

**DRAFT ENVIRONMENTAL IMPACT STATEMENT  
VOLUME III**

**LOWE'S HOME IMPROVEMENT CENTER**

**SOUTHWESTERN BOULEVARD (US ROUTE 20)  
TOWN OF HAMBURG  
ERIE COUNTY  
NEW YORK**

**JUNE 2007**

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DATE OF ACCEPTANCE OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT \_\_\_\_\_

DATE FOR SUBMISSION OF COMMENTS \_\_\_\_\_

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## Appendix I

1. Air Quality Impact Assessment

Proposed Lowe's Home Center

Southwestern Boulevard (US Route 20)

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By: Frank Sciremammano, Jr. PhD, P.E.

F-E-S Associates

18 Glenhill Drive

Rochester, New York 14618

Dated: January 2007

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By: Resource System Group, Inc.

55 Railroad Row

White River Junction, Vermont 05001

Dated: December 11, 2006

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# **Air Quality Impact Assessment**

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**Proposed Lowe's Home Center  
Southwestern Boulevard (US Route 20)  
Town of Hamburg  
Erie County, New York**

**Prepared by:**

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January 2007

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## I. Introduction and Summary

This report details the findings of an air quality impact assessment for a Lowe's Home Center and two associated retail parcels proposed for a site on Southwestern Boulevard (NYS Route 20) in the Town of Hamburg, Erie County, NY, as shown in Figure 1. A more detailed description of the proposed new facility is contained in Section II of this report.

With respect to air quality, a retail facility will act as both a direct and as an indirect source of emissions. Direct emissions are those that occur directly on the site and include, in this case, emissions from heating, venting and air conditioning (HVAC) equipment in the proposed buildings and emissions from vehicles operating within the site boundaries. Indirect emissions are those emanating from the vehicles that are drawn to the site vicinity by the presence of the facility and potentially impact the air quality along roadways and intersections in the project area.

This air quality impact assessment includes an evaluation of potential impacts due to both the direct and indirect emissions that will result from the proposed facility. Section IV of this report details the evaluation of the indirect emission sources. It is based upon a Traffic Impact Study prepared by SRF Associates for the proposed development<sup>1</sup> and procedures and factors recommended for indirect air quality assessment by the New York State Department of Transportation (NYS DOT)<sup>2</sup>. Section V of this report details the evaluation of the potential impacts of direct emissions expected to occur on the project site. This portion of the evaluation is based upon New York State Department of

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<sup>1</sup> *Traffic Impact Study for the Proposed Lowe's, Town of Hamburg*. SRF Associates, Rochester, NY, September 2006 with revision October 2006.

<sup>2</sup> *Environmental Procedures Manual*, Chapter 1.1: Air Quality. New York State Department of Transportation, Albany, NY, January 2001 as revised June 2004.

Environmental Conservation (NYS DEC)<sup>3</sup> and US Environmental Protection Agency (US EPA)<sup>4</sup> emissions and dispersion methodologies and factors.

It is found that neither indirect emissions due to vehicles traveling to the site nor the direct emissions occurring on the project site will result in any significant degradation in air quality. Even under worst-case emission and meteorological conditions, air pollutant concentrations in the site vicinity will be quite low and well below the concentrations specified by State and Federal standards as being protective of public health.

On the basis of the analysis conducted, it is concluded that the proposed Lowe's retail development does not have the potential to result in a significant air quality impact.

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<sup>3</sup> *NYSDEC Guidelines on Dispersion Modeling Procedures for Air Quality Impact Analysis*, DAR-10, NYS Department of Environmental Conservation, Division of Air Resources, Albany, NY, May 2006.

<sup>4</sup> *Compilation of Air Pollutant Emission Factors – AP-42*. US Environmental Protection Agency, Office of Air Quality Planning and Standards, Research Triangle Park, NC, Chapter 1, July 1998.

## II. Project Description

The proposed project is the development of a Lowe's Home Improvement Center and two smaller retail facilities on a total 36.8 acre site located on the north side of Southwestern Boulevard, US Route 20, in the Town of Hamburg, Erie County. The site location is shown in Figure 1 and a proposed Site Plan is shown in Figure 2. Figure 3 shows an overlay of the Site Plan on an aerial photograph of the development site.

The Lowe's Home Improvement Center is proposed to contain 139,410 square feet of internal retail space and an attached outdoor garden area. The building will face the Southwestern Boulevard frontage and set back in excess of 600 feet. Parking for the Lowe's will be in the front of the building with loading and service areas to the rear. The building will be set back in excess of 200 feet from both side property lines and in excess of 375 feet from the rear property line.

In addition to the Lowe's, two smaller retail buildings are proposed for out parcels to be configured from an approximately 2.9 acre portion of the site at the Southwestern Boulevard frontage. While final tenants have not been identified, it is expected that these two out parcels will be developed with typical retail/service uses such as a bank, restaurant, video rental or similar use.

## IV. Indirect Emissions

Off-site emissions due to motor vehicles have the potential to result in significant air quality impacts if the increase in traffic volume is sufficient to cause a significant degradation in roadway or intersection operations. The potential impact of the proposed Lowe's development is evaluated in this section through the use of the NYS Department of Transportation (NYS DOT) Environmental Procedures Manual<sup>6</sup>.

The NYS DOT manual provides a screening procedure through which roadways affected by a project can be evaluated to determine whether they have the potential to result in significant air quality degradation. The screening procedure consists of a series of analysis steps of increasing complexity. If intersections or roadway segments "fail" by meeting or exceeding certain criteria at each step, they must be analyzed at the next level. The final level requires a detailed, microscale emission and dispersion analysis to predict worst-case air pollutant concentrations. If a project does not meet the criteria at any step prior to that final level, the analysis is terminated and it is concluded that further air quality analysis is not necessary since the project will not impact traffic operations to a degree sufficient to result in a significant air quality problem.

Step 1 of the screening procedure consists of a Level of Service Screening. Any intersection or roadway segment exhibiting a Level of Service (LOS) of C or better, following the Highway Capacity Manual procedures, does not require any further analysis. A review of the Traffic Impact Study prepared for the project by SRF Associates reveals that only the intersection of Southwestern Boulevard (NYS Route 20) with Camp Road (Route 75) exhibits post-development LOS of D or worse, even with mitigation measures in place. All other intersections and scenarios have LOS of C or better. Thus, only the Southwestern Boulevard/Camp Road intersection warrants further analysis.

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<sup>6</sup> *NYS DOT Environmental Procedures Manual, Chapter 1.1, Air Quality*. NYS Department of Transportation, Environmental Analysis Bureau, Albany, NY, January 2001.

Step 2 of the NYS DOT screening procedure is termed the Capture Criteria Screening. Five criteria are given. If an intersection meets any one of the criteria, a further analysis is required. The five criteria are listed below followed by an evaluation of whether the Southwestern Boulevard/Camp Road intersection meets the criteria for either the weekday PM or the Saturday afternoon peak hour condition.

1. A 10% of more reduction in source-receptor distance.

No improvements, such as a lane addition or widening, are proposed at the indicated intersection. Thus, source-receptor distance will not be changed and the intersection does not meet this criterion.

2. A 10% of more increase in traffic volume.

According to the Traffic Impact Study, the traffic volume at the intersection increases from a background condition volume of 5,729 vehicles per hour (vph) to a post-development condition volume of 5,876 vph for the weekday PM peak hour. The corresponding increase is from 4,555 vph to 4,924 vph during the Saturday afternoon peak hour. These changes represent an increase of 2.57% for the weekday PM peak hour and 8.10% for the Saturday afternoon peak hour, both of which are less than the 10% criteria value. Thus, the intersection does not meet this criterion.

3. A 10% of more increase in vehicular emissions.

Vehicular emissions could be altered at the intersection if a significant increase in vehicles occurred or if the increased resulted in a significant change in operating speed through the intersection. Due to the minor change in volume introduced to the intersection due to the proposed development, it is not expected that the average vehicular speed will not be altered significantly and the overall emissions would increase in proportion to the increased volume. As noted under criterion 2, the

increase in volume is less than 10% for both peak traffic hours, indicating that the emissions increase will also be less than 10% for both peak hours. Thus, the intersection does not meet this criterion.

4. An increase in the queued lanes at an intersection.

No lane increases are proposed at the subject intersection and the intersection does not meet this criterion.

5. A 20% or more reduction in speed when the estimated post-development speed is 30 mph or less.

The reduction in speed at the intersection can be estimated through the use of the average vehicular delay, calculated as part of the capacity analysis in the Traffic Impact Study. This is based upon the assumption that the average speed through the intersection is inversely proportional to the average vehicular delay. The average vehicular delay increased from 73.5 seconds to 77.8 seconds for the PM peak hour and from 40.7 seconds to 45.1 seconds for the Saturday afternoon peak hour. Based on this, the average speed through the intersection is estimated to decrease 5.5% for the PM peak hour and 9.75% for the Saturday afternoon peak hour. Thus, the average speed decrease is less than 20% for both cases and this criterion is not met.

On the basis of the above, the Southwestern Boulevard/Camp Road intersection does not meet any of the criteria of step 2 of the screening procedure for either the weekday PM and the Saturday afternoon peak hours. Therefore, no further analysis is required and it is concluded that no significant air quality impacts will result from off-site emissions due to traffic generated by the proposed project.

## V. Direct Emissions

Based upon the sources occurring at the site, three indicator air pollutants are analyzed to estimate the degree to which air quality impacts may be significant. The indicator pollutants are carbon monoxide (CO), volatile organic compounds (VOC's) and inhalable particulate matter, defined here as particulates with aerodynamic diameters of 2.5 microns or less (PM<sub>2.5</sub>). CO and VOC are characteristic products of light-duty vehicle (automobile) emissions, VOC and PM<sub>2.5</sub> are characteristic emissions from heavy-duty diesel vehicles, and CO and PM<sub>2.5</sub> are characteristic emission products of natural gas combustion. Conservative estimates are presented in this section of on-site emissions of each of these pollutants under peak emission conditions. Appendix A contains a worksheet output containing the emission calculations.

A portion of the direct emissions would result from the operation of the building's heating, ventilating and air conditioning (HVAC) equipment. It is expected that the proposed new facilities will use a combination of natural gas and electricity to meet HVAC needs. Direct emissions will result from the venting of exhaust products from the combustion of the natural gas utilized in this way.

Based upon similarly sized retail facilities operating in this climate, it is estimated that the on site buildings will have a peak natural gas load of approximately  $11.6 \times 10^6$  British thermal units per hour (BTU/hr). Utilizing US Environmental Protection Agency emission factors<sup>7</sup> for natural gas combustion results in the following peak direct emission rates for the three indicator air pollutants:

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<sup>7</sup> *Compilation of Air Pollutant Emission Factors, AP-42, Fifth Edition*, Section 1.4. US Environmental Protection Agency, Office of Air Quality Planning and Standards, Research Triangle Park, NC, updated July 1998.

Peak Natural Gas Combustion Emissions*		
Pollutant	EPA Emission Rate (lb/scf of gas)	Peak Facility Emission Rate in grams per second (g/s)
CO	$8.40 \times 10^{-5}$	0.5838
VOC	$5.5 \times 10^{-6}$	0.03822
PM <sub>2.5</sub>	$7.60 \times 10^{-6}$	0.05282

\* based upon natural gas heating value = 1020 BTU/scf

In addition to the direct emissions from the building HVAC system, additional on-site emissions will occur due to automobiles and trucks accessing and utilizing the site. Worst-case, on-site emissions from these sources are based upon peak hour traffic volumes accessing the site and parking areas as well as emissions from trucks accessing and utilizing the loading dock area at the rear of the proposed Lowe's.

Emissions for the light duty vehicles (autos) are based upon a peak hour driveway traffic flow of 928 vehicles per hour (vph), with an average on-site vehicle travel distance of 710 feet at an average speed of 15 miles per hour (mph) plus an additional 15 seconds of idle time per vehicle. The corresponding figures for heavy trucks are conservatively estimated at 9 heavy duty diesel trucks, 4 tractor-trailers and 5 other trucks, traveling an average of 1,576 feet at an average 10 mph plus 3 minutes of idling time. The 3 minutes of idling time is an approximation of the time necessary to maneuver and stop at the loading docks. Continuous idling of trucks is not permitted by New York State law and does not represent anticipated operations at the Lowe's facility.

To be conservative, emissions for all vehicles are based upon US Environmental Protection Agency (EPA) vehicle emission rates for winter conditions<sup>8</sup>. These are conservative since winter emissions from vehicles are higher than at other times of the year. Applying the EPA emission factors to the vehicles accessing the site during the peak hour of activity results in the following emissions rates over the peak hour:

<sup>8</sup> *Emission Facts -- Idling Vehicle Emissions*. US Environmental Protection Agency, Office of Mobile Sources, EPA 420-F-98-014, April 1998.

<u>Pollutant</u>	<u>Peak Emission Rate for Customer Vehicles (g/s)</u>	<u>Peak Emission Rate for Trucks (g/s)</u>
CO	0.7769	0.01239
VOC	0.05921	0.00349
PM <sub>2.5</sub>	7.074 x 10 <sup>-4</sup>	3.702 x 10 <sup>-4</sup>

For this analysis, it is conservatively assumed that both the peak hour HVAC emissions and the peak hour vehicular emissions occur simultaneously. Under this assumption, the following total site emissions will occur during the peak hour:

<u>Pollutant</u>	<u>Peak Total Emission Rate for all Vehicles and HVAC Equipment(g/s)</u>
CO	1.373
VOC	0.101
PM <sub>2.5</sub>	0.054

The simultaneous peak emissions rate from the building and vehicle sources were input to the US Environmental Protection Agency SCREEN3<sup>9</sup> dispersion analysis program to predict air pollutant concentrations in the areas surrounding the site. The model calculates the maximum downwind air pollutant concentrations by assuming worst-case meteorological conditions for wind speed, wind direction and atmospheric stability. The SCREEN3 output sheets for the analysis runs for CO, VOC and PM<sub>2.5</sub> are contained in Appendix B to this report.

The resulting worst-case air pollutant concentrations under the simultaneous peak emissions from building systems and vehicular traffic are as follows:

<sup>9</sup> *Screening Procedures for Estimating the Air Quality Impact of Stationary Sources, Appendix A – Screen3 Model User's Guide*, US Environmental Protection Agency, Office of Air Quality Planning and Standards, Research Triangle Park, NC, September 1995.

### III. Existing Conditions

Existing air quality at the project site is good, as is typical of suburban and rural settings in central and western New York State.

Continuous ambient air quality monitoring is conducted by the NYS DEC at several sites throughout its Region 9 coverage area. The closest monitoring site in the Niagara Frontier Air quality Control Region is the City of Buffalo. Air quality data through 2005 from the Buffalo monitoring station for the parameters relevant to this study are presented in the following table along with the applicable standards.

	Buffalo	National and State Standard
<b>Inhalable Particulates (&lt; 2.5 microns)</b>		
3 year average of annual means	12.9 $\mu\text{g}/\text{m}^3$	15 $\mu\text{g}/\text{m}^3$
3 year average of 98 <sup>th</sup> percentile value	37.0 $\mu\text{g}/\text{m}^3$	65 $\mu\text{g}/\text{m}^3$
<b>Carbon Monoxide**</b>		
Maximum 1-hr average	2.8 ppm	35 ppm
Maximum 8-hr average	1.7 ppm	9.0 ppm
<b>Ozone (from the Dunkirk Monitoring Site)</b>		
Maximum 1-hr average	0.105 ppm	0.12 ppm
3 yr average of 4 <sup>th</sup> highest daily max 8-hr average	0.089 ppm	0.080 ppm
<b>Volatile Organic Compounds (VOC) (from the Niagara Falls Monitoring Site)</b>		
sum of the average concentrations for 35 volatiles	4.11 ppb =2.73 $\mu\text{g}/\text{m}^3$	NA
ppm = parts per million, ppb = parts per billion by volume Source: 2005 Annual New York State Ambient Air Quality Report <sup>5</sup>		

In general, the measured air quality is very good in this area with most constituent concentrations within applicable ambient air quality standards. It is noted that ozone is the only monitored pollutant violates the applicable standards. Ozone is a regional air quality problem throughout New York, including the central and western areas of the state.

<sup>5</sup> 2001 Annual New York State Air Quality Report Ambient Air Monitoring System. NYS DEC, Division of Air Resources, Albany, NY, July 2002.

<b>Worst-Case One-Hour Concentrations Site Contribution</b>			
	<u>CO(ppm)</u>	<u>VOC(<math>\mu\text{g}/\text{m}^3</math>)</u>	<u>PM<sub>2.5</sub>(<math>\mu\text{g}/\text{m}^3</math>)</u>
Total from site	1.07	90.35	0.0483
+ ambient	2.8	2.73	12.9*
<b>Totals</b>	<b>3.87 ppm</b>	<b>93.08 mg/m<sup>3</sup></b>	<b>12.95 <math>\mu\text{g}/\text{m}^3</math></b>
<b>Standards and Guidance Values</b>			
	35.0 ppm	25,414. $\mu\text{g}/\text{m}^3$ **	15.0 $\mu\text{g}/\text{m}^3$
* 3-yr avg of annual mean			
** Sum of the Annual Guidance Values (AGV)			

The results indicate that the total concentrations under peak hour emissions and worst-case meteorological conditions are well below ambient air quality standards and guidance values. In addition, the local site contribution to the total is generally small, as expected for a retail operation.

It is concluded that air quality impacts for the proposed new facility will not be significant and, even under worst-case emission and meteorological conditions, and will not result in air pollutant levels exceeding National and State health based air quality standards in the site vicinity.

## VI. Potential Odor Impacts

Odor is a generic category of air pollution encompassing substances that result, even in low concentrations, in unwanted olfactory response in humans. As a general matter, most odor impacts result from the emission of organic compounds. In a retail setting, odors are many times the result of the storage of food wastes in trash bins and/or emissions associated with food preparation.

In the case of the proposed Lowe's development in the Town of Hamburg, the only potential odor emitter would be a restaurant operation, if one were to be located in the out-parcel area located along the Southwestern Boulevard frontage.

In particular, it is noted that the products and trash from the Lowe's operation will be dry, inorganic materials. These will be placed in sealed trash compactor/storage units contained within the building. Due to the nature of the waste materials, and the use of sealed compactor/storage units, there is no potential for significant odor impacts from the Lowe's retail use.

As noted above, the only potential odor emitter would be a restaurant operation located in the Southwestern Boulevard frontage area of the site. It is noted in this regard that any odors emitted in this area will be well away from surrounding residential areas and, hence, any emitted odors will be diluted to very low levels by natural dispersion before impacting the residential areas. This is evidenced by the fact that there are already several restaurants located along Southwestern Boulevard and no odor impacts have been noted in adjacent and nearby residential areas.

On the basis of the above factors, it is concluded that the proposed Lowe's retail development does not have the potential to result in significant impacts with respect to odors.

## VII. Impact Assessment Summary

As detailed in the previous sections of this report, neither the indirect emissions due to vehicles traveling to the site nor the direct on-site emissions from building systems and vehicular activity will result in a significant degradation in ambient air quality or result in any contravention of ambient air quality standards. This holds even under very conservative, worst-case emission and meteorological conditions. Under more average conditions, air quality impacts will be even less.

It is concluded that the proposed Lowe's retail site development will not result in any significant air quality impacts.

**Figures**

**Figure 1**  
**Project Location Map**



**Figure 1**  
**Project Location Map**

(Based upon USGS Buffalo SE Quadrangel - NTS)

**Figure 2**  
**Site Plan**



**Figure 3**  
**Pictometry Overlay**



**Appendix A**  
**Emissions Worksheet**

**Lowe's - Town of Hamburg  
Direct Emissions Estimate**

**HVAC**

Peak Energy Use (BTU/Hr) 1.16E+07  
 Natural Gas Heating Value (BTU/scf) 1020  
 Gas peak hour use (scf/hr) 1.14E+04

	<b>PM2.5</b>	<b>VOC</b>	<b>CO</b>
Emission factors (lb/scf)	7.60E-06	5.50E-06	8.40E-05
peak hour emissions (lb/hr)	0.0864	0.0625	0.9553
peak hour emissions (gm/sec)	0.052819172	0.038224401	0.58379085

**Customer Vehicles**

peak hour number of vehicles 928  
 run distance (mi) 0.134469697  
 idle time (sec) 15

emission rates (g/mi)	<b>PM2.5</b>	<b>VOC</b>	<b>CO</b>
2.5 mph	0	7.72	43.53
15 mph	0.020407	1.11	19.04

total site emissions (g/s)	<b>PM2.5</b>	<b>VOC</b>	<b>CO</b>
running @ 15 mph	7.074E-04	3.848E-02	6.600E-01
idle (@ 15 sec)	0	0.02072963	0.116886111

**Heavy Trucks**

peak hour number of vehicles 9  
 running distance (mi) 0.298484848  
 idle time (sec) 180

emission rates	<b>PM2.5</b>	<b>VOC</b>	<b>CO</b>
running @ 10 mph (g/mi)	0.35	1.45	9.52
idle (g/hr)	0.875	19.3	42.28

total site emissions (g/s)	<b>PM2.5</b>	<b>VOC</b>	<b>CO</b>
running @ 10 mph	2.612E-04	1.082E-03	7.104E-03
idle (@ 180 sec)	1.09E-04	2.41E-03	5.29E-03

**Total Site Emissions (g/s-m^2)**

site area (square feet) 739,260  
 Site area (square meters) 68,680

	<b>PM2.5</b>	<b>VOC</b>	<b>CO</b>
HVAC + vehicles + trucks (g/s)	0.054	0.101	1.373
total (g/s-m^2)	7.8476E-07	1.4695E-06	1.9992E-05

**Appendix B**  
**SCREEN3 Dispersion Model Output**

01/04/07  
11:11:24

\*\*\* SCREEN3 MODEL RUN \*\*\*  
\*\*\* VERSION DATED 96043 \*\*\*

Lowes Hamburg - VOC

SIMPLE TERRAIN INPUTS:

SOURCE TYPE = AREA  
EMISSION RATE (G/(S-M\*\*2)) = .146950E-05  
SOURCE HEIGHT (M) = .0000  
LENGTH OF LARGER SIDE (M) = 338.0000  
LENGTH OF SMALLER SIDE (M) = 203.0000  
RECEPTOR HEIGHT (M) = .0000  
URBAN/RURAL OPTION = URBAN

THE REGULATORY (DEFAULT) MIXING HEIGHT OPTION WAS SELECTED.  
THE REGULATORY (DEFAULT) ANEMOMETER HEIGHT OF 10.0 METERS WAS ENTERED.

MODEL ESTIMATES DIRECTION TO MAX CONCENTRATION

BUOY. FLUX = .000 M\*\*4/S\*\*3; MOM. FLUX = .000 M\*\*4/S\*\*2.

\*\*\* FULL METEOROLOGY \*\*\*

\*\*\*\*\*  
\*\*\* SCREEN AUTOMATED DISTANCES \*\*\*  
\*\*\*\*\*

\*\*\* TERRAIN HEIGHT OF 0. M ABOVE STACK BASE USED FOR FOLLOWING DISTANCES \*\*\*

DIST (M)	CONC (UG/M**3)	STAB	U10M (M/S)	USTK (M/S)	MIX HT (M)	PLUME HT (M)	MAX DIR (DEG)
100.	85.49	6	1.0	1.0	10000.0	.00	23.
200.	73.12	6	1.0	1.0	10000.0	.00	31.
300.	24.14	6	1.0	1.0	10000.0	.00	28.
400.	16.74	6	1.0	1.0	10000.0	.00	23.
500.	12.99	6	1.0	1.0	10000.0	.00	16.
600.	10.64	6	1.0	1.0	10000.0	.00	1.
700.	8.928	6	1.0	1.0	10000.0	.00	0.
800.	7.609	6	1.0	1.0	10000.0	.00	1.
900.	6.573	6	1.0	1.0	10000.0	.00	1.
1000.	5.748	6	1.0	1.0	10000.0	.00	0.
1100.	5.080	6	1.0	1.0	10000.0	.00	0.
1200.	4.532	6	1.0	1.0	10000.0	.00	0.
1300.	4.079	6	1.0	1.0	10000.0	.00	0.
1400.	3.697	6	1.0	1.0	10000.0	.00	0.
1500.	3.374	6	1.0	1.0	10000.0	.00	1.
1600.	3.097	6	1.0	1.0	10000.0	.00	0.
1700.	2.858	6	1.0	1.0	10000.0	.00	2.
1800.	2.649	6	1.0	1.0	10000.0	.00	0.
1900.	2.467	6	1.0	1.0	10000.0	.00	0.
2000.	2.306	6	1.0	1.0	10000.0	.00	0.

MAXIMUM 1-HR CONCENTRATION AT OR BEYOND 100. M:  
196. 90.35 6 1.0 1.0 10000.0 .00 30.

\*\*\*\*\*  
\*\*\* SUMMARY OF SCREEN MODEL RESULTS \*\*\*  
\*\*\*\*\*

CALCULATION PROCEDURE	MAX CONC (UG/M**3)	DIST TO MAX (M)	TERRAIN HT (M)
----- SIMPLE TERRAIN	----- 90.35	----- 196.	----- 0.

\*\*\*\*\*  
\*\* REMEMBER TO INCLUDE BACKGROUND CONCENTRATIONS \*\*  
\*\*\*\*\*

01/04/07  
11:13:53

\*\*\* SCREEN3 MODEL RUN \*\*\*  
\*\*\* VERSION DATED 96043 \*\*\*

Lowes Hamburg - PM2.5

SIMPLE TERRAIN INPUTS:

SOURCE TYPE = AREA  
EMISSION RATE (G/(S-M\*\*2)) = .784760E-06  
SOURCE HEIGHT (M) = .0000  
LENGTH OF LARGER SIDE (M) = 338.0000  
LENGTH OF SMALLER SIDE (M) = 203.0000  
RECEPTOR HEIGHT (M) = .0000  
URBAN/RURAL OPTION = URBAN

THE REGULATORY (DEFAULT) MIXING HEIGHT OPTION WAS SELECTED.  
THE REGULATORY (DEFAULT) ANEMOMETER HEIGHT OF 10.0 METERS WAS ENTERED.

MODEL ESTIMATES DIRECTION TO MAX CONCENTRATION

BUOY. FLUX = .000 M\*\*4/S\*\*3; MOM. FLUX = .000 M\*\*4/S\*\*2.

\*\*\* FULL METEOROLOGY \*\*\*

\*\*\*\*\*  
\*\*\* SCREEN AUTOMATED DISTANCES \*\*\*  
\*\*\*\*\*

\*\*\* TERRAIN HEIGHT OF 0. M ABOVE STACK BASE USED FOR FOLLOWING DISTANCES \*\*\*

DIST (M)	CONC (UG/M**3)	STAB	U10M (M/S)	USTK (M/S)	MIX HT (M)	PLUME HT (M)	MAX DIR (DEG)
100.	45.65	6	1.0	1.0	10000.0	.00	23.
200.	39.05	6	1.0	1.0	10000.0	.00	31.
300.	12.89	6	1.0	1.0	10000.0	.00	28.
400.	8.939	6	1.0	1.0	10000.0	.00	23.
500.	6.940	6	1.0	1.0	10000.0	.00	16.
600.	5.680	6	1.0	1.0	10000.0	.00	1.
700.	4.768	6	1.0	1.0	10000.0	.00	0.
800.	4.064	6	1.0	1.0	10000.0	.00	1.
900.	3.510	6	1.0	1.0	10000.0	.00	1.
1000.	3.069	6	1.0	1.0	10000.0	.00	0.
1100.	2.713	6	1.0	1.0	10000.0	.00	0.
1200.	2.420	6	1.0	1.0	10000.0	.00	0.
1300.	2.178	6	1.0	1.0	10000.0	.00	0.
1400.	1.974	6	1.0	1.0	10000.0	.00	0.
1500.	1.802	6	1.0	1.0	10000.0	.00	1.
1600.	1.654	6	1.0	1.0	10000.0	.00	0.
1700.	1.526	6	1.0	1.0	10000.0	.00	2.
1800.	1.415	6	1.0	1.0	10000.0	.00	0.
1900.	1.317	6	1.0	1.0	10000.0	.00	0.
2000.	1.232	6	1.0	1.0	10000.0	.00	0.

MAXIMUM 1-HR CONCENTRATION AT OR BEYOND 100. M:  
196. 48.25 6 1.0 1.0 10000.0 .00 30.

\*\*\*\*\*  
\*\*\* SUMMARY OF SCREEN MODEL RESULTS \*\*\*  
\*\*\*\*\*

CALCULATION PROCEDURE	MAX CONC (UG/M**3)	DIST TO MAX (M)	TERRAIN HT (M)
----- SIMPLE TERRAIN	----- 48.25	----- 196.	----- 0.

\*\*\*\*\*  
\*\* REMEMBER TO INCLUDE BACKGROUND CONCENTRATIONS \*\*  
\*\*\*\*\*

01/04/07  
11:05:57

\*\*\* SCREEN3 MODEL RUN \*\*\*  
\*\*\* VERSION DATED 96043 \*\*\*

Lowes Hamburg - CO

SIMPLE TERRAIN INPUTS:

SOURCE TYPE = AREA  
EMISSION RATE (G/(S-M\*\*2)) = .199920E-04  
SOURCE HEIGHT (M) = .0000  
LENGTH OF LARGER SIDE (M) = 338.0000  
LENGTH OF SMALLER SIDE (M) = 203.0000  
RECEPTOR HEIGHT (M) = .0000  
URBAN/RURAL OPTION = URBAN

THE REGULATORY (DEFAULT) MIXING HEIGHT OPTION WAS SELECTED.  
THE REGULATORY (DEFAULT) ANEMOMETER HEIGHT OF 10.0 METERS WAS ENTERED.

MODEL ESTIMATES DIRECTION TO MAX CONCENTRATION

BUOY. FLUX = .000 M\*\*4/S\*\*3; MOM. FLUX = .000 M\*\*4/S\*\*2.

\*\*\* FULL METEOROLOGY \*\*\*

\*\*\*\*\*  
\*\*\* SCREEN AUTOMATED DISTANCES \*\*\*  
\*\*\*\*\*

\*\*\* TERRAIN HEIGHT OF 0. M ABOVE STACK BASE USED FOR FOLLOWING DISTANCES \*\*\*

DIST (M)	CONC (UG/M**3)	STAB	U10M (M/S)	USTK (M/S)	MIX HT (M)	PLUME HT (M)	MAX DIR (DEG)
100.	1163.	6	1.0	1.0	10000.0	.00	23.
200.	994.8	6	1.0	1.0	10000.0	.00	31.
300.	328.4	6	1.0	1.0	10000.0	.00	28.
400.	227.7	6	1.0	1.0	10000.0	.00	23.
500.	176.8	6	1.0	1.0	10000.0	.00	16.
600.	144.7	6	1.0	1.0	10000.0	.00	1.
700.	121.5	6	1.0	1.0	10000.0	.00	0.
800.	103.5	6	1.0	1.0	10000.0	.00	1.
900.	89.43	6	1.0	1.0	10000.0	.00	1.
1000.	78.20	6	1.0	1.0	10000.0	.00	0.
1100.	69.11	6	1.0	1.0	10000.0	.00	0.
1200.	61.66	6	1.0	1.0	10000.0	.00	0.
1300.	55.49	6	1.0	1.0	10000.0	.00	0.
1400.	50.30	6	1.0	1.0	10000.0	.00	0.
1500.	45.90	6	1.0	1.0	10000.0	.00	1.
1600.	42.13	6	1.0	1.0	10000.0	.00	0.
1700.	38.88	6	1.0	1.0	10000.0	.00	2.
1800.	36.04	6	1.0	1.0	10000.0	.00	0.
1900.	33.56	6	1.0	1.0	10000.0	.00	0.
2000.	31.37	6	1.0	1.0	10000.0	.00	0.

MAXIMUM 1-HR CONCENTRATION AT OR BEYOND 100. M:  
196. 1229. 6 1.0 1.0 10000.0 .00 30.

\*\*\*\*\*  
\*\*\* SUMMARY OF SCREEN MODEL RESULTS \*\*\*  
\*\*\*\*\*

CALCULATION PROCEDURE	MAX CONC (UG/M**3)	DIST TO MAX (M)	TERRAIN HT (M)
-----	-----	-----	-----
SIMPLE TERRAIN	1229.	196.	0.

\*\*\*\*\*  
\*\* REMEMBER TO INCLUDE BACKGROUND CONCENTRATIONS \*\*  
\*\*\*\*\*



■ Noise Impact Assessment for:

**LOWE'S HOME**

**IMPROVEMENT WAREHOUSE**

Hamburg, New York

■ Prepared for:

**Lowe's Companies Inc.**

11 December 2006

55 Railroad Row, White River Junction, Vermont 05001

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## 1. INTRODUCTION

A Lowe's Home Improvement Warehouse is proposed to be constructed in Hamburg, New York. To assess whether the proposed store will meet state and local noise standards, Resource Systems Group conducted an analysis of potential noise levels from the store. The analysis included the use of sound level data from operations of similar Lowe's stores, monitoring conducted at the proposed Lowe's site, and modeling future sound levels at the adjacent properties resulting from the Lowe's operations.

This study includes:

- A primer on noise
- A description of the applicable noise standards
- A description of noise sources from Lowe's
- Monitoring results
- Modeling results
- Suggested mitigation

## 2. A NOISE PRIMER

### 2.1. WHAT IS NOISE?

Noise is defined as "a sound of any kind, especially when loud, confused, indistinct, or disagreeable."<sup>1</sup> Passing vehicles, a noisy refrigerator, or an air conditioning system are sources of noise which may be bothersome or cause annoyance. These sounds are a part of generally accepted everyday life, and can be measured, modeled, and, if necessary, controlled.

### 2.2. HOW IS SOUND DESCRIBED?

Sound is caused by variations in air pressure at a range of frequencies. Sound levels that are detectable by human hearing are defined in the decibel (dB) scale, with 0 dB being the threshold of human hearing, and 135 dB causing pain and permanent damage to the ear. Figure 1 shows the sound levels of typical activities that generate noise.

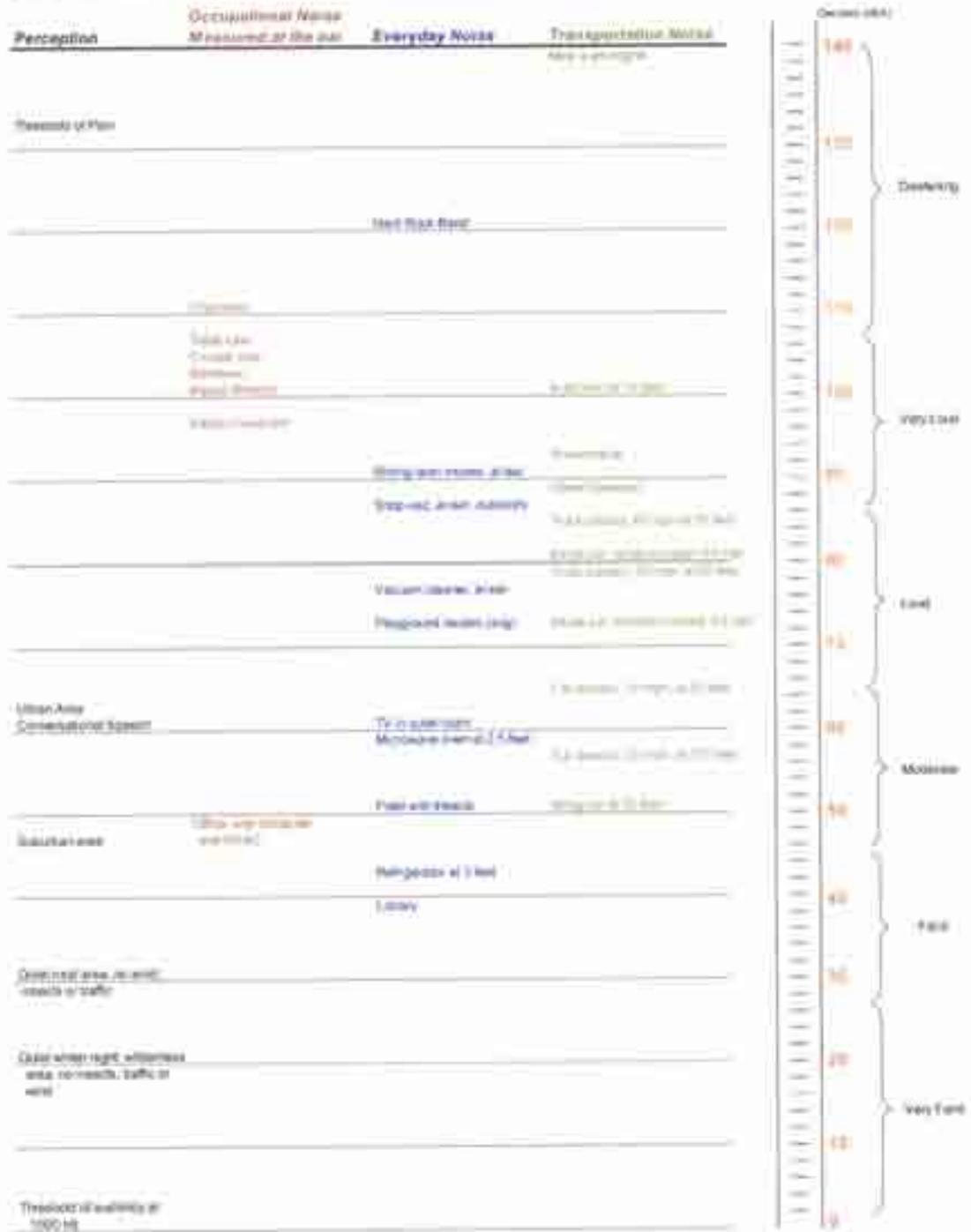
The decibel scale is logarithmic, which tends to weight louder noises. Therefore, it approximates the human perception of relative loudness very well. For example, in a quiet environment, the sound of a single car passing by would be very noticeable and cause a substantial increase in the sound level; while on a busy street, a single additional car would be barely noticeable.

