



U.S. Army Corps  
of Engineers  
Buffalo District  
CELRB-TD-R

# Public Notice

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Applicant: Town of  
Tonawanda and Zaepfel  
Development

Published: September 9, 2014  
Expires: October 9, 2014

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Application No: 2005-00510  
Section: NY

All written comments should reference the above Application No. and be addressed to:

**Attn: Molly Connerton**

**US Army Corps of Engineers, Buffalo District 1776 Niagara Street Buffalo, NY 14207**

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**THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC REGARDING THE WORK DESCRIBED BELOW. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.**

**Application for Permit under Authority of  
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

APPLICANT: Zaepfel Development (ZDC), 5505 Main Street Suite A, Williamsville, NY 14221 and the Town of Tonawanda, 2919 Delaware Avenue, Room 20, Kenmore, NY 14217

WATERWAY & LOCATION: Federal jurisdictional wetlands and Two Mile Creek tributary, located North of the Interstate 290, East of CSX Railroad and West of Two Mile Creek Road, in the Town of Tonawanda, Erie County, New York

LATITUDE & LONGITUDE: Latitude North: 42.99  
Longitude West: -78.89

EXISTING CONDITIONS: The 94 acre parcel for the proposed development is situated north of Interstate 290 and east of CSX railroad, The entire parcel has a history of major soil disturbance from borrow to construct various roads (I-290), Two Mile Creek Road, East Park Drive: a 42 inch sanitary sewer line, a 24-inch waterline, a landfill access road, an old demolished incinerator facility and an existing telecommunication tower. A portion of the site is still used as a Town composting facility. The wetlands on site are located in highly disturbed areas resulting from the historical borrow activities. Numerous disturbances have caused the site to be colonized by invasive wetland species including common reed (*Phragmites australis*), cattail (*Typha angustifolia*), and purple loosestrife (*Lythrum salicaria*).

Description of delineation of waters of the US, if applicable: A wetland delineation was completed at the site on June 10, 2013 and was officially verified on September 12, 2013 by USACE personnel. 31 wetlands were delineated in the project area. An approved jurisdictional determination was made indicating the location contained 8 wetlands (8.17 total acres) of federally jurisdictional waters and 1,655 linear feet of stream (Two Mile Creek). 23 wetlands (6.35 total acres) were determined to be isolated and not subject to federal jurisdiction.

**PROPOSED WORK:** The applicants, the Town of Tonawanda and ZDC are proposing a joint project to impact a total of 8.17 acres of federally jurisdictional wetlands in association with the proposed industrial park referred to as the North Youngmann Commerce Center. The 94 acre parcel is zoned as Waterfront Industrial District which allows a number of uses to include industrial manufacturing. Of the 94 acres, 60 acres are under the Town of Tonawanda ownership and the balance (34 acres) is being acquired by ZDC. The applicants are requesting the issuance of the same Individual Permit and Water Quality Certification for the joint project.

Impacts to the 8.17 acres of wetlands on the joint project will result from development of building structure, parking and landscape, infrastructure, road and utility construction. The wetland impacts are broken down by project, 5.71 acres for the ZDC project and 2.46 for the Town of Tonawanda project. The ZDC project will include the construction of a 264,000 warehouse, 32,000 square feet of production area and 14,000 square feet of general office space. The Town project will be responsible for necessary infrastructure including a 4,600 foot asphalt roadway to include the spanning over Two Mile Creek, a major access road (Pirson Parkway). In addition the Town parcel will include the installation of a new 12 inch PVC waterline for the development, realignment of an existing 24 inch waterline, a 42 inch sanitary sewer and the demolition of the Town of Tonawanda digester and the construction of an access road to the Town landfill located north of the adjacent National Grid transmission corridor.

#### PROJECT PURPOSE

Basic: Commercial Development

Overall: To construct a mixed use commercial and light industrial manufacturing facility.

Water Dependency Determination The discharge of fill material into wetlands for the purpose of constructing the Project is not a water dependent activity because it does not require access or siting within the special aquatic site in question to fulfill its basic purpose. Therefore, practicable alternatives that do not involve special aquatic sites are presumed to be available, unless clearly demonstrated otherwise.

**AVOIDANCE AND MINIMIZATION INFORMATION:** The applicant has indicated that there are no other offsite alternatives in Western New York to accomplish the goals of this development. The site proposed for the development is the only site available in the Town of Tonawanda with zoning that allows for the unique opportunities and proximity to transportation links including both highway and rail which are not available at any other location within the Town of Tonawanda corporate boundaries.

The proposed plan to impact the wetlands for a total of 8.17 acres on site for building structure, road and utility structure, and parking or landscape is the preferred alternative and no other

onsite alternative plans were proposed. All of the wetlands are located in highly disturbed areas created as a result of historical borrow (excavation activities) and are of low quality that are dominated by invasive plant species including (*Phragmites australis*, *Lythrum salicaria* and *Typha angustifolia*). The applicant has indicated the proposed stormwater management plan will replace any functions that these low quality wetland areas serve.

**PROPOSED MITIGATION:** To mitigate for the proposed impacts to 8.17 acres of wetlands the applicant has proposed the construction of mixed emergent, wet meadow and emergent marsh wetland habitat and scrub/shrub wetland habitat at a ratio of 1:1 or greater on a parcel located in the same watershed, south of Cookson Road and adjacent to Tonawanda Creek, in the Town of Alexander, Genesee County, New York.

Location and details of the above described work are shown on the attached maps and drawings.

Comments or questions pertaining to the work described in this notice should reference the Application Number and be directed to the attention of **Molly Connerton**, who can be contacted at the above address, by calling (716) 879-4304 or by e-mail at: [molly.a.connerton@usace.army.mil](mailto:molly.a.connerton@usace.army.mil). A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Water Quality Certification (or waiver thereof) from the New York State Department of Environmental Conservation.

The project permit area, as shown on Sheet 1 of 16, does not appear to be located within a archaeologically sensitive areas as identified by the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) or properties listed in, or eligible for listing in, the National Register of Historic Places based on preliminary findings. This notice constitutes initiation of consultation with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project if any has been provided to the NYSOPRHP. Additional information concerning historic properties should be submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the NYSOPRHP for their review.

Pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the Corps of Engineers is consulting, under separate cover, with the USFWS to evaluate any potential impacts to: **Northern Long Eared Bat (*Myotis septentrionalis*)** and to ensure that the proposed activity is not likely to jeopardize their continued existence or result in the destruction or adverse modification of critical habitat.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by

submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof, may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

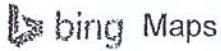
The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments

are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**SIGNED**

Diane C. Kozlowski  
Chief, Regulatory Branch

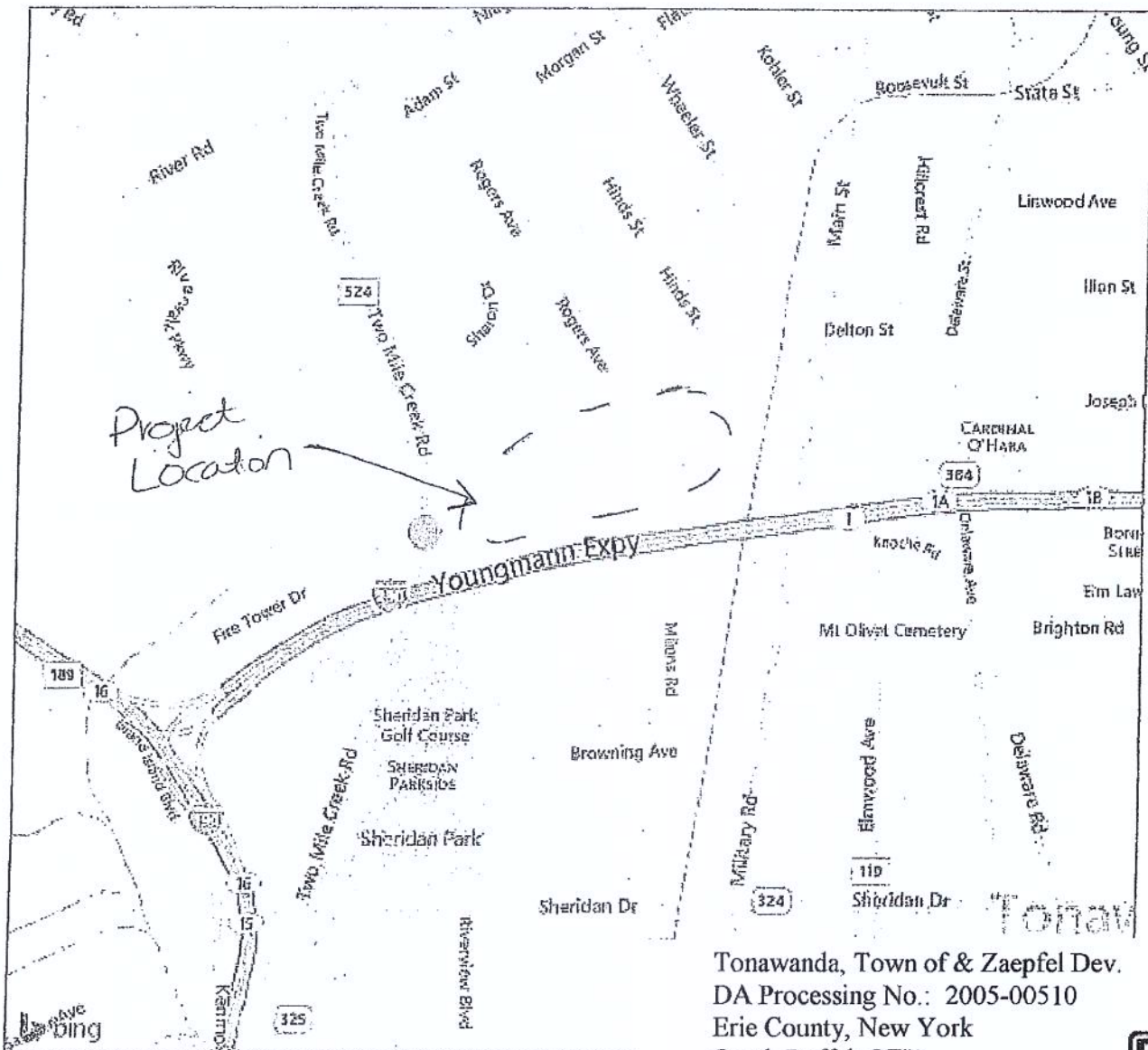
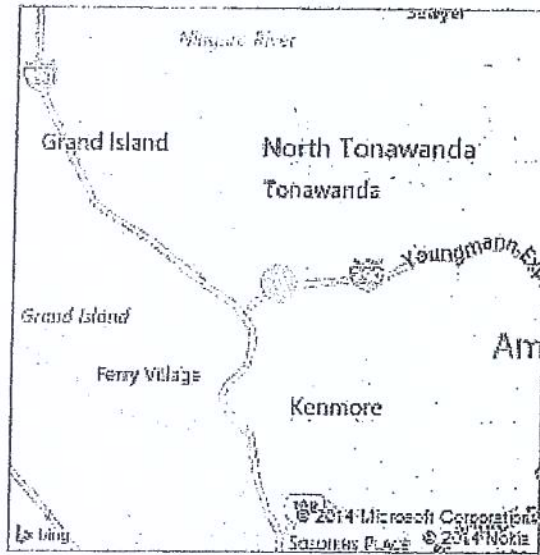
NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



