

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed 7500 sf, two-story warehouse/office building		
Project Location (describe and attach a general location map): 100 West Genesee St., Lockport, NY 14094		
Brief Description of Proposed Action (include purpose or need): The Reid Group owns a 5.0+/- acre parcel at 100 W. Genesee St, in the City of Lockport. The site has an existing office building, maintenance building, gas/diesel fuel island and parking areas for employees, fleet trucks and trailers. The southern portion of the site is vacant. The southern 2.0+/- acres will receive a significant amount of fill and will require installation of a retaining wall along the southern perimeter of the fill area. Once this is completed, construction of the warehouse/office building and associated parking area will proceed. Also, the maintenance building will be expanded, with the addition of a single bay along the south building wall.		
Name of Applicant/Sponsor: Reid Petroleum, LLC	Telephone: 716-434-2885, ext. 328 E-Mail: sreid@thereidgroup.com	
Address: 100 West Genesee St.		
City/PO: City of Lockport	State: NY	Zip Code: 14094
Project Contact (if not same as sponsor; give name and title/role): Steven Reid	Telephone: 716-434-2885, ext. 328 E-Mail: sreid@thereidgroup.com	
Address: 100 West Genesee St.		
City/PO: City of Lockport	State: NY	Zip Code: 14094
Property Owner (if not same as sponsor): Hawley Development, LLC	Telephone: 716-434-2885 ext.328 E-Mail: sreid@thereidgroup.com	
Address: 100 West Genesee St.		
City/PO: Lockport	State: NY	Zip Code: 14094

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Planning Board - Site Plan/SEQR	9/25/26
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Niagara County Planning Board	9/21/26
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC - Water Quality Cert.	
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☒ No	
• If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☒ Yes ☐ No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)?	☒ Yes ☐ No
If Yes, identify the plan(s): NYS Heritage Areas: West Erie Canal Corridor	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan?	☐ Yes ☒ No
If Yes, identify the plan(s):	

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☒ No	
If Yes , identify the elements of the plan that are relevant to the action:	
C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No If Yes, what is the zoning classification(s) including any applicable overlay district? Mixed Light Industrial	
b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No	
c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No If Yes, what is the proposed new zoning for the site?	
C.4. Existing community services.	
a. In what school district is the project site located? Lockport City School District	
b. What police or other public protection forces serve the project site? City and NYS Police	
c. Which fire protection and emergency medical services serve the project site? Lockport City Fire Department	
d. What parks serve the project site? Ida Fritz Memorial Park and Outwater Memorial Park	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Proposed 7500 sf , two story warehouse/office building, with parking areas	
b. a. Total acreage of the site of the proposed action? <u>5.0+/-</u> acres b. Total acreage to be physically disturbed? <u>2.0+/-</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>5.0+/-</u> acres	
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 5 month 2027 year
- Anticipated completion date of final phase 5 month 2029 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 34 height; 75 width; and 100 length

iii. Approximate extent of building space to be heated or cooled: 15,000 sf square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒ Yes ☐ No

If Yes,

i. Purpose of the impoundment: stormwater detention basin

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: 0.092 million gallons; surface area: 0.12 acres

v. Dimensions of the proposed dam or impounding structure: 3-ft height; 100-ft length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): on-site soils excavated to create detention basin

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☒ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? stormwater detention basin, installation of water/san/storm lines

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
on-site soil to be excavated. Excavated material is expected to be re-used on site

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☒ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 375 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: City of Lockport
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 375 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): domestic wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Lockport WWTP
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

- Do existing sewer lines serve the project site? ☒ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☒ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.34 acres (impervious surface)

_____ Square feet or 2.0 acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

on-site detention basin, with controlled discharge to public storm sewer system along Prospect St.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☒ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Temporarily during construction with heavy equipment and delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Temporarily during construction using portable generators

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☒ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____ Tons/year (short tons) of carbon monoxide (CO)
- _____ Tons/year (short tons) of oxides of nitrogen (NOx)
- _____ Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____ Tons/year (short tons) of volatile organic compounds (VOC)
- _____ Tons/year (short tons) of sulfur dioxide (SO₂)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))?
☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☒ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☒ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ <u>electrical service extended to new warehouse/office building and parking area for lighting/heating/computers</u> ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____	
iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No	
l. Hours of operation. Answer all items which apply. i. During Construction: • Monday - Friday: <u>7 am - 5 pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ ii. During Operations: <u>7am-5pm office hrs; shift change for transfer trucks 04:00 hrs and 14:30 hrs</u> • Monday - Friday: <u>transfer trucks 04:00 hrs and 14:30 hrs</u> • Saturday: <u>shift change for trucks at 04:00 hrs & 14:30 hrs</u> • Sunday: <u>shift change for trucks at 04:00 hrs & 14:30 hrs</u> • Holidays: <u>shift change for trucks at 04:00 hrs & 14:30 hrs</u>	
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>During construction operation hours, noise levels on site will be above ambient - operation of heavy equipment</u> ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Parking lot light poles will have 18-ft mounting height, with dark sky compliant light fixtures</u> ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☒ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ <u>During construction, operation of heavy equipment will generate exhaust fumes</u>	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 3 tons per month (unit of time)
- Operation : 16 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: No hazardous waste generation, solid waste related to building/parking lot construction
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?

☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)			
• Industrial or manufacturing	0.26 ac	1.4+/-	+1.14
• Commercial			
• Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		0.5+/-	+0.5
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)	1.64	0.0	-1.64
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No <i>i. If Yes: explain:</i> _____
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No If Yes, <i>i. Identify facilities:</i> _____
e. Does the project site contain an existing dam? ☐ Yes ☒ No If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No If Yes: <i>i. Has the facility been formally closed?</i> ☐ Yes ☒ No • If Yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes ☒ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> ☒ Yes ☐ No If Yes, provide DEC ID number(s): <u>932109, 932098, E932124, E932125, 932129, B00154</u> <i>iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No										
• If Yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____										
E.2. Natural Resources On or Near Project Site										
a. What is the average depth to bedrock on the project site?	<u>6 +/-</u> feet									
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No										
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %										
c. Predominant soil type(s) present on project site:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><u>Churchville silt loam</u></td> <td style="width: 10%; text-align: center;"><u>80</u></td> <td style="width: 10%; text-align: right;">%</td> </tr> <tr> <td><u>Cut/fill</u></td> <td style="text-align: center;"><u>20</u></td> <td style="text-align: right;">%</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____</td> <td style="text-align: right;">%</td> </tr> </table>	<u>Churchville silt loam</u>	<u>80</u>	%	<u>Cut/fill</u>	<u>20</u>	%	_____	_____	%
<u>Churchville silt loam</u>	<u>80</u>	%								
<u>Cut/fill</u>	<u>20</u>	%								
_____	_____	%								
d. What is the average depth to the water table on the project site? Average: <u>1.5 +/-</u> feet										
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site										
☒ Moderately Well Drained: <u>20</u> % of site										
☒ Poorly Drained <u>80</u> % of site										
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: <u>80</u> % of site										
☒ 10-15%: <u>20</u> % of site										
☐ 15% or greater: _____ % of site										
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No										
If Yes, describe: _____										
h. Surface water features.										
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐ Yes ☒ No										
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No										
If Yes to either i or ii, continue. If No, skip to E.2.i.										
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No										
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:										
• Streams: Name _____	Classification _____									
• Lakes or Ponds: Name _____	Classification _____									
• Wetlands: Name <u>R2UBHx</u>	Approximate Size <u>Erie Canal</u>									
• Wetland No. (if regulated by DEC) _____										
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No										
If Yes, name of impaired water body/bodies and basis for listing as impaired: _____										
i. Is the project site in a designated Floodway? ☐ Yes ☒ No										
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No										
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No										
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No										
If Yes:										
i. Name of aquifer: _____										

m. Identify the predominant wildlife species that occupy or use the project site: <u>deer, fox, squirrels</u> <u>bird species</u>	_____ _____ _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Peregrine Falcon	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If Yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NY State Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: New York State Barge Canal Historic District

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☒ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☒ Yes ☐ No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☒ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☒ Yes ☐ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources

- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts: Temporary during construction