---

<sup>1</sup> "The American Heritage Dictionary of the English Language," Houghton Mifflin Company, 1981.



Figure 1: Basic Theory: Common Sounds in Decibels



In addition, the decibel scale can be weighted to mimic the human perception of certain frequencies. The most common of these weighting scales is the "A" weighting and this scale is used most frequently in environmental noise analysis. Sound levels that are weighted by the "A" scale have units of dBA or dB(A)

To account for changes over time, a weighted average sound level called the "equivalent" sound level ( $L_{eq}$ ) is often used.  $L_{eq}$  averages sound pressure rather than decibels, and results in weighting loud and infrequent noises more heavily than quieter and more frequent noises. For example, a train passing by for one minute out of an hour could produce sound levels around 90 dBA while passing by, but the equivalent sound level for the entire hour would be 72 dBA.  $L_{eq}$  is also often used in environmental noise analysis. The day-night sound level ( $L_{dn}$ ) is also commonly used by the U.S. Environmental Protection Agency (U.S. EPA) in referencing community noise. The  $L_{dn}$  is simply a time-weighted average, similar to  $L_{eq}$ , except that the nighttime sound levels are weighted by +10 dB.

### 2.3. HOW IS SOUND MODELED?

The decibel sound level is on a logarithmic scale. One manifestation of this is that sound *power* increases by a factor of 10 for every 10 dB increase. However, for every 10 dB increase, we *perceive* an approximate doubling of loudness. Small changes in sound level, below 3 dB, are generally not perceptible.

For a point source, sound level diminishes or attenuates by 6 dB for every doubling of distance due to geometrical divergence. For example, if an idling truck is measured at 50 feet as 66 dBA, at 100 feet it will be heard as 60 dBA, and at 200 feet, 54 dBA. Along a road, sound is generated as a line source. Line sources attenuate their sound at 3 dB to 4.5 dB per doubling distance, depending on the sound reflectivity of the ground.

Other factors, such as intervening vegetation, walls, berms, buildings, and atmospheric absorption will also further reduce the sound level reaching the listener. In each of these, higher frequencies will attenuate faster than lower frequencies. Finally, the ground can also have an impact on sound levels. Harder ground generally increases and softer ground generally decreases the sound level at a receiver. Reflections off of buildings and walls can increase broadband sound levels by as much as 3 dB.

If we add two equal sources together, the resulting sound level will be 3 dB higher. For example, if one machine registers 86 dBA at 50 feet, two machines would register 3 dB more, or 89 dBA at that distance. In a similar manner, at a distance of 50 feet, four machines, all operating at the same place and time, would register 92 dBA and eight machines would register 95 dBA. If the two sources differ in sound level then 0-3 dB will be added to the higher level as shown in Table 1.



**Table 1: Decibel Addition**

If Two Sources Differ By	Add
0-1 dB	3 dB
2-4 dB	2 dB
5-9 dB	1 dB
>9 dB	0 dB

### 3. NOISE STANDARD

The Town of Hamburg does not have a quantitative noise standard. The town does qualitatively address noise in Chapter 175 of the town code entitled *Noise*. A copy of Chapter 175 is provided in Appendix A. The document states in Article II entitled *Loud Noise Prohibited* that,

- A. The creation of any unnecessary and unreasonably loud or disturbing noise is prohibited as a public nuisance.
- B. Noise of such character, intensity and duration as to be detrimental to the life, health or welfare of the inhabitants of the Town of Hamburg is prohibited as a public nuisance.
- C. In particular, without excluding other types of prohibited sounds by failure to enumerate them, all sleep-disturbing noises are prohibited. Sleep disturbing noises shall mean any unnecessary and unreasonably loud or disturbing sounds occurring during the hours between 11:00 p.m. and 7:00 a.m. and unreasonably interfering with sleep, comfort, health and repose of any individual within hearing thereof or in the vicinity."

While the Code of the Town of Hamburg does not quantify what level of sound can cause sleep disturbance, the World Health Organization (WHO) recommends a standard of 60 dB LAfmax<sup>1</sup> and 45 dB LAeq over 8-hours at night, to protect against sleep disturbance.

In addition to the noise requirements set forth by the Code of the Town of Hamburg, the New York State Department of Environmental Conservation (NY DEC) has adopted a Program Policy, "Assessing and Mitigating Noise Impacts." The Policy gives background on noise generation and reviews standards that have been used in the State and by others. The Policy does not set a noise standard, but gives general guidelines for conducting a noise impact study, evaluating impacts, and mitigating impacts. The document generally discusses impacts in terms of increases in sound levels. For example, the document states that "Sound pressure increases of more than 6 dB may require a closer analysis of impact potential depending on existing SPL's [sound pressure levels] and the character of surrounding land use and receptors." In addition, the document states that, "There may be occasions where an increase in SPL's of greater than 6 dB(A) might be acceptable. The addition of any noise source, in a non-industrial setting should not raise the ambient noise level above a maximum of 65 dB(A)." Note that the 6 dB increase in the DEC document refers to an average hourly level rather than an instantaneous maximum.

<sup>1</sup> LAfmax is the maximum instantaneous sound level, measured using the fast-response setting on a sound level meter.



With this, the noise goals for this noise study are to:

1. Keep average hourly sound levels due to operational sources at Lowe's to 6 dB or less than existing background sound pressure levels or 65 dBA, whichever is lower, at nearby residences.
2. Ensure that maximum sound pressure levels from Lowe's nighttime operational sources do not exceed 60 dBA at nearby residences to avoid sleep disturbance.
3. Make sure that nighttime sound pressure levels average 45 dBA or less over an 8-hour period at nearby residences to avoid sleep disturbance.

#### 4. BACKGROUND SOUND LEVELS

To establish the background sound level at the proposed site, sound level monitoring was completed for a 24-hour period from approximately 5:30 PM, Wednesday, October 18<sup>th</sup> to 5:30 PM, Thursday, October 19<sup>th</sup>, 2006. The sound levels were obtained using a Cesva SC310 Type I<sup>1</sup> integrating sound level meter and a Brüel & Kjær 2238 Type I<sup>1</sup> integrating sound level meter. ANSI Type I sound level meters are accurate to within  $\pm 1$  dB. The sound level meters were calibrated to a 94 dB tone using a Brüel & Kjær 4231 calibrator before and after monitoring to ensure accurate recording of sound levels. Each meter was fitted with a waterproof windscreen.

The prevailing weather during the monitoring period was mostly cloudy skies, temperatures ranging from 55°F at night to 61°F during the day, and winds generally between 6 and 13 mph. It rained from 1:00 PM on the second day to the end of the monitoring period.

Figure 2 shows the two monitoring locations at the proposed Lowe's site. The location of the proposed store is superimposed over an aerial photograph for reference. The figure shows the residential areas along Oregon Street, Heatherwood Drive, Pineview Drive, Cumberland Lane, and Dogwood Lane, where impacts of noise would be of greatest concern. The location of Station 1 was chosen to represent background sound levels experienced by the residential areas on Cumberland Lane, Pineview Drive, and Heatherwood Drive. Station 2 was chosen to represent background sound experienced by the homes on Dogwood Lane and Oregon Street because of their proximity to Southwestern Blvd which is the main road through the area, and traffic is the dominant background noise source in the project area.

---

<sup>1</sup> ANSI S1.4-1983 Specifications for Sound Level Meters



Figure 2: Background Sound Monitoring Map



The results of the monitoring are shown in Figure 3 for Station 1 and Figure 4 for Station 2. The results are presented as one-second average (Leq 1-sec) and hourly average (Leq 1-hr) sound pressure levels. The lowest measured daytime hourly average sound pressure level was 48 dBA at Station 1 and 50 dBA at Station 2. With these background levels, the NY DEC guidelines will be met if predicted hourly average sound levels are 54 dBA ( $48 \text{ dBA} + 6 \text{ dB}$ ) or less at nearby residences.



Figure 3: Existing Background Sound Levels (dBA) at Station 1

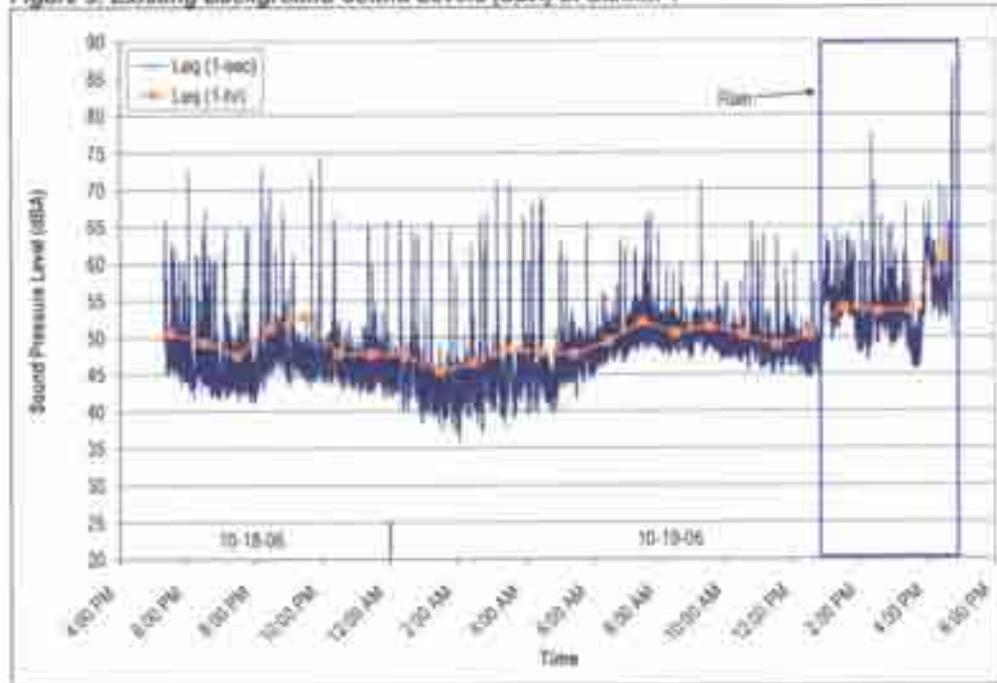
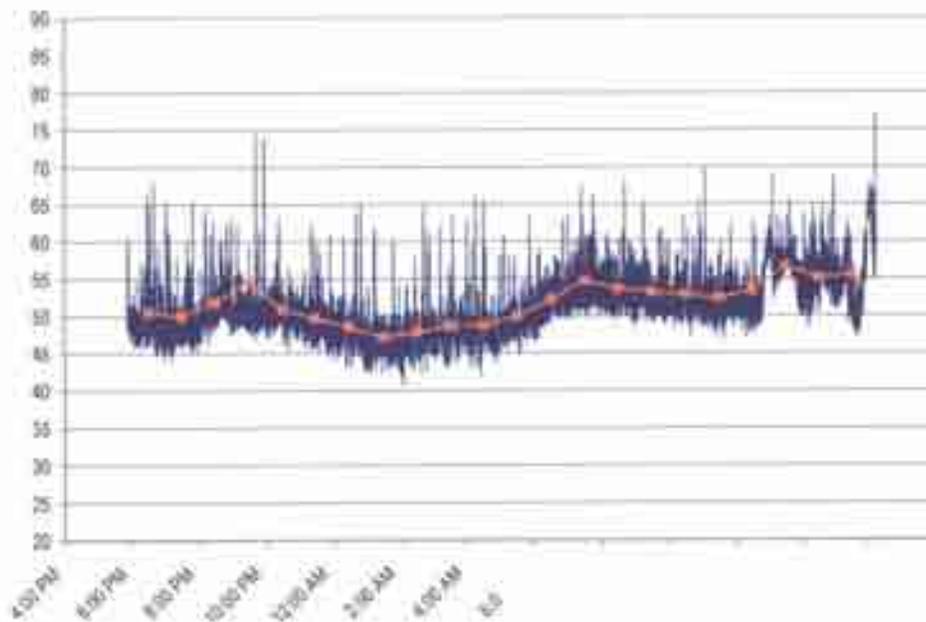


Figure 4: Existing Background Sound Levels at Station 2



## 5. NOISE GENERATED FROM LOWE'S

RSG staff recorded sound levels continuously at several other operating Lowe's Home Improvement Centers. We observed and recorded noise generated from vendor delivery trucks, Lowe's delivery trucks, forklifts loading and unloading material, backup alarms, HVAC units, loading of the trash compactor, a backup generator, and the outdoor public address system. A summary of the noise sources and maximum noise emission levels are shown in Table 2.

**Table 2: Lowe's Base Sound Emission Levels**

Sound Source	Maximum Sound Level at 50 feet (dB, L <sub>AFmax</sub> )
HVAC units	48.6 each
Forklift with Backup Alarm on Lowest Setting	67.5
Forklift Operating	83.8
Public Address System	58.3
Outdoor Loading of Compactor	84.1
Outdoor Phone	68.6
Bang from Loading in Garden Center	84.1
Bang from Loading in Lumber Loading Area	90.2
Truck idling	58.5
Truck Air Brake	89.3
Truck Horn	88.3
Backup Generator	74.8

Using these actual recorded sound levels, we then conducted sound modeling of the proposed Lowe's site in Hamburg.

## 6. MODELING RESULTS

Modeling was completed for the project using CADNA A acoustical modeling software. This modeling tool, produced by Datakustik GmbH, is an internationally accepted acoustical model, and is used by many other noise control professionals in the United States and abroad. The software has a high level of reliability and follows methods specified by the International Standards Organization in their ISO 9613-2 standard, "Acoustics – Attenuation of sound during propagation outdoors, Part 2: General Method of Calculation." The standard states,

"This part of ISO 9613 specifies an engineering method for calculating the attenuation of sound during propagation outdoors in order to predict the levels of environmental noise at a distance from a variety of sources. The method predicts the equivalent continuous A-weighted sound pressure level ... under meteorological conditions favorable to propagation from sources of known sound emissions. These conditions are for downwind propagation ... propagation under a well-developed moderate ground-based temperature inversion, such as commonly occurs at night."



The model takes into account source sound power levels, surface reflection and absorption, atmospheric absorption, geometric divergence, meteorological conditions, walls, barriers, berms, and terrain.

A 5 by 5 meter grid of receivers was set up covering over 150 acres around the site. In addition, 28 discrete receivers were modeled at ground level, and 28 receivers were modeled at the second-story level at the nearest residences. Figure 5 shows the locations of each modeled source and the 56 discrete receivers.

Figure 5: Proposed Site Plan with Locations of Modeled Noise Sources and Receivers



The period of highest sound levels at Lowe's typically occurs during the morning period when there are the greatest number of vendor deliveries and associated loading/unloading activities. The results of the Cadna A modeling for this worst-case one-hour period are shown in Table 3. The receiver numbers in Table 3 correspond to the numbered receivers in Figure 5. For the worst-case hour, we made conservative assumptions to be certain we fully evaluated the potential impact. Table 3 also shows the maximum sound pressure levels and the nighttime 8-hour average sound levels that were modeled at each receiver. All sound pressure levels in Table 3 are a result of the sources shown in



Figure 5 and the mitigation of the trees and berms also shown in Figure 5 which will be discussed in further detail in Section 7. A table of the sources used for the model run and their operating times is located in Appendix B.

**Table 3: Modeling Results (dBA)**

Receiver Number	Ground Receivers (5 feet)			2nd Story Receivers (13 feet)		
	Modeled One-Hour Average Sound Level (dBA)	Modeled Maximum Sound Level (dBA)	Nighttime 8-hour Average Sound Level (dBA)	Modeled One-Hour Average Sound Level (dBA)	Modeled Maximum Sound Level (dBA)	Nighttime 8-hour Average Sound Level (dBA)
1	44	58	40	43	57	38
2	48	59	41	47	59	41
3	46	56	39	49	60	42
4	47	57	39	46	56	38
5	46	57	39	48	59	41
6	43	55	36	48	59	40
7	43	54	36	46	58	39
8	42	55	36	46	57	39
9	43	54	36	46	58	39
10	44	56	37	46	58	39
11	44	56	38	46	58	39
12	43	56	37	47	59	40
13	45	56	38	44	56	37
14	45	56	38	47	58	40
15	44	56	38	46	57	39
16	43	55	37	45	56	39
17	43	54	37	44	55	38
18	41	52	36	43	55	38
19	40	53	35	41	54	36
20	38	51	34	40	53	36
21	37	49	33	37	48	33
22	35	49	31	38	49	34
23	35	49	32	39	53	35
24	38	51	34	41	55	36
25	40	53	36	43	57	38
26	37	53	34	40	55	36
27	38	50	37	40	59	39
28	37	47	36	38	54	37

The highest one-hour average sound level at a nearby home from the operational sources at Lowe's is 48 dBA at Ground Receiver 2 and 49 dBA at 2<sup>nd</sup>-Story Receiver 3. Ground Receiver 2 is located at the end of Heatherwood Drive and 2<sup>nd</sup>-Story Receiver 3 is located on Pineview Drive. The predicted sound levels for all modeled receivers are within the NY DEC guidelines which sets the maximum one-hour average sound level at 54 dBA for this project.

The highest maximum sound level at a nearby residence from the operational sources at Lowe's is 59 dBA at Ground Receiver 2 and 60 dBA at 2<sup>nd</sup>-Story Receiver 3. The maximum sound levels at each of these receivers are due to pallets being dropped in the material staging area. The highest 8-hour average sound level at night is 41 dBA at Ground Receiver 2 and 42 dBA at 2<sup>nd</sup>-Story Receiver 3. The



predicted maximum sound levels at all modeled receivers are within the WHO's guidelines to protect against sleep disturbance (60 dB LAfmax<sup>1</sup> and 45 dB LAeq over 8-hours at night).

## 7. RECOMMENDED MITIGATION

Based on NY SEQR guidelines, the Code of the Town of Hamburg, and WHO sleep disturbance guidelines, the noise goals for this noise study are to:

1. Keep average hourly sound levels due to operational sources at Lowe's, 6 dB or less than existing background sound pressure levels at nearby residences.
2. Ensure that maximum sound pressure levels from Lowe's operational sources do not exceed 60 dBA at nearby residences to avoid sleep disturbance.
3. Make sure that nighttime sound pressure levels average 45 dBA or less over an 8-hour period at nearby residences to avoid sleep disturbance.

In order to meet the noise goals, mitigation is needed around the northwest corner of the store near the material staging area and around the northeast corner of the store near the truck well and turning area. The modeling results shown in Table 3 reflect the construction of a berm in the northwest and northeast corners of the store as shown in Figure 5. There are several similar mitigation options though, that will achieve similar results and meet all three noise goals listed above. These mitigation options are:

1. Construct two berms. The berm at the northwest corner of the store should be 12 feet high by 525 feet long, and the berm at the northeast corner of the store should be 10 feet high by 370 feet long. The locations of the berms with respect to the store can be seen in Figure 6. Figure 7 shows a 3-dimensional view of the berms from the northwest.
2. Construct two sound walls. The wall at the northwest corner of the store should be 12 feet high by 525 feet long and the wall at the northeast corner of the store should be 8 feet high by 370 feet long. The locations of the walls with respect to the store are shown in Figure 8. Figure 9 shows a 3-dimensional view of the sound walls from the northwest.
3. Construct two smaller berms with two smaller sound walls on top of each berm. The berm at the northwest corner of the store should be 6 feet high by 525 feet long with a wall on top of the berm which is 6 feet high and 525 feet long as well. The berm at the northeast corner of the store should be 6 feet high by 370 feet long with a wall on top of the berm which is 4 feet high by 370 feet long. The locations of the berms and sound walls with respect to the store can be seen in Figure 10, and a 3-dimensional view from the northwest is shown in Figure 11.

---

<sup>1</sup> LAfmax is the maximum instantaneous sound level, measured using the fast-response setting on a sound level meter.



Figure 6: Berm Locations and Details



Figure 7: 3D-View of the Berms from the Northwest



Figure 8: Sound Wall Locations and Details



Figure 9: 3D View of the Sound Walls from the Northwest



Figure 10: Berm and Sound Wall Combination Locations and Details



Figure 11: 3D View of the Berm and Sound Wall Combinations from the Northwest



To be consistent with the NY SEQGR guidelines, Lowe's must also show that it has undertaken all reasonably available means to control noise. As a result, we recommend further mitigation steps beyond the two berms that can be taken:

1. Prohibit the discretionary use of truck horns in the rear of the building. This can be achieved by posting signs or notifying drivers directly.
2. To further mitigate beyond the acceptable limits, Lowe's reports that 98% of deliveries occur between 7:00 AM and 4:00 PM. The majority of deliveries occur on weekdays. In addition, 75% of the deliveries are scheduled. At no time would Lowe's accept deliveries earlier than 5:00 AM or later than 11:00 PM, which is their expanded time frame in case emergency deliveries are needed.
3. Equip forklifts and Lowe's delivery trucks with adjustable backup alarms suitable for a low-noise environment.

## 8. CONCLUSIONS

Background sound level measurements were conducted at the proposed site. Measurements revealed that the lowest monitored daytime hourly average sound pressure level was 48 dBA. With NY SEQGR guidelines recommending increases in sound level of no greater than 6 dB or 65 dBA, whichever is greater, and the Town of Hamburg standards prohibiting sounds that cause sleep disturbance, the following sound impact goals were set:



- 1) Hourly average sound levels not to exceed 54 dBA during any hour of the day at any residence.
- 2) Nighttime sound levels not to exceed 60 dBA on an instantaneous basis or 45 dBA averaged over the 8-hour night.

Sound levels from operational sources were modeled at the proposed Lowe's Home Improvement Warehouse site in Hamburg, New York. We found that the Lowe's store will produce average sound levels at nearby residences within the NY SEQR guidelines. The highest modeled hourly average sound pressure level was 49 dBA which is 1 dB higher than the lowest monitored daytime hourly average sound pressure level. We also found that the maximum sound pressure levels and the nighttime 8-hour average sound levels at nearby residences from the operational sources at Lowe's will be within the goals set to avoid sleep disturbance.

In order to meet the noise goals, mitigation is needed around the northwest corner of the store near the material staging area and around the northeast corner of the store near the truckwell and turning area. Three mitigation options in these areas are provided including two berms, two sound walls, and combinations of berms and sound walls. There are also other reasonably available steps to further control noise from the site. These include:

1. Prohibit the discretionary use of truck horns in the rear of the building. This can be achieved by posting signs or notifying drivers directly.
4. To further mitigate beyond the acceptable limits, Lowe's reports that 98% of deliveries occur between 7:00 AM and 4:00 PM. The majority of deliveries occur on weekdays. In addition, 75% of the deliveries are scheduled. At no time would Lowe's accept deliveries earlier than 5:00 AM or later than 11:00 PM, which is their expanded time frame in case emergency deliveries are needed.
2. Equip forklifts and Lowe's delivery trucks with adjustable backup alarms suitable for a low-noise environment.



**APPENDIX A**

**TOWN OF HAMBURG CODE – CHAPTER 175**



## **Code of the Town of Hamburg, New York**

### **Chapter 175: NOISE**

[HISTORY: Adopted by the Town Board of the Town of Hamburg 9-3-1963; effective 9-21-1963. Amendments noted where applicable.]

---

#### **ARTICLE I Legislative Intent**

##### **§ 175-1. Legislative intent.**

By adoption of this chapter, the Town Board of the Town of Hamburg declares its intent to prohibit and/or regulate in a manner consistent with the health, welfare and safety of the citizens of this town breaches of the peace, improper assembly, unreasonably loud and disturbing noises, profane, vulgar and/or obscene language or conduct. Therefore, the Town Board, in the exercise of its police power vested in it under § 130 of the Town Law of the State of New York, does hereby enact the following ordinance:

---

#### **ARTICLE II Loud Noises Prohibited**

##### **§ 175-2. Prohibitions. [Amended 6-14-1982 by L.L. No. 2-1982]**

- A. The creation of any unnecessary and unreasonably loud or disturbing noise is prohibited as a public nuisance.
- B. Noise of such character, intensity and duration as to be detrimental to the life, health or welfare of the inhabitants of the Town of Hamburg is prohibited as a public nuisance.
- C. In particular, without excluding other types of prohibited sounds by failure to enumerate them, all sleep-disturbing noises are prohibited. Sleep-disturbing noises shall mean any unnecessary and unreasonably loud or disturbing sounds occurring during the hours between 11:00 p.m. and 7:00 a.m. and unreasonably interfering with the sleep, comfort, health and repose of any individual within hearing thereof or in the vicinity.

---

#### **ARTICLE III Profane, Vulgar, Obscene Language**

##### **§ 175-3. Acts to provoke breach of peace prohibited.**

No person shall, with intent to provoke a breach of the peace or whereby a breach of the peace may be caused, commit any of the following acts:

- A. Use of offensive, disorderly, threatening, obscene or insulting language, conduct or behavior.
- B. Act in such manner to annoy, disturb, interfere with, obstruct or be offensive to others.
- C. Cause a crowd to collect by his actions, except when lawfully addressing such crowds.
- D. Interfere with any person or persons by jostling, crowding or placing one's hand in or near a person's pocket, pocketbook or handbag.
- E. Station himself on any public street or sidewalk for the purpose of soliciting alms unlawfully or insulting passersby.

- F. Frequent or loiter about any public place for the purpose of soliciting or committing a crime against nature, prostitution or other immoral acts.

---

#### **ARTICLE IV Loitering or Riotous Actions Prohibited**

##### **§ 175-4. Crowds.**

No person shall take part in, join, aid or abet any riotous or tumultuous crowds or assemblies on the public streets, walks or property adjacent thereto.

##### **§ 175-5. Loitering.**

No person shall loiter about the public streets, walks or doorways of businesses, restaurants or taverns catering to the public.

---

#### **ARTICLE V Penalties**

##### **§ 175-6. Penalties for offenses. [Amended 6-14-1982 by L.L. No. 2-1982]**

- A. Any violation of this chapter may be declared an offense and, upon conviction of a first offense hereunder, a person shall be subject to a criminal fine of not less than \$50 or more than \$250 or imprisonment for not more than 10 days, or both. Upon a second conviction hereunder, the penalty shall be a criminal fine of not less than \$100 or more than \$250 or imprisonment for not more than 10 days, or both.
- B. Each day (a twenty-four-hour period) shall constitute a separate offense.

---

#### **ARTICLE VI Saving Clause**

##### **§ 175-7. Severability.**

If any clause, sentence, paragraph, section or part of this chapter shall be adjudged invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate the remainder.

---

#### **ARTICLE VII Effective Date**

##### **§ 175-8. Effective date.**

This chapter has been duly adopted by the Town Board of the Town of Hamburg at its regular meeting September 3, 1963, and shall take effect 10 days after publication and posting or immediately upon personal service as provided by § 133 of the Town Law of the State of New York.

**APPENDIX B**

**MODELED LOWE'S OPERATIONAL SOURCES**



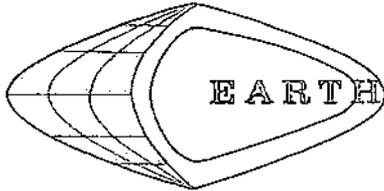
Name	Hourly Daytime Operating Time	Units	Nighttime Operating Time - Out of 8-Hours	Units	Height	UTM Coordinates (NAD 83)		Elevation
					(m)	X (m)	Y (m)	Z (m)
HVAC Unit 1	60	minutes	60	minutes	1 meter above roof	675901.6	4735875.7	228.4
HVAC Unit 2	60	minutes	60	minutes	1 meter above roof	675902.0	4735852.5	228.4
HVAC Unit 3	60	minutes	60	minutes	1 meter above roof	675902.7	4735827.9	228.4
HVAC Unit 4	60	minutes	60	minutes	1 meter above roof	675923.4	4735828.4	228.4
HVAC Unit 5	60	minutes	60	minutes	1 meter above roof	675922.5	4735853.2	228.4
HVAC Unit 6	60	minutes	60	minutes	1 meter above roof	675921.7	4735876.5	228.4
HVAC Unit 7	60	minutes	60	minutes	1 meter above roof	675945.4	4735877.0	228.4
HVAC Unit 8	60	minutes	60	minutes	1 meter above roof	675946.4	4735853.4	228.4
HVAC Unit 9	60	minutes	60	minutes	1 meter above roof	675947.2	4735828.9	228.4
HVAC Unit 10	60	minutes	60	minutes	1 meter above roof	675972.0	4735829.5	228.4
HVAC Unit 11	60	minutes	60	minutes	1 meter above roof	675971.7	4735854.2	228.4
HVAC Unit 12	60	minutes	60	minutes	1 meter above roof	675971.4	4735877.5	228.4
HVAC Unit 13	60	minutes	60	minutes	1 meter above roof	675994.7	4735878.5	228.4
HVAC Unit 14	60	minutes	60	minutes	1 meter above roof	675995.7	4735854.9	228.4
HVAC Unit 15	60	minutes	60	minutes	1 meter above roof	675996.7	4735830.0	228.4
HVAC Unit 16	60	minutes	60	minutes	1 meter above roof	676020.7	4735830.7	228.4
HVAC Unit 17	60	minutes	60	minutes	1 meter above roof	676019.7	4735855.5	228.4
HVAC Unit 18	60	minutes	60	minutes	1 meter above roof	676018.9	4735879.2	228.4
HVAC Unit 19	60	minutes	60	minutes	1 meter above roof	676000.5	4735901.0	228.4
HVAC Unit 20	60	minutes	60	minutes	1 meter above roof	675962.9	4735900.2	228.4
Emergency Generator	10	minutes	10	minutes	1.5	675937.2	4735898.6	220.2
Trash Compactor	41	seconds	82	seconds	1.5	675927.1	4735910.4	219.9
Loading Bangs - Garden Center	1	second	2	seconds	1.5	676043.1	4735856.5	220.4
Truck Idling	2	minutes	4	minutes	1.5	676029.7	4735903.8	220.4
Forklift Moving in MSA	48	minutes	96	minutes	1.5	675906.6	4735908.6	219.9
Forklift - Bangs from Loading	1	minutes	2	minutes	1.5	675897.4	4735909.3	220.0
Truck Air Brake	3	seconds	6	seconds	1	675883.3	4735934.2	218.9
Truck Air Brake	3	seconds	6	seconds	1	676074.2	4735926.2	218.9
Box Truck Idling Near MSA	1	minute	2	minutes	1	675909.6	4735917.2	219.2
Loading Bangs - Material Staging Area	15	seconds	30	seconds	1	675902.2	4735903.1	219.6
Forklift Backup Alarm	2	minutes	4	minutes	1	675893.9	4735902.1	219.7
Public Address System 1	5	seconds	10	seconds	5	675920.5	4735894.9	223.8
Public Address System 2	5	seconds	10	seconds	5	676024.1	4735897.7	223.9
Outdoor Phone	48	seconds	96	seconds	2	675895.3	4735894.5	220.8
Truck Driving Passby	2	seconds	4	seconds	1	675883.7	4735834.3	219.2
Truck Driving Passby	2	seconds	4	seconds	1	675934.7	4735660.2	219.0

# **APPENDIX J**

## Appendix J

1. Letter Report from Earth Dimensions, Inc. to Evergreen Testing & Environmental Services  
RE: Endangered or Protected Flora/Fauna and Critical Habitats  
.....J-1 to J-12
  
2. Plant Survey and assessment of Buffer Zone surrounding the proposed Southwestern Boulevard Lowe's.....J-13 to J-21

By: John Heinke  
13819 Knapp Road  
Akron, New York 14001



## EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations  
1091 Jamison Road • Elma, NY 14059  
(716) 655-1717 • FAX (716) 655-2915

November 6, 2006

W12L05e

Mr. Don Abrams  
Evergreen Testing & Environmental Services  
6799 Gowanda State Road  
Hamburg, New York 14075

**RE: Endangered or Protected Flora/Fauna and Critical Habitats  
Proposed Hamburg Retail Development  
4934, 4940, 4946, 4960 Southwestern Boulevard  
Town of Hamburg, Erie County, New York**

Dear Mr. Abrams:

As per your request, Earth Dimensions, Inc. (EDI) has performed a site investigation within the above mentioned parcel for protected species and designated critical habitats as listed by the New York State Natural Heritage Program and the U.S. Fish and Wildlife Service. This study and report have been conducted and prepared as per Subsection 1.4.2 of Section 700 of Lowe's Development Criteria.

**Agency Correspondence:**

Prior to conducting the field investigation, EDI contacted the New York Natural Heritage Program and the U.S. Fish and Wildlife Service to determine the potential presence of endangered or protected flora and fauna species and critical habitats on the site. Response letters from these agencies are included in this report as Attachment 1. The response letter from the New York Natural Heritage Program, dated February 1, 2006, indicates that there are *"no records of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of [the] site."* The response letter from the U.S. Fish and Wildlife Service, dated January 19, 2006, indicates that, *"[e]xcept for occasional transient individuals, no Federally-listed or proposed endangered or threatened species under [their] jurisdiction are known to exist within the project impact area."*

**Federal Threatened and Endangered Species List for Erie County**

Attachment 2 includes a copy of the Federal Threatened and Endangered Species found in New York as listed at

[http://ecos.fws.gov/tess\\_public/servlet/gov.doi.tess\\_public.servlets.UsaLists?state=NY](http://ecos.fws.gov/tess_public/servlet/gov.doi.tess_public.servlets.UsaLists?state=NY).

As shown, there are a total of twenty-six (26) Federally listed species found in New York, including twenty animal species and six plant species. Although not included as an attachment to this report, the state list was also referenced and scanned for the purposes of the investigation. The state listed plant list can be found at

<http://www.dec.state.ny.us/website/dlf/privland/forprot/pnp/protected.pdf> . The state list for Molluscs, Insects, Fishes, Amphibians, Reptiles, Birds and Mammals is found at <http://www.dec.state.ny.us/website/dfwmr/wildlife/endspec/etsclist.html>.

### **Designated Critical Habitats**

Prior to conducting the field investigation, EDI referenced state and federal resources regarding Critical Habitats in Erie County and the State of New York. The presence or absence of critical habitat was determined based on the individual species habitat requirements of the species listed in Attachment 2 as well as for the species listed on the state list, found at the above referenced web sites.

### **Field Inspection Procedures**

A field inspection of the Proposed Hamburg Retail Development Site was conducted on October 31<sup>st</sup>, 2006. The entire site was visually inspected by an ecologist from EDI in order to confirm the presence or absence of endangered or protected flora and fauna species and critical habitats. In addition to this visual inspection, detailed data was taken at 200-foot intervals across the site on May 25<sup>th</sup> and 31<sup>st</sup>, 2006. These data sheets are included as Attachment A of the report entitled Wetland Delineation Report for Proposed Hamburg Retail Development, dated July 20<sup>th</sup>, 2006. Figure 1 depicts the location of the project site which was investigated, and is included in Attachment 3. Attachment 3 also includes photographs of the site and a copy of the wetland delineation map showing the locations of photos taken on May 25<sup>th</sup> and 31<sup>st</sup>, 2006.

### **Results of Field Investigation**

Based on the field investigation it is the professional opinion of EDI that there are no protected species or any critical habitats located within or adjacent to the Proposed Hamburg Retail Development site which would be affected by the proposed development. No further investigations are recommended.

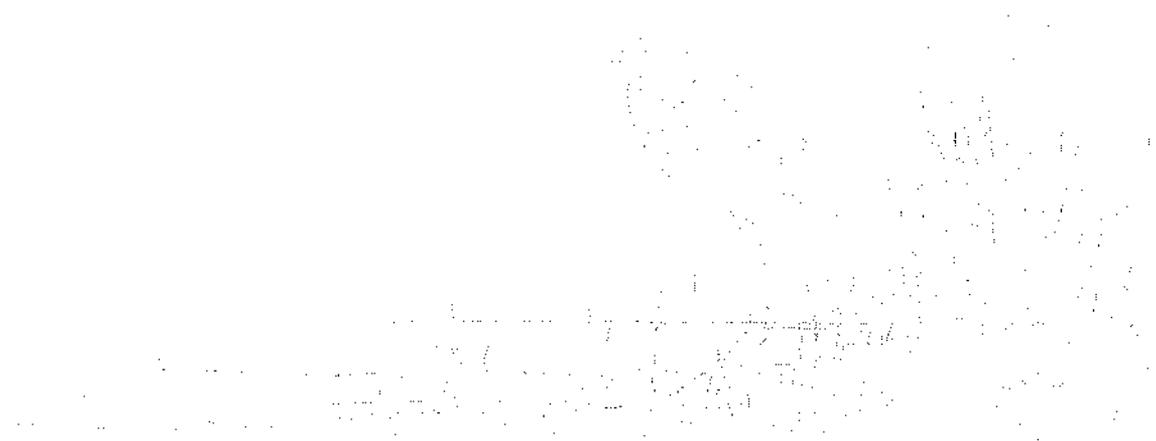
If you have any questions pertaining to the results of this study, please contact me at (716) 655-1717 ext. 102 or by e-mail at [Earthdimensions@aol.com](mailto:Earthdimensions@aol.com).

Very truly yours,  
Earth Dimensions, Inc.



W. Travis Morse  
Ecologist

# Proposed Hamburg Retail Development



## **ATTACHMENT 1** *Agency Correspondence*



## FAX TRANSMITTAL RE: LISTED SPECIES REQUEST

U.S. FISH AND WILDLIFE SERVICE

New York Field Office

3817 Luker Road, Corland, NY 13045

Phone: (607) 753-9334 Fax: (607) 753-9699



January 19, 2006

To: Kristie Brachmann

This responds to your December 22, 2005, request for listed species information in the vicinity of the site at 4934, 4940, 4946, and 4960 Southwestern Boulevard in the Town of Hamburg, Erie County, New York.

Except for occasional transient individuals, no Federally-listed or proposed endangered or threatened species under our jurisdiction are known to exist within the project impact area. In addition, no habitat in the project impact area is currently designated or proposed "critical habitat" in accordance with provisions of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*). Therefore, no further ESA coordination or consultation with the U.S. Fish and Wildlife Service (Service) is required. Should project plans change, or if additional information on listed or proposed species or critical habitat becomes available, this determination may be reconsidered. The most recent compilation of Federally-listed and proposed endangered and threatened species in New York\* is available for your information. If the proposed project is not completed within one year from the date of this FAX, we recommend that you contact us to ensure that the listed species presence/absence information for the proposed project is current. Should our determination change and any part of the proposed project be authorized, funded, or carried out, in whole or in part, by a Federal agency, further consultation between the Service and that Federal agency pursuant to the ESA may be necessary.