Two Mile Creek Rd, Tonawanda, NY 14150

Location of Proposed North Youngmann Commerce Center

On the go? Use m.bing.com to find maps, directions, businesses, and more



Tonawanda, Town of & Zaepfel Dev.  
DA Processing No.: 2005-00510  
Erie County, New York  
Quad: Buffalo NW  
Sheet 1 of 18



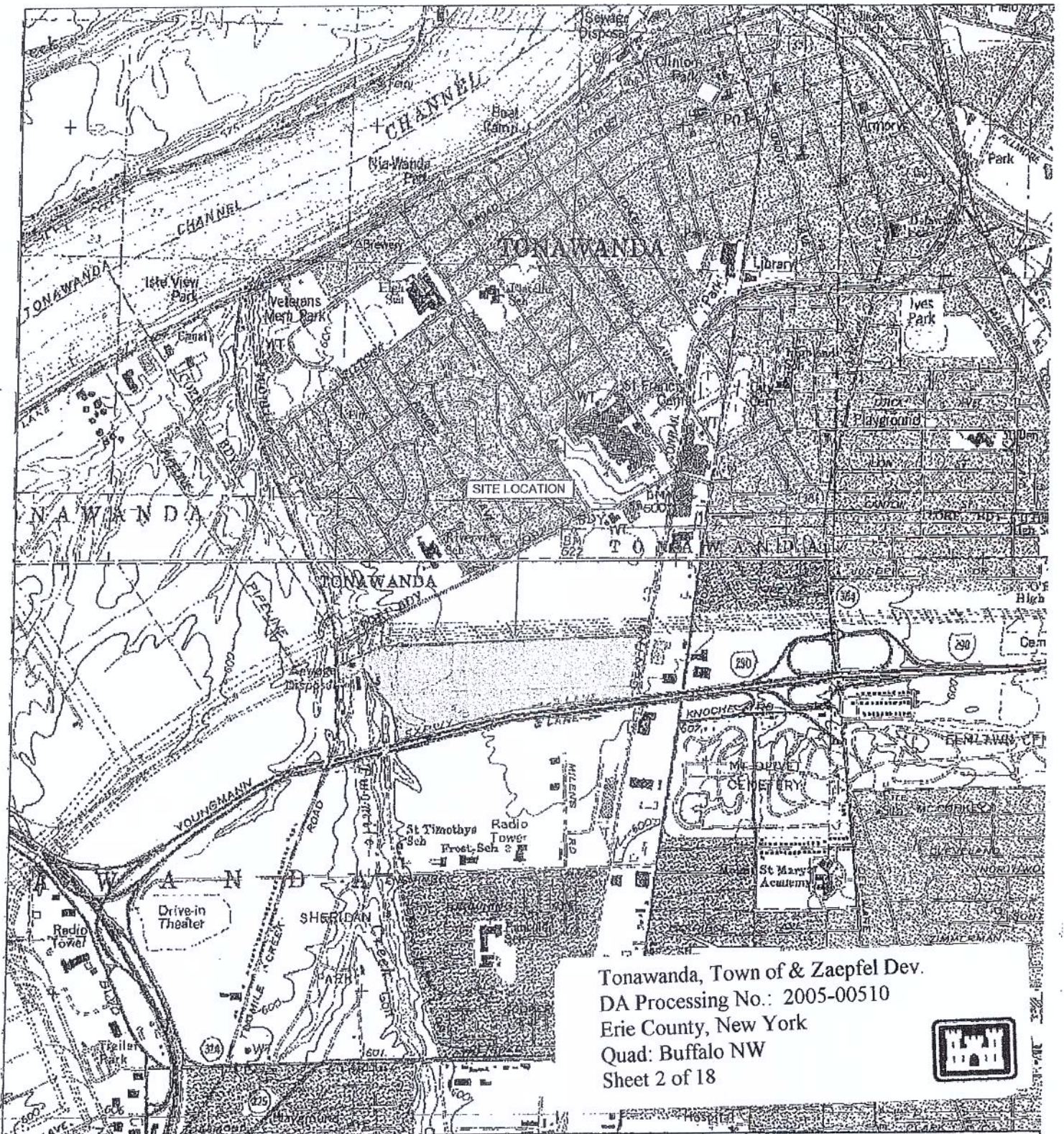


FIGURE 1.  
 NYCC/FS SITE LOCATION  
 USGS Quadrangle  
 Buffalo NW



**WILSON**



ENVIRONMENTAL  
 TECHNOLOGIES, INC.

**NOTICE**  
 The Applicant hereby certifies that the information furnished herein is true and correct to the best of their knowledge and belief, and that the same has been prepared in accordance with the provisions of the laws of the State of New York, and that the same has been prepared in accordance with the provisions of the laws of the State of New York, and that the same has been prepared in accordance with the provisions of the laws of the State of New York.



**PROPOSED OFFICE/  
 MANUFACTURING  
 WAREHOUSE**



**FIRST SOURCE  
 NORTH YOUNGMAN  
 COMMERCE CENTER  
 TONAWANDA, NY**

DATE FOR TOWN OF DALE 04/24/14

DA PROJECT NO. 2005-00510  
 COUNTY OF ERIE  
 TOWN OF TONAWANDA



TITLE

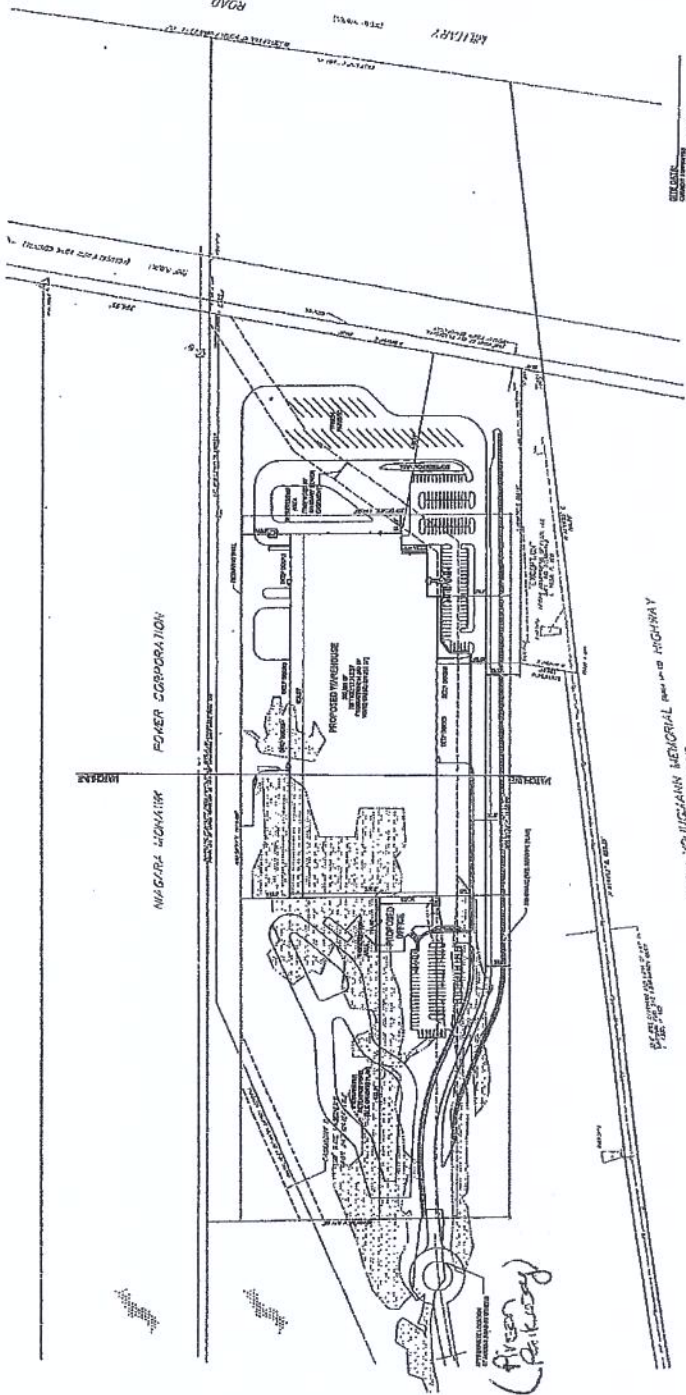
**OVERALL  
 SITE PLAN**



**SILVESTRI  
 ARCHITECTS + PC**

DATE 5-28-14  
 SHEET NO. 13081

PROJECT NO. CS100



**GENERAL NOTES**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE AND THE NATIONAL ELECTRICAL CODE.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE AND THE NATIONAL ELECTRICAL CODE.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE AND THE NATIONAL ELECTRICAL CODE.  
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 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE AND THE NATIONAL ELECTRICAL CODE.