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☒ Yes	☐ No
Solid Waste Management Facility	☐ Yes	☒ No
Hazardous Waste Management Facility	☐ Yes	☒ No
Air Pollution Control (Title V or Air State Facility)	☐ Yes	☒ No
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☒ No
Waste Transporter	☐ Yes	☒ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☒ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☒ No
ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
iii. extreme storms, including high winds? ☐ Yes ☒ No
iv. landslides? ☐ Yes ☒ No
v. coastal erosion? ☐ Yes ☒ No
vi. stormwater flooding? ☐ Yes ☒ No
vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

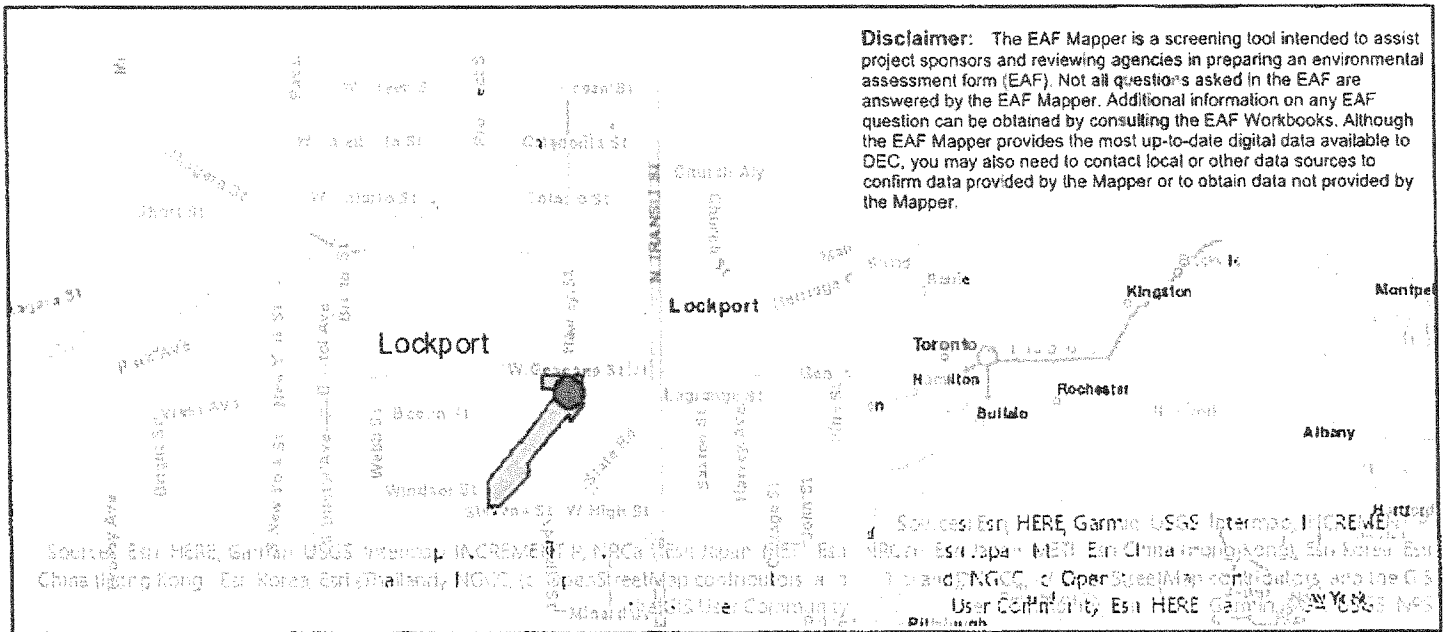
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

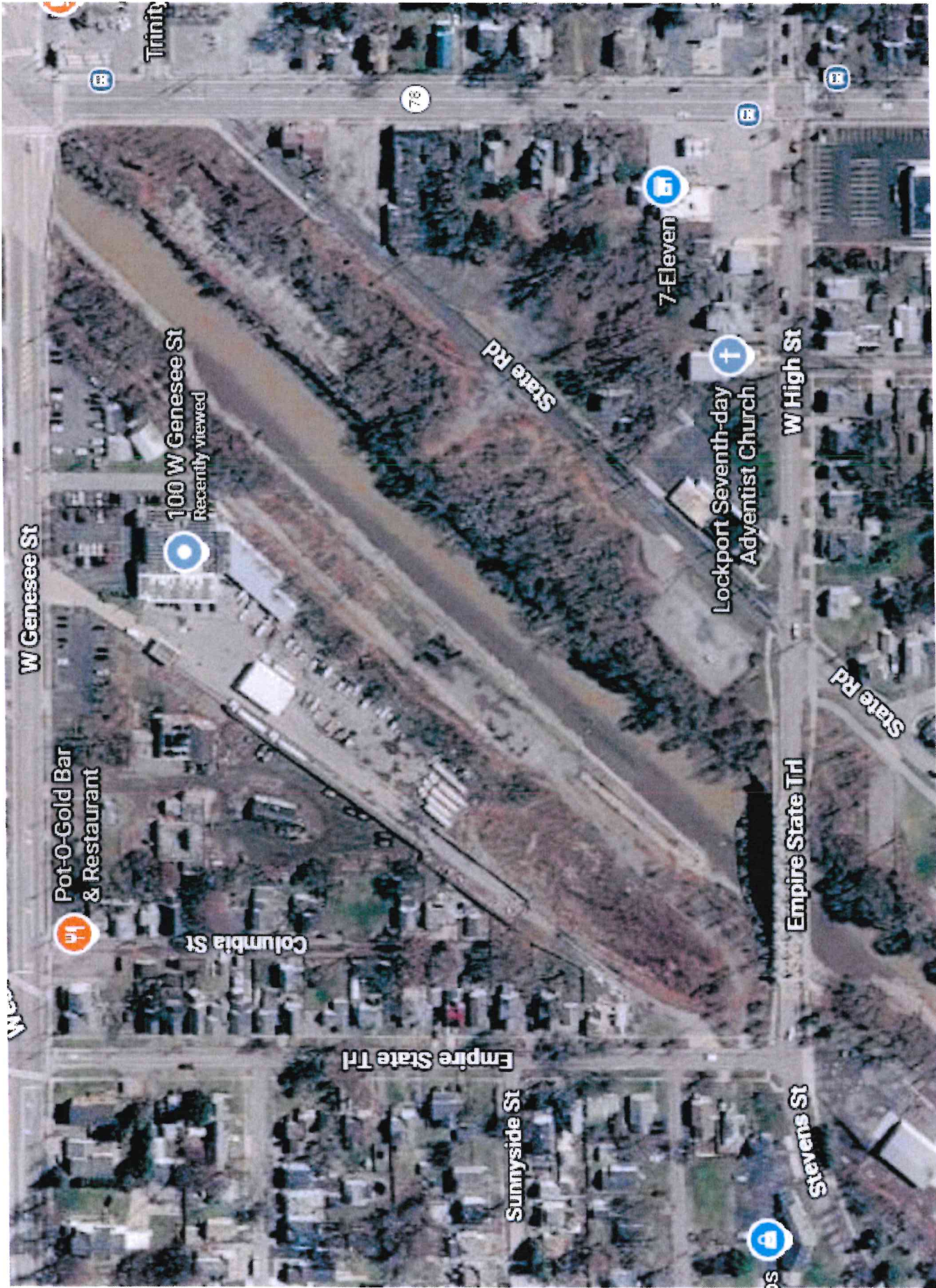
Applicant/Sponsor Name Steven T. Reid Date 9/30/2026

Signature [Signature] Title President Hanky Development, LLC



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	932109, 932098, E932124, E932125, 932129, B00154
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.m. [Old Fort Occupancy]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	New York State Barge Canal Historic District
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	Yes



W Genesee St

Pot-O-Gold Bar
& Restaurant

100 W Genesee St
Recently viewed

Columbia St

Empire State Trl

Sunnyside St

State Rd

7-Eleven

Lockport Seventh-day
Adventist Church

W High St

Empire State Trl

State Rd

Stevens St

LOCATION MAP
SCALE 1"=250'

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Sheet	Sheet Title
C1.0	COVER SHEET
C1.0	BOUNDARY AND TOPOGRAPHIC SURVEY (MINTOSH & MINTOSH)
C2.0	OVERALL SITE PLAN
C3.0	DEMOLITION PLAN AND NOTES
C3.1	DEMOLITION PLAN AND NOTES
C4.0	SITE PLAN AND NOTES
C4.1	SITE PLAN AND NOTES
C5.0	GRADING PLAN AND NOTES
C6.0	STORM DRAINAGE PLAN AND NOTES
C7.0	UTILITY PLAN AND NOTES
C8.0	STORM WATER POLLUTION PREVENTION PLAN AND NOTES
C8.1	STORM WATER POLLUTION PREVENTION PLAN AND NOTES



Know what's below.
Call before you dig.

