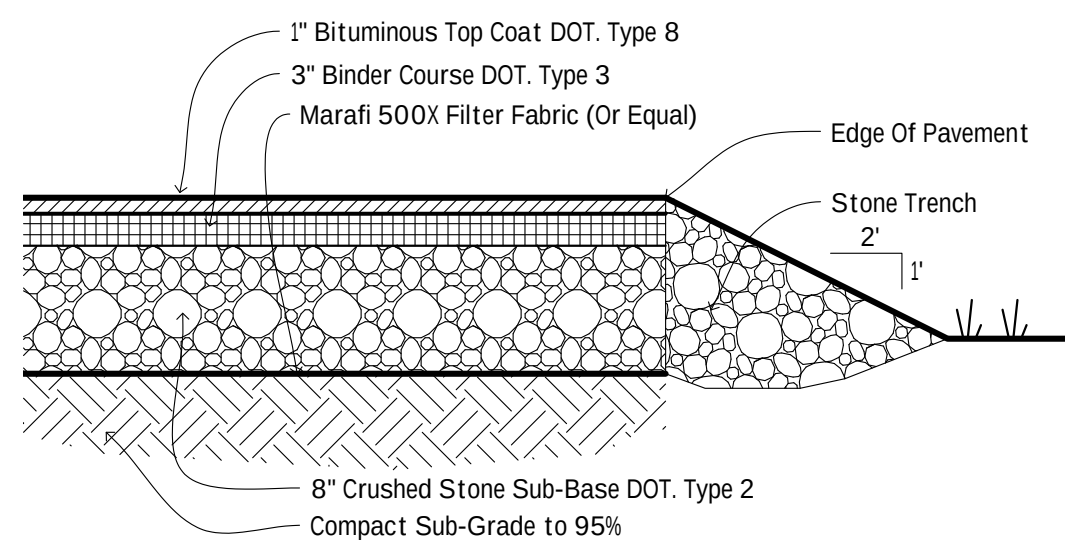
8 | PAINTED STOP SIGN
NTS



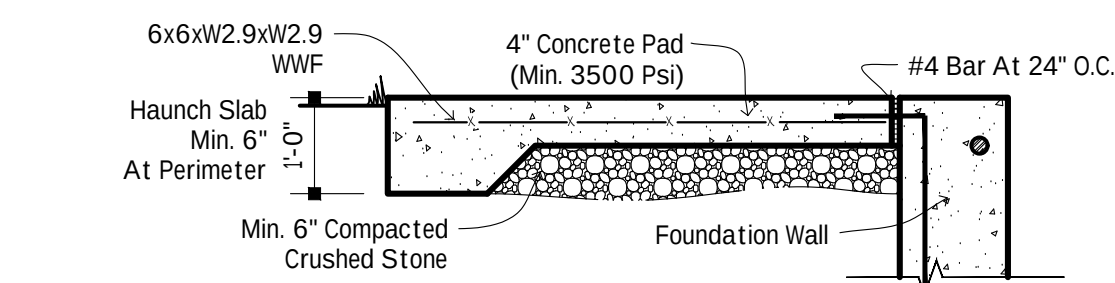
10 | CURB AT GRASS
NTS



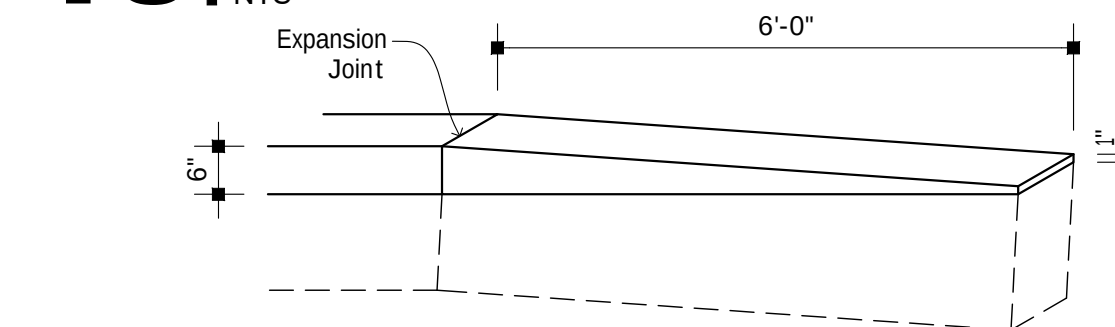
11 | CONCRETE JOINT DETAILS
NTS



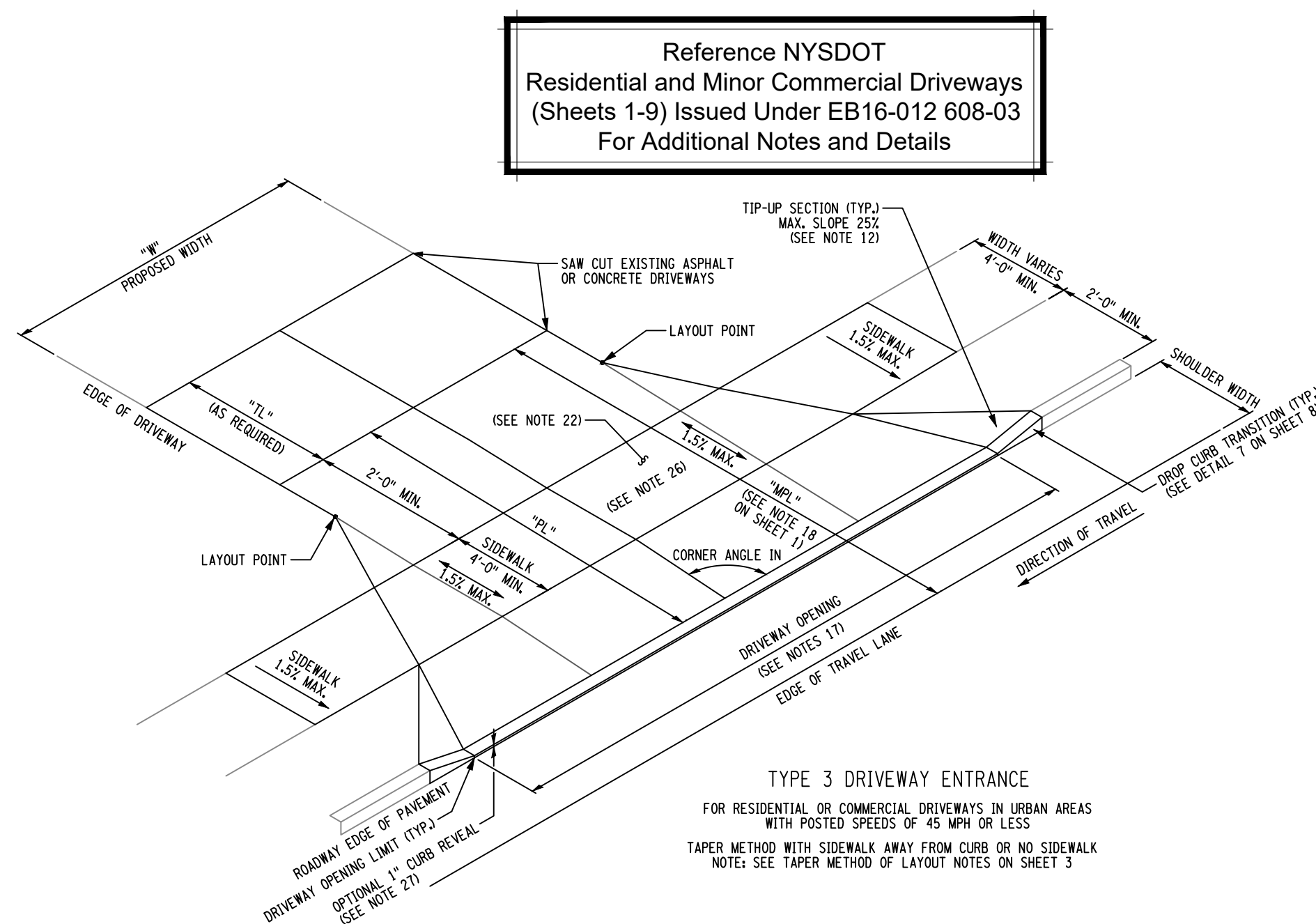
12 | PAVING DETAIL
NTS



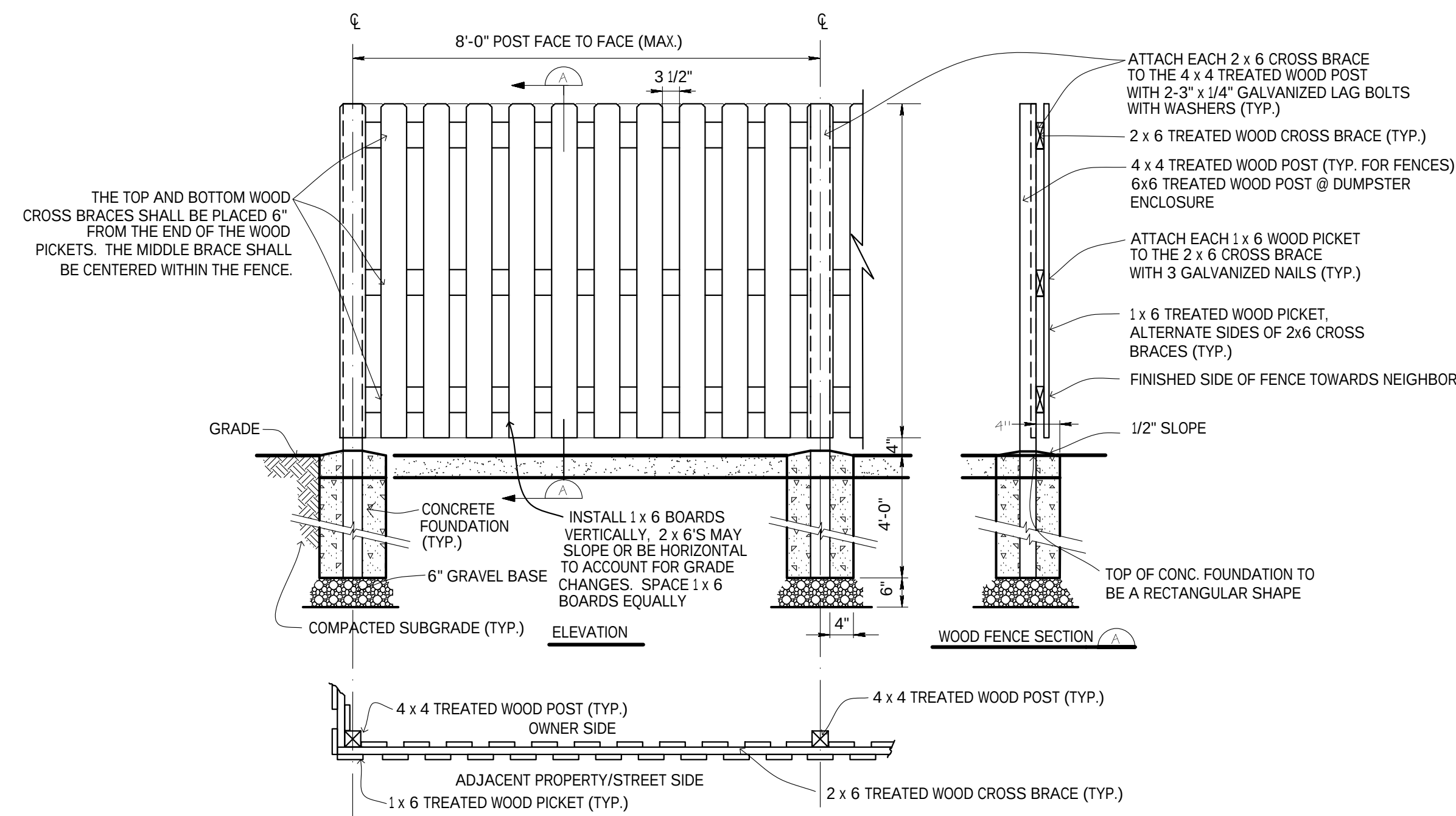
13 | CONCRETE PAD DETAIL
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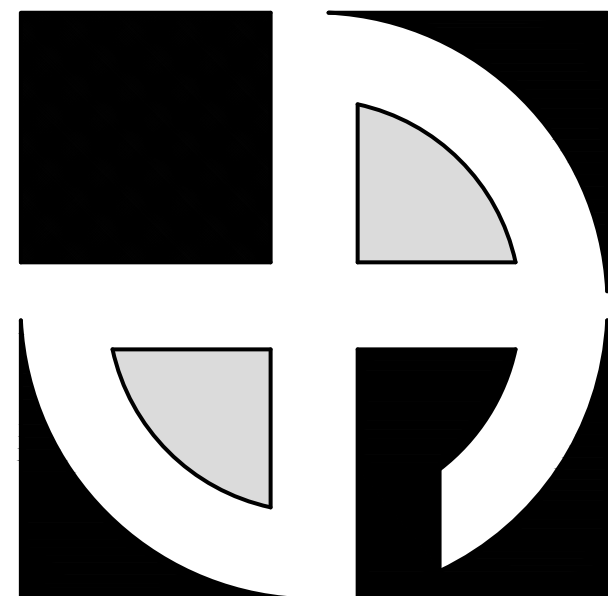
14 | CONC. CURB TAPER DTL.
NTS



15 | DRIVEWAY ENTRANCE DETAIL
NTS



16 | BOARD ON BOARD WOOD FENCE DETAIL
1/2"=1'-0"



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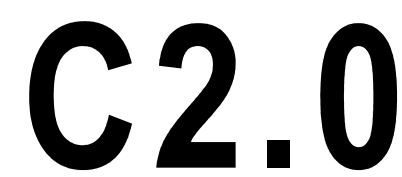
Buffalo Rehab Group
1002 Abbott Road
Buffalo, NY 14220

No.	Description	Date	By

DATE: 08-27-26
DRAWN BY: B. Friedman
CHECKED BY: M. Dean
SCALE: AS NOTED

SITE DETAILS

C1.2



1. Any Permits And/Or Licenses necessary For The Work Shall Be Secured And Paid For By The Contractor
2. All Provisions Of New York State Industrial Code Rule 53 And The New York State High Voltage Proximity Act Must Be Followed
3. Any Damage Caused By The Contractors Operations To Existing Pavement, Shoulders, Drives, And Storm Drainage Facilities Shall Be Repaired Or Replaced In Kind By The Contractor At His Expense. All Repairs Or Replacements Made By The Contractor Shall Be Acceptable To The Owner Or Agency Having Jurisdiction
4. The Contractor Shall Take Any Precautions Necessary To Protect Trees And Shrubbery From Damage, Unless Specifically Ordered For Clearing. The Contractor Shall Provide And Plant Replacement Trees Or Shrubbery At His Expense
5. Fill Shall Be Installed Above A Geotextile Stabilization Fabric And Compacted To A Minimum 95% Of Maximum Dry Density As Determined By ASTM D1557 Prior To Installation Of Sewers.
6. The Contractor Shall Comply With All Applicable Federal, State And Local Statutes Regarding The Prevention And Abatement Of Soil Erosion, Sedimentation And Water Pollution. All Erosion And Sediment Control Measures/Practices Shall Be Inspected Weekly And After Each Rainfall.
7. Clearing And Stripping Operations Shall Be Minimized/Limited, Whenever Possible, To Areas Being Actively Developed. If Construction Is Scheduled To Occur In Phases, Only The Area Of The Current Phase Should Be Disturbed.
8. All Erosion And Sediment Control Measures Are To Be Placed Prior To Or At The Initiation Of Stripping And Grubbing.
9. Contractor Is Responsible For Maintaining All Sediment And Erosion Control Measures Until Disturbed Areas Are Stabilized
10. Erosion Controls Will Be Replaced By The Contractor Whenever They Become Clogged Or Inoperable. All Sediment Control Shall Be Done In Accordance With "Guidelines For Urban Erosion & Sediment Control" by SCS. The Contractor Shall Provide The Sedimentation And Erosion Control Systems As Shown Herein In Addition To Other Measures As Necessary To Prevent Sediment From Being Transported Off-Site
11. Following Initial Soil Disturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days As Surface Of All Perimeter Controls, Dikes, Swales, Ditches, Perimeter Slopes, And All Slopes Greater Than 3 Horizontal To 1 Vertical (3:1) Within Seven Days To Prevent Or Reduce Disturbed Or Graded Areas On The Project Site. This Does Not Apply To Those Areas Currently Being Used For Material Storage Or Those Areas On Which Actual Construction Activities Are Currently Being Performed. Maintenance Shall Be Performed As Necessary To Ensure That Stabilized Areas Continuously Meet Appropriate Requirements Of Governing Authorities.
12. All Drainage Inlet Structures Shall Be Protected From Siltation As Or Other Town Engineer Approved Erosion Control Measures.

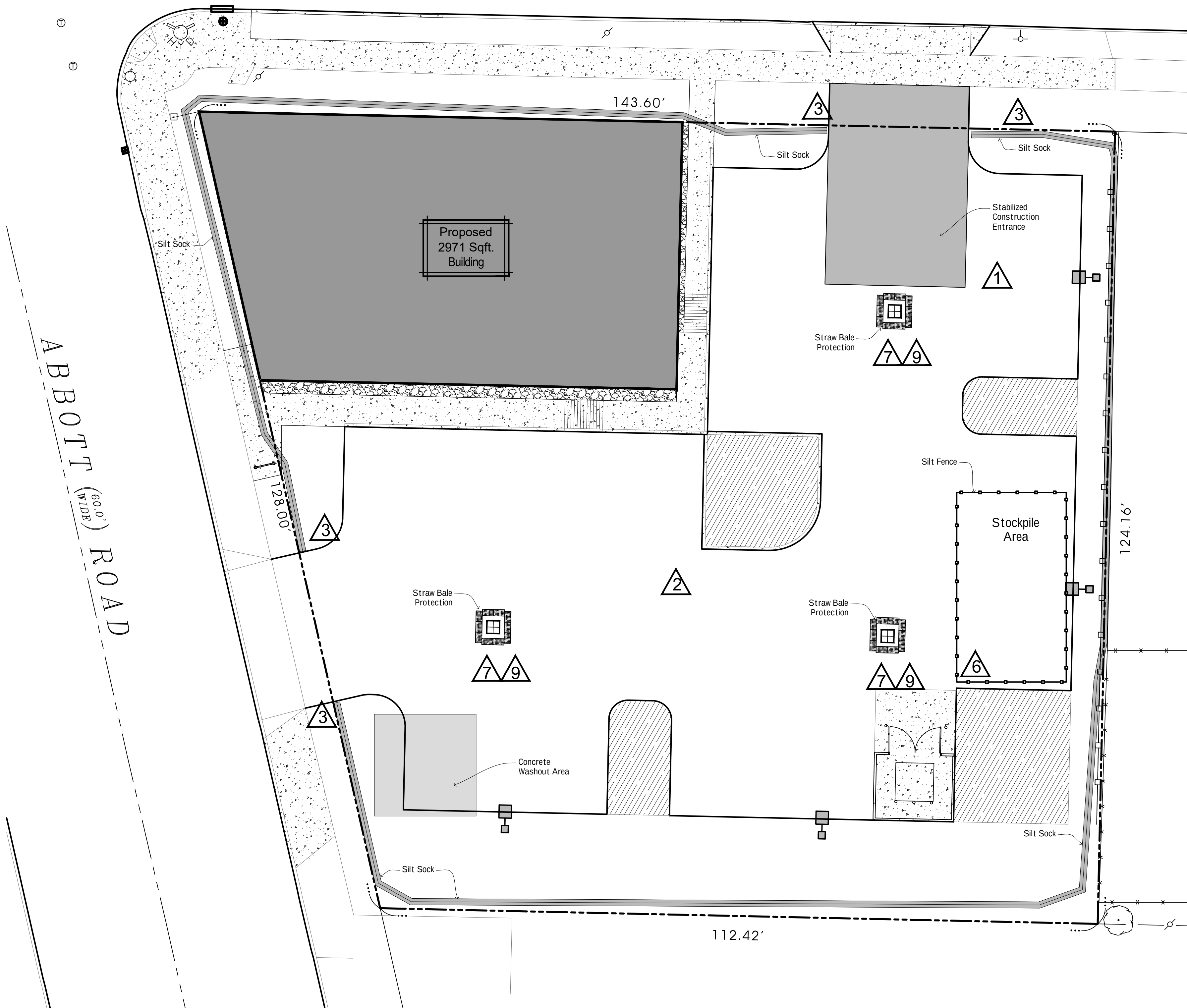
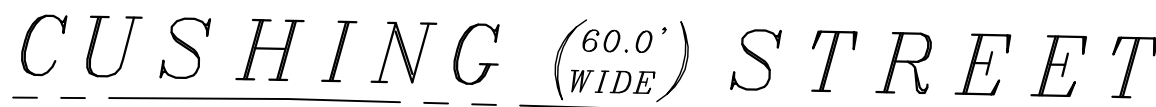
1	Construct temporary gravel construction entrances at the proposed entrance locations. The temp drive to be approximately 50' to provide area for mud removal from construction vehicles, and graded to drain to proposed pond area. The contractor shall maintain driveways as necessary to prevent tracking or flowing of mud into areas outside the construction site.
2	Remove visible and partially buried debris piles and dispose in compliance with all applicable regulations.
3	Install Perimeter Protection Measures
4	Grade proposed swales as shown, Catch Basin to be protected & stabilized until site work is complete
5	Fill site as needed to obtain subgrade elevations at building and parking lot. Place fill material from pond on side slopes south of the building and parking lot. Rough grade site for building and parking lot. Construct building footers, install pavement, and install all other proposed site improvements. Temporarily stabilize disturbed areas with hydro mulch or with gravel subbase if excavation disturbance period is to be greater than 14 days.
6	Construct sock/silt fence around proposed topsoil stockpile area, adjust as needed Construct sock/silt fence on lower side of disturbed area
7	Install utilities and provide storm inlets and outlet protection for all new and existing catch basins that are downstream from disturbed areas. Temporarily stabilize all disturbed areas.
8	Construct 4" (min) crushed stone sub base with fabric of parking areas & driveways and subbase material in building pad. Piping to have additional stone as necessary to protect from damage from const. vehicle traffic. Note: Pads to be stoned shall be equal to areas disturbed for construction.
9	Inlet protection shall be placed around all inlets, and catch basin/yard drains immediately and shall be removed following final grading. All storm catch basin sumps shall be cleaned out and all soil sediments shall be deposited at lawn areas before seeding operations.
10	Install impervious surfaces and provide top soil and permanent vegetation on all disturbed areas that will not be covered with impervious surfaces
11	All sedimentation control structures shall be inspected and maintained on a regular basis. Maintenance- Sediment shall be removed from sediment ponds whenever their capacity has been reduced by fifty(50) percent from the design capacity.
12	All erosion control measures shall be in compliance with the New York Guidelines for Urban and Erosion and Sedimentation Control.
13	Permit requirements require stabilization with seeding & mulching as soon as possible. All erosion & sediment control methods will not be removed until final stabilization of the site is completed & is inspected. Undisturbed areas to be seeded (& topsoil as necessary) for project completion.
14	All areas that are disturbed & inactive for a period of 14 days are to be stabilized within 7 days with seed & straw No More Than 5 Acres To Be Disturbed At Anyone Time

1. Only limited disturbance will be permitted to provide access to site for grading and acquiring borrow to construct those BMPs.
2. Erosion and sediment BMPs must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMPs.
3. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be stabilized immediately.
4. Vehicles and equipment shall only enter and exit across the rock construction entrances as shown on the plan.
5. Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter.

1. All state and federal regulations shall be followed for the storage, handling, application, usage, and disposal of pesticides, fertilizers, and petroleum products.
2. Vehicle and construction equipment staging and maintenance areas will be located away from all drainage ways with their parking areas graded so the runoff from these areas is collected, contained, and treated prior to discharge from the site.
3. Provide sanitary facilities for on-site personnel.
4. Implement a spill prevention and control plan. The plan should include NYSDDEC's spill reporting and notification requirements. Distribute or post information material regarding proper handling, spill response, spill kit location, and emergency actions to be taken, to all construction personnel.
5. Refueling equipment should be located at least 100' away from all surface waters.

Dig Safely. New York.
For more information, visit www.call811.org

Call 811
 before you dig



1:10

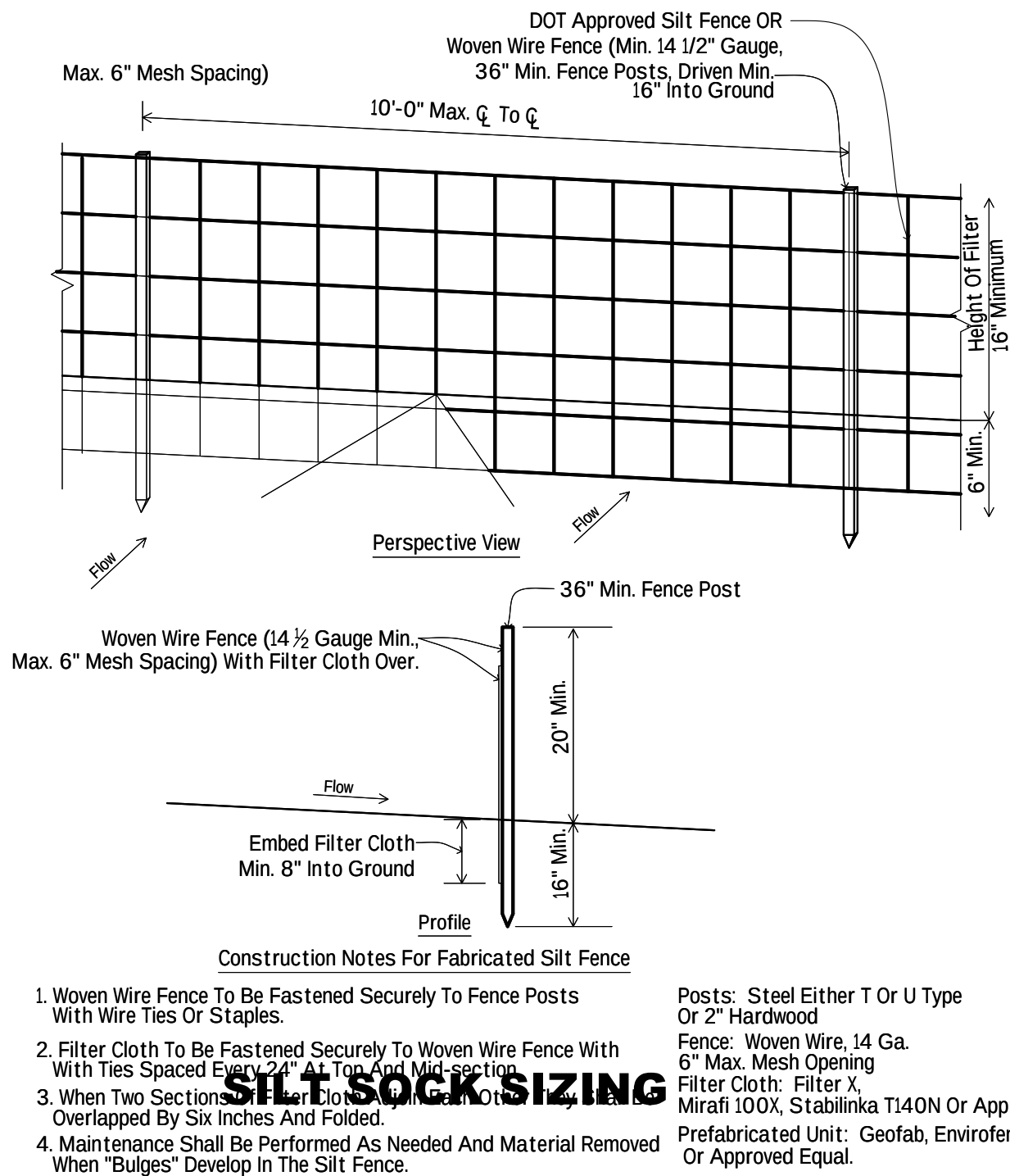


Buffalo
Rehab
T Group

1002 Abbott Road
Buffalo, NY 14220

CHECKED BY:
M. Dean

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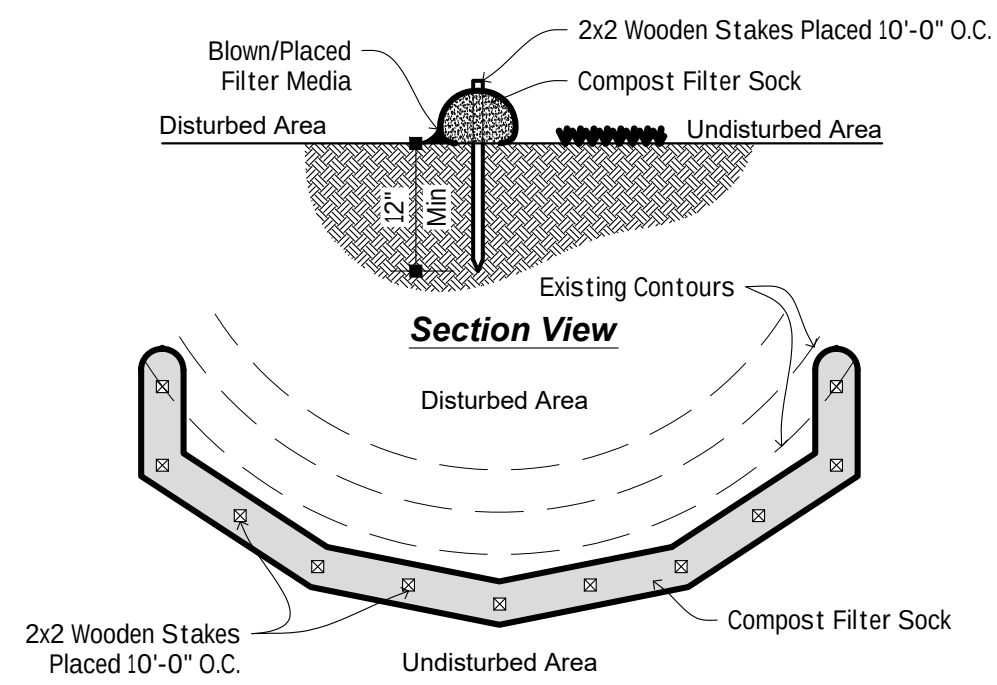
SILT SOCK SIZING

1 | SILT FENCE DETAIL

NTS

Dia. (in.)	Slope %							
	2	5	10	20	25	33	50	
8	225*	200	100	50	20	—	—	
12	250	225	125	65	50	40	25	
18	275	250	150	70	55	45	30	
24	350	275	200	130	100	60	35	
32	450	325	275	150	120	75	50	

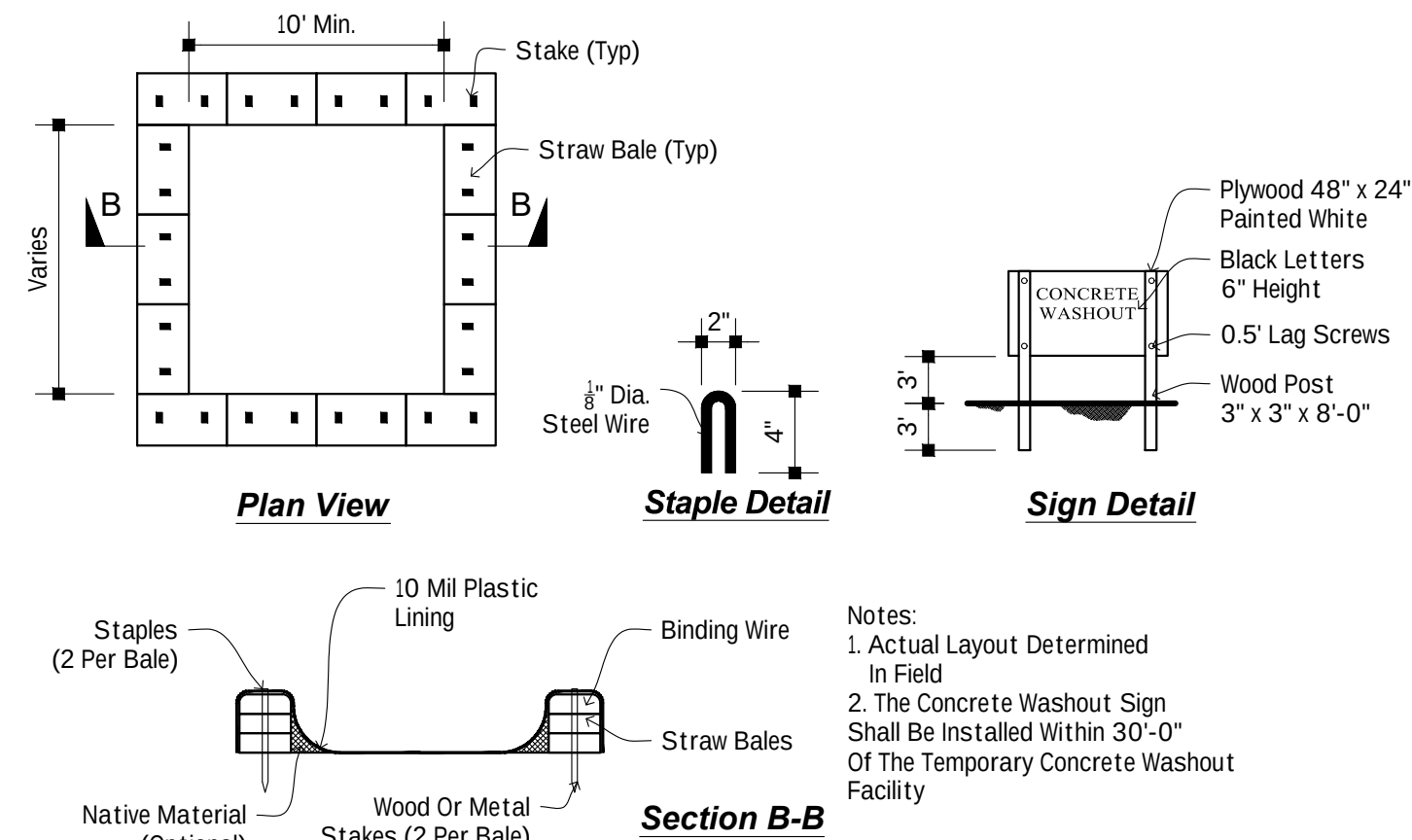
* Length in feet



5 | SILT SOCK DETAIL

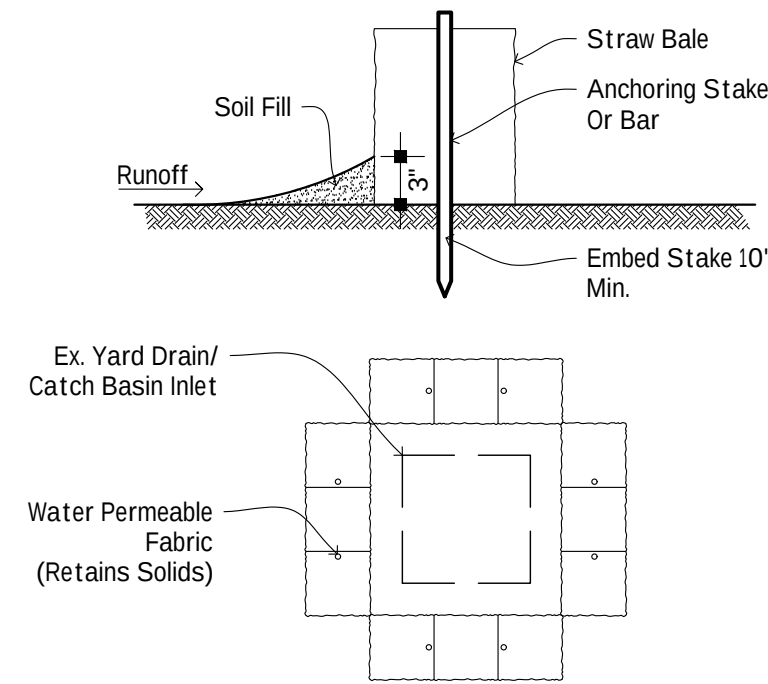
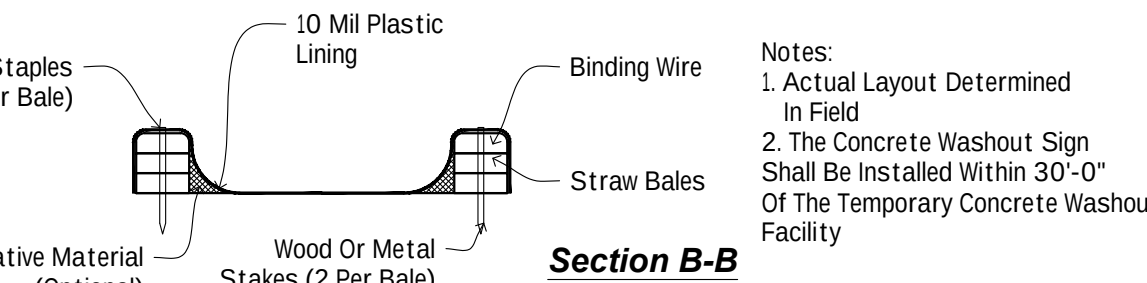
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WORK AREA PERIMETER



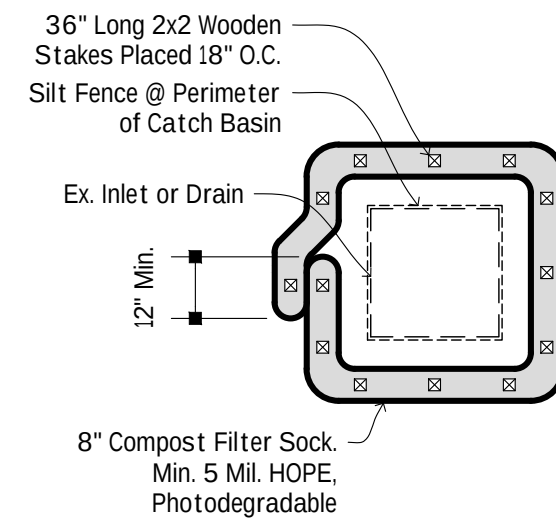
2 | CONCRETE WASHOUT DETAIL

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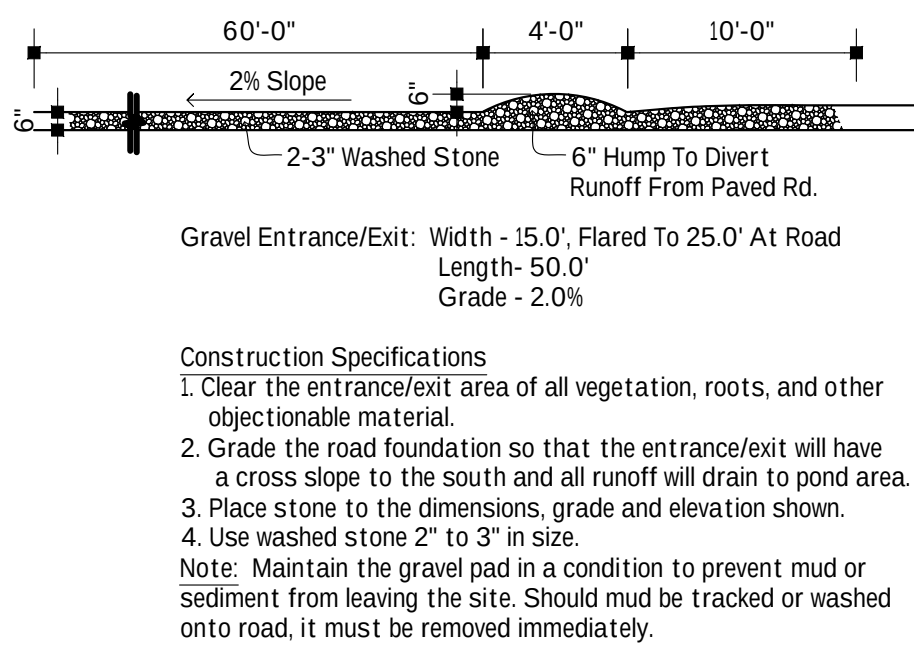
3 | C.B. STRAWBALE PROT.

NTS



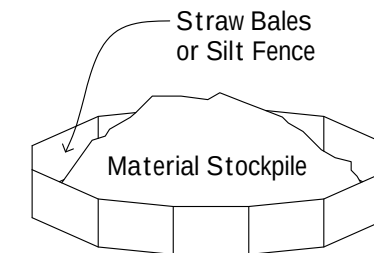
4 | C.B. SILT SOCK DTL.

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6 | GRAVEL CONSTRUCTION ENTRANCE DETAIL

NTS



General Requirements

The following requirements apply to all stockpiles:

1. Locate stockpiles away from drainage courses, drain inlets, or concentrated flows of storm water
2. For wind erosion control, apply water or other dust palliative to stockpiles, as specified in VE-1, wind erosion control. Smaller stockpiles may be covered as an alternative.

Soil Stockpiles

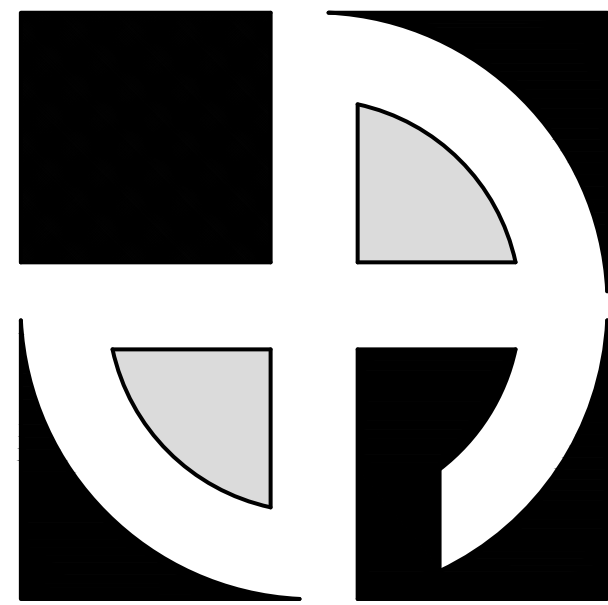
During any project rainy season, cover non-active soil piles and contain them within temporary perimeter sediment barriers, such as berms, dikes, silt fences, or sandbag barriers. A soil stabilization measure may be used in lieu of cover.