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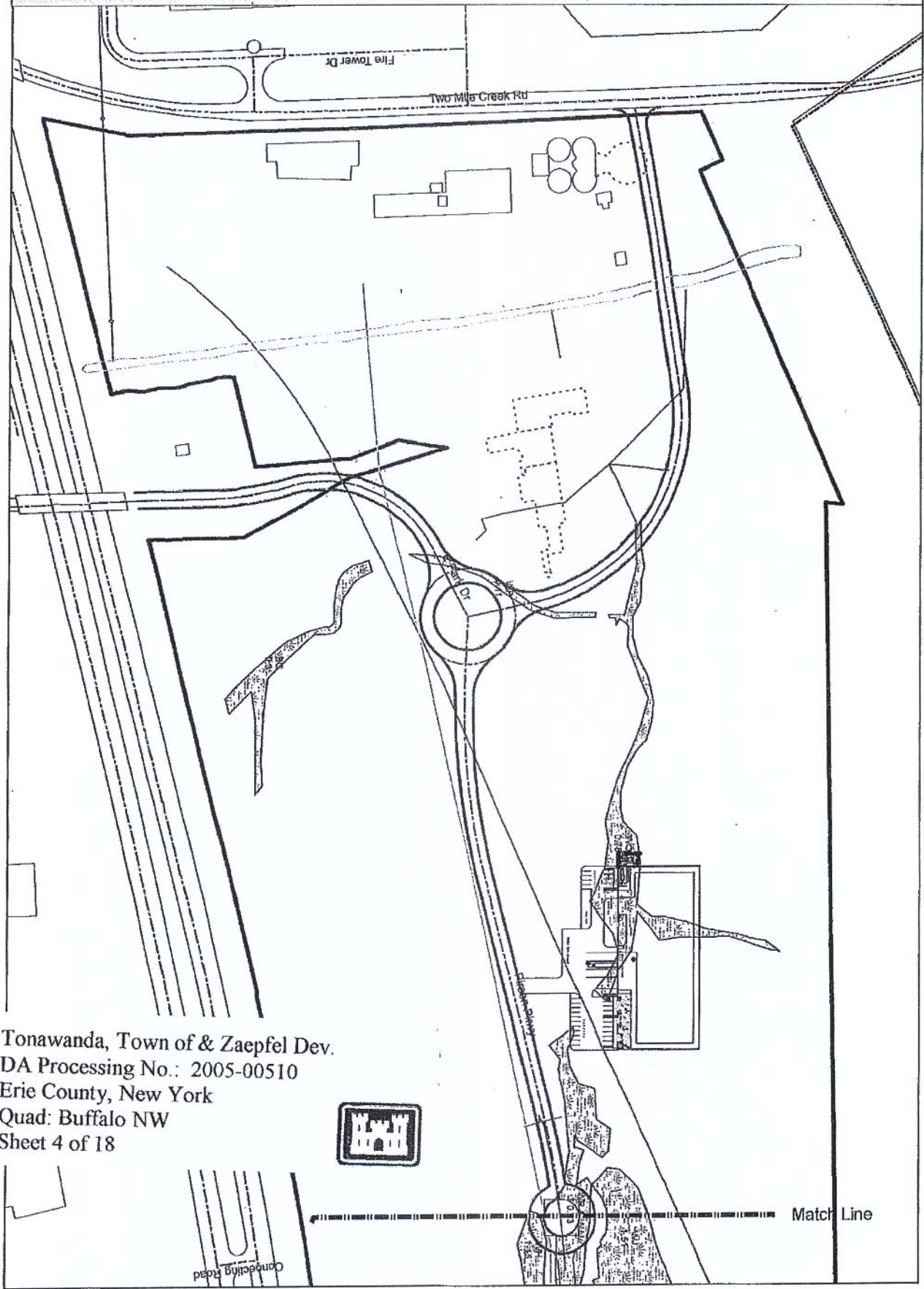


### North Youngmann Commerce Center Project Location Map Westerly Section



- Legend**
- Shadows
  - Perennial
  - Buildings
  - Stalls
  - Shading
  - Shrubland
  - Site
  - NYSP/PAVED Jurisdictional Wetlands
  - NYSP/PAVED
  - Water
  - Roads
  - Streets
  - Streams
  - Waterbody




Prepared by Technical Support  
September 4, 2014

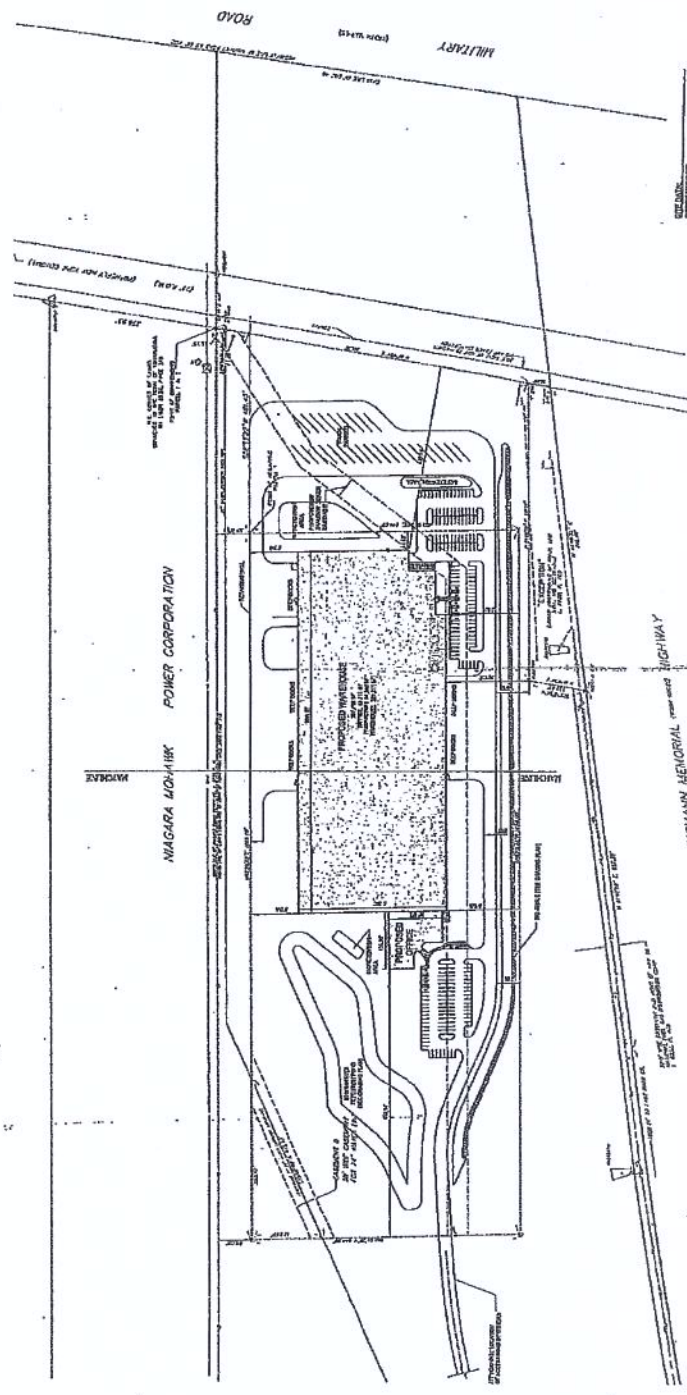


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Match Line

<p>CS Engineering, Inc. 1000 ... Buffalo, NY 14203 Tel: 716-835-1234 Fax: 716-835-5678 www.cseng.com</p>	<p>PROPOSED OFFICE/ MANUFACTURING WAREHOUSE FOR</p>  <p>FIRST SOURCE Company - Customer - Service NORTH YOUNGMANN CONCRETE CORPORATION TONAWANDA TOWNSHIP</p>		<p>OVERALL SITE PLAN PRELIMINARY</p>	 <p>SILVESTRI ARCHITECTS - PC ARCHITECTS 100 ... Buffalo, NY 14203 Tel: 716-835-1234 Fax: 716-835-5678 www.silvestri.com</p>	<p>DISTRICT NO. 130871</p>	<p>DATE 4-22-14</p>	<p>PROJECT NO. CS100</p>
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**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).  
3. ALL UTILITIES SHALL BE DEPTH TESTED PRIOR TO CONSTRUCTION.  
4. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR MOVED WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP ENGINEER.  
5. ALL UTILITIES SHALL BE DEPTH TESTED PRIOR TO CONSTRUCTION.  
6. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR MOVED WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP ENGINEER.

Tonawanda, Town of & Zaepfel Dev.  
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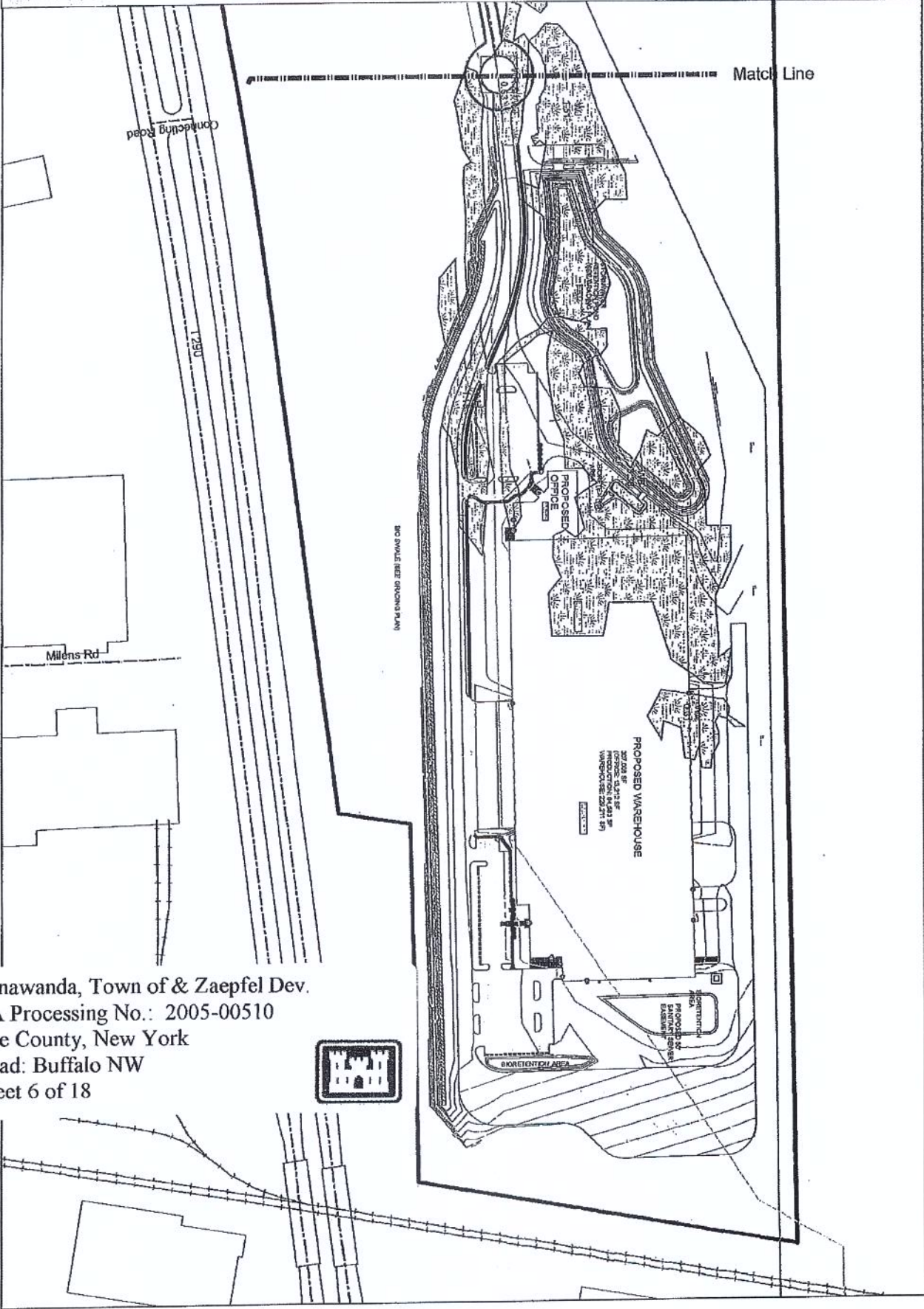