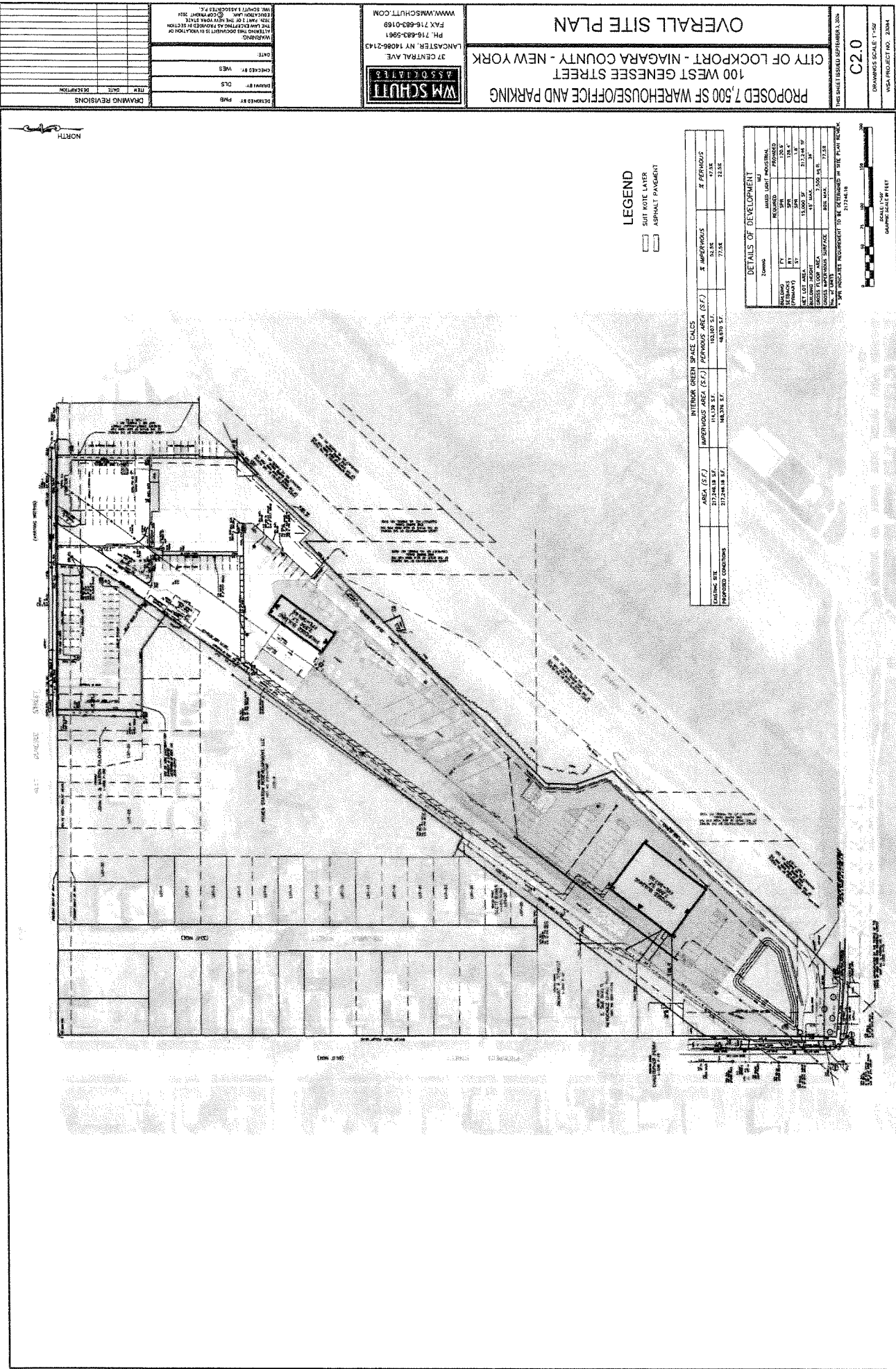
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, ON EXISTENCE LOCATED IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS A GUARANTEE OF THE LOCATION OR DEPTH OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO ANY EXCAVATION TO REQUEST EXISTANT FIELD LOCATIONS AT LEAST 48 HOURS BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO RELOCATE ALL EXISTING UTILITIES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

IMPORTANT NOTE: It is the responsibility of the contractor to review all of the drawings and specifications associated with this project. Any discrepancies or omissions between the drawings and specifications and the contract documents must be brought to the attention of the architect and the owner prior to the start of construction. Failure by the contractor to notify the owner shall constitute acceptance of the drawings and specifications as shown. The contractor shall be responsible for all codes, as defined by the drawings and in full conformance with local regulations and codes.

CONTRACTOR IS TO CONTACT LONG NY (811) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION CONSTRUCTION OR

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PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING
100 WEST GENESSEE STREET
CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK

OVERALL SITE PLAN

WM SCHULTZ ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-0961
FAX 716-683-0169
WWW.WMSCHULTZ.COM

DESIGNED BY: PWS
DRAWN BY: CJS
CHECKED BY: WES
DATE: 10/1/03
REVISIONS: 1. 10/1/03
2. 10/1/03
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LEGEND
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[Symbol] ASPHALT PAVEMENT

INTERIOR GREEN SPACE CALC.			
AREA (SF)	PERVIOUS AREA (SF)	PERVIOUS AREA (SF)	% PERVIOUS
EXISTING SITE	103.00 SF	42.58	41.34
PROPOSED CONDITIONS	277,248.18 SF	111,138 SF	39.98

DETAILS OF DEVELOPMENT			
Building	Area (SF)	Volume (cu ft)	Notes
Warehouse	7,500	150,000	
Office	1,000	20,000	
Parking	15,000	300,000	
Driveway	1,000	20,000	
Access Road	1,000	20,000	
Stormwater Management	1,000	20,000	
Total	27,500	550,000	