The above comments pertaining to endangered species under our jurisdiction are provided as technical assistance pursuant to the ESA. This response does not preclude additional Service comments under other legislation.

For additional information on fish and wildlife resources or State-listed species, we suggest you contact the appropriate New York State Department of Environmental Conservation regional office(s)\* and New York Natural Heritage Program Information Services.\*

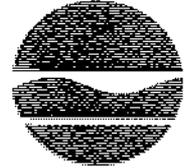
Thank you for your time. If you require additional information please contact me at (607) 753-9334. Future correspondence with us on this project should reference project file 60413.

Sincerely,

Robyn A. Niver  
Endangered Species Biologist

\*Additional information referred to above may be found on our website at:  
<http://www.fws.gov/northeast/nyfo/es/section7.htm>

New York State Department of Environmental Conservation  
Division of Fish, Wildlife & Marine Resources  
New York Natural Heritage Program  
625 Broadway, 5<sup>th</sup> floor, Albany, New York 12233-4757  
Phone: (518) 402-8935 • FAX: (518) 402-8925



Denise M. Sheehan  
Commissioner

February 1, 2006

RECEIVED  
PC # W12L05

FEB 3 2006

EARTH DIMENSIONS INC.

Kristie Brachmann  
Earth Dimensions  
1091 Jamison Rd  
Elma, NY 14059

Dear Ms. Brachmann:

In response to your recent request, we have reviewed the New York Natural Heritage Program databases with respect to an Environmental Assessment for a 36-acre Commercial Development, # W 12 L 05, site as indicated on the map you provided, located in the Town of Hamburg, Erie County.

We have no records of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of your site.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain any information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. For these reasons, we cannot provide a definitive statement on the presence or absence of rare or state-listed species, or of significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

Sincerely,  
  
Betty A. Ketcham, Information Services  
New York Natural Heritage Program

Enc.

cc: Reg. 9, Wildlife Mgr.

# **Proposed Hamburg Retail Development**

## **ATTACHMENT 2**

### ***Federal Threatened and Endangered Species List***

# Federally Listed Species Found in New York

## • New York -- 26 listings

### Animals -- 20

<u>Status</u>	<u>Listing</u>
E	Bat, Indiana ( <u><i>Myotis sodalis</i></u> )
E	Butterfly, Karner blue ( <u><i>Lycaeides melissa samuelis</i></u> )
T	Eagle, bald lower 48 States ( <u><i>Haliaeetus leucocephalus</i></u> )
E	Plover, piping Great Lakes watershed ( <u><i>Charadrius melodus</i></u> )
T	Plover, piping except Great Lakes watershed ( <u><i>Charadrius melodus</i></u> )
E	Puma (=cougar), eastern ( <u><i>Puma (=Felis) concolor cougar</i></u> )
T	Sea turtle, green except where endangered ( <u><i>Chelonia mydas</i></u> )
E	Sea turtle, hawksbill ( <u><i>Eretmochelys imbricata</i></u> )
E	Sea turtle, Kemp's ridley ( <u><i>Lepidochelys kempii</i></u> )
E	Sea turtle, leatherback ( <u><i>Dermochelys coriacea</i></u> )
T	Sea turtle, loggerhead ( <u><i>Caretta caretta</i></u> )
T	Snail, Chittenango ovate amber ( <u><i>Succinea chittenangoensis</i></u> )
E	Sturgeon, shortnose ( <u><i>Acipenser brevirostrum</i></u> )
E	Tem, roseate northeast U.S. nesting pop. ( <u><i>Sterna dougallii dougallii</i></u> )
T	Turtle, bog (=Muhlenberg) northern ( <u><i>Clemmys muhlenbergii</i></u> )
E	Wedgemussel, dwarf ( <u><i>Alasmidonta heterodon</i></u> )
E	Whale, finback ( <u><i>Balaenoptera physalus</i></u> )
E	Whale, humpback ( <u><i>Megaptera novaeangliae</i></u> )
E	Whale, right ( <u><i>Balaena glacialis (incl. australis)</i></u> )
T	Wolf, gray Eastern Distinct Population Segment ( <u><i>Canis lupus</i></u> )

### Plants -- 6

<u>Status</u>	<u>Listing</u>
T	Monkshood, northern wild ( <u><i>Aconitum noveboracense</i></u> )
E	Gerardia, sandplain ( <u><i>Agalinis acuta</i></u> )
T	Amaranth, seabeach ( <u><i>Amaranthus pumilus</i></u> )
T	Fern, American hart's-tongue ( <u><i>Asplenium scolopendrium</i> var. <i>americanum</i></u> )
T	Roseroot, Leedy's ( <u><i>Sedum integrifolium</i> ssp. <i>leedyi</i></u> )
T	Goldenrod, Houghton's ( <u><i>Solidago houghtonii</i></u> )

# **Proposed Hamburg Retail Development**

## **ATTACHMENT 3** *Site Location and Photos*

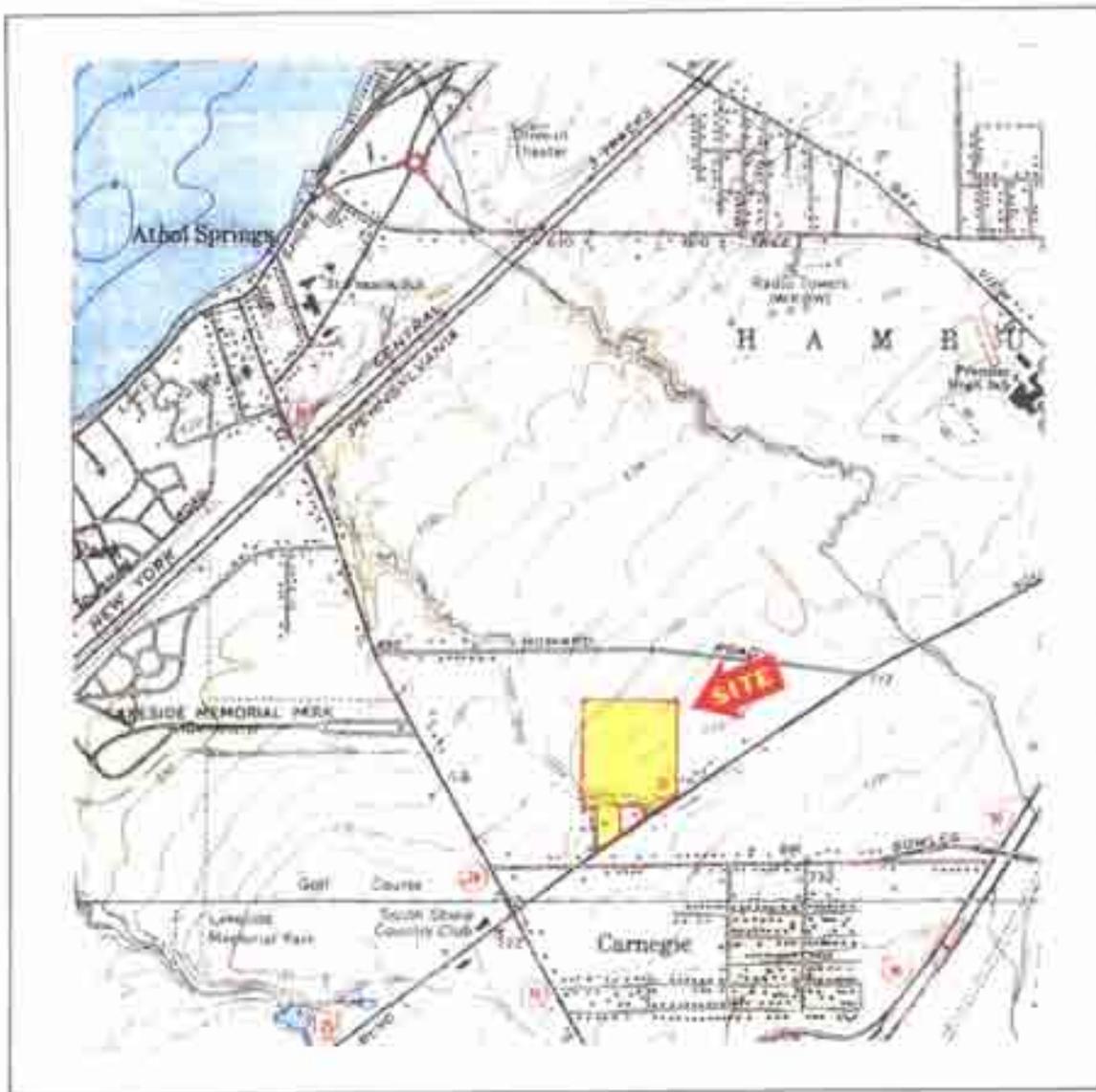


Figure 1: USGS 7.5 Minute Topographical Map  
Buffalo SE Quadrangle, Delorme 2002

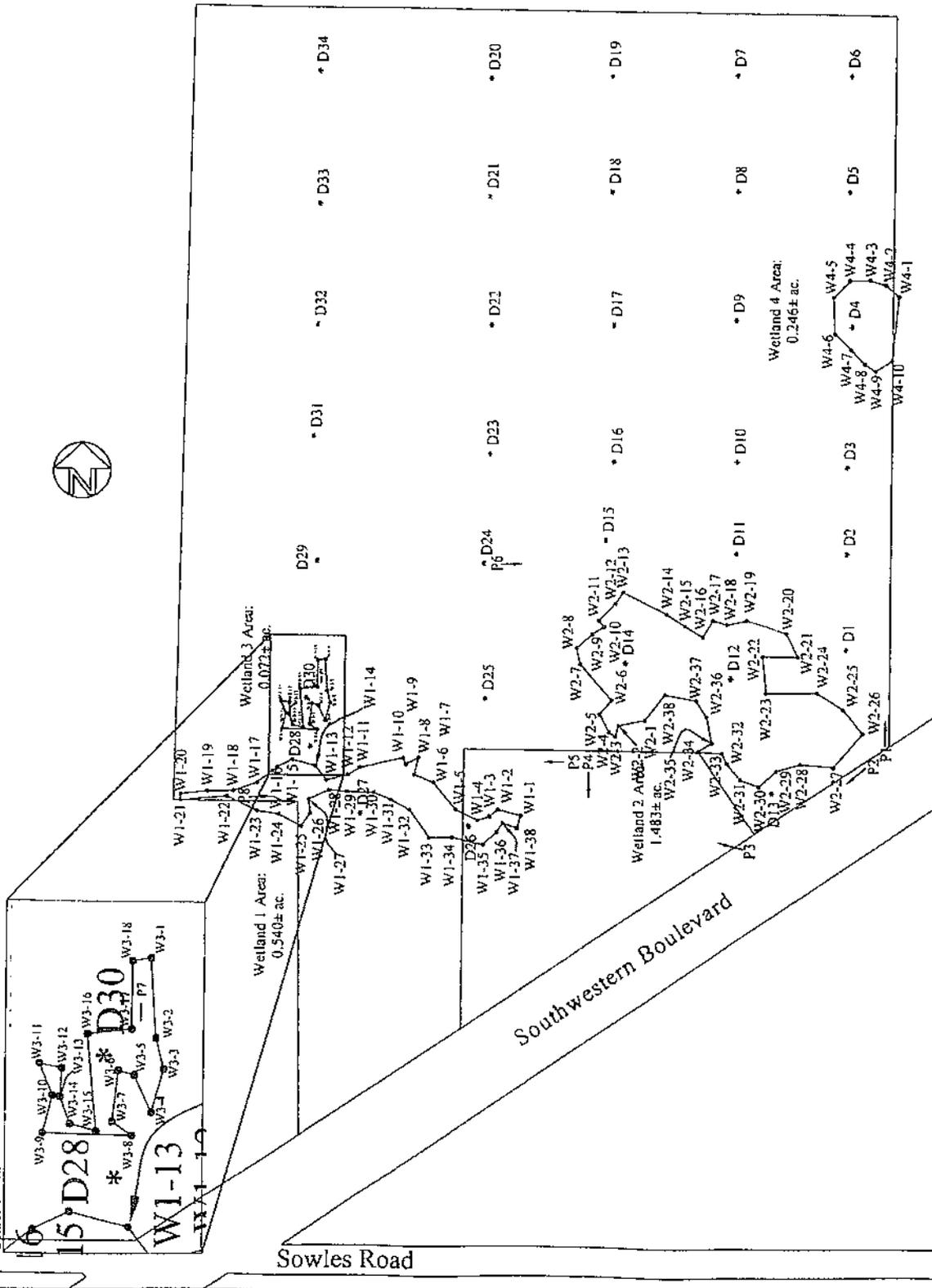
4534, 4940, 4946 & 4960 Southwestern Boulevard  
Town of Hamburg, Erie County, New York

Scale: 1" = 2000'



EARTH DIMENSIONS, INC.

Scale: 1:250



Wetland 1 Area: 0.540± ac  
 Wetland 2 Area: 1.483± ac  
 Wetland 3 Area: 0.072± ac  
 Wetland 4 Area: 0.246± ac  
 Total Wetland Area: 2.341± ac

W4-10 Wetland Boundary Point  
 P2 Photo Location and Direction  
 \* D18 Data Point

Scale: 1:250  
 Map Date: 7/19/06, KMB for EDI  
 Base Map provided by: Costich Engineering  
 File name: WDMapHam.dwg

**Wetland Delineation Map**  
 4934, 4940, 4946 & 4960 Southwestern Boulevard  
 Town of Hamburg  
 Erie County, New York

**MULTI-DIMENSIONS, INC.**  
 1401 Johnson Road • Elms, NY 14122  
 716-425-1111 • Fax: 716-425-2013  
 Wetland Delineations



Photo 1: Depicts the eastern boundary of the site. Looking north from the southeastern corner of the project site.



Photo 2: Depicts the southern boundary of the site. Looking southwest from the southeastern corner of the project site.



Photo 3: Depicts the western portion of Wetland 1. Looking west from the southern boundary of the site.



Photo 4: Depicts the south-central portion of the site. Looking south from near wetland flag W2-4.



Photo 5: Depicts the south-central portion of the site. Looking west from near wetland flag W2-4.

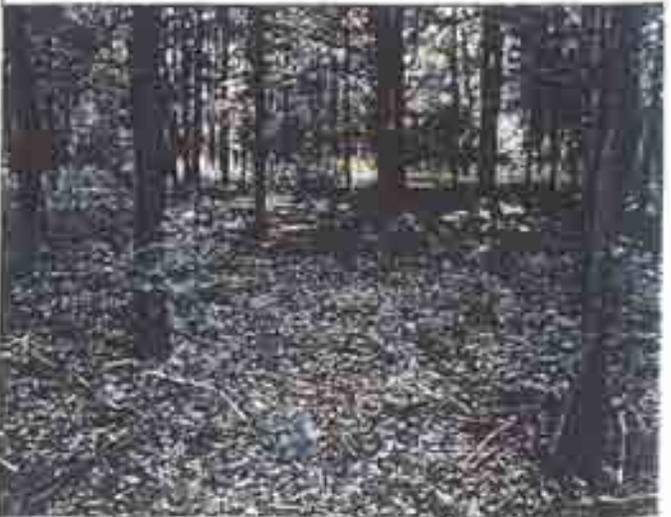


Photo 6: Depicts the central portion of the project site. Looking east from near Data Point D24.



Photo 7: Depicts Wetland 3. Looking south toward Data Point D30.



Photo 8: Depicts Wetland 1. Looking east from near wetland flag W1-18.



Photo 9: Depicts the culvert to Wetland 1. Looking west from the culvert.



Photo 10: Depicts the portion of the site where the assumed tributary to Lake Erie is piped. Looking east from near wetland flag W1-1.



Photo 11: Depicts Wetland 4. Looking west from the eastern boundary of the site.

Plant Survey and Assessment of Buffer Zone  
surrounding the proposed Southwestern Boulevard  
Lowe's

Prepared for: Paradigm Development  
1941 Davis Rd.  
West Falls, NY 14170

Prepared by: John Heinike  
13819 Knapp Rd  
Akron, NY 14001

## Table of Contents

Overall site assessment.....	1
Identification and description of plant zones.....	2 & 3
Map of plant zones.....	4
Recommendations for new plantings.....	5 & 6

## Overall Site Assessment

The site is presently in the middle stages of reforestation with under story shrubs giving way to higher growing pine, maples, and ash. This transformation isn't uniform throughout the site. Generally speaking, Scotch pine, with Red Maple and Green Ash growing in between, dominates the western edge. The north edge extending east to the northeast corner and south to approximately mid way on eastern edge isn't as dominated by canopy trees. Thick under story shrubs comprise the majority of the vegetation with younger maple, ash, and pine (20-30' tall) growing at 10-15 yard spacing. Canopy trees of the same varieties mentioned again dominate the balance of the eastern edge. Overall, at the outermost edges of the site where sufficient sunlight is present dense under story plants maintained their presence even with the canopy trees overhead.

The under story plants found on the site include; Gray and Red Twig Dogwood, Nannyberry, Arrow-wood Viburnum in the more open areas. Chokecherry is found in the areas with more canopy trees. As mentioned above, Scotch pine, Red Maple, and Green Ash are the dominant trees on the site. Other species found include: Black Cherry, Chokecherry, White Ash, Cottonwood, Hawthorne, Apple, Elm, White Pine, Black gum, Stag horn Sumac, and Shagbark Hickory. All the species found on site are deciduous with the exception of White pine and Scotch pine, which are evergreen.

The overall health of the plant material seemed good and I would believe that it should continue as long as proper steps were taken to leave this area untouched in construction of the building and parking lot. With the existing vegetation intact, the majority of the buffer zone as proposed by Paradigm Development will be sufficient to protect neighbors from unwanted noise, site, and light. In those areas where the existing plant material might not completely buffer, additional plantings will help to accomplish this. It should be noted, in my review of many retail buffer zones, this project marks very high with respect to addressing typical concerns of adjoining property owners

## Identification and description of plant zones

The plant zones described on this page can be seen in site map format on page 4. The site breaks down into the following zones:

**Zones A:** These existing areas are dominated by Scotch pine (50-60% of canopy) with 20-25% of the canopy being Red Maple. The balance of the canopy includes American Elm, Black Cherry, Chokecherry, Green & White Ash, Cottonwood, Hawthorn, Shagbark Hickory, and White pine. Towards the outer most edges under story plants will include Gray and Red twig Dogwood. These under story plants will grow between 6-12 feet tall in dense thickets for approximately 20 to 30 feet into the wooded canopy and then thin out because the lack of sun light. Chokecherry seedlings will take over from this point and grow less densely.

Zone A areas are very good buffer areas because of the evergreen Scotch pine provide sound and sight barriers in winter as well as summer. The density of the under story Dogwoods will provide help in winter buffering as well as summer.

**Zones B:** These areas aren't populated with canopy trees as densely as in zone A areas. Because of the additional sunlight, more under story plants are growing. These under story varieties include Gray Dogwood, Nannyberry, and Arrowwood Viburnum, which grow in extremely dense thickets up to 15 feet tall. The canopy trees consist of 30% Green & White Ash, 30% Scotch pine, 20% Red maple, and the balance spread out between American elm, Cottonwood, Stag horn sumac, and Black gum. The canopy trees aren't as mature as in other areas of the site. Presently, they are 20 to 30 feet tall and are growing at 10-15 yard spacing.

Zone B areas aren't as efficient in buffering as zone A areas because of the reduced density of Scotch Pine evergreens. However, given the extremely dense under story thickets and the greater width of the zone B buffer areas this undergrowth will be sufficient to protect the neighbors from noise and sight line.

**Zone C:** These areas are dominated by mature Red Maples and Green Ash canopy trees. The ash and maples seem to be evenly distributed, occasionally there is a Scotch pine, Hawthorne, Cottonwood, White pine, or Stag horn sumac. These make up only 15% of the canopy tree species in

these areas. The under story plants are similar as in zone A areas Nannyberry is the dominant species.

Zone C areas are able to buffer the sights and sounds because of the dense under story on the outer most edge of the site working in conjunction with density of the canopy trees

**Zone D:** This area has need of additional plantings to enhance the existing vegetation. By doing this, the neighbors to the southwest of the site will be afforded the same sight and sound buffer as the rest of the neighbors surrounding the site. Currently, a house rests on this area of the site. After removal of the house, the yard should be filled with varieties of trees that would be consistent with the existing species. I believe that a minimum of under story shrub plantings will be necessary because of natural seeding taking place from the surrounding areas. These under story plant varieties usually are quick in establishing themselves in abandoned farm fields and I believe it would be the same in this situation.



## Recommendations for New plantings

Three areas should be considered for installation of new plantings to enhance the existing vegetation in buffering out sight and sound from the proposed building and parking lot to all existing neighbors.

The first area to be considered would be surrounding the retention pond in the event that the existing vegetation buffer becomes too thin during the course of construction. In this event, I would recommend fast growing, water tolerant deciduous canopy trees on the west side of the pond. Examples would include Red Maple varieties, Red- Silver maple cross varieties, American elm varieties (Dutch elm disease resistant), American Linden varieties, and Willow varieties. The transplant size should be 2-2.5" in trunk caliper (at 6" above the ground line) and an overall height of 12-14 feet. Newly transplanted trees will experience 1 or 2 years of "transplant shock" when there won't be much new growth in the canopy. However, after this period these plants should put on between 12 and 24 inches of canopy growth per year. So after 5 years, I would expect these plants to be 15 to 20 feet high. For under story plants, 24 to 30 inch high Red twig Dogwood would work well. On the east side of the retention pond, 6 to 7 foot Colorado or Norway spruce in a staggered row will help in winter. This would offer additional help to the plantings and existing vegetation on the west side of the retention pond. The primary buffer should be on the west side to ensure to the greatest extent possible that the existing pines along with these spruce would be able to block the sight line to the top of the proposed building year round.

The second area is described on the zone map as zone D. This area currently has a house on a portion of it. After removal of the house I would recommend that the open yard be filled with canopy trees consistent with the existing species found on site. These would include: Red maple, Scotch pine, American elm, White pine, and some Green ash. Optimum transplant sizes for the Red maple, American elm, and Green ash would be 2-2.5" in caliper and an overall height of 12 to 14 feet. I would expect them to reach a height of 15 to 20 feet in 5 years. For the White and Scotch pine I recommend a transplant size of 6 to 7 feet high. After 5 years the White pine should reach 12 to 15 feet tall and the Scotch pine should reach 10 to 13 feet. As described previously, I would plant a minimum of under story plants as the varieties found on site readily establish themselves in open fields. Red twig Dogwood and Nannyberry would be good selections. I would recommend a transplanting size of 24 to 30 inches in height.

Finally, the proposal of bermed plantings around the back and sides of the building would help in adding to the existing vegetative buffer and in noise reduction. Storm water analysis should include the design of a proposed berm that would have diverted storm water into the proposed storm water detention system.

**John Heinike**

13819 Knapp Rd.  
Akron, NY 14001

**Education:** BLA in Landscape Architecture from Michigan State University in 1982

**Work Experience:** Sales Representative for Schichtel's Nursery from 1982 thru 1984  
Sales Representative for J.M Heinike Associates 1984 & 1985  
Sales Representative for Schichtel's Nursery from 1985 thru 1991  
Started Akron Tree Farms in 1991  
Consultant for Willowbrook Nursery 1991 & 1992  
Outside Sales Representative for Horticultural Associates 1993 thru 1995  
Full time at Akron Tree Farms 1995 thru 2006

**Memberships:** Western New York Nursery and Landscape Association  
Genesee - Finger Lakes Nursery and Landscape Association  
Central New York State Nursery and Landscape Association  
New York State Nursery and Landscape Association

**Positions Held:** President, Western New York Nursery and Landscape Association, Inc. 2002  
President, Western New York Nursery and Landscape Foundation 2006

# **APPENDIX K**

## Appendix K

1. Draft Phase I Archaeological Investigation Report  
Lowe's Hamburg Project  
Town of Hamburg, Erie County, New York.....K-1 to K-49

By: Northern Ecological Associates, Inc.  
Archaeological Group  
10 Lafayette Square, Suite 1601  
Buffalo, New York 14203

Dated: January 26, 2007

2. Letter from New York State Office of Parks, Recreation and Historic Preservation  
to Morada Bay Associates, LLC, dated April 13, 2007.....K-50

**DRAFT PHASE I ARCHAEOLOGICAL  
INVESTIGATION REPORT**

**Lowes-Hamburg Project  
Town of Hamburg,  
Erie County, New York**

**Prepared for:**

**Costich Engineering  
217 Lake Avenue  
Rochester, NY 14608**

**Prepared by:**

**Northern Ecological Associates, Inc.  
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10 Lafayette Square  
Suite 1601  
Buffalo, New York 14203**

**Report Authors:**

**Bonnie L. Locking, M.A.  
Principal Investigator**

**January 26, 2007**



**ENVIRONMENTAL SCIENTISTS & PLANNERS**

## MANAGEMENT SUMMARY

SHPO Project Review Number:

Involved State and Federal Agencies (DEC, CORPS, FHWA, etc.): NYSDEC, SEQR

Phase of Survey: 1A/B

### Location Information

Location: Southwestern Blvd (Rt. 20) and Sowles Road

Minor Civil Division: Town of Hamburg

County: Erie

### Survey Area (Metric and English)

Length: Not applicable

Depth: Not applicable

Number of Acres Surveyed: 36 acres (14.57 hectares)

Number of Square Meters and Feet Excavated (Phase II, Phase III only): Not applicable

Percentage of the Site Excavated (Phase II, Phase III only): Not applicable

USGS 7.5-Minute Quadrangle Map: Hamburg

### Archaeological Survey Overview

Number and Interval of Shovel Tests: 615 STs / 15 meter (50 foot) interval

Number and Size of Units: Not applicable

Width of Plowed Strips: Not applicable

Surface Survey Transect Interval: Not applicable

### Results of Archaeological Survey

Number and name of prehistoric sites identified: 0

Number and name of historic sites identified: 0

Number and name of sites recommended for Phase II/Avoidance: 0

### Results of Architectural Survey

Number of buildings/structures/cemeteries within project area: 0

Number of buildings/structures/cemeteries adjacent to project area: 33

Number of previously determined NR listed or eligible building/structures/cemeteries/districts: 0

Number of identified eligible buildings/structures/cemeteries/districts: 0

Report Author(s): Bonnie L. Locking

Date of Report: January 26, 2007

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<u>ATTACHMENT</u>	<u>DESCRIPTION</u>
Attachment A	Concept Plan
Attachment B	Photographic Record
Attachment C	Shovel Test Records

## 1.0 INTRODUCTION

A Phase I archaeological investigation of the proposed Lowes-Hamburg Project (Project), located in the Town of Hamburg, Erie County, New York, was undertaken by the Northern Ecological Associates, Inc. (NEA) Archaeological Services Group in January 2007. This survey was conducted on behalf of Costich Engineering in accordance with cultural resource management practices as required on the Federal and State level. Specifically, the Phase I archaeological investigation was conducted in accordance with the National Historic Preservation Act of 1966, as amended, Executive Order 11593, the regulations of the Advisory Council on Historic Preservation (36 Code of Federal Regulations [CFR] 800), Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980, and the New York Archaeological Council's (NYAC) *Standards for Cultural Resource Investigations and Curation of Collections* (1994).

The Phase I archaeological investigation of the Project included a reconnaissance survey (visual assessment, site walkover, and photodocumentation), background research and archaeological site file searches, and systematic subsurface test excavations, of approximately 14.57 hectares (ha) (36 acres). The purpose of the Phase I archaeological investigation was to identify prehistoric or historic archaeological sites within the Project area.

The Phase I archaeological investigation was completed under the direction of Bonnie L. Locking. Ms. Locking meets 36 CFR 61 qualifications for conducting Archaeological Review and Compliance Projects in New York. Curtin Archaeological Consulting assisted with the site file search. Harlan Locking assisted as Field Supervisor and Carl DeCesare, Ryan Mahon, Gina Kahn, and Daniel Thomann assisted as Level I Field Technicians. This report summarizes the background research, describes the environment of the Project area, presents the field methods employed in the survey, and describes the results of the field investigation.

### 1.1 PROJECT DESCRIPTION

The Project will involve the development of a 14.57 ha (36 ac) parcel for commercial retail facilities for Lowe's Companies, Inc. The Project area is roughly rectangular, and is located in a forested area on the north side of Southwestern Blvd., between Howard Road and Sowles Road. An unnamed, intermittent stream runs across the parcel east-west approximately 183 m (600 ft) north of Southwestern Blvd (see Figure 1; also see Attachment B, Photographic Record, for photodocumentation of the Project area).

As currently designed, the Project includes a retail building, a parking lot, an access road, and a stormwater retention area (see the Site Concept Plan in Attachment A). Impacts will include surface and subsurface ground disturbance, including vegetation clearing and topsoil stripping, of the entire 14.57 (36 ac) Project area.

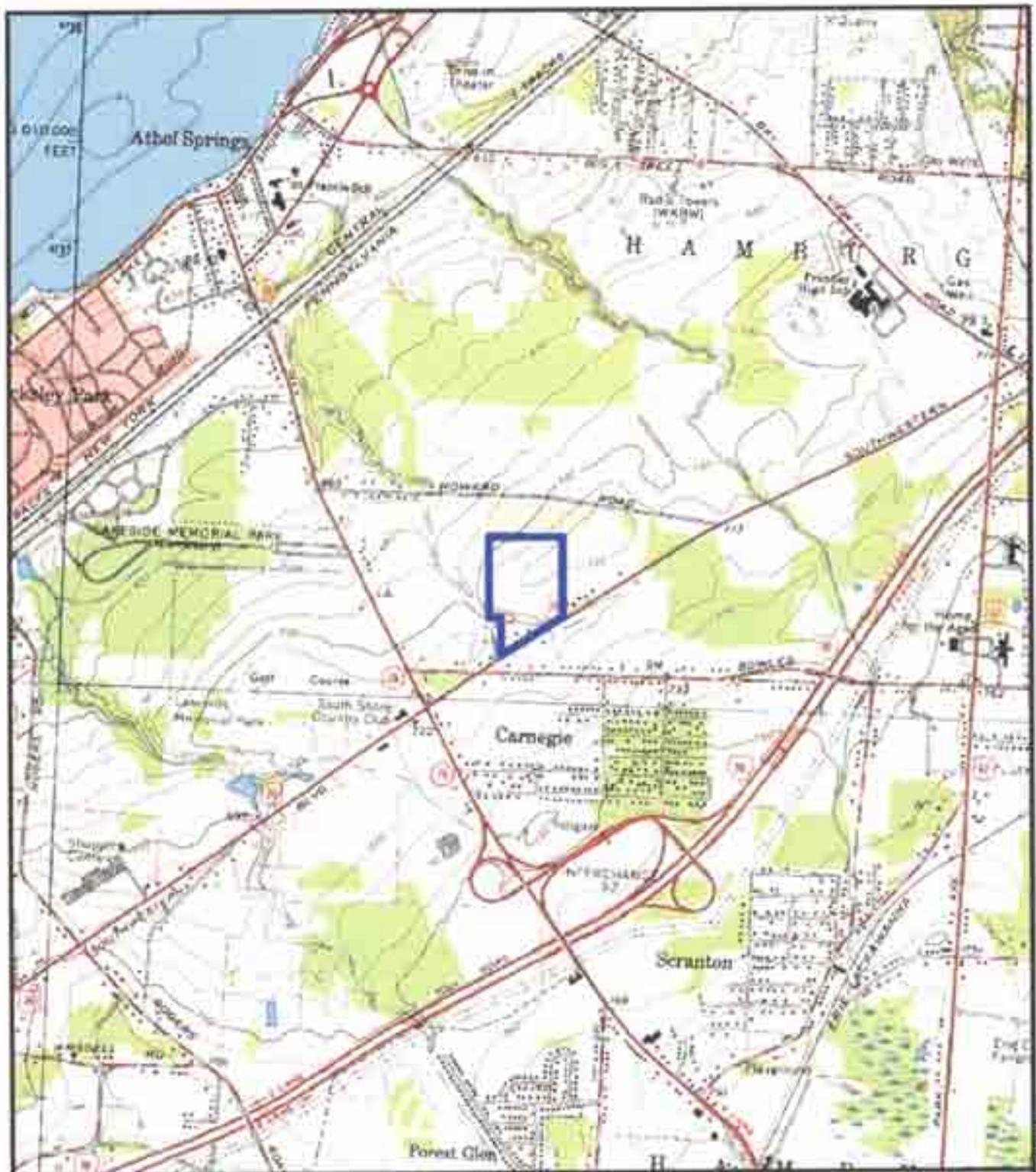
The Area of Potential Effect (APE) for the Project consists of the entire 14.57 ha (36 ac) parcel proposed for development. In general, the landscape in the immediate vicinity of the Project area is forested. A mix of commercial and residential development has occurred along Southwestern Blvd, to the south of the Project area. Additionally, residential development is present along the western, northern, and eastern site boundaries.

### 1.2 BACKGROUND RESEARCH

#### 1.2.1 Environmental Setting

The Project area is located within the southern portion of the Erie-Ontario Plain Physiographic Province (United States Department of Agriculture [USDA] 1986). The topographic features of the Project area were originally created by glaciation and postglacial lake sedimentation. The Project area reaches a maximum elevation of 219 m (720 ft) above sea level in the northeast corner and gradually slopes southwesterly to approximately 219 m (700 ft) and then drops abruptly to 207 m (680 ft) at the banks of the unnamed, intermittent stream. The topography within 1.6 kilometers (km) (1 mile [mi]) of the Project area ranges from 192 m (630 ft) to 229 m (750 ft) above sea level (MapTech 1997).

A forested scrub/shrub community with wetlands dominates vegetation within the Project area. The south parameter of the site consists of a large cleared area, which is bordered by forested wetlands. The property is drained by the unnamed stream mentioned above.



Project Location



Source: USGS 7.5' Quadrangles (DRG), Hamburg, NY, 1954 (photorevised 1/82)

**Legend**

 Site Boundary

1 inch equals 2,000 feet

0 1,000 2,000 4,000 Feet



**Figure 1. Site Location Map for the Proposed Lowes Project, Hamburg, NY**

Prepared For: 

Prepared By: 

Date: 1/26/07

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Soils within the Project area consist of the Niagara-Canandaigua-Cosad group. Generally, this group consists of soils formed in glacial lake sediments and are nearly level, deep, and somewhat poorly drained to very poorly drained. A soil map showing the Project area is shown in Figure 2, and the soils are described in greater detail in Table 1.

**Table 1. Soil Descriptions for the Lowes-Hamburg Project,  
Town of Hamburg, Erie County, New York**

Name	Soil Horizon Depth (cm)	Color	Texture, Inclusions	Slope %	Drainage	Landform
Collamer silt loam, till substratum (CtB)	A 0-30 (0-12 in) B 30-91 (12-36 in) C 91-152 (36-60 in)	D GBm Brn-D YBm D GBm	Si Lo Si Lo-Si Cl Lo Grvl Si Lo	3-8	Moderately well drained	Lowland lake plains
Danley silt loam (DaD)	A 0-25 (0-10 in) B 25-91 (10-36 in) C 91-152 (36-60 in)	D GBm-YBm D Brn-Ol GBm	Si Lo Si Cl Lo Sh Cl Lo	15-25	Moderately well drained	Hillsides on till plains
Remsen silty clay loam (RfA 0-3%, RfB 3-8%)	A 0-23 (0-9 in) B 23-91 (9-36 in) C 91-152 (36-60 in)	GBm D GBm D GBm	Si Cl Lo Si Cl-Cl Cl	See Left	Somewhat poorly drained	Flat till plains

Source: USDA 1986

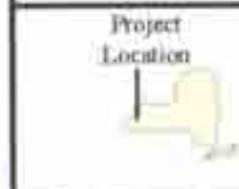
**KEY:** Shade: D – Dark  
Color: Brn – Brown, GBm – Grayish Brown, Ol – Olive, YBm – Yellowish Brown  
Soils: Cl – Clay, Grvl – Gravelly, Lo – Loam, Sh – Shaley, Si – Silt

### 1.2.2 Past and Present Land Uses and Current Conditions

Background research was performed on past and present land uses at the New York State Office of Parks, Recreation, and Historic Preservation's (NYSOPRHP's) Field Services Bureau, the New York State Museum, and the State University of New York at Buffalo.

Evidence for past land uses by prehistoric, proto-historic, and historic Native American groups was based on information on file with the NYSOPRHP. This information suggests that past land uses by Native American groups in the vicinity of the Project area were associated with major drainages and their tributaries. Generally, aboriginal inhabitants showed a preference for stream, river and marsh associations, knolls, and small bluffs. Site file searches at the NYSOPRHP indicated that the Project area is considered archaeologically sensitive, and that there are previously recorded archaeological sites in the immediate vicinity of the Project area, as discussed below in Section 1.2.3.

The Town of Hamburg was established in 1812. The early economy of Hamburg was mainly agrarian-based, accompanied by small cottage industries. The Project area was cleared of timber during the 19<sup>th</sup>-century and later used for agricultural activities. Today, the Project area remains undeveloped. Residential structures, built in the mid- to late-20<sup>th</sup> century, surround the property to the north, east, and west. Commercial development has occurred along Southwestern Blvd and includes a retail facility and an automotive repair facility that borders the Project area.



**Legend**  
 Site Boundary  
 Soils Boundary



1 inch equals 500 feet  
 0 250 500 1,000 Feet

Figure 2. USDA Soil Survey for the Proposed Lowes Project, Hamburg, NY

Prepared For:

Prepared By:

Date: 1/26/07

Source: NHD Digital Orthorectification Program (NYSDOAP) for County 2006, 1:50,000 Scale, Available for Erie County, New York, USDA National Resources Conservation Service, 2004

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### 1.2.3 Previous Cultural Resource Investigations

A review of archaeological site files at the NYSOPRHP and the New York State Museum identified three previously recorded archaeological sites recorded within 1.6 km (1 mi) of the Project area. Detailed site information is presented in Table 2.