North Youngmann Commerce Center  
Project Location Map  
Easterly Section



- Legend**
- Shingles
  - Pavement
  - Buildings**
  - Existing
  - Demolished
  - NYCO Federal Acquisition Veterans
  - NYCO Payment
  - Lane
  - Sidewalk
  - Street
  - Storm
  - Kerf/Sidewalk

Prepared by Johnson Group  
September 4, 2014




Tonawanda, Town of & Zaepfel Dev.  
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**U.S. CONSULTANTS**  
C.E. Engineers, Inc.  
1500 Buffalo Road  
Tonawanda, NY 14150  
(716) 265-1100

**PROPOSED OFFICE/  
MANUFACTURING  
WAREHOUSE**



**FIRST SOURCE**  
Quality • Reliability • Service  
NORTH YOUNGSMAN  
COMMUNITY CENTER  
TONAWANDA, NY


PLANNING AND DESIGN DIVISION  
1500 BUFFALO ROAD  
TONAWANDA, NY 14150  
(716) 265-1100  
FAX (716) 265-1101



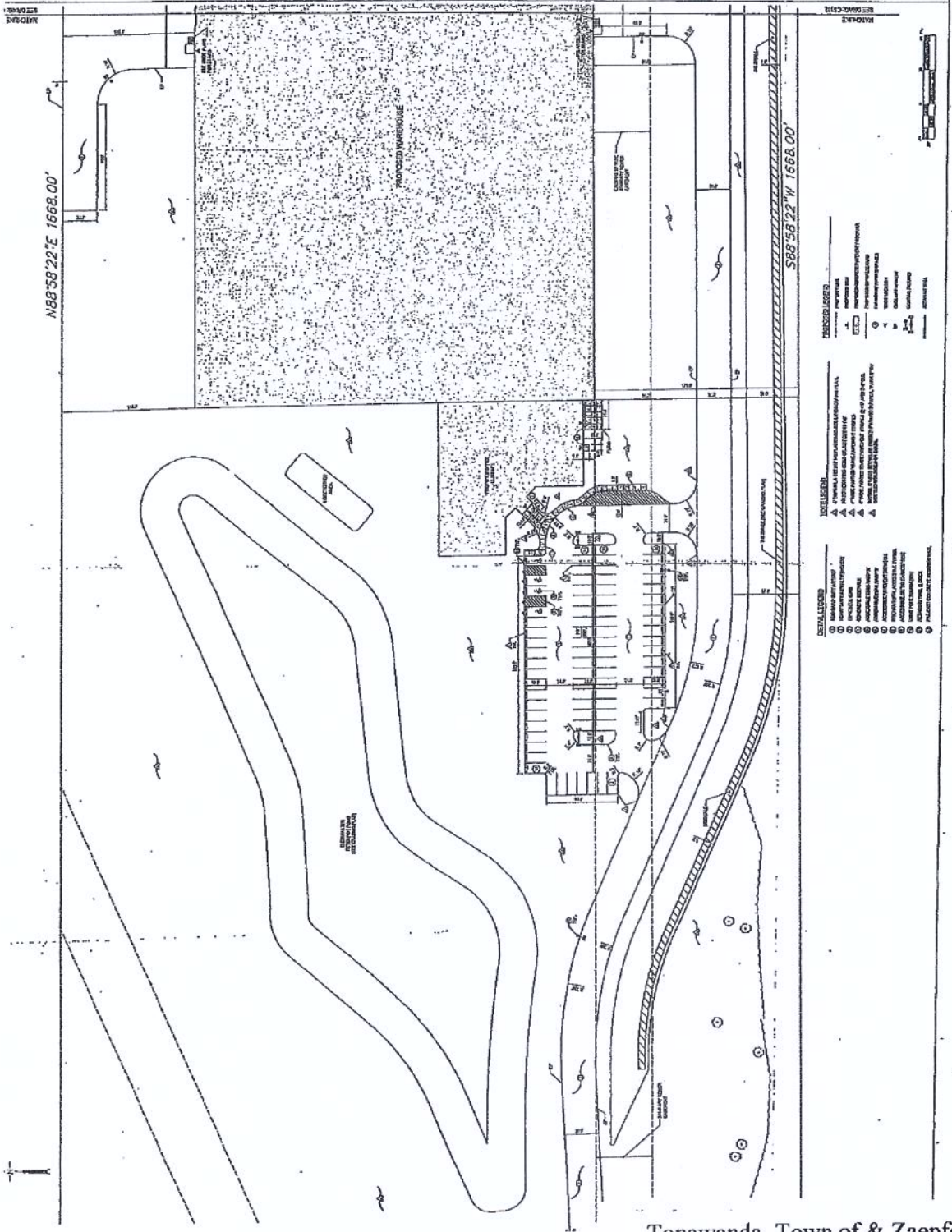
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**PARTIAL  
SITE PLAN**

PRELIMINARY






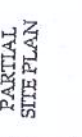
**SILVESTRI  
ARCHITECTS, P.C.**  
237 UNIVERSITY OF TOWSON  
GAITHERSBURG, MD  
DATE: 4-22-14  
DRAWN BY: 13081  
CHECKED BY: C5101