During non-rainy season prior to onset of rain, either cover non-active stockpiles or protect them with temporary sediment barriers.

Year-round, active soil stockpiles are to be protected with linear sediment barriers prior to the onset of rain.

7 | STOCKPILE DETAIL

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26-110

**Buffalo
Rehab
Group**
1002 Abbott Road
Buffalo, NY 14220

No.	Description	Date	By

DATE:
08-27-26

DRAWN BY:
B. Friedman

CHECKED BY:
M. Dean

SCALE:
AS NOTED

EROSION CONTROL
DETAILS

C3.1

GENERAL NOTES

1. In areas where the contractor is excavating near any utility poles and traffic signal poles, the contractor shall brace and/or hold the pole in place until excavated area is backfilled and compacted. This work is to be performed as approved by the appropriate utility company.
2. The contractor shall be responsible for implementing and maintaining appropriate erosion control measures to prevent sediment from migrating off site, to storm sewers or adjacent roadways.
3. The contractor is responsible for the removal and disposal of any material generated during demolition or construction. The owner reserves, is so desired, the salvage rights to all removed material and equipment.
4. All unsuitable material encountered during excavation shall be removed to a depth and extent established by the resident engineer. Backfill for the excavation shall be with appropriate material and compaction measures.
5. All disturbed lawn areas shall be restored equal or better than existing condition.
6. After completion of utility work the contractor's surveyor shall check all horizontal and vertical control points prior to construction. Any discrepancies shall be brought to the attention of the engineer.
7. The contractor shall keep his operations within the designated easements or R.O.W. limits.
8. Conditions of construction along state, county, and city highways shall conform to the specifications listed and permits issued by the appropriate agencies. The contractor is responsible for obtaining the necessary permits.
9. The contractor shall take al necessary precautions not to disturb and/or damage property corners (Iron pins, hubs, etc.) Any disturbed or damaged property corners shall be replaced by the contractor's licensed land surveyor at the contractor's expense.
10. All existing underground utilities such as electrical, gas mains, and telephone lines shall be staked out by the respective utility company prior to construction. The contractor shall notify all necessary utility companies for stakeout. Existing utility locations shown on the plans shall be considered approximate and shall be confirmed by the contractor. The contractor is required to contact "Dig Safely New York" (1-800-962-7962) a minimum of 72 hours prior to commencing work.
11. Locations of overhead utility line shown on drawings were obtained from aerial survey and should be considered approximate. All storm crossings are not shown on contract drawings.
12. Locations of existing storm shown on drawings are approximate. All damage to storm sewer utilities shall be reported to the resident engineer at once.
13. The contractor shall protect existing sewers. If existing sewers are damaged during construction, the contractor shall repair these at no expense to the owner.
14. Safe and continuous through traffic, ingress and egress for adjacent owner driveways, service roads, public streets, and sidewalks shall be maintained throughout the period of construction.
15. The contractor is responsible for the proper disposal of all removed catch basins, manholes, pavement, soil, curbing, sidewalks, sewers, and other disturbed debris.
16. Mailboxes, guardrails, driveway culverts, fences, etc that interfere with construction shall be removed, reset, and/or replaced in-kind to the satisfaction of the engineer at no additional cost.

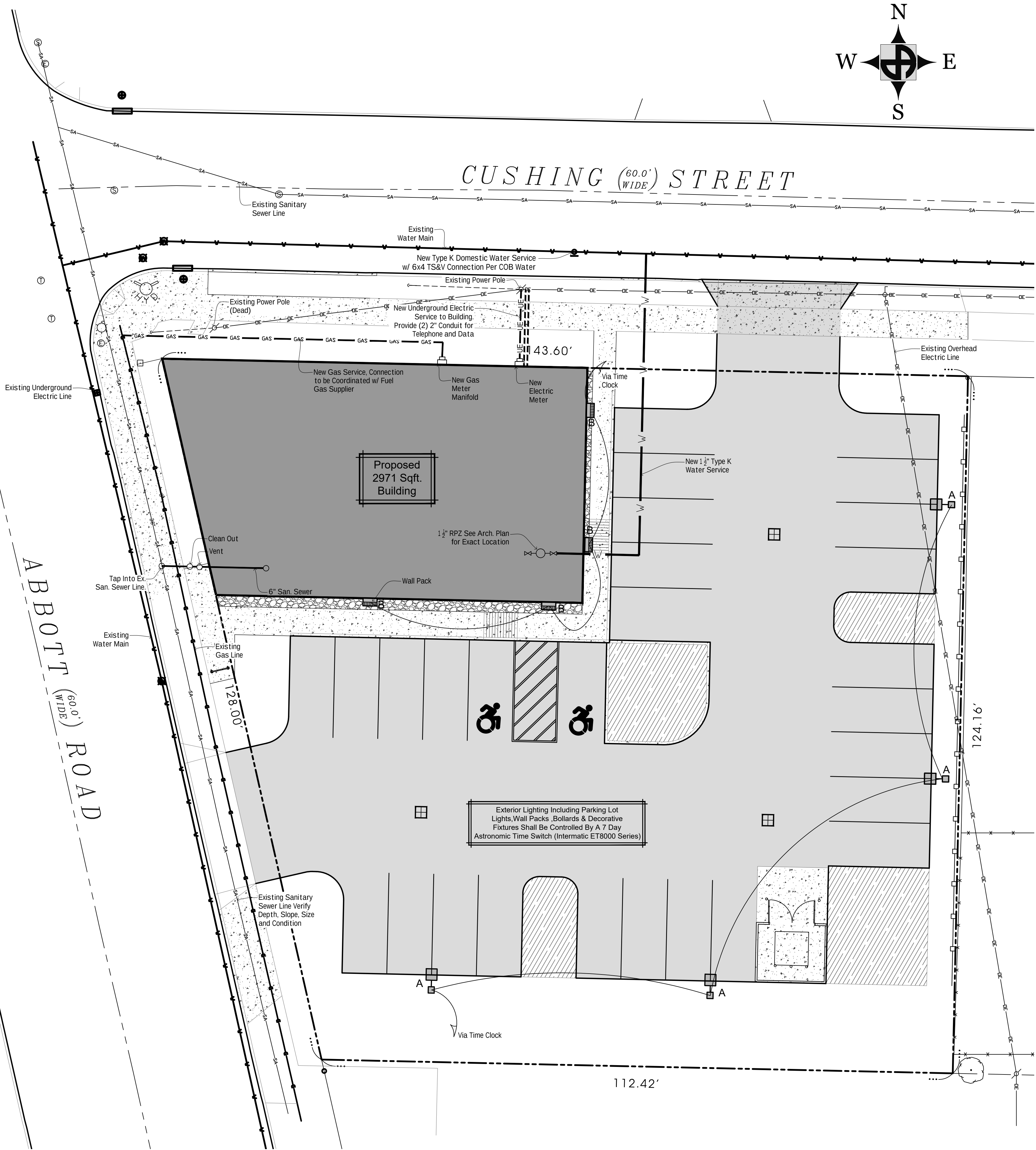
Sanitary Sewer Notes

1. The Contractor is advised a trench shield and/or shoring designed in accordance with OSHA standards shall be used in all open trench excavations.
2. Any Contractor and/or Plumber performing work in a confined space (ie manholes, wetwells, chambers) owned by Erie County Sewer District #2, must certify to the county that they have their own confined space entry program that meets or exceeds OSHA regulations. A notary public must notarize this certification.
3. Construction shall conform to the ~~re~~land regulations for Erie County Sewer District #2 Sewer Districts.
4. If any proposed sewer lateral runs under paved area and has less than four (4) feet of cover, then concrete encasement is required. The site plan and profile are to be marked w/ hatch mark and labelled w/ "concrete encasement" required.
If any proposed sewer lateral runs under paved area and has more than four (4) feet of cover, the site plan and profile are to be marked w/ hatch mark and label select fill required.
5. The contractor must contact the ~~To~~Office 24 hours in advance of construction.
6. Vents must be installed six (6) inches above grade, in a grassy area with a mushroom cap. If the vent is in a sidewalk or paved area, then then protect with bollards (minimum 3).
7. Cleanouts (C.O.) area required ~~any~~ one hundred (100) feet and at change of direction.

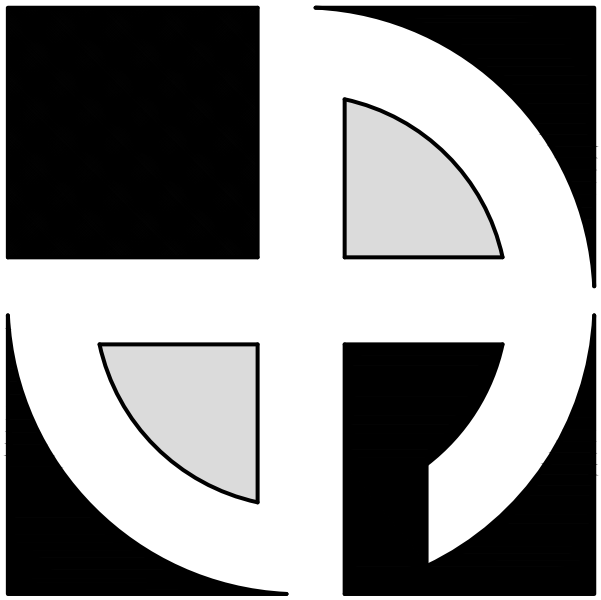
Water Service Notes

1. All construction shall be in accordance with the Erie County Water Authority procedures and construction specifications.
2. All water services shall be constructed to have a minimum of 4' cover. Water services shall have a minimum of 6" clearance below existing culverts or 45" cover from trench, whichever is greater.
3. All provisions of the New York State Industrial Code, rule 53 and the New York State High Voltage Proximity Act must be followed.
4. Any damage caused by the contractors operations to existing pavement, shoulders, dries and storm drainage facilities shall be repaired or replaced in kind by the Contractor at his expense. All reports on replacements made by the Contractor shall be acceptable to the Owner or Agency having jurisdiction.
5. The Contractor shall take every p~~an~~tion necessary to protect trees and shrubbery from damage, unless specifically ordered for clearing. The contractor shall provide and plant replacement trees or shrubbery at his or her expense.
6. Corporation stops shall conform to AWWA c-800-56 and shall be Mueller H-1500 or equal. Curb stops shall conform to ASTM B-62-62 and shall be Mueller H-15204 or equal. Copper tubing shall be type 'K' and conform to ASTM B-88-62.
7. All clamping nuts and bolts shall be high strength, low alloy steel with fluorocarbon coating or type 304 stainless steel.
8. Curb box shall be cast iron complete with lid and plug as manufactured by Mueller H-10334
9. Contractor shall comply with all applicable federal, state, and local statues regarding the prevention and abatement of soil erosion, sedimentation and water pollution.

- Note:
1. A Minimum of 10'-0" Of Horizontal & 18" Of Vertical Separation Must Be Maintained Between All Sanitary Sewer & Water Service Lines
 2. Erie County Water Authority Is To Be Notified A Minimum Of 48 Hours Prior To Connection Of The New Water Service
 3. Select Backfill Is Required For All Utilities (gas water, storm, sanitary) Within 5'-0" Under Pavement Areas.



1 SITE UTILITY PLAN
1:10



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PHONE: (716) 651-0381
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26-110

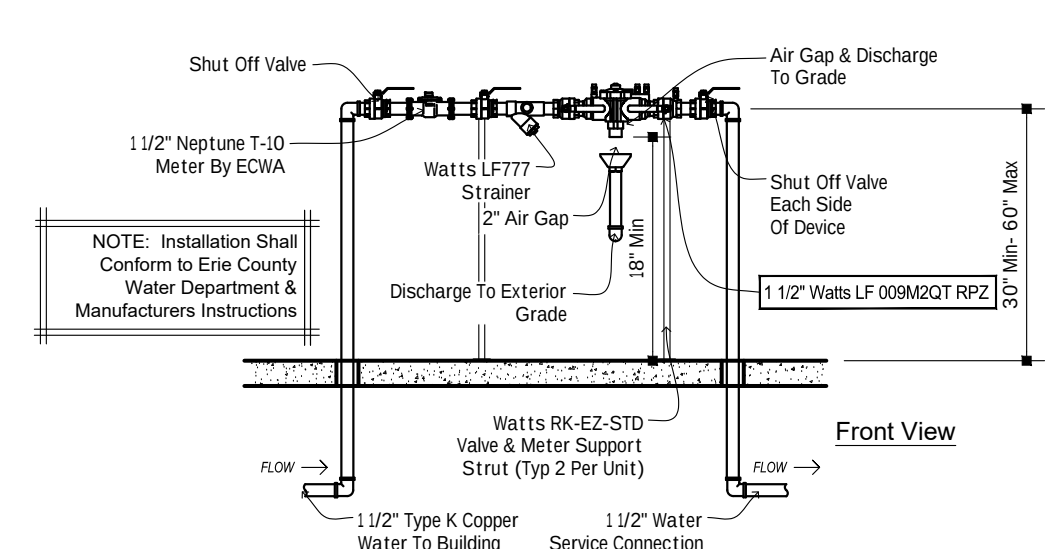
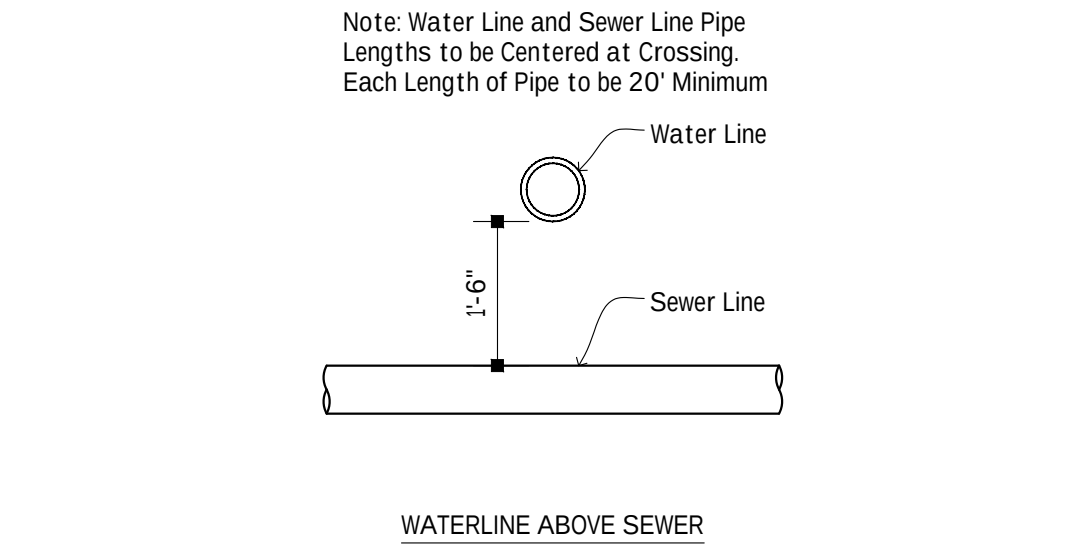
Buffalo
Rehab
Group
1002 Abbott Road
Buffalo, NY 14220

No.	Description	Date	By

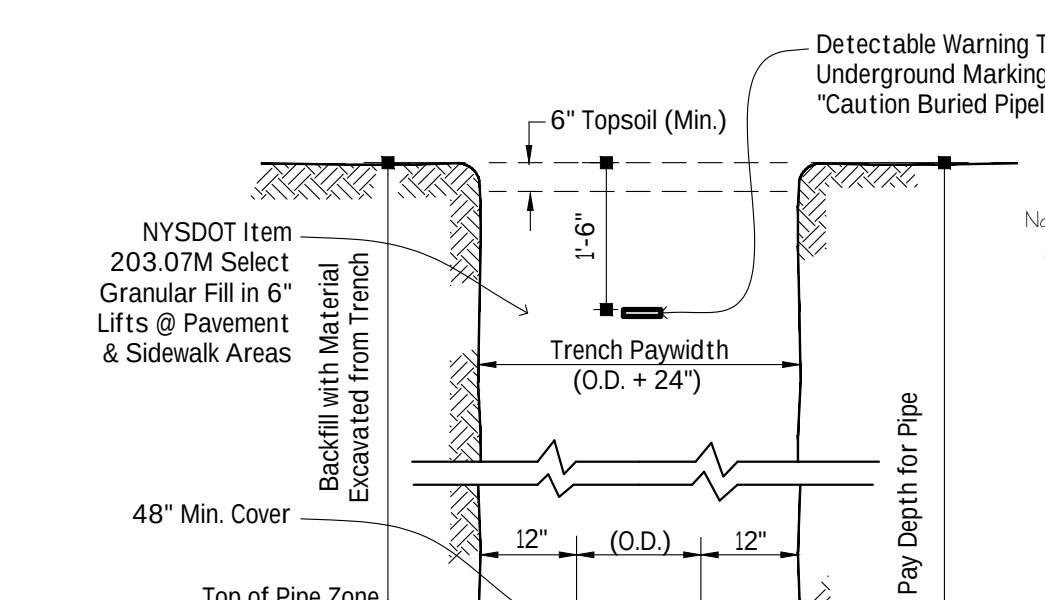
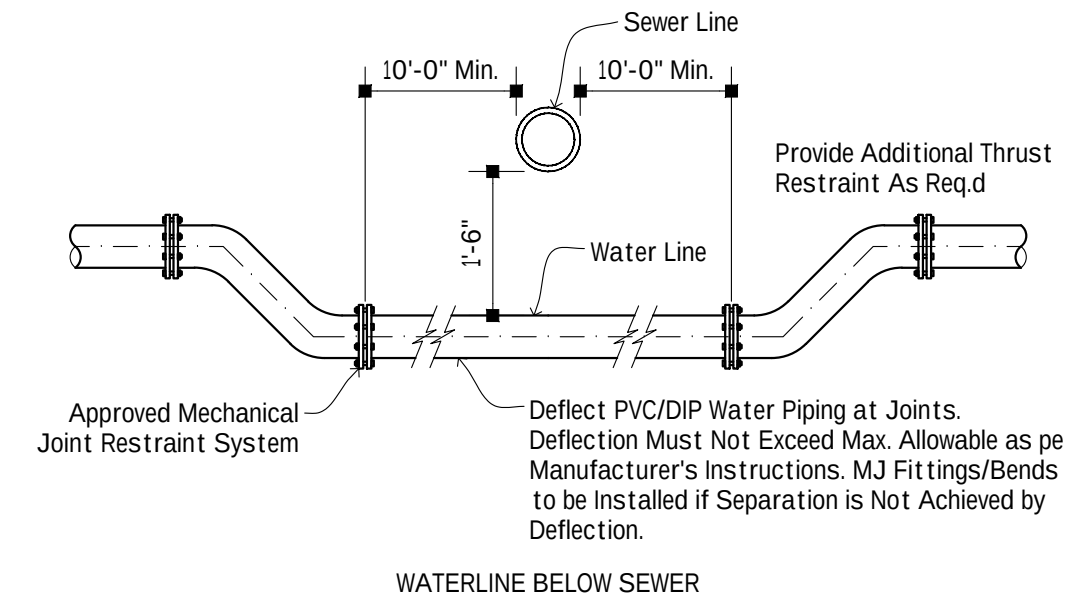
DATE: 08-27-26
DRAWN BY: B. Friedman
CHECKED BY: M. Dean
SCALE: 1:10

SITE UTILITY PLAN

C4.0

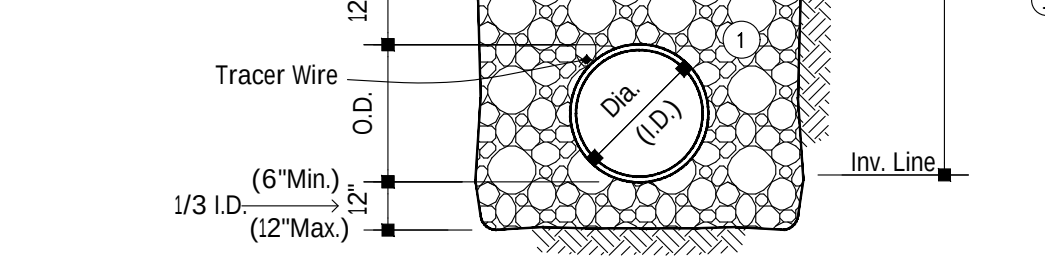


2 | 1 1/2" RPZ DETAIL

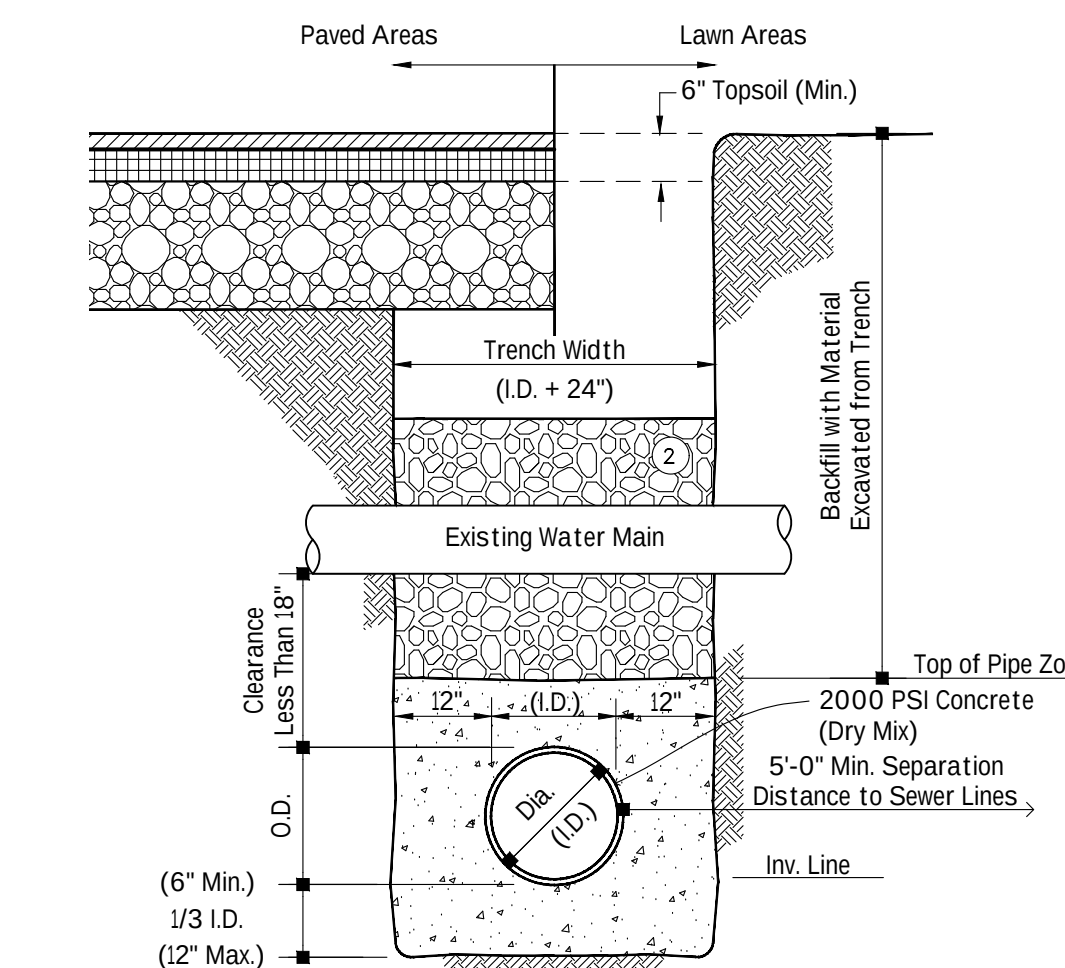


- Notes:
- At Crossings of Existing Waterlines, One Full Length (20' Min.) of Sewer Pipe Shall be Located so Both Joints Will be as far from the Water as Possible.
 - At Crossing of New Sewers, Waterline and Sewer Line Pipe Lengths Shall be Centered at Crossing. Each Length Shall be 20' Minimum.
 - In Areas Where 18" of Separation Cannot be Maintained Water Main Shall be Encased in Concrete for a Minimum of 10' Either Side of Crossing.

1 | WATERLINE CROSSING



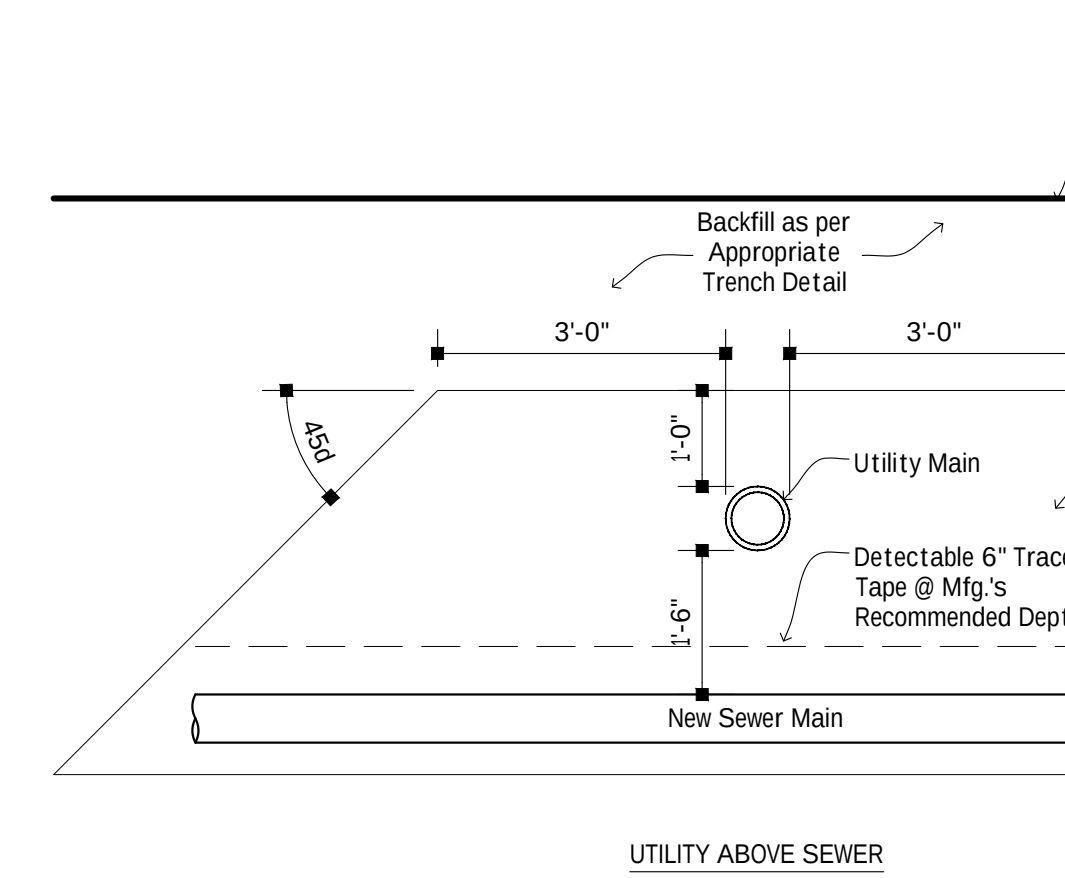
3 | WATER LINE TRENCH DETAIL



- A. IN ALL CASES WHERE THERE A. IS LESS THAN 18" CLEARANCE BETWEEN EXISTING WATER MAIN AND PROPOSED SEWER (INCLUDING HOUSE LATERALS) THE NEW WORK SHALL BE ENCASED IN CONCRETE AS SHOWN. WHEN ENCASEING PIPE IS SPECIFIED, NO CONCRETE ENCASEMENT IS REQUIRED.
- B. THE CONCRETE ENCASEMENT SHALL EXTEND 3'-0" EACH SIDE OF THE WATER MAIN.
- C. SEWERS SHALL BE LAID AT LEAST 5'-0" HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10' SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE BY CASE BASIS, IF SUP-PORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN, PROVIDED THE WATERMAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND THE ELEVATION OF THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" (46 cm) ABOVE THE TOP OF SEWER.
- D. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" (46 CM) BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHEN THE WATERMAIN IS ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THE JOINTS OF THE SEWER PIPE WILL BE EQUIDISTANT FROM AND AS FAR AWAY FROM THE WATERMAIN JOINTS AS POSSIBLE. WHERE THE WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATERMAIN.
- E. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE EITHER ENCASED IN CONCRETE OR CONSTRUCTED OF PIPE MATERIAL EQUAL TO THE WATERMAIN AND PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIALS PLACEMENT AND MAXIMUM PAY LIMITS.
- F. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

- Notes:
- No. 2 RUN OF CRUSHER STONE OR NO. 2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02 (COMPACTED IN 6" LIFTS TO 90% DENSITY) NO SLAG SHALL BE ALLOWED MATERIAL (2)

6 | WATERMAIN CROSSING DETAIL



11 | UTILITY CROSSING DETAIL

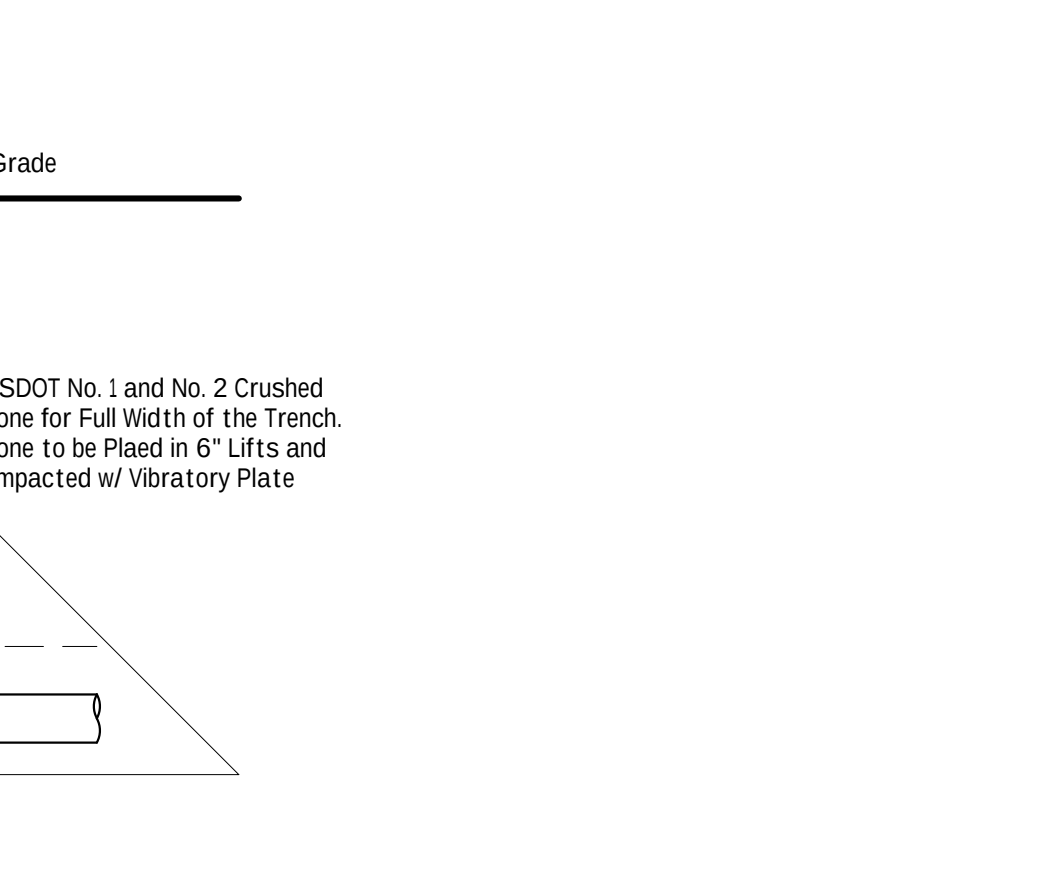
- Notes:
- Pipe Installation Shall be in Accordance with Manufacturers' Recommendations.
 - Trenching Operations Shall Include All Necessary Dewatering
 - Trench Details are only Shown for the Purposes of Material Placement and Maximum Pay Limits.
 - An OSHA Approved Movable Protective Trench Shield Shall Used in all Unsheeted Trench Areas.

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- F. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

- Notes:
- No. 1 Crushed Stone With A Gradation Conforming With NYSDOT Section 703-02. The Crushed Stone Shall Be Well Graded With No Particles Larger Than 1" & Having A Maximum Gradation Meeting The Limits Described In The Specifications. The Bedding Shall Be Compacted In 6" Lifts With Equipment Acceptable To Pipe Manufacturer. Note: Slag Shall Not Be Allowed For Materials (1)

3 | WATER LINE TRENCH DETAIL



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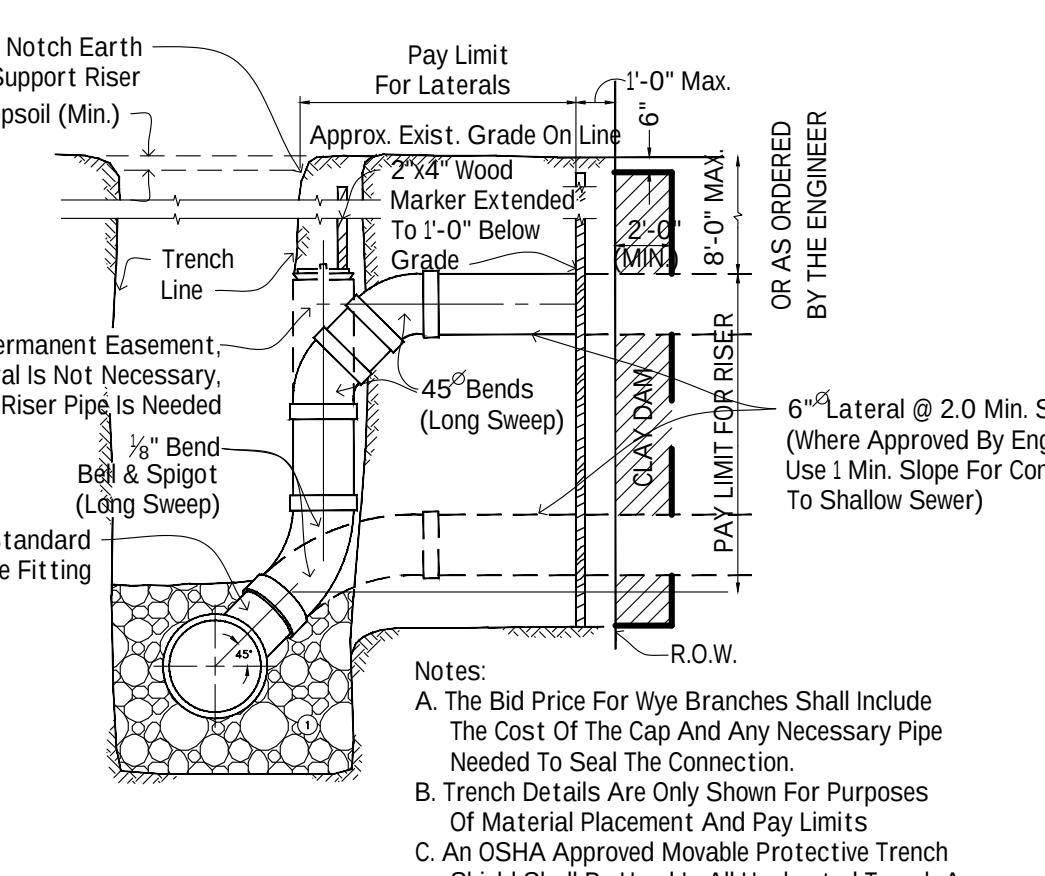
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3 | WATER LINE TRENCH DETAIL



- Notes:
- The Bid Price For Wye Branches Shall Include The Cost Of The Cap And Any Necessary Pipe Needed To Seal The Connection.
 - Trench Details Are Only Shown For Purposes Of Material Placement And Pay Limits
 - An OSHA Approved Movable Protective Trench Shield Shall Be Used In All Unsheeted Trench Areas

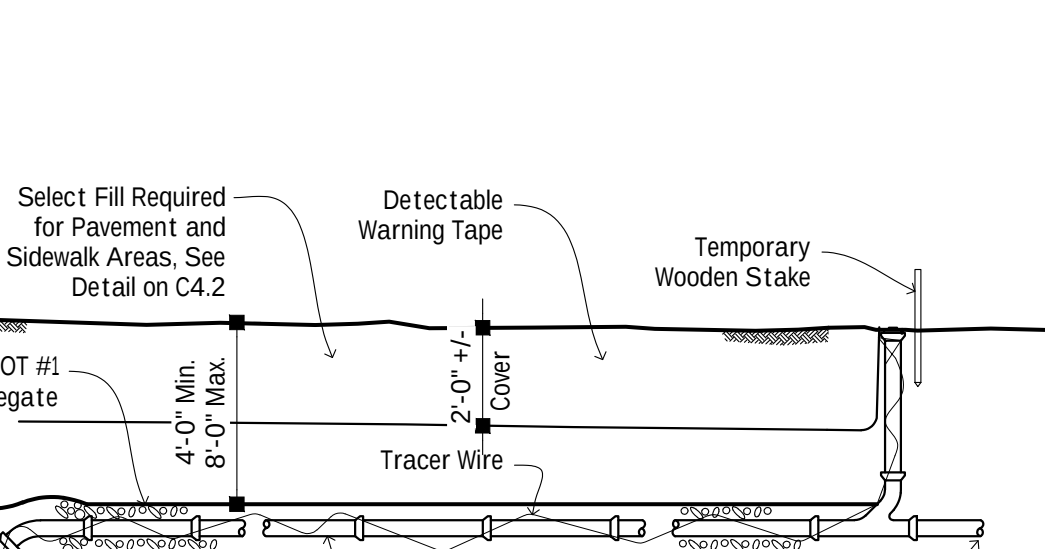
7 | TYP. BRANCH CONNECTION-SEWER



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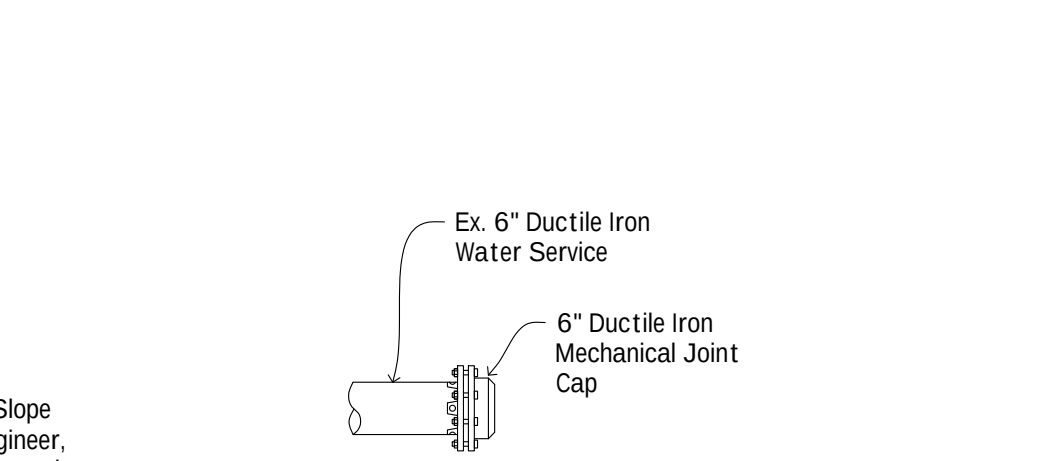
7 | TYP. BRANCH CONNECTION-SEWER



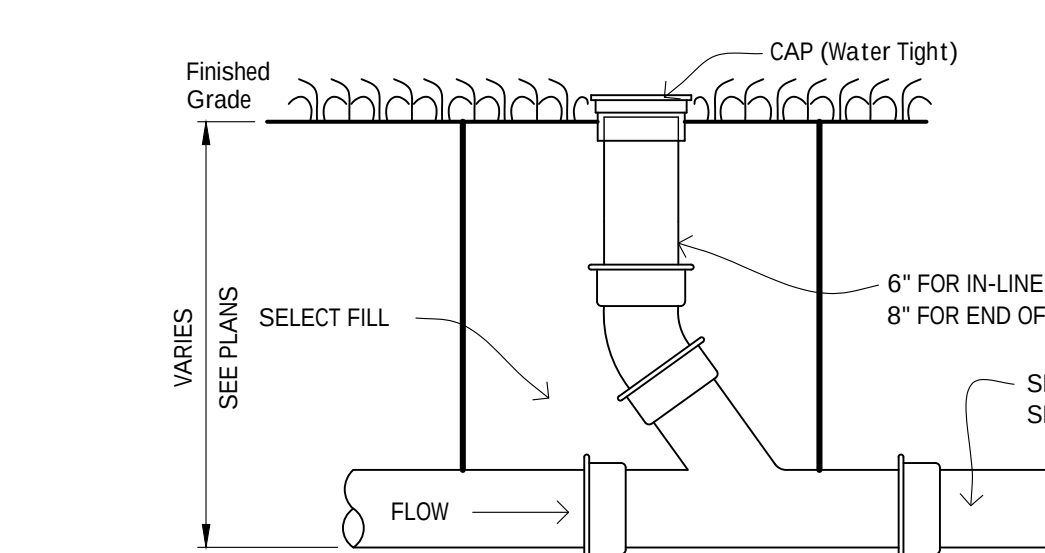
4 | TYP. SANITARY SERVICE MAIN TO CLEAN-OUT

- Notes:
- PVC Pipe Material Shall be Manufactured In Accordance With The Requirements Of The Latest ASTM Specification D-3033/D3034.
 - Pursuant To Village/County Rules And Regulations, Pipe Shall be Laid At 1" Per Foot Grade. Any Variance Must be Approved By The District Manager. In No Case Shall The Pipe Be Less Than 1" Per Foot.
 - Vents And Clean Outs Must be Installed In Lawn Areas, Not In Sidewalk Or Driveway Areas, Preferably Between The Curb Or Edge Of Pavement And The Sidewalk.
 - Select Backfill Required Under Paved Areas.
 - Concrete Encasement If Cover Depth is Less Than 4'-0" Under Paved Areas.
 - Min. Depth Of Cover 4'-0"
 - A Grease Trap And Oil Separator Required Where Applicable.
 - Clean Out Measurements Shall Start From Centerline Of Main Sewer For For Nearside Laterals And From The 6" Clean Out For Far Side Connections. A Clean Out May be Required For Any Abrupt Changes In Lateral Direction Flow.
 - A 6" Clean Out Is Required At R.O.W. Whenever The Lawn Sewer is Under The Pavement Limits Or At Far Side Of Pavement.
 - Any Sewer Laid Through Or Over A Septic Tank Must Be Cast Iron (Septic Tank Must Be Filled With Bank Run Gravel).
 - Any Septic Tank That Is Removed From Service Must be Pumped Out And Crushed, Or Filled With Bank Run Gravel, When Septic System Is Being Converted To A Sanitary Sewer Line.
 - No Sewer Work Shall be Backfilled Before The Work Has been Inspected By A Village/County Inspection.
 - Any Excavation To be Left Open Overnight Shall be Completely Enclosed in Fencing, Or Where Necessary, Covered With Steel Plates.
 - Down Spouts, Sump Pumps, And Footing Drains Are Not Permitted To be Connected To The Lateral.
 - No Inspection Will be Provided Without A Permit. Inspections Require 24 Hour Notice Advance Notice For Scheduling. For New Structures, No Connection Shall be Made Until Building Basement Floor is Poured.
 - A Village/County Inspector Must be Present When A Cap Or A Plug is Pulled From A Wye Or Lateral.
 - The Pipe Material Shall Conform To The NYS Plumbing Code Section 702.3
 - All Connections Shall be Gasketed Type. No Glued or Flexibore Connections.
 - Connections to Existing Sewers Shall be PVC Gasketed type Wye Connection Saddles.
 - Furnico Couplings will not be Allowed.