**Table 2. Previously Identified Cultural Resources within 1.6-Kilometers of the Lowes-Hamburg Project, Town of Hamburg, Erie County, New York**

Reference #	NYSOPRHP Site #	Additional Site Name	Distance to APE m(ft)	Time Period	Site Type
1	02915.000445	Howard Greens Loci (1-6)	212 (696)	Unidentified Prehistoric	Stray Find(s)
2		NYSM 7478 ACP ERIE No#	1167 (3829)	No Info	Indian Trail
3		NYSM 7477 ACP ERIE No#	831 (2726)	No Info	Traces of Occupation

Archaeological Survey, SUNY Buffalo, had previously tested a small portion of the Project area for cultural resources in 2003 for the NY Department of Transportation Rehabilitation and Widening of US Route 20 Project. No cultural material was recovered and the area tested is now the southern boundary of the Project area. The OPRHP files also list six previous surveys that have been conducted within 1.6 km (1 mi) of the project area (cited below).

- Hartner, James E. and Lyn Kraus Cowan  
 1993 Cultural Resources Investigation of PIN 5545.11.101, the Widening and Reconstruction of New York Route 75, Town of Hamburg, Erie County, New York.
- Miller, Charles L., M.A.  
 Archaeological Site File/Literature Search Report and Report of Field Reconnaissance for the Kingswood Estates, Town of Hamburg, Erie County, New York.
- Montague, Nathan, M.A.m, et al.  
 2003 Archaeological and Architectural Reconnaissance Survey of PIN 5111.82.101, Rehabilitation and Widening of US Route 20 (Southwestern Boulevard) from Amsdell Road to US Route 62 (South Park Avenue), Town of Hamburg, Erie County, New York.
- Pierce, Carolyn A., Robert Peltier and Dana D'Orazio  
 1989 Stage 1B Cultural Resource Investigations at the Kingswood III Subdivision, Town of Hamburg, Erie County, New York.
- 2004 Stage I Cultural Resource Investigation for Howard Greens Subdivision, Town of Hamburg, Erie County, New York.
- Schieppati, Frank J., Ph.D. et al.  
 1999 Phase I Cultural Resources Investigation for the Proposed Sowles Road Senior Apartments Project, Town of Hamburg, Erie County, New York.

No historic structures or properties listed in or eligible for listing in the State or National Register of Historic Places (S/NRHP) were recorded adjacent to the Project area or within view of property boundaries.

#### 1.2.4 Historic Maps

Several historic maps were consulted to investigate prior land use of the project area (Figures 3-6). No development within or adjacent to the property is shown until 1954. Southwestern Blvd. is not shown in its current location until 1954 as well. The 1954 USGS Topographic Quadrangle Map (Figure 1) shows three structures within the Project Area and Southwestern Blvd. in its present location.

#### 1.3 PREVIOUS DISTURBANCE

It is possible that the Project area has been cleared in the historic and recent past for either agricultural or logging activities, based on the presence of secondary vegetation growth over the majority of the Project area. Areas of disturbance were associated with previous development adjacent to the Project area, including areas 15 – 122 m (50 - 400 ft) north of Southwestern Blvd. that forms the southern boundary of the Project area. However, the disturbances associated with possible clearing activities and past and present land uses are considered minor.

#### 1.4 ARCHAEOLOGICAL SENSITIVITY ASSESSMENT

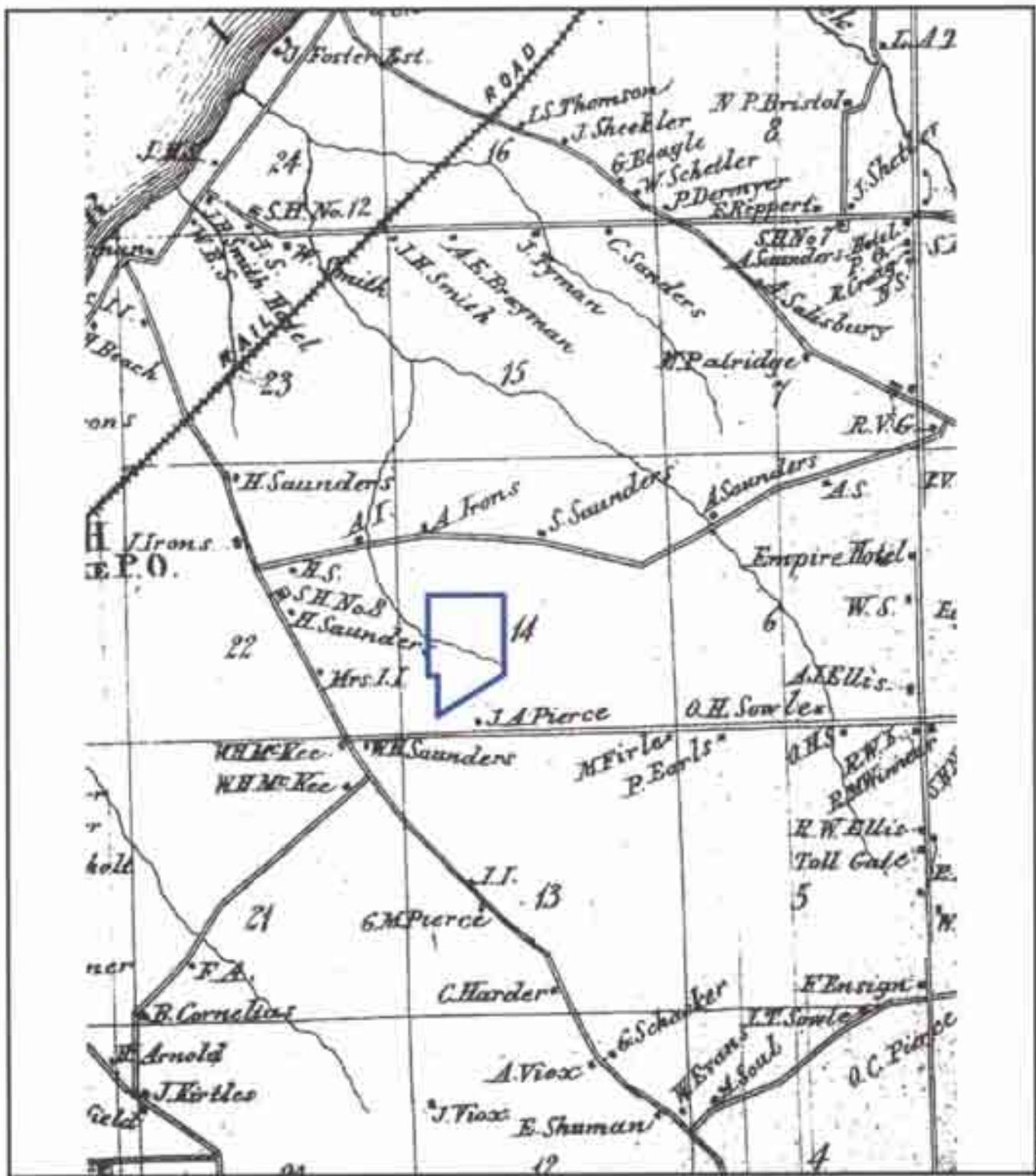
The sensitivity assessment for the Phase IA archaeological reconnaissance survey included a visual assessment, site walkover, and photodocumentation of the Project area, and background research and archaeological site file searches at the NYSOPRHP's Field Services Bureau. The assessment for archaeological sensitivity of the Project area was based on site characteristics (e.g. landform/terrain, soil characteristics, and proximity to water). Also taken into consideration was the nature and level of observed disturbance and modification to the landscape in the Project area due to historic and recent human development.

The Project was identified as containing areas with a moderate to high probability of containing prehistoric archaeological sites and a low probability of containing historic archaeological sites that could be adversely affected by Project activities, based on the results of the Phase IA archaeological reconnaissance survey, site file search, and background research, as discussed in Section 1.2 above.

#### 1.5 TESTING RECOMMENDATIONS

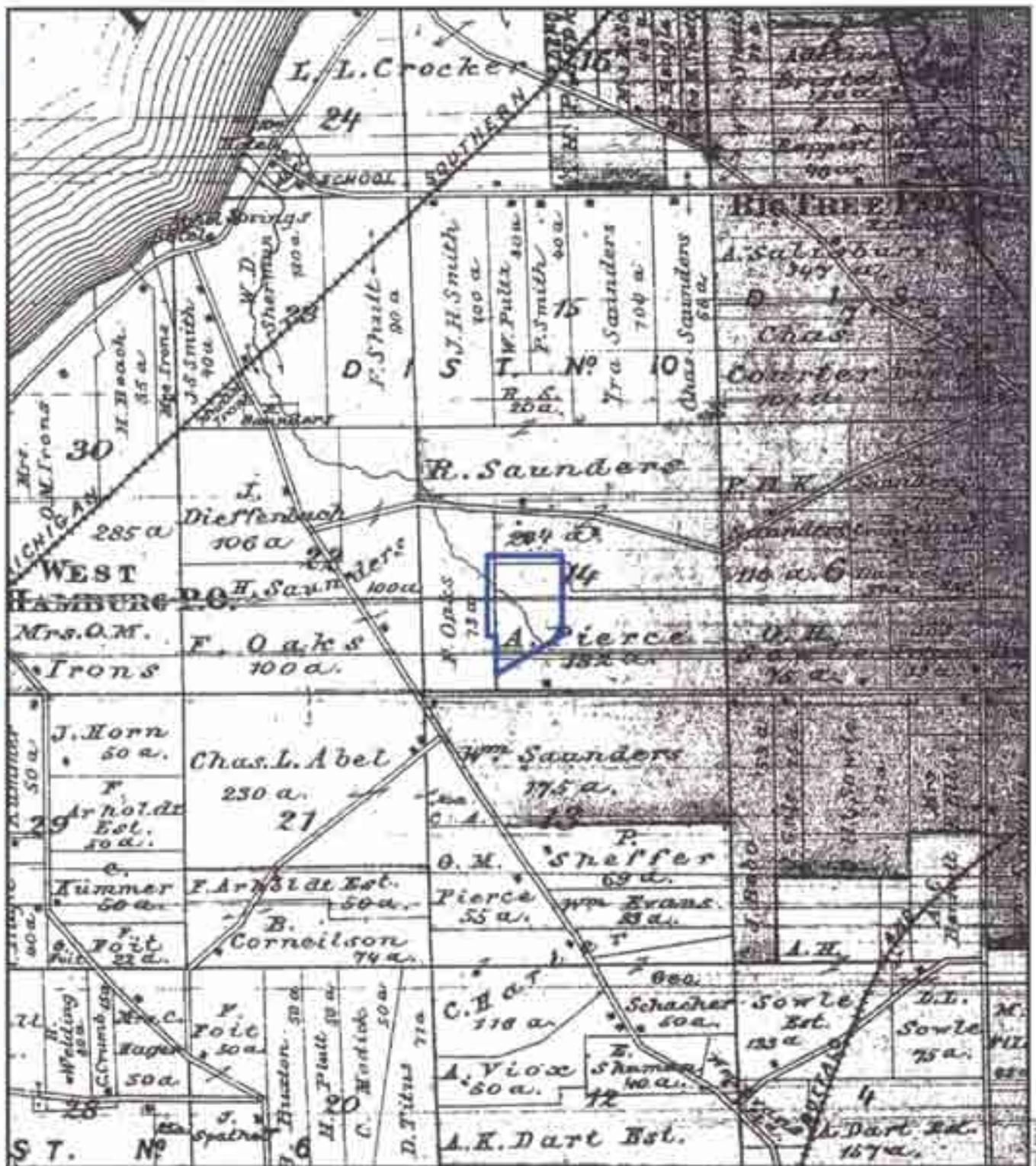
The Phase IA reconnaissance survey of the Project area indicated that no extant historic structures were located within or adjacent to the Project area and no further architectural study is recommended.

As a result of the general assessment of the sensitivity of the Project area for cultural resources and previous disturbance, the scope of work for the Phase IB cultural resource investigations of the APE for the Project area included systematic subsurface test excavations in the APE for the Project area deemed potentially sensitive for the presence of intact archaeological resources.



<p>Project Location</p> 	<p><b>Legend</b></p> <p> Site Boundary</p> <p>1 inch equals 2,000 feet</p> <p>0 1,000 2,000 4,000 Feet</p> <div style="text-align: center;">  </div>	<p>Figure 3. Proposed Lowes Project shown on the Stone &amp; Stewart Atlas 1866.</p>
<p>Source: Stone and Stewart (1896) New Topographical Atlas of Erie County, New York.</p>	<p>Prepared For: </p> <p>Prepared By:  NEA</p>	<p>Date: 1/26/07</p>

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Project Location



**Legend**

 Site Boundary



1 inch equals 2,000 feet

0 1,000 2,000 4,000 Feet

Figure 4. Proposed Lowes Project shown on the Beers Atlas 1881.

Prepared For:



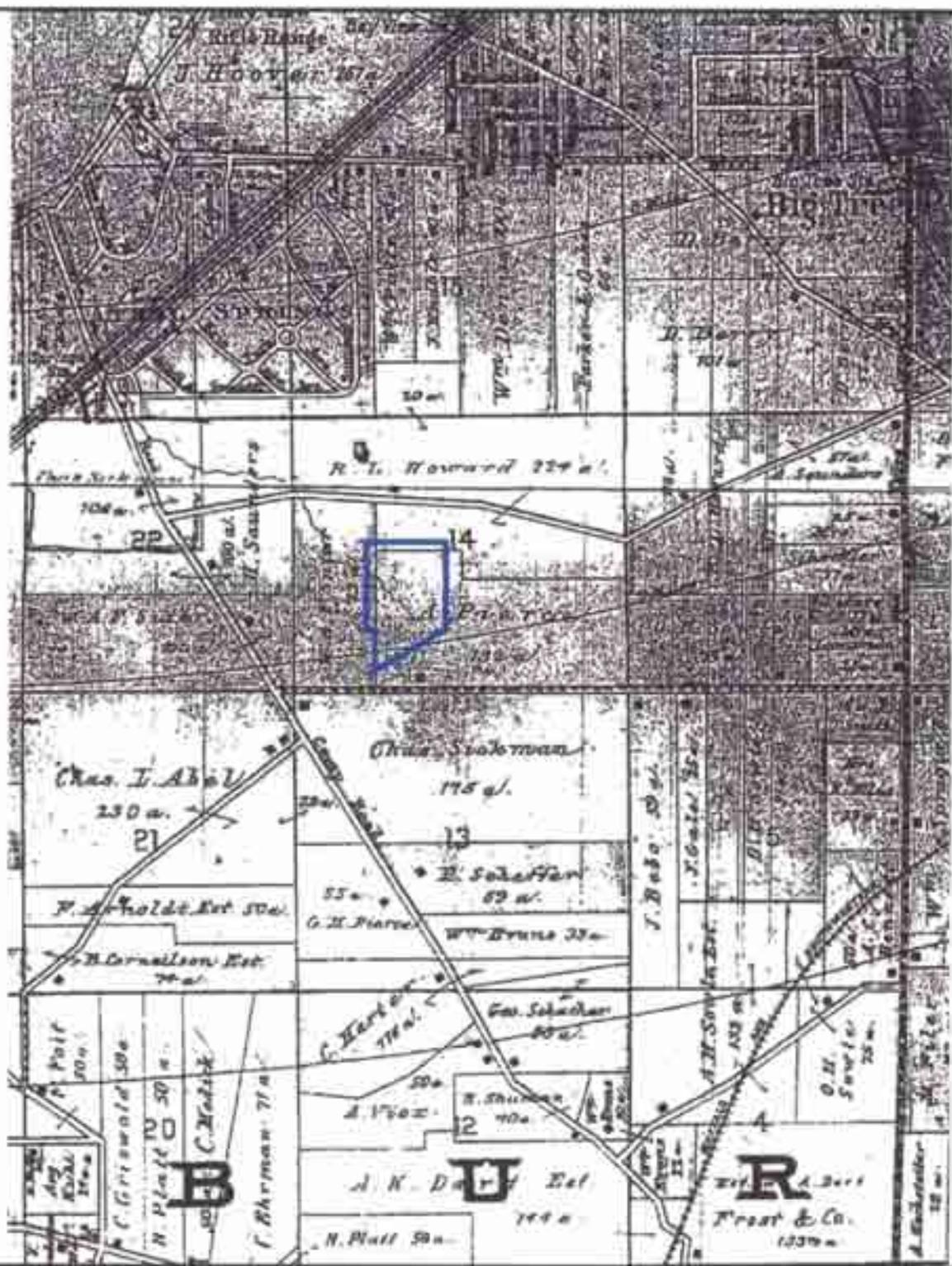
Prepared By:



Date: 1/26/07

Source: F. W. Beers and Co. (1881) (Illustrated Historical Atlas of Erie County, New York)

Erie County Planning Board - 1000 Erie County Plaza - Erie, NY 16501



Project Location



Source: G. M. Hopkins (1893) Atlas of the vicinities of the Cities of Niagara Falls, North Tonawanda and Buffalo, New York

Legend

Site Boundary



1 inch equals 2,000 feet



Figure 5. Proposed Lowes Project shown on the Hopkins Atlas 1893.

Prepared For:



Prepared By:



Date: 1/26/07

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Project Location



Source: U.S.G.S. 15-Minute Topographical Quadrangle, Depew (1901)

**Legend**

 Site Boundary

1 inch equals 2,000 feet



**Figure 6. Proposed Lowes Project shown on the Buffalo New York, 15' Series Quadrangle, 1901.**

Prepared For:



Prepared By:



Date: 1/26/07

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## 2.0 FIELD INVESTIGATIONS

### 2.1 METHODOLOGY

Based on the Phase IA archaeological sensitivity assessment in January 2007, NEA implemented Phase IB archaeological investigations consisting of subsurface excavations following NYSOPRHP recommendations and the New York Archaeological Council's *Standards for Cultural Resource Investigations and Curation of Collections* (1994).

Excavated shovel tests (STs) were each approximately 50 centimeters (cm) (20 inches [in]) in diameter, located at 15 m (50 ft) intervals along the undisturbed portions of the APE for the Project (see Figure 7). All of the excavated STs document soil stratigraphy and characteristics. The soil from each 50 cm (20 in) diameter ST was removed and screened through ¼-inch mesh hardware cloth by natural soil levels. Excavators were alert to the possibility of features such as hearths, postholes, or foundations. The excavations continued in depth until a sterile stratum was reached or a natural obstacle was encountered. A profile depicting soil stratigraphy for each test pit excavated was drawn prior to backfilling and soil colors were described using the Munsell® system (Munsell Color 1994). The Shovel Test Record is included in Attachment C. Excavators were prepared to collect any cultural material recovered during the Phase IB archaeological investigations by ST provenience, including stratigraphic level and/or depth, using plastic bags for field and laboratory processing and curation.

### 2.2 RESULTS

Six hundred, fifteen (615) STs were plotted in the APE. Of the 615 STs, only 446 were excavated due mainly to inundated soils; some areas of major disturbance were also encountered (see Figure 7 and Appendix C: Shovel Test Record). Every effort was made to relocate STs to dry soils or undisturbed areas, however approximately 126 STs could not be relocated due to the extent of the standing water. Excavations were halted until several days of dry weather had passed, nevertheless, portions of the property remained inundated, especially the delineated wetlands and surrounding areas. Forty-three (43) STs could not be excavated due to major disturbances and impassable ground surface. These STs were clustered around the two commercial facilities and two residential structures along the southern border of the property.

In areas where STs were excavated, the A horizon (Level 1) generally consisted of dark grayish brown silty loam and ranged from approximately 10 cm (4.0 in) to approximately 34 cm (13 in) in depth, with an average approximate depth of 23 cm (10 in) below ground surface. Sterile subsoil (Level 2) consisted primarily of yellowish brown silty clay or light brown silty clay mottled with yellowish brown silty clay. Approximately 25 percent of the excavated STs were water saturated and many contained hydric soils (Appendix C). No cultural material was recovered from the STs.

Based on the results of this survey, no adverse effects on prehistoric or historic cultural resources are anticipated for the Project as a result of construction, operation, and maintenance activities, and no additional archaeological investigations are recommended for the Lowes-Hamburg Project, Town of Hamburg, Erie County, New York.



**Project Location**

Source: NYS Digital Orthorectification Program (h:Y8D0P1) Erie County 2005 (ESURGO) database for Erie County, New York, USDA Natural Resources Conservation Service 2004

**Legend**

- Site Boundary
- Shovel Test (ST)**
- Negative ST
- Not Excavated, Creek/Ravine
- Not Excavated, Impassable/Disturbed
- Not Excavated, Standing Water

1 inch equals 200 feet

0 100 200 400 Feet

**Figure 7. Archaeological Investigation Map for Proposed Lowes Project, Hamburg, NY**

Prepared For: Erie County

Prepared By: NEA

Date: 1/26/07

g:\proj\2006-10\map\figure7.mxd

### 3.0 SUMMARY AND RECOMMENDATIONS

A Phase IA/B archaeological investigation of the Lowes-Hamburg Project, Town of Hamburg, Erie County, New York, was undertaken by NEA's Archaeological Services Group on behalf of Costich Engineering. Phase IA archaeological investigations included a reconnaissance survey (visual assessment, site walkover, and photodocumentation) of the Project area, and background research and archaeological site file searches at NYSOPRHP's Field Services Bureau. A Phase IB archaeological investigation (systematic subsurface test excavations) was conducted within undisturbed portions of the Project area, according to the New York Archaeological Council's *Standards for Cultural Resource Investigations and Curation of Collections* (1994), to identify any previously unrecorded prehistoric or historic archaeological sites that may be affected by implementation of the Project.

Background research and archaeological site file search at NYSOPRHP's Field Services Bureau and the New York State Museum indicated that no archaeological sites were recorded within the Project area. Three archaeological sites were recorded within a 1.6 km (1 mile) radius of the Project area. Background research and archaeological site file searches also confirmed that no historic structures or properties listed in or eligible for listing in the S/NRHP were located within the Project area.

Six hundred, fifteen (615) shovel tests (STs) were plotted in the APE. Of the 615 STs, only 446 were excavated due mainly to inundated soils; some areas of major disturbance were also encountered. All 446 STs were excavated in a 15 m (50 ft) grid pattern across the undisturbed areas associated with the APE for the Project. No cultural material was recovered as a result of the excavations.

Based on the results of this survey, no adverse effects on prehistoric or historic archaeological resources are anticipated for the Project as a result of construction, operation, and maintenance activities, and no additional archaeological investigations are recommended for the Lowes-Hamburg Project in the Town of Hamburg, Erie County, New York.

#### 4.0 REFERENCES CITED

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**ATTACHMENT A**  
**CONCEPT PLANS**





**ATTACHMENT B**  
**PHOTOGRAPHIC RECORD**



Project Location



Source: NYS Digital Orthoregistry Program (NYSODP) Erie County 2005. (SSURGO) database for Erie County, New York; USDA Natural Resources Conservation Service 2004.

**Legend**

 Site Boundary

1 inch equals 350 feet



**Photograph Key for the Proposed Lowes Project, Hamburg, NY**

Prepared for  General Excavation

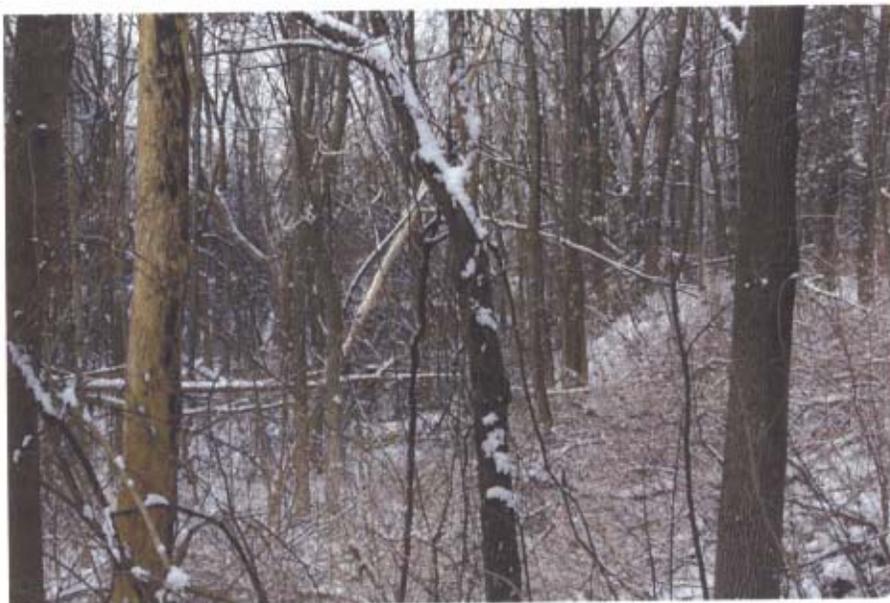
Prepared by:  NEA

Date: 1/26/07

NORTHERN ECOLOGICAL ASSOCIATES, INC.

PHOTOGRAPHIC RECORD

Company: Costich Engineering  
Project: Lowes- Hamburg Project



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 1  
Direction: North  
Comments: Project area  
showing general site conditions  
and vegetation. Snow fall occurred  
after STs excavated.



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 2  
Direction: East  
Comments: Project area  
showing general site conditions  
and vegetation. Snow fall occurred  
after STs excavated.

NORTHERN ECOLOGICAL ASSOCIATES, INC.

PHOTOGRAPHIC RECORD

Company: Costich Engineering  
Project: Lowes- Hamburg Project



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 3  
Direction: South  
Comments: Project area  
showing general site conditions  
and vegetation. Snow fall occurred  
after STs excavated.



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 4  
Direction: West  
Comments: Project area  
showing general site conditions  
and vegetation. Snow fall occurred  
after STs excavated.

NORTHERN ECOLOGICAL ASSOCIATES, INC.

PHOTOGRAPHIC RECORD

Company: Costich Engineering  
Project: Lowes- Hamburg Project



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 5  
Direction: Northwest  
Comments: Property and structure adjacent to Project area.



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 6  
Direction: South  
Comments: Property adjacent to Project area and Southwestern Blvd.

NORTHERN ECOLOGICAL ASSOCIATES, INC.

PHOTOGRAPHIC RECORD

Company: Costich Engineering  
Project: Lowes- Hamburg Project



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 7  
Direction: Northeast  
Comments: Property  
adjacent to Project area and  
Southwestern Blvd.



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 8  
Direction: Northwest  
Comments: Unnamed  
intermittent stream that crosses  
Project.

NORTHERN ECOLOGICAL ASSOCIATES, INC.

PHOTOGRAPHIC RECORD

Company: Costich Engineering  
Project: Lowes- Hamburg Project



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 9  
Direction: North  
Comments: Project area  
showing general site conditions  
and vegetation. Snow fall occurred  
after ST's excavated.



Photographer: B. Locking  
Date: January 12, 2007  
Photo No.: 10  
Direction: Northeast  
Comments: Property and  
structure adjacent to Project area.

**ATTACHMENT C**  
**SHOVEL TEST RECORDS**

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
1	1	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	2	Not Excavated - Standing water		-			-
1	3	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	4	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	5	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	6	15	10 YR 3/2 Dk GBrn, Si Lo	-	25	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	7	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	8	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	9	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	10	27	10 YR 3/2 Dk GBrn, Si Lo	-	37	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	11	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	12	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	13	10	10 YR 3/2 Dk GBrn, Si Lo	-	12+	Water Seepage	-
1	14	15	10 YR 3/2 Dk GBrn, Si Lo	-	25	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	15	15	10 YR 3/2 Dk GBrn, Si Lo	-	25	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	16	16	10 YR 3/2 Dk GBrn, Si Lo	-	26	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	17	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	18	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	19	Not Excavated - Standing water		-			-
1	20	16	10 YR 3/2 Dk GBrn, Si Lo	-	26	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	21	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
1	22	Not Excavated - Standing water		-			-
1	23	Not Excavated - Standing water		-			-
2	1	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	2	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	3	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
2	4	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
2	5	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	6	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	7	27	10 YR 3/2 Dk GBrn, Si Lo	-	37	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	8	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	9	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	10	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	11	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	12	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
2	13	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	14	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	15	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	16	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
2	17	25	10 YR 3/2 Dk GBrn, Si Lo	-	25+	Water Seepage	-
2	18	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	19	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	20	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	21	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	22	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
2	23	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	1	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	2	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	3	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	4	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	5	Not Excavated - Standing water		-			-
3	6	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	7	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
3	8	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	9	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	10	16	10 YR 3/2 Dk GBrn, Si Lo	-	26	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	11	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	12	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	13	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	14	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	15	Not Excavated - Standing water		-			-
3	16	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	17	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	18	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	19	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	20	Not Excavated - Standing water		-			-
3	21	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	22	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
3	23	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	1	29	10 YR 3/2 Dk GBrn, Si Lo	-	39	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	2	29	10 YR 3/2 Dk GBrn, Si Lo	-	39	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	3	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	4	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
4	5	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
4	6	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	7	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	8	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
4	9	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	10	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	11	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
4	12	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	13	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	14	24	10 YR 3/2 Dk GBrn, Si Lo	-	25+	Water Seepage	-
4	15	22	10 YR 3/2 Dk GBrn, Si Lo	-	22+	Water Seepage	-
4	16	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
4	17	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	18	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	19	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
4	20	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
4	21	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
4	22	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
4	23	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	1	Not Excavated - Landscaped Yard		-			-
5	2	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	3	25	10 YR 3/2 Dk GBrn, Si Lo	-	25+	Water Seepage	-
5	4	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
5	5	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	6	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	7	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	8	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	9	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	10	34	10 YR 3/2 Dk GBrn, Si Lo	-	44	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	11	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	12	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	13	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	14	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	15	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	16	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
5	17	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
5	18	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	19	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	20	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	21	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	22	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
5	23	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	1	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	2	Not Excavated - Standing water		-			-
6	3	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	4	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	5	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	6	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	7	16	10 YR 3/2 Dk GBrn, Si Lo	-	26	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	8	15	10 YR 3/2 Dk GBrn, Si Lo	-	25	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	9	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	10	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	11	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	12	15	10 YR 3/2 Dk GBrn, Si Lo	-	25	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	13	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	14	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	15	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	16	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	17	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	18	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	19	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
6	20		Not Excavated - Standing water	-			-
6	21		Not Excavated - Standing water	-			-
6	22	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
6	23	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	1		Not Excavated - Standing water	-			-
7	2	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	3	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	4	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	5	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	6	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	7	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	8	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	9		Not Excavated - Standing water	-			-
7	10	12	10 YR 3/2 Dk GBrn, Si Lo	-	12+	Water Seepage	-
7	11	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	12	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	13	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	14	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	15	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	16	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	17	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	18	15	10 YR 3/2 Dk GBrn, Si Lo	-	25	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	19	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	20	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	21	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
7	22		Not Excavated - Standing water	-			-
7	23	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
8	1	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	2	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	3	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
8	4	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	5	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
8	6	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	7	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	8	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	9	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	10	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	11	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	12	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	13	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	14	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	15	19	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
8	16	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	17	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	18	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	19	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
8	20	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	21	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	22	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
8	23	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	1	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
9	2	Not Excavated - Standing water		-			-
9	3	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	4	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
9	5	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	6	16	10 YR 3/2 Dk GBrn, Si Lo	-	16+	Water Seepage	-
9	7	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	8	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	9	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	10	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	11	Not Excavated - Standing water		-			-
9	12	Not Excavated - Standing water		-			-
9	13	21	10 YR 3/2 Dk GBrn, Si Lo	-	21+	Water Seepage	-
9	14	22	10 YR 3/2 Dk GBrn, Si Lo	-	22+	Water Seepage	-
9	15	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	16	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	17	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	18	Not Excavated - Standing water		-			-
9	19	26	10 YR 3/2 Dk GBrn, Si Lo	-	29+	Water Seepage	-
9	20	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	21	27	10 YR 3/2 Dk GBrn, Si Lo	-	37	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	22	29	10 YR 3/2 Dk GBrn, Si Lo	-	39	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
9	23	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	1	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	2	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	3	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	4	25	10 YR 3/2 Dk GBrn, Si Lo	-	25+	Water Seepage	-
10	5	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
10	6	22	10 YR 3/2 Dk GBrn, Si Lo	-	22+	Water Seepage	-
10	7	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	8	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
10	9	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	10	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
10	11	Not Excavated - Standing water		-			-
10	12	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
10	13	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
10	14	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	15	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
10	16	22	10 YR 3/2 Dk GBrn, Si Lo	-	22+	Water Seepage	-
10	17	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
10	18	30	10 YR 3/2 Dk GBrn, Si Lo	-	30+	Water Seepage	-
10	19	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
10	20	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	21	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	22	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
10	23	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	1	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	2	Not Excavated - Standing water		-			-
11	3	Not Excavated - Standing water		-			-
11	4	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	5	10	10 YR 3/2 Dk GBrn, Si Lo	-	10+	Water Seepage	-
11	6	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	7	Not Excavated - Standing water		-			-
11	8	Not Excavated - Standing water		-			-
11	9	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
11	10	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	11	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	12	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	13	Not Excavated - Standing water		-			-
11	14	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	15	Not Excavated - Standing water		-			-
11	16	Not Excavated - Standing water		-			-
11	17	Not Excavated - Standing water		-			-
11	18	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	19	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	20	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	21	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
11	22	15	10 YR 3/2 Dk GBrn, Si Lo	-	15+	Water Seepage	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
11	23	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	1	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	2	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	3	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	4	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	5	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	6	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	7	Not Excavated - Standing water		-			-
12	8	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	9	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	10	Not Excavated - Standing water		-			-
12	11	Not Excavated - Standing water		-			-
12	12	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	13	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	14	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	15	Not Excavated - Standing water		-			-
12	16	15	10 YR 3/2 Dk GBrn, Si Lo	-	15+	Water Seepage	-
12	17	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	18	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	19	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	20	Not Excavated - Standing water		-			-
12	21	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	22	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
12	23	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	1	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 5/6 Ybrn, Si Cl	-
13	2	29	10 YR 3/2 Dk GBrn, Si Lo	-	39	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	3	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	4	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
13	5	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	6	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
13	7	Not Excavated - Standing water		-			-
13	8	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
13	9	30	10 YR 3/2 Dk GBrn, Si Lo	-	30+	Water Seepage	-
13	10	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
13	11	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
13	12	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	13	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	14	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	15	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	16	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
13	17	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
13	18	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
13	19	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	20	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
13	21	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	22	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
13	23	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	1	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	2	Not Excavated - Standing water		-			-
14	3	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
14	4	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
14	5	22	10 YR 3/2 Dk GBrn, Si Lo	-	22+	Water Seepage	-
14	6	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
14	7	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
14	8	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
14	9	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	10	Not Excavated - Standing water		-			-
14	11	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	12	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	13	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	14	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	15	25	10 YR 3/2 Dk GBrn, Si Lo	-	25+	Water Seepage	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
14	16	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	17	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
14	18	22	10 YR 3/2 Dk GBrn, Si Lo	-	22+	Water Seepage	-
14	19	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
14	20	12	10 YR 3/2 Dk GBrn, Si Lo	-	22	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	21	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	22	10	10 YR 3/2 Dk GBrn, Si Lo	-	20	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
14	23	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	1	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	2	Not Excavated - Standing water		-			-
15	3	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	4	Not Excavated - Standing water		-			-
15	5	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	6	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	7	Not Excavated - Standing water		-			-
15	8	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	9	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	10	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	11	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	12	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	13	10	10 YR 3/2 Dk GBrn, Si Lo	-	10+	Water Seepage	-
15	14	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	15	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	16	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	17	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	18	18	10 YR 3/2 Dk GBrn, Si Lo	-	18+	Water Seepage	-
15	19	Not Excavated - Standing water		-			-
15	20	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	21	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
15	22	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
15	23	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	1	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	2	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	3	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	4	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	5	16	10 YR 3/2 Dk GBrn, Si Lo	-	26	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	6	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	7	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	8	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	9	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	10	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
16	11	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	12	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	13	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	14	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	15	23	10 YR 3/2 Dk GBrn, Si Lo	-	23+	Water Seepage	-
16	16	Not Excavated - Standing water		-			-
16	17	20	10 YR 3/2 Dk GBrn, Si Lo	-	20+	Water Seepage	-
16	18	Not Excavated - Standing water		-			-
16	19	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	20	19	10 YR 3/2 Dk GBrn, Si Lo	-	29	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	21	15	10 YR 3/2 Dk GBrn, Si Lo	-	15+	Water Seepage	-
16	22	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
16	23	21	10 YR 3/2 Dk GBrn, Si Lo	-	31	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	1	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	2	31	10 YR 3/2 Dk GBrn, Si Lo	-	41	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
17	3	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	4	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	5	30	10 YR 3/2 Dk GBrn, Si Lo	-	30+	Water Seepage	-
17	6	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
17	7	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
17	8	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	9	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
17	10	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
17	11	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	12	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
17	13	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	14	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	15	25	10 YR 3/2 Dk GBrn, Si Lo	-	25+	Water Seepage	-
17	16	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
17	17	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	18	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
17	19	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
17	20	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	21	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	22	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
17	23	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	1	29	10 YR 3/2 Dk GBrn, Si Lo	-	29+	Water Seepage	-
18	2	Not Excavated - Standing water		-			-
18	3	Not Excavated - Standing water		-			-
18	4	Not Excavated - Standing water		-			-
18	5	Not Excavated - Standing water		-			-
18	6	Not Excavated - Standing water		-			-
18	7	Not Excavated - Standing water		-			-
18	8	Not Excavated - Standing water		-			-
18	9	Not Excavated - Standing water		-			-
18	10	Not Excavated - Standing water		-			-
18	11	Not Excavated - Standing water		-			-
18	12	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	13	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	14	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
18	15	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	16	11	10 YR 3/2 Dk GBrn, Si Lo	-	11+	Water Seepage	-
18	17	17	10 YR 3/2 Dk GBrn, Si Lo	-	27	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	18	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	19	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	20	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	21	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	22	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
18	23	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
19	1	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
19	2		Not Excavated - Standing water	-			-
19	3		Not Excavated - Standing water	-			-
19	4		Not Excavated - Standing water	-			-
19	5		Not Excavated - Standing water	-			-
19	6		Not Excavated - Standing water	-			-
19	7		Not Excavated - Standing water	-			-
19	8		Not Excavated - Standing water	-			-
19	9	25	10 YR 3/2 Dk GBrn, Si Lo	-	25+	Water Seepage	-
19	10		Not Excavated - Standing water	-			-
19	11		Not Excavated - Standing water	-			-
19	12		Not Excavated - Standing water	-			-
19	13		Not Excavated - Standing water	-			-
19	14		Not Excavated - Standing water	-			-
19	15		Not Excavated - Standing water	-			-
19	16		Not Excavated - Standing water	-			-
19	17		Not Excavated - Standing water	-			-
19	18		Not Excavated - Standing water	-			-
19	19		Not Excavated - Standing water	-			-
19	20		Not Excavated - Standing water	-			-
19	21		Not Excavated - Standing water	-			-
19	22		Not Excavated - Standing water	-			-
19	23		Not Excavated - Standing water	-			-
20	1		Not Excavated - Standing water	-			-
20	2		Not Excavated - Standing water	-			-
20	3		Not Excavated - Standing water	-			-
20	4		Not Excavated - Standing water	-			-
20	5		Not Excavated - Standing water	-			-
20	6		Not Excavated - Standing water	-			-
20	7	10	10 YR 3/2 Dk GBrn, Si Lo	-	10+	Water Seepage	-
20	8	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
20	9		Not Excavated - Tree Fall	-			-
20	10	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
20	11	10	10 YR 3/2 Dk GBrn, Si Lo	-	10+	Water Seepage	-
20	12	10	10 YR 3/2 Dk GBrn, Si Lo	-	10+	Water Seepage	-
20	13	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
20	14	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
20	15		Not Excavated - Standing water	-			-
20	16	15	10 YR 3/2 Dk GBrn, Si Lo	-	25	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
20	17	10	10 YR 3/2 Dk GBrn, Si Lo	-	10+	Water Seepage	-
20	18		Not Excavated - Standing water	-			-
20	19		Not Excavated - Standing water	-			-
20	20		Not Excavated - Standing water	-			-
20	21	15	10 YR 3/2 Dk GBrn, Si Lo	-	15+	Water Seepage	-
20	22		Not Excavated - Standing water	-			-
20	23	15	10 YR 3/2 Dk GBrn, Si Lo	-	15+	Water Seepage	-
21	1	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	2	28	10 YR 3/2 Dk GBrn, Si Lo	-	28+	Water Seepage	-
21	3	30	10 YR 3/2 Dk GBrn, Si Lo	-	30+	Water Seepage	-
21	4	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	5	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
21	6	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	7	34	10 YR 3/2 Dk GBrn, Si Lo	-	44	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	8		Not Excavated - Standing water	-			-
21	9		Not Excavated - Standing water	-			-
21	10	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
21	11		Not Excavated - Standing water	-			-
21	12	30	10 YR 3/2 Dk GBrn, Si Lo	-	30+	Water Seepage	-
21	13	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	14		Not Excavated - Standing water	-			-
21	15	24	10 YR 3/2 Dk GBrn, Si Lo	-	34	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	16		Not Excavated - Standing water	-			-
21	17		Not Excavated - Standing water	-			-
21	18	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	19	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	20	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
21	21	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	22	29	10 YR 3/2 Dk GBrn, Si Lo	-	39	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
21	23	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 5/6 Ybrn, Si Cl	-
22	1	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
22	2	18	10 YR 3/2 Dk GBrn, Si Lo	-	28	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
22	3	10	10 YR 3/2 Dk GBrn, Si Lo	-	10+	Water Seepage	-
22	4		Not Excavated - Standing water	-			-
22	5		Not Excavated - Standing water	-			-
22	6		Not Excavated - Standing water	-			-
22	7		Not Excavated - Standing water	-			-
22	8		Not Excavated - Standing water	-			-
22	9		Not Excavated - Standing water	-			-
22	10		Not Excavated - Standing water	-			-
22	11		Not Excavated - Standing water	-			-
22	12	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
22	13		Not Excavated - Standing water	-			-
22	14		Not Excavated - Standing water	-			-
22	15		Not Excavated - Standing water	-			-
22	16		Not Excavated - Standing water	-			-
22	17		Not Excavated - Standing water	-			-
22	18		Not Excavated - Standing water	-			-
22	19		Not Excavated - Standing water	-			-
22	20		Not Excavated - Standing water	-			-
22	21		Not Excavated - Standing water	-			-
22	22		Not Excavated - Standing water	-			-
22	23	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 5/6 Ybrn, Si Cl	-
23	1	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 5/6 Ybrn, Si Cl	-
23	2	25	10 YR 3/2 Dk GBrn, Si Lo	-	35	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
23	3	30	10 YR 3/2 Dk GBrn, Si Lo	-	30+	Water Seepage	-
23	4		Not Excavated - Standing water	-			-
23	5		Not Excavated - Standing water	-			-
23	6		Not Excavated - Standing water	-			-
23	7		Not Excavated - Standing water	-			-
23	8		Not Excavated - Standing water	-			-
23	9		Not Excavated - Standing water	-			-
23	10		Not Excavated - Standing water	-			-
23	11	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
23	12	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
23	13	22	10 YR 3/2 Dk GBrn, Si Lo	-	22+	Water Seepage	-
23	14	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-
23	15	24	10 YR 3/2 Dk GBrn, Si Lo	-	24+	Water Seepage	-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
23	16	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
23	17	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
23	18	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
23	19	33	10 YR 3/2 Dk GBrn, Si Lo	-	43	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
23	20	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 5/6 Ybrn, Si Cl	-
23	21	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 5/6 Ybrn, Si Cl	-
23	22	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
23	23	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
24	1	26	10 YR 3/2 Dk GBrn, Si Lo	-	26+	Water Seepage	-
24	2	22	10 YR 3/2 Dk GBrn, Si Lo	-	32	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
24	3	Not Excavated - Standing water		-			-
24	4	Not Excavated - Standing water		-			-
24	5	Not Excavated - Standing water		-			-
24	6	Not Excavated - Standing water		-			-
24	7	Not Excavated - Standing water		-			-
24	14	Not Excavated - Standing water		-			-
24	15	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
24	16	32	10 YR 3/2 Dk GBrn, Si Lo	-	42	10 YR 5/6 Ybrn, Si Cl	-
24	17	30	10 YR 3/2 Dk GBrn, Si Lo	-	30+	Water Seepage	-
24	18	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
24	19	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 5/6 Ybrn, Si Cl	-
24	20	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 5/6 Ybrn, Si Cl	-
24	21	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
24	22	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
24	23	29	10 YR 3/2 Dk GBrn, Si Lo	-	39	10 YR 5/6 Ybrn, Si Cl	-
25	1	30	10 YR 3/2 Dk GBrn, Si Lo	-	30+	Water Seepage	-
25	2	Not Excavated - Standing water		-			-
25	3	25	10 YR 3/2 Dk GBrn, Si Lo	-	25+	Water Seepage	-
25	4	30	10 YR 3/2 Dk GBrn, Si Lo	-	40	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
25	5	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
25	6	Not Excavated - Standing water		-			-
25	7	Not Excavated - Standing water		-			-
25	14	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
25	15	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 6/2 Lt BrnGr, Si Cl mottled with 10 YR 5/6 Ybrn, Si Cl - Hydric	-
25	16	Not Excavated - Creek/Ravine		-			-
25	17	Not Excavated - Creek/Ravine		-			-
25	18	Not Excavated - Creek/Ravine		-			-
25	19	Not Excavated - Creek/Ravine		-			-
25	20	Not Excavated - Creek/Ravine		-			-