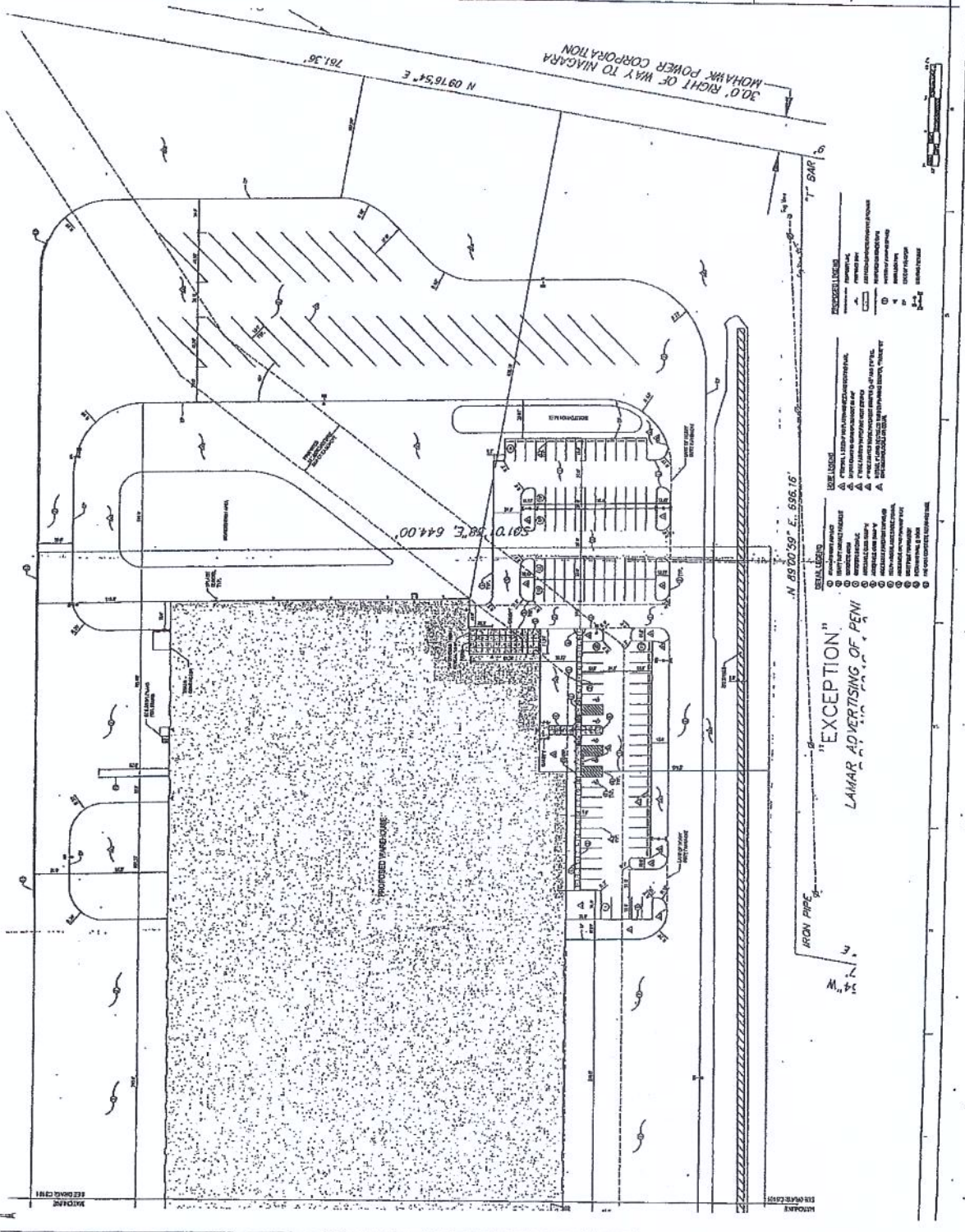


- REVISIONS**
- | NO. | DESCRIPTION           |
|-----|-----------------------|
| 1   | ISSUE FOR PERMITS     |
| 2   | ADD PARKING STALLS    |
| 3   | ADD DRIVEWAY          |
| 4   | ADD LANDSCAPING       |
| 5   | ADD UTILITIES         |
| 6   | ADD SIGNAGE           |
| 7   | ADD CURBS             |
| 8   | ADD FENCE             |
| 9   | ADD LIGHTING          |
| 10  | ADD TREE PLANTINGS    |
| 11  | ADD PAVEMENT          |
| 12  | ADD SIDEWALK          |
| 13  | ADD BIKEWAY           |
| 14  | ADD PLAY AREA         |
| 15  | ADD BIKE STORAGE      |
| 16  | ADD TRASH ENCLOSURE   |
| 17  | ADD UTILITY ENCLOSURE |
| 18  | ADD CONCRETE          |
| 19  | ADD METAL             |
| 20  | ADD GLASS             |
| 21  | ADD BRICK             |
| 22  | ADD ROOFING           |
| 23  | ADD INSULATION        |
| 24  | ADD MECHANICAL        |
| 25  | ADD ELECTRICAL        |
| 26  | ADD PLUMBING          |
| 27  | ADD HVAC              |
| 28  | ADD SLOPED GRADE      |
| 29  | ADD SITEWORK          |
| 30  | ADD CLOSURE           |
- LEGEND**
- (H) HATCHED: PROPOSED WAREHOUSE
  - (P) PARKING: PROPOSED PARKING
  - (D) DRIVEWAY: PROPOSED DRIVEWAY
  - (L) LANDSCAPING: PROPOSED LANDSCAPING
  - (U) UTILITIES: PROPOSED UTILITIES
  - (S) SIGNAGE: PROPOSED SIGNAGE
  - (C) CURBS: PROPOSED CURBS
  - (F) FENCE: PROPOSED FENCE
  - (L) LIGHTING: PROPOSED LIGHTING
  - (T) TREES: PROPOSED TREE PLANTINGS
  - (P) PAVEMENT: PROPOSED PAVEMENT
  - (S) SIDEWALK: PROPOSED SIDEWALK
  - (B) BIKEWAY: PROPOSED BIKEWAY
  - (P) PLAY AREA: PROPOSED PLAY AREA
  - (B) BIKE STORAGE: PROPOSED BIKE STORAGE
  - (E) TRASH ENCLOSURE: PROPOSED TRASH ENCLOSURE
  - (E) UTILITY ENCLOSURE: PROPOSED UTILITY ENCLOSURE
  - (C) CONCRETE: PROPOSED CONCRETE
  - (M) METAL: PROPOSED METAL
  - (G) GLASS: PROPOSED GLASS
  - (B) BRICK: PROPOSED BRICK
  - (R) ROOFING: PROPOSED ROOFING
  - (I) INSULATION: PROPOSED INSULATION
  - (M) MECHANICAL: PROPOSED MECHANICAL
  - (E) ELECTRICAL: PROPOSED ELECTRICAL
  - (P) PLUMBING: PROPOSED PLUMBING
  - (H) HVAC: PROPOSED HVAC
  - (S) SLOPED GRADE: PROPOSED SLOPED GRADE
  - (S) SITEWORK: PROPOSED SITEWORK
  - (C) CLOSURE: PROPOSED CLOSURE

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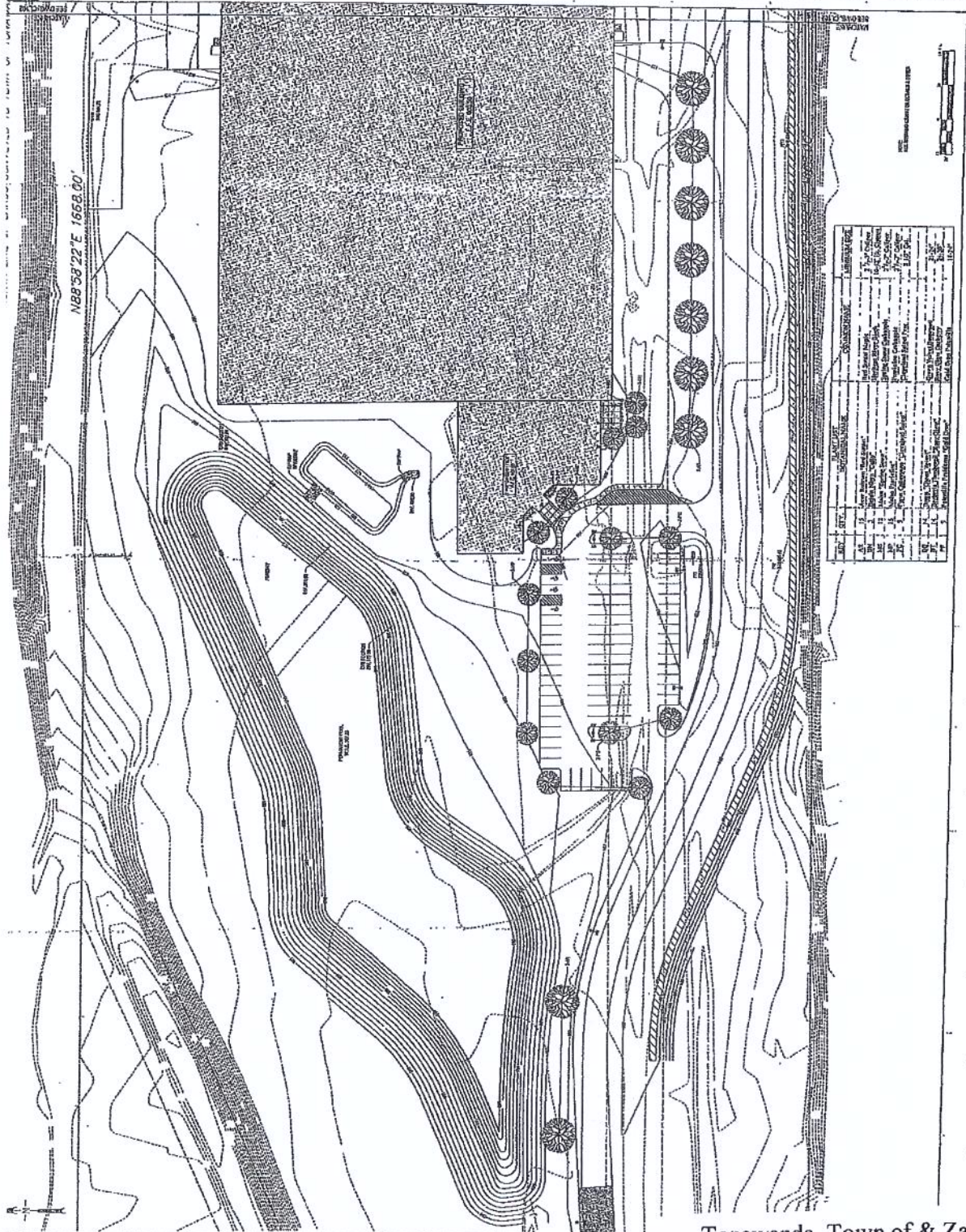
<p>Professional Engineer No. 13081 Date: 4-22-14</p>		<p>PROPOSED OFFICE/ MANUFACTURING WAREHOUSE</p>		<p>FIRST SOURCE NORTH YOUNGWAY COMMERCE CENTER TONAWANDA, NY</p>	<p>DATE: 4-22-14 PROJECT: TONAWANDA, NY DRAWN BY: [Name] CHECKED BY: [Name]</p>		<p>TITLE PARTIAL SITE PLAN PRELIMINARY</p>		<p>SILVESTRI ARCHITECTS PC ARCHITECTS OF RECORD</p>	<p>NO. 13081 DATE: 4-22-14</p>	<p>DRAWING # CS102</p>
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 Quad: Buffalo NW  
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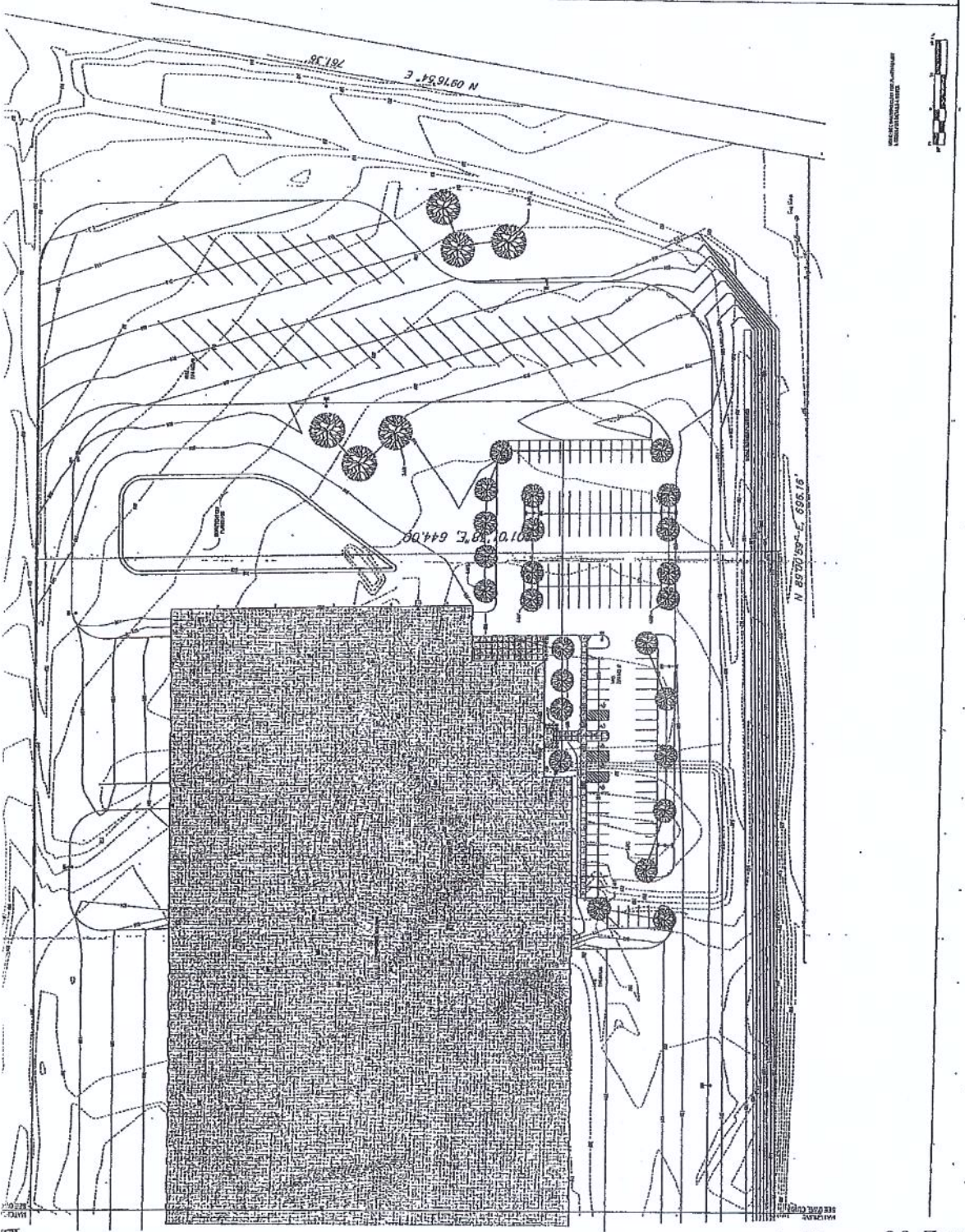
		<b>FIRST SOURCE</b> Quality Construction Services NORTH YOUNGMAN COMMERCE CENTER TONAWANDA, NY		PARTIAL LANDSCAPING PLAN		<b>SILVESTRI</b> ARCHITECTS-PC 1000 W. BUFFALO ST. BUFFALO, NY 14203	PROJECT NO. 13081	DATE 4-22-14	DRAWING NO. CL101
							SCALE	SHEET NO.	