4 | TYP. SANITARY SERVICE MAIN TO CLEAN-OUT



8 | WATER SERVICE CAP



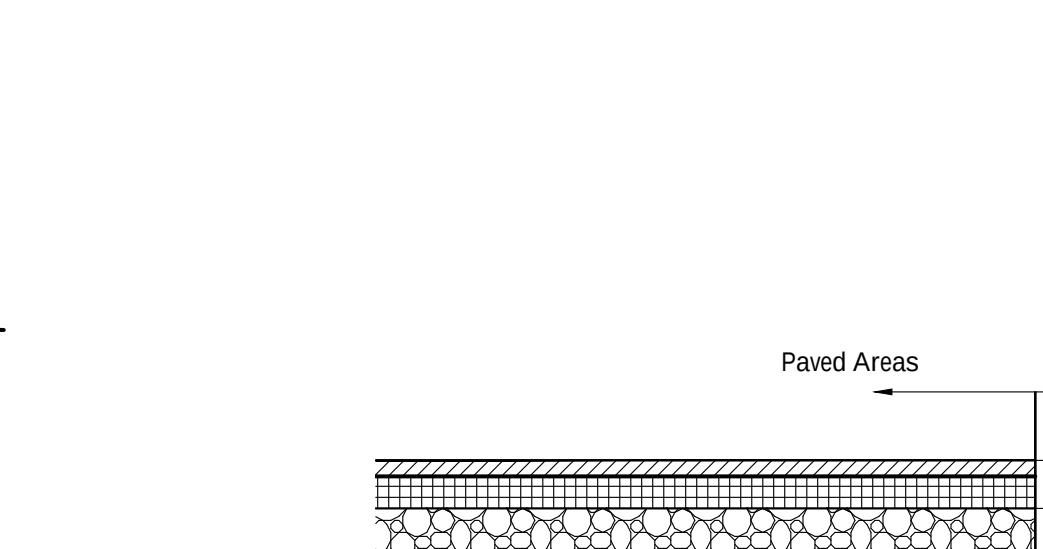
9 | CLEANOUT IN GRASS DETAIL



9 | CLEANOUT IN GRASS DETAIL

9 | CLEANOUT IN GRASS DETAIL

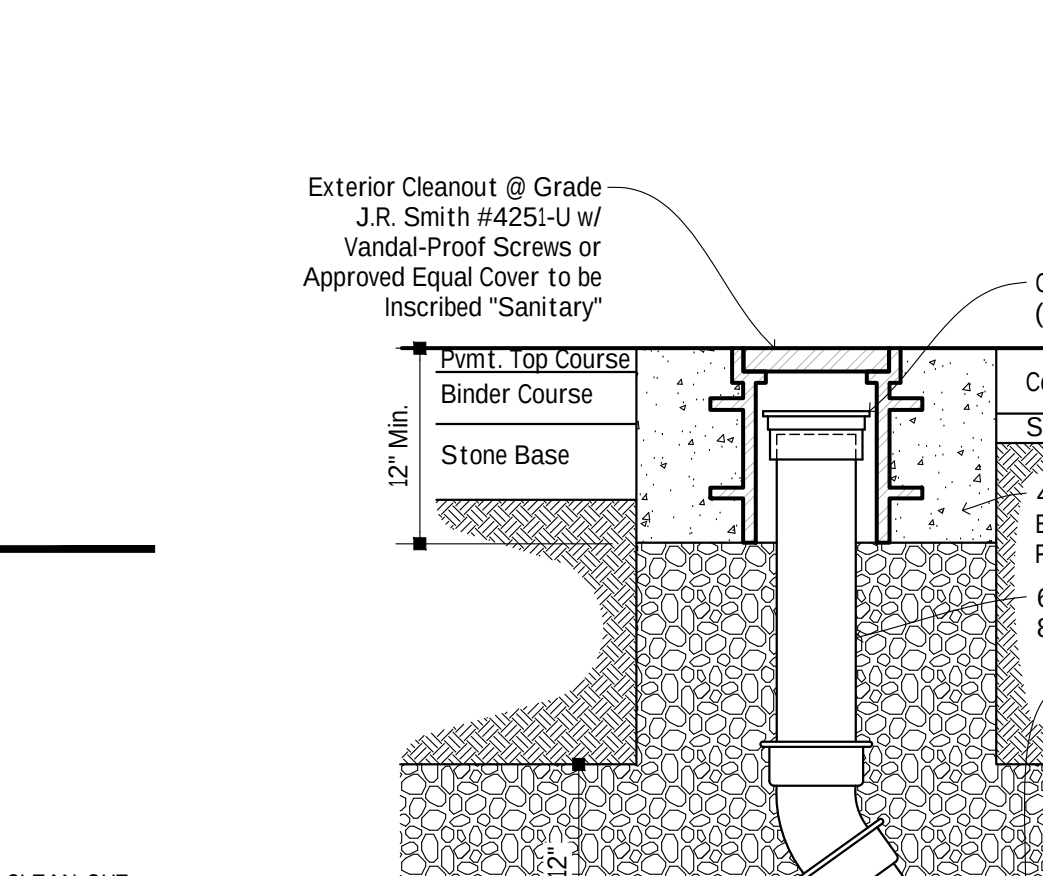
9 | CLEANOUT IN GRASS DETAIL



5 | SAN. SEWER TRENCH DETAIL

- Notes:
- Pipe Installation Shall be in Accordance with Manufacturers' Recommendations.
 - Trenching Operations Shall Include All Necessary Dewatering
 - Trench Details are only Shown for the Purposes of Material Placement and Maximum Pay Limits.
 - An OSHA Approved Movable Protective Trench Shield Shall Used in all Unsheeted Trench Areas.

5 | SAN. SEWER TRENCH DETAIL



- Notes:
- No. 1 Crushed Stone w/ a Gradation Conforming w/ NYSDOT Section 703-02. The Crushed Stone Shall be Well Graded with No Particles Larger Than 1" and Having a Maximum Gradation Meeting the Limits Described in the Specifications. The Bedding Shall be Compacted in 6" Lifts with Equipment Acceptable to the Pipe Manufacturer. No Slag Shall be Allowed Material (1)

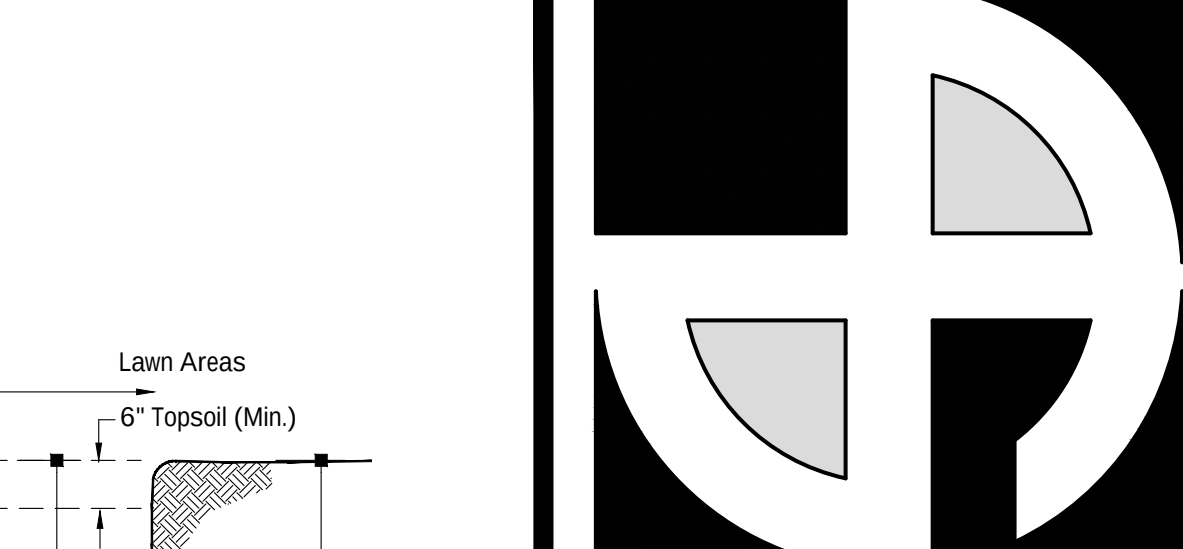
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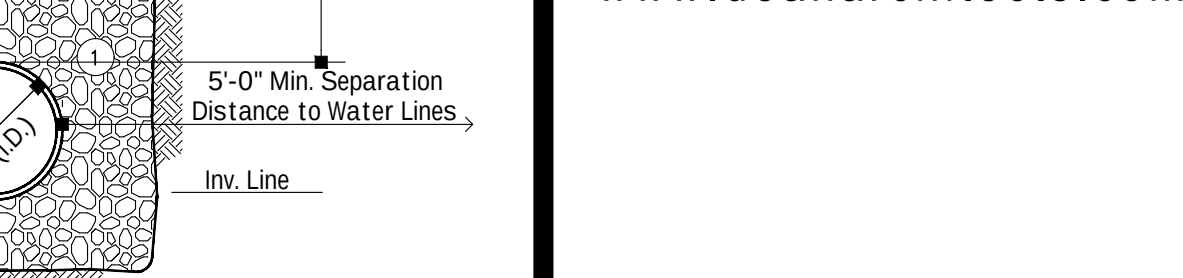
5 | SAN. SEWER TRENCH DETAIL

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DATE:
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DRAWN BY:
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CHECKED BY:
M. Dean

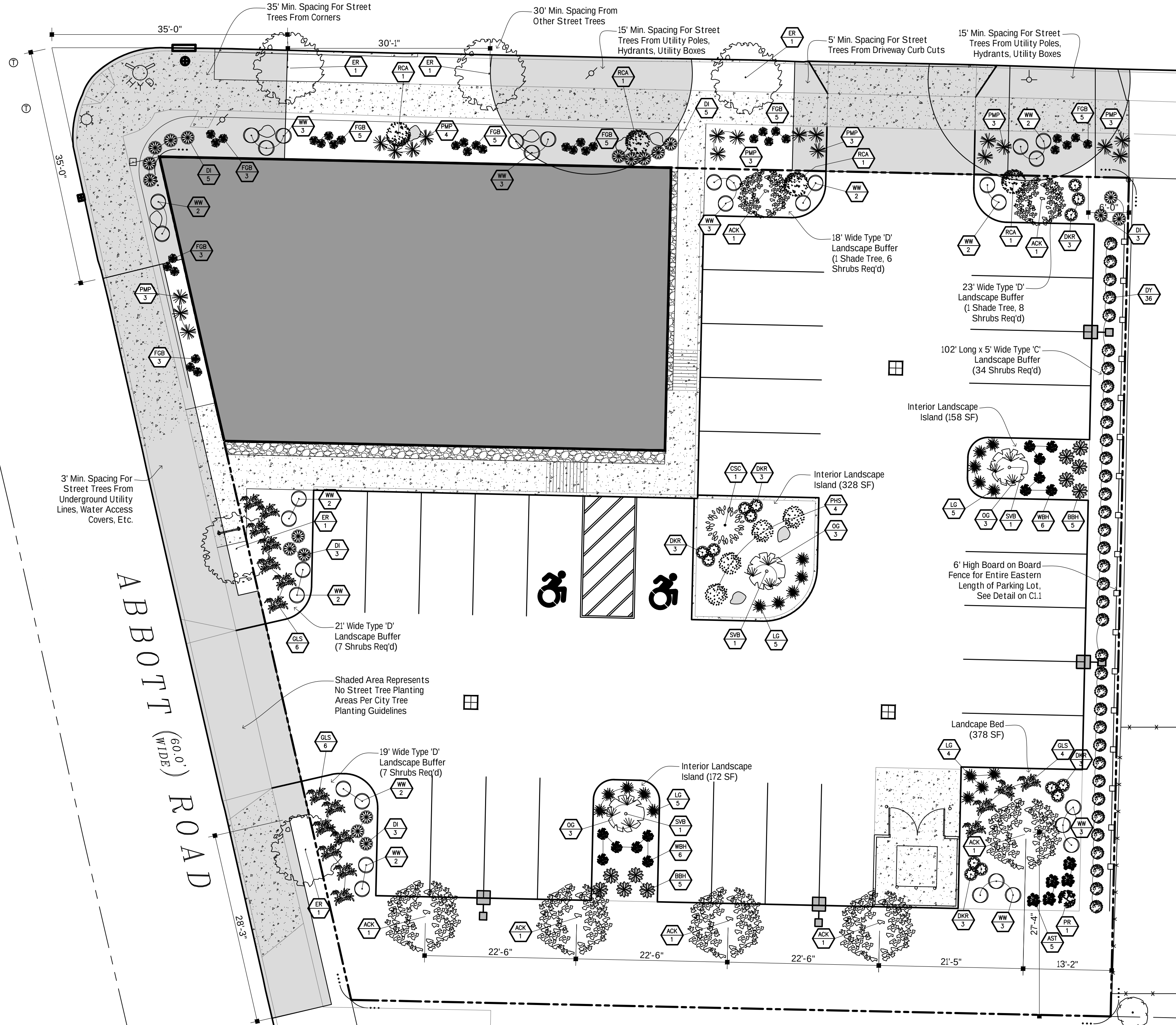
SCALE:
AS NOTED

SITE UTILITY DETAILS

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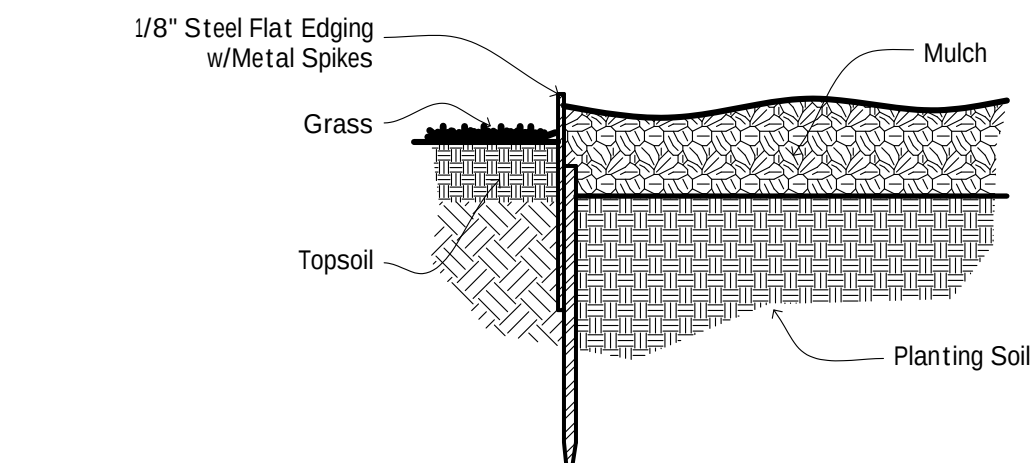
Page 21 of 112



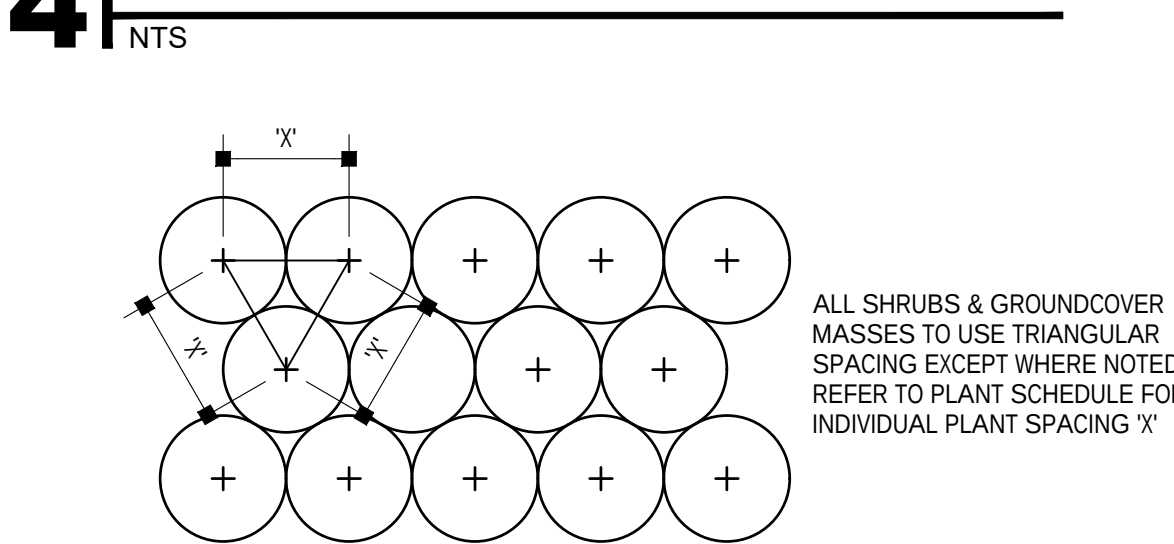
1 SITE LANDSCAPING PLAN

PLANTING SCHEDULE					
Key	Qty	Botanical Name	Common Name	Size	Comments
ACK	7	Acer 'Crimson King'	Crimson King Maple	2 1/2" Dia.	1
CSC	1	Prunus Sargentii 'Columnaris'	Columnar Sargent Cherry		1
SVB	3	Amelanchier Alnifolia	Serviceberry	3'	2
ER	5	Cercis canadensis	Eastern Red Bud		2
AST	5	Astilbe	False Gout's Beard		4
RHS	4	Weigela Florata	Purple Haze Spirea	24"	5
DKR	12	Rosa x 'Radtko'	Double Knockout Roses	18-24"	5
WW	32	Weigela Florata	Weigela Wine	18"	5
WBH	12	Ilex verticillata	Winterberry Holly		5
GLS	16	Rhus Aromatica	Gro-low Sumac		5
PMP	19	Pinus Mugho Pumilo	Dward Mugho Phe	4 Gal.	6a
PR	1	Rhododendron x 'P.J.M.'	P.J.M. Rhododendron	24"	6
RCA	4	Rhododendron catawbiense	Catawba Rhododendron		6
DY	36	Toxus x media 'Densiformis'	Densiform Yew	5 Gallon	6 32" Spacing Typ.
DI	19	Diervilla lonicera	Northern Bush-Honeysuckle		6
OG	9	Pennisetum Alopecuroides 'Harneln'	Ornamental Grass Harneln Dwarf		7
LG	19	Cymbopogon Citratus	Lemmon Grass		7
FGB	34	Festuca Glauca 'Elijah Blue'	Elijah Blue Fescue Grass		7
BBH	10	Hosta sieboldiana 'Elegans'	Big Blue Hosta		9
1	248	Deciduous Trees	4 Ornamental Shrub	7 grass	
2	5	Ornamental Trees	5 Deciduous Shrub	8 low growing evergreen shrubs	
3	6	Evergreen Trees	6 Evergreen Shrub	9 ground cover	
			a. medium (wide)	10 mulch	
			b. conical (tall)		
			c. broadleaf		

NOTE:
ANY SUBSTITUTIONS FROM THE ABOVE LIST MUST COMPLY WITH THE
NYS MANAGEMENT DESIGN MANUAL APPENDIX H & IS SUBJECT TO
APPROVAL OF THE OWNER



4 EDGING DETAIL



5 TYPICAL PLANT SPACING DETAIL

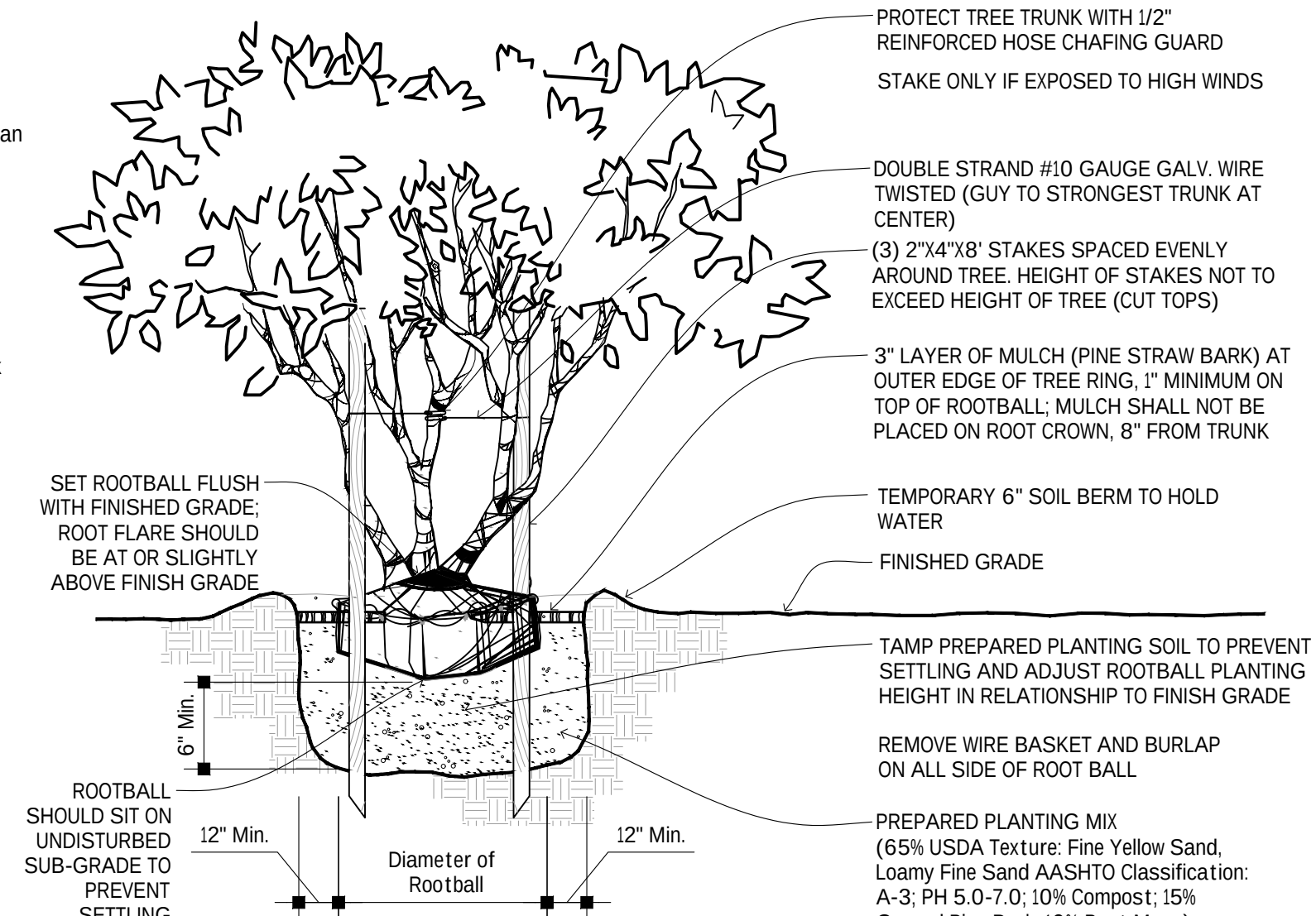
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LANDSCAPE NOTES

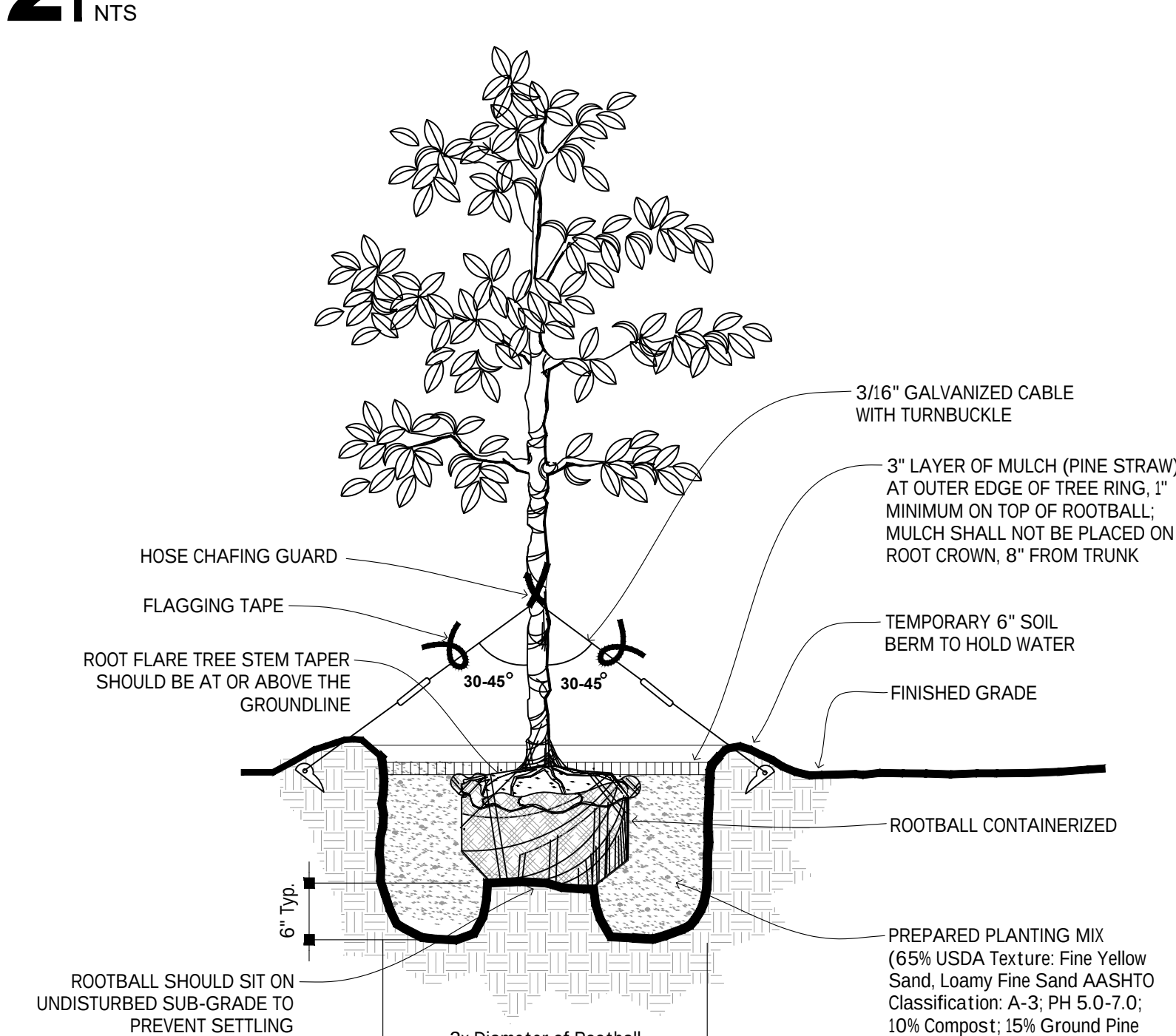
- All plants are to be nursery grown and furnished in accordance with the American Standards for Nursery Stock (ANSI Z60.1) Use Hydroseed Throughout.
- Plant material type and sizes may vary due to market availability at time of construction. Any substitutions are to be of equivalent type and size and must be approved in writing by the Architect. Containerized shrub stock may be substituted for B&B shrubs if approved by the Architect.
- Prior to delivery of plant material to the site, the contractor shall notify the Architect of availability of material for review purposes.
- All shrub beds shall be mulched with 3" of double black shredded hardwood bark mulch in their entirety, unless noted otherwise.
- Where grass is indicated on the Landscape Plan, provide min. 6" top soil, grade smooth and uniform within 1/2" +/- of finish elevation. Roll and rake to remove ridges and fill depressions. Provide a sun and shade seed mix of Kentucky Bluegrass, Red Fescue and Perennial Rye Grass and broadcast per seed supplied recommendations. Protect seeded areas with straw mulch and keep moist until new lawn is established.
- Do not mound or install mulch against the trunk or stem of trees and shrubs or the crown of perennials and groundcovers. There should be free and open air circulation around the trunk of the plant and the ground in the immediate area at the base of the trunk.
- Contractor to remove all wire baskets and burlap from b&b plants leaving only the fabric and wire on the very bottom of ball if impossible to remove.

BFLO TREE PLANTING SPECS

- Street grade trees following "American Standard for Nursery Stock (ANSI Z60.1)".
- No damage to trunk or leaders.
- No girdling roots.
- Strong central leaders on trees (no co dominant stems or included bark)
- Caliper to be 2.5 - 3" for B&B trees, 1.75 - 2" for bare root trees.
- Minimum branching height to be 5.5 - 6' for shade trees, 4.5 - 5' for ornamental trees.
- No trees will be accepted with pruning wounds more than 25% of trunk diameter.
- Planting to take place while material is dormant during the spring (March 15th - May 31st) and fall (October 15th - December 31st) seasons.
- Stakes and ties to be removed after 1 year.
- Guarantee period to be minimally 18 months after date of acceptance for B&B trees.

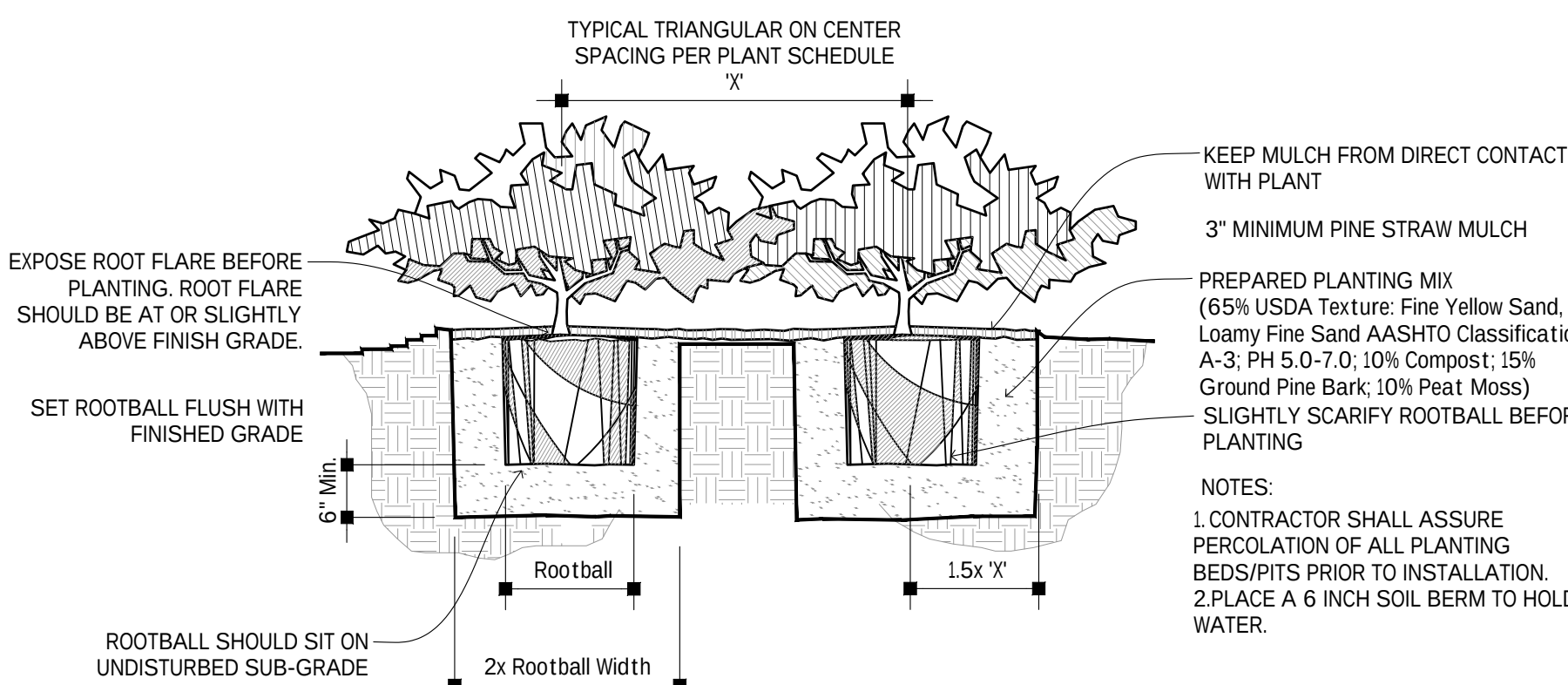


2 MULTI-TRUNK TREE PLANTING DETAIL



3 SMALL TREE PLANTING & GUYING DETAIL

NTS

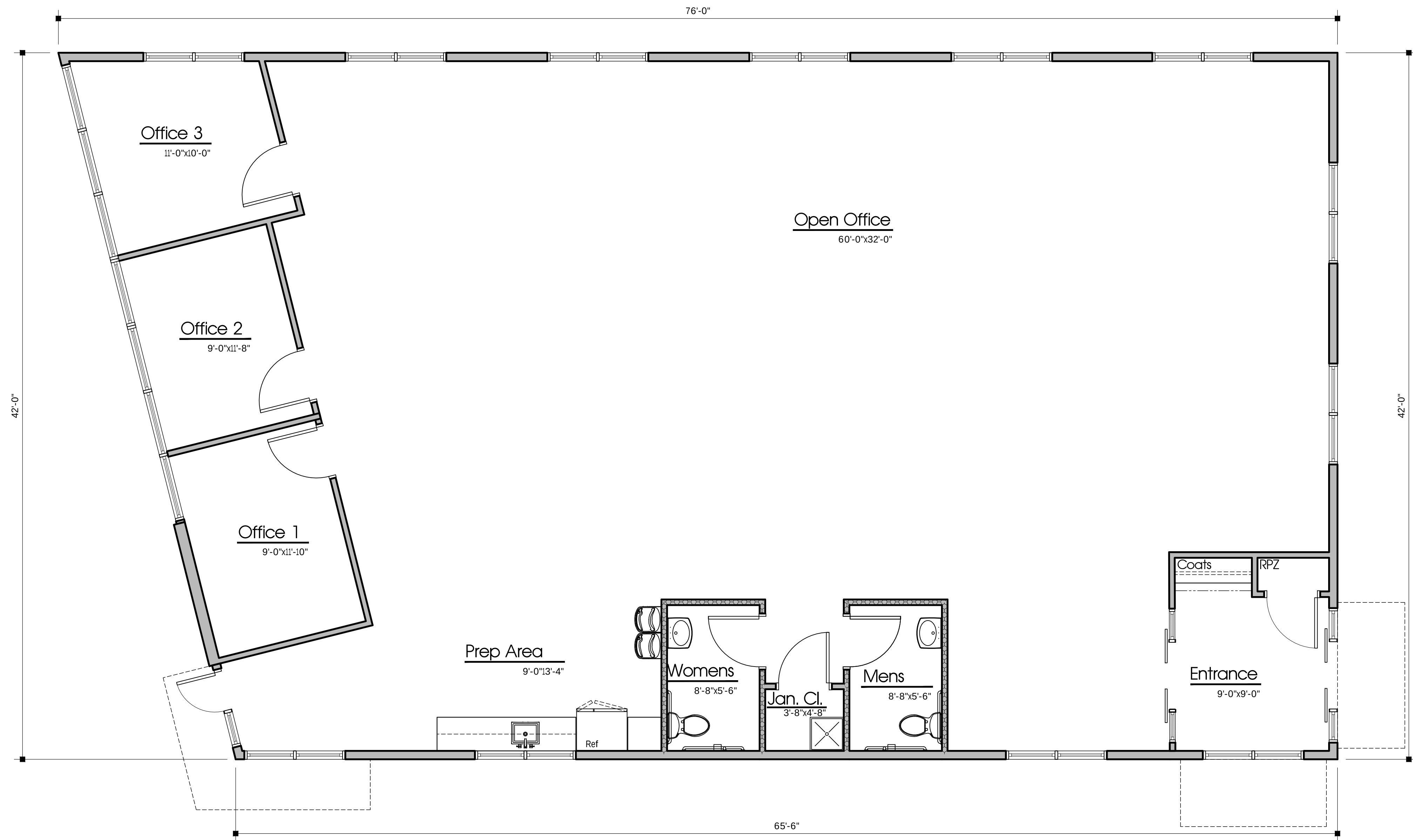


6 GROUNDCOVER & SHRUB PLANTING DETAIL

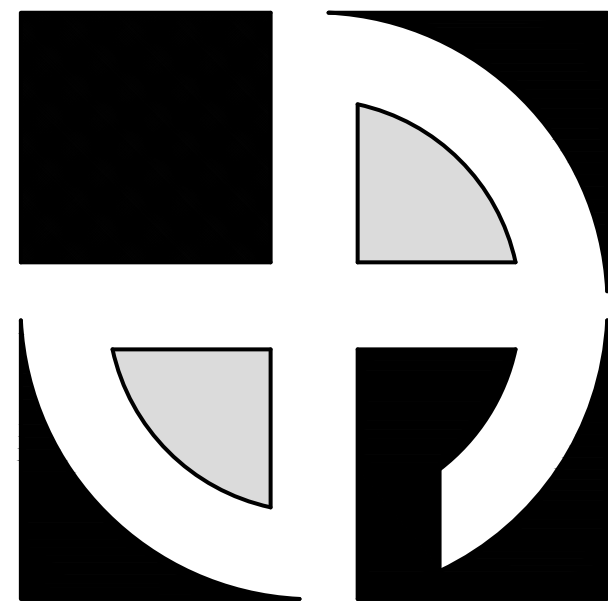
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No.	Description	Date	By

DATE:
08-27-26
DRAWN BY:
B. Friedman
CHECKED BY:
M. Dean
SCALE:
AS NOTED



1 FLOOR PLAN
1/4"=1'-0"



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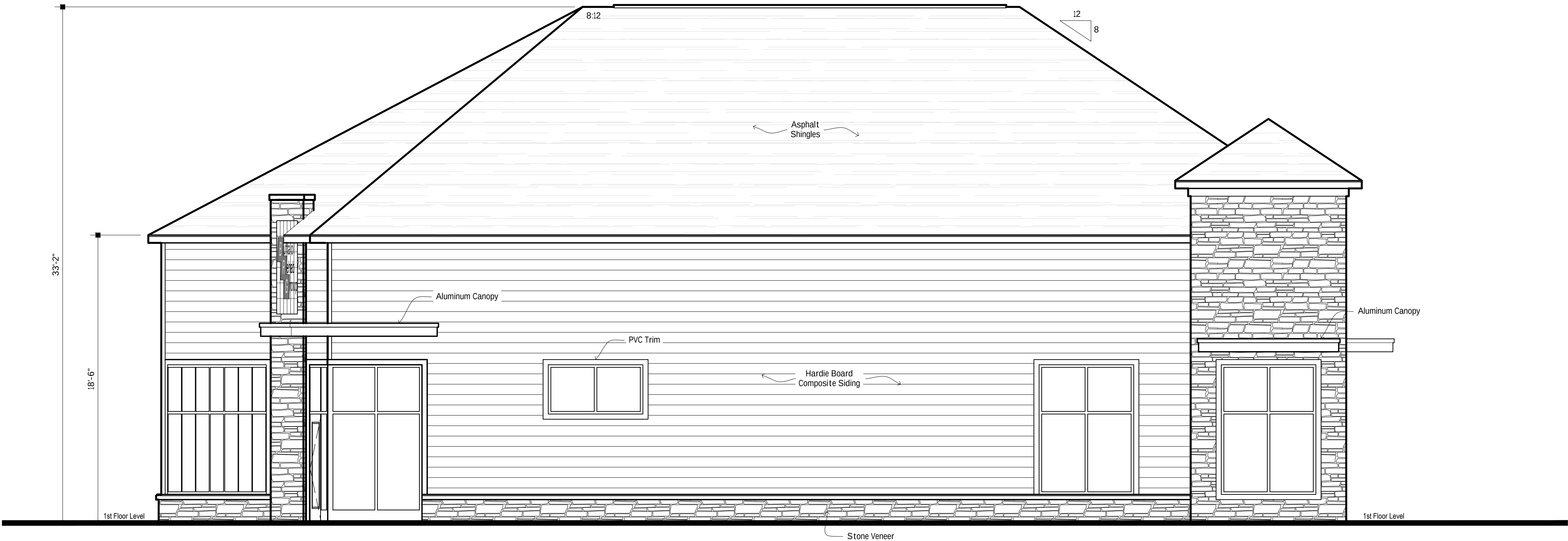
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DRAWN BY:
H. Prokop
CHECKED BY:
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SCALE:
1:10

FLOOR PLAN

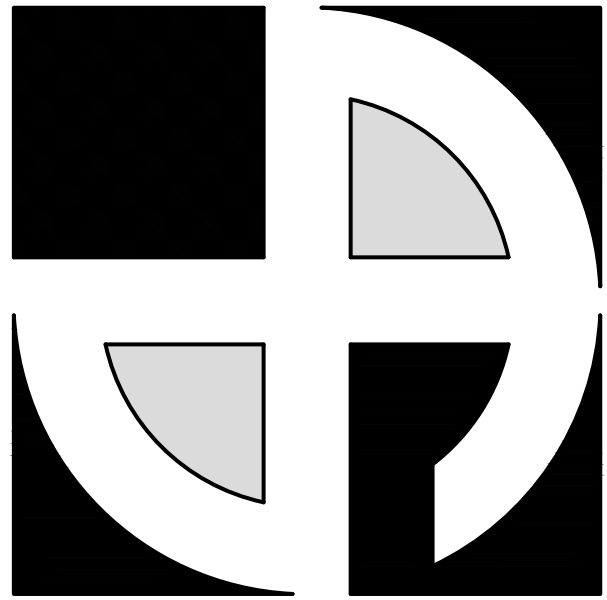
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1 | WEST ELEVATION
1/4"=1'-0" **ABBOTT RD.**



2 | SOUTH ELEVATION
1/4"=1'-0"



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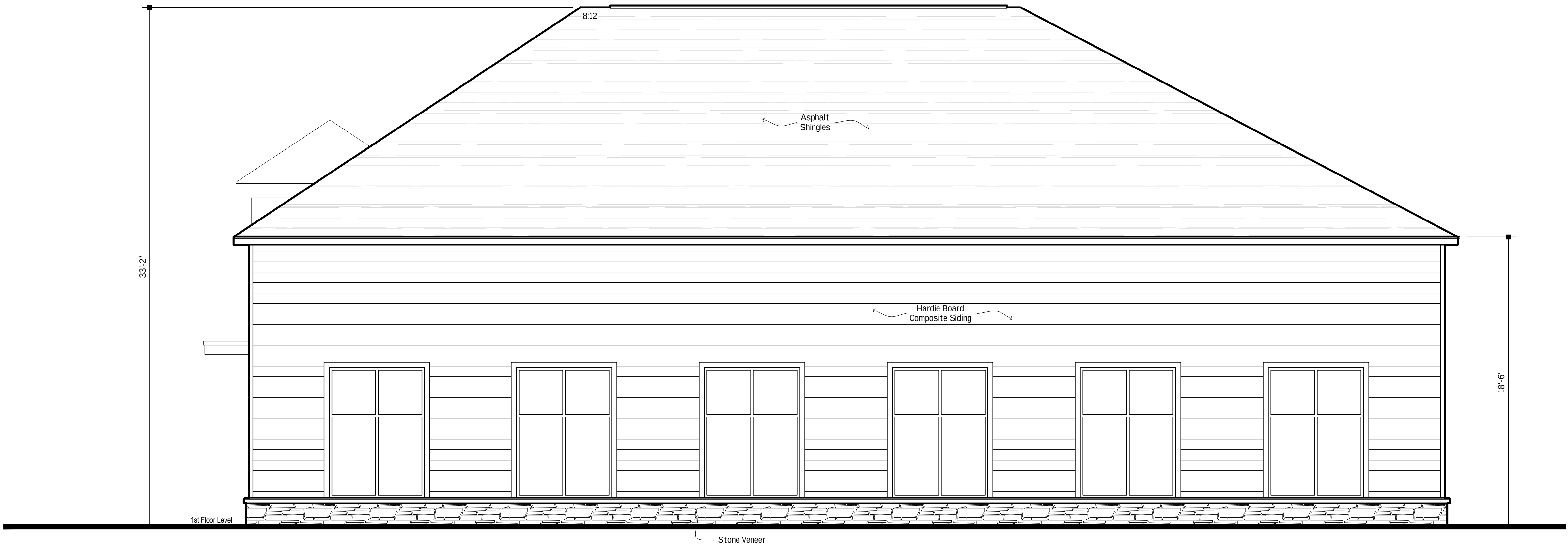
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ELEVATIONS

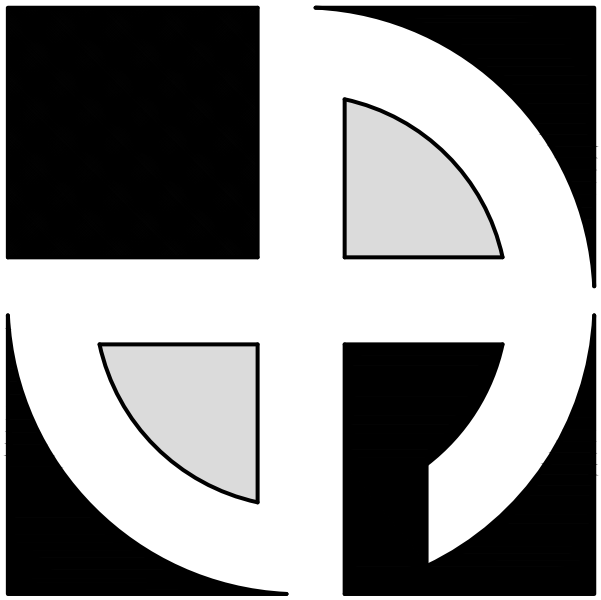
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1 | EAST ELEVATION
1/4"=1'-0"



2 | NORTH ELEVATION
1/4"=1'-0"
CUSHING ST.