C2.0

WORKSHEET NO. 2304

PRESERVATION PROCEDURE NOTES

-
- DEMOLITION PLAN**
- NOTICE TO DEMOLITION**
- THIS PLAN IS A DEMOLITION PLAN FOR THE DEMOLITION OF THE STRUCTURES SHOWN THEREON. THE DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEMOLITION ORDINANCE, CHAPTER 16.04, AND THE CITY OF LOS ANGELES DEMOLITION REGULATIONS, CHAPTER 16.05. THE DEMOLITION SHALL BE COMPLETED BY THE DATE SHOWN ON THIS PLAN. THE DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEMOLITION ORDINANCE, CHAPTER 16.04, AND THE CITY OF LOS ANGELES DEMOLITION REGULATIONS, CHAPTER 16.05. THE DEMOLITION SHALL BE COMPLETED BY THE DATE SHOWN ON THIS PLAN.
- DEMOLITION AREA**
- DEMOLITION LINE**
- LOT-19**
- LOT-21**
- LOT-23**
- LOT-25**
- LOT-27**
- LOT-29**
- SCOTT BAKER**
- RICHARD R. SCHMIDT**
- REVOCABLE TRUST**
- CHRISTOPHER PERRY**
- PROPOSED STREET**
- DEMOLITION PLAN**
- NOTICE TO DEMOLITION**
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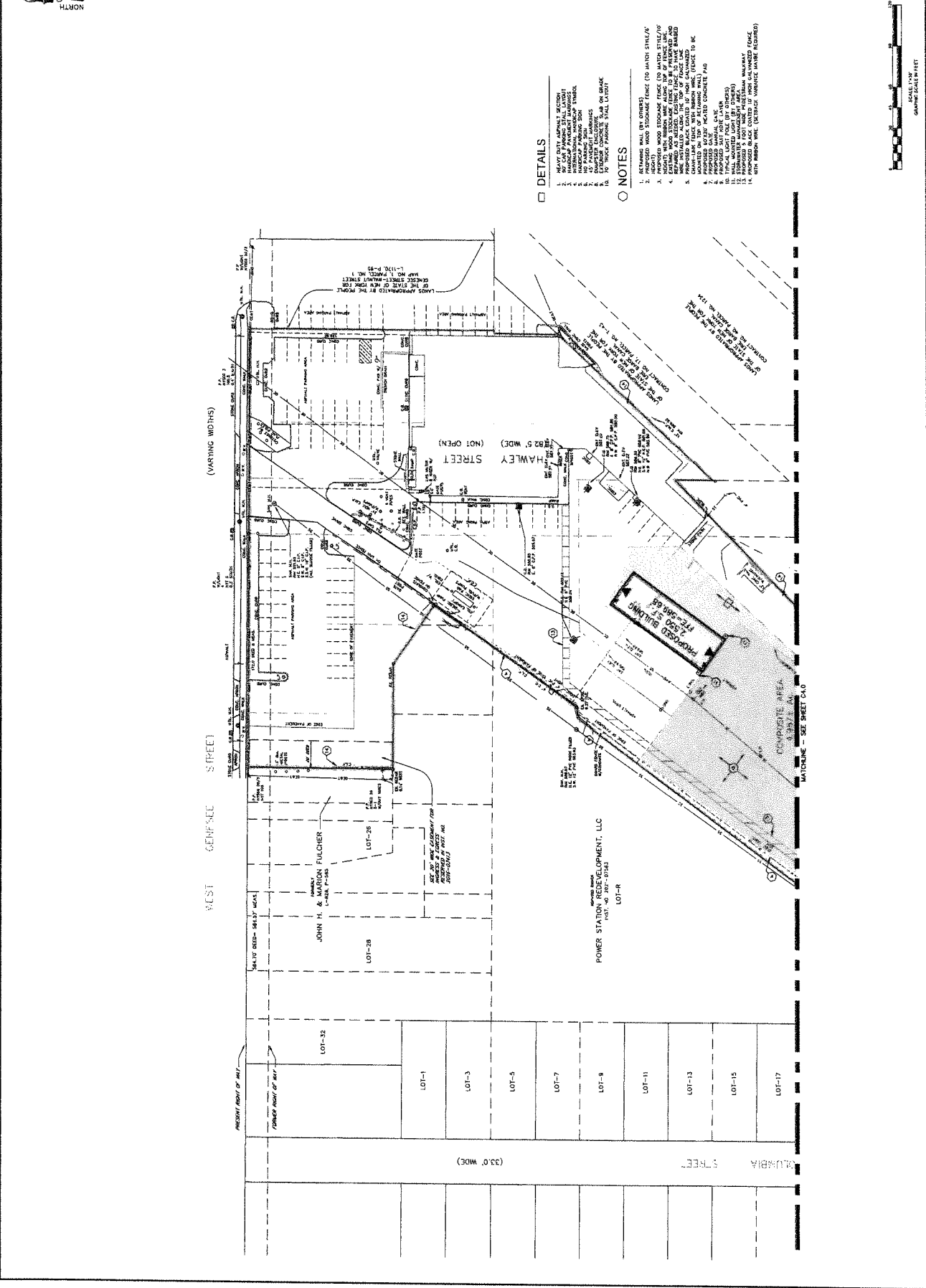
PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING
100 WEST GENESEE STREET
CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK

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PH. 716-683-5961
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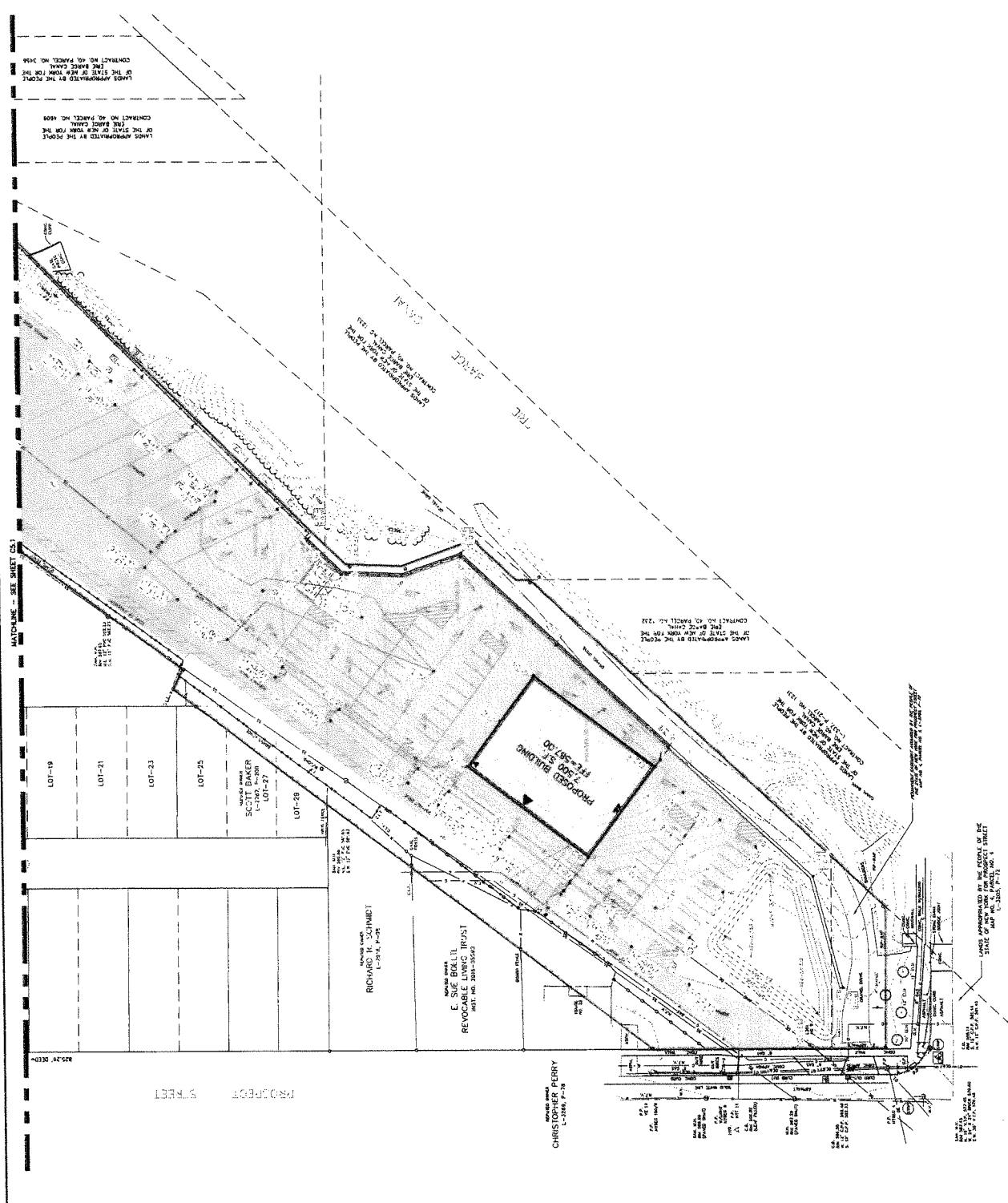
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PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING
100 WEST GENESEE STREET
CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK