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<p>PROPOSED OFFICE/ MANUFACTURING WAREHOUSE FOR</p>	 <p><b>FIRST SOURCE</b> NORTH YOUNGBRAN COMMERCE CENTER TONAWANDA, NY</p>	<p>STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION DIVISION OF LAND USE AND PLANNING</p>	 <p>STATE OF NEW YORK EXPIRES 12/31/2011</p>	<p><b>PARTIAL LANDSCAPING PLAN</b></p>	<p><b>PRELIMINARY</b></p>	 <p><b>SILVESTRI ARCHITECTS + PC</b></p>	<p>DATE: 4-22-14 DRAWING NO.: CL102</p>
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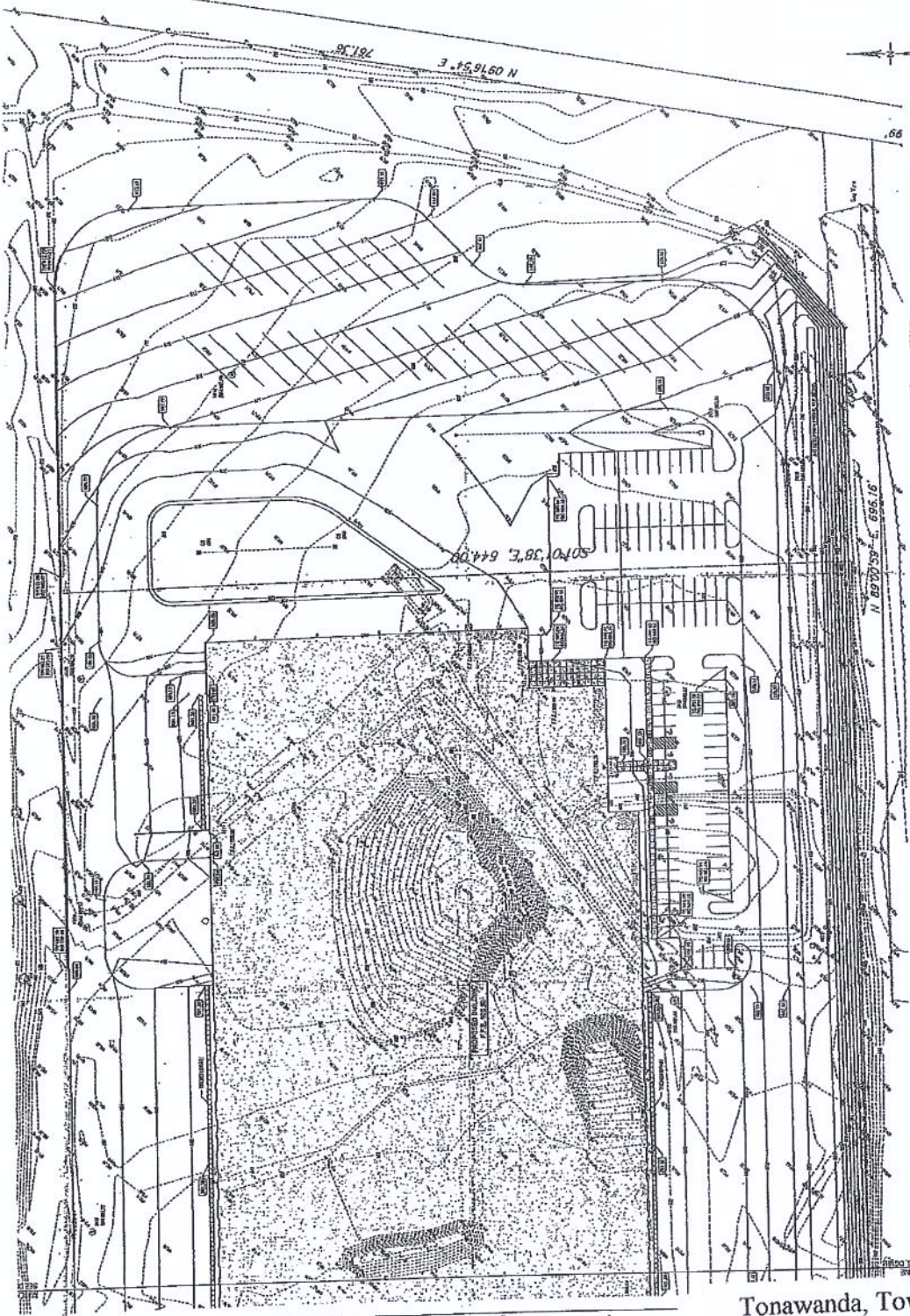
Tonawanda, Town of & Zaepfel Dev.  
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 Quad: Buffalo NW  
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THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT ONLY. IT IS NOT TO BE DISTRIBUTED TO THE PUBLIC OR OTHERS WITHOUT THE WRITTEN CONSENT OF SILVESTRI ARCHITECTS-PC. ANY REVISIONS TO THIS DRAWING SHALL BE INDICATED BY A REVISION TABLE. THE CLIENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED HEREON.		<p><b>PROPOSED OFFICE/ MANUFACTURING WAREHOUSE</b></p> 	<p><b>FIRST SOURCE</b> NORTH YORKMAN COMMERCIAL CENTER TONAWANDA, NY</p>		<p><b>PARTIAL GRADING PLAN</b></p>	<p><b>PRELIMINARY</b></p>		<p>SILVESTRI ARCHITECTS-PC 235 WEST 19TH STREET TONAWANDA, NY 14150-4100 TEL: 716-664-2214 FAX: 716-664-2214 WWW.SILVESTRI-ARCHITECTS.COM</p>	<p>DATE: 4-22-14 DRAWING NO.: CG102</p>
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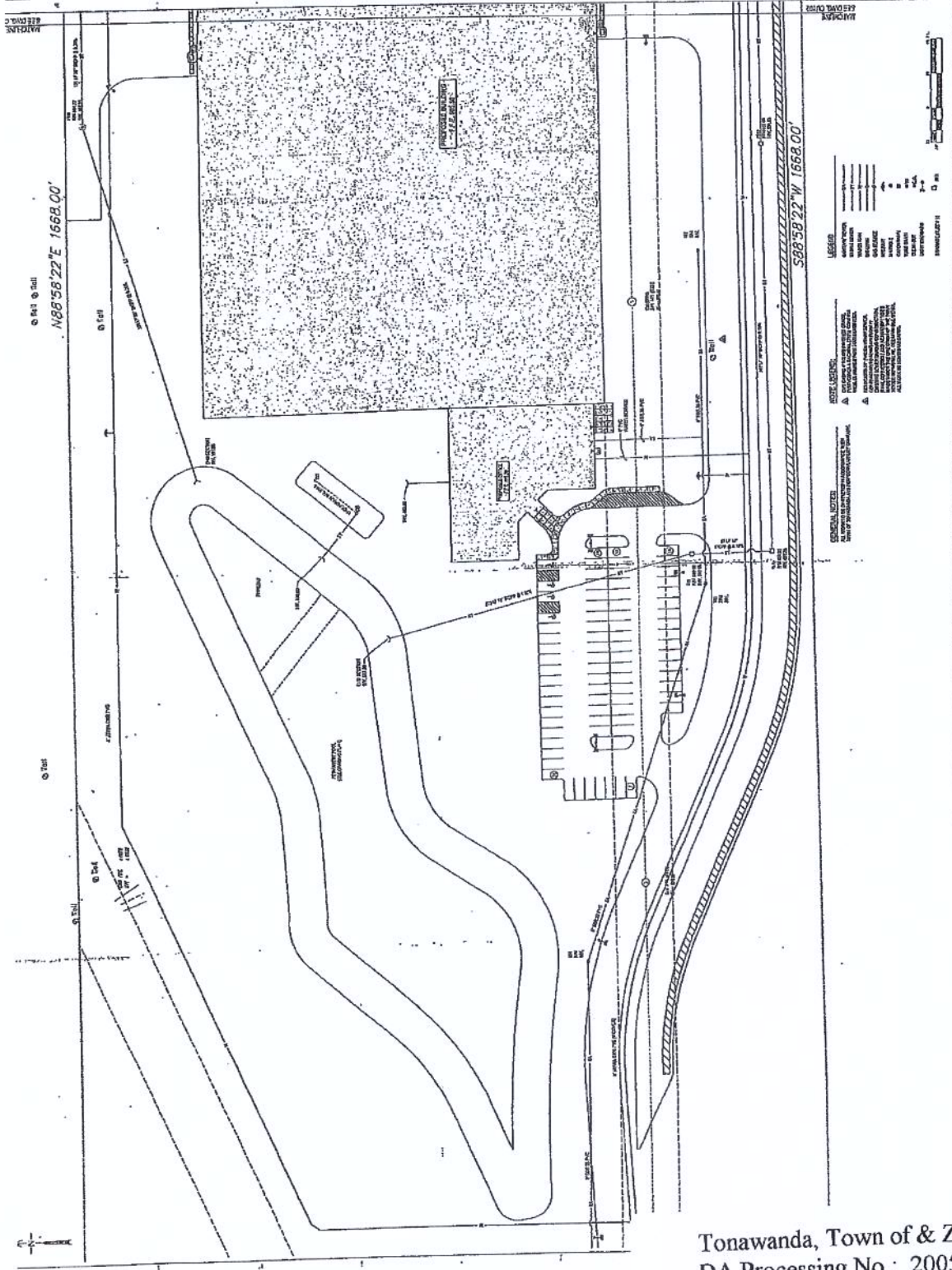
**LEGEND**