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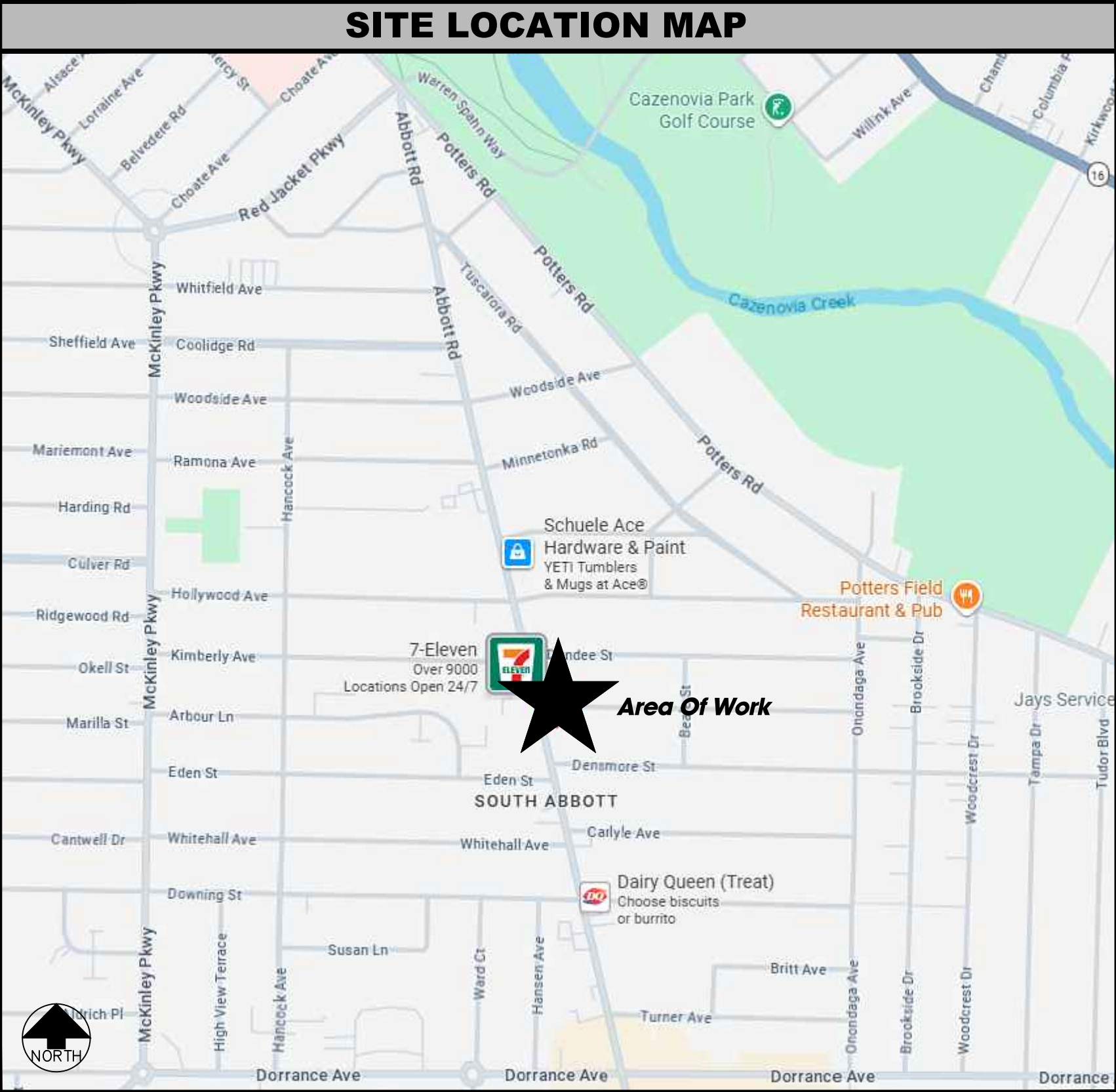
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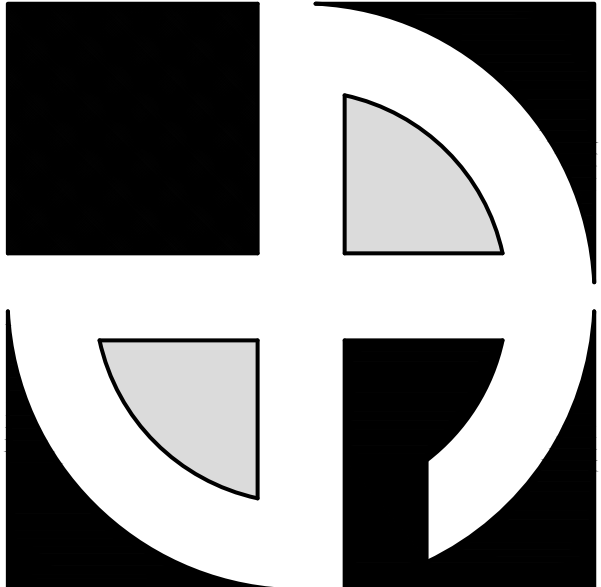
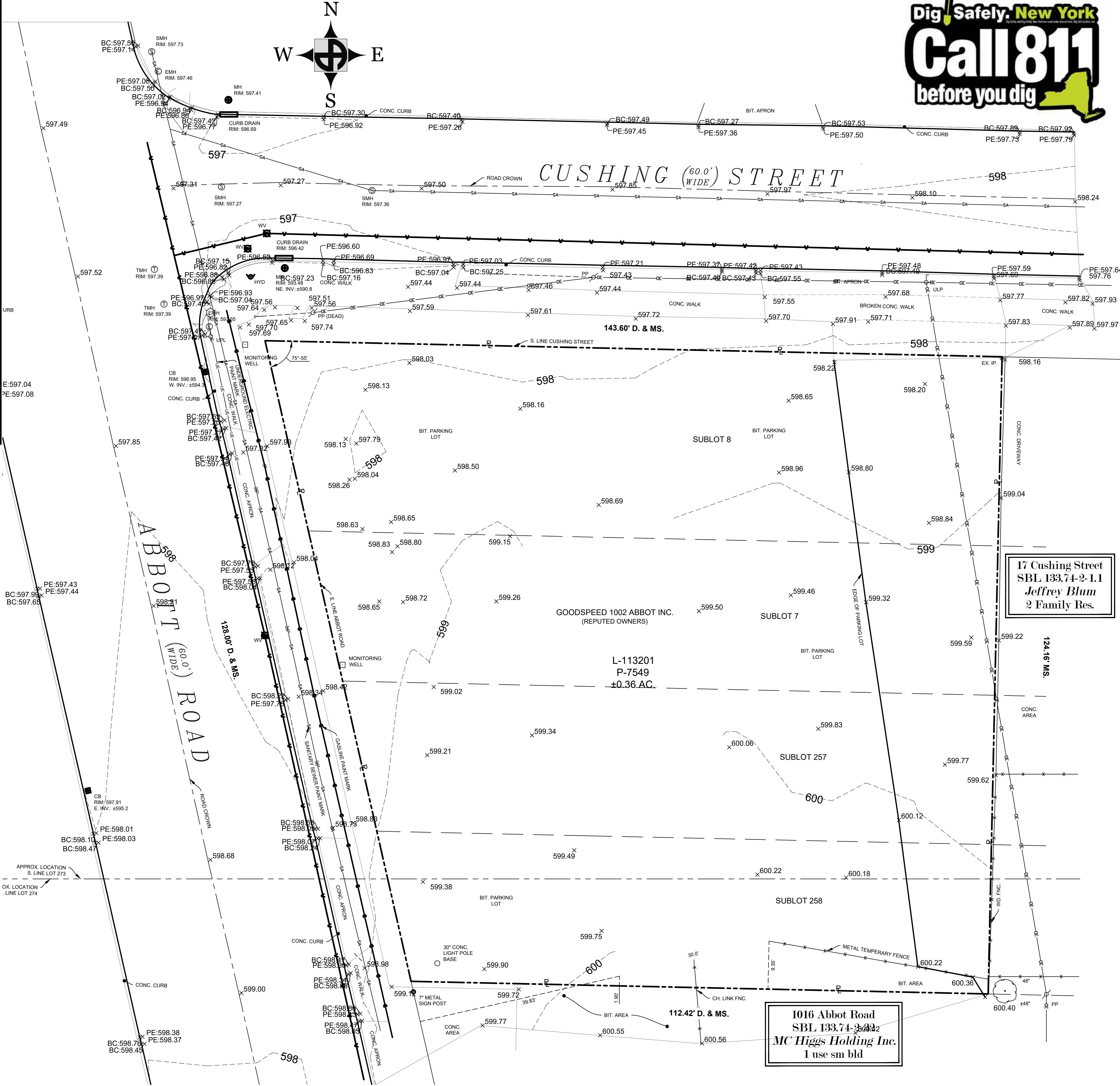
ELEVATIONS

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Survey As Provided By
360 Land Survey
2368 Maryland Avenue
Niagara Falls, NY 14305

(716)-587-8380
On June 10, 2022



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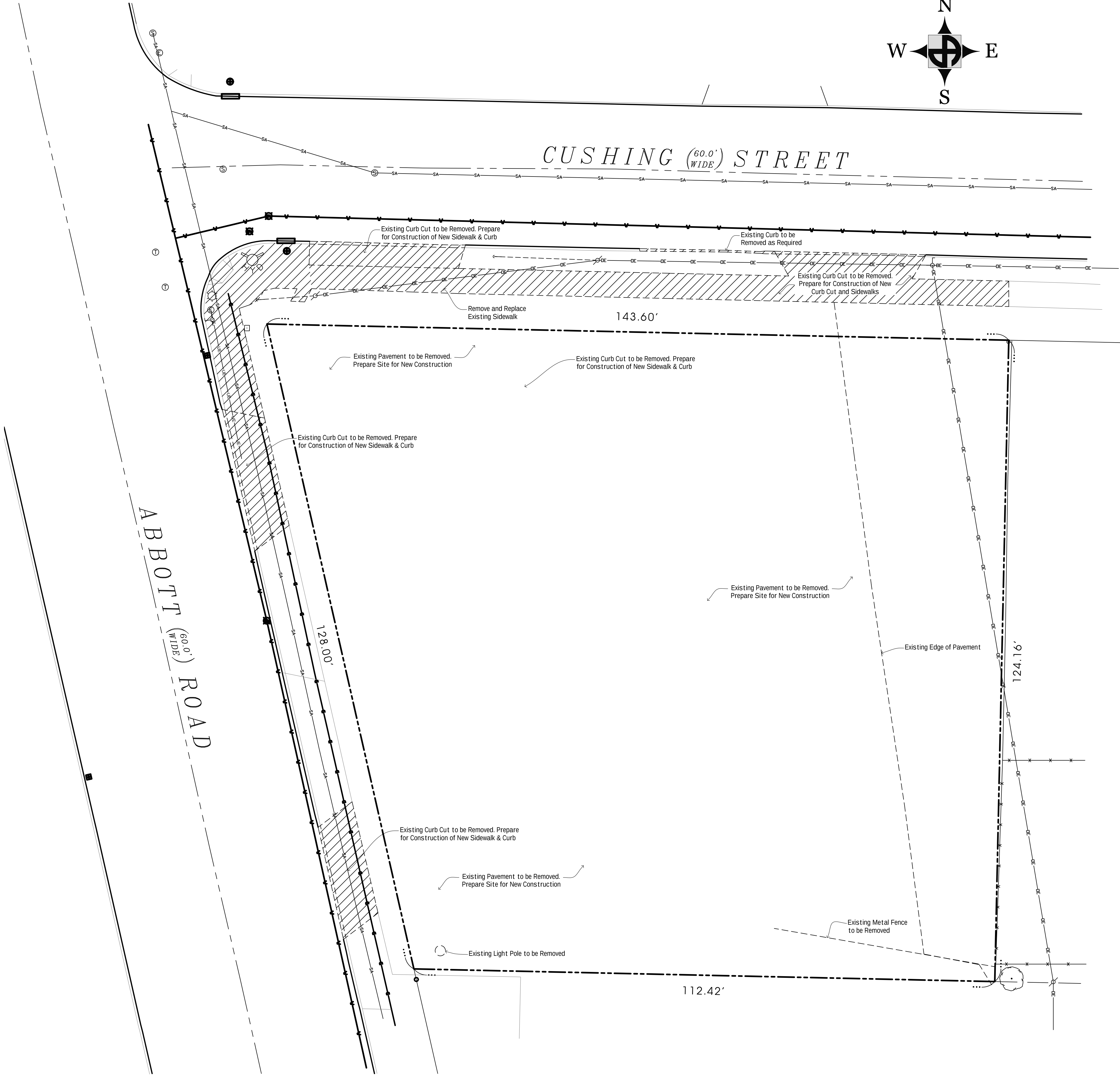
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DRAWN BY: H. Prokop
CHECKED BY: M. Dean
SCALE: 1:10

TOPOGRAPHIC
SURVEY
C0.0

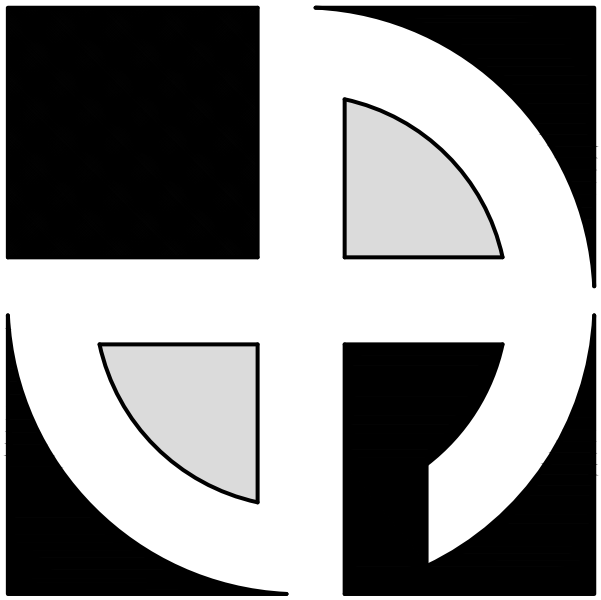
1 TOPOGRAPHIC SURVEY
1"=10'-0"

DEMOLITION NOTES

1. Conform to applicable state and local codes for demolition work including safety of adjacent structures, dust control run off and disposal.
2. Notify all affected utility companies before starting work and comply with their requirements.
3. Mark location off all utilities.
4. Do not close or obstruct roadways, sidewalks or hydrants without proper permits.
5. Conform to applicable regulatory procedures when discovering hazardous or contaminated materials.
6. Provide, erect and maintain temporary barriers and security devices at locations required to prevent entrance to work area.
7. Prevent movement or settlement of structural components. Provide bracing and shoring as required.
8. Cease operations immediately if structure appears to be in danger, notify architect. Do not resume operations until directed.
9. Disconnect and remove or cap all existing utilities within building source to point of incoming service.
10. Remove materials to be reinstalled or retained in a manner to prevent damage.
11. Remove demolished materials from the site. Do not burn or bury materials on site. Leave site in clean condition.
12. Remove all interior partitions noted on demolition plan for removal. Proper care should be taken to provide proper bracing of the structure.
13. Remove all electrical wiring and appurtenances in demo walls throughout the structure.
14. Remove all plumbing pipes and fixtures as required by demolition and new construction. Cap sanitary lines below slab, cut supply lines back to nearest branch pipe.
15. Prior to any demolition work contractor must field verify all existing mechanical, plumbing & electrical work located in the tenant space which affects the adjacent tenant spaces. The landlord & the adjacent tenants must be notified a minimum of 12 hours prior to shutdown of any shared mechanical, plumbing & electrical systems. Disruption of any adjacent tenant space during operating hours will be unacceptable reference mechanical, plumbing, fire protection & electrical drawings & notes, and coordinate all demolition with new work.
16. Walls, partitions, doors, frames & other items to be removed are shown dashed. Services within walls & partitions shall also be removed. Edges of walls shown to remain shall be saw cut or cleanly toothed to accept new construction. Repair & patch existing walls shown to remain where intersecting walls, doors, frames, etc. are shown to be removed & where existing construction will now be exposed in the new construction.
17. Existing construction shown to remain including but not limited to walls, Partitions, doors, frames, etc. shall be protected during demolition. Damage to existing construction shown to remain shall ne restored to match pre-damaged condition
18. Provide all necessary shoring, bracing, & support to prevent movement, settlement, or collapse of structure or element to be demolished, & adjacent structure or element shown to remain. Shoring & bracing shall be designed by contractors professional engineer licensed in the applicable jurisdiction
19. Provide temporary weather protection & security devices during interval between demolition & removal of existing construction on exterior surfaces & installation of new construction to ensure that no water leakage or damage occurs to structure or to interior areas of existing building
20. Existing concrete floor slabs, masonry walls & existing structural framing systems shown to be removed shall be cleanly saw cut from existing construction Reference structural demolition drawings & notes
21. All infill or replacement work shall match existing conditions in materials, construction & finish, unless specifically noted elsewhere in the construction documents
22. Remove all existing obsolete misc non-loadbearing items in their entirety throughout tenant space above & below existing ceilings, including (but not limited to) plaster & drywall partitions, doors, frames, soffits, studs, furring, insulation, ceiling suspension systems, etc. particularly where existing items will interfere with the installation of new construction, or where existing items will be exposed in the new construction, unless specifically shown elsewhere in the contract documents to remain. Repair & patch all surfaces to remain with materials matching existing construction. Coordinate with new construction. Reference Structural Drawings for demolition details & notes
23. Remove all existing obsolete plumbing, mechanical & electrical equipment in their entirety throughout tenant space, particularly where items will interfere with the installation of new construction, or where existing items will be exposed in the new construction, unless specifically shown elsewhere in the contract documents to remain. Repair & patch with materials matching existing construction. Coordinate with new construction. Reference mechanical & electrical drawings & notes
24. Remove all existing obsolete roof mounted mechanical, plumbing & electrical equipment & devices in their entirety from the roof of the tenant space & salvage equipment per owner direction. (Including All equipment & devices serving tenant spaces to be demolished) particularly where existing items will interfere with the installation of new construction, unless specifically shown elsewhere in the contract documents to remain. Remove all gas piping & electrical conduit or wiring associated with demolished equipment back to main. Repair & patch all surfaces to remain with materials matching existing construction. Roofing contractor to patch roofing insulation, membrane & accessories with compatible materials for existing roof to maintain warranty & manufacturers requirements. Coordinate with new construction. Reference mechanical & electrical drawings and notes.
25. Contractor to selectively sawcut & remove slab for new plumbing, electrical & other underground services. Coordinate with mechanical & electrical drawings. Patch & match adjacent levels & materials. Color of patching for concrete surfaces to match adjacent existing surface
26. Remove all previous tenants finishes including flooring, floor fastening & adhesives, floor leveling/patching materials, ceiling, ceiling finishes, ceiling attachments, light fixtures, furniture, fixtures, equipment & supplies and all improvements (including but not limited to vaults, safes, customer service counters, and food preparation & food storage equipment)
27. Existing structural shall be patched & repaired top meet the following criteria.
 1. Paint-ready surface with consistent shape & uniform surface & texture to the deck
 2. All protruding elements (bolts, fasteners and other elements) removed to a height of 12'-0" above existing concrete slab
28. All mechanical ductwork & support shall be disconnected & removed back to the demising walls.
29. All abandoned electrical wiring & conduit shall be removed back to the existing panel within the premises.
30. All plumbing fixtures shall be removed along with all piping & support materials, and capped at the floor at an accessible location. All abandoned plumbing or drain lines to be cut & capped beyond demising walls at main branch, ceiling & floor. All holes or trenches shall be filled flush with existing concrete floor
31. Leave in place existing fire alarm components that connect to the fire alarm system that can be reused. Such components may be relocated by tenant & tenants expense



1 SITE DEMOLITION PLAN
1"=10'-0"



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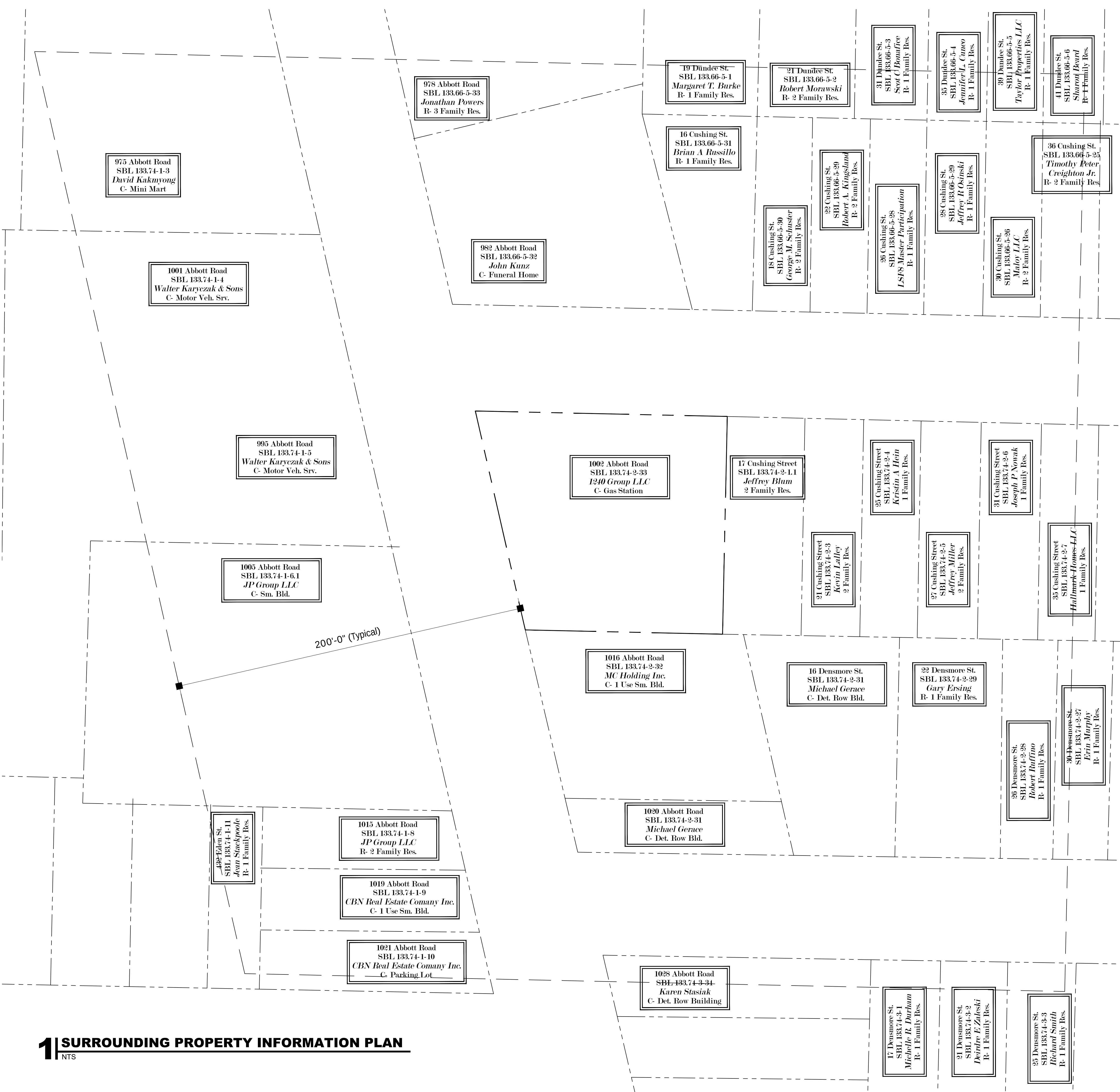
Buffalo
Rehab
Group
1002 Abbot Road
Buffalo, NY 14220

No.	Description	Date	By

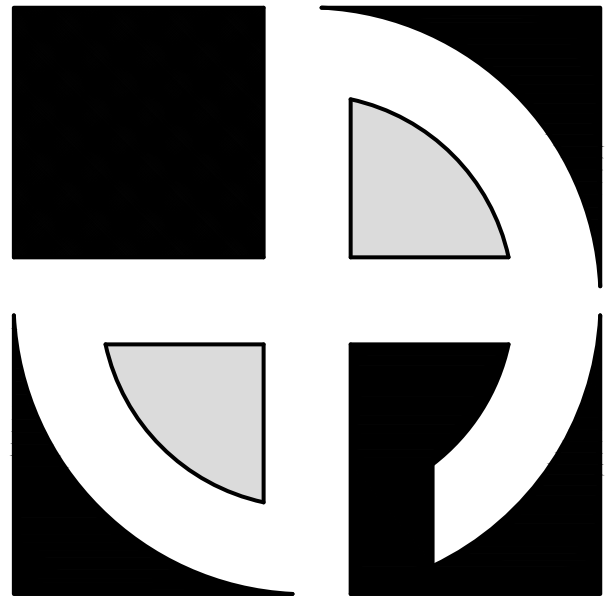
DATE:
06-09-26
DRAWN BY:
H. Prokop
CHECKED BY:
M. Dean
SCALE:
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SITE DEMOLITION
PLAN

C0.1



1 SURROUNDING PROPERTY INFORMATION PLAN
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06-09-26

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CHECKED BY:
M. Dean

SCALE:
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SURROUNDING
PROPERTY PLAN

C0.2

GENERAL SOIL EROSION/ SEDIMENT CONTROL NOTES AND SPECIFICATION

- Any Permits And/Or Licenses necessary For The Work Shall Be Secured And Paid For By The Contractor
- All Provisions Of New York State Industrial Code Rule 53 And The New York State High Voltage Proximity Act Must Be Followed
- Any Damage Caused By The Contractors Operations To Existing Pavement, Shoulders, Drives, And Storm Drainage Facilities Shall Be Repaired Or Replaced In Kind By The Contractor At His Expense. All Repairs Or Replacements Made By The Contractor Shall Be Acceptable To The Owner Or Agency Having Jurisdiction.
- The Contractor Shall Take Any Precautions Necessary To Protect Trees And Shrubbery From Damage, Unless Specifically Ordered For Clearing. The Contractor Shall Provide And Plant Replacement Trees Or Shrubbery At His Expense
- Fill Shall Be Installed Above A Geotextile Stabilization Fabric And Compacted To A Minimum 95% Of Maximum Dry Density As Determined By ASTM D1557 Prior To Installation Of Sewers.
- The Contractor Shall Comply With All Applicable Federal, State And Local Statutes Regarding The Prevention And Abatement Of Soil Erosion, Sedimentation And Water Pollution. All Erosion And Sediment Control Measures/Practices Shall Be Inspected Weekly And After Each Rainfall.
- Cleaning And Stripping Operations Shall Be Minimized/Limited, Whenever Possible, To Areas Being Actively Developed. If Construction Is Scheduled To Occur In Phases, Only The Area Of The Current Phase Should Be Disturbed.
- All Erosion And Sediment Control Measures Are To Be Placed Prior To Or At The Initiation Of Stripping And Grubbing.
- Contractor Is Responsible For Maintaining All Sediment And Erosion Control Measures Until Disturbed Areas Are Stabilized
- Erosion Controls Will Be Replaced By The Contractor Whenever They Become Clogged Or Inoperable. All Sediment Control Shall Be Done In Accordance With "Guidelines For Urban Erosion & Sediment Control" By SCS. The Contractor Shall Provide The Sedimentation And Erosion Control Systems As Shown Herein In Addition To Other Measures As Necessary To Prevent Sediment From Being Transported Off-Site
- Following Initial Soil Disturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days As To The Surface Of All Perimeter Controls, Dikes, Swales, Ditches, Perimeter Slopes, And All Slopes Greater Than 3 Horizontal To 1 Vertical (3:1), And Fourteen Days As To All Other Disturbed Or Graded Areas On The Project Site. This Does Not Apply To Those Areas Currently Being Used For Material Storage Or Those Areas On Which Actual Construction Activities Are Currently Being Performed. Maintenance Shall Be Performed As Necessary To Ensure That Stabilized Areas Continuously Meet The Appropriate Requirements Of Governing Authorities.
- All Drainage Inlet Structures Shall Be Protected From Siltation As Shown Or Other Town Engineer Approved Erosion Control Measures.

Construction Sequence/Schedule

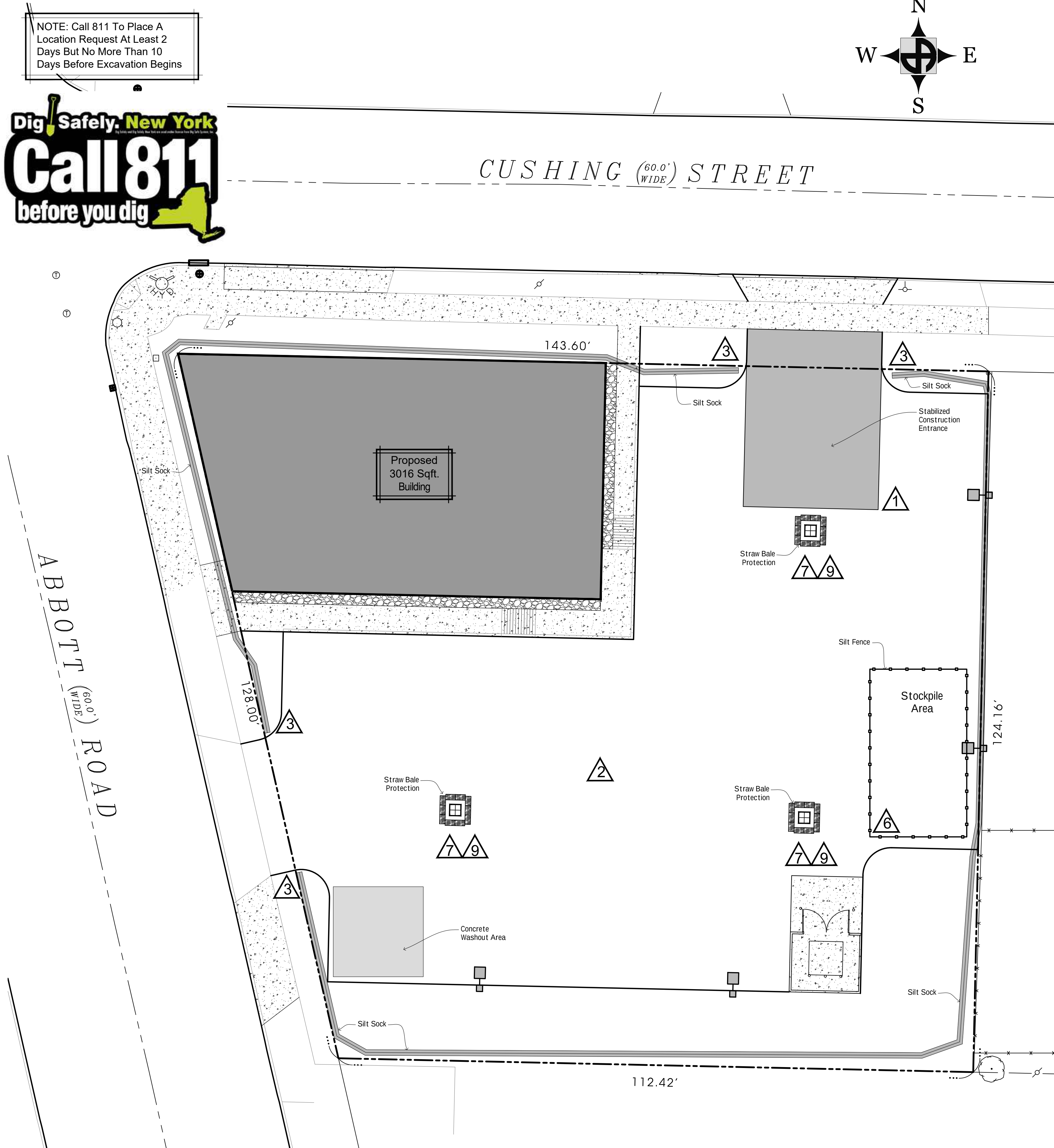
- Construct temporary gravel construction entrances at the proposed entrance locations. The temp drive to be approximately 50' to provide area for mud removal from construction vehicles, and graded to drain to proposed pond area. The contractor shall maintain driveways as necessary to prevent tracking or flowing of mud into areas outside the construction site.
- Remove visible and partially buried debris piles and dispose in compliance with all applicable regulations.
- Install Perimeter Protection Measures
- Grade proposed swales as shown, Catch Basin to be protected & stabilized until site work is complete
- Fill site as needed to obtain subgrade elevations at building and parking lot. Place fill material from pond on side slopes south of the building and parking lot. Rough grade site for building and parking lot. Construct building footers, install pavement, and install all other proposed site improvements. temporarily stabilize disturbed areas with hydro mulch or with gravel subbase if excavation disturbance period is to be greater than 14 days.
- Construct sock/silt fence around proposed topsoil stockpile area, adjust as needed. Construct sock/silt fence on lower side of disturbed area
- Install utilities and provide storm inlets and outlet protection for all new and existing catch basins that are downstream from disturbed areas. Temporarily stabilize all disturbed areas.
- Construct 4" (min) crushed stone sub base with fabric of parking areas & driveways and subbase material in building pad. Piping to have additional stone as necessary to protect from damage from const. vehicle traffic. Note: Areas to be stoned shall be equal to areas disturbed for construction.
- Inlet protection shall be placed around all inlets, and catch basin/yard drains immediately and shall be removed following final grading. All storm catch basin sumps shall be cleaned out and all soil sediments shall be deposited at lawn areas before seeding operations.
- Install impervious surfaces and provide top soil and permanent vegetation on all disturbed areas that will not be covered with impervious surfaces
- All sedimentation control structures shall be inspected and maintained on a regular basis. Maintenance- Sediment shall be removed from sediment ponds whenever their capacity has been reduced by fifty(50) percent from the design capacity.
- All erosion control measures shall be in compliance with the New York Guidelines for Urban and Erosion and Sedimentation Control.
- Permit requirements require stabilization with seeding & mulching as soon as possible. All erosion & sediment control methods will not be removed until final stabilization of the site is completed & is inspected. Undisturbed areas to be seeded (& topsoil as necessary) for project completion.
- All areas that are disturbed & inactive for a period of 14 days are to be stabilized within 7 days with seed & straw No More Than 5 Acres To Be Disturbed At Anyone Time

Standard Erosion and Sediment Control Notes

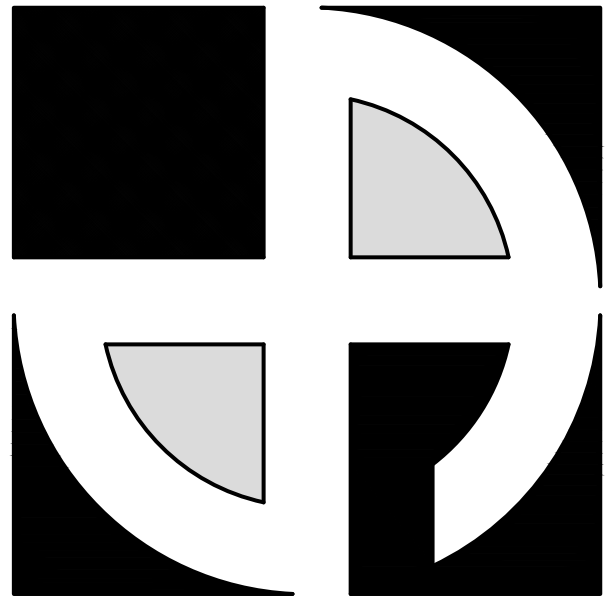
- Only limited disturbance will be permitted to provide access to site for grading and acquiring borrow to construct those BMPS.
- Erosion and sediment BMPS must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMPS.
- After final site stabilization has been achieved, temporary erosion and sediment BMPS must be stabilized immediately.
- Vehicles and equipment shall only enter and exit across the rock construction entrances as shown on the plan.
- Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter.
- Until the site is stabilized, all erosion and sediment BMPS must be maintained properly. Maintenance must include inspections of all erosion and sediment BMPS after each runoff even and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, mulching, and renetting must be performed immediately. If erosion and sediment control BMPS fail to perform as expected, replacement BMPS, or modifications of those installed will be required.
- Dust control shall consist of stabilizing each area as it is completed and as work progresses. Any dirt areas that are regularly used for vehicle access and not paved or graveled shall be wet with a water truck at least once per day if site conditions become dry.

Site Pollution Prevention

- All state and federal regulations shall be followed for the storage, handling, application, usage, and disposal of pesticides, fertilizers, and petroleum products.
- Vehicle and construction equipment staging and maintenance areas will be located away from all drainage ways with their parking areas graded so the runoff from these areas is collected, contained, and treated prior to discharge from the site.
- Provide sanitary facilities for on-site personnel.
- Implement a spill prevention and control plan. The plan should include NYSDEC's spill reporting and notification requirements. Distribute or post information material regarding proper handling, spill response, spill kit location, and emergency actions to be taken, to all construction personnel.
- Refueling equipment should be located at least 100' away from all surface waters.