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
25	21		Not Excavated - Creek/Ravine	-			-
25	22		Not Excavated - Creek/Ravine	-			-
25	23		Not Excavated - Creek/Ravine	-			-
A1	1	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
B1	1	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
C1	1		Not Excavated - Standing water				
C1	2		Not Excavated - Standing water				
D1	1		Not Excavated - Standing water				
D2	2		Not Excavated - Standing water				
K1	1		Not Excavated - Impassable/Disturbed				
K1	2		Not Excavated - Impassable/Disturbed				
K1	3		Not Excavated - House and Yard/Limited Access				
K1	4		Not Excavated - House and Yard/Limited Access				
K1	5		Not Excavated - House and Yard/Limited Access				
K1	6		Not Excavated - House and Yard/Limited Access				
L1	1		Not Excavated - Creek/Ravine				
L1	2		Not Excavated - Impassable/Disturbed				
L1	3		Not Excavated - House and Yard/Limited Access				
L1	4		Not Excavated - House and Yard/Limited Access				
L1	5		Not Excavated - House and Yard/Limited Access				
L1	6		Not Excavated - House and Yard/Limited Access				
L1	7		Not Excavated - Impassable/Disturbed				
M1	1		Not Excavated - Creek/Ravine				
M1	2	20	10 YR 3/2 Dk GBrn, Si Lo	-	30	10 YR 5/6 Ybrn, Si Cl	-
M1	3		Not Excavated - House and Yard/Limited Access				-
M1	4		Not Excavated - House and Yard/Limited Access				-
M1	5		Not Excavated - House and Yard/Limited Access				-
M1	6		Not Excavated - House and Yard/Limited Access				-
M1	7	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
N1	1		Not Excavated - Creek/Ravine				
N1	2		Not Excavated - Impassable/Disturbed				
N1	3		Not Excavated - Impassable/Disturbed				
N1	4		Not Excavated - Impassable/Disturbed				
N1	5		Not Excavated - Impassable/Disturbed				
N1	6		Not Excavated - Impassable/Disturbed				
N1	7		Not Excavated - Impassable/Disturbed				
N1	8		Not Excavated - Impassable/Disturbed				
O1	1		Not Excavated - Creek/Ravine				
O1	2		Not Excavated - Impassable/Disturbed				
O1	3		Not Excavated - Impassable/Disturbed				
O1	4		Not Excavated - House and Yard/Limited Access				
O1	5		Not Excavated - House and Yard/Limited Access				
O1	6		Not Excavated - House and Yard/Limited Access				
O1	7		Not Excavated - House and Yard/Limited Access				
O1	8		Not Excavated - Impassable/Disturbed				
P1	1		Not Excavated - Creek/Ravine				
P1	2	28	10 YR 3/2 Dk GBrn, Si Lo	-	38	10 YR 5/6 Ybrn, Si Cl	-
P1	3	26	10 YR 3/2 Dk GBrn, Si Lo	-	36	10 YR 5/6 Ybrn, Si Cl	-
P1			Not Excavated - House and Yard/Limited Access				

Transect	ST	Depth (cm)	Soil Characteristics	Cultural Material	Depth (cm)	Soil Characteristics	Cultural Material
P1			Not Excavated - House and Yard/Limited Access				
P1			Not Excavated - House and Yard/Limited Access				
P1			Not Excavated - House and Yard/Limited Access				
P1	8	23	10 YR 3/2 Dk GBrn, Si Lo	-	33	10 YR 5/6 Ybrn, Si Cl	-
P1	9		Not Excavated - Impassable/Disturbed				



New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

April 13, 2007

Ronald Bronstein  
Morad Bay Associates  
1941 Davis Road  
West Falls, New York 14170  
*(faxed this day to 716-625-1212)*

Re: CORPS PERMITS, DEC  
Lowes Project  
Town of Hamburg, Erie County  
07PR01972

Dear Mr. Bronstein:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). The SHPO has reviewed the Phase I Report, prepared by NEA and dated February 2007, in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended.

Based upon this review, it is the SHPO's opinion that your project will have **No Effect** upon historic properties in or eligible for inclusion in the State and National Registers of Historic Places.

The SHPO appreciates the opportunity to comment on this information. It should be noted that further consultation with the SHPO will be necessary if there are any changes to the project. Please telephone me at ext. 3280 with any questions you may have. Please also refer to the PR# above in any future correspondence for this project.

Sincerely,

Nancy Herter  
Historic Preservation Program Analyst,  
Archaeology

cc. Bonnie Locking, NEA

# **APPENDIX L**

## Appendix L

1. Wetlands Delineation Report  
for Hamburg Lowe's  
Town of Hamburg, Erie County, New York.....L-1 to L-113

By: Earth Dimensions, Inc.  
1091 Jamison Road  
Elma, New York 14059

Dated: July 20, 2006

2. Joint Application for Permit  
New York State  
United States Army Corps of Engineers  
Section 401 and 404.....L-114
3. Mitigation Plan Drawing .....L-115

By: Earth Dimensions, Inc.  
1091 Jamison Road  
Elma, New York 14059

Dated: March 14, 2007

Wetland Delineation Report

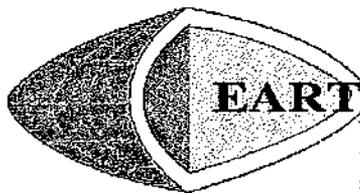
for

**Hamburg Lowe's**

**Town of Hamburg  
Erie County, New York**

for

Costich Engineering



**EARTH DIMENSIONS, INC.**

*Soil and Hydrogeologic Investigation • Wetland Delineation*

1091 Jamison Road • Elma, NY 14059  
(716) 655-1317 • Fax (716) 655-2915

July 20, 2006

EDI Project Code: W12L05b

**REPORT SUMMARIZING  
THE RESULTS OF  
A WETLAND DELINEATION SURVEY OF**

**HAMBURG LOWE'S**

**Prepared for Submission to  
U.S. ARMY CORPS OF ENGINEERS  
1776 NIAGARA STREET  
BUFFALO, NEW YORK 14207**

**Prepared by  
EARTH DIMENSIONS, INC.  
1091 JAMISON ROAD  
ELMA, NEW YORK 14059  
for  
COSTICH ENGINEERING  
217 LAKE AVENUE  
ROCHESTER, NEW YORK 14606**

**DATE PREPARED  
July 20, 2006**

**Project Code: W12L05b**



**ACKNOWLEDGMENTS**

Costich Engineering has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation study at a proposed retail development site in the Town of Hamburg, Erie County, State of New York.

EDI would like to thank Costich Engineering for their assistance with this project. Costich Engineering provided the drafting services required to prepare the baseline map included in this report. EDI would also like to thank Copy Market, Inc. for providing the duplicating and binding services.

Duplicated onto recycled paper.

### EXECUTIVE SUMMARY

Costich Engineering has proposed the development of a 33.16± acre site located in a residential/commercial area in the Town of Hamburg, Erie County, New York. Costich Engineering has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation report that would allow the U.S. Army Corps of Engineers (Corps) and New York State Department of Environmental Conservation (NYSDEC) to determine their jurisdictional authority over the investigation area, pursuant to Section 404 of the Clean Water Act and Article 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

A preliminary review of available information pertaining to vegetation, soils, and hydrology in the project area was implemented prior to conducting a field investigation at the site. Sources of information included the United States Geological Survey (USGS), Soil Conservation Service (SCS), National Wetland Inventory (NWI), and NYSDEC Freshwater Wetland maps. The project site does not lie within any wetland under New York State jurisdiction. The SCS and NWI maps indicate the possible presence of wetlands under federal jurisdiction at the project site.

EDI identified four (4) wetland areas totaling 2.341± acres at the proposed project site. The identification numbers of the individual wetlands, their acreages and boundary flags are as follows:

Wetland Identification #	Boundary Flags	Total Acreage On-Site	Wetland Type
Wetland 1	W1-1 through W1-38	0.540± acres	Floodplain Forest
Wetland 2	W2-1 through W2-38	1.483 ± acres	Shrub Swamp
Wetland 3	W3-1 through W3-18	0.072± acres	Shrub Swamp
Wetland 4	W4-1 through W4-10	0.246± acres	Shrub Swamp

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**SECTION I**  
**INTRODUCTION**

Costich Engineering has proposed the development of a 33.16± acre parcel located northwest of Southwestern Boulevard in the Town of Hamburg, County of Erie, State of New York. The site is approximately 300 feet north of the intersection of Sowles Road and Southwestern Boulevard. The southern portion of the site is bisected by an intermittent stream that enters the site from a culvert under Southwestern Boulevard and continues toward the west off site. The project has been given the name Hamburg Lowe's and is located on the USGS 7.5 minute quadrangle map indexed as Buffalo SE, DeLorme 2002 (Figure 1).

Costich Engineering has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation study at the site. The investigation was designed to facilitate a determination of the extent of the Corps and NYSDEC jurisdiction over the project area pursuant to Section 404 of the Clean Water Act and Article 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

EDI has performed a wetland delineation study at the site under guidelines specified by the *Corps of Engineers Wetlands Delineation Manual*, dated January 1987 (referred to hereafter as the Corps Manual). The purpose of this report is to present EDI's methods, results, conclusions and recommendations with respect to the proposed development site.

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**SECTION II**  
**SITE DESCRIPTION**

The proposed development project area is generally rectangular in shape. A 2.91± exception parcel is located along Southwestern Boulevard. The site is bound to the south by Southwestern Boulevard. An intermittent stream is located in the southern portion of the site. The dimensions are depicted on the site map included as Figure 7 in Attachment A. The project site has a total acreage of 33.16± acres and is outlined on Figures 1 through 4, included in Attachment A of this report.

The natural topography of the proposed development site is a generally flat to gently sloping landscape. The wetland areas of the site are comprised of shrub swamp and floodplain forest vegetative communities. The upland areas of the site are comprised of successional shrubland, pine plantation and successional northern hardwood vegetative communities. These communities are depicted on the aerial photograph included as Attachment C and in photos of the site included as Attachment D.

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**SECTION III**  
**PRELIMINARY DATA REVIEW**

**A. SUMMARY OF FINDINGS**

Several sources of information may be reviewed to facilitate the completion of a wetland delineation study. In some cases it is even possible to make a preliminary office wetland determination based upon available vegetation, soils, and hydrologic information for a project site.

EDI completed a preliminary review of several data sources at the onset of this study. The results of the review are summarized as follows:

1. USGS 7.5 Minute Topographical Map

Figure 1 depicts the proposed development site on the Buffalo SE Quadrangle, DeLorme 2002, 7.5 minute topographical map. The map depicts a gently sloping landscape with an intermittent stream located in the southern portion of the site.

2. USFWS National Wetlands Inventory Map

Figure 2 depicts the project site on the National Wetlands Inventory Map, Buffalo SE, 1978 Quadrangle. There are no wetlands depicted within or adjacent to the site.

3. Soil Conservation Service Soils Map

Figure 3 presents the project area outlined on a copy of the Erie County Soil Survey map (Sheet Number 66). As shown on that figure, the site has the following soil types:

### Natural Resources Conservation Service Legend

<u>Designation</u>	<u>Description</u>	<u>Hydric Soil/ Inclusions?</u>
CtB	Collamer silt loam till substratum 3-8% slopes	Inclusions unlikely
DaD	Danley silt loam 15-25% slopes	Inclusions unlikely
RfA	Remsen silty clay loam 0-3% slopes	Inclusions possible
RfB	Remsen silty clay loam 3-8% slopes	Inclusions possible

Collamer - Moderately well drained, deep, nearly level to sloping soil; formed in glacial lake sediments dominated by silt and very fine sand; map indicates Collamer soil in the southwestern and southeastern corners of the project site.

Danley - Moderately well drained, deep, gently sloping to moderately steep soil; formed in shaly glacial till deposits; map indicates Danley soil along the intermittent stream in the southern portion of the site.

Remsen - Somewhat poorly drained, deep, nearly level to sloping soil; formed in clayey glacial till deposits; map indicates Remsen soil in the northern portion, throughout the majority of the project site.

The U.S. Department of Agriculture's National Technical Committee for Hydric Soils Criteria has developed a list of soils that often display hydric soil characteristics. Areas mapped as hydric soil have a high probability of being jurisdictional wetland. Although Remsen is not listed as a hydric soil it has potential for hydric inclusions.

4. NYSDEC Freshwater Wetlands Map

Figure 4 is a copy of the NYSDEC Freshwater Wetlands map indexed as Buffalo SE, 1986 Quadrangle. The proposed development site is outlined on the map. There are no NYSDEC wetlands depicted within or adjacent to the project site. The NYSDEC, therefore, has no apparent jurisdiction over the proposed project.

## B. RESULTS OF AGENCY INFORMATION REVIEW

The preliminary data review found no wetlands subject to NYSDEC jurisdiction at the proposed development site. However, evidence was gathered that suggested the Corps might have jurisdiction over potential wetlands at the project location. The evidence consisted of the depiction of a soil with possible hydric inclusions on the SCS Soil Survey map. It was considered necessary to perform a field investigation at the site in order to confirm the presence of federally protected wetlands. The methods specified in the Corps Manual were employed during the field investigation. Procedures, results, and conclusions of the wetland delineation study are presented in the remainder of this report.

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**SECTION IV**  
**FIELD INVESTIGATION PROCEDURES**

Step 1

EDI applied methodology specified by the Corps Manual to perform a delineation of Federal jurisdictional wetlands within the site. EDI used the Level 2 Routine Determination method (on-site inspection necessary) since insufficient information was already available for making a determination for the entire project area. This methodology is consistent with Part IV, Section D of the Corps Manual.

Step 2

EDI's initial evaluation of the project site revealed that no atypical situations existed. If an atypical situation had existed, EDI would have used methodology outlined in Part IV, Section F of the Corps manual.

Step 3

EDI made the determination that normal environmental conditions were present, as the area was not lacking hydrophytic vegetation or hydrologic indicators due to annual, seasonal or long-term fluctuations in precipitation, surface water, or groundwater levels. Field work was performed during the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS)

documented growing season (April 15<sup>th</sup> through October 15<sup>th</sup>). The field work was performed on May 25<sup>th</sup> and 31<sup>st</sup>, 2006.

#### Step 4

In order to accurately identify the limits of various vegetative communities and extent of wetlands on-site, a routine determination method was used. As depicted in Attachment A and included in Attachment B, 34 data points were used to characterize the site.

#### Step 5

The plant community inhabiting each observation point was characterized by EDI's Wetland Ecologist in accordance with methods specified in the Corps Manual. Dominant plant species were identified within five vegetative strata (i.e. herb, shrub, sapling, tree and liana (woody vines) at each sampling point. The Corps Manual defines the vegetative strata in the following manner:

Herb – A non-woody individual of a macrophytic species. Seedlings of woody plants (including vines) that are less than 3.2 feet in height are considered to be herbs.

Shrub - multi-stemmed, bushy shrubs and small trees and saplings between three and twenty feet tall, exclusive of woody vines.

Sapling - young trees of 0.4 to less than 3.0 inches in diameter-at-breast height that reach 20 feet or more in height

Tree – A woody plant > 3.0 inches in diameter at breast height, regardless of height (exclusive of woody vines)

Liana – A layer of vegetation in forested plant communities that consists of woody vines.

As outlined in the manual, the quadrat sizes used for the vegetative strata were (i) a 3.28-foot radius for herbs; (ii) a ten-foot radius for saplings/shrubs and woody vines; and (iii) a 30-foot radius for trees. Dominant plant species were estimated using aerial coverage methods. Dominant species are defined in the Corps Manual as the most abundant plant species that when ranked in descending order of abundance and cumulatively totaled immediately exceed 50 percent of the total dominance measure for the stratum, plus any additional species comprising 20 percent or more of the total dominance measure.

The wetland indicator status (OBL, FACW, FAC, FACU, or UPL) listed for each identified species by the U.S. Fish and Wildlife Service in the *National List of Plant Species that Occur in Wetlands: Northeast (Region 1)* was recorded. The U.S. Fish and Wildlife wetland indicator status listings are defined as follows:

OBL – Plants that occur almost always (estimated probability >99 percent) in wetlands under natural conditions, but which may also occur rarely (estimated probability < 1 percent) in nonwetlands.

FACW – Plants that occur usually (estimated probability >67 percent to 99 percent) in wetlands, but also occur (estimated probability 1 percent to 33 percent) in nonwetlands.

FAC – Plants with a similar likelihood (estimated probability 33 percent to 67 percent) of occurring in both wetlands and nonwetlands.

FACU – Plants that occur sometimes (estimated probability 1 percent to <33 percent) in wetlands, but occur more often (estimated probability >67 percent to 99 percent) in nonwetlands.

UPL – Plants that occur rarely (estimated probability < 1 percent) in wetlands, but occur almost always (estimated probability >99 percent) in nonwetlands under natural conditions.

The plant community data were summarized on the Data forms provided in the Corps Manual and are included in this report as Attachment B.

#### Step 6

Plant data from each observation point were tested against the hydrophytic vegetation criterion specified in the Corps Manual. If more than 50 percent of the dominant species present at the sample plot had an indicator status of OBL, FACW, and/or FAC, the hydrophytic vegetation criterion was considered to be met. All observation points that met the hydrophytic vegetation criterion were considered potential wetlands and soils were also characterized.

#### Step 7

The Corps Manual specifies that soils need not be characterized (and are assumed hydric soils) at sampling points meeting the hydrophytic vegetation criterion if: (i) all dominant plant species have an indicator status of OBL, or (ii) all dominant species have an indicator status of OBL and/or FACW, and the wetland boundary is abrupt (at least one dominant OBL species must be present).

All observation points sampled during this field investigation were examined directly for soil and hydrologic characteristics.

#### Step 8

Soil borings were performed by EDI's Soil Scientist using methods specified in the Corps Manual at each observation point. Soil borings were dug using a stainless steel hand auger. The

borings were examined for indicators of hydric soils immediately below the A-horizon or 10 inches (whichever was shallower). A determination was made as to whether or not the hydric soil criterion was met. Soils data was recorded on the data forms included in Attachment B of this report.

#### Step 9

EDI's Soil Scientist examined hydrologic indicators using methods specified by the Corps Manual at each observation point. The wetland hydrology criterion was met if: (i) one or more primary field indicators was materially present, (ii) available hydrologic records provided necessary evidence, or (iii) two or more secondary indicators were present. Results were recorded on data forms taken from the Corps Manual and are included in this report as Attachment B.

#### Step 10

A wetland determination was made for every observation point. If a sample plot met the hydrophytic vegetation, hydric soil, and wetland hydrology criteria, the area was considered to be wetland.

#### Step 11

Based on the results of the transected data, wetland boundaries were established for each identified wetland using survey ribbon labeled "wetland delineation" and numbered consecutively along each wetland boundary. As outlined in the Corps Manual, the placement of flags was based

on the limits of areas where all three parameters were met. Wetland flags were labeled W1-1 through W1-38, W2-1 through W2-38, W3-1 through W3-18 and W4-1 through W4-10.

**SECTION V**  
**RESULTS AND CONCLUSIONS**

Earth Dimensions, Inc. (EDI) has completed a wetland delineation study at the Hamburg Lowe's Road site located in the Town of Hamburg, County of Erie, State of New York. A preliminary data review revealed that the NYSDEC has no apparent jurisdiction over the proposed development site under Article 24 of the New York State Environmental Conservation Law. Information gathered from the SCS map indicated that wetlands might exist at the site that would be subject to jurisdiction by the Corps.

A field investigation was conducted by a Soil Scientist and a Wetland Ecologist from EDI. The wetland delineation study found 2.34± acres of wetlands present at the site. All wetland acreage was calculated by the coordinate geometry method by the surveyor subcontracted to work with EDI, Costich Engineering.

General site maps are presented in Attachment A, Figures 5 and 6 that show the soil types and major plant communities found on the property.

Field examination of the soil on the site showed close agreement to the published SCS soil map (Figure 3). The upland areas of the site were dominated by Remsen. Other upland soils delineated during the investigation were underlain by Niagara, Danley, Darien and Collamer. The wetland areas were underlain by Ilion, Canandaigua and Wayland.

Figure 6 depicts the vegetative communities as they currently exist. The upland portions of the site that are characterized as a successional shrubland are dominated by red maple (*Acer rubrum*), agrimony (*Agrimonia* sp.), silky dogwood (*Cornus amomum*), gray-stem dogwood (*C. foemina* ssp. *racemosa*), hawthorn (*Crataegus* sp.), Virginia strawberry (*Fragaria virginiana*), white ash

(*Fraxinus americana*), green ash (*F. pennsylvanica*), wild geranium (*Geranium maculatum*), rough avens (*Geum laciniatum*), avens (*Geum* sp.), Dame's rocket (*Hesperis matronalis*), black walnut (*Juglans nigra*), Tartarian honeysuckle (*Lonicera tatarica*), white pine (*Pinus strobus*), Scots pine (*P. sylvestris*), rough-fruited cinquefoil (*Potentilla recta*), black cherry (*Prunus serotina*), European buckthorn (*Rhamnus cathartica*), glossy buckthorn (*R. frangula*), common blackberry (*Rubus allegheniensis*), common red raspberry (*R. idaeus*), rough-stem goldenrod (*Solidago rugosa*), poison ivy (*Toxicodendron radicans*), nannyberry (*Viburnum lentago*), northern arrowwood (*V. recognitum*) and summer grape (*Vitis aestivalis*).

The pine plantation encountered on-site is dominated by the following species: red maple (*Acer rubrum*), sugar maple (*A. saccharum*), shadbush serviceberry (*Amelanchier canadensis*), gray-stem dogwood (*Cornus foemina* ssp. *racemosa*), hawthorn (*Crataegus* sp.), white ash (*Fraxinus americana*), Robert geranium (*Geranium robertianum*), avens (*Geum* sp.), black walnut (*Juglans nigra*), Tartarian honeysuckle (*Lonicera tatarica*), Virginia creeper (*Parthenocissus quinquefolia*), red pine (*Pinus resinosa*), white pine (*P. strobus*), Scots pine (*P. sylvestris*), glossy buckthorn (*Rhamnus frangula*), American black currant (*Ribes americanum*), painter's palette (*Tovara virginiana*), common speedwell (*Veronica officinalis*), nannyberry (*Viburnum lentago*), northern arrowwood (*V. recognitum*) and summer grape (*Vitis aestivalis*).

The successional hardwoods vegetative community encountered on-site is dominated by the following species: boxelder (*Acer negundo*), red maple (*A. rubrum*), sugar maple (*A. saccharum*), Enchanter's nightshade (*Circaea quadrisulcata*), gray-stem dogwood (*Cornus foemina* spp. *racemosa*), hawthorn (*Crataegus* sp.), Virginia strawberry (*Fragaria virginiana*), white ash (*Fraxinus americana*), green ash (*F. pennsylvanica*), geranium (*Geranium* sp.), Scots pine (*Pinus sylvestris*), rough-fruited cinquefoil (*Potentilla recta*), black cherry (*Prunus serotina*), red oak (*Quercus rubra*), glossy buckthorn (*Rhamnus frangula*), common red raspberry (*Rubus idaeus*),

poison ivy (*Toxicodendron radicans*), nannyberry (*Viburnum lentago*) and summer grape (*Vitis aestivalis*).

The wetland vegetative community described as shrub swamp is dominated by the following species: red maple (*Acer rubrum*), agrimony (*Agrimonia* sp.), spreading bentgrass (*Agrostis stolonifera*), fringed sedge (*Carex crinita*), silky dogwood (*Cornus amomum*), gray-stem dogwood (*C. foemina* ssp. *racemosa*), horsetail (*Equisetum* sp.), green ash (*Fraxinus pennsylvanica*), geranium (*Geranium* sp.), fowl manna grass (*Glyceria striata*), sensitive fern (*Onoclea sensibilis*), eastern cottonwood (*Populus deltoides*), creeping buttercup (*Ranunculus repens*), American elm (*Ulmus americana*), nannyberry (*Viburnum lentago*), northern arrowwood (*V. recognitum*) and river grape (*Vitis riparia*).

The floodplain forest vegetative community is dominated by the following species: boxelder (*Acer negundo*), red maple (*A. rubrum*), silky dogwood (*Cornus amomum*), gray-stem dogwood (*C. foemina* ssp. *racemosa*), green ash (*Fraxinus pennsylvanica*), spotted touch-me-not (*Impatiens capensis*), Tartarian honeysuckle (*Lonicera tatarica*), (*Myosotis scorpioides*), eastern cottonwood (*Populus deltoides*), nannyberry (*Viburnum lentago*) and river grape (*Vitis riparia*).

Drainage on-site is generally to the west. An intermittent stream bisects the southern portion of the site, flowing in a westerly direction. Wetland 1 is associated with the floodplain to the stream.

A map which depicts the surveyed wetland boundary points, the site boundaries, the photographic exhibit locations and the location of all observation points established during the field survey is included as Figure 7 in Attachment A of this report. Data forms are included as Attachment B. Attachment C consists of an aerial photograph of the site. Attachment D includes representative photographs of the project site. Attachment E notes the references used during the

preparation of this report and during the field investigation. Attachment F provides the names, addresses and phone numbers of the survey personnel involved in the wetland delineation study.

**SECTION VI**  
**RECOMMENDATIONS**

Four (4) wetland areas totaling 2.341± acres were identified during the course of a field investigation based upon the three parameter technique (vegetation, soils, and hydrology) outlined in the Corps Manual. It is EDI's professional opinion that Wetland 1 appears to meet the current interpretation of Federally jurisdictional wetland.

The Corps and NYSDEC approach their regulatory analyses by first considering avoidance of wetlands and minimization of wetland losses. EDI recommends the following:

- (1) If no impacts to potential federally regulated wetlands are proposed, it is the professional opinion of EDI that the project may proceed without the need for an Article 24 or Section 404 permit.
- (2) If wetland impacts are proposed to less than 0.10 acre of potential Federally jurisdictional wetland area, it is EDI's recommendation that the project may proceed under the current Nationwide 39 permit (valid until March 17, 2007) without the need for pre-notification to the U.S. Army Corps of Engineers. We strongly suggest the applicant thoroughly review the conditions of this permit. The permit language and other pertinent information can be found at  
[http://www.usace.army.mil/inet/functions/cw/cecwo/reg/nationwide\\_permits.htm](http://www.usace.army.mil/inet/functions/cw/cecwo/reg/nationwide_permits.htm) .
- (3) If wetland impacts are proposed to greater than 0.10 acre of Federally jurisdictional wetland area (based on the outcome of the USACE jurisdictional determination), we recommend that a Joint Application for Permit and required supporting documentation be submitted to the Corps.

# Hamburg Lowe's

## ATTACHMENT A *Figures*

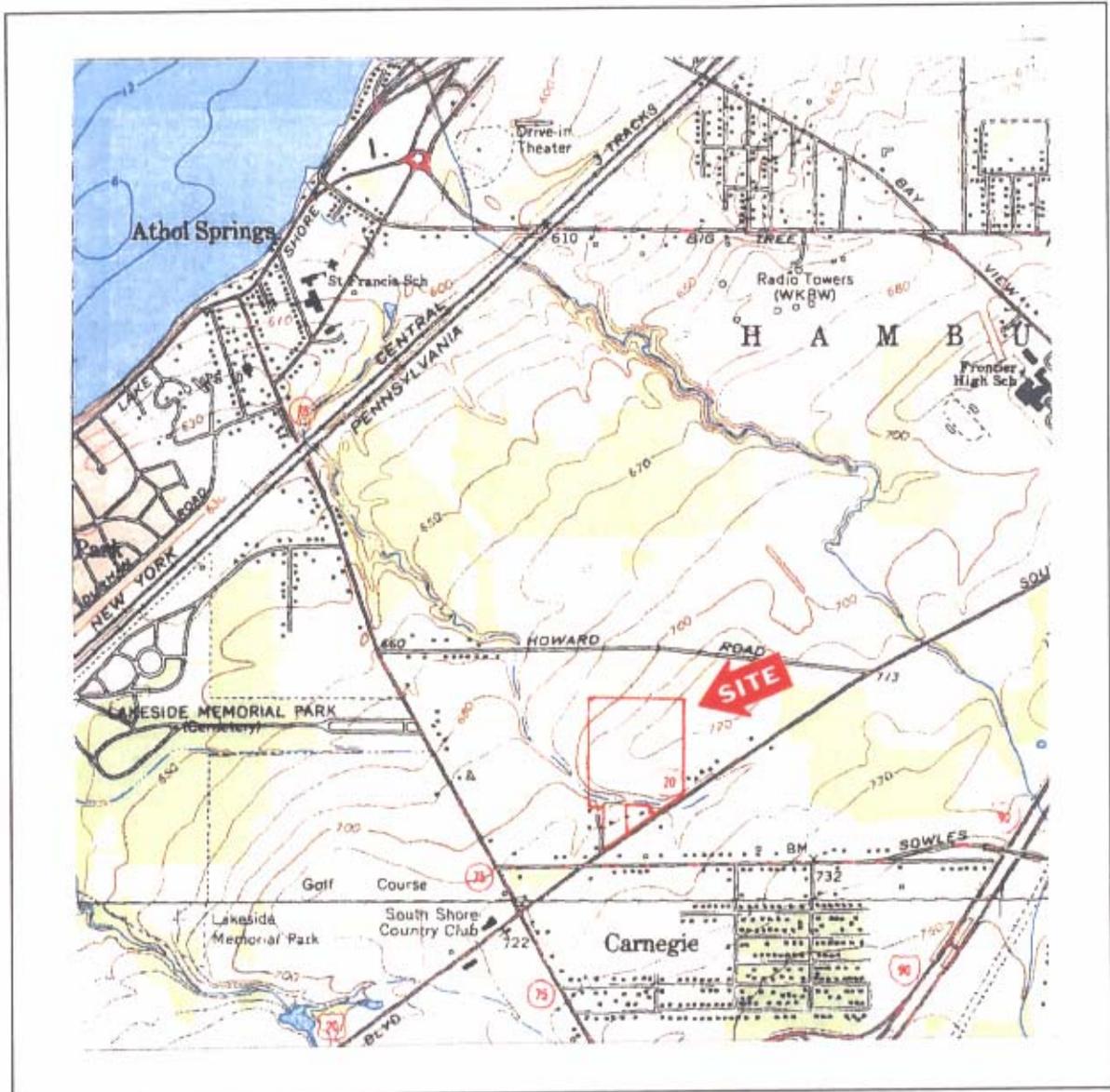


Figure 1: USGS 7.5 Minute Topographical Map  
Buffalo SE Quadrangle, DeLorme 2002

4934, 4940, 4946 & 4960 Southwestern Boulevard  
Town of Hamburg, Erie County, New York

Scale: 1" = 2000'



EARTH DIMENSIONS, INC.