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DATE _____
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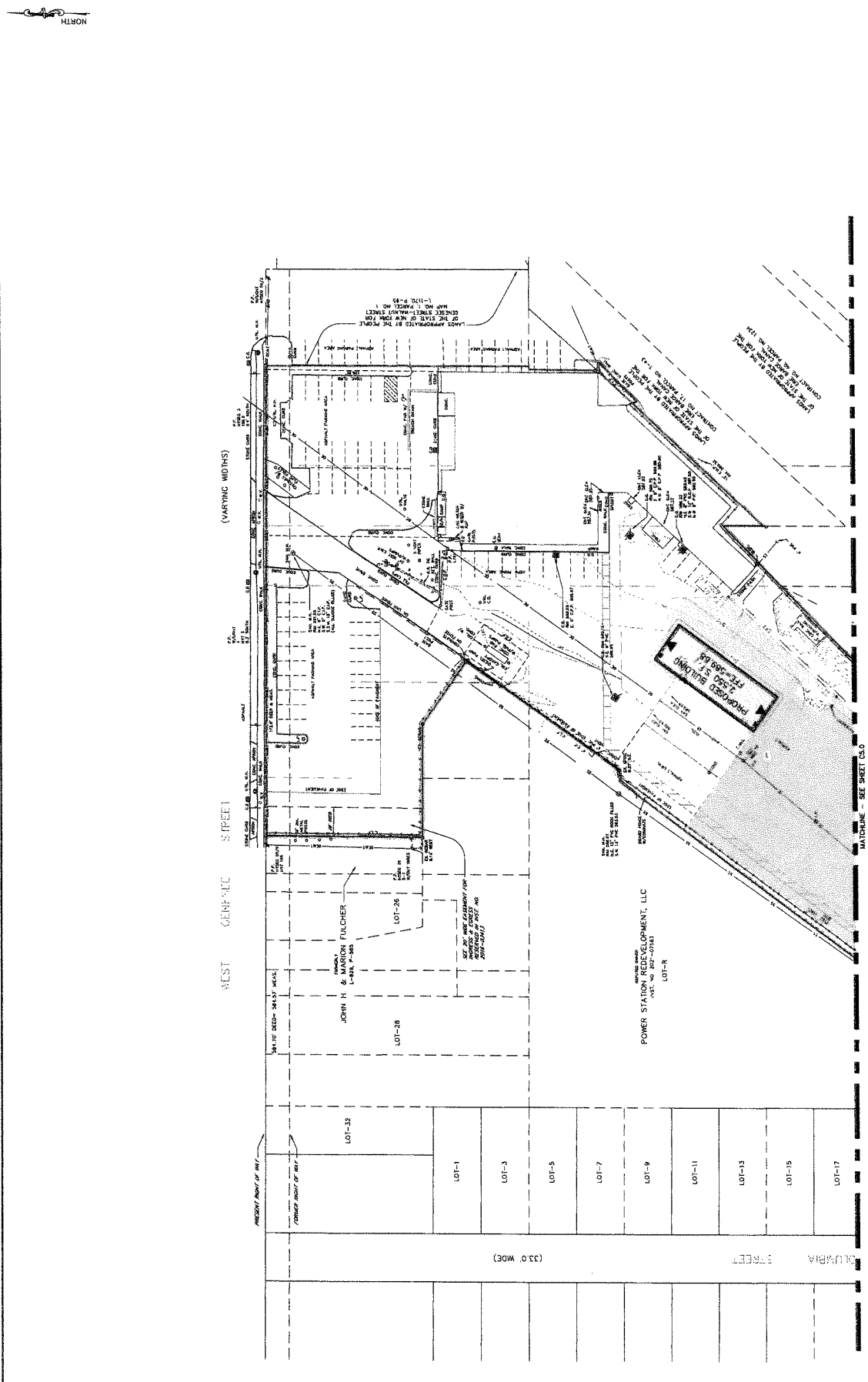
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GRADING PLAN AND NOTES