1 SITE EROSION CONTROL PLAN
1:10



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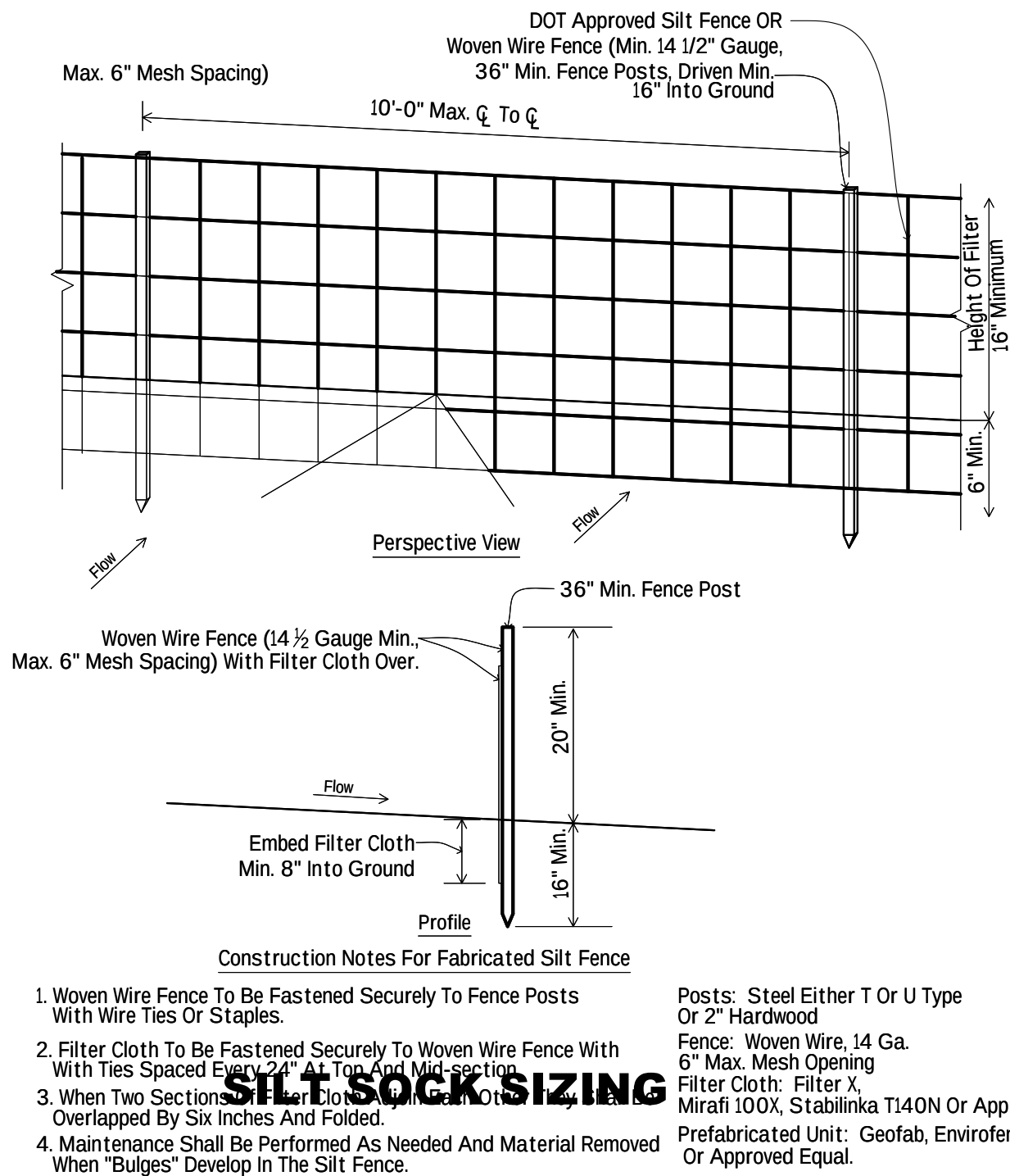
Buffalo Rehab Group
1002 Abbot Road
Buffalo, NY 14220

No.	Description	Date	By

DATE: 06-09-26
DRAWN BY: H. Prokop
CHECKED BY: M. Dean
SCALE: 1:10

EROSION CONTROL
PLAN

C3.0

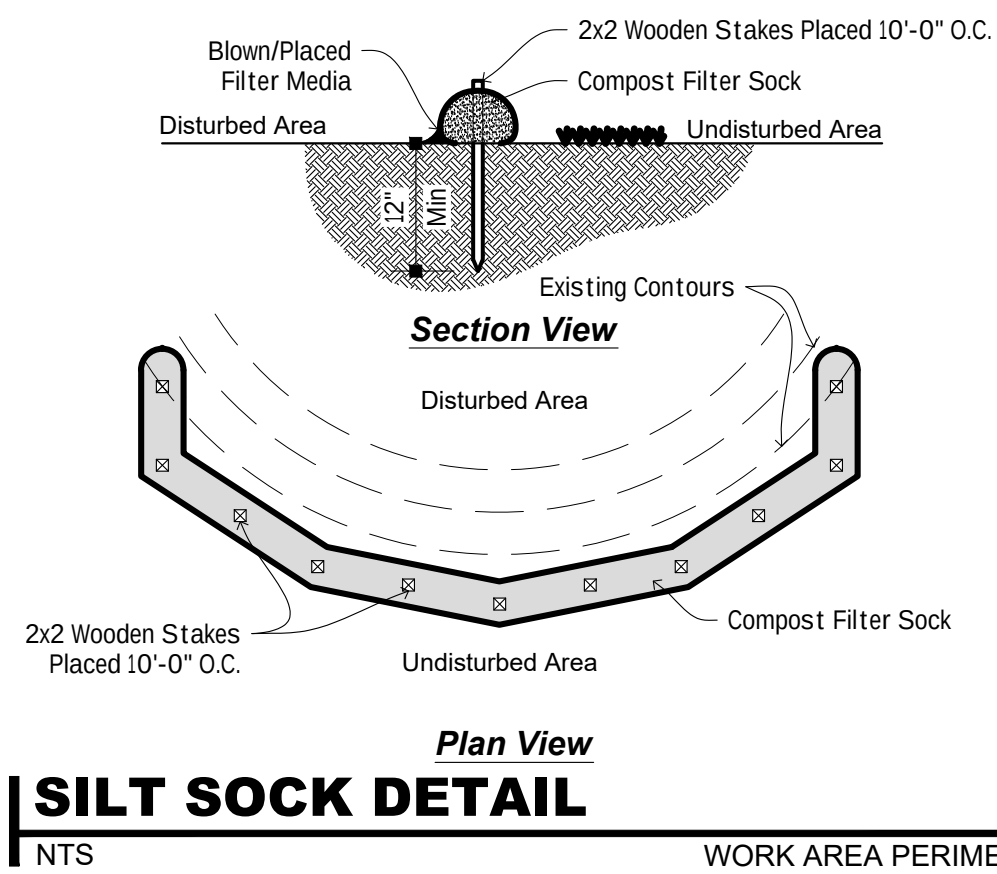


1 | SILT FENCE DETAIL

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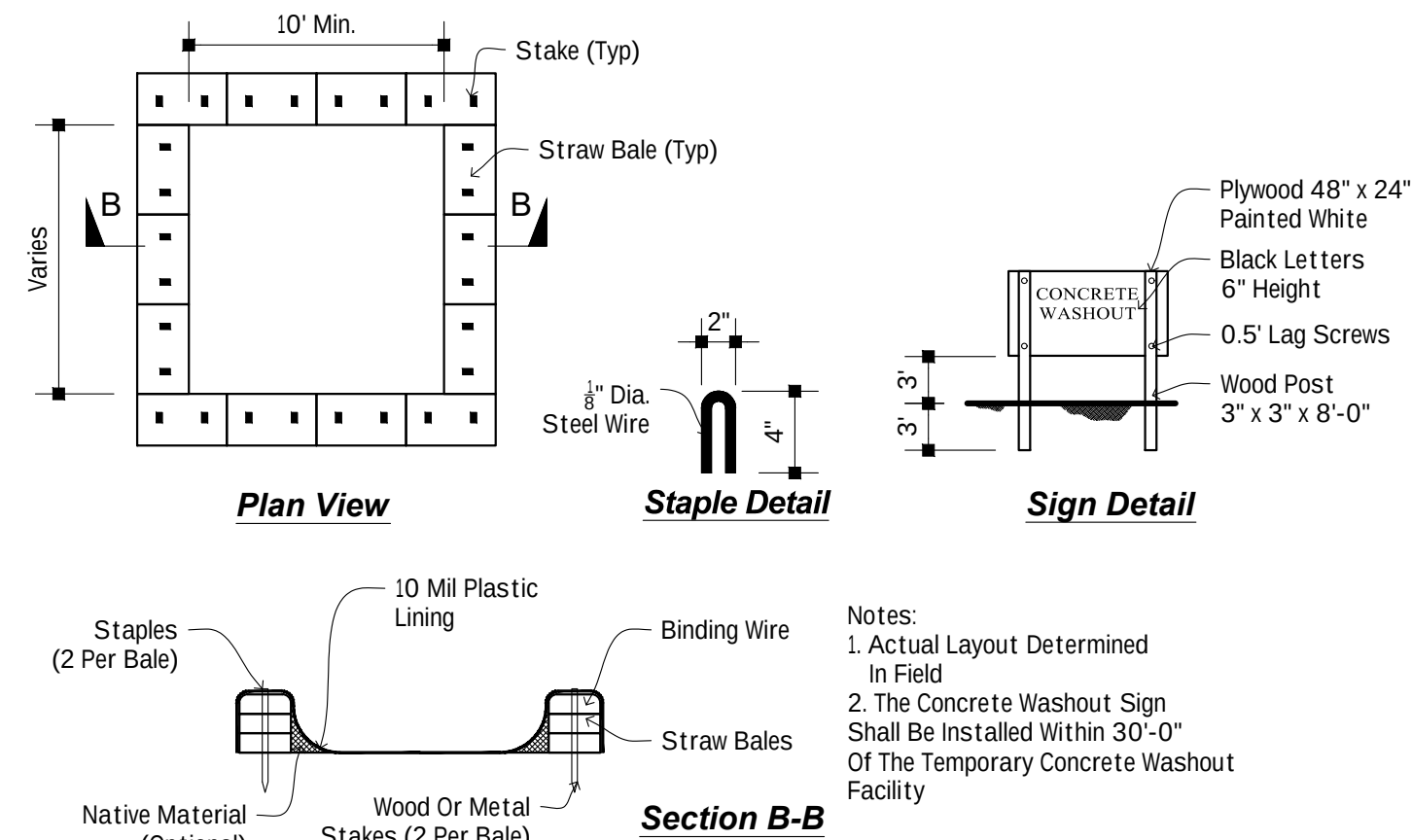
Dia. (in.)	Slope %							
	2	5	10	20	25	33	50	
8	225*	200	100	50	20	—	—	
12	250	225	125	65	50	40	25	
18	275	250	150	70	55	45	30	
24	350	275	200	130	100	60	35	
32	450	325	275	150	120	75	50	

* Length in feet



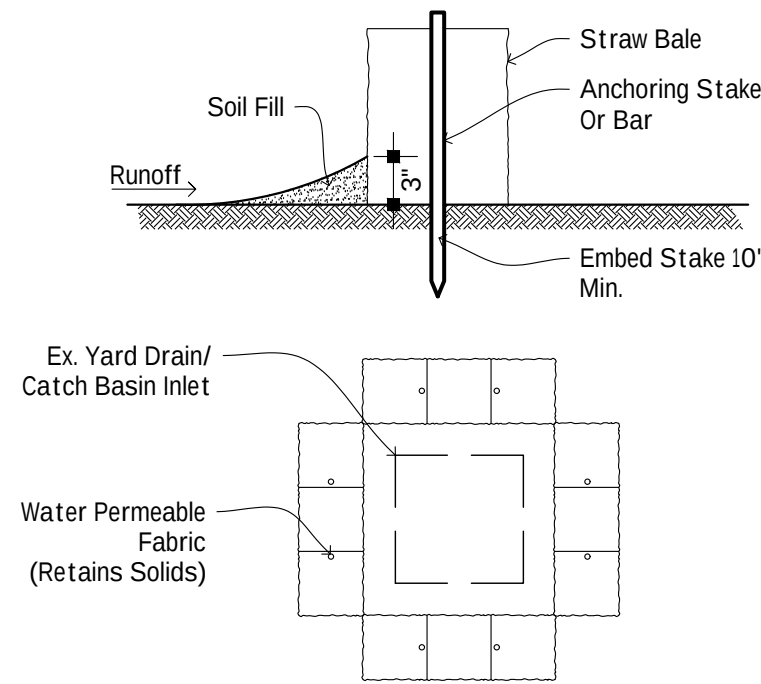
5 | SILT SOCK DETAIL

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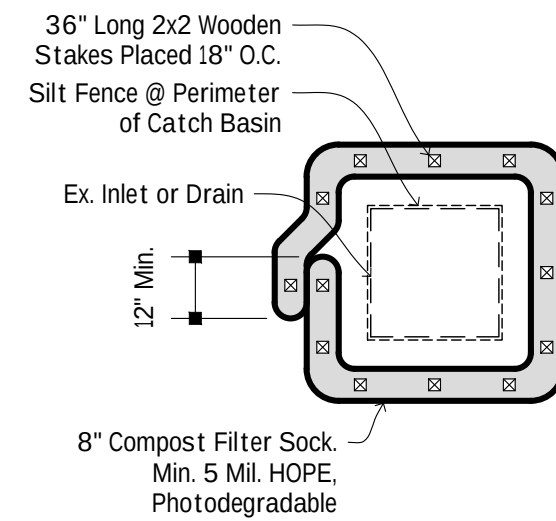
2 | CONCRETE WASHOUT DETAIL

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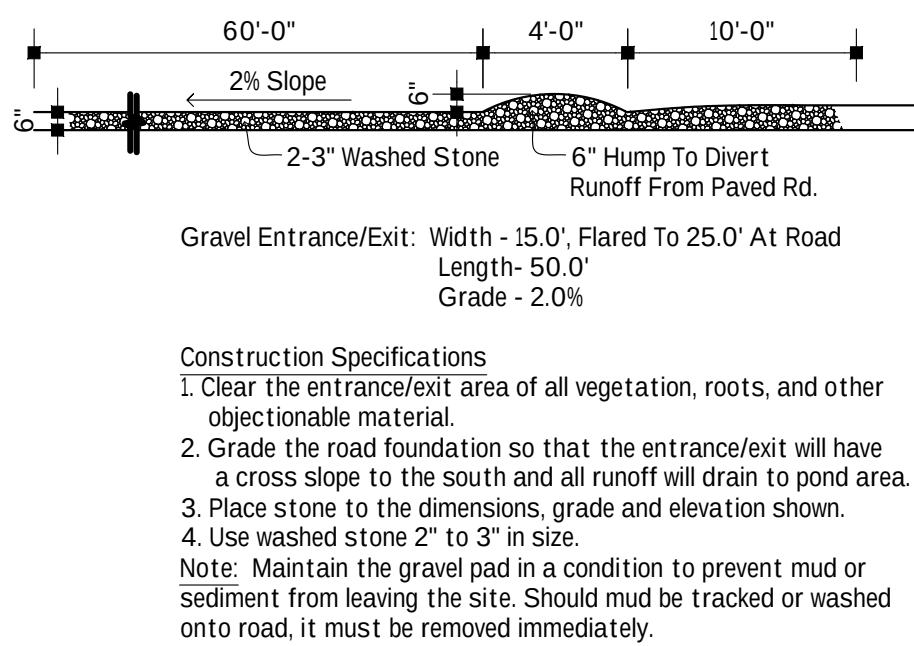
3 | C.B. STRAWBALE PROT.

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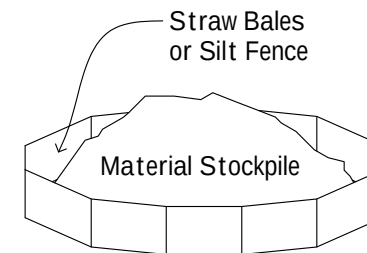
4 | C.B. SILT SOCK DTL.

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6 | GRAVEL CONSTRUCTION ENTRANCE DETAIL

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General Requirements
The following requirements apply to all stockpiles:

1. Locate stockpiles away from drainage courses, drain inlets, or concentrated flows of storm water
2. For wind erosion control, apply water or other dust palliative to stockpiles, as specified in VE-1, wind erosion control. Smaller stockpiles may be covered as an alternative.

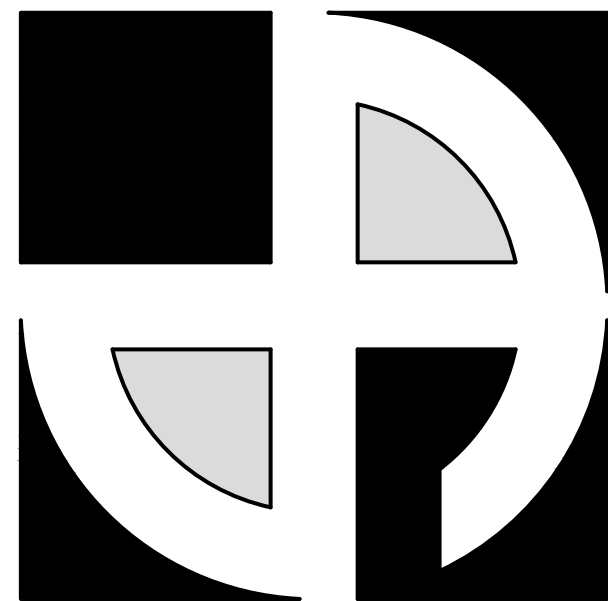
Soil Stockpiles
During any project rainy season, cover non-active soil piles and contain them within temporary perimeter sediment barriers, such as berms, dikes, silt fences, or sandbag barriers. A soil stabilization measure may be used in lieu of cover.

During non-rainy season prior to onset of rain, either cover non-active stockpiles or protect them with temporary sediment barriers.

Year-round, active soil stockpiles are to be protected with linear sediment barriers prior to the onset of rain.

7 | STOCKPILE DETAIL

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CHECKED BY:
M. Dean

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EROSION CONTROL
DETAILS
C3.1

GENERAL NOTES

1. In areas where the contractor is excavating near any utility poles and traffic signal poles, the contractor shall brace and/or hold the pole in place until excavated area is backfilled and compacted. This work is to be performed as approved by the appropriate utility company.
2. The contractor shall be responsible for implementing and maintaining appropriate erosion control measures to prevent sediment from migrating off site, to storm sewers or adjacent roadways.
3. The contractor is responsible for the removal and disposal of any material generated during demolition or construction. The owner reserves, is so desired, the salvage rights to all removed material and equipment.
4. All unsuitable material encountered during excavation shall be removed to a depth and extent established by the resident engineer. Backfill for the excavation shall be with appropriate material and compaction measures.
5. All disturbed lawn areas shall be restored equal or better than existing condition.
6. After completion of utility work the contractor's surveyor shall check all horizontal and vertical control points prior to construction. Any discrepancies shall be brought to the attention of the engineer.
7. The contractor shall keep his operations within the designated easements or R.O.W. limits.
8. Conditions of construction along state, county, and city highways shall conform to the specifications listed and permits issued by the appropriate agencies. The contractor is responsible for obtaining the necessary permits.
9. The contractor shall take al necessary precautions not to disturb and/or damage property corners (Iron pins, hubs, etc.) Any disturbed or damaged property corners shall be replaced by the contractor's licensed land surveyor at the contractor's expense.
10. All existing underground utilities such as electrical, gas mains, and telephone lines shall be staked out by the respective utility company prior to construction. The contractor shall notify all necessary utility companies for stakeout. Existing utility locations shown on the plans shall be considered approximate and shall be confirmed by the contractor. The contractor is required to contact "Dig Safely New York" (1-800-962-7962) a minimum of 72 hours prior to commencing work.
11. Locations of overhead utility line shown on drawings were obtained from aerial survey and should be considered approximate. All storm crossings are not shown on contract drawings.
12. Locations of existing storm shown on drawings are approximate. All damage to storm sewer utilities shall be reported to the resident engineer at once.
13. The contractor shall protect existing sewers. If existing sewers are damaged during construction, the contractor shall repair these at no expense to the owner.
14. Safe and continuous through traffic, ingress and egress for adjacent owner driveways, service roads, public streets, and sidewalks shall be maintained throughout the period of construction.
15. The contractor is responsible for the proper disposal of all removed catch basins, manholes, pavement, soil, curbing, sidewalks, sewers, and other disturbed debris.
16. Mailboxes, guardrails, driveway culverts, fences, etc that interfere with construction shall be removed, reset, and/or replaced in-kind to the satisfaction of the engineer at no additional cost.

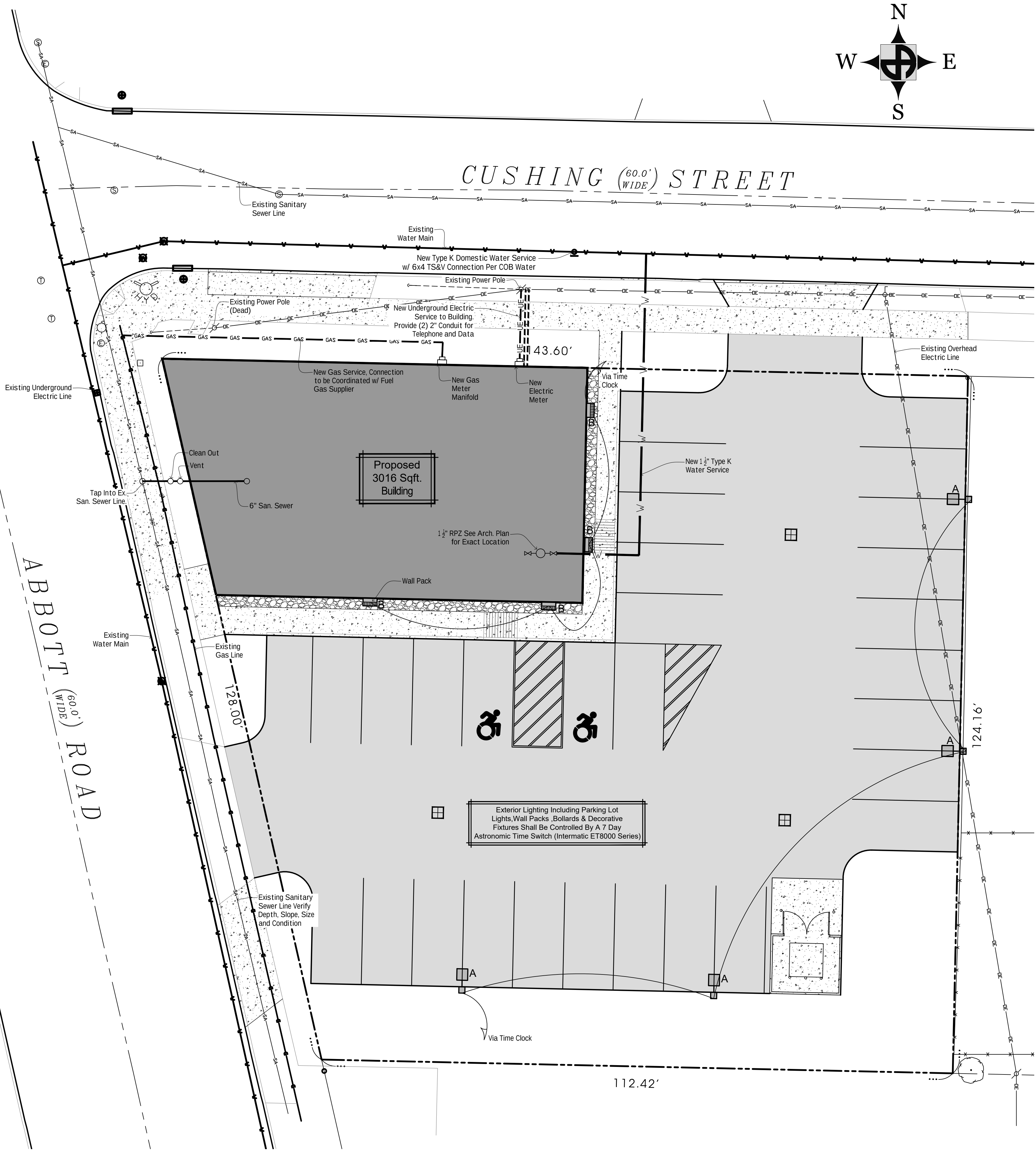
Sanitary Sewer Notes

1. The Contractor is advised a trench shield and/or shoring designed in accordance with OSHA standards shall be used in all open trench excavations.
2. Any Contractor and/or Plumber performing work in a confined space (ie manholes, wetwells, chambers) owned by Erie County Sewer District #2, must certify to the county that they have their own confined space entry program that meets or exceeds OSHA regulations. A notary public must notarize this certification.
3. Construction shall conform to the ~~re~~land regulations for Erie County Sewer District #2 Sewer Districts.
4. If any proposed sewer lateral runs under paved area and has less than four (4) feet of cover, then concrete encasement is required. The site plan and profile are to be marked w/ hatch mark and labelled w/ "concrete encasement" required.
If any proposed sewer lateral runs under paved area and has more than four (4) feet of cover, the site plan and profile are to be marked w/ hatch mark and label select fill required.
5. The contractor must contact the ~~To~~Office 24 hours in advance of construction.
6. Vents must be installed six (6) inches above grade, in a grassy area with a mushroom cap. If the vent is in a sidewalk or paved area, then then protect with bollards (minimum 3).
7. Cleanouts (C.O.) area required ~~any~~ one hundred (100) feet and at change of direction.

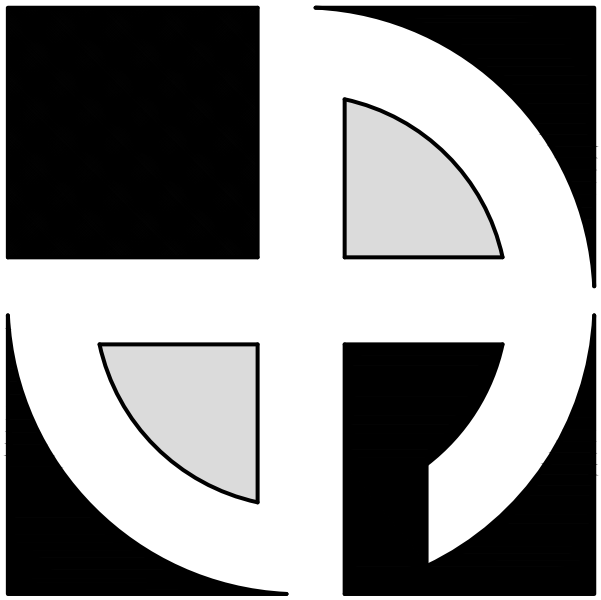
Water Service Notes

1. All construction shall be in accordance with the Erie County Water Authority procedures and construction specifications.
2. All water services shall be constructed to have a minimum of 4' cover. Water services shall have a minimum of 6" clearance below existing culverts or 45" cover from trench, whichever is greater.
3. All provisions of the New York State Industrial Code, rule 53 and the New York State High Voltage Proximity Act must be followed.
4. Any damage caused by the contractors operations to existing pavement, shoulders, dries and storm drainage facilities shall be repaired or replaced in kind by the Contractor at his expense. All reports on replacements made by the Contractor shall be acceptable to the Owner or Agency having jurisdiction.
5. The Contractor shall take every p~~an~~tion necessary to protect trees and shrubbery from damage, unless specifically ordered for clearing. The contractor shall provide and plant replacement trees or shrubbery at his or her expense.
6. Corporation stops shall conform to AWWA c-800-56 and shall be Mueller H-1500 or equal. Curb stops shall conform to ASTM B-62-62 and shall be Mueller H-15204 or equal. Copper tubing shall be type 'K' and conform to ASTM B-88-62.
7. All clamping nuts and bolts shall be high strength, low alloy steel with fluorocarbon coating or type 304 stainless steel.
8. Curb box shall be cast iron complete with lid and plug as manufactured by Mueller H-10334
9. Contractor shall comply with all applicable federal, state, and local statues regarding the prevention and abatement of soil erosion, sedimentation and water pollution.

- Note:
1. A Minimum of 10'-0" Of Horizontal & 18" Of Vertical Separation Must Be Maintained Between All Sanitary Sewer & Water Service Lines
 2. Erie County Water Authority Is To Be Notified A Minimum Of 48 Hours Prior To Connection Of The New Water Service
 3. Select Backfill Is Required For All Utilities (gas water, storm, sanitary) Within 5'-0" Under Pavement Areas.