PROPOSED BUILDING FOOTPRINT	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED PAVED DRIVEWAY
PROPOSED SIDEWALK	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED PAVED DRIVEWAY
PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED SIDEWALK	PROPOSED PAVED DRIVEWAY
PROPOSED SIDEWALK	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED PAVED DRIVEWAY
PROPOSED SIDEWALK	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED PAVED DRIVEWAY

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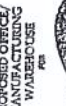



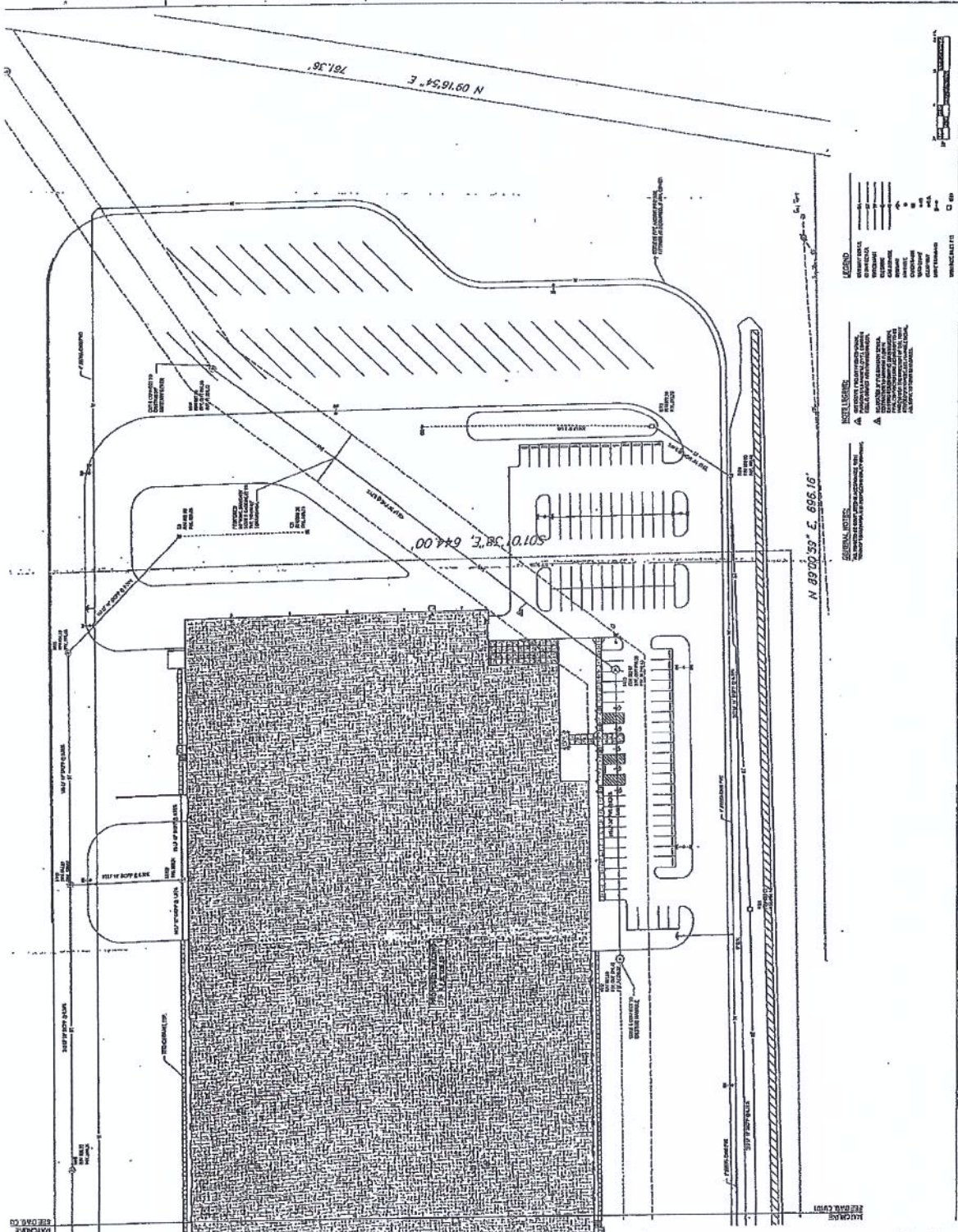
U.S. DEPARTMENT OF JUSTICE FEDERAL BUREAU OF INVESTIGATION 13091 DATE 4-22-14	 <b>FIRST SOURCE</b> NORTH YOUNGMAN COMMERCE CENTER TONAWANDA, NY	<b>CS</b> CONSULTANTS INC. 135 W. 26th Street Buffalo, NY 14203 (716) 875-8888	 ENGINEER STATE OF NEW YORK NUMBER 004228 EXPIRES 12/31/15	<b>PARTIAL UTILITY PLAN PRELIMINARY</b>	 <b>SILVESTRI ARCHITECTS - PC</b> 1100 N. Tonawanda Blvd. Tonawanda, NY 14150	<b>CUT01</b> DRAWING NO.
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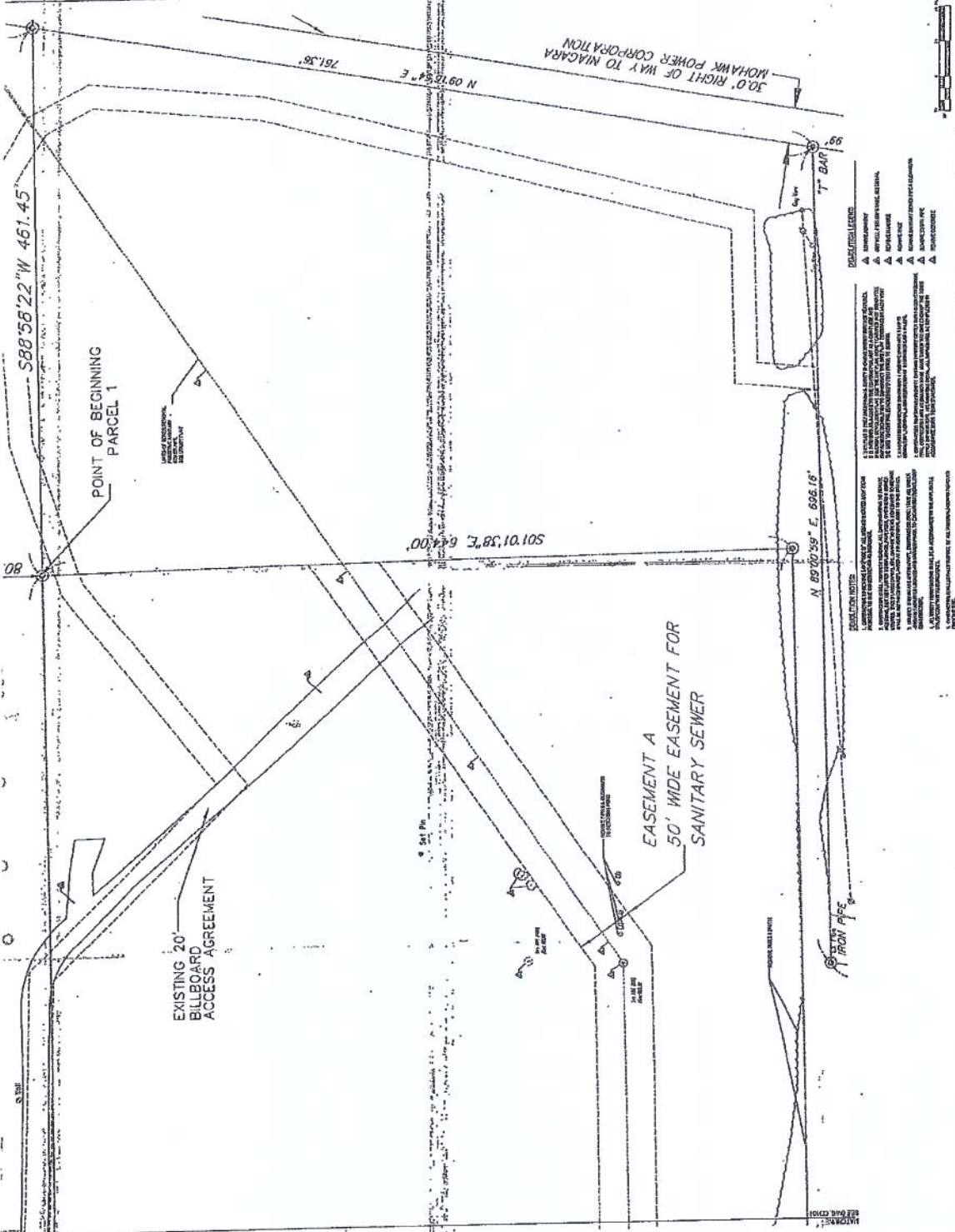
<p>PROPOSED OFFICE/ MANUFACTURING WAREHOUSE</p>	 <p><b>FIRST SOURCE</b> NORTH YOUNGMAN COMMERCE CENTER TONAWANDA, NY</p>		<p>SYNOPSIS OF PROPOSED WORK</p>	<p>TITLE</p> <p><b>PARTIAL UTILITY PLAN</b></p>	<p>PRELIMINARY</p>	 <p><b>SILVESTRI ARCHITECTS - PC</b></p>	<p>DATE: 4-22-14</p> <p>PROJECT NO: 13081</p>	<p>SCALE: CU102</p>
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<p>E.S. ENGINEERS, INC.          1000 W. 10th Street          Tonawanda, NY 14150          Phone: 716-265-1100          Fax: 716-265-1101          www.es-engineers.com</p>	<p>PROPOSED OFFICE/          MANUFACTURING          WAREHOUSE          FOR</p> <p>FIRST SOURCE®          1000 W. 10th Street          Tonawanda, NY 14150          Phone: 716-265-1100          Fax: 716-265-1101          www.firstsource.com</p>	<p>STATE OF NEW YORK          PROFESSIONAL ENGINEER          No. 10000          JOHN J. SILVESTRI          TONAWANDA, NY</p>	<p>PARTIAL          DEMOLITION          PLAN          PRELIMINARY</p>	<p>SILVESTRI          ARCHITECTS - PC          1000 W. 10th Street          Tonawanda, NY 14150          Phone: 716-265-1100          Fax: 716-265-1101          www.silvestriarchitects.com</p>	<p>DATE: 4-22-14          DRAWING NO.: CD102</p>
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**PROVISION NOTES**