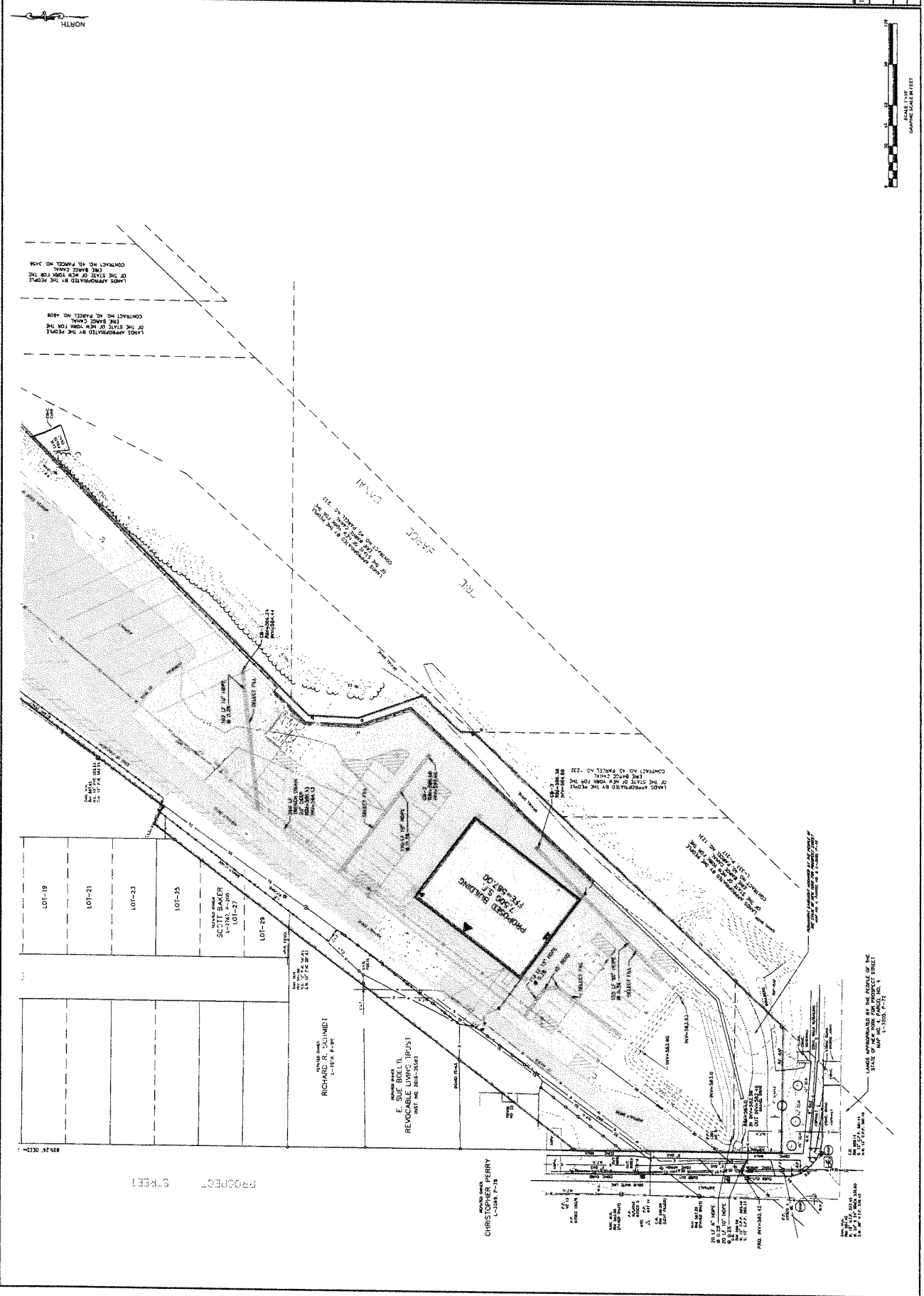
WMSCHULTZ ASSOCIATES

Desired by: PM8
Entered by: DLS
Checked by: WES
Date: _____
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WM SCHULTZ ASSOCIATES 37 CENTRAL AVE. LANCASTER, NY 14066-2143 PH: 716-453-5901 FAX: 716-453-0169 WWW.WMSCHULTZ.COM		STORM DRAINAGE PLAN AND NOTES CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK 100 WEST GENESEE STREET PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING	
DESIGNED BY: PWB DRAWN BY: DLS CHECKED BY: WES DATE:		C6.0 DRAWING SCALE: 1"=50' VISA PROJECT NO. 23094	
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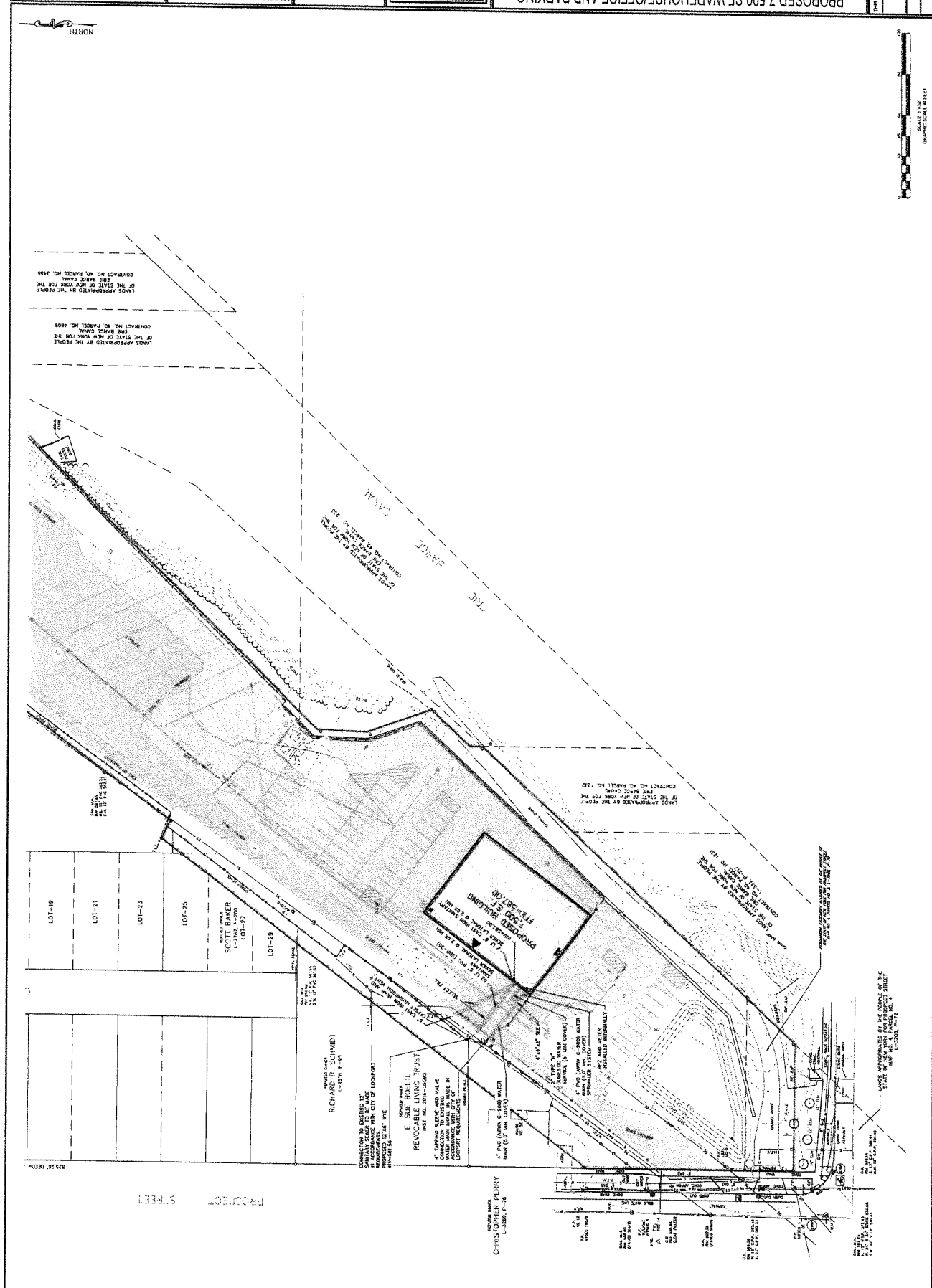


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CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK

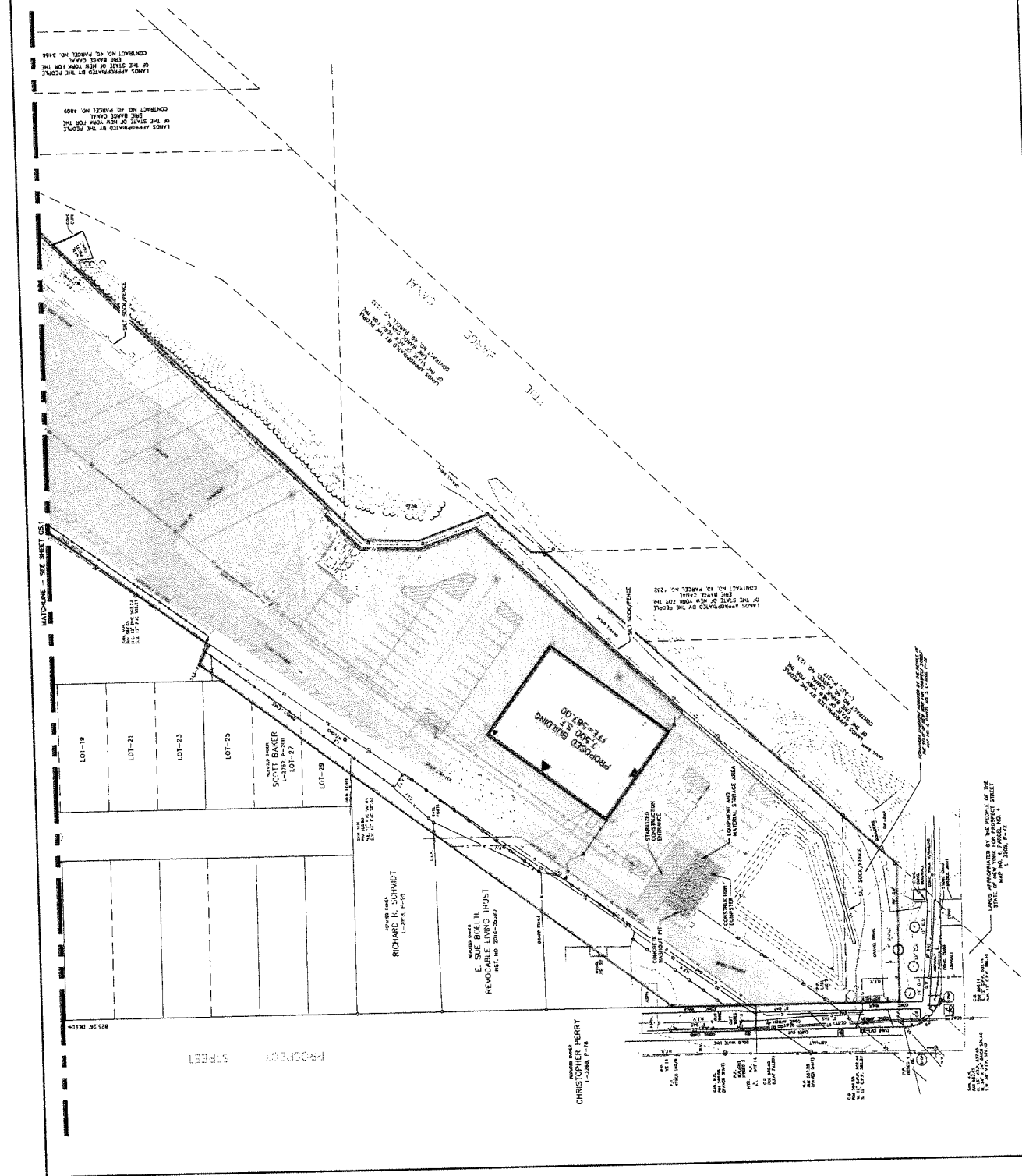
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PROPOSED 7,500 SF WAREHOUSE/OFFICE AND PARKING 100 WEST GENESEE STREET CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK STORM WATER POLLUTION PREVENTION PLAN AND NOTES		DRAWINGS SCALE: 1"=30' VISA PROJECT NO. 73884
NEW SHEET ISSUED SEPTEMBER 1, 2008 C8.0		DRAWINGS SCALE: 1"=30' VISA PROJECT NO. 73884
WWW.WMSCHULT.COM PH: 716-683-5961 FAX: 716-683-0189 LANCASTER, NY 14086-2143 WMSCHULT ASSOCIATES		DRAWING NO. 73884-01 SHEET NO. C8.0
DESIGNED BY: PAB CHECKED BY: VES DATE:	DRAWING REVISIONS NO. DATE DESCRIPTION	VISA PROJECT NO. 73884 SHEET NO. C8.0



Search

Basic Search

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Map Unit Legend

Niagara County Area, New York (NY664)			
Niagara County Area, New York (NY664)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
C/A	Churchville silt loam, 0 to 2 percent slopes	0.6	39.0%
Cu	Cut and fill land	0.0	1.1%
HmA	Hilton and Cayuga soils, 0 to 3 percent slopes, bedrock substratum	1.0	59.9%

Soil Map

Legend

Scale

(not to scale)