1 SITE UTILITY PLAN
1:10



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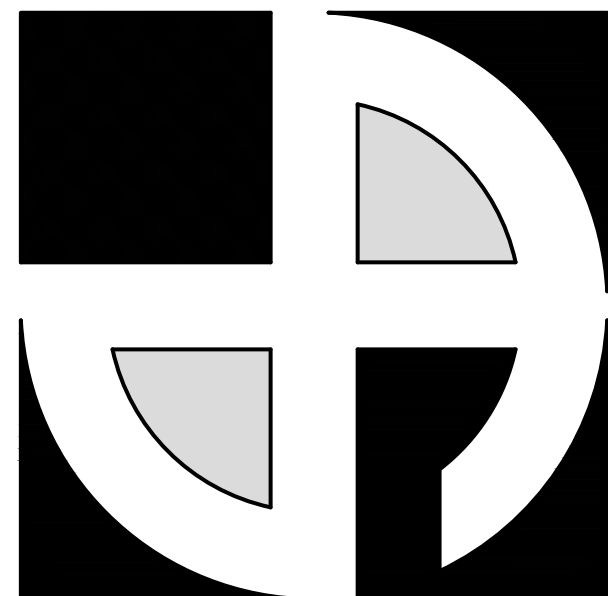
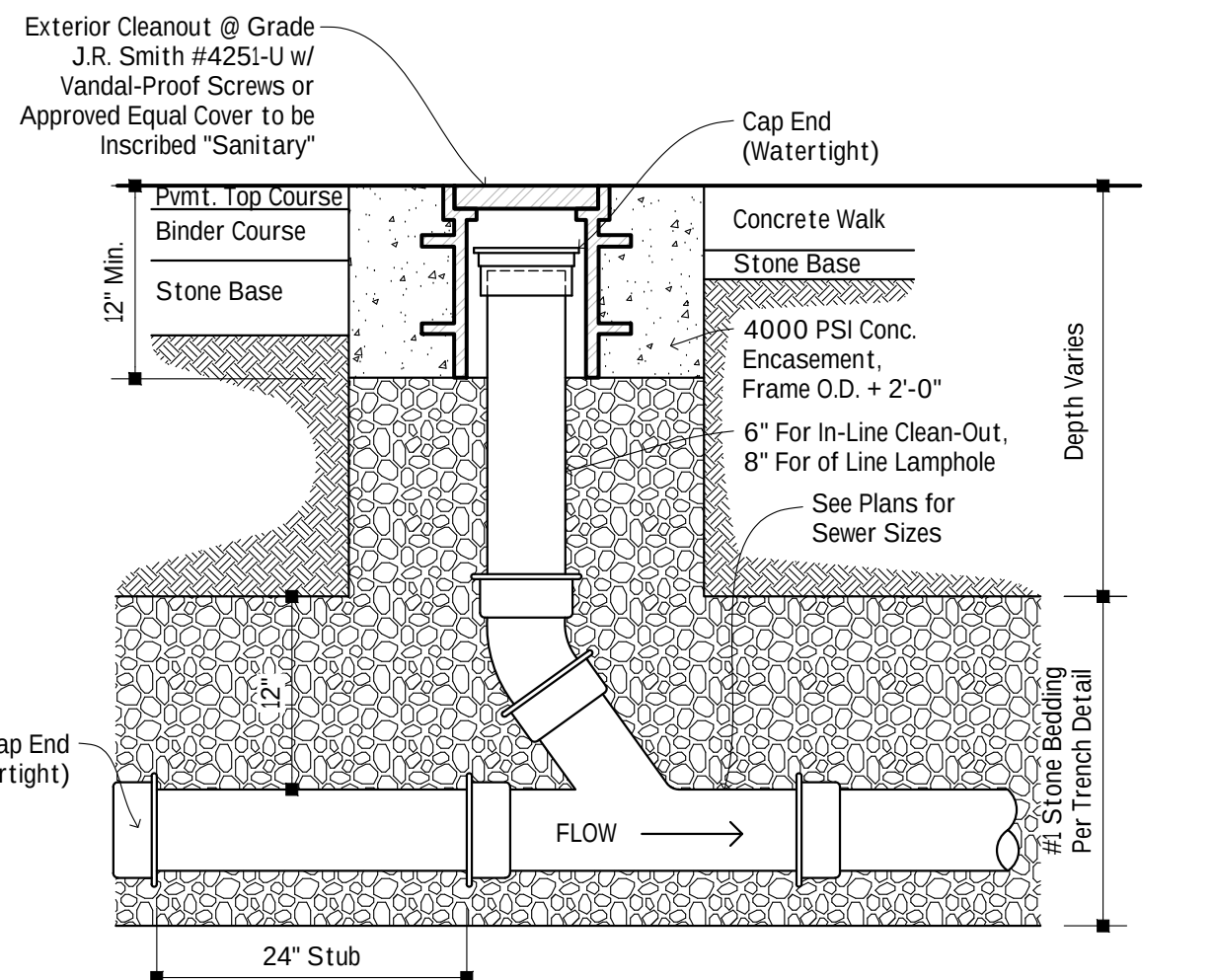
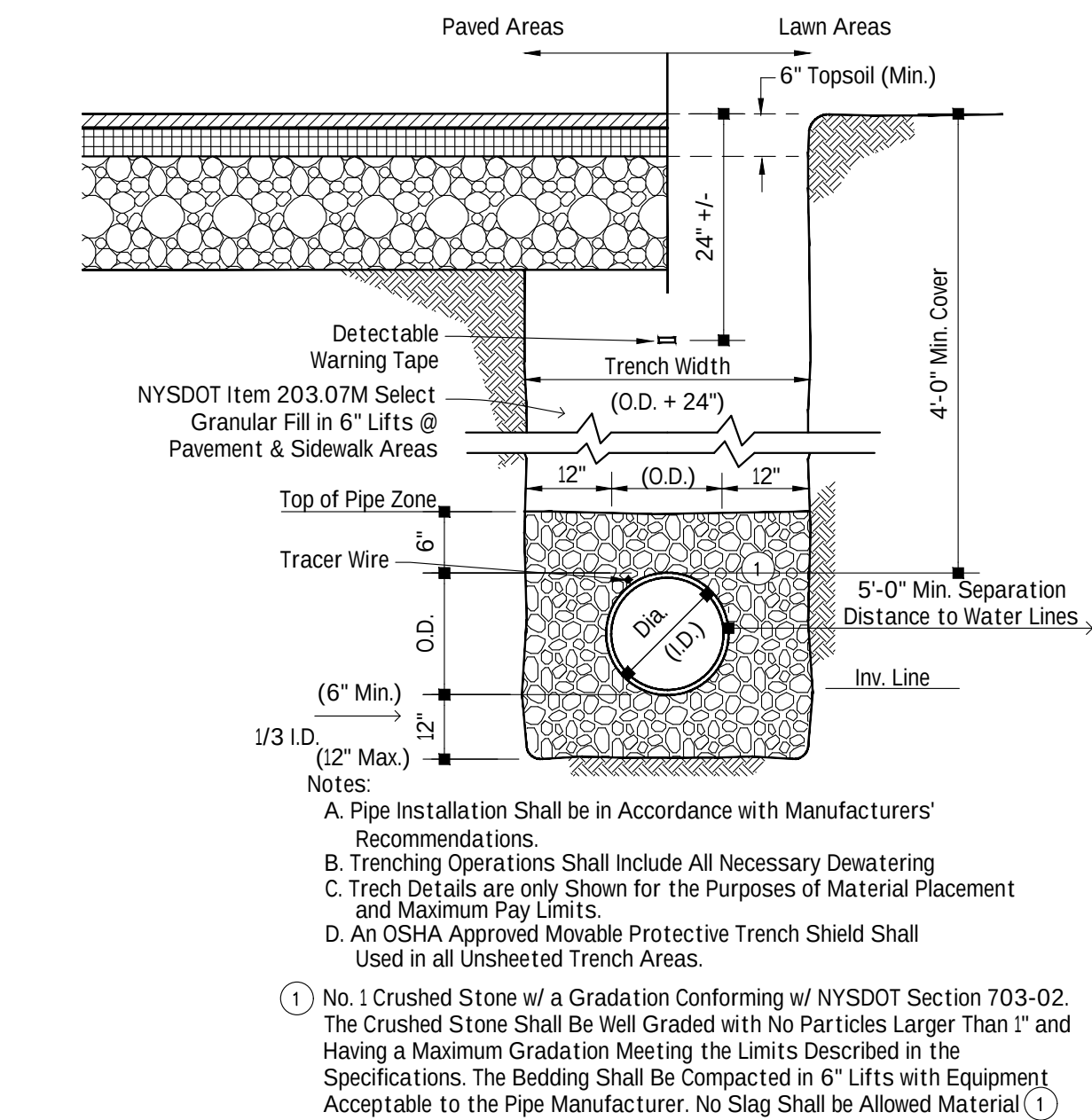
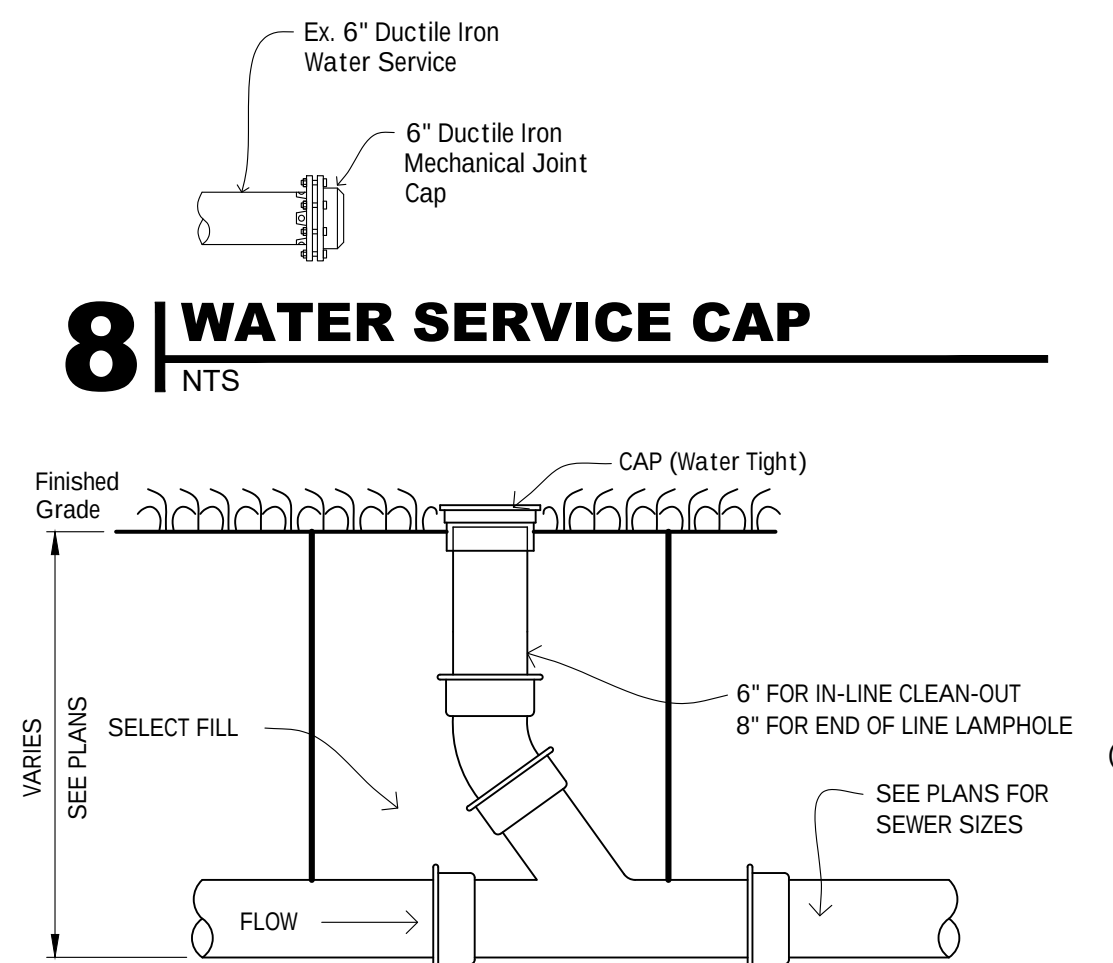
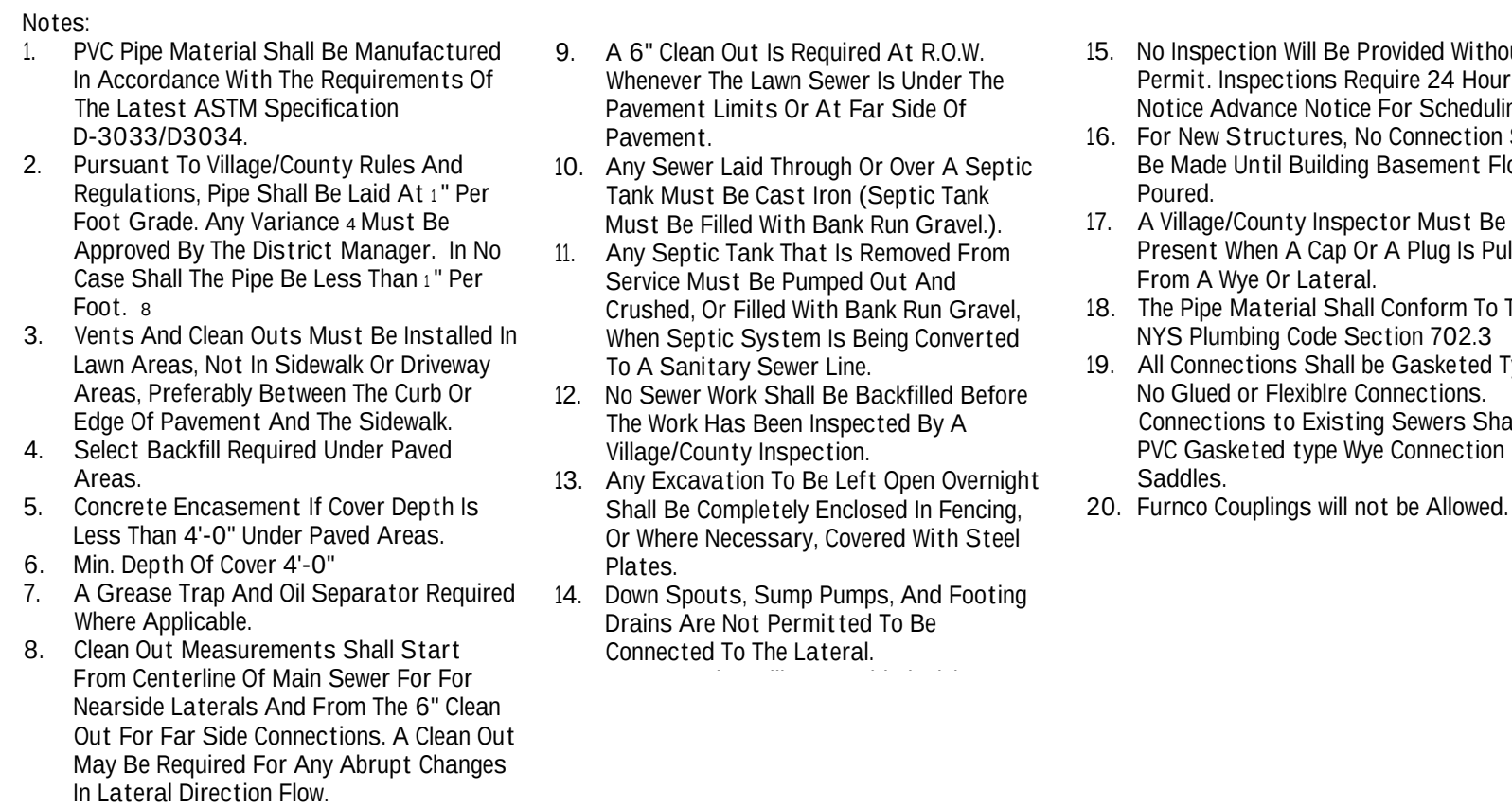
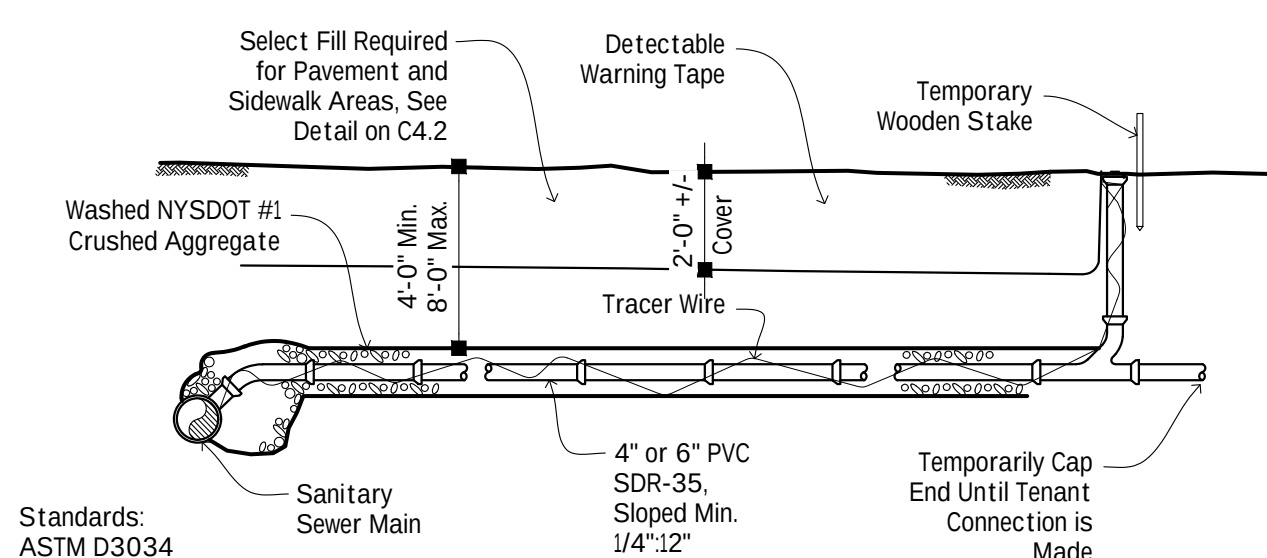
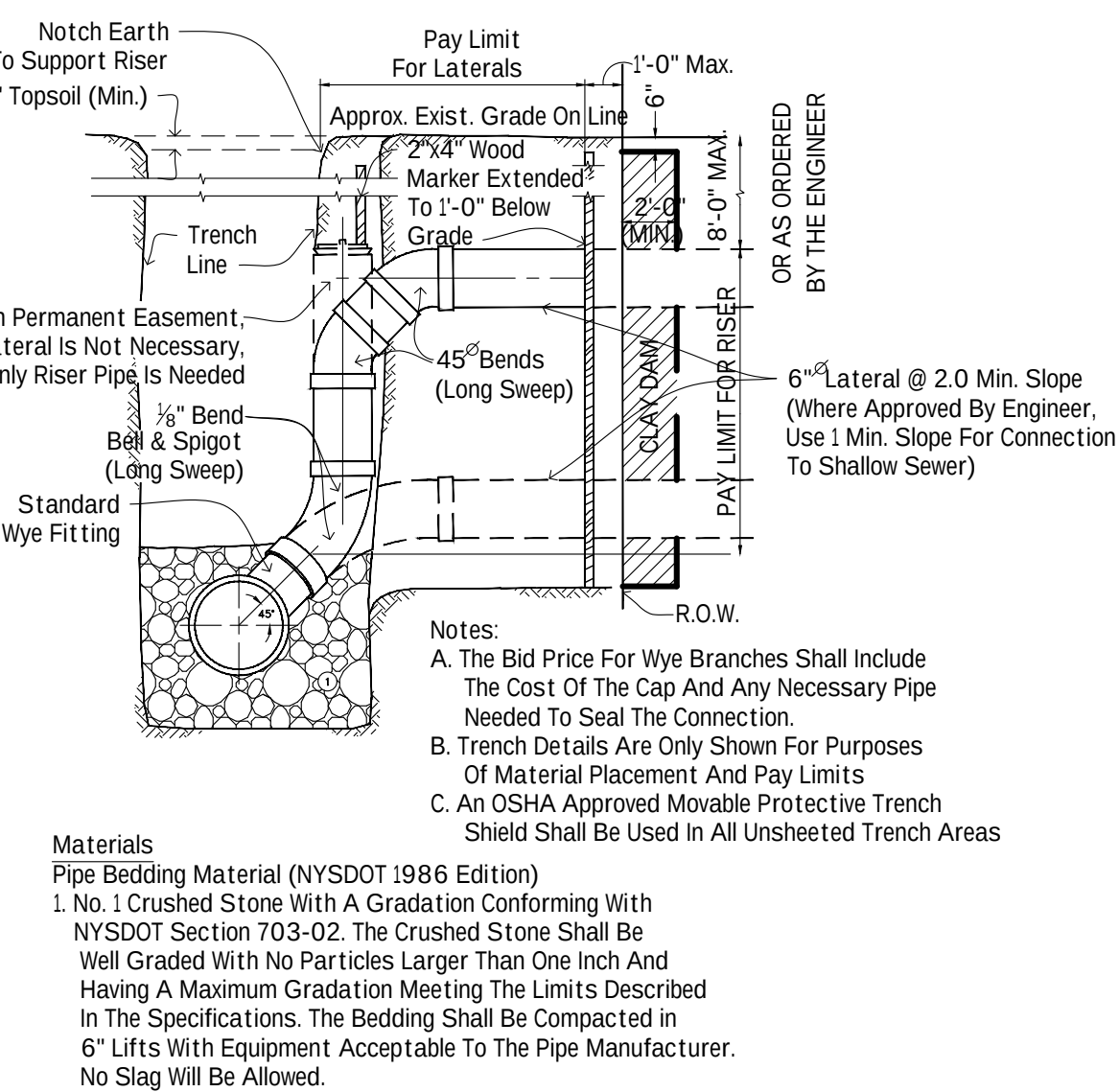
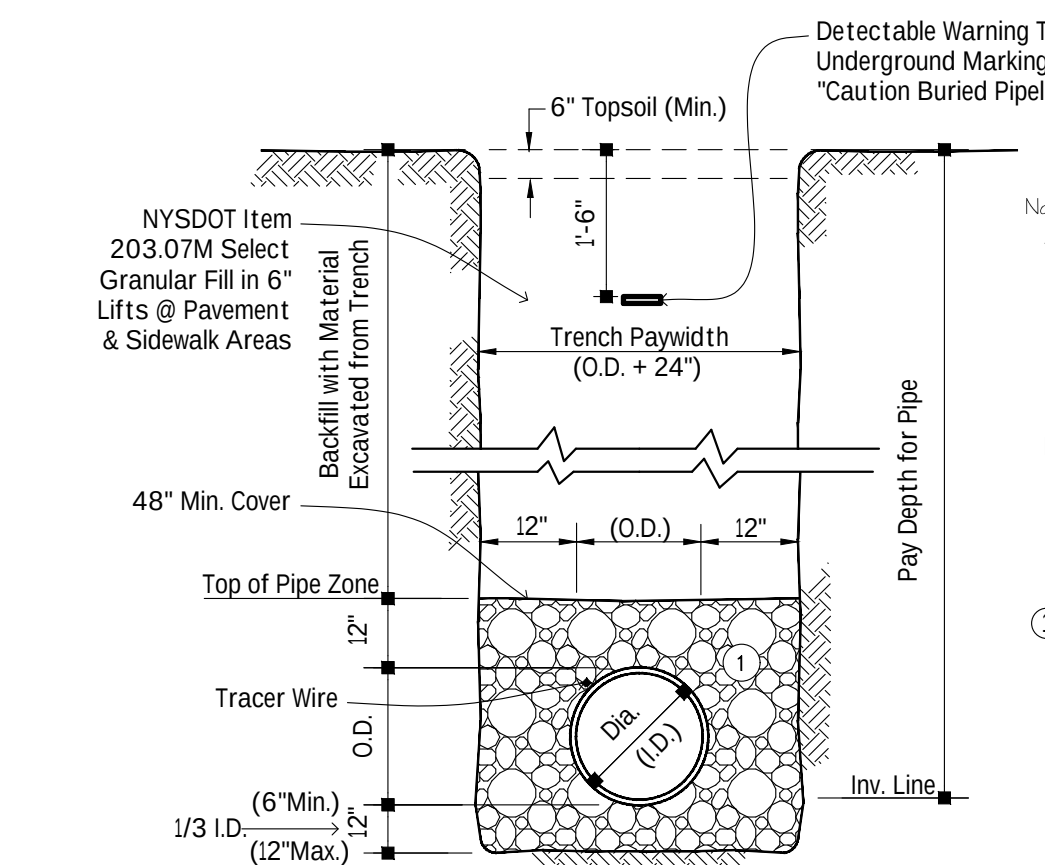
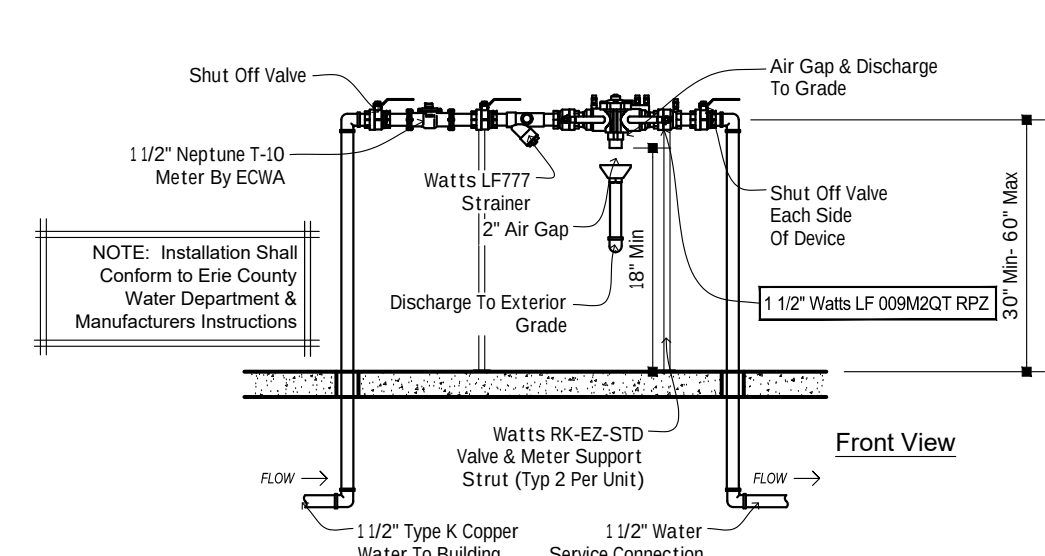
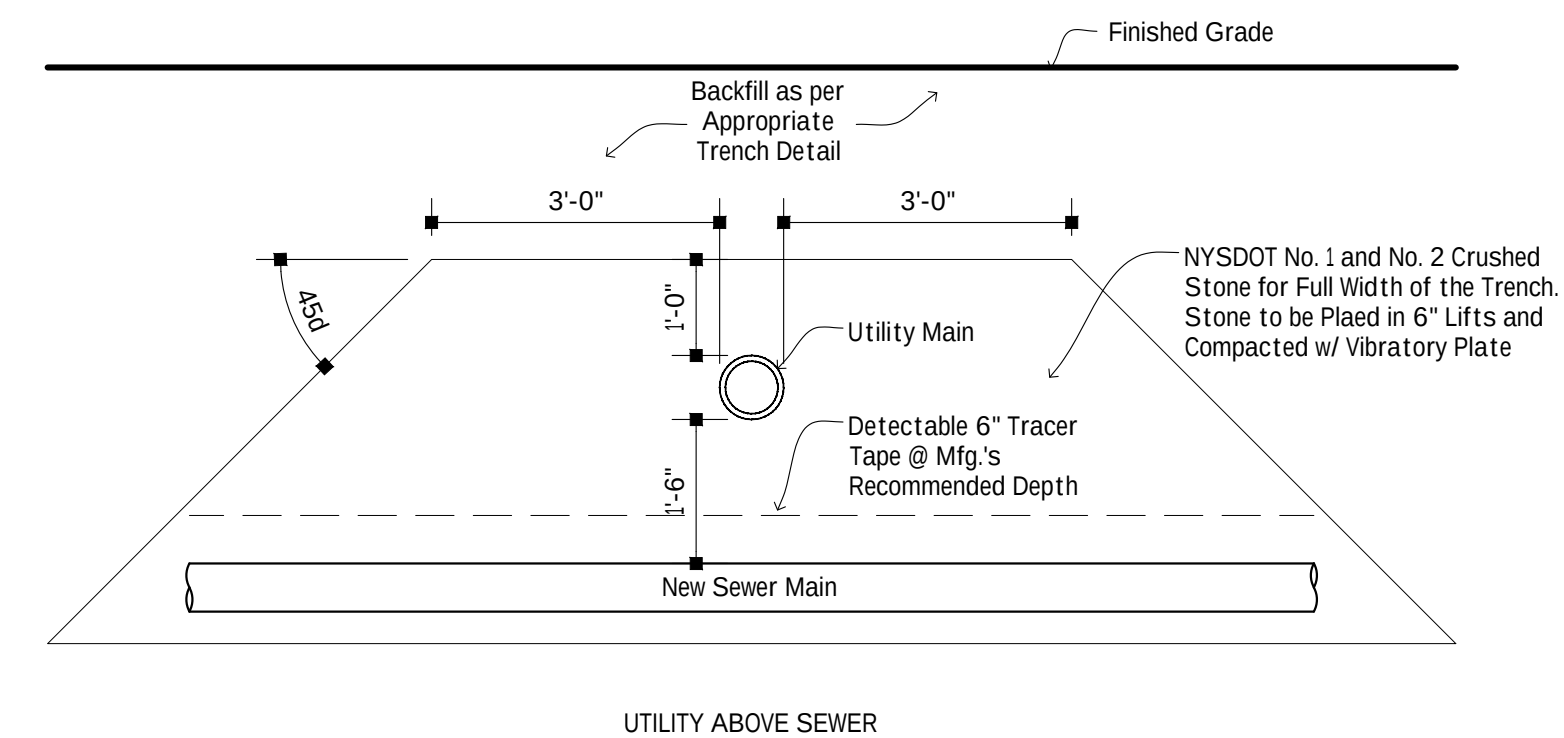
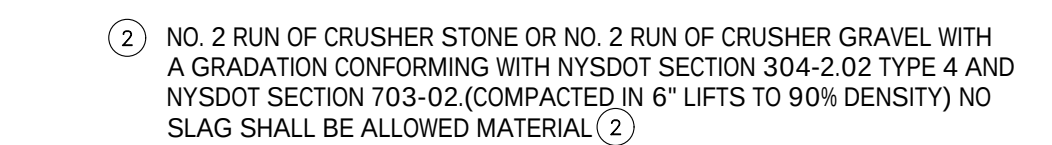
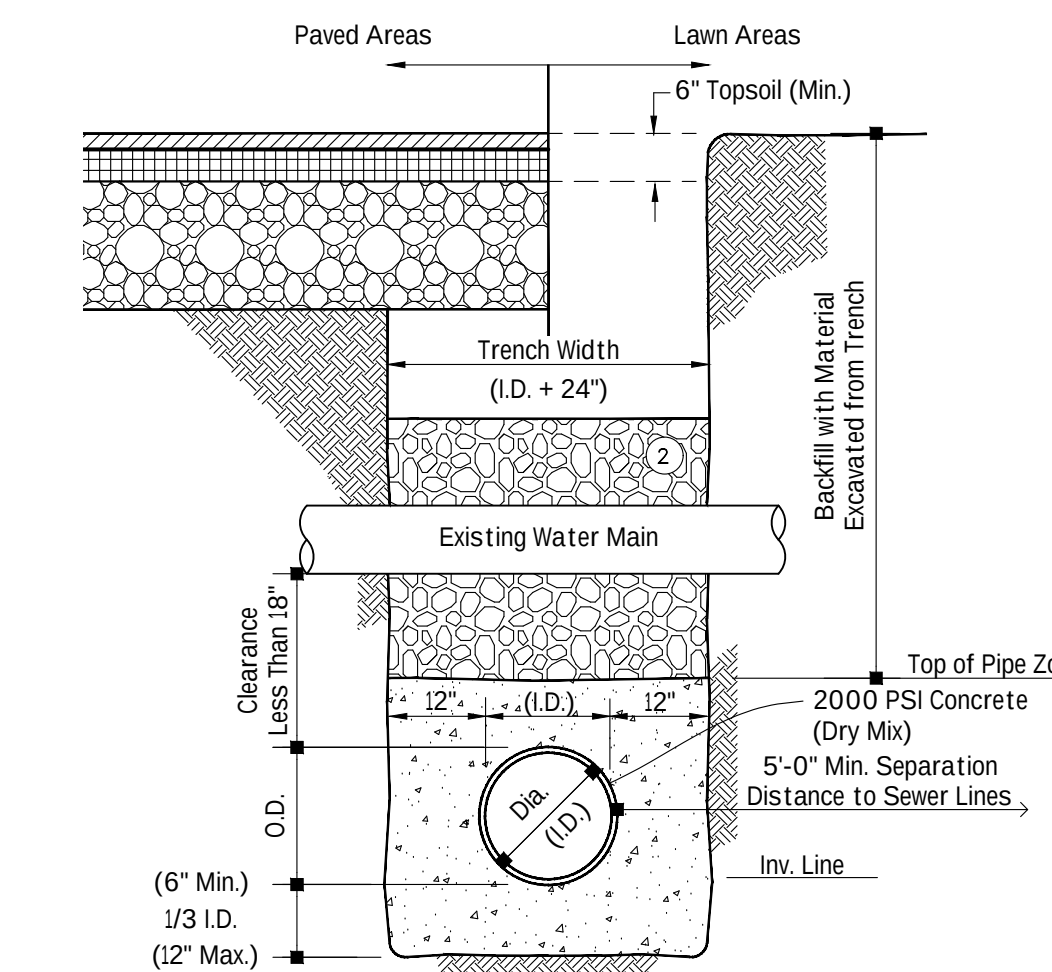
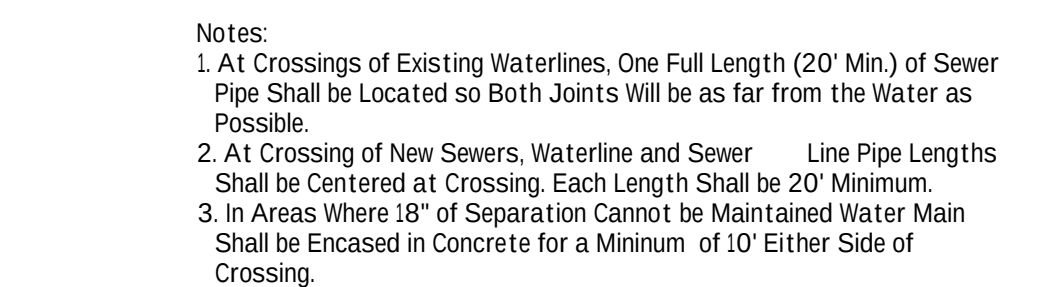
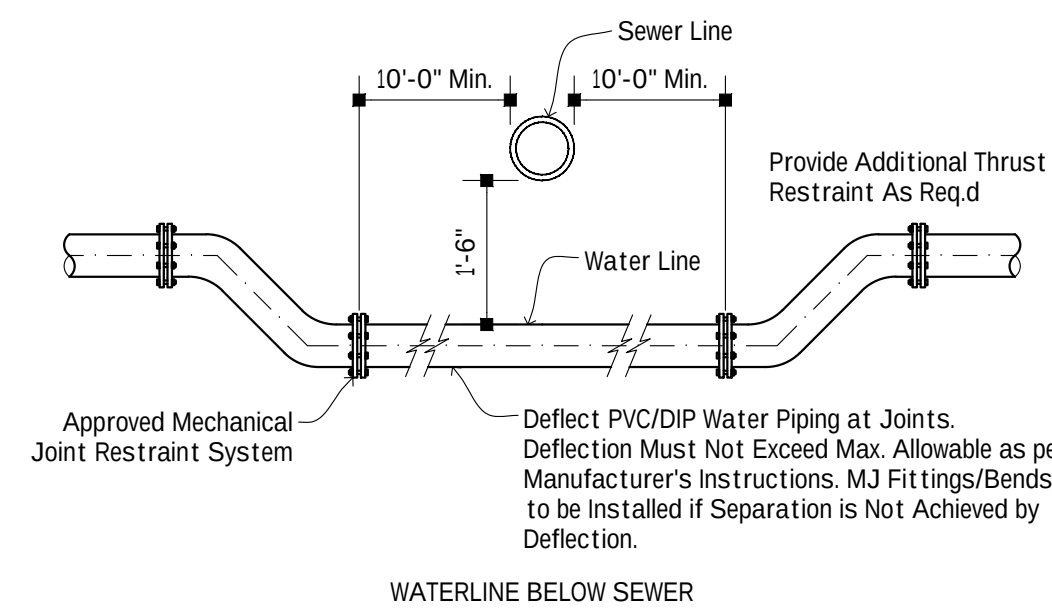
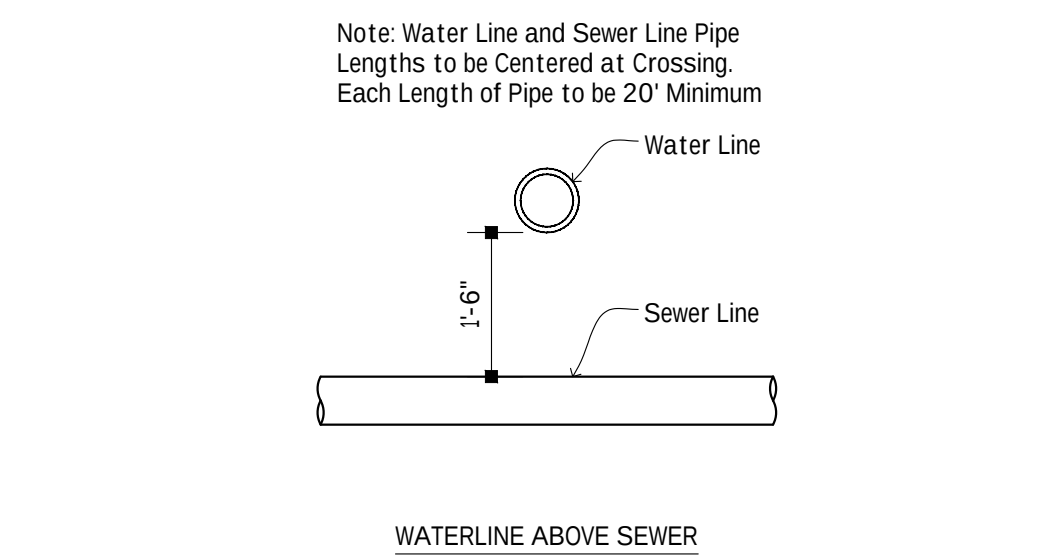
Buffalo
Rehab
Group
1002 Abbot Road
Buffalo, NY 14220

No.	Description	Date	By

DATE: 06-09-26
DRAWN BY: H. Prokop
CHECKED BY: M. Dean
SCALE: 1:10

SITE UTILITY PLAN

C4.0



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ARCHITECTS

www.deanarchitects.com



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CLARENCE, NEW YORK 14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

26-110

The logo for Buffalo Rehab Group, featuring the words "Buffalo", "Rehab", and "Group" stacked vertically in a bold, sans-serif font. The letters are white and set against a dark grey background.

1002 Abbot Road
Buffalo, NY 14220

[illegible]

DATE:
06-09-26

DRAWN BY:
H. Broke

CHECKED BY:
M. Dean

SCALE:
AS NOTED

SITE UTILITY DETAILS

C4.1



STORMWATER POLLUTION PREVENTION PLAN

Buffalo Rehab Group
1002 Abbott Road
Buffalo, New York 14220

September 1, 2026

Prepared for:
Buffalo Rehab Group
2100 Union Road
West Seneca, New York 14224
Phone: 716-458-1990
Fax: 716-324-5006

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 716-633-2601
Fax: 716-633-2704
Email: meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

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 - Erosion & Sediment Control Plan

* Developed from the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity.

This Stormwater Pollution Prevention Plan was prepared and numbered in general conformance with the guidelines set forth in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities - Permit No. GP-0-25-001. However, a SPDES Permit is not required for this site because the limits of disturbance are less than the threshold of 1.0 acre for a permitted requirement.

Part 1: Erosion and Sediment Control Component

A. Background Information

The subject property is located at the southeast corner of the intersection of Abbott Road and Cushing Place in the City of Buffalo, Erie County, New York. The parcel has a postal address of 1002 Abbott Road (SBL No. 133.74-2-33) with a total area of 0.36± acres.

The existing parcel is improved with a vacant single-story masonry building with pavement infilled around the majority of the site. A small grassed area exists along the east property line.

The proposed development includes the demolition of the existing brick building and construction of a new single-story building to be occupied by the owners, Buffalo Rehab Group, which operates a physical and occupational therapy business. Additional improvements include a paved parking lot, utilities to serve the building as well as a stormwater management area in compliance with the City of Buffalo Unified Development Ordinance.

B. Environmental Features

There are no wetlands located on the subject property.

The site is currently mapped by the Federal Emergency Management Agency (FEMA) flood map 36029C0333H. The site is not located in a 100-year flood zone.

C. Site Map

A site map has been included in Appendix D of this report.

D. Soil Description

According to the USDA Soil Survey, one soil type is present on site. The soil characteristics are found in the table below. A USDA Soil Survey Map has been prepared and is included in Appendix C of this report. Please note the limits of the soil survey from the USDA website may differ from the parcel limits slightly.

<u>Soil</u>	<u>Acres on Site</u>	<u>Percentage</u>	<u>HSG</u>
Urban Land – Niagara complex (Us)	0.4±	100%	C/D

E. Construction Phasing

1. Installation of the stabilized construction entrance per the design standards.
2. Installation of silt protection (silt socks) on all areas downstream of proposed disturbance.
3. Demolition & Earthwork grading.
4. Construction of the stormwater dry detention area.
5. Construction of stormwater management features (bioretention areas, gravel diaphragms, etc.)
6. Building construction.
7. Fine Grading & asphalt pavement installation.
8. Seeding and landscaping
9. Removal of the control measures upon establishment of grass as outlined herein.

F. Pollution Prevention Measures

The site is to be serviced by various pollution prevention measures including: silt socks to prevent offsite siltation during construction; rip rap protection at stormwater outfalls to prevent scouring; and a stabilized construction entrance to prevent sediments from leaving the site and tracking onto public roadways.

All of the erosion and sediment control features must be installed and maintained in accordance with the New York State Standards and Specifications for Erosion and Sediment Control manual (November 2016). The “General Contractor” will ultimately be responsible for all subcontracted work, and therefore, the installation, maintenance and removal of SWPPP devices.

G. Soil Stabilization and Restoration

Seeding and mulching the area may achieve temporary stabilization of any idle areas. Planting and establishing grass as soon as possible upon fine grading of any particular area will accomplish final stabilization of the site. Use a suitable grass seed mix containing 45% Kentucky bluegrass, 19% perennial ryegrass and 36% fine red fescue or other grass seed mixture approved by the town. The seed must be sown using application rates as directed by the seed supplier and covered with small grain straw mulch. All sediment controls are to remain in place until turf has been established as determined by the Qualified Professional. All temporary erosion and sediment controls are to remain in place until turf has been established.

H. Erosion and Sediment Control Plan:

An Erosion and Sediment Control Plan has been included in Appendix D of this report. Also, applicable details have been prepared as part of the construction plan set to show the size and location of stormwater pollution prevention devices to be employed during this project.

I. Dimensions, Material Specifications and Installation Details

The size, material specifications and installation requirements of stormwater pollution prevention devices are given on the detail sheets for this project.

J. Erosion & Sediment Control Inspection

A “trained contractor” must be on site daily when soil disturbance activities are being performed and must inspect, clean and repair as required all stormwater pollution prevention devices on site. All stormwater pollution prevention devices will be the responsibility of a “qualified professional” before, during and after construction. All devices must be in place prior to work in any upstream area and maintained at all times during construction.

K. Pollution Prevention Measures to Control Construction and Waste Materials

The site is to be kept free of litter by providing on site waste receptacles. Contractors are to be instructed not to place litter in open excavations or the rear of open bed trucks.

Contractors are to ensure that construction chemicals are handled in strict compliance with OSHA standards. This includes proper storage containers and labeling of chemicals. On site storage of chemicals should be avoided whenever possible. Chemicals are to be protected from rain and wind. Chemical spills are to be reported immediately to NYSDEC spill response.

Long-term on-site storage of construction debris should be avoided whenever possible. On-site construction debris is to be kept in a fashion to prevent the pollution via wind or Stormwater runoff.

L. Stormwater Discharges From Sources Other Than Construction

No other sources of stormwater discharge other than construction (i.e. drainage ditch, waterway, etc.) are present on site.

M. Identification of Elements of the Design Not In Conformance with the “Technical Standards”

The Erosion and Sediment Control elements for this site have been designed to be in general compliance with the New York State Standards and Specifications for Erosion and Sediment Control.

Part 2 Post Construction Stormwater Management Practice Component

A. Permanent Stormwater Management Practices

For all new and redevelopment projects that disturb greater than 0.25 acres or more of land, the Buffalo Sewer Authority requires stormwater management practices to be implemented. In accordance with the City of Buffalo Unified Development Ordinance (“Green Code”), the stormwater management system for this project implemented Green Infrastructure Best Management Practices (BMP) to provide water quality and a runoff reduction from impervious areas. Based on §7.3.4 Green Code, a bioretention basin (tier 2 hierarchy) was utilized to meet the minimum runoff reduction volume for the site. The bioretention basin was sized in accordance with the NYSDEC design manual and using the Green Infrastructure worksheets provided by the NYSDEC.

The entire water quality volume was not reduced due to restrictions on site constraints, soil properties combined with the fact the stormwater enters a combined sewer system.

To comply with the City of Buffalo stormwater volume requirements, a dry detention basin is proposed with an outlet control pipe equipped with a backwater valve. The dry detention basin will receive and detain flows until the storm subsides and allows the dry detention basin to drain through the outlet control pipe to the combined sewer. The dry detention basin and outlet control pipe has been designed to allow for sufficient storage to attenuate and release stormwater from the developed site at discharge rates not exceeding the pre-developed rates for the following conditions:

- Attenuate 25-year post development peak discharge to less than or equal to the 2-year pre-development peak discharge.

All stormwater calculations are provided in Appendices A and B of this report.

B. Site Map

An Erosion & Sediment Control is included in Appendix D of this report.

C. Stormwater Analysis

A complete stormwater analysis and calculations are provided in Appendices A and B of this report.

D. Soil Test Analysis

The United States Department of Agriculture, Soil Conservation Service and Cornell University tested this site in 1978 as part of a joint project. The results of their soil survey revealed that the soils found on this site have the profiles listed below.

<u>Urban land – Niagara complex (Us)</u>	
0-11"	Silt loam (ML, OL)
11-27"	Silty loam, silty clay loam, very fine sandy loam (ML, CL, CL-ML)
27-72"	Silt loam, fine sand, silty clay loam (ML, SM)

It should be noted these soil characteristics are based on a generalized survey conducted by the USDA-SCRS and the University of Cornell. Site-specific soil characteristics including the presence of fill, groundwater depth, soil stratigraphy, etc. may differ from the generalized survey.

E. Infiltration Test Results

According to the Erie County Soil Survey, the permeability ranges of the on-site soils are listed in the table below:

<u>Soil</u>	<u>Permeability (in/hr)</u>
Urban land – Cayuga complex (Ug)	0.2 – 0.6

F. Post Construction Operation and Maintenance Plan

2f. Post Construction Operation and Maintenance Plan

The owner shall be responsible for the maintenance and operation of the post construction stormwater practices to ensure their efficiency for stormwater compliance.

<u>Practice</u>	<u>Frequency</u>	<u>By</u>
Removal of Trash and Debris from the dry detention area outlet	Continuous	Owner
Maintaining the bioretention Areas Plants and vegetation	Seasonally	Owner
Maintaining the sites vegetation	Seasonally	Owner
Inspection of dry detention basin bioretention areas, outlet pipes and storm piping	Annually	Owner
Cleaning of outlet and storm piping	As needed	Owner

Part 3 Enhanced Phosphorus Removal Standards

A. Enhanced Phosphorus Removal Standards

This site does not lie in any watershed identified in New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities - Permit No. GP-0-25-001 and is therefore not subject to enhanced phosphorus removal standards.



STORMWATER POLLUTION PREVENTION PLAN

Buffalo Rehab Group
1002 Abbott Road
Buffalo, New York 14220

APPENDIX A

Stormwater Calculations

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CLARENCE, NEW YORK 14221**
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FAX: (716) 651-0382

26-110

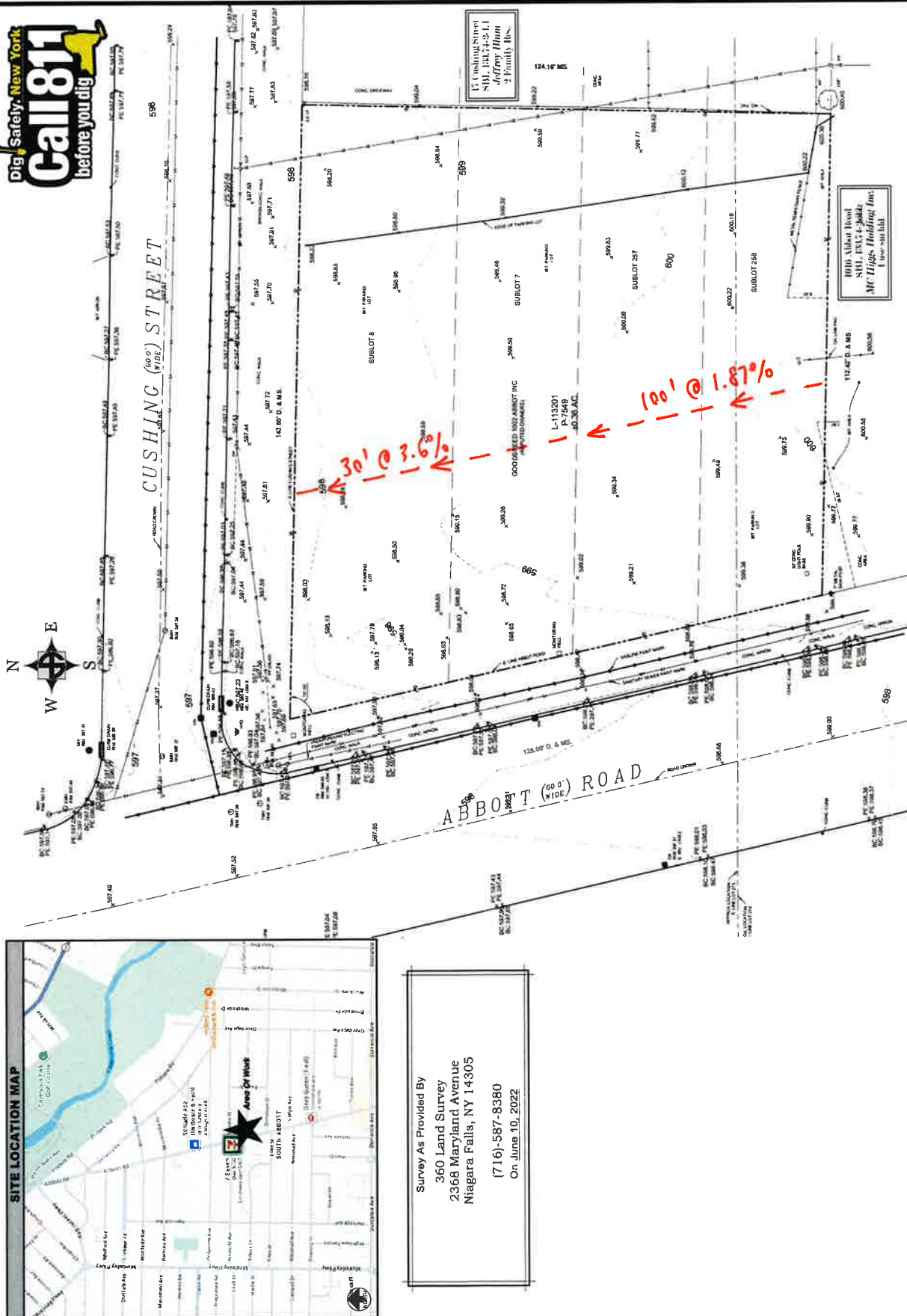
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DATE	08-17-26	DRAWN BY	B. Friedman	CHECKED BY	M. Dean
SCALE			1:10		

TOPOGRAPHIC
SURVEY

CO.0

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1 TOPOGRAPHIC SURVEY

WinTR-55 Current Data Description

--- Identification Data ---

User:	J. Metzger	Date:	8/31/2026
Project:	Buffalo Rehab Group	Units:	English
SubTitle:	Pre-Development	Areal Units:	Acres
State:	New York		
County:	Erie		
Filename:	<new file>		

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Pre-Dev		Outlet	0.36	97	0.1

Total area: .36 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source:	User-provided custom storm data
Rainfall Distribution Type:	Type II
Dimensionless Unit Hydrograph:	<standard>

J. Metzger

Buffalo Rehab Group
Pre-Development
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

J. Metzger

Buffalo Rehab Group
Pre-Development
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 2-Yr (cfs)
------------------------------------	--

SUBAREAS Pre-Dev	
---------------------	--

SUBAREAS Pre-Dev	0.96
---------------------	------

REACHES	
---------	--

OUTLET	0.96
--------	------

J. Metzger

Buffalo Rehab Group
Pre-Development
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 2-Yr (cfs) (hr)
------------------------------------	---

SUBAREAS

Pre-Dev	0.96 11.93
---------	---------------

REACHES

OUTLET	0.96
--------	------

J. Metzger

Buffalo Rehab Group
Pre-Development
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre-Dev	.36	0.100	97	Outlet	

Total Area:	.36 (ac)				

J. Metzger

Buffalo Rehab Group
Pre-Development
Erie County, New York

Sub-Area Time of Concentration Details

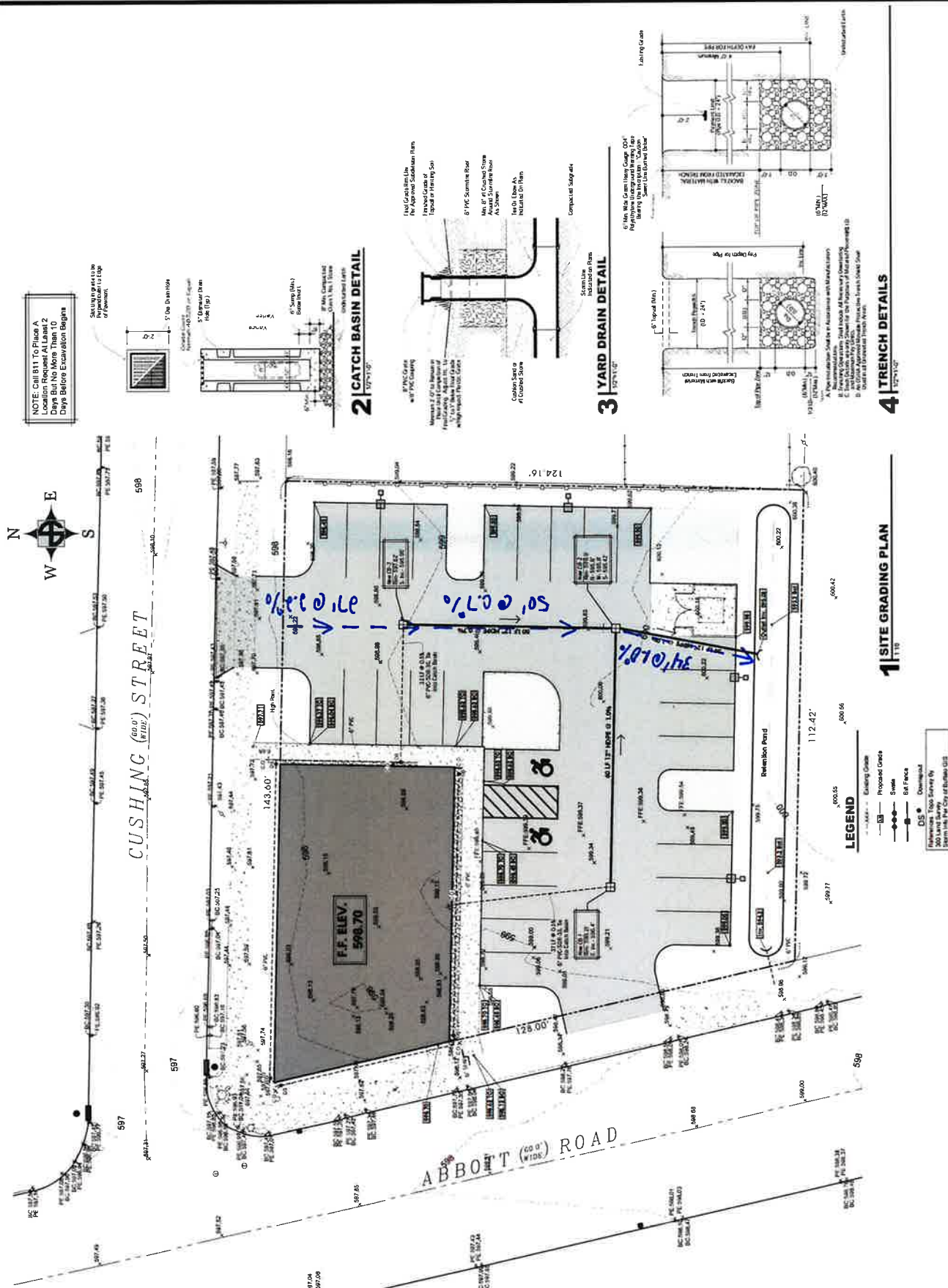
Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pre-Dev							
SHEET	100	0.0187	0.011				0.025
SHALLOW	30	0.0360	0.025				0.002
Time of Concentration							0.1
							=====