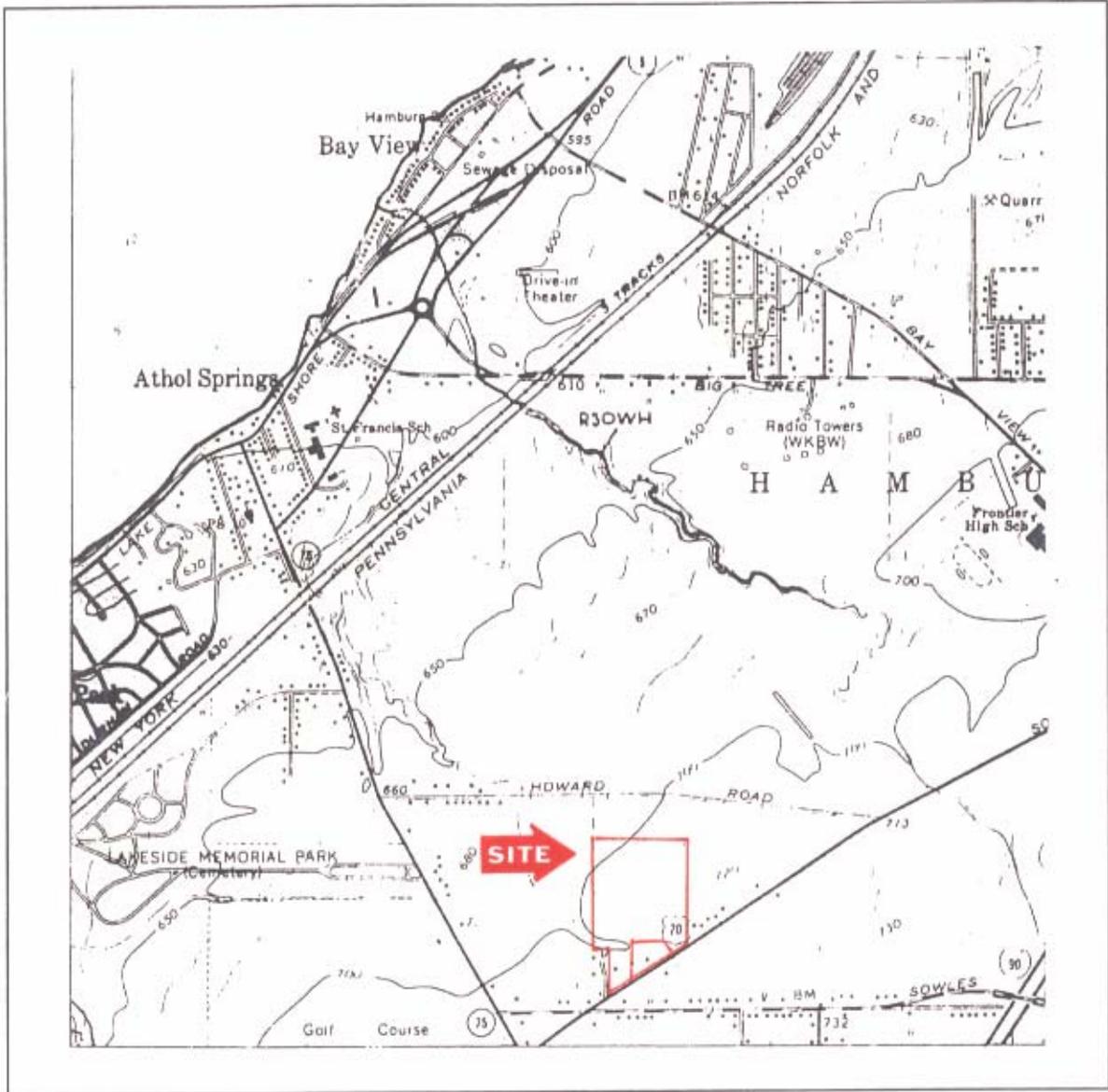


Figure 2: USFWS National Wetlands Inventory Map  
 Buffalo SE Quadrangle, 1978

4934, 4940, 4946 & 4960 Southwestern Boulevard  
 Town of Hamburg, Erie County, New York

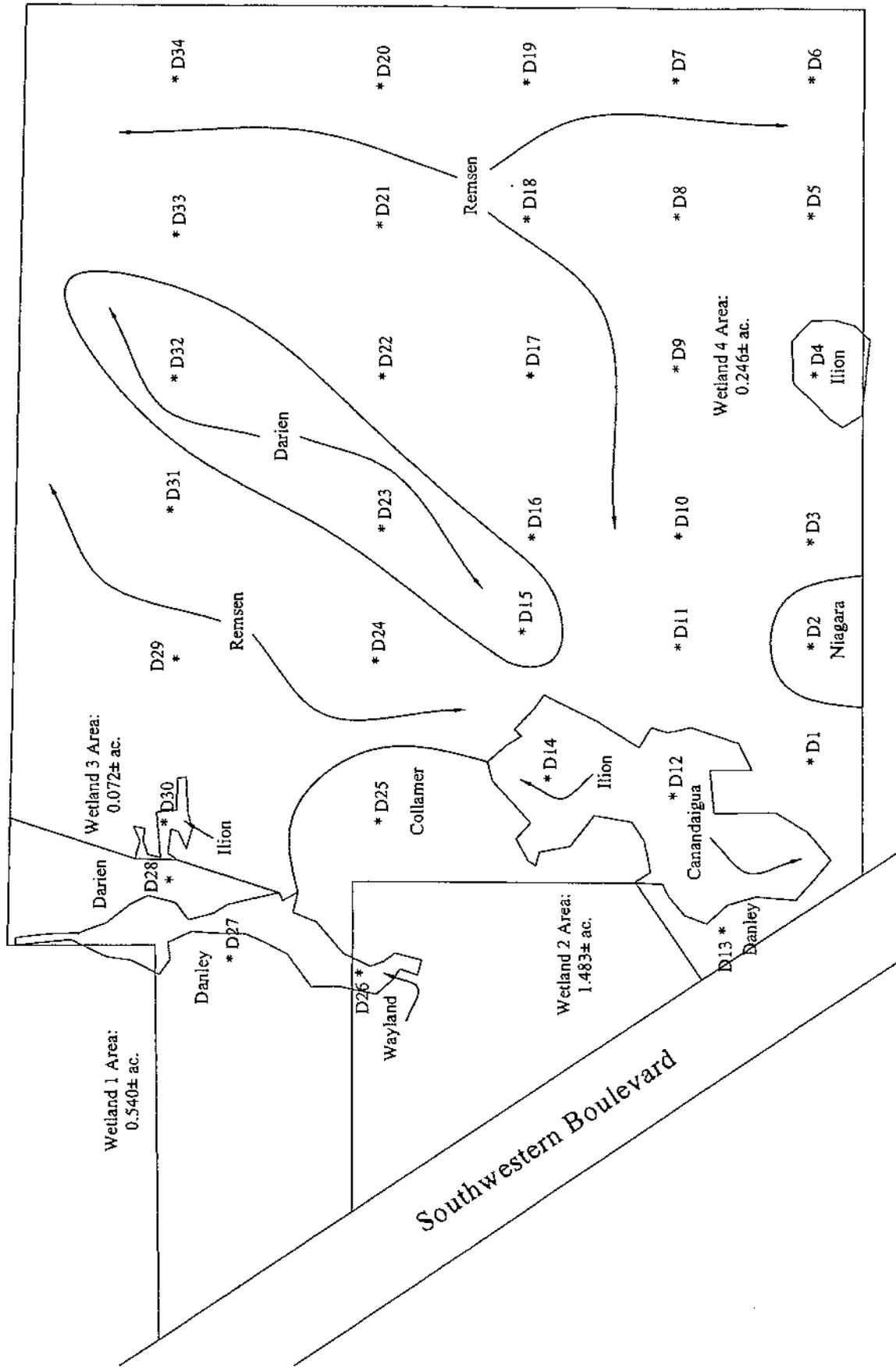
Scale: 1" = 2000'



EARTH DIMENSIONS, INC.



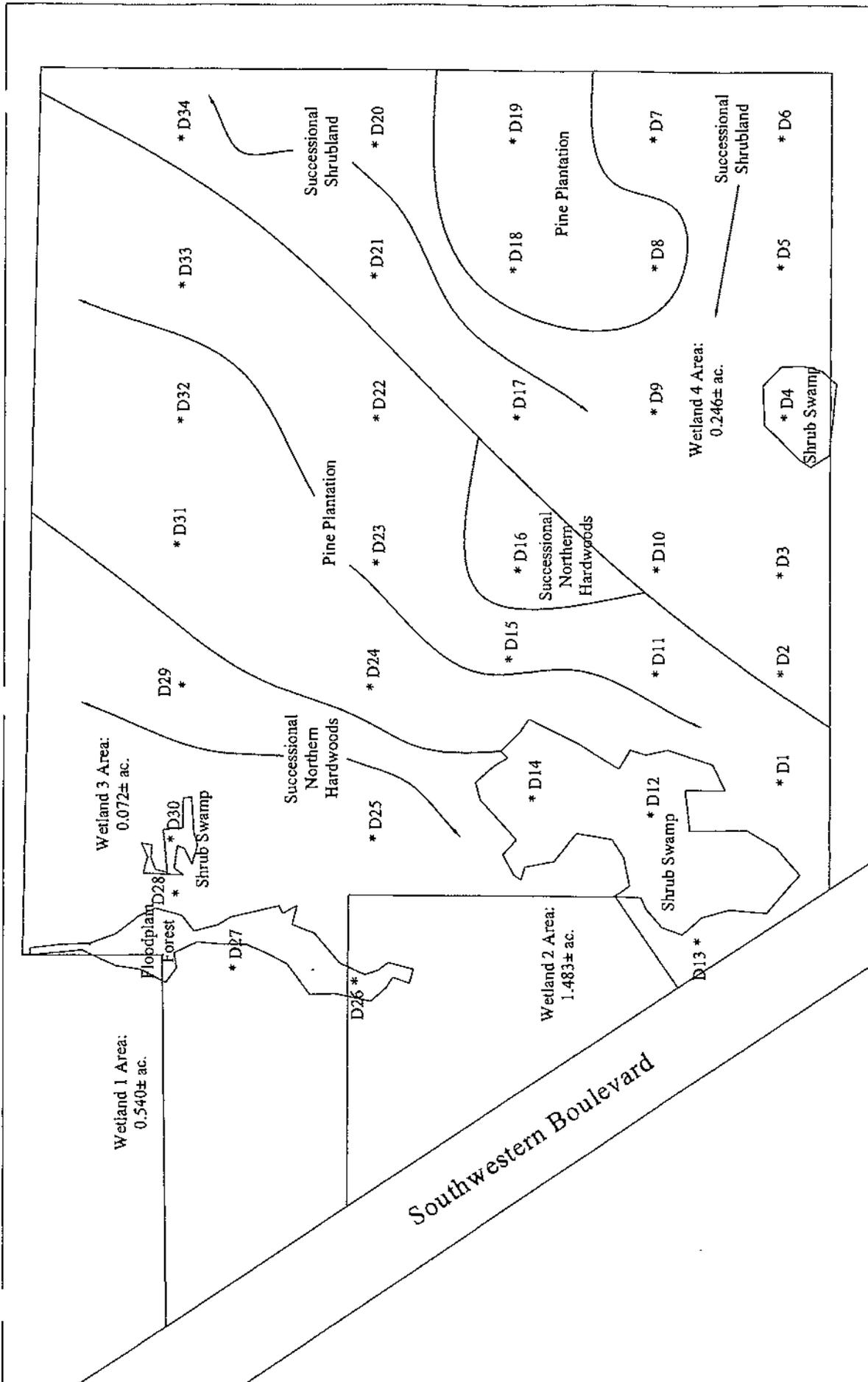




**Figure 5: General Soils Map**  
 4984, 4940, 4946 & 4960 Southwestern Boulevard  
 Town of Hamburg, Erie County, New York

**Scale: 1:200**  
 Map Date: 7/19/96, KMB for EDI  
 Base Map provided by: Costich Engineering  
 File name: WDMAPHAM.dwg  
 EDJ Project Code: W12LA5b

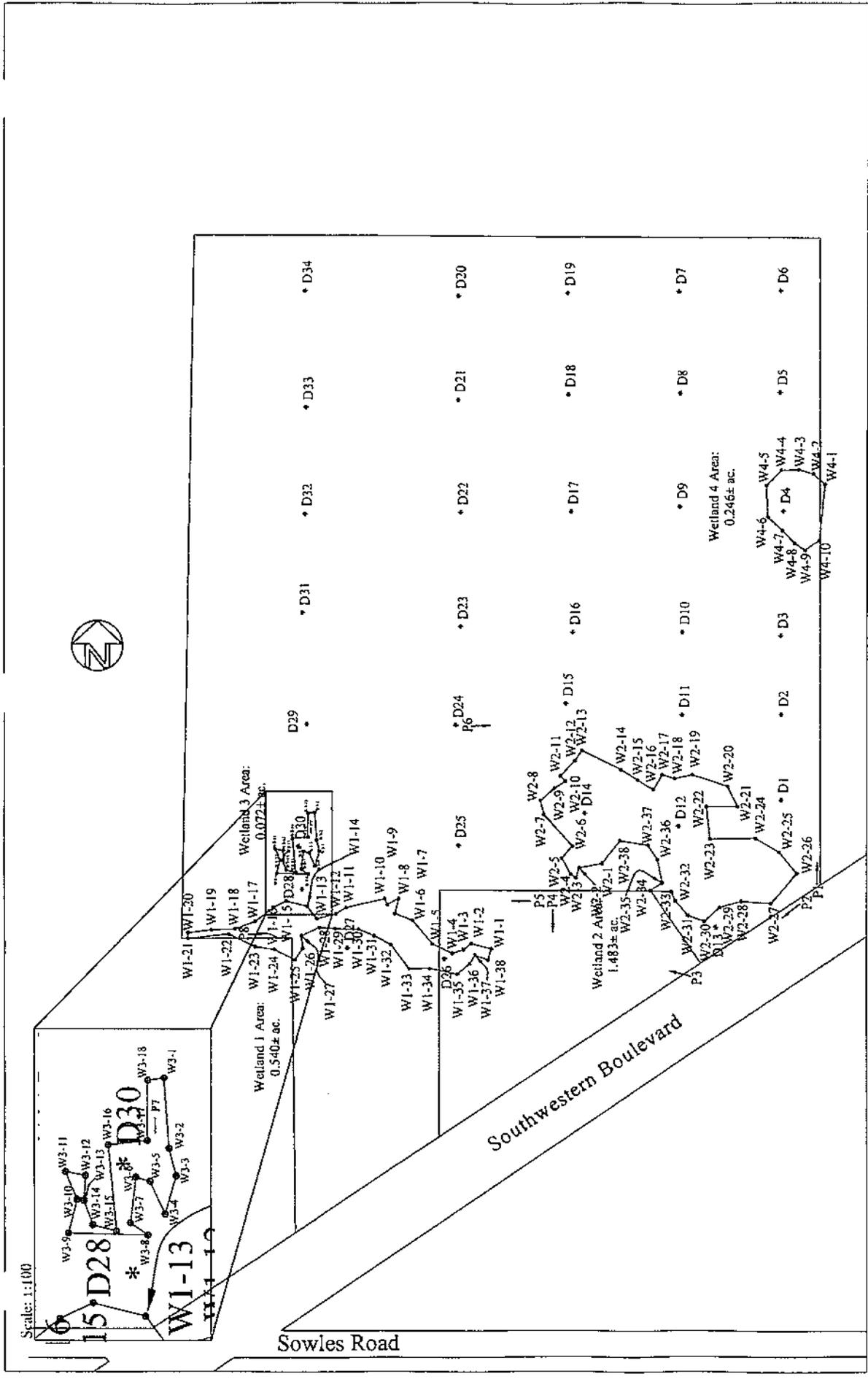
**LAHYH DIMENSIONS, INC.**  
 1201 Eastman Blvd., Suite 101, Albany, NY 12206  
 Phone: 518-435-2717, Fax: 518-435-2913



**Figure 6: General Vegetation Map**  
 4934, 4940, 4946 & 4960 Southwestern Boulevard  
 Town of Hamburg  
 Erie County, New York

**EARTH DIMENSIONS, INC.**  
 1001 Laramie Road, El Paso, TX 79907  
 971-531-7474 Fax: 971-531-7475

Scale: 1:200  
 Map Date: 7/19/06, KMB for EDI  
 Base Map provided by: Costich Engineering  
 File name: WDMapHam.dwg  
 EDI Project Code: W12L05b



Wetland 1 Area: 0.540± ac.  
 Wetland 2 Area: 1.483± ac.  
 Wetland 3 Area: 0.072± ac.  
 Wetland 4 Area: 0.246± ac.  
 Total Wetland Area: 2.341± ac.

W4-10 Wetland Boundary Point  
 P2 Photo Location and Direction  
 \* D18 Data Point

Scale: 1:250  
 Map Date: 7/19/06, KMB for EDI  
 Base Map provided by: Costich Engineering  
 File name: WDimapHam.dwg  
 EDI Project Code: W12L056

**Figure 7: Wetland Delineation Map**  
 498-4, 494-0, 494-0 & 496-0 Southwestern Boulevard  
 Town of Hamburg Erie County, New York



1001 Jackson Road, P.O. Box 31, Lake Erie, Ohio 44841  
 419-433-2121 Fax 419-433-2915  
 \* Soil and Hydrographic Investigations  
 Wetland Delineations

# Hamburg Lowe's

## ATTACHMENT B

### *Data Forms*

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd		Date: May 10, 06
Applicant/Owner: Costich Engineering		Town: Hamburg
Investigators: Scott Livingstone & Travis Morse		County: Erie State: New York
Do Normal Circumstances Exist on the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Community ID:
Is the site significantly disturbed (Atypical Situation)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the area a potential Problem Area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Transect ID: D
(If needed, explain on reverse)		Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Spartina patens</i>		Tr-U-	10.		
2. <i>Spartina patens</i>			11.		
3. <i>Spartina patens</i>			12.		
4. <i>Spartina patens</i>			13.		
5. <i>Spartina patens</i>			14.		
6. <i>Spartina patens</i>			15.		
7. <i>Spartina patens</i>			16.		
8. <i>Spartina patens</i>			17.		
9. <i>Spartina patens</i>			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D	Plot ID: 8
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>None</u> (in.) Depth to Free Water in Pit: <u>None</u> (in.) Depth to Saturated Soil: <u>None</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>None</u>	Drainage Class: <u>None</u>				
Taxonomy (Subgroup): <u>None</u>	Field Observations Confirm Mapped Type? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-6</u>	<u>F</u>	<u>10YR 5/1</u>	<u>-</u>	<u>-</u>	<u>5.1/6.0</u>
<u>6-10</u>	<u>B<sub>21</sub></u>	<u>10YR 5/1</u>	<u>10YR 5/1</u>	<u>10% Brown</u>	<u>5.1/6.0</u>
			<u>10YR 5/1</u>	<u>10% Brown</u>	
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer	<input type="checkbox"/> Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List
Other (Explain in Remarks)					
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (circle)	Is this Sampling Point Within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks:		

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May 2<sup>nd</sup></u> , 06
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site? <u>Yes</u> No	Community ID:
Is the site significantly disturbed (Atypical Situation)?    Yes <u>No</u>	
Is the area a potential Problem Area?      Yes    No	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous	Tr= Tree
Sh= Shrub	L= Lianna/ Vine
Sa= Sapling	

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 11, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site?      Yes   No	Community ID:
Is the site significantly disturbed (Atypical Situation)?      Yes   No	
Is the area a potential Problem Area?      Yes   No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					







**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 10, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input type="radio"/> Yes <input checked="" type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 11, 2006
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D	Plot ID: 6
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>NONE</u> (in.) Depth to Free Water in Pit: <u>2.25</u> (in.) Depth to Saturated Soil: <u>2.25</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>Sandy Soil</u>	Drainage Class: <u>Upland</u>				
Taxonomy (Subgroup): <u>Sandy Soil</u>	Field Observations Confirm Mapped Type? Yes No				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-1</u>	<u>A</u>	<u>10YR 7/6</u>	<u>-</u>	<u>-</u>	<u>s.l./G.C.</u>
<u>1-10</u>	<u>B2</u>	<u>2.5Y 5/4</u>	<u>2-4%</u>	<u>20% Fe-ox</u>	<u>-s.l./B.C.</u>
			<u>2-4%</u>	<u>15% Fe-ox</u>	
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer	<input type="checkbox"/> Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List
<input type="checkbox"/> Other (Explain in Remarks)					
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes No (circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes No	
Hydric Soils Present?	Yes No	
Remarks:		

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 11, 2006
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			4%		5%
Remarks:					

Transect ID: D	Plot ID: 7
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>NONE</u> (in.) Depth to Free Water in Pit: <u>NONE</u> (in.) Depth to Saturated Soil: <u>NONE</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): _____	Drainage Class: _____				
Taxonomy (Subgroup): _____	Field Observations Confirm Mapped Type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-3	A	10YR 5/6	-	-	SI/62
3-10	AC	10YR 5/6	10YR 5/6	15% Dark	SI/62
			10YR 5/6	15% Soil	
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer	<input type="checkbox"/> Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List
<input type="checkbox"/> Other (Explain in Remarks)					
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>		Date: <u>May 21, 2006</u>
Applicant/Owner: <u>Costich Engineering</u>		Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>		County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site?	Yes No	Community ID:
Is the site significantly disturbed (Atypical Situation)?	Yes No	
Is the area a potential Problem Area?	Yes No	Transect ID: <u>D</u>
(If needed, explain on reverse)		Plot ID: <u>8</u>

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 15, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site?      Yes   No	Community ID:
Is the site significantly disturbed (Atypical Situation)?      Yes   No	
Is the area a potential Problem Area?      Yes   No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May 10, 06</u>
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site?      Yes   No	Community ID:
Is the site significantly disturbed (Atypical Situation)?    Yes   No	
Is the area a potential Problem Area?                      Yes   No	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>  </u>	<u>  </u>	<u>  </u>	10. <u>  </u>	<u>  </u>	<u>  </u>
2. <u>  </u>	<u>  </u>	<u>  </u>	11. <u>  </u>	<u>  </u>	<u>  </u>
3. <u>  </u>	<u>  </u>	<u>  </u>	12. <u>  </u>	<u>  </u>	<u>  </u>
4. <u>  </u>	<u>  </u>	<u>  </u>	13. <u>  </u>	<u>  </u>	<u>  </u>
5. <u>  </u>	<u>  </u>	<u>  </u>	14. <u>  </u>	<u>  </u>	<u>  </u>
6. <u>  </u>	<u>  </u>	<u>  </u>	15. <u>  </u>	<u>  </u>	<u>  </u>
7. <u>  </u>	<u>  </u>	<u>  </u>	16. <u>  </u>	<u>  </u>	<u>  </u>
8. <u>  </u>	<u>  </u>	<u>  </u>	17. <u>  </u>	<u>  </u>	<u>  </u>
9. <u>  </u>	<u>  </u>	<u>  </u>	18. <u>  </u>	<u>  </u>	<u>  </u>
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			<u>7/9</u>	<u>50%</u>	
Remarks:					

Transect ID: D Plot ID: 10

**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>None</u> (in.) Depth to Free Water in Pit: <u>None</u> (in.) Depth to Saturated Soil: <u>None</u> (in.)	
<b>Remarks:</b>	

**SOILS**

Map Unit Name (Series and Phase): <u>Quaternary Alluvium</u>	Drainage Class: <u>Upland</u> Field Observations Confirm Mapped Type? Yes No				
Taxonomy (Subgroup): <u>Upland</u>					
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-6</u>	<u>A</u>	<u>10YR 6/4</u>			<u>Silt</u>
<u>6-10</u>	<u>Bt</u>	<u>2.5Y 7/1</u>	<u>10YR 7/6</u>	<u>10YR 7/6</u>	<u>Silt</u>
			<u>2.5Y 7/1</u>		
<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)					
<b>Remarks:</b>					

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	<input type="radio"/> Yes	<input type="radio"/> No		
Hydric Soils Present?	<input type="radio"/> Yes	<input type="radio"/> No		
<b>Remarks:</b>				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May 11, 06</u>
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site?      Yes   No	Community ID:
Is the site significantly disturbed (Atypical Situation)?    Yes   No	
Is the area a potential Problem Area?                      Yes   No	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID: <u>  </u>

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D | Plot ID: 1

**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>None</u> (in.) Depth to Free Water in Pit: <u>None</u> (in.) Depth to Saturated Soil: <u>None</u> (in.)	
Remarks:	

**SOILS**

Map Unit Name (Series and Phase): _____		Drainage Class: _____ Field Observations Confirm Mapped Type? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Taxonomy (Subgroup): _____					
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-7</u>	<u>A</u>	<u>10YR 6/6</u>	<u>-</u>	<u>-</u>	<u>clay</u>
<u>7-10</u>	<u>B2</u>	<u>10YR 6/6</u>	<u>20% 10YR 6/6</u>	<u>10% Fine</u>	<u>clay</u>
			<u>20% 10YR 6/6</u>	<u>20% Fine</u>	
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors		<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)			
Remarks:					

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (circle)	Is this Sampling Point Within a Wetland? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Hydric Soils Present? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Remarks:	

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd		Date: May , 06
Applicant/Owner: Costich Engineering		Town: Hamburg
Investigators: Scott Livingstone & Travis Morse		County: Erie State: New York
Do Normal Circumstances Exist on the site?	Yes No	Community ID:
Is the site significantly disturbed (Atypical Situation)?	Yes No	
Is the area a potential Problem Area?	Yes No	Transect ID: D
(If needed, explain on reverse)		Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			6/7	3/5	6/6
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 31, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Is the area a potential Problem Area? Yes <input type="radio"/> No <input checked="" type="radio"/>	Transect ID: D
(If needed, explain on reverse)	Plot ID: 3

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Sagittaria arifolia</i>	H	FAC	10.		
2. <i>Cyperus tenuiflorus</i>	H	FAC	11.		
3. <i>Panicum purpurascens</i>	H	FAC	12.		
4. <i>Cyperus tenuiflorus</i>	H	FAC	13.		
5. <i>Sagittaria arifolia</i>	H	FAC	14.		
6. <i>Acer glabrum</i>	Tr	FAC	15.		
7. <i>Fragaria virginiana</i>	H	FAC	16.		
8. <i>A. rugosa</i>	H	FAC	17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			31 / 100		
Remarks:					

Transect ID: D	Plot ID: 13
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>NONE</u> (in.) Depth to Free Water in Pit: <u>NONE</u> (in.) Depth to Saturated Soil: <u>NONE</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>Dryland soil, 100% sand, 100% silt</u>	Drainage Class: <u>U1</u>				
Taxonomy (Subgroup): <u>Ultisol, 100% sand, 100% silt</u>	Field Observations Confirm Mapped Type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-4	E	10YR 7/2	-	-	fine/6E
4-10	10B	10YR 7/4	-	-	very fine/6E
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer	<input type="checkbox"/> Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List
<input type="checkbox"/> Other (Explain in Remarks)					
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May 21, 06</u>
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site? <u>(Yes)</u> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <u>Yes</u> <u>(No)</u>	
Is the area a potential Problem Area? <u>Yes</u> <u>No</u>	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID: <u>17</u>

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>...</u>	<u>H</u>	<u>S</u>	10.		
2. <u>...</u>			11.		
3. <u>...</u>			12.		
4. <u>...</u>			13.		
5. <u>...</u>			14.		
6. <u>...</u>			15.		
7. <u>...</u>			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			<u>5</u>	<u>7</u>	<u>100</u>
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 31, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No	Transect ID: D
Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No (If needed, explain on reverse)	Plot ID: 15

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. Phragmites			10.		
2. Phragmites			11.		
3. Phragmites			12.		
4. Phragmites			13.		
5. Phragmites			14.		
6. Phragmites			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D	Plot ID: 15
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>NONE</u> (in.) Depth to Free Water in Pit: <u>NONE</u> (in.) Depth to Saturated Soil: <u>NONE</u> (in.)	
<b>Remarks:</b>	

### SOILS

Map Unit Name (Series and Phase): <u>Colony Hill - 100' - 150' - 100' - 100'</u>	Drainage Class: <u>Main Well</u>																								
Taxonomy (Subgroup): <u>Ultisol, Typic Hapludalf</u>	Field Observations Confirm Mapped Type? Yes <input checked="" type="checkbox"/> No																								
<b>Profile Description:</b>																									
<table border="1"> <thead> <tr> <th>Depth (inches)</th> <th>Horizon</th> <th>Matrix Color (Muncell Moist)</th> <th>Mottle Colors (Muncell Moist)</th> <th>Mottle Abundance/Contrast</th> <th>Texture, Concretions, Structure, etc.</th> </tr> </thead> <tbody> <tr> <td>0-6</td> <td>A</td> <td>10Y 5/2</td> <td>-</td> <td>-</td> <td>medium</td> </tr> <tr> <td>6-10</td> <td>B<sub>10</sub></td> <td>10YR 7/1</td> <td>10YR 8/2</td> <td>100% - 200%</td> <td>fine sand</td> </tr> <tr> <td></td> <td></td> <td></td> <td>10YR 8/2</td> <td>100% - 200%</td> <td>fine sand</td> </tr> </tbody> </table>	Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.	0-6	A	10Y 5/2	-	-	medium	6-10	B <sub>10</sub>	10YR 7/1	10YR 8/2	100% - 200%	fine sand				10YR 8/2	100% - 200%	fine sand	
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.																				
0-6	A	10Y 5/2	-	-	medium																				
6-10	B <sub>10</sub>	10YR 7/1	10YR 8/2	100% - 200%	fine sand																				
			10YR 8/2	100% - 200%	fine sand																				
<b>Hydric Soil Indicators:</b>																									
<input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)																								
<b>Remarks:</b> <u>ACTUAL DATA FROM PROFILE - DATED</u>																									

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
<b>Remarks:</b>				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May 21, 06</u>
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID: <u>16</u>

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Sparganium angustifolium</u>			10.		
2. <u>Scirpus americanus</u>			11.		
3. <u>Sagittaria arifolia</u>			12.		
4. <u>Sparganium angustifolium</u>			13.		
5. <u>Sparganium angustifolium</u>			14.		
6. <u>Sparganium angustifolium</u>			15.		
7. <u>Sparganium angustifolium</u>			16.		
8. <u>Sparganium angustifolium</u>			17.		
9. <u>Sparganium angustifolium</u>			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks: <u>100% OBL</u>					

Transect ID: D	Plot ID: 16
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>0.915</u> (in.) Depth to Free Water in Pit: <u>1.000</u> (in.) Depth to Saturated Soil: <u>1.310</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>REPTON 1000 2.000 3-876 1000</u>	Drainage Class: <u>                    </u>				
Taxonomy (Subgroup): <u>AGRIC EPICEDON</u>	Field Observations Confirm Mapped Type? Yes No				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-6</u>	<u>A</u>	<u>10YR 5/2</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>6-10</u>	<u>B<sub>1</sub></u>	<u>10YR 5/2</u>	<u>2.5YR 5/2</u>	<u>10% Fair</u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>2.5YR 5/2</u>	<u>                    </u>	<u>                    </u>
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List	<input type="checkbox"/> Other (Explain in Remarks)
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes No (circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes No	
Hydric Soils Present?	Yes No	
Remarks:		

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 11, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? Yes No	Community ID:
Is the site significantly disturbed (Atypical Situation)? Yes No	
Is the area a potential Problem Area? Yes No	Transect ID: D
(If needed, explain on reverse)	Plot ID: 12

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Sparganium angustifolium</i>			10. <i>Sparganium angustifolium</i>		
2. <i>Sparganium angustifolium</i>			11. <i>Sparganium angustifolium</i>		
3. <i>Sparganium angustifolium</i>			12.		
4. <i>Sparganium angustifolium</i>			13.		
5. <i>Sparganium angustifolium</i>			14.		
6. <i>Sparganium angustifolium</i>			15.		
7. <i>Sparganium angustifolium</i>			16.		
8. <i>Sparganium angustifolium</i>			17.		
9. <i>Sparganium angustifolium</i>			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			76%		
Remarks: <i>Sparganium angustifolium</i>					

Transect ID: D	Plot ID: 17
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**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>0.005</u> (in.) Depth to Free Water in Pit: <u>0.005</u> (in.) Depth to Saturated Soil: <u>0.005</u> (in.)	
Remarks:	

**SOILS**

Map Unit Name (Series and Phase): <u>RAVINE FLYING SANDS</u>	Drainage Class: <u>POOR</u>				
Taxonomy (Subgroup): <u>AHIC</u>	Field Observations Confirm Mapped Type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-6	A	10YR 7/2	-	-	1/60
6-10	AC	2.5Y 7/4	10YR 5/6	30% Dark A	1/140
			2.5Y 5/2	30% Sand	
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List	<input type="checkbox"/> Other (Explain in Remarks)
Remarks:					

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (circle)	Is this Sampling Point Within a Wetland? <input type="checkbox"/> Yes <input type="checkbox"/> No
Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hydric Soils Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Remarks:	

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 10, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? Yes No	Community ID:
Is the site significantly disturbed (Atypical Situation)? Yes No	
Is the area a potential Problem Area? Yes No	Transect ID: D
(If needed, explain on reverse)	Plot ID: 1A

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Cyperus tenuiflorus</i>			10.		
2. <i>Sagittaria arifolia</i>			11.		
3. <i>Sagittaria arifolia</i>			12.		
4. <i>Sagittaria arifolia</i>			13.		
5. <i>Sagittaria arifolia</i>			14.		
6. <i>Sagittaria arifolia</i>			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			100% OBL		
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 31, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Panicum capillare</i>	SA	7	10.		
2. <i>Panicum capillare</i>	SA	7	11.		
3. <i>Panicum capillare</i>	SA	7	12.		
4. <i>Panicum capillare</i>	SA	7	13.		
5. <i>Panicum capillare</i>	SA	7	14.		
6. <i>Panicum capillare</i>	SA	7	15.		
7. <i>Panicum capillare</i>	SA	7	16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			0%      0%		
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May</u> , <u>06</u>
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site?      Yes    No	Community ID:
Is the site significantly disturbed (Atypical Situation)?    Yes    No	Section ID:
Is the area a potential Problem Area?                      Yes    No	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D	Plot ID: 20
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**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>None</u> (in.) Depth to Free Water in Pit: <u>None</u> (in.) Depth to Saturated Soil: <u>None</u> (in.)	
Remarks:	

**SOILS**

Map Unit Name (Series and Phase): <u>RECENTLY FORMED SAND</u>	Drainage Class: <u>U1</u> Field Observations Confirm Mapped Type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Taxonomy (Subgroup): <u>AEROS STRAHLER</u>					
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-6</u>	<u>A</u>	<u>10YR 5/6</u>	<u>-</u>	<u>-</u>	<u>fine sand</u>
<u>6-10</u>	<u>Bt</u>	<u>10YR 5/6</u>	<u>10YR 5/6</u>	<u>10YR 5/6</u>	<u>fine sand</u>
<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)					
Remarks:					

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 21, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> No <input checked="" type="radio"/>	Transect ID: D
Is the area a potential Problem Area? Yes <input type="radio"/> No <input checked="" type="radio"/>	Plot ID:
(If needed, explain on reverse)	

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Phragmites</i>	M	IND1	10.		
2.			11.		
3. <i>Scirpus</i>	M	IND1	12.		
4. <i>Phragmites</i>	M	IND1	13.		
5. <i>Phragmites</i>	M	IND1	14.		
6. <i>Phragmites</i>	M	IND1	15.		
7.			16.		
8. <i>Phragmites</i>	M	IND1	17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			4%		
Remarks: <i>Phragmites</i> is the dominant species in this area.					