Proposed Development Area

Niagara County Area, New York

CIA—Churchville silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 9tvz

Elevation: 250 to 660 feet

Mean annual precipitation: 31 to 37 inches

Mean annual air temperature: 46 to 50 degrees F

Frost-free period: 145 to 190 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Churchville and similar soils: 70 percent

Minor components: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Churchville

Setting

Landform: Till plains, Proglacial lake plains

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope, tread

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Clayey glaciolacustrine deposits over loamy till

Typical profile

H1 - 0 to 9 inches: silt loam

H2 - 9 to 31 inches: silty clay loam

H3 - 31 to 60 inches: loam

Properties and qualities

Slope: 0 to 2 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 low to moderately high (0.06 to 0.20 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: Moderate (about 8.5 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

Madalin

Percent of map unit: 4 percent

Landform: Depressions

Hydric soil rating: Yes

Lakemont

Percent of map unit: 4 percent

Landform: Depressions

Hydric soil rating: Yes

Odessa

Percent of map unit: 4 percent

Hydric soil rating: No

Cazenovia

Percent of map unit: 3 percent

Hydric soil rating: No

Cayuga

Percent of map unit: 3 percent

Hydric soil rating: No

Rhinebeck

Percent of map unit: 3 percent

Hydric soil rating: No

Appleton

Percent of map unit: 3 percent

Hydric soil rating: No

Ovid

Percent of map unit: 3 percent

Hydric soil rating: No

Hilton

Percent of map unit: 3 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Niagara County Area, New York

Survey Area Data: Version 24, Aug 29, 2025

Niagara County Area, New York

Cu—Cut and fill land

Map Unit Setting

National map unit symbol: 9tw7

Elevation: 250 to 660 feet

Mean annual precipitation: 31 to 37 inches

Mean annual air temperature: 46 to 50 degrees F

Frost-free period: 145 to 190 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam

H2 - 10 to 72 inches: very gravelly sandy loam

Properties and qualities

Slope: 0 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to high (0.06 to 5.95 in/hr)

Depth to water table: About 36 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: A

Hydric soil rating: No

Minor Components

Cayuga

Percent of map unit: 5 percent

Hydric soil rating: No

Hudson

Percent of map unit: 5 percent

Hydric soil rating: No

Canandaigua

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: Yes

Odessa

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Niagara County Area, New York

Survey Area Data: Version 24, Aug 29, 2025

Niagara County Area, New York

HmA—Hilton and Cayuga soils, 0 to 3 percent slopes, bedrock substratum

Map Unit Setting

National map unit symbol: 2w3l4

Landscape: Till plains

Elevation: 360 to 660 feet

Mean annual precipitation: 31 to 57 inches

Mean annual air temperature: 41 to 50 degrees F

Frost-free period: 100 to 190 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Cayuga, bedrock substratum, and similar soils: 41 percent

Hilton, bedrock substratum, and similar soils: 39 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cayuga, Bedrock Substratum

Setting

Landscape: Till plains

Landform: Till plains, Proglacial lake plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest, tread

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Clayey glaciolacustrine deposits over loamy till derived from limestone, dolomite, sandstone, or shale

Typical profile

H1 - 0 to 8 inches: silt loam

H2 - 8 to 25 inches: silty clay

H3 - 25 to 60 inches: gravelly loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: 40 to 60 inches to lithic bedrock

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: D

Ecological site: F101XY009NY - Moist Lake Plain

Hydric soil rating: No

Description of Hilton, Bedrock Substratum

Setting

Landscape: Till plains, drumlin fields

Landform: Till plains, Ridges, Drumlins

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Linear

Across-slope shape: Convex, concave

Parent material: Calcareous loamy lodgment till derived from
limestone, sandstone, and shale

Typical profile

Ap - 0 to 9 inches: silt loam

E - 9 to 17 inches: loam

Bt/E - 17 to 24 inches: gravelly loam

Bt - 24 to 36 inches: gravelly loam

C - 36 to 54 inches: gravelly loam

R - 54 to 79 inches: bedrock

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: 40 to 60 inches to lithic bedrock

Drainage class: Moderately well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very
low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 18 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Moderate (about 7.0
inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Ecological site: F101XY013NY - Moist Till

Hydric soil rating: No

Minor Components

Appleton

Percent of map unit: 7 percent

Landscape: Till plains

Landform: Till plains, Ridges, Drumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ontario

Percent of map unit: 5 percent
Landscape: Drumlin fields, till plains
Landform: Till plains, Ridges, Drumlins
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Bombay

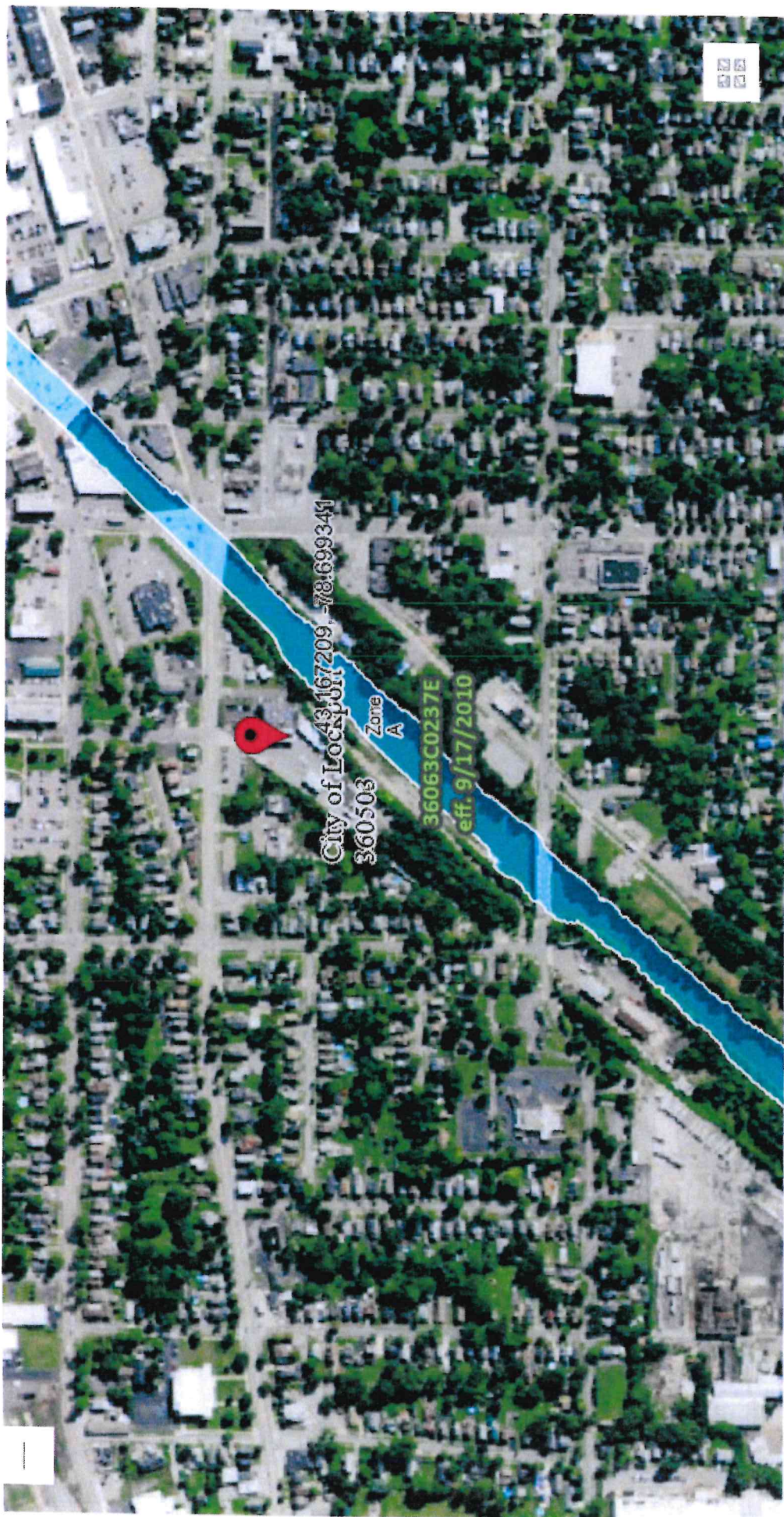
Percent of map unit: 5 percent
Landscape: Till plains
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Wassaic