J. Metzger

Buffalo Rehab Group
Pre-Development
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pre-Dev	Open space; grass cover < 50%	(poor) D	.05	89
	Paved parking lots, roofs, driveways	D	.31	98
	Total Area / Weighted Curve Number		.36	97
			==	==



WinTR-55 Current Data Description

--- Identification Data ---

User: J. Metzger Date: 8/31/2026
 Project: Buffalo Rehab Group Units: English
 SubTitle: Post-Development Areal Units: Acres
 State: New York
 County: Erie
 Filename: <new file>

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
Post-Dev		Outlet	0.36	96	0.1

Total area: .36 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

J. Metzger

Buffalo Rehab Group
Post-Development
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

J. Metzger

Buffalo Rehab Group
Post-Development
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
------------------------------------	---

SUBAREAS
Post-Dev

1.71

REACHES

OUTLET 1.71

J. Metzger

Buffalo Rehab Group
Post-Development
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)
------------------------------------	--

SUBAREAS

Post-Dev	1.71 11.93
----------	---------------

REACHES

OUTLET	1.71
--------	------

J. Metzger

Buffalo Rehab Group
Post-Development
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Post-Dev	.36	0.100	96	Outlet	
Total Area:	.36 (ac)				

J. Metzger

Buffalo Rehab Group
Post-Development
Erie County, New York

Sub-Area Time of Concentration Details

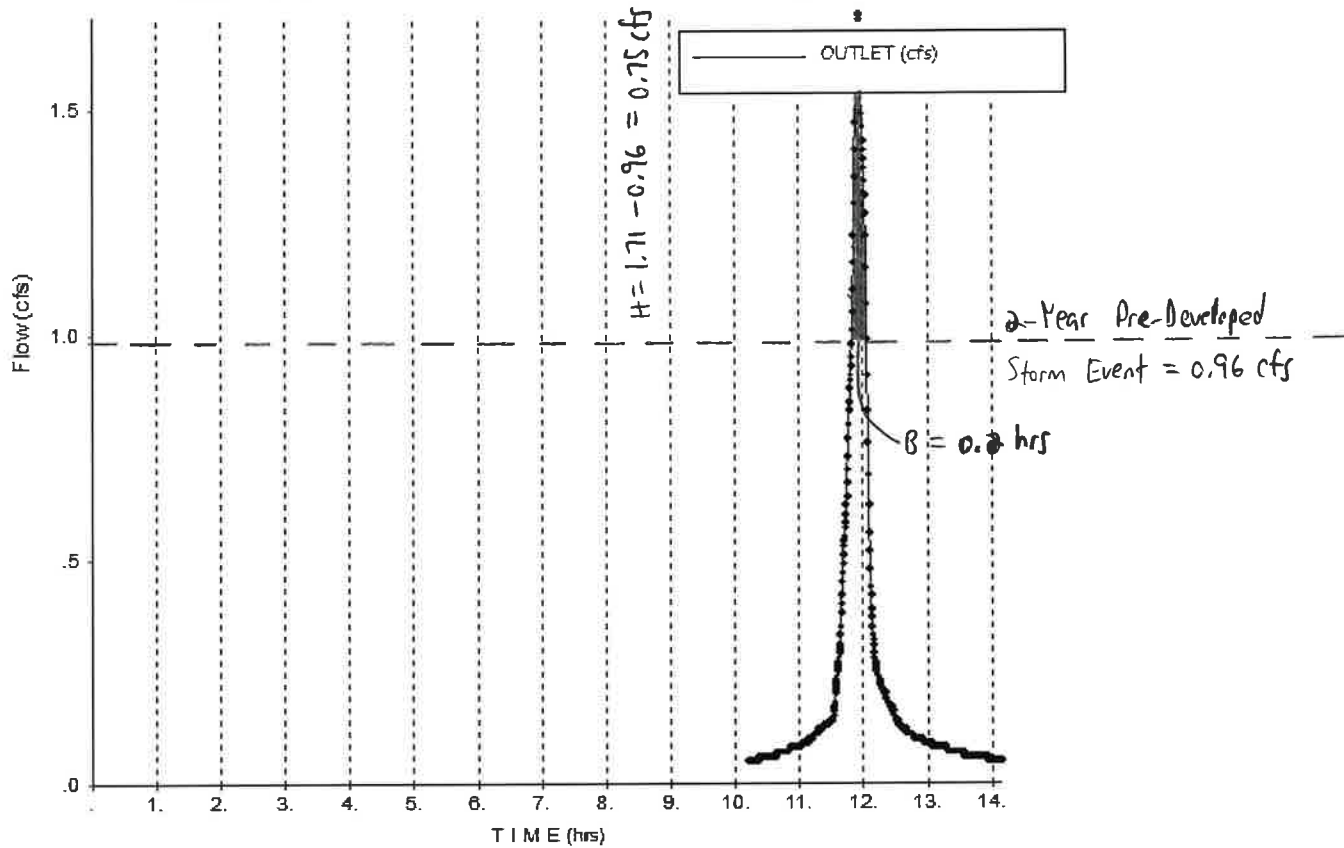
Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Post-Dev							
SHEET	27	0.0220	0.011				0.008
CHANNEL	50	0.0070	0.012	0.79	3.14	4.630	0.003
CHANNEL	34	0.0100	0.012	0.79	3.14	4.722	0.002
Time of Concentration							0.1
							=====

J. Metzger

Buffalo Rehab Group
Post-Development
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Post-Dev	Open space; grass cover < 50%	(poor) D	.07	89
	Paved parking lots, roofs, driveways	D	.29	98
	Total Area / Weighted Curve Number		.36	96
			==	==



Volume to be detained

$$V = \frac{1}{2} \cdot B \cdot H$$

$$V = \frac{1}{2} (0.7 \text{ hrs} \times 3600 \text{ s/hr}) (0.75 \text{ ft}^3/\text{s})$$

$$V \approx 550 \text{ ft}^3$$

$\therefore$ 550 ft³ of volume is needed to detain the 25-year post-developed storm to the 2-year pre-developed storm event.



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8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601, Fax: 716-633-2704

Project:	JM Smuckers Co. Employee Parking Lot Expansion				By:	JCM	Date:	02/24/25	
Location:	127 & 129 Kehr Street				Checked:	LKM			
Outlet Pipe Sizing									
Diameter in Inches	Area, A Sq ft	High Water Elev.	CL Outlet Elevation	Head in feet	Coeff. C	Capacity, cfs $Q = C \times A \times (2gh^{0.5})$	No. of Outlet Pipes	Total Capacity, cfs	Allowable Discharge, cfs
4	0.09	598.00	594.20	3.80	0.60	0.82	1	0.82	0.96



STORMWATER POLLUTION PREVENTION PLAN

Buffalo Rehab Group
1002 Abbott Road
Buffalo, New York 14220

APPENDIX B

Green Infrastructure Calculations

Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?				No		
What is the nature of this construction project?				Redevelopment with no increase in impervious area		
Design Point:	Outlet					
P=	1.00	inches	Enter 90% Rainfall Event as P			
Calculate Required WQv						
Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	0.36	0.29	81	0.78	1,013	Filtration Bioretention
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Total	0.36	0.29	81	0.78	1013	Required WQv

Steps 3 and 5 - Apply RR Techniques and Standard SMPs

Runoff Reduction Volume and Treated Volumes						
Runoff Reduction Techniques/Standard SMPs			Total Contributing Area	Total Contributing Impervious Area	WQv Reduced (RRv)	WQv Treated
			(acres)	(acres)	(cf)	(cf)
RR Techniques	Conservation of Natural Areas	RR-1	0.00		0	
	Sheet Flow to Riparian Buffer/Filter Strip	RR-2	0.00	0.00	0	
	Tree Planting/Tree Pit/Tree Trench	RR-3	0.36	0.29	0	
	Disconnection of Rooftop Runoff	RR-4		0.00	0	
	Vegetated Swale	RR-5	0.00	0.00	0	
	Rain Garden	RR-6	0.00	0.00	0	
	Stormwater Planter	RR-7	0.00	0.00	0	
	Rainwater Harvesting Systems	RR-8	0.00	0.00	0	
	Porous Pavement	RR-9	0.00	0.00	0	
	Green Roof (Extensive & Intensive)	RR-10	0.00	0.00	0	
	Stream Daylighting	RR-11				
Standard SMPs w/ RRV Capacity	Infiltration Trench	I-1	0.00	0.00	0	0
	Infiltration Basin	I-2	0.00	0.00	0	0
	Dry Well	I-3	0.00	0.00	0	0
	Underground Infiltration System	I-4	0.00	0.00	0	0
	Infiltration Bioretention	F-4	0.00	0.00	0	0
	Filtration Bioretention	F-5	0.36	0.29	408	605
	Bioslope	F-6	0.00	0.00	0	0
	Dry swale	O-1	0.00	0.00	0	0
Standard SMPs	Micropool Extended Detention	P-1	0.00	0.00		0
	Wet Pond	P-2	0.00	0.00		0
	Wet Extended Detention	P-3	0.00	0.00		0
	Multiple Pond System	P-4	0.00	0.00		0
	Shallow Wetland	W-1	0.00	0.00		0
	Extended Detention Shallow Wetland	W-2	0.00	0.00		0
	Pond/Wetland System	W-3	0.00	0.00		0
	Pocket Wetland	W-4	0.00	0.00		0
	Gravel Wetland	W-5	0.00	0.00		0
	Surface Sand Filter	F-1	0.00	0.00		0
	Underground Sand Filter	F-2	0.00	0.00		0
	Perimeter Sand Filter	F-3	0.00	0.00		0
	Wet Swale	O-2	0.00	0.00		0
Alt. SMPs	Flow Based Alternative Practice	-	0.00	0.00		0
	Volume Based Alternative Practice	-				
Totals by RR Technique →			0.36	0.29	0	
Totals by Standard SMP w/RRV →			0.36	0.29	408	605
Totals by Standard SMP →			0.00	0.00		0
Totals by Alternative SMP →			0.00	0.00		0
Totals (RR Techniques + all SMPs) →			0.72	0.58	408	605

Step 4 - Calculate Minimum RRv Required

Enter the Soils Data for the site

Hydrologic Soil Group	Acres	S
A	0.00	55%
B	0.00	40%
C	0.00	30%
D	0.36	20%
Total Area	0.36	

Calculate the Minimum RRv

S =	0.20	
Impervious =	0.36	acres
Precipitation	1.00	inches
Rv	0.95	
Minimum RRv	0.006	af
	261	cf

Filtration Bioretention (F-5)

Design Point:	Outlet						
Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	Precipitation (in)	Description
1	0.36	0.29	81	0.78	1,013	1.00	Filtration Bioretention
Design Criteria							
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)			>0.5				
Is the contributing area to the practice a stormwater hotspot?			No				
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?			No				
Is contributing area greater than max. contributing area?			No				
Enter depth to seasonal high water table (ft)			>2				
Enter depth to bedrock (ft)			>5				
Is pretreatment provided, in conformance with Section 6.4.3.1			Yes				
Enter average height of ponding (ft)			0.5				
Enter depth of surface layer (inches)			3				
Enter depth of filter media (ft)			2.5				
Enter depth of drainage layer (inches)			10				
Enter slope of maintenance access (%)			1				
Enter width of maintenance access (ft)			15				
Sizing Criteria							
				Value	Units	Notes	
Permeability Flow Rate			k	1	ft/day		
Filter Time			tf	2	days		
Required Filter Area			Af	422	sf		
Enter Provided Filter Area			Af	425	sf		
Recalculated Water Quality Volume (based on provided filter area)			WQv calc	1020	cf		
Calculate Runoff Reduction							
RRv Provided		408	cf				
WQv Treated		605	cf	This is the portion of the WQv that is not reduced in the practice.			



STORMWATER POLLUTION PREVENTION PLAN

Buffalo Rehab Group
1002 Abbott Road
Buffalo, New York 14220

APPENDIX C

USDA Soil Survey

Soil Map—Erie County, New York
(1002 Abbott Road)



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features		Blowout		Other
		Borrow Pit		Special Line Features
		Clay Spot		Streams and Canals
		Closed Depression		Transportation
		Gravel Pit		Rails
		Gravelly Spot		Interstate Highways
		Landfill		US Routes
		Lava Flow		Major Roads
		Marsh or swamp		Local Roads
		Mine or Quarry		Background
		Miscellaneous Water		Aerial Photography
		Perennial Water		
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York

Survey Area Data: Version 25, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023—May 27, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Us	Urban land-Niagara complex	0.4	100.0%
Totals for Area of Interest		0.4	100.0%



Erie County, New York

Us—Urban land-Niagara complex

Map Unit Setting

National map unit symbol: 9rqh
Elevation: 560 to 670 feet
Mean annual precipitation: 36 to 48 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 60 percent
Niagara and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Description of Niagara

Setting

Landform: Proglacial lake plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Silty and clayey glaciolacustrine deposits

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 27 inches: silt loam
H3 - 27 to 72 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: F101XY009NY - Moist Lake Plain

Hydric soil rating: No

Minor Components

Udorthents

Percent of map unit: 3 percent

Hydric soil rating: No

Raynham

Percent of map unit: 3 percent

Hydric soil rating: No

Canandaigua

Percent of map unit: 2 percent

Landform: Depressions

Hydric soil rating: Yes

Swormville

Percent of map unit: 2 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Erie County, New York

Survey Area Data: Version 25, Sep 4, 2025



STORMWATER POLLUTION PREVENTION PLAN

Buffalo Rehab Group
1002 Abbott Road
Buffalo, New York 14220

APPENDIX D

Design Plans

Dig Safely - New York
Call 811
before you dig



BBB
BUREAU OF BROADCASTING
8353 MAIN STREET
CLARENCE, NEW YORK 14221
TEL: 716.831.0382
FAX: 716.831.0383

26-110

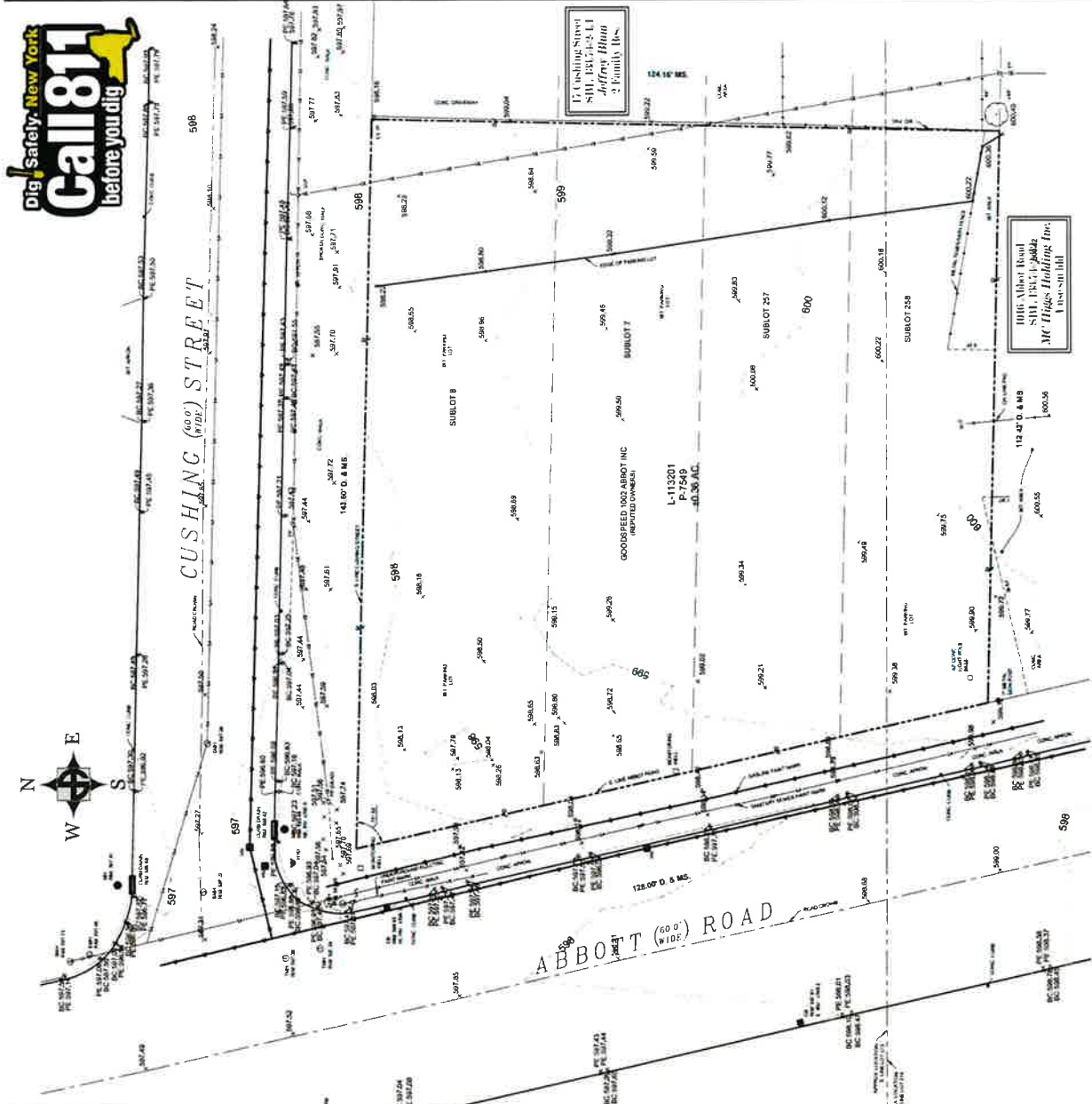
Buffalo Rehab Group
1002 Abbott Road
Buffalo, NY 14220

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08.17.25
PROJECT NO. 26-110
DRAWN BY: B. Friedman
CHECKED BY: M. Dean
SCALE: 1"=10'
DATE: 08.17.25

TOPOGRAPHIC SURVEY
C0.0

Copyright Dean Architects 2026



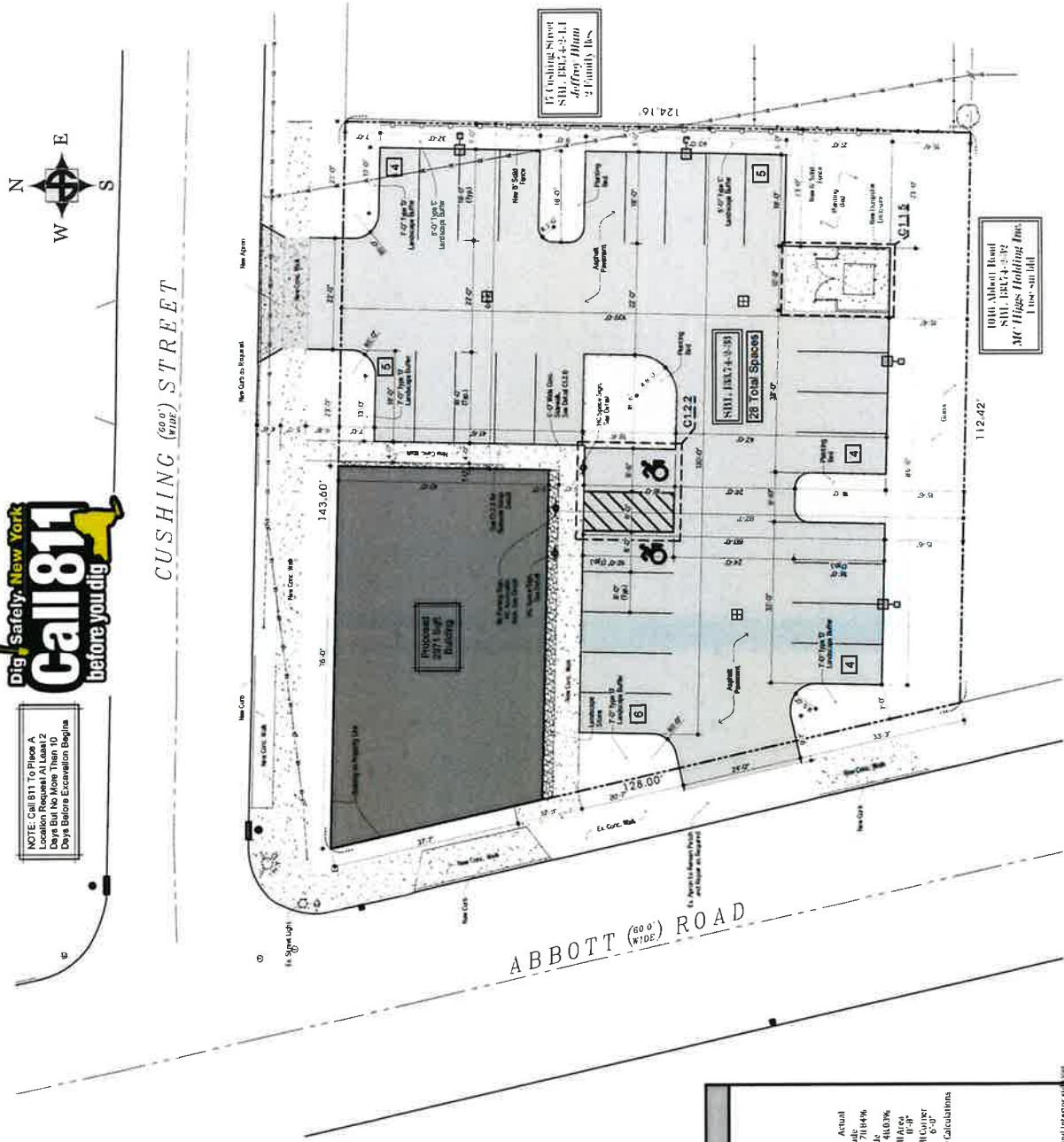
1 TOPOGRAPHIC SURVEY
17-10-27



Survey As Provided By
360 Land Survey
2368 Maryland Avenue
Niagara Falls, NY 14305
(716)-587-8380
On June 10, 2022

Call 811
before you dig
Dig Safely, New York

NOTE: Call 811 To Place A Location Request At Least 2 Days But No More Than 10 Days Before Excavation Begins



SITE NOTES

1. The owner has been notified by the city of Buffalo that the proposed building is located in the city of Buffalo.
2. The owner has been notified by the city of Buffalo that the proposed building is located in the city of Buffalo.
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21. The owner has been notified by the city of Buffalo that the proposed building is located in the city of Buffalo.

ZONING CODE REQUIREMENTS			
Lot Coverage	Building Coverage	14.414.3 SF = 100%	Actual
	Actual	2,570 SF = 18.55%	Actual
	Impervious	16,015.9 SF = 100%	Actual
	Actual	2,570 SF = 18.55%	Actual
Building Set Backs	Front Yard	10' (10' Max.)	Actual
	Side Yard	5' (5' Max.)	Actual
	Back Yard	10' (10' Max.)	Actual
	Actual	11,928.8 = 74.48%	Actual
Building Height	1 Story (10')	10' (10' Max.)	Actual
	Actual	10' (10' Max.)	Actual
	1 Story (10')	10' (10' Max.)	Actual
	Actual	10' (10' Max.)	Actual

See Sheet C1.1 for Zoning Analysis and City of Buffalo 1100 sq. ft. Provisions

3.33 SHOPPING

3.33.1 **Site Plan**

3.33.2 **Site Plan**

3.33.3 **Site Plan**

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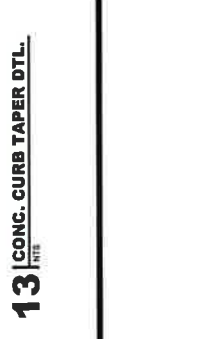
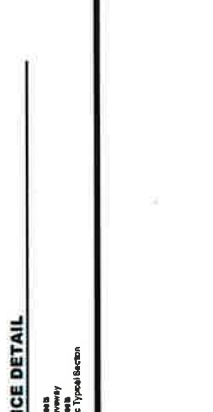
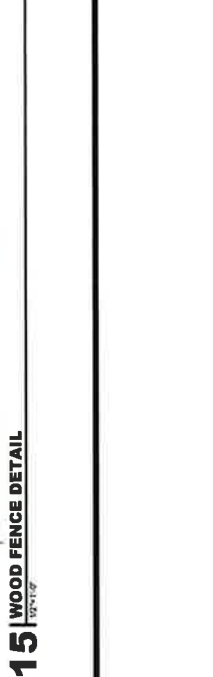
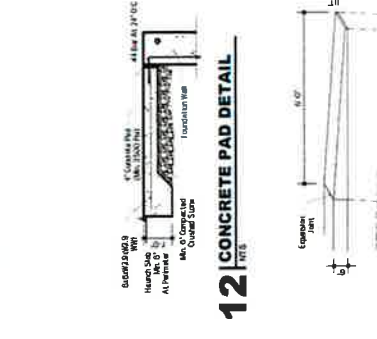
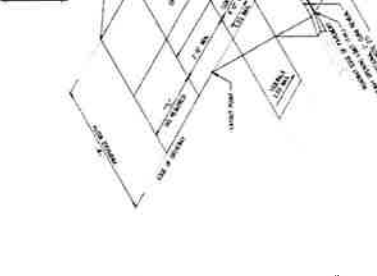
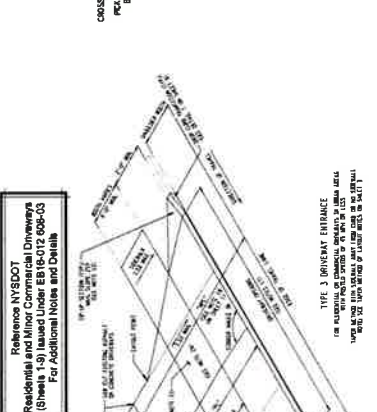
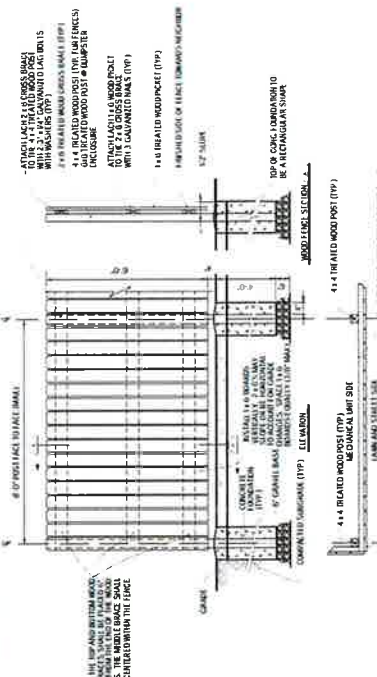
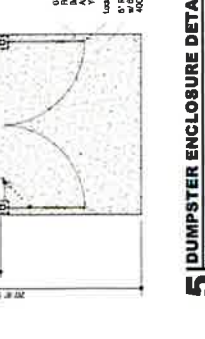
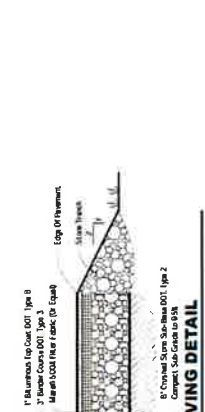
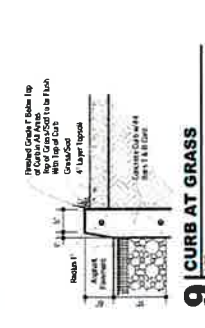
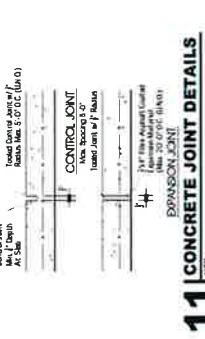
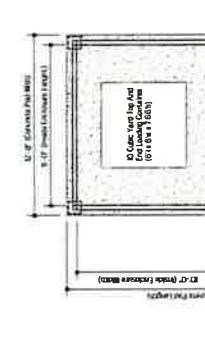
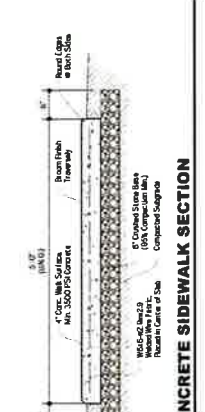
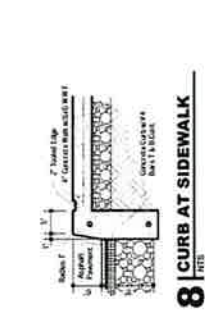
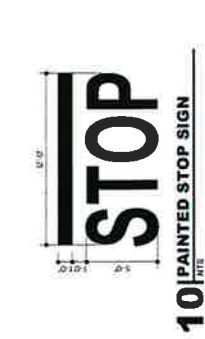
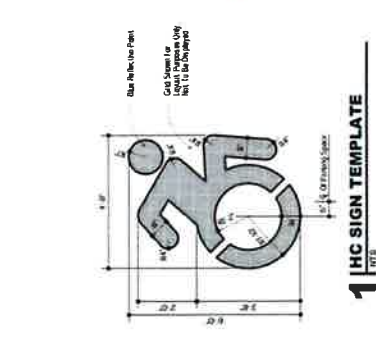
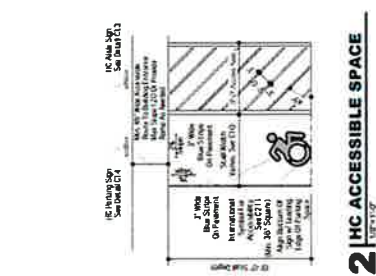
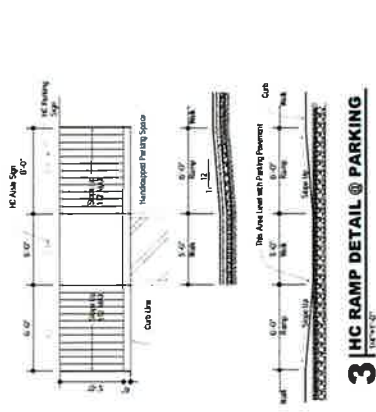
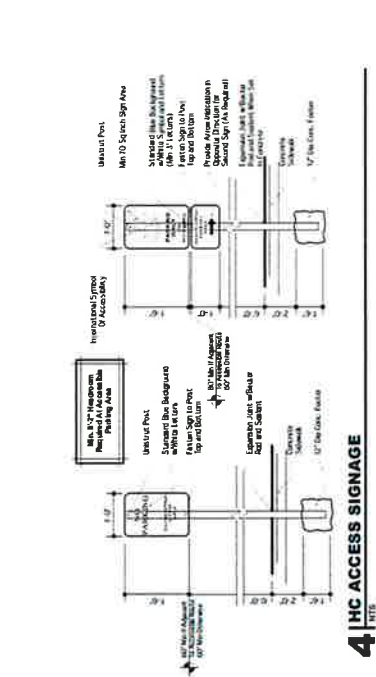
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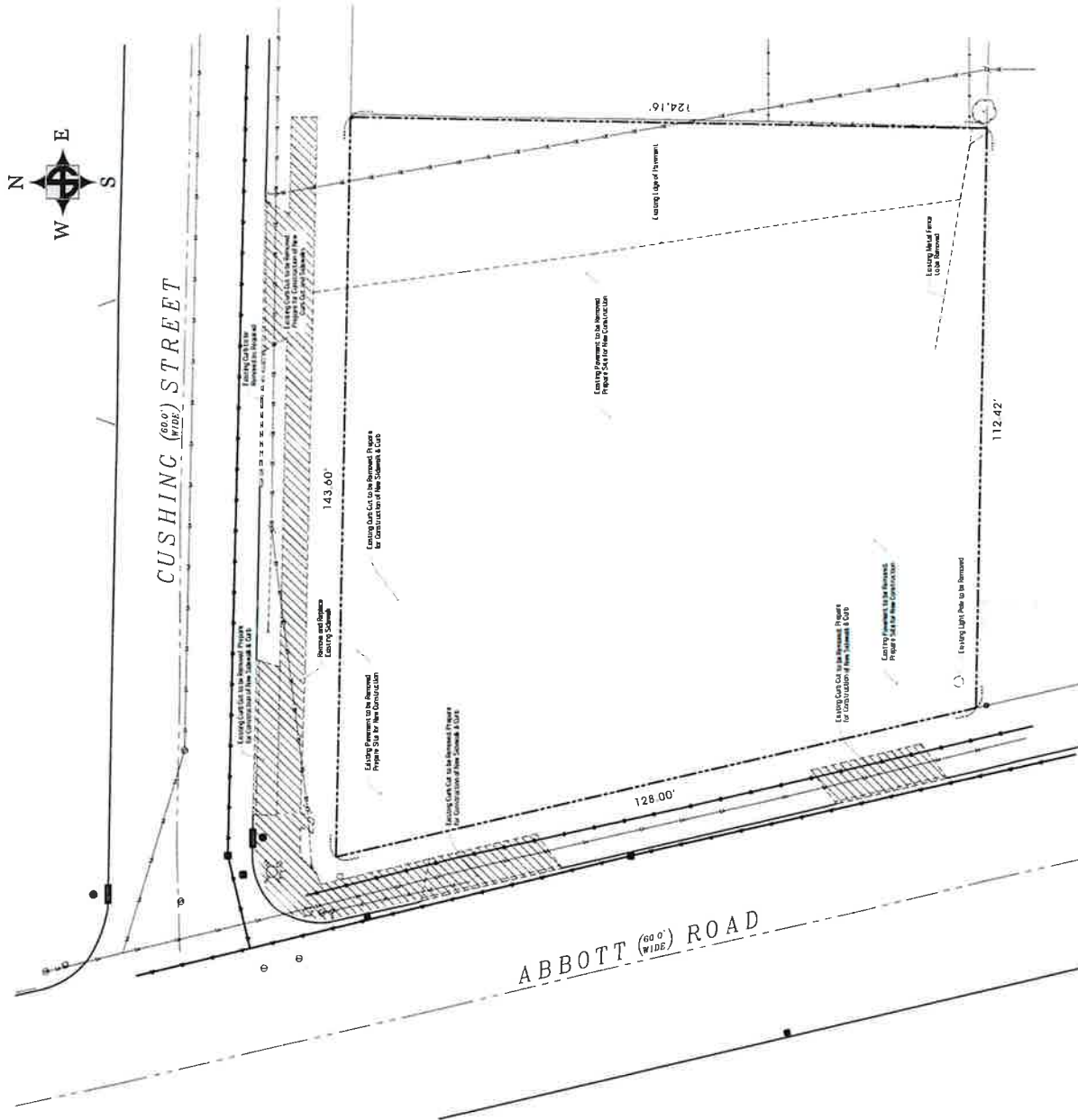
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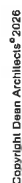




1 SITE DEMOLITION PLAN
1"=10'-0"

DEMOLITION NOTES

1. Confirm to appropriate authorities that all work for demolition is in accordance with the applicable codes and regulations.
2. Obtain all necessary permits and approvals from the appropriate authorities.
3. Obtain all necessary utility company records and information.
4. Do not cut or remove any structural members without the approval of the structural engineer.
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31. Do not cut or remove any structural members without the approval of the structural engineer.



[illegible]

- [illegible]

1. All state and federal regulations shall be followed for the proper handling, application, usage, and disposal of pesticides, herbicides, and petroleum products.
2. Vehicle and construction equipment loading and maintenance areas will be located away from the runoff from these areas to collect, contain, and treated prior to discharging them into the site.
3. Provide voluntary training for all site personnel.
4. Implement a spill prevention and control plan. The plan should include NYSDEC, EPA reporting and notification requirements. Duration of spill information material regarding proper handling, actions to be taken to limit construction personnel.
5. Sublethal equipment should be stored at least 100' away from all surface waters.

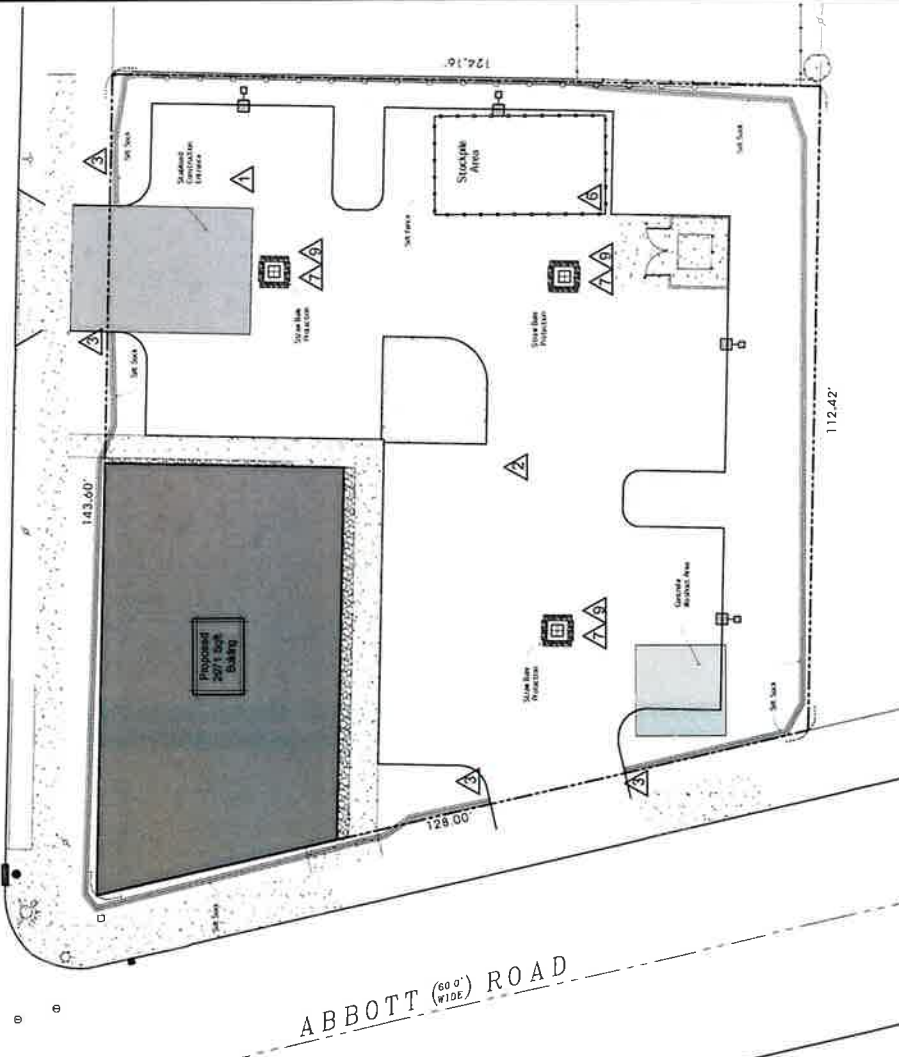
1. All state and federal regulations shall be followed for the proper handling, application, usage, and disposal of pesticides, herbicides, and petroleum products.
2. Vehicle and construction equipment loading and maintenance areas will be located away from the runoff from these areas to collect, contain, and treated prior to discharging them into the site.
3. Provide voluntary facilities for an air permit plan, a fuel conservation and air control plan. The plan should include NYSDEC, EPA reporting and notification requirements. Durable or seal information material regarding proper handling, storage, and disposal of hazardous materials and actions to be taken to avoid construction permit violations.
4. Sublethal equipment should be located at least 100' away from all surface waters.