Transect ID: D	Plot ID: 21
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**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>NONE</u> (in.) Depth to Free Water in Pit: <u>NONE</u> (in.) Depth to Saturated Soil: <u>NONE</u> (in.)	
Remarks:	

**SOILS**

Map Unit Name (Series and Phase): <u>RENTON SILTY CLAY LOAM</u>	Drainage Class: <u>U1</u> Field Observations Confirm Mapped Type? Yes No																								
Taxonomy (Subgroup): <u>AERIC BPT100</u>																									
<b>Profile Description:</b>																									
<table border="1"> <thead> <tr> <th>Depth (inches)</th> <th>Horizon</th> <th>Matrix Color (Muncell Moist)</th> <th>Mottle Colors (Muncell Moist)</th> <th>Mottle Abundance/Contrast</th> <th>Texture, Concretions, Structure, etc.</th> </tr> </thead> <tbody> <tr> <td>0-3</td> <td>A</td> <td>10YR 7/2</td> <td>-</td> <td></td> <td>fine</td> </tr> <tr> <td>3-10</td> <td>BE</td> <td>10YR 7/3</td> <td>10YR 8/3</td> <td>2-3</td> <td>fine</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.	0-3	A	10YR 7/2	-		fine	3-10	BE	10YR 7/3	10YR 8/3	2-3	fine							
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.																				
0-3	A	10YR 7/2	-		fine																				
3-10	BE	10YR 7/3	10YR 8/3	2-3	fine																				
<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)																									
Remarks:																									

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 31, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> <input checked="" type="radio"/> No	Plot ID: 22
Is the area a potential Problem Area? Yes <input type="radio"/> <input checked="" type="radio"/> No	Transect ID: D
(If needed, explain on reverse)	

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Phragmites australis</i>		11	10.		
2. <i>Sagittaria arifolia</i>		12	11.		
3. <i>Sparganium angustifolium</i>		13	12.		
4.		14.	13.		
5.		15.	14.		
6.		16.	15.		
7.		17.	16.		
8.		18.	17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			3/6	33%	
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 11, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Is the area a potential Problem Area? <input checked="" type="radio"/> Yes <input type="radio"/> No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			76	24	
Remarks:					

Transect ID: D	Plot ID: 13
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>1.5</u> (in.) Depth to Free Water in Pit: <u>1.5</u> (in.) Depth to Saturated Soil: <u>1.5</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>PERMOLLO HAPLO-ENTISOL</u>	Drainage Class: <u>U1</u>				
Taxonomy (Subgroup): <u>AREOLIC ENTISOL</u>	Field Observations Confirm Mapped Type? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-6</u>	<u>O</u>	<u>10R7/6</u>	<u>-</u>	<u>-</u>	<u>very fine</u>
<u>6-10</u>	<u>A</u>	<u>10R6/4</u>	<u>10R6/4</u>	<u>50% mottled</u>	<u>very fine</u>
			<u>30% mottled</u>	<u>100% mottled</u>	
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List	<input type="checkbox"/> Other (Explain in Remarks)
Remarks: <u>AREOLIC ENTISOL HAPLO-ENTISOL</u>					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No (circle)	Is this Sampling Point Within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes	No <input checked="" type="checkbox"/>	
Hydric Soils Present?	Yes	No <input checked="" type="checkbox"/>	
Remarks:			

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 23, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No	Transect ID: D
(If needed, explain on reverse)	Plot ID: 11

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D	Plot ID: 124
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>1.5</u> (in.) Depth to Free Water in Pit: <u>1.5</u> (in.) Depth to Saturated Soil: <u>1.5</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>Reverend silt loam, 160m, 100%</u>	Drainage Class: <u>2nd Floor</u> Field Observations Confirm Mapped Type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Taxonomy (Subgroup): <u>None</u>					
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-1/2</u>	<u>A</u>	<u>10YR 7/2</u>	<u>-</u>	<u>-</u>	<u>silty loam</u>
<u>6-10</u>	<u>B2</u>	<u>10YR 7/2</u>	<u>10YR 7/2</u>	<u>10% Diffuse</u>	<u>silty loam</u>
			<u>10YR 7/2</u>	<u>10% Fine</u>	
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors		<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)			
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 31, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? (Yes) No	Community ID:
Is the site significantly disturbed (Atypical Situation)? Yes (No)	Transect ID: D
Is the area a potential Problem Area? Yes (No)	Plot ID:
(If needed, explain on reverse)	

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Carex</i>			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			40%		
Remarks:					

Transect ID: D	Plot ID: 35
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>None</u> (in.) Depth to Free Water in Pit: <u>None</u> (in.) Depth to Saturated Soil: <u>None</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>Wetland Soil</u>	Drainage Class: <u>W1</u>				
Taxonomy (Subgroup): <u>Wetland Soil</u>	Field Observations Confirm Mapped Type? <u>Yes</u> No				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-3</u>	<u>A</u>	<u>10YR 5/1</u>	<u>-</u>	<u>-</u>	<u>fine sand</u>
<u>3-10</u>	<u>B</u>	<u>10YR 5/1</u>	<u>10YR 5/1</u>	<u>15% mottled</u>	<u>fine sand</u>
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List	<input type="checkbox"/> Other (Explain in Remarks)
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present? <u>Yes</u> No (circle)	Is this Sampling Point Within a Wetland? <u>Yes</u> No
Wetland Hydrology Present? <u>Yes</u> No	
Hydric Soils Present? <u>Yes</u> No	
Remarks:	

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd		Date: May 21, 06
Applicant/Owner: Costich Engineering		Town: Hamburg
Investigators: Scott Livingstone & Travis Morse		County: Erie State: New York
Do Normal Circumstances Exist on the site?	Yes No	Community ID:
Is the site significantly disturbed (Atypical Situation)?	Yes No	
Is the area a potential Problem Area?	Yes No	Transect ID: D
(If needed, explain on reverse)		Plot ID: 300

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			12		
Remarks:					

Transect ID: D	Plot ID: 200
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input checked="" type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input checked="" type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>          </u> (in.) Depth to Free Water in Pit: <u>          </u> (in.) Depth to Saturated Soil: <u>          </u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>Dunbar S.H. 1a01 15-20% Slope</u>	Drainage Class: <u>Sea Port</u>				
Taxonomy (Subgroup): <u>Clayey Silty Clay</u>	Field Observations Confirm Mapped Type? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>2-8</u>	<u>A</u>	<u>10YR 5/1</u>			
<u>3-7</u>	<u>B</u>	<u>10YR 5/1</u>			
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretions				
<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils				
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils				
<input checked="" type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed on Local Hydric Soils List				
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List				
<input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)				
Remarks: <u>Actual depth of water table 10-12" below surface</u>					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May</u> , <u>06</u>
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			<u>100%</u>		
Remarks:					

Transect ID: D	Plot ID: 201
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**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>1.000</u> (in.) Depth to Free Water in Pit: <u>1.000</u> (in.) Depth to Saturated Soil: <u>1.000</u> (in.)	
Remarks:	

**SOILS**

Map Unit Name (Series and Phase): <u>Darker 400 Soil</u>	Drainage Class: <u>1</u>																								
Taxonomy (Subgroup): <u>Structure 1000</u>	Field Observations Confirm Mapped Type? Yes No																								
<b>Profile Description:</b>																									
<table border="1"> <thead> <tr> <th>Depth (inches)</th> <th>Horizon</th> <th>Matrix Color (Muncell Moist)</th> <th>Mottle Colors (Muncell Moist)</th> <th>Mottle Abundance/Contrast</th> <th>Texture, Concretions, Structure, etc.</th> </tr> </thead> <tbody> <tr> <td><u>0-2</u></td> <td><u>1</u></td> <td><u>10YR 5/1</u></td> <td><u>10YR 5/1</u></td> <td><u>100%</u></td> <td><u>fine</u></td> </tr> <tr> <td><u>2-10</u></td> <td><u>2</u></td> <td><u>10YR 5/1</u></td> <td><u>10YR 5/1</u></td> <td><u>100%</u></td> <td><u>fine</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.	<u>0-2</u>	<u>1</u>	<u>10YR 5/1</u>	<u>10YR 5/1</u>	<u>100%</u>	<u>fine</u>	<u>2-10</u>	<u>2</u>	<u>10YR 5/1</u>	<u>10YR 5/1</u>	<u>100%</u>	<u>fine</u>							
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.																				
<u>0-2</u>	<u>1</u>	<u>10YR 5/1</u>	<u>10YR 5/1</u>	<u>100%</u>	<u>fine</u>																				
<u>2-10</u>	<u>2</u>	<u>10YR 5/1</u>	<u>10YR 5/1</u>	<u>100%</u>	<u>fine</u>																				
<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)																									
Remarks:																									

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd		Date: May 10, 06
Applicant/Owner: Costich Engineering		Town: Hamburg
Investigators: Scott Livingstone & Travis Morse		County: Erie State: New York
Do Normal Circumstances Exist on the site?	Yes No	Community ID:
Is the site significantly disturbed (Atypical Situation)?	Yes No	
Is the area a potential Problem Area?	Yes No	Transect ID: D
(If needed, explain on reverse)		Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			5/10		
Remarks:					



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May 21, 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID:
Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input type="radio"/> No	
Is the area a potential Problem Area? <input type="radio"/> Yes <input type="radio"/> No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D	Plot ID: 24
----------------	-------------

### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>None</u> (in.) Depth to Free Water in Pit: <u>None</u> (in.) Depth to Saturated Soil: <u>None</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>Barren, Very Shallow, Very Acidic, Very Poorly Developed, Very Silty, Very Stony, Very Shallow, Very Acidic, Very Poorly Developed, Very Silty, Very Stony</u>	Drainage Class: _____ Field Observations Confirm Mapped Type? Yes No				
Taxonomy (Subgroup): <u>Ac1-1</u>					
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-7	A	10YR 7/1			
7-10	B <sub>1</sub>	10YR 7/1	10YR 7/1		
<b>Hydric Soil Indicators:</b>					
<input type="checkbox"/> Histosol	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Gleyed or Low-Chroma Colors
<input type="checkbox"/> Concretions	<input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Listed on Local Hydric Soils List	<input type="checkbox"/> Listed on National Hydric Soils List	<input type="checkbox"/> Other (Explain in Remarks)
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No	(circle)	
Hydric Soils Present?	Yes	No	(circle)	
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May 17, 06</u>
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site?      Yes    No	Community ID:
Is the site significantly disturbed (Atypical Situation)?    Yes    No	
Is the area a potential Problem Area?                      Yes    No	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID: <u>  </u>

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>  </u>		<u>OBL</u>	10. <u>  </u>		
2. <u>  </u>	<u>H</u>	<u>  </u>	11. <u>  </u>		
3. <u>  </u>			12. <u>  </u>		
4. <u>  </u>			13. <u>  </u>		
5. <u>  </u>			14. <u>  </u>		
6. <u>  </u>			15. <u>  </u>		
7. <u>  </u>			16. <u>  </u>		
8. <u>  </u>			17. <u>  </u>		
9. <u>  </u>			18. <u>  </u>		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			<u>  </u> <u>100%</u>		
Remarks:					

Transect ID: D	Plot ID: 50
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): _____ Taxonomy (Subgroup): _____	Drainage Class: _____ Field Observations Confirm Mapped Type? Yes No																								
<b>Profile Description:</b>																									
<table border="1"> <thead> <tr> <th>Depth (inches)</th> <th>Horizon</th> <th>Matrix Color (Muncell Moist)</th> <th>Mottle Colors (Muncell Moist)</th> <th>Mottle Abundance/Contrast</th> <th>Texture, Concretions, Structure, etc.</th> </tr> </thead> <tbody> <tr> <td>0-2</td> <td>A</td> <td>10YR 7/2</td> <td>-</td> <td></td> <td>fine sand</td> </tr> <tr> <td>2-4</td> <td>B<sub>1</sub></td> <td>10YR 7/2</td> <td>10YR 7/2</td> <td>20%</td> <td>fine sand</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.	0-2	A	10YR 7/2	-		fine sand	2-4	B <sub>1</sub>	10YR 7/2	10YR 7/2	20%	fine sand							
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.																				
0-2	A	10YR 7/2	-		fine sand																				
2-4	B <sub>1</sub>	10YR 7/2	10YR 7/2	20%	fine sand																				
<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input checked="" type="checkbox"/> Aquic Moisture Regime <input checked="" type="checkbox"/> Reducing Conditions <input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)																									
Remarks:																									

### WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes No (circle) Wetland Hydrology Present? Yes No Hydric Soils Present? Yes No	Is this Sampling Point Within a Wetland? Yes No
Remarks:	

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>4934, 4940, 4946 &amp; 4960 Southwestern Blvd</u>	Date: <u>May 21, 06</u>
Applicant/Owner: <u>Costich Engineering</u>	Town: <u>Hamburg</u>
Investigators: <u>Scott Livingstone &amp; Travis Morse</u>	County: <u>Erie</u> State: <u>New York</u>
Do Normal Circumstances Exist on the site? <u>Yes</u> <u>No</u>	Community ID:
Is the site significantly disturbed (Atypical Situation)? <u>Yes</u> <u>No</u>	
Is the area a potential Problem Area? <u>Yes</u> <u>No</u>	Transect ID: <u>D</u>
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>  </u>			10. <u>  </u>		
2. <u>  </u>			11. <u>  </u>		
3. <u>  </u>			12. <u>  </u>		
4. <u>  </u>			13. <u>  </u>		
5. <u>  </u>			14. <u>  </u>		
6. <u>  </u>			15. <u>  </u>		
7. <u>  </u>			16. <u>  </u>		
8. <u>  </u>			17. <u>  </u>		
9. <u>  </u>			18. <u>  </u>		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)			0	22%	
Remarks: <u>  </u>					







**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May , 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? Yes No	Community ID:
Is the site significantly disturbed (Atypical Situation)? Yes No	
Is the area a potential Problem Area? Yes No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D	Plot ID: 171
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### HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>0.1</u> (in.) Depth to Free Water in Pit: <u>1.5</u> (in.) Depth to Saturated Soil: <u>1.5</u> (in.)	
Remarks:	

### SOILS

Map Unit Name (Series and Phase): <u>Riparian Soil</u>	Drainage Class: _____ Field Observations Confirm Mapped Type? Yes No				
Taxonomy (Subgroup): <u>Ustic Entisol</u>					
<b>Profile Description:</b>					
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0-5</u>	<u>A</u>	<u>10YR 5/2</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>5-10</u>	<u>Bc</u>	<u>10YR 5/4</u>	<u>10YR 5/3</u>	<u>100%</u>	<u>-</u>
			<u>20Y 5/2</u>	<u>100%</u>	
<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)					
Remarks:					

### WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No	(circle)	Is this Sampling Point Within a Wetland? Yes No
Wetland Hydrology Present?	Yes	No		
Hydric Soils Present?	Yes	No		
Remarks:				

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: 4934, 4940, 4946 & 4960 Southwestern Blvd	Date: May , 06
Applicant/Owner: Costich Engineering	Town: Hamburg
Investigators: Scott Livingstone & Travis Morse	County: Erie State: New York
Do Normal Circumstances Exist on the site? (Yes No)	Community ID:
Is the site significantly disturbed (Atypical Situation)? Yes No	
Is the area a potential Problem Area? Yes No	Transect ID: D
(If needed, explain on reverse)	Plot ID:

**VEGETATION**

H= Herbaceous      Tr= Tree  
 Sh= Shrub          L= Lianna/ Vine  
 Sa= Sapling

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1.			10.		
2.			11.		
3.			12.		
4.			13.		
5.			14.		
6.			15.		
7.			16.		
8.			17.		
9.			18.		
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-)					
Remarks:					

Transect ID: D Plot ID: 34

**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks) <input type="checkbox"/> Stream, Lake or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators:</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12" <input type="checkbox"/> Water-stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>None</u> (in.) Depth to Free Water in Pit: <u>None</u> (in.) Depth to Saturated Soil: <u>None</u> (in.)	
Remarks:	

**SOILS**

Map Unit Name (Series and Phase): <u>Somerset</u>	Drainage Class: <u>U1</u>																								
Taxonomy (Subgroup): <u>Acric Cambisol</u>	Field Observations Confirm Mapped Type? Yes No																								
<b>Profile Description:</b>																									
<table border="1"> <thead> <tr> <th>Depth (inches)</th> <th>Horizon</th> <th>Matrix Color (Muncell Moist)</th> <th>Mottle Colors (Muncell Moist)</th> <th>Mottle Abundance/Contrast</th> <th>Texture, Concretions, Structure, etc.</th> </tr> </thead> <tbody> <tr> <td>0-2</td> <td>A</td> <td>10YR 5/2</td> <td></td> <td></td> <td>fine sandy</td> </tr> <tr> <td>2-10</td> <td>B<sub>1</sub></td> <td>10YR 5/4</td> <td>10YR 5/2</td> <td>10YR 5/2</td> <td>fine sandy</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.	0-2	A	10YR 5/2			fine sandy	2-10	B <sub>1</sub>	10YR 5/4	10YR 5/2	10YR 5/2	fine sandy							
Depth (inches)	Horizon	Matrix Color (Muncell Moist)	Mottle Colors (Muncell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.																				
0-2	A	10YR 5/2			fine sandy																				
2-10	B <sub>1</sub>	10YR 5/4	10YR 5/2	10YR 5/2	fine sandy																				
<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)																									
Remarks:																									

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present? Yes No (circle) Wetland Hydrology Present? Yes No Hydric Soils Present? Yes No	Is this Sampling Point Within a Wetland? Yes No
Remarks:	

# Hamburg Lowe's

## ATTACHMENT C *Aerial Photograph*



Attachment C: Aerial Photograph  
2002 Orthophotography  
<http://erie-gis.co.erie.ny.us>  
Site visited April 17, 2006.

4934, 4940, 4946 & 4960 Southwestern Boulevard  
Town of Hamburg, Erie County, New York



EARTH DIMENSIONS, INC.

L-103

# Hamburg Lowe's

## ATTACHMENT D

*Site Photographs*



Photo 1: Depicts the eastern boundary of the site. Looking north from the southeastern corner of the project site.



Photo 2: Depicts the southern boundary of the site. Looking southwest from the southeastern corner of the project site.



Photo 3: Depicts the western portion of Wetland 1. Looking west from the southern boundary of the site.



Photo 4: Depicts the south-central portion of the site. Looking south from near wetland flag W2-4.



Photo 5: Depicts the south-central portion of the site. Looking west from near wetland flag W2-4.



Photo 6: Depicts the central portion of the project site. Looking east from near Data Point D24.



Photo 7: Depicts Wetland 3. Looking south toward Data Point D30.



Photo 8: Depicts Wetland 1. Looking east from near wetland flag W1-18.



Photo 9: Depicts the culvert to Wetland 1. Looking west from the culvert.



Photo 10: Depicts the portion of the site where the unnamed tributary to Lake Erie is piped. Looking east from near wetland flag W1-1.



Photo 11: Depicts Wetland 4. Looking west from the eastern boundary of the site.

# Hamburg Lowe's

## ATTACHMENT E *References*

## INFORMATIONAL REFERENCES USED BY EARTH DIMENSIONS INC.

- Andrus, R.E. 1980. Sphagnaceae (Peat Moss Family) of New York State. Contributions to a Flora of New York State III, R.S. Mitchell (Ed.), Bulletin No. 442, New York State Museum, Albany, New York. 89 pp.
- Benyus, J.M. 1989. The Field Guide to Wildlife Habitats of the Eastern United States. Fireside, Simon & Shuster, Inc., New York. 335 pp.
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# Hamburg Lowe's

## ATTACHMENT F *Wetland Investigation Personnel*

## WETLAND INVESTIGATION PERSONNEL

### Soils and Hydrology Sampling

Scott J. Livingstone, Senior Soil Scientist  
Earth Dimensions, Inc.  
1091 Jamison Road  
Elma, New York 14059  
(716) 655-1717

### Vegetation Sampling

W. Travis Morse, Ecologist  
Earth Dimensions, Inc.  
1091 Jamison Road  
Elma, New York 14059  
(716) 655-1717

### Surveying of Site Locations

Costich Engineering  
217 Lake Avenue  
Rochester, New York 14608  
(585) 458-3020

### Report Preparation

Kristie Brachmann, Wetland Ecologist  
Earth Dimensions, Inc.  
1091 Jamison Road  
Elma, New York 14059  
(716) 655-1717

# JOINT APPLICATION FOR PERMIT



New York State  
United States Army Corps of Engineers

95-19-3 (5/88) p/p

Applicable to agencies and permit categories listed in Item 1. Please read all instructions on back. Attach additional information as needed. Please print legibly or type.

**1. Check permits applied for:**

**NYS Dept. of Environmental Conservation**

- Stream Disturbance (Bed and Banks)
- Navigable Waters (Excavation and Fill)
- Docks, Moorings or Platforms (Construct or Place)
- Dams and Impoundment Structures (Construct, Reconstruct or Repair)
- Freshwater Wetlands
- Tidal Wetlands
- Coastal Erosion Control
- Wild, Scenic and Recreational Rivers
- 401 Water Quality Certification
- Potable Water Supply
- Long Island Wells
- Aquatic Vegetation Control
- Aquatic Insect Control
- Fish Control

**NYS Office of General Services  
(State Owned Lands Under Water)**

- Lease, License, Easement or other Real Property Interest
- Utility Easement (pipelines, conduits, cables, etc.)
- Docks, Moorings or Platforms (Construct or Place)

**Adirondack Park Agency**

- Freshwater Wetlands Permit
- Wild, Scenic and Recreational Rivers

**Lake George Park Commission**

- Docks (Construct or Place)
- Moorings (Establish)

**US Army Corps of Engineers**

- Section 404 (Waters of the United States)
- Section 10 (Rivers and Harbors Act)
- Nationwide Permit (s)  
Identify Number(s)

For Agency Use Only:  
DEC APPLICATION NUMBER

US ARMY CORPS OF ENGINEERS

**2. Name of Applicant (Use full name)**  
Paradigm Development, Inc. (Att: Ronald Bronstein) Telephone Number (daytime):  
(716) 655-2727

**Mailing Address**  
1941 Davis Road

**Post Office** **State** **Zip Code**  
West Falls NY 14170

**3. Taxpayer ID (If applicant is not an individual)**  
\*\*\*\*\*

**4. Applicant is a/an:** (check as many as apply)  
 Owner  Operator  Lessee  Municipality / Governmental Agency

**5. If applicant is not the owner, identify owner here - otherwise, you may provide Agent/Contact Person information.**  
Owner or Agent/Contact Person  Owner  Agent /Contact Person Telephone Number (daytime)  
**See attached for list of owners**

**Mailing Address**  
**Post Office** **State** **Zip Code**

**6. Project / Facility Location (mark location on map, see instruction 1a.)**  
County: **Erie County** Town/City/Village: **Hamburg** Tax Map Section/Block /Lot Number:

**Location (including Street or Road)** Telephone Number (daytime)  
4934, 4940, 4946 & 4960 Southwestern Boulevard

**Post Office** **State** **Zip Code** **7. Name of Stream or Waterbody (on or near project site)**  
Hamburg NY 14075 Unnamed tributary to Lake Erie

**8. Name of USGS Quad Map:** **Buffalo Southeast** **Location Coordinates:**  
42.7549°N  
NYTME 78.8504°W  
NYTME 4

**9. Project Description and Purpose:** (Category of Activity e.g. new construction/installation, maintenance or replacement; Type of Structure or Activity e.g. bulkhead, dredging, filling, dam, dock, taking of water; Type of Materials and Quantities: Structure and Work Area Dimensions; Need or Purpose Served)

The proposed project entails the construction of a Lowes Home Center on a 33.16± acre site. The project will impact 1.205± acres of delineated wetland. A jurisdictional determination has not been made on this project and it is anticipated that at least a portion of the impacted wetland may be isolated and non-jurisdictional in nature.

**10. Proposed Use:**  
 Private  Public  Commercial

**11. Will Project Occupy State Land?**  Yes  No

**12. Proposed Start Date:**

**13. Estimated Completion Date:**

**14. Has Work Begun on Project?** (If yes, attach explanation of why work was started without permit.)  Yes  No

**15. List Previous Permit / Application Numbers and Dates:** (If Any)  
NA

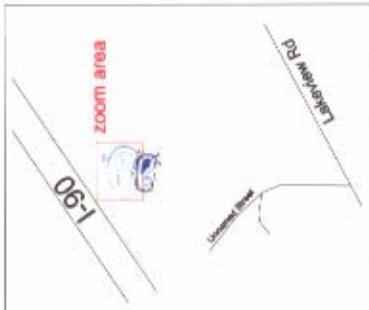
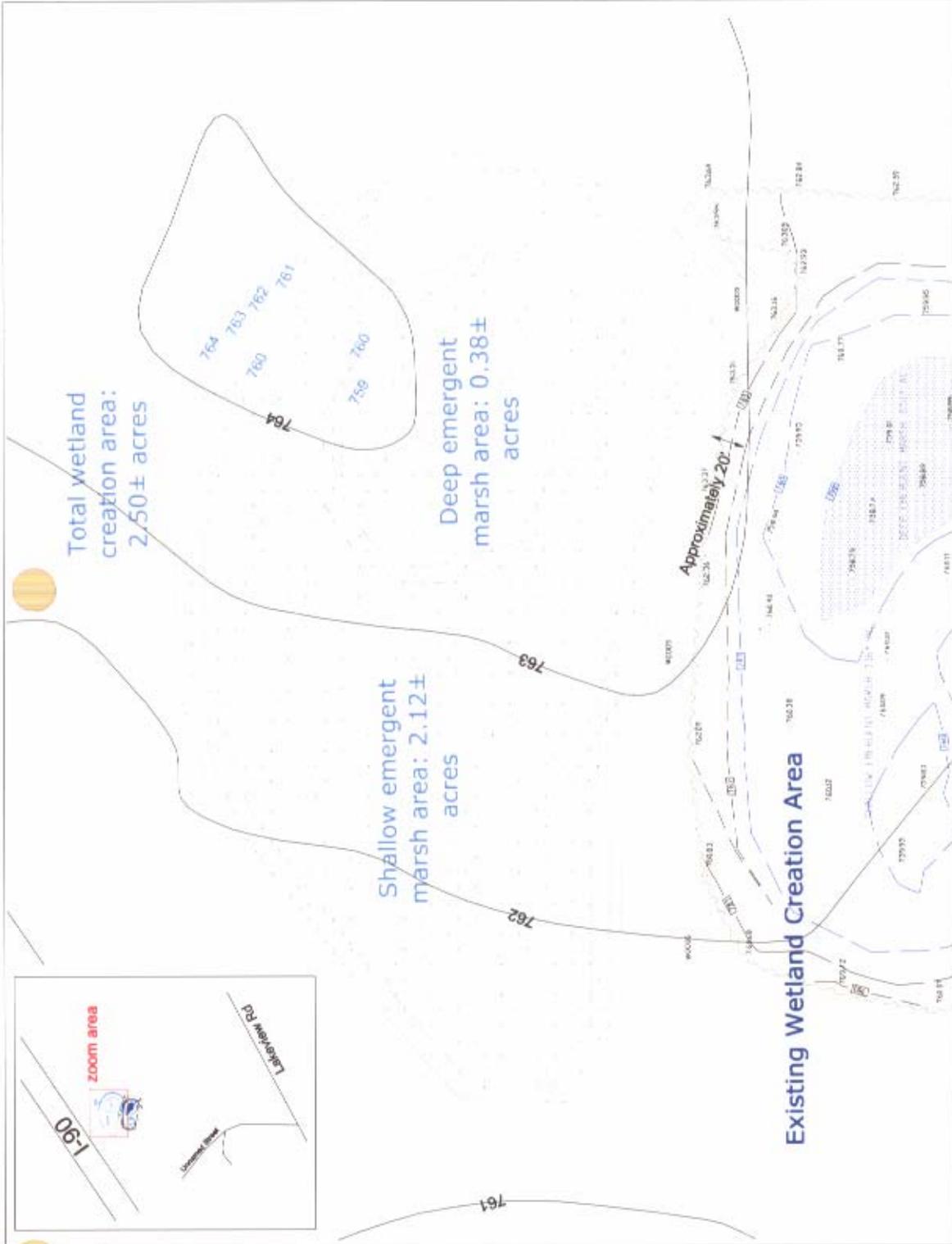
**16. Will this Project Require Additional Federal, State, or Local Permits?**  Yes  No

If Yes, Please List: **Town of Hamburg Approval**

**17. If applicant is not the owner, both must sign the application**  
I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

Date \_\_\_\_\_ Signature of Applicant \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_ Title \_\_\_\_\_



EDI PROJECT CODE: W12L05C	<b>Mitigation Plan Drawing</b>
Map Date: 3/14/07 for EDI	<b>HAMBURG LOWE'S MITIGATION</b>
Revised:	ERIE COUNTY, NEW YORK
Baseline Map Provided by: Lawrence J. Zygaj, PLS, PC	TOWN OF HAMBURG
Approximate Scale (in feet): 0 25 50 75 100	 <b>EARTH DIMENSIONS, INC.</b>
File Name: conceptual mitigation.dwg	1091 Janitoun Road * Elma, NY 14059 (716) 655-1717 * Fax (716) 655-2915



# **APPENDIX M**

## Appendix M

Excerpts from:

Modified Phase I

Environmental Site Assessment

Proposed Hamburg Lowe's Facility

4960 – 4934 Southwestern Boulevard

Town of Hamburg, Erie County, New York.....M-1 to M-43

By: Evergreen Testing and Environmental Services, Inc.

P.O. Box 482

Orchard Park, New York 14127

Dated: December, 2006

**MODIFIED PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
Proposed Hamburg Lowe's Facility  
4960 - 4934 Southwestern Blvd.  
Town of Hamburg, Erie County, New York**

Prepared For

Costich Engineering/Lowe's  
217 Lake Avenue  
Rochester, New York 14608

Prepared By:

**Evergreen Testing & Environmental Services, Inc.**  
P.O. Box 482  
Orchard Park, New York 14127  
(716) 649-9474

December, 2006



**evergreen**  
TESTING & ENVIRONMENTAL SERVICES

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Proposed Hamburg Lowe's Facility  
4960 - 4934 Southwestern Blvd.  
Town of Hamburg, Erie County, New York**

### EXECUTIVE SUMMARY

In accordance with our executed agreement, dated November, 2006, Evergreen Testing & Environmental Services, Inc. has completed a Modified Phase I Environmental Site Assessment of the above-referenced property (hereinafter, the subject site) for Costich Engineering/Lowe's (Costich/Lowe's). The scope of services, objectives, extent and limitations of the services and this report are described in more detail in the text and appendices of this report.

A summary of the most probable site history indicates that subject site was mostly likely vacant agricultural and/or vacant grass/brush covered fields from the late 1800s to mid 1900s when construction of residential structures began on the subject site along Southwestern Blvd. As the years passed, small retail/service type businesses started on the subject site and along Southwestern Blvd. adjacent to the site. The majority of the subject site has remained vacant, undeveloped land.

The subject site is a parcel comprising of approximately 36.37 acres of land located at 4960 to 4934 Southwestern Boulevard (NYS Route 20), Town of Hamburg, Erie County. The subject site is generally a trapezoid shaped land parcel that has about 1050 feet of frontage along the north side of Southwestern Blvd. and extends to the north about 1165 feet along the eastern property limits and about 1830 feet along the western property limits. The subject site is located on the north side of Southwestern Blvd. between Howard Road (about 1400 feet to the east) and Oregon Road (which makes up a portion of the western property limits). Access to the subject site is provided along Southwestern Blvd. Site boundaries and significant site features are presented on Figures 5 & 6. According to records at the Town of Hamburg Assessor's Office, the subject site is identified by SBL numbers 170.00-2-20, (Southwestern Blvd. [no address], vacant land, approximately 5 acres), 170.00-2-21, (4934 Southwestern Blvd., Music Exchange facility, approximately 1.2 acres,

acres, 170.00-2-22, 4940 Southwestern Blvd., Reid's Tire facility, approximately 11.9 acres, 170.00-2-23, residential structure, approximately 8.9 acres and 170.00-2-24, residential structure, approximately 9.37 acres. The subject parcels are currently owned by Karl Rauch (SBL no. 170.00-2-20), Richard & Lisa Rogenmoser (SBL no. 170.00-2-21), James Reid (SBL no. 170.00-2-22), Joseph Stevens (SBL no. 170.00-2-23 and Victoria Singer (SBL no. 170.00-2-24). The subject site is currently occupied by several residential structures, a retail tire/oil change facility, a Music Exchange facility (retail sales and rentals/leases of new and used musical instruments) and vacant wooded land along Southwestern Blvd with vacant wooded land north of the structures. The subject site is located in a area of numerous small retail/service businesses and residential structures in the Town of Hamburg, New York.

The subject site is currently occupied by several residential structures, a retail tire/oil change facility, a Music Exchange facility (retail sales and rentals/leases of new and used musical instruments) and vacant wooded land along Southwestern Blvd with vacant wooded land north of the structures. An open drainage swale (unnamed tributary) flows from just north of Southwestern Blvd. (near the southeast corner of the site), to a buried pipe located behind the Music Exchange and Reid Tires buildings to an open drainage swale, that flows westward near the southwest corner of the site to the western property line.

Music Exchange facility - The Music Exchange facility is a 2-story, rectangular shaped, wood framed structure with a partial basement and pitched shingle roof covering about 1215 square feet of area. The building basement is located in the front portion of the building which includes numerous music lesson rooms and several storage areas for musical instruments and equipment. Finishes include a concrete floor, concrete block walls, painted wood interior walls, and painted wood beam ceilings. The first floor includes the sales and retail area and additional storage area for instruments and equipment. The second floor contains numerous storage rooms a full bath room and kitchen area. It appears that the second floor was at one time an apartments. Interior finishes in the first and second floor areas include wood floors covered with carpet, hard wood and/or linoleum, The building is surrounded by asphalt and gravel driveways, a rear 2-story wooden deck, several cardboard only dumpsters, a metal storage trailer and a wooden shed storage building. The outside of the building is covered with vinyl siding. Some scattered waste debris is located outside the building.

Reid's Tire facility - The Reid's Tire facility is a 2-story L-shaped, concrete block building with a concrete slab on grade (no basement) covering about 6720 square feet of area. The main building includes a front entry/display/sales area, several offices, a break room and a large two bay service area. An above ground hydraulic lift is located in one of the service bays. Several work bench areas and tire change equipment and tire storage areas are also located in the service area. A mezzanine tire storage area is located near the rear of the service area. A rear tire storage area and a rear tire storage warehouse are located behind the service areas and office areas. Interior finishes include painted concrete block walls, concrete floors and steel framed ceilings. Rugs over the concrete floors and grid type ceiling tiles are located in the retail sales and office areas. Exterior finishes include painted wooden siding metal siding and a pitched shingle roof. The building is surrounded

with asphalt pavement on the south and west sides of the building. A metal storage trailer for tires is located behind the building. Numerous piles of shale and gravel fill are located behind the building. Significant waste debris is scattered behind the building..

Residential Structures - Access to the two (2) residential structures (4946 and 4960 Southwestern Blvd. was NOT provided.

Vacant wooded land is located north of the four (4) building structures located along Southwestern Blvd. Significant yard waste materials, children's play equipment, storage sheds, camp fire pits, landscaping materials (bricks/blocks, gravel etc.) and outdoor furniture are located along the north, east and west property lines, adjacent to existing residential properties. In addition to the items mentioned above significant waste materials are also scattered on the subject site, near the property limits with the surrounding residential properties. These waste materials include; tires, bottles, soda/beer cans, paper, PVC pipes, TVs, paper, computer screens, deer targets, calk guns, clothes, children's stuffed animals, concrete blocks, plastic, plastic bottles, glass bottles, styrofoam, wood, scrap metal, rugs, shingles, empty paint cans, garden hoses, children's toys, bricks, shovels, stoves, fans, small appliances, drainage hose, drainage pipe, traffic cones, railroad ties, plastic lawn furniture, wooden lawn furniture, broken glass, wheel barrels, slag, plastic tarps, lawn chairs, plywood, plastic pails, rusted paint spray cans, empty 55-gallon barrels, empty/broken fibreglass tank, etc.

Southwestern Blvd. forms the southern boundary of the subject site with a numerous small retail and services businesses (Blasdell Pizza, Uncle Joe's Restaurant, Michael's Banquet Hall, a dental lab, Kieffer Plumping & Heating, Wilson Farms Convenient Store, Pit Stop Bar, Sterling Beauty Shop) south of Southwestern Blvd. Vacant wooded land and residential properties form the eastern property limits. Residential properties/structures form the north property limits of the subject site. Vacant fields, residential properties/structures and Oregon Road form the western boundary of the subject site.

The subject site slopes to the north northwest toward Lake Erie located about 6000 feet northwest of the subject site. An unnamed drainage swale extends from near the southeast corner of the site, across the southwest corner of the site and flows to the north northwest to Lake Erie. The general direction of on-site surface water drainage appears to be to the west and southward toward the storm water catch basins along Southwestern Blvd. and toward the on-site drainage swale. Numerous shallow drainage swales were observed crossing the site in an east west direction in the vacant wooded areas. Several storm water catch basins were also observed along the northern, western and eastern property limits, on adjacent properties. The nearest natural body of water is Lake Erie located about 6000 feet north northwest of the subject site. The average surface elevations at the subject site range from about 720 feet (mean sea level) near the southeast property corner to about 690 feet near the northwest corner of the subject site.

### **Recognized Environmental Conditions**

Evergreen has completed a Modified Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of approximately 36.37 acres of land, at 4934 to 4960 Southwestern Blvd., Town of Hamburg, Erie County. Any exceptions to, or deletions from, this practice are described in Section I of this report. Based upon the foregoing assessment, it is the opinion of Evergreen that the available information has not revealed evidence of recognized environmental conditions in connection with the subject site.

### **Non ASTM Scope Issues (Required Lowe's Enhancements)**

Evergreen has also completed an evaluation of Wetlands, Endangered/Protected Flora/Fauna/Critical Habitats, suspect Asbestos-containing materials, Historic Structures, Archeological and Cultural Resources, Flood Plain Information and Lead Based Paint. Our observations/research indicate the following concerns as listed below:

- Earth Dimensions identified four (4) wetland areas totaling about 2.34 acres on the subject property. For more details of the wetland delineation survey, completed on the subject property, refer to the complete Wetland Delineation Report that has already been provided to Costich and Lowe's by Earth Dimensions, Inc.
- Results of the limited asbestos pre-demolition survey bulk sample collection and analysis indicated that asbestos-containing construction materials were NOT detected in the Reid's Tire building.

Results of the limited asbestos pre-demolition survey bulk sample collection and analysis indicated that asbestos-containing construction materials were detected in the Music Exchange building. The asbestos containing materials identified in the building were observed to be non-friable materials. The tar coating material is non-friable and the physical condition is described as intact. The potential for fiber release is very low. The tar coating was not observed on the other foundation walls or in any other part of the building. Based on a discussion with a licenced abatement contractor, the method of removal would be to create a tented work area and chip the tar coating off onto a drop cloth and properly dispose of it.

- Based on data presented in the EDR NEPA Check report and a review of FEMA Flood Zone Maps at the Town of Hamburg Planning Office it appears that the area along the drainage swale located at the southern portion of the subject site is within a 500-year flood zone or an area that no base flood elevation has been determined. The majority of the subject site is within a Zone X or an area that has been determined to be outside the 0.2% annual chance flood plain.

**Other Concerns** - It appears that unknown quantities of fill materials have been placed behind the Music Exchange and Reid's Tire buildings during the construction of the buried pipe(s) for the drainage swale. Observations of the fill materials on the ground surface and along the fill slopes, at each end of the pipe(s), indicate that the fill materials are generally construction waste debris consisting of gravel, concrete blocks, concrete, bricks, asphalt, etc. The extent and source of the fill is unknown.

Although the presence of fill materials does not meet the definition of a REC, there is a slight potential that the fill materials may contain materials that would have an significant environmental impact on the subject site and should therefore be investigated further.

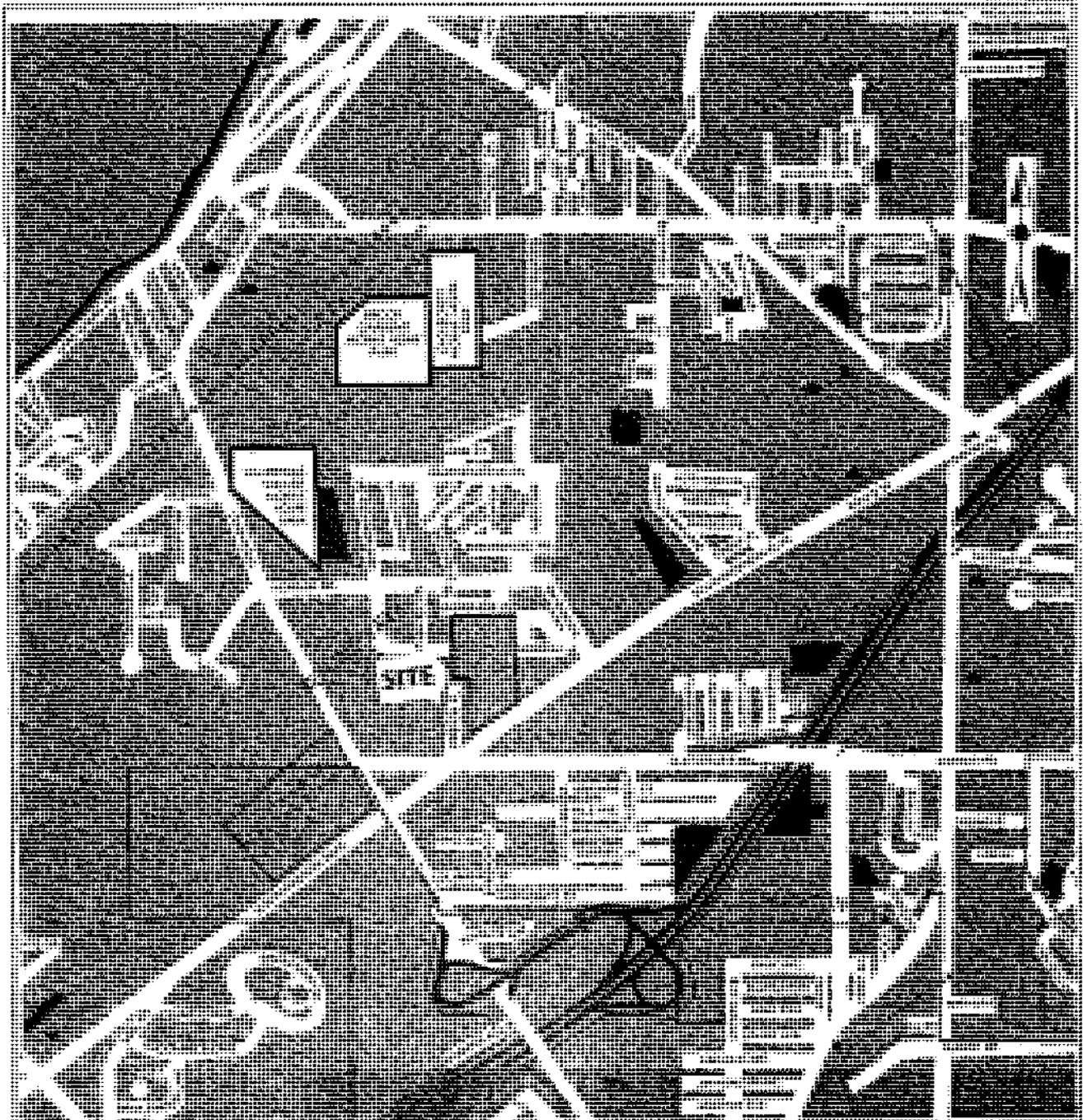
### **Recommendations**

In this context, a Phase II Environmental Site Investigation of ASTM recognized environmental conditions is not judged to be warranted at this time. However, further investigations of the fill materials placed behind the Reid's Tire and Music Exchange buildings should be considered. These investigations may include documentation of the fill source and /or shallow sub-surface explorations through several test pits.

### **Findings**

Please refer to the text of the report for the findings of this ESA, the findings of this report may identify additional environmental concerns and/or issues of significance to the user that may not meet the definition of a recognized environmental condition as defined by the ASTM standard. Non-scope business risk environmental considerations such as lead in drinking water, radon, toxic mold, regulatory compliance, industrial hygiene, health and safety, indoor air quality, and high voltage power lines are normally outside the scope of the ASTM 1527-00 Phase I Standard and are normally not addressed. A request for an assessment of the above mentioned non-scope issues was not made and therefore are not included in this report.

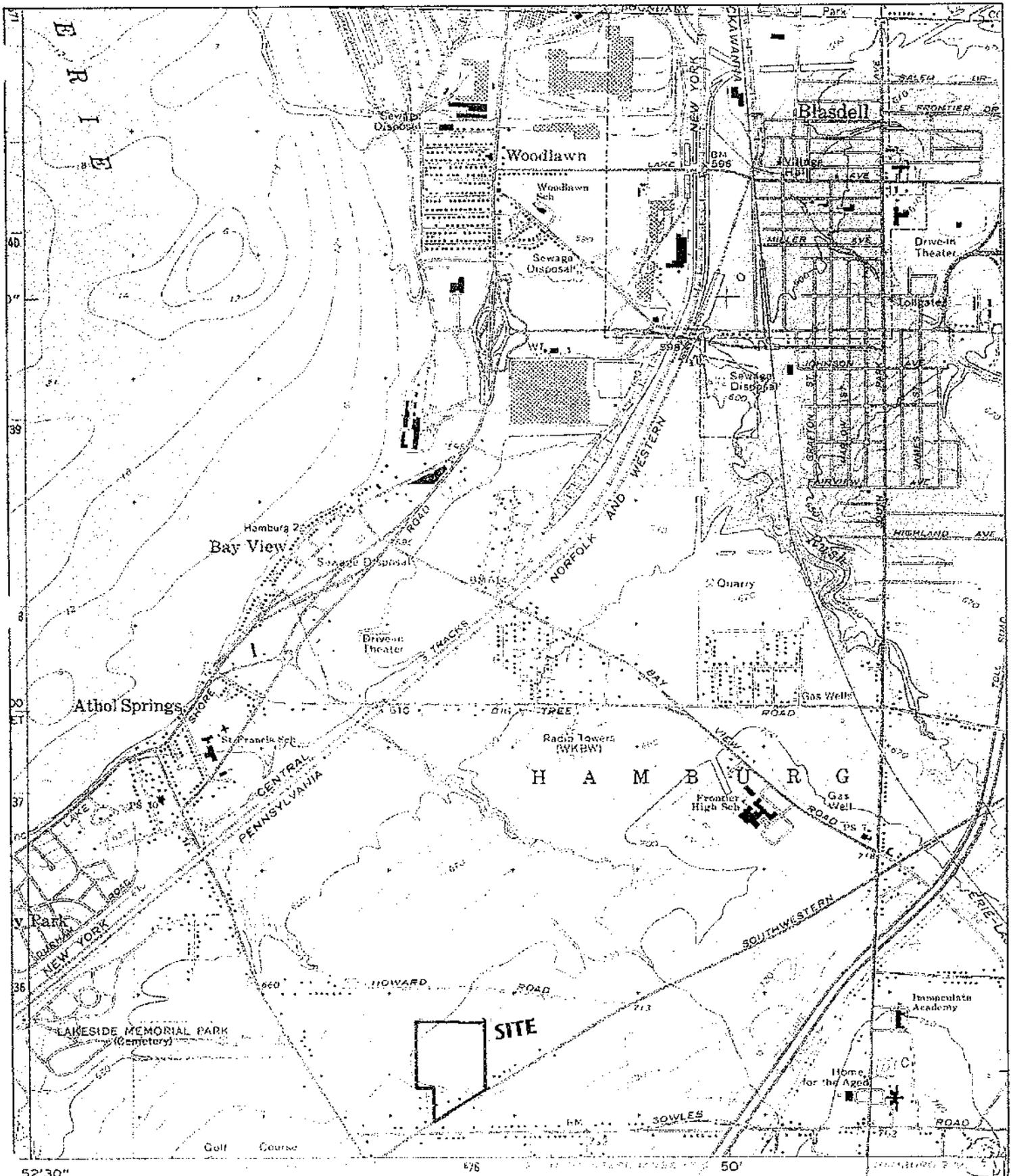
# FIGURES



**SPASCHNER TESTING & ENVIRONMENTAL SERVICES, INC.**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 SUBJECT'S NAME  
 PROJECT'S LOCATION & ADDRESS  
 PROJECT'S COMMENCEMENT DATE/TERMINUS  
 PROJECT'S COMMENCEMENT DATE/TERMINUS

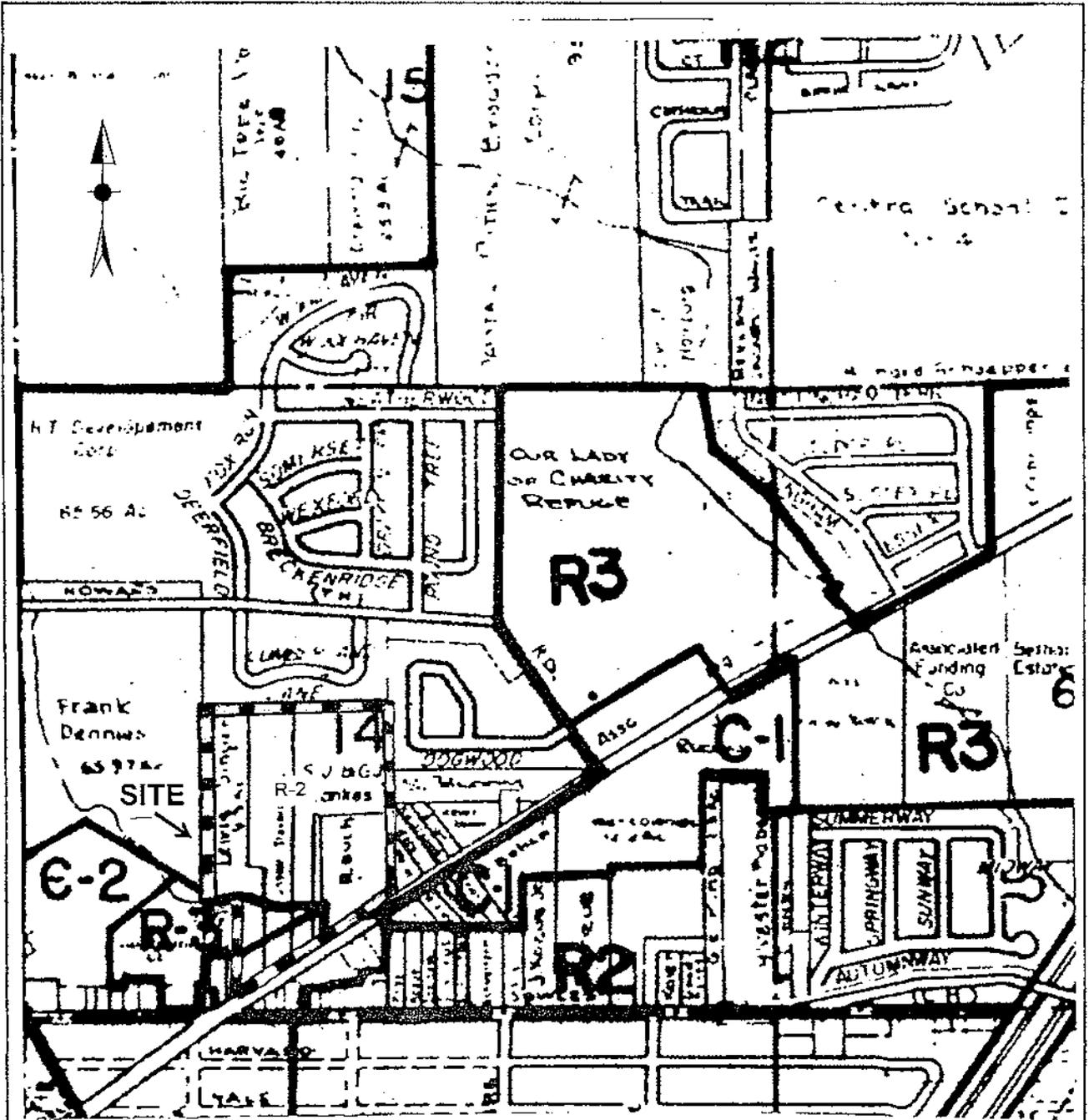
COMPANY:	PHONE: 800-720-8000	PROJECT NUMBER:
ADDRESS:	DATE: 08/01/00	PROJECT NO. /



52°30"

Name: BUFFALO SE  
 Date: 10/19/106  
 Scale: 1 inch equals 2000 feet

Location: 042° 46' 38.4" N 078° 50' 47.0" W  
 Caption: Proposed Hamburg Lowe's  
 Southwestern Blvd.  
 Hamburg, New York 14075

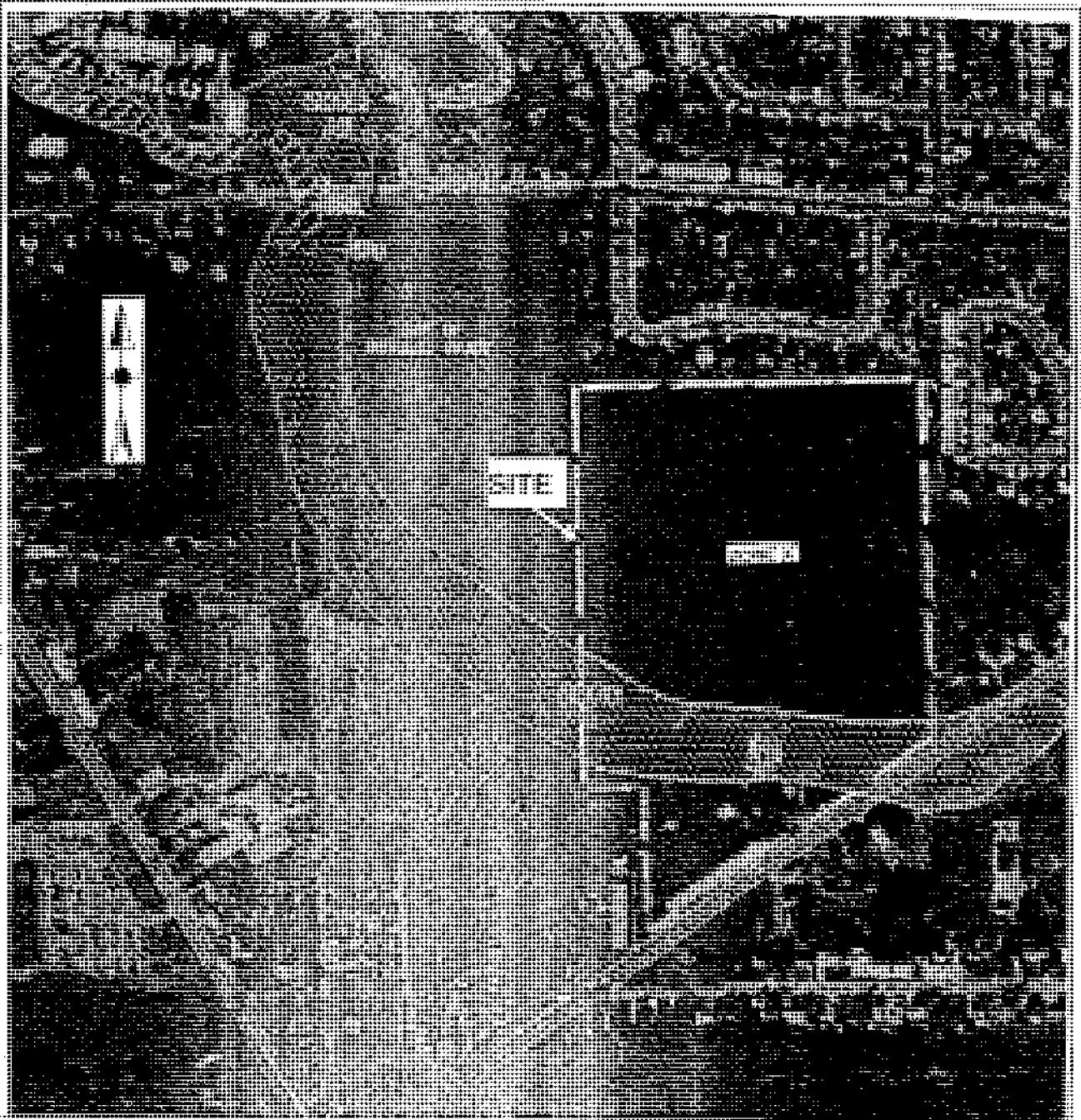


- C-1 = LOCAL RETAIL BUSINESS
- R-2 = SINGLE FAMILY RESIDENCE, ATTACHED
- R-3 = MULTI-FAMILY RESIDENCE

**EVERGREEN TESTING & ENVIRONMENTAL SERVICES, INC.**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 ZONING MAP, TOWN OF HAMBURG  
 PROPOSED HAMBURG LOWE'S  
 SOUTHWESTERN BOULEVARD.  
 TOWN OF HAMBURG, NEW YORK

DRAWN BY:	SCALE: APPROX. : 1" = 660'	PROJ. NO. ETE-06-173
CHECKED BY:	DATE: DECEMBER, 2006	DRWG. NO. <b>3</b>

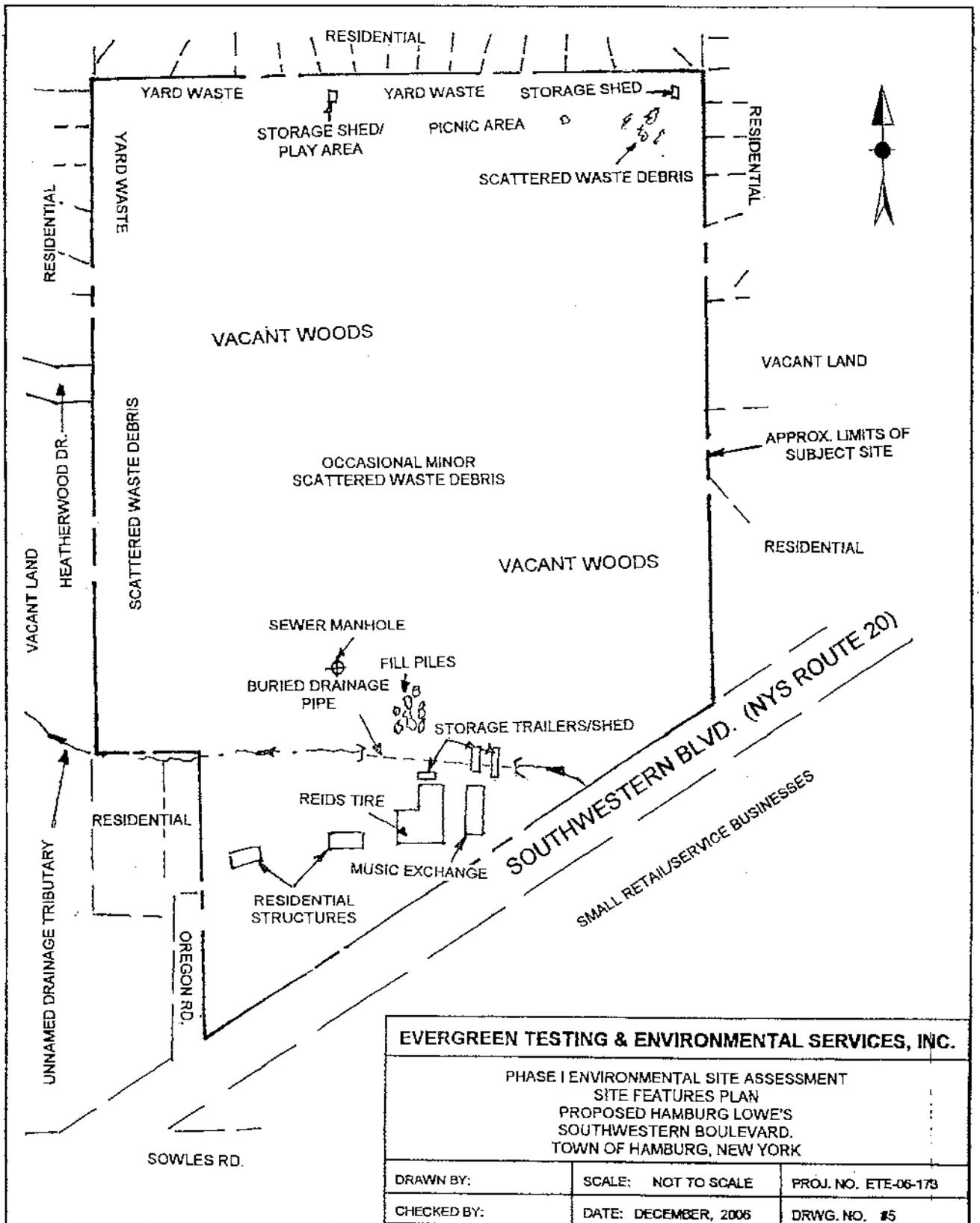


**CONSTRUCTION TECHNOLOGY & ENVIRONMENTAL SERVICES, INC.**

FIGURE 1 - AERIAL PHOTOGRAPH OF THE PROJECT SITE  
 1/10" SCALE, 1985. (SEE ATTACHED PHOTOGRAPH)

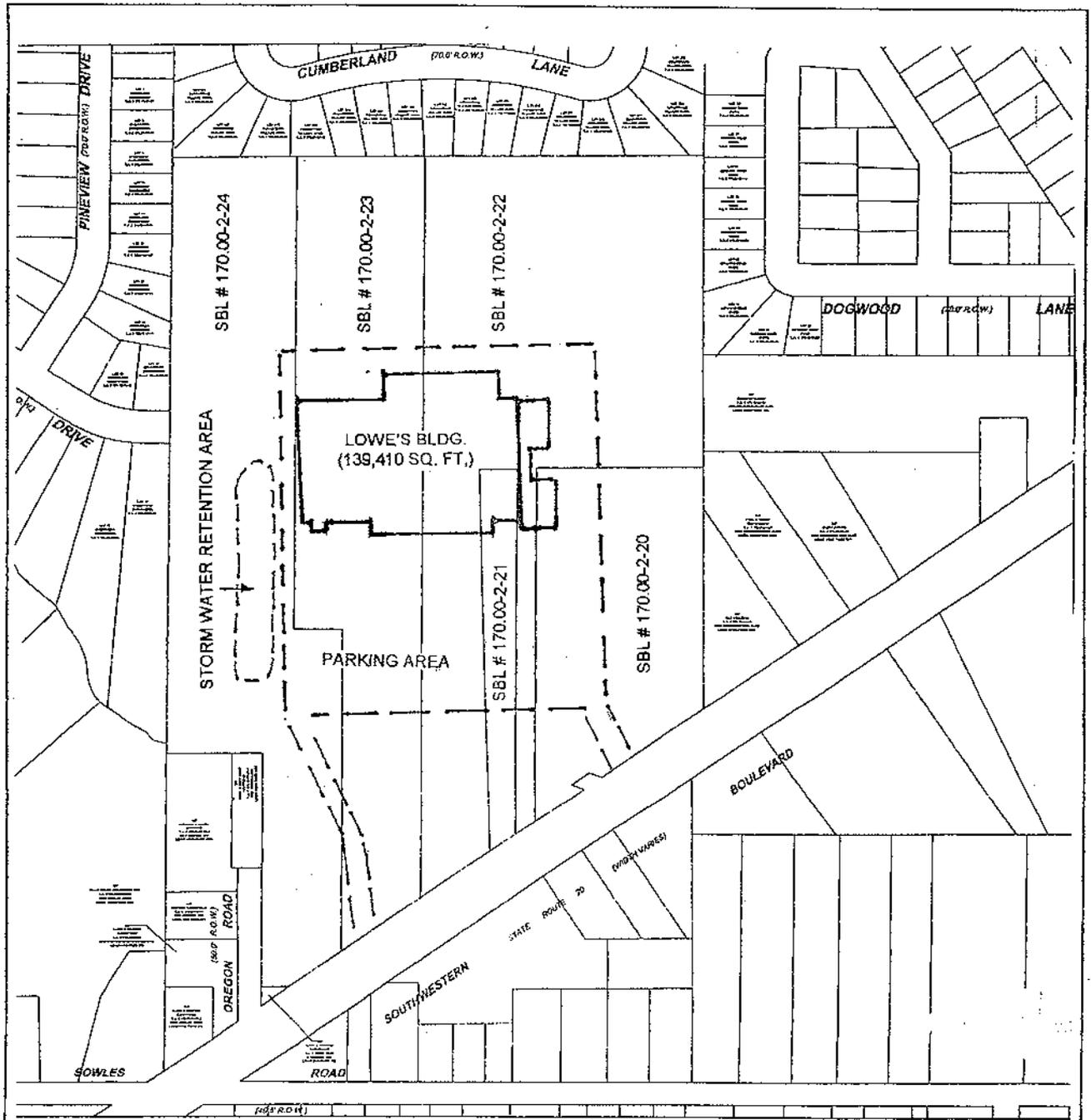
FIGURE 2 - AERIAL PHOTOGRAPH OF THE PROJECT SITE  
 1/10" SCALE, 1985. (SEE ATTACHED PHOTOGRAPH)

DATE:	1985.01.15	PROJECT NO.:	85-01-01
BY:	CONSTRUCTION, INC.	SCALE:	1/10"



<b>EVERGREEN TESTING &amp; ENVIRONMENTAL SERVICES, INC.</b>		
PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE FEATURES PLAN PROPOSED HAMBURG LOWE'S SOUTHWESTERN BOULEVARD. TOWN OF HAMBURG, NEW YORK		
DRAWN BY:	SCALE: NOT TO SCALE	PROJ. NO. ETE-06-173
CHECKED BY:	DATE: DECEMBER, 2006	DRWG. NO. #5

M-11



<b>EVERGREEN TESTING &amp; ENVIRONMENTAL SERVICES, INC.</b>		
PHASE I ENVIRONMENTAL SITE ASSESSMENT PROPOSED SITE PLAN PROPOSED HAMBURG LOWE'S SOUTHWESTERN BOULEVARD, TOWN OF HAMBURG, NEW YORK		
DRAWN BY:	SCALE: NOT TO SCALE	PROJ. NO. ETE-06-173
CHECKED BY:	DATE: DECEMBER, 2006	DRWG. NO. 6

M-12

## APPENDIX A

## OBJECTIVES AND LIMITATIONS OF ASSESSMENT

Evergreen Testing & Environmental Services, Inc. (Evergreen) has endeavored to meet what it believes is the applicable standard of care for the services completed and, in doing so, is obliged to advise Costich Engineering (Costich)/Lowe's (Lowe's) the Modified Phase I Environmental Site Assessment (ESA) limitations. Evergreen believes that providing information about limitations is essential to help clients identify and thereby manage risks. These risks can be mitigated, but not eliminated, through additional research. Evergreen will, upon request, advise Costich/Lowe's of the additional research opportunities available and associated costs.

This ESA did not include any inquiry with respect to radon, methane, ACM, lead-based paint, lead in drinking water, formaldehyde, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, indoor air quality, high voltage power lines, endangered species, wetlands, test borings/monitoring wells, analytical testing, or other services or potential conditions or features not specifically identified and discussed herein. In those instances where additional services or service enhancements are included in the report as requested or authorized by the client, specific limitations attendant to those services are presented in the text of the report.

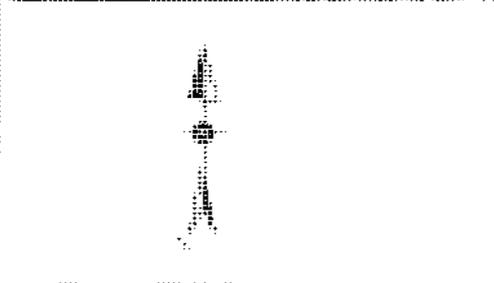
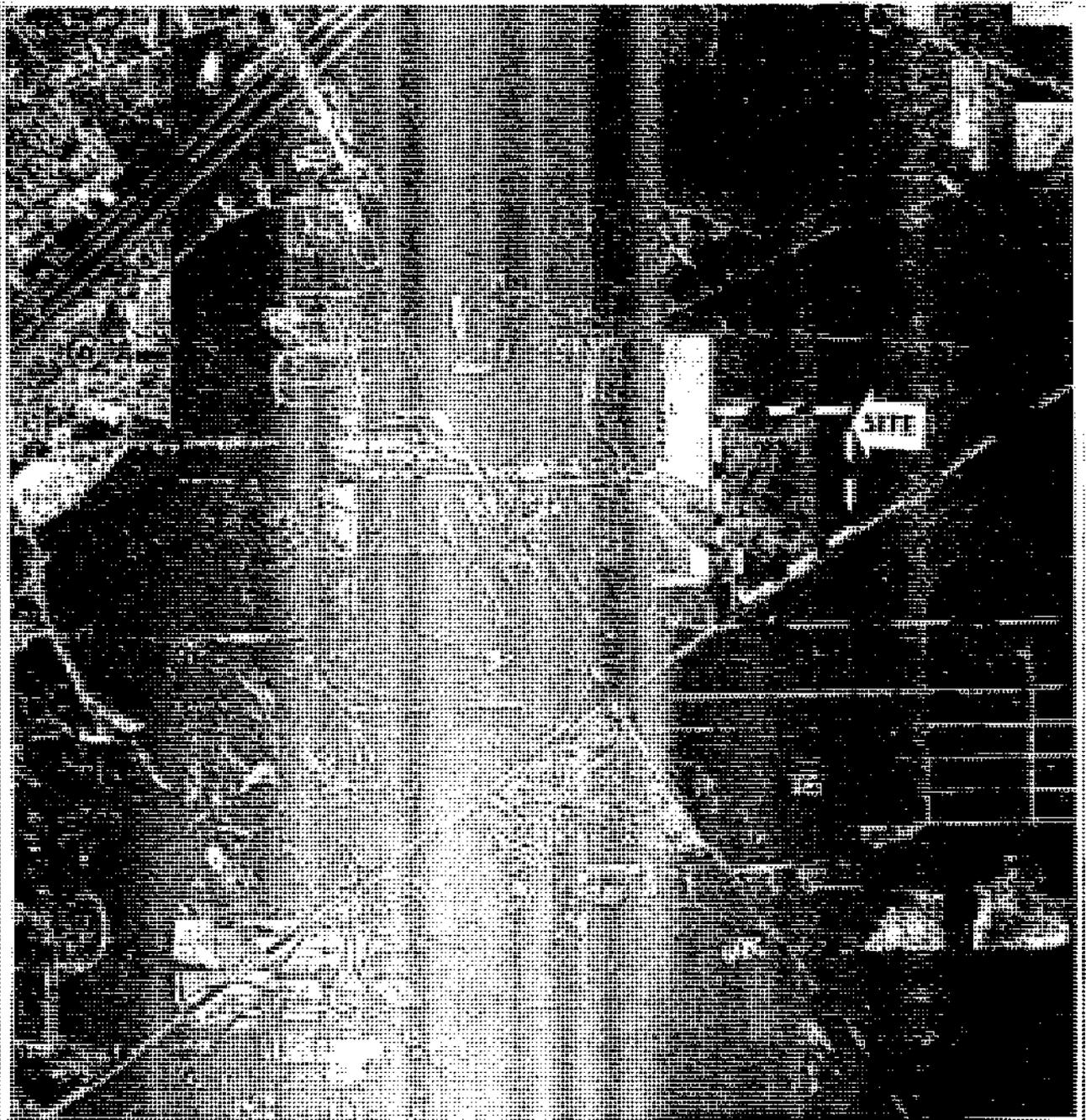
The primary purpose for this ESA is for users (clients) to satisfy one of the requirements for the innocent landowner defense under CERCLA. This ESA does not introduce business environmental risk as an additional consideration. Evaluating environmental business risk requires investigation of non-CERCLA environmental issues that can impact the property, many of which are beyond the scope of the ESA standards.

The findings and opinions conveyed via this ESA report are based upon information obtained at a particular date from a variety of sources enumerated herein, and which Evergreen believes are reliable. Nonetheless, Evergreen cannot and does not warrant the authenticity or reliability of the information sources it has relied upon.

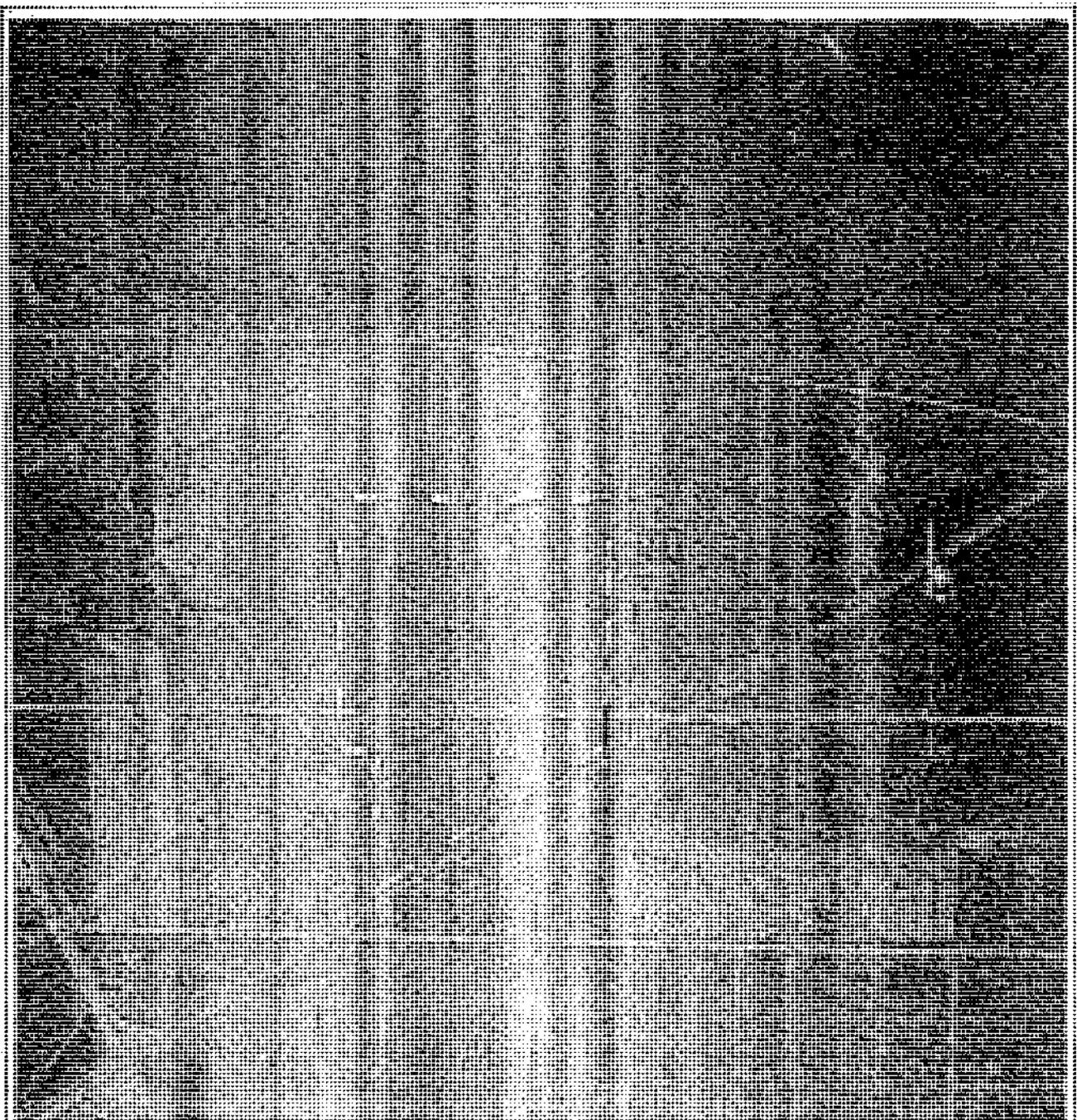
This report represents Evergreen's service to Costich/Lowe's as of the report date. In that regard, the report constitutes Evergreen's final document, and the text of the report may not be altered in any manner after final issuance of the same. Opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein. Costich/Lowe's is herewith advised that the conditions observed by Evergreen are subject to change. Certain indicators of the presence of hazardous materials may have been latent or not present at the time of the most recent site reconnaissance and may have subsequently become observable. In similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that Evergreen's research, while fully appropriate for a Phase I ESA and in compliance with the scope of service, may not include other important information sources. Assuming such sources exist, their information could not have been considered in the formulation of our findings and conclusions.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources and comments made by interviewees. Specifically, Evergreen does not and cannot represent that the site contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by Evergreen during its site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice.

## APPENDIX B



<b>EMERGENCY TREATING &amp; ENVIRONMENTAL SERVICES, INC.</b>		
FUDGE'S ENVIRONMENTAL WITH AGREEMENT BEHIND PROTECTIVE FENCE FUDGE'S ENVIRONMENTAL WITH AGREEMENT BEHIND PROTECTIVE FENCE BEHIND PROTECTIVE FENCE		
CONTRACT NO.	CONTRACT VALUE: \$100,000	START DATE: 01/01/2010
CONTRACT ID:	CONTRACT DESCRIPTION: OTHER	STATUS: ON

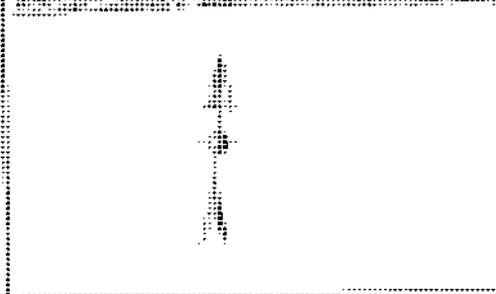