Percent of map unit: 3 percent
Landscape: Till plains
Landform: Till plains, Ridges, Benches
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Data Source Information

Soil Survey Area: Niagara County Area, New York
Survey Area Data: Version 24, Aug 29, 2025



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

PIH

Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

Scheduled Floodmap Boundary

Digital Data Available

No Digital Data Available

Unmapped

Area of Minimal Flood Hazard Zone X

Effective LOWRA

Area of Undetermined Flood Hazard Zone D

Otherwise Protected Area

Coastal Barrier Resource System Area

OTHER AREAS

Area of Minimal Flood Hazard Zone X

Effective LOWRA

Area of Undetermined Flood Hazard Zone D

Otherwise Protected Area

Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)

Zone A, V, AE

With BFE or Depth

Regulatory Floodway Zone AE, AO, AH, VE, AR

0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Level. See Notes. Zone X

Area with Flood Risk due to Level. Zone D

OTHER AREAS OF FLOOD HAZARD

Area of Minimal Flood Hazard Zone X

Effective LOWRA

Area of Undetermined Flood Hazard Zone D

Otherwise Protected Area

Coastal Barrier Resource System Area

OTHER FEATURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall



U.S. Fish and Wildlife Service

National Wetlands Inventory

100 w genesee



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Proposed Development Area

September 3, 2026

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | | | Freshwater Pond | | Riverine |

National Wetlands Inventory (NWI)
This map was produced by the NWI team





An official website of New York State. [Here's how you know.](#)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Environmental Resource Mapper

Base Map: Topographical

Search

Tools

Layers and Legend

Wetland Layers

☒ All Layers

☒ Previously Mapped Freshwater Wetlands
(Outside of the Adirondack Park)

☒ Informational Freshwater Wetland Mapping

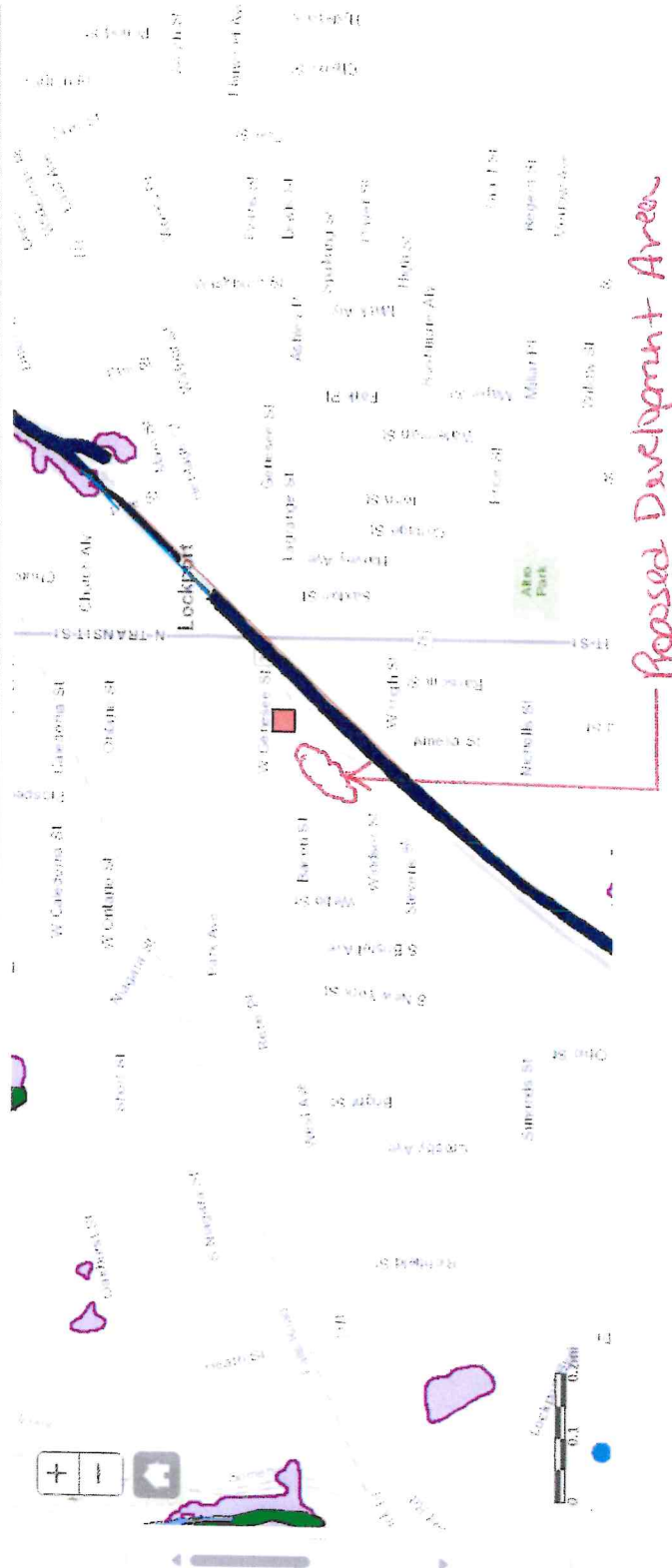
☒ National Wetlands Inventory

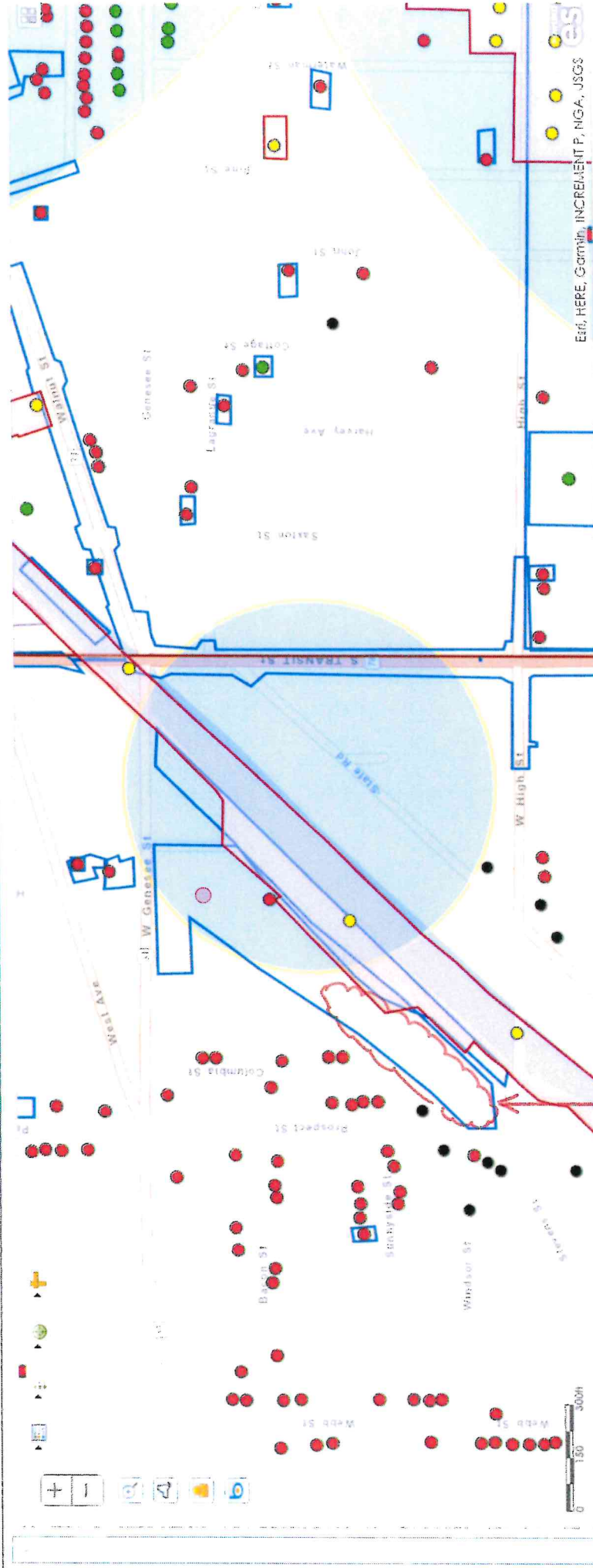
Reference Layers

Tell Me More...

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Contacts





Proposed Development Area