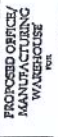

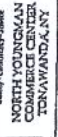



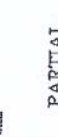
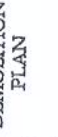


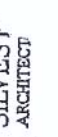
1. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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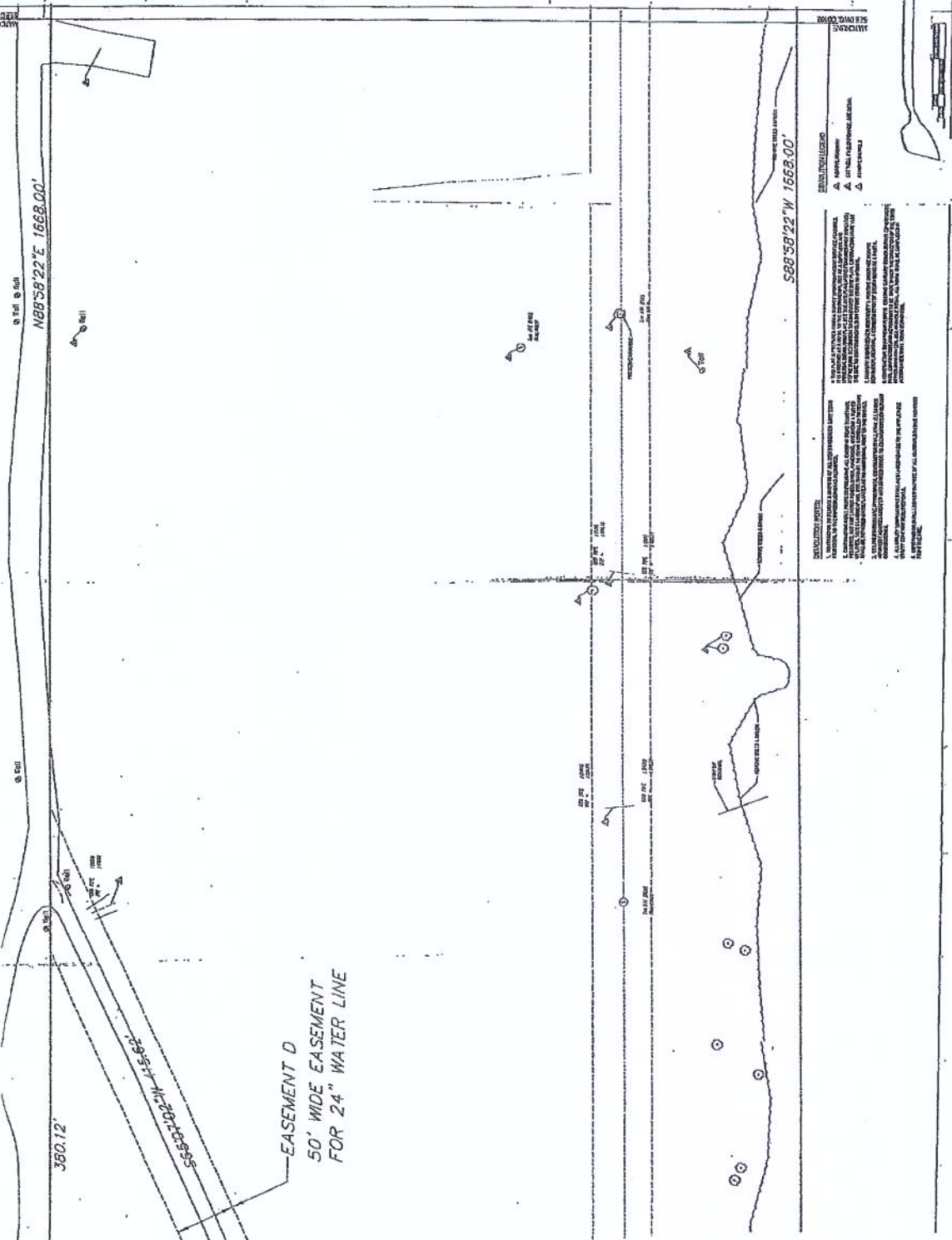
**DEMOLITION LEGEND**

- ▲ DEMOLITION
- ▲ RETAIN EXISTING STRUCTURE
- ▲ REPRESENTATIVE
- ▲ REMOVED
- ▲ DEMOLITION OF EXISTING STRUCTURE
- ▲ DEMOLITION OF EXISTING FOUNDATION
- ▲ DEMOLITION OF EXISTING FOUNDATION
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- ▲ DEMOLITION OF EXISTING FOUNDATION

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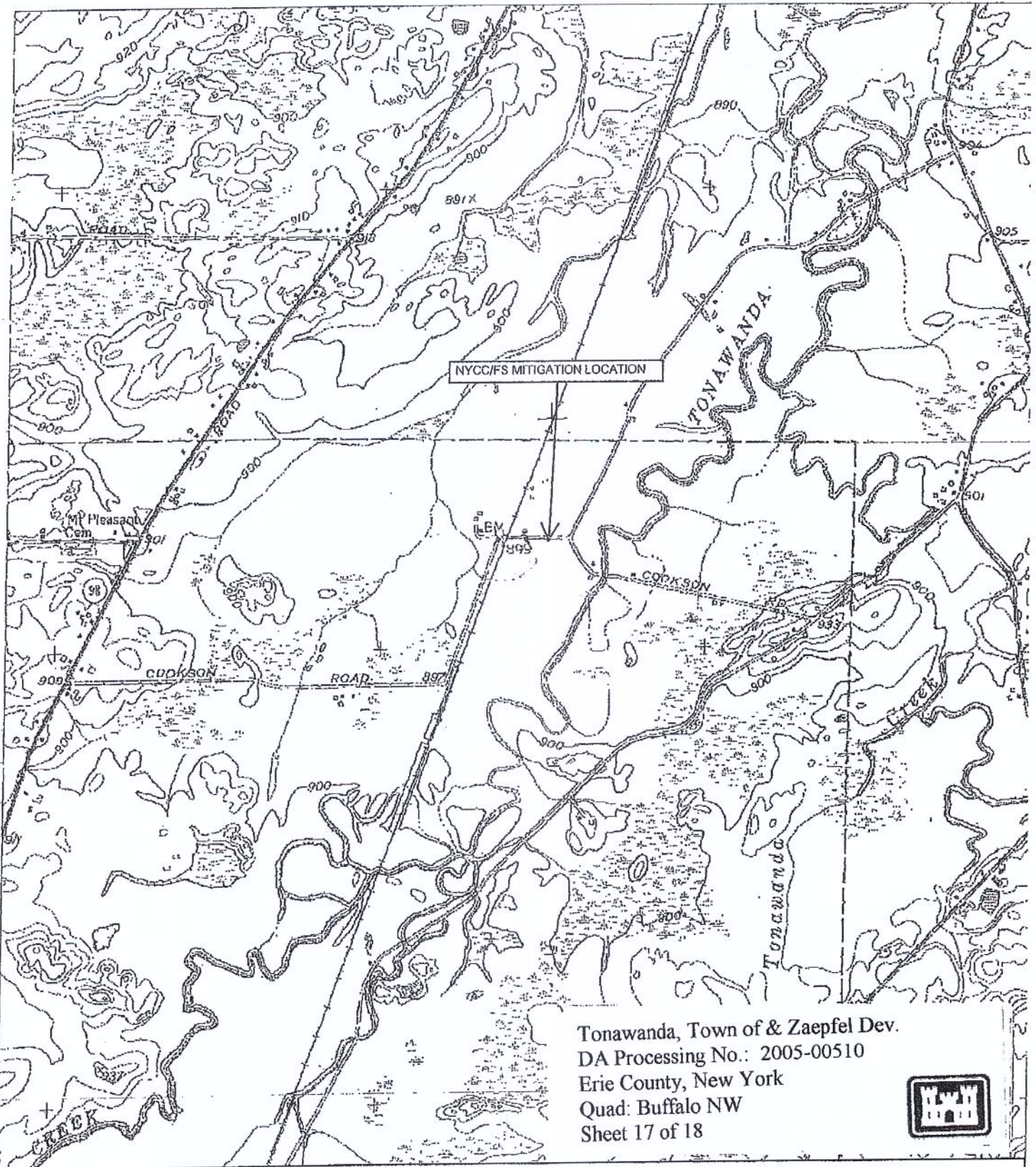




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FIGURE 2.  
 NYCC/FS WETLAND MITIGATION  
 SITE LOCATION  
 USGS QUADRANGEL  
 BATAVIA SOUTH, NY