[illegible]

Dig. Safely. New York.
Call 811
before you dig



CUSHING (600' WIDE) STREET



1 SITE EROSION CONTROL PLAN

5

EROSION CONTROL
PLAN

3.0

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**8353 MAIN STREET
CLARENCE, NEW YORK 14222**
PHONE: (716) 631-0238

26-110

Buffalo
Rehab
Group
1002 Abbott Road
Buffalo, NY 14220

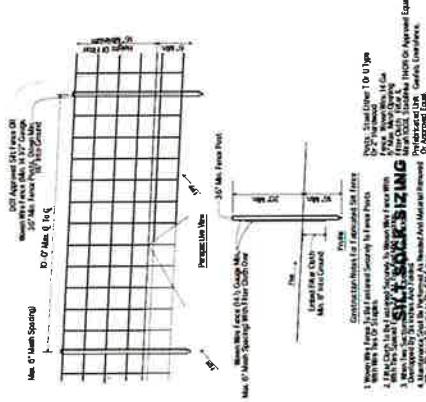
[illegible]

EROSION CONTROL
PLAN

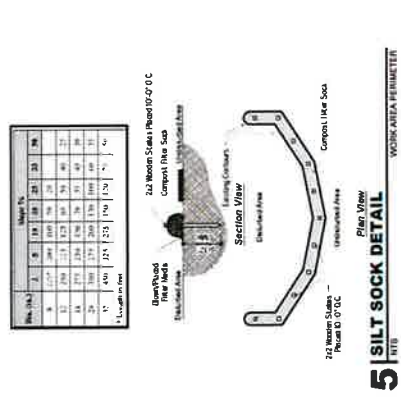


Rev	Description	Date	By
1	Issue for Construction	08/17/20	M. Dean
2	Revised for Construction	08/17/20	M. Dean
3	Revised for Construction	08/17/20	M. Dean
4	Revised for Construction	08/17/20	M. Dean
5	Revised for Construction	08/17/20	M. Dean
6	Revised for Construction	08/17/20	M. Dean
7	Revised for Construction	08/17/20	M. Dean
8	Revised for Construction	08/17/20	M. Dean
9	Revised for Construction	08/17/20	M. Dean
10	Revised for Construction	08/17/20	M. Dean

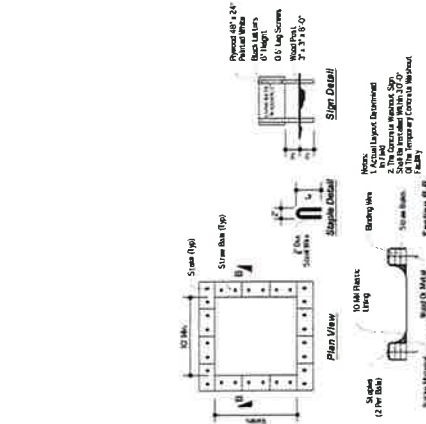
EROSION CONTROL
DETAILS
C3.1



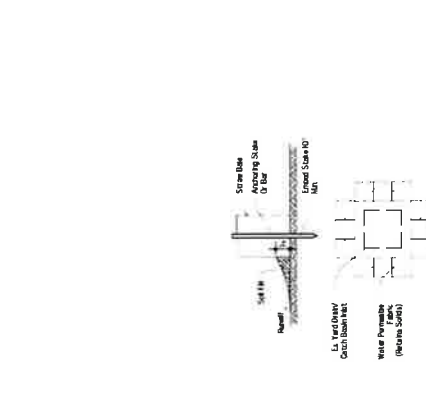
1 SILT FENCE DETAIL
NTS



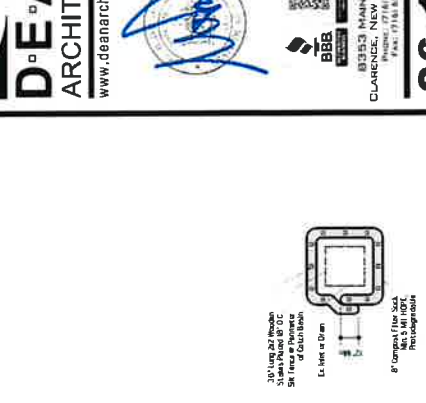
5 SILT SOCK DETAIL
NTS



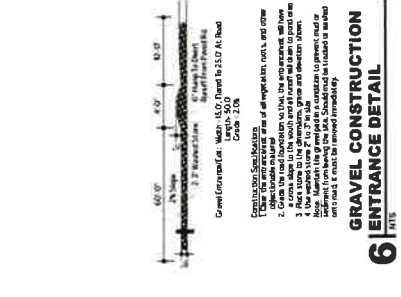
2 CONCRETE WASHOUT DETAIL
NTS



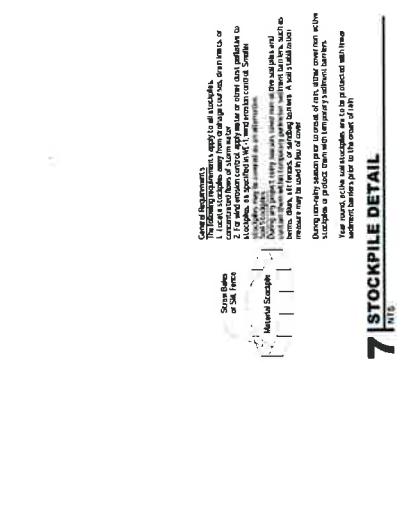
3 C.B. STRAWBALE PROT.
NTS



4 C.B. SILT SOCK DTL.
NTS



6 GRAVEL CONSTRUCTION ENTRANCE DETAIL
NTS



7 STOCKPILE DETAIL
NTS

1. In areas where the contractor is excavating near any utility poles and traffic signal poles, the contractor shall brace and/or hold the pole in place until excavated area is backfilled and compacted. This work is to be performed as approved by the appropriate utility company.

- Sanitary Sewer Notes

- [illegible]

1. All members of staff shall have an explicit role with the Fire Company, and be responsible for providing fire and safety training and education to the community.
2. Members of staff shall be a minimum of 17 years of age, and have a minimum of 5 years' experience in the fire service.
3. All Fire Officers shall be from the North Yorkshire Fire and Rescue, and the Fire Officer shall be a member of the Fire Officer's Association.
4. All Fire Officers shall be responsible for the recruitment and retention of personnel in the Fire Company.
5. All Fire Officers shall be responsible for the recruitment and retention of personnel in the Fire Company, and shall have a minimum of 5 years' experience in the fire service.
6. All Fire Officers shall be responsible for the recruitment and retention of personnel in the Fire Company, and shall have a minimum of 5 years' experience in the fire service.
7. All Fire Officers shall be responsible for the recruitment and retention of personnel in the Fire Company, and shall have a minimum of 5 years' experience in the fire service.
8. All Fire Officers shall be responsible for the recruitment and retention of personnel in the Fire Company, and shall have a minimum of 5 years' experience in the fire service.
9. All Fire Officers shall be responsible for the recruitment and retention of personnel in the Fire Company, and shall have a minimum of 5 years' experience in the fire service.



C4.0

SITE UTILITY PLAN

Copyright Dean Architects © 2026



5 | SAN. SEWER TRENCH DETAIL

4 TYP. SANITARY SERVICE MAIN TO CLEAN-OUT

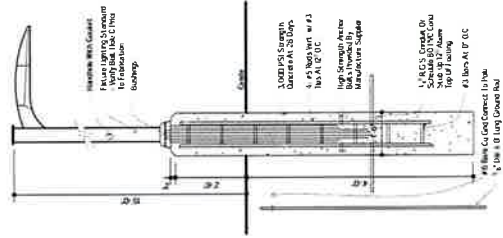
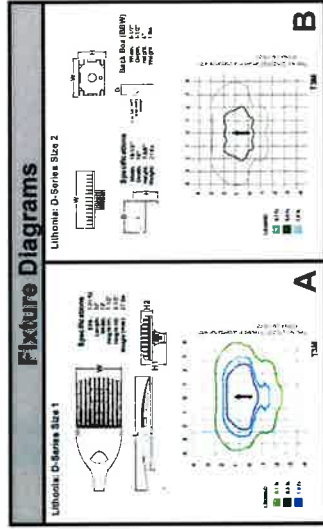
[illegible][illegible][illegible]



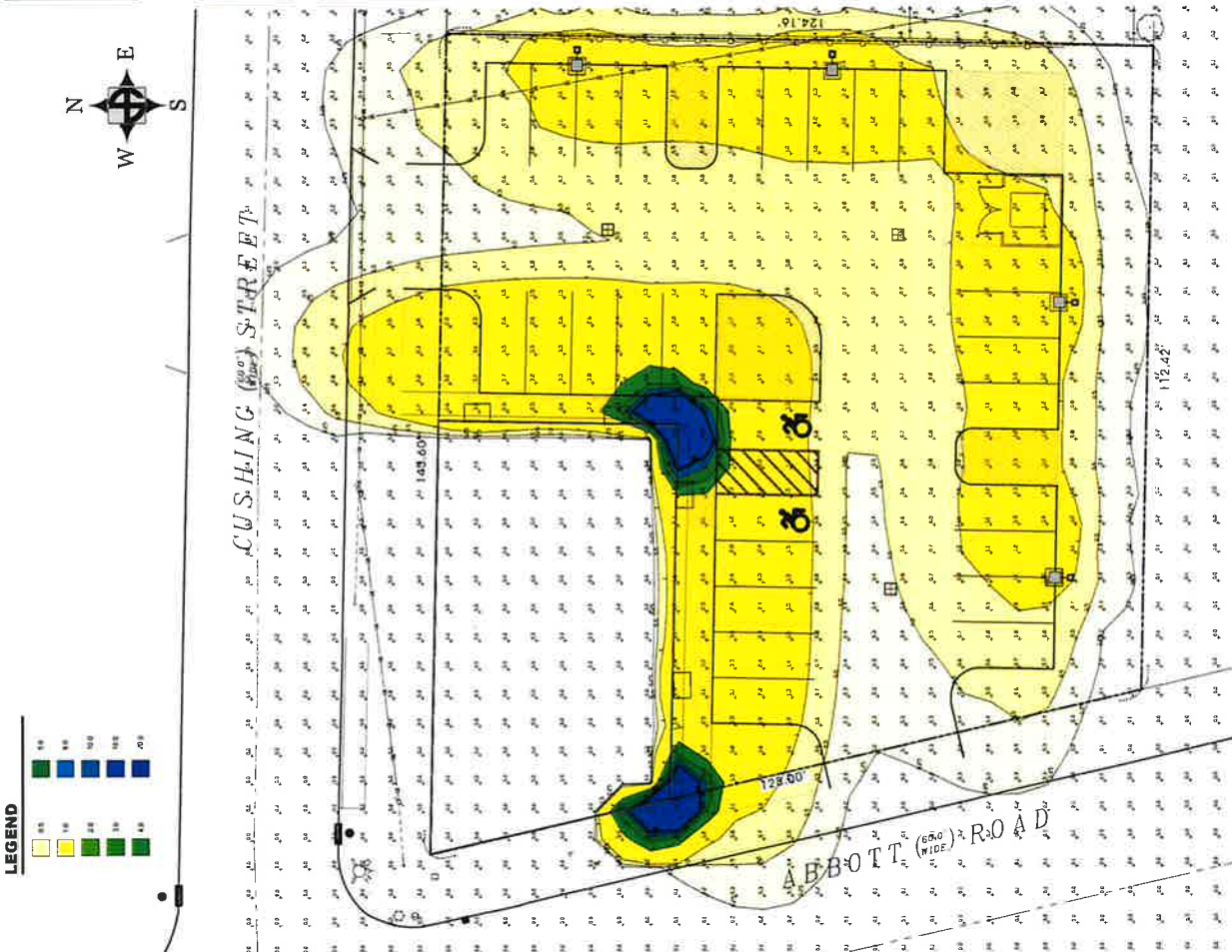
DATE	BY	CHKD BY
08-17-26	B. Friedman	M. Dean
AS NOTED		

Type	Picture Symbol	Quantity	Manufacturer	Catalog Number	Description	Lumen Type	Mounting Height	Number of Lumens	Per Luminaire	Per Foot	Notes
A		2	Linear Lighting	OSL 1 LED P3 200 1000 120 100 100 100 1000 120 100 100 100	OSL 1 LED P3 200 1000 120 100 100 100	LED	20' 0"	1000	1000	1000	1000
B		2	Linear Lighting	OSL 1 LED P3 200 1000 120 100 100 100	OSL 1 LED P3 200 1000 120 100 100 100	LED	20' 0"	1000	1000	1000	1000

Statistics				
Description	Symbol	Avg	Max	Min
Calc Zone #1	+	1.3%	1.3%	0.0%



2 LIGHT POLE BASE



1 SITE PHOTOMETRICS PLAN



Planning Board

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 4:00 PM

Final Meeting:

Department: City Clerk

Category: Petition - City Clerk

Prepared By: Lori Hinson

Sponsors:

DOC ID:: # 2026-1611

AGENDA ITEM 26-000255

ABDULLAH, Z - SPECIAL USE PERMIT 412 AUBURN FOR NEIGHBORHOOD SHOP IN N-2R ZONE (NIA)(HRG 10/6/26) 9/1/26 I

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 412 Auburn pics
2. 412 Auburn

MOTION:

RESULT: []

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



Abdullah, Z – Special Use Permit – 412 Auburn for Neighborhood Shop in N – 2R zone (NIA)

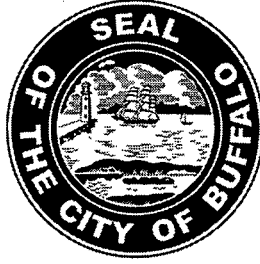
(NIAGARA)(Hrg 10/6/26)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

City Clerk
Registrar of Vital Statistics



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

Z. ABDULLAH, 412 AUBURN, SPECIAL USE PERMIT
FOOD STORE IN N-2R ZONE (N/A)

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

10/16/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE
MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 9/18/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed

Print Name ADEL MUNASSAR Pho

Date 7-22-26

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT RIVERA
IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED
TO THE FULL COUNCIL ON 10/13/26
IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL
THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name RAY MARKET CONVENIENCE INC Cell Phone _____

Organization ZIAD ABDULLAH

Mailing Address 412 AUBURN AVE

City Buffalo State NY Zip 14213

Agent

Identify any person or organization representing the applicant in this matter:

Name ADEL MUMSSAR

Organization AABA

Mailing Address 80 LEONARD

City BUFFALO State NY Zip 14218

Property Information

Assessed Address: 412 AUBURN AVE

Area of Parcel (square feet): _____ Acres: .04

Zone: N1-ZR Zone Overlay (if applicable): N/A

Current Use: _____

Historic District/Property (within or adjacent): N/A

Council District: NIAGARA



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☐ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☒ Change of ownership or business name

Special Use Request

Current use(s): Grocery Store

Proposed use(s): Grocery Store

Justification (attach additional information if necessary):

The shop is necessary for the neighbors
because they can buy what they need close
to home."

Project Description

Detail hours of operation: 9 - 11

List/describe adjacent uses: SCHOOL, HOUSE, RESTAURANT

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

NONE

Describe any public benefit of the use:

from food for Mumford



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

NONE

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe:

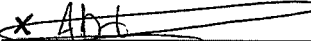
Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): ZIAD ABDULLAH

Date: 7-9-2026

Property owner or applicant signature: X 

City of Buffalo

65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report**Report Date** 7/17/2026

Page 1 of 2

A/P # USE26-9697327**Application Information****Processed** 7/17/2026 12:49:53PM By TCARTER**Issued** By**Final** By**Type of Work** # Plans 0**Declared Valuation** \$0.00**Priority** # Pages 0**Calculated Valuation** \$0.00**Actual Valuation** \$0.00**Description of Work**

*** Special use *** For Ali Khulaqi to establish use to operate a food store with the name Ray Market Convenience in a N-2R zone

Property Information**Address** 412 AUBURN
BUFFALO, NY 14213**SBL** 0992800002026000**CENSUS** 65.01**Location****Applicants****Contact ID** 12236672 **Primary** Y **Name** Ali Khulaqi**Mailing Address** 570 Hertel Ave Buffalo, NY 14207**Day Phone**

Fees	Status	Paid Date	Amount
Application Fee	U		\$50.00

Plan Reviews

Building	N	Electrical	N	Fire	N
Sewer	N	HVAC	N		
Plumbing	N	Elevator	N		

Prior Approvals



Planning Board

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 4:00 PM
Final Meeting: Islam, M - Special Use
Permit - 416 Wohlers for Assembly in N-3R zone (MAS)(Hrg10/6/26) 9/1/26 I
Department: City Clerk
Category: Petition - City Clerk
Prepared By: Lori Hinson
Sponsors:
DOC ID:: # 2026-1605

AGENDA ITEM 26-000250

ISLAM, M - SPECIAL USE PERMIT - 416 WOHLERS FOR ASSEMBLY IN N-3R ZONE (MAS)(HRG10/6/26) 9/1/26 I

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 416 Wohlers pics
2. 416 Wohlers

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

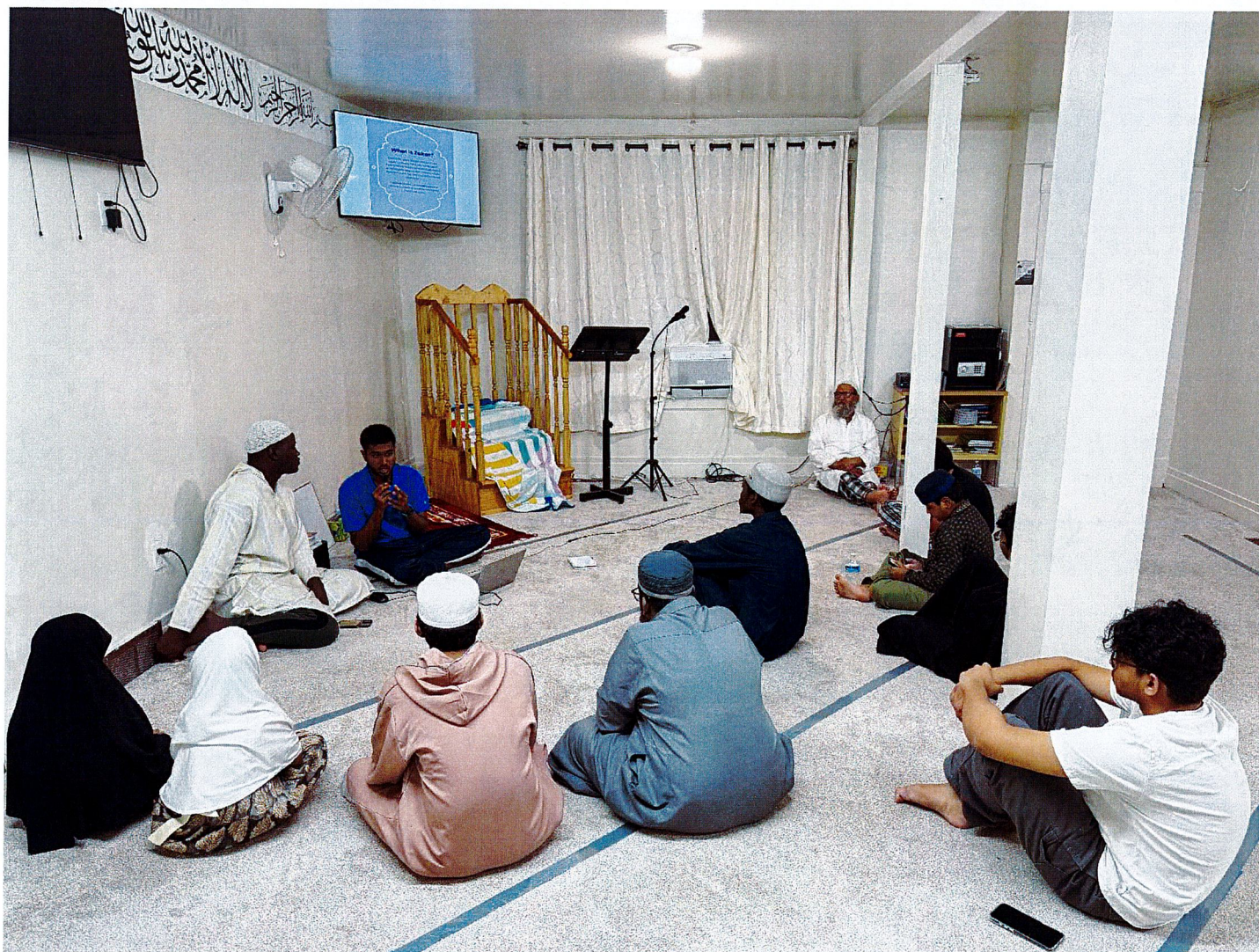


Figure 1: A member of HPIC Youth presenting slides on a topic

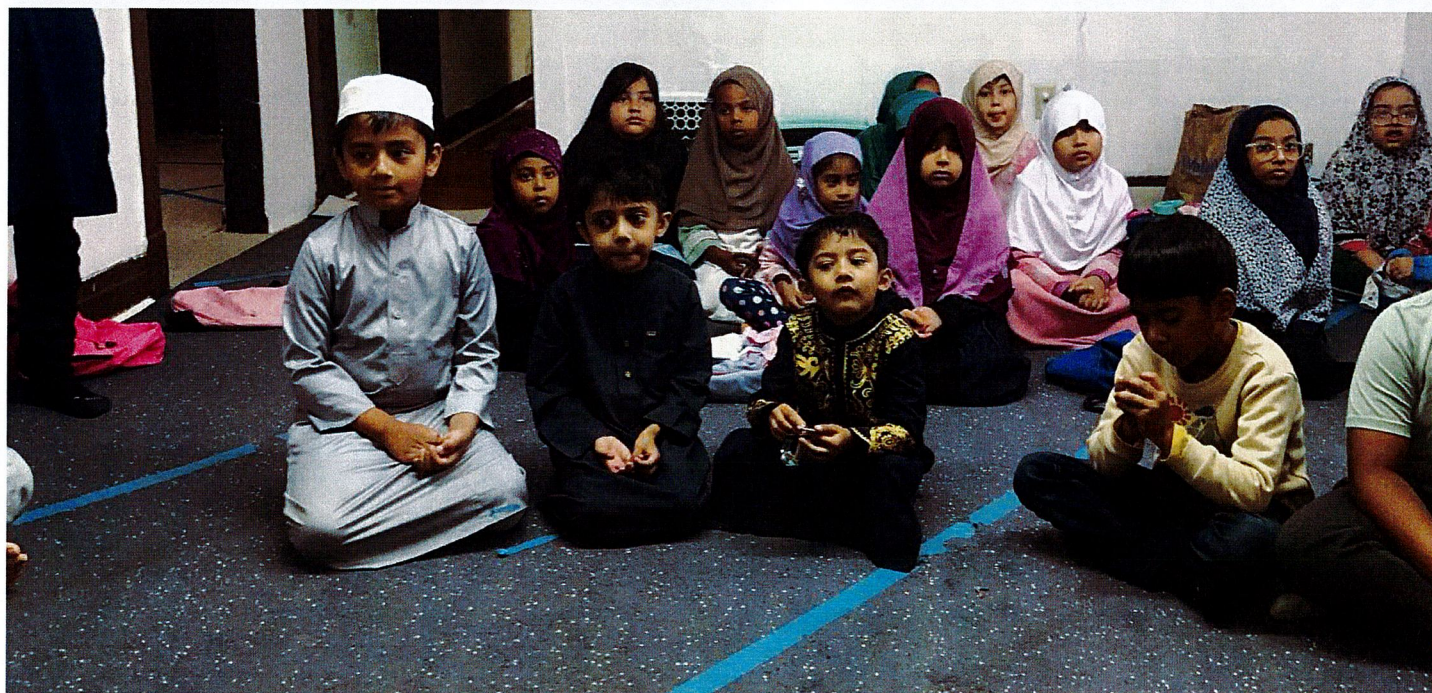


Figure 2: Children are watching a learning video



Figure 3: Visitors are listening to lectures on a Eid celebration day



Figure 4: (Left) Bangladeshi foods served to visitors in the month of Ramadan, (right) garden at the visitors entrance

Islam, M – Special Use Permit – 416 Wohlers for Assembly in N – 3R zone (MAS)

(MASTEN)(Hrg 10/6/26)

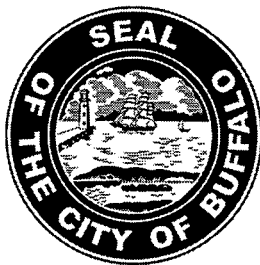
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

M ISLAM, SPECIAL USE PERMIT 416 WOHLERS FOR
Assembly in N-3B zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

10/6/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE
MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON

9/8/2026

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed

Mujahidul Islam

Print Name

MUJAHIDUL ISLAM

Ph

Date

08/07/2026

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

Z EVERHART

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON

10/13/26

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL TBD

TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name MUJAHIDUL ISLAM

Organization HAMLIN PARK ISLAMIC CENTER INC.

Mailing Address 416 WOHLERS AVENUE

City BUFFALO State NY Zip 14208

Agent

Identify any person or organization representing the applicant in this matter

Name _____

Organization _____

Mailing Address _____

Fax Number _____

City _____ State _____ Zip _____

Email _____

Property Information

Assessed Address: 416 WOHLERS AVENUE, BUFFALO NEW YORK 14208

Area of Parcel (square feet): 3675

Acres: 0.0858

Zone: N-3R

Zone Overlay (if applicable): _____

Current Use: A-3

Historic District/Property (within or adjacent): HAMLIN PARK HISTORIC DISTRICT

Council District: MASTEN



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☒ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): A-3 VACANT RESIDENTIAL

Proposed use(s): A-3

Justification (attach additional information if necessary):

The property under the ownership of the Hamlin Park Islamic Center Inc, a charitable non profit organization, is intended to be used as a civic/community facility to serve social services to neighborhood Bangladeshi community - social gathering, family counseling, prayer services, Islamic education for adult and youth, job assistance, arrange motivational and scholarly lectures with no cost to participants. The facility will be open for visitors to participate its programs.

Project Description

Detail hours of operation: Opens and closes throughout the day.

List/describe adjacent uses: Non-religious community meetings / gatherings

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

None

Describe any public benefit of the use:

Youth development programs, social services.



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

Community meeting

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe: _____

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): MUJAHIDUL ISLAM

Date: 08/01/2026

Property owner or applicant signature: Mujahidul Islam

Special Use Permit Application

City of Buffalo – Common Council

Masten District

Premises: 416 Wohlers Avenue, Buffalo, NY 14208

Application Details

Special Use Permit Application to the Common Council

City of Buffalo, NY

Masten District

Premise location: 416 Wohlers Avenue, Buffalo NY 14208

Subject: Congregation in residential zone N-3R.

Frequency of use: Friday every week throughout a year, from 1:15PM to 2:15PM.

Purpose: Religious sermon delivered to visitors by a scholar based on Islamic Faith.

Capacity: 40 adults to seat on the carpet to listen to speech comfortably. There are no tables and chairs for attendees. Speakers can address with or without audio amplifier in indoor setting.

Compliance Statement – Zoning Code N-3R

The proposed weekly religious gathering at 416 Wohlers Avenue is intended to operate in full alignment with the intent and requirements of the N-3R Residential Zone.

The N-3R district is designed to support stable residential neighborhoods while permitting limited community-oriented uses that do not negatively impact the character, safety, or livability of the area.

The applicant affirms compliance with the zoning code through the following measures:

City of Buffalo
65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report

Report Date 8/7/2026

Page 1 of 2

A/P # USE26-9701417

Application Information

Processed 8/7/2026 2:05:21PM By ccurtin

Issued By

Final By

Type of Work # Plans 0 Declared Valuation \$98,000.00

Priority # Pages 0 Calculated Valuation \$0.00

Actual Valuation \$0.00

Description of Work

SPECIAL USE PERMIT Special Use Permit for the applicant **Mujahidul Islam (979-229-9703)** the property agent of an existing 3 story multiple dwelling at **416 Wohlers** to have an **Assembly use** in a **(N-3R zone)**.
common council ***preservation*** ***plans***

Property Information

Address 416 WOHLERS
BUFFALO, NY 14208

SBL 1003400004029000

CENSUS 33.01

Location

Applicants

Contact ID 12131757 Primary N Name FARHANA AKTHER

Mailing Address 645 HUMBOLDT PKWY BUFFALO, NY 14208

Day Phone (716)520-4090

Contact ID 12448814 Primary Y Name MUJAHIDUL ISLAM

Mailing Address 111 EAST DELAVAN BUFFALO, NY 14208

Day Phone

Fees	Status	Paid Date	Amount
Application Fee	U		\$50.00

Plan Reviews



Planning Board

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 4:00 PM

Final Meeting:

Department: City Clerk

Category: Petition - City Clerk

Prepared By: Lori Hinson

Sponsors:

DOC ID:: # 2026-1610

AGENDA ITEM 26-000254

JEFFERSON, K - SPECIAL USE PERMIT 674 JEFFERSON FOR ROOMING HOUSE IN N-3E ZONE (ELL)(HRG 10/6/26) 9/1/26 I

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 674 Jefferson pics
2. 674 Jefferson

MOTION:

RESULT: ☐

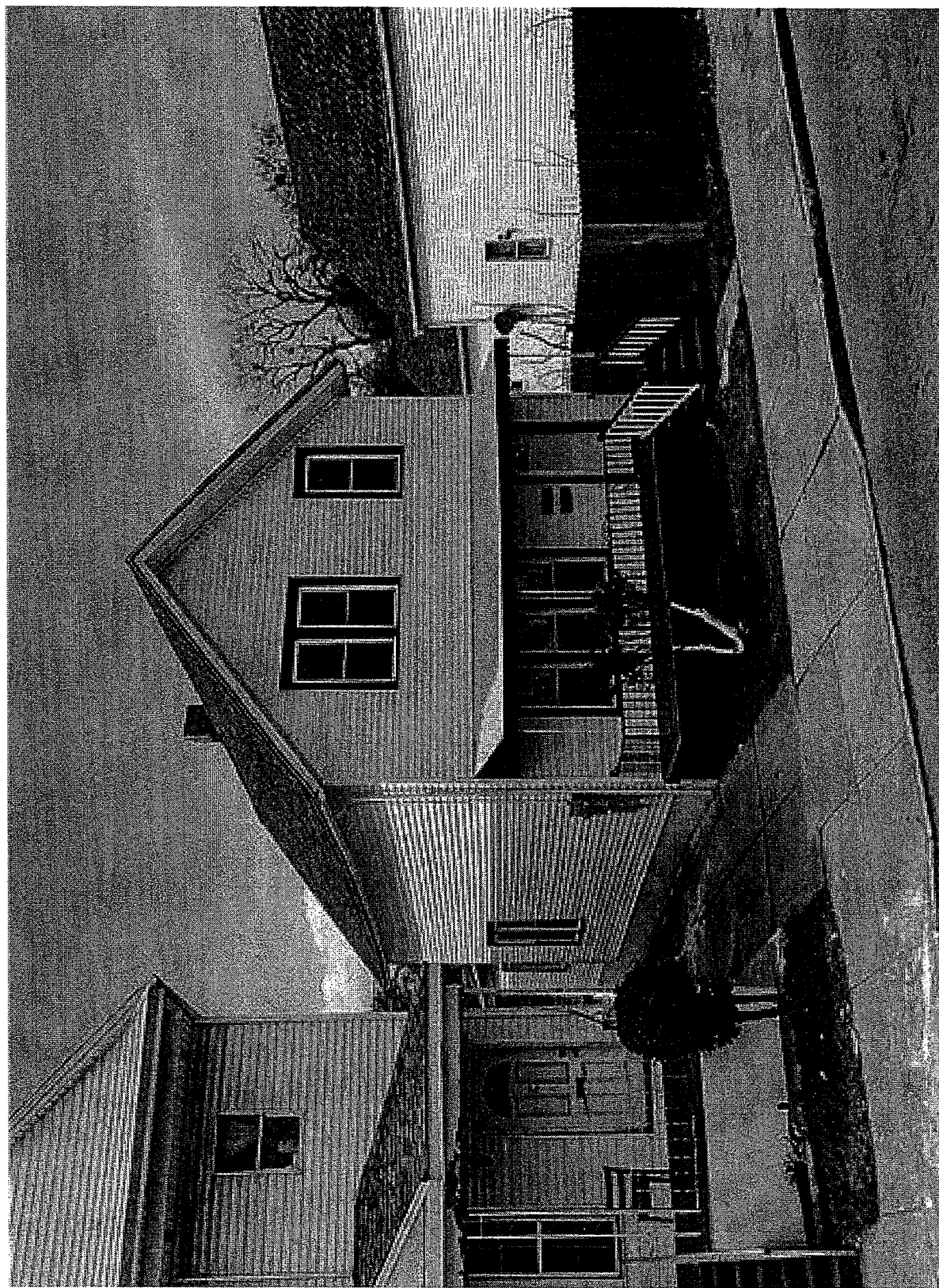
MOVER: None

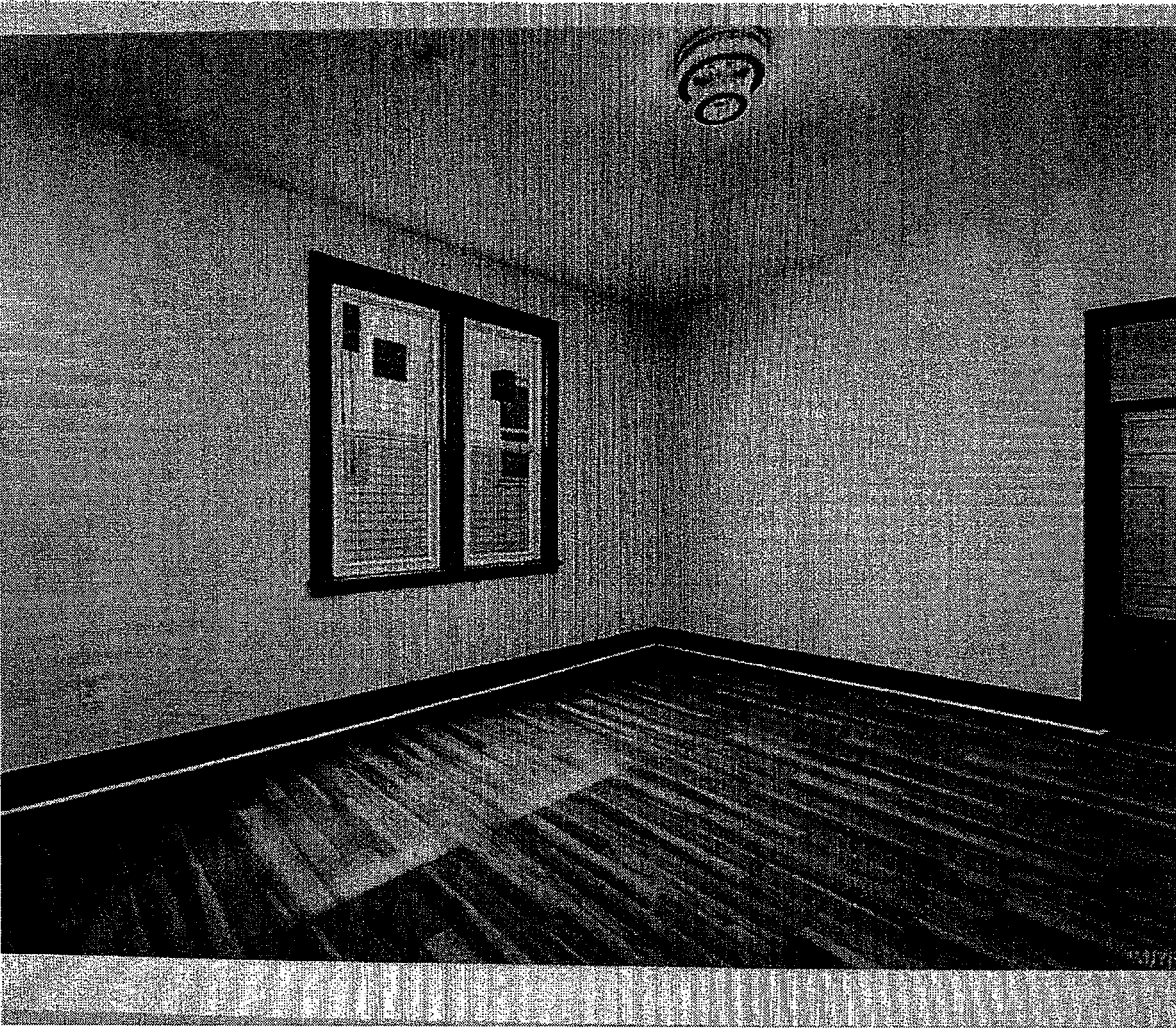
SECONDER None

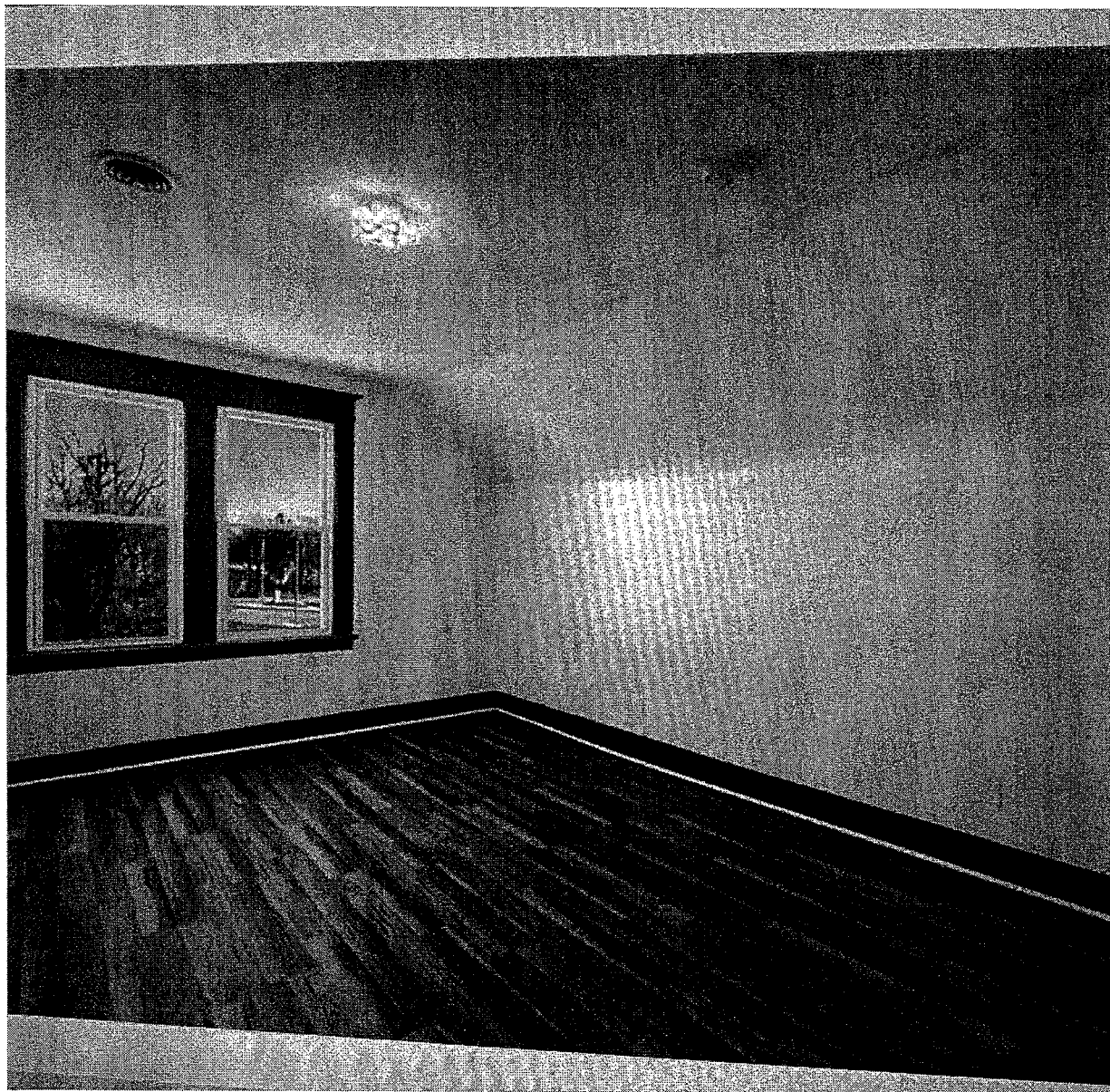
:

AYES: None

NAYS: None







Jefferson, K – Special Use Permit 674 Jefferson for Rooming House SRO in N – 3E zone (ELL)

(Ellicott)(Hrg 10/6/26)

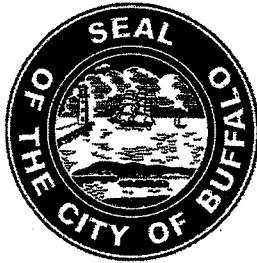
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR THE PUBLIC HEARING REGARDING:

K. JEFFERSON - SPECIAL USE PERMIT 674 JEFFERSON
FOR ROOMING HOUSE SRO IN N-3E ZONE

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at (716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON 10/6/2026

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 9/8/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT
Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive, and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her agent of the above.

Signed [Signature]

Print Name Khadja Jefferson Phone _____

Date 8/25/26

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT ELUCOTT - HALTON POPE
IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED
TO THE FULL COUNCIL ON 10/13/26
IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL
THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name Khadija Jefferson

Organization Simply There Services LLC

Mailing Address 92 Pine Ridge Road

City Cheektowaga State NY Zip 14211

Agent

Identify any person or organization representing the applicant in this matter:

Name Khadija Jefferson

Organization Simply There Services LLC

Mailing Address 674 Jefferson

City Buffalo State NY Zip 14204

Property Information

Assessed Address: 674 Jefferson Ave

Area of Parcel (square feet): 1904 sq.ft. Acres: .08

Zone: N-3E Zone Overlay (if applicable): N/A

Current Use: vacant just purchased 8/21/26

Historic District/Property (within or adjacent): Ellicott District

Council District: Ellicott District

* home is able to hold anywhere from
8 to 12 ~~residents~~ residents



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☒ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): VACANT just purchased 8/21/26

Proposed use(s): rooming house

Justification (attach additional information if necessary):

to provide additional housing in that
area as well as to assist with the
overflow from Harbor House located on the
corner

Project Description

Detail hours of operation: 24 hours A day

List/describe adjacent uses: rooming house - to house 18 years of
age and older

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

24 hours A day Availability

Describe any public benefit of the use:

community outreach



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe:

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Khadija Jefferson

Date: 8/25/26

Property owner or applicant signature:

City of Buffalo

65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report**Report Date** 8/25/2026

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A/P # USE26-9703297**Application Information****Processed** 8/25/2026 9:31:24AM By TCARTER**Issued** By**Final** By**Type of Work** # Plans 0 **Declared Valuation** \$0.00**Priority** # Pages 0 **Calculated Valuation** \$0.00**Actual Valuation** \$0.00**Description of Work**

***Special Use *** for Khadija Jefferson to operate Rooming house/S.R.O. in a N-3E Zone For people aging out of foster care.

Property Information**Address** 674 JEFFERSON
BUFFALO, NY 14204**SBL** 1113300004029000**CENSUS** 25.02**Location****Applicants****Contact ID** 12359486 **Primary** N **Name** Mohammad Zakir**Mailing Address** 584 Clinton St Buffalo, NY 14210**Day Phone****Contact ID** 12450350 **Primary** Y **Name** Khadija JEFFERSON**Mailing Address** 92 Pine Ridge Road Cheektowaga, NY 14211**Day Phone**

Fees	Status	Paid Date	Amount
Application Fee	U		\$25.00
Permit Fee	P	8/25/2026 9:38:44AM	\$25.00
Application Fee	P	8/25/2026 9:39:49AM	\$25.00

Plan Reviews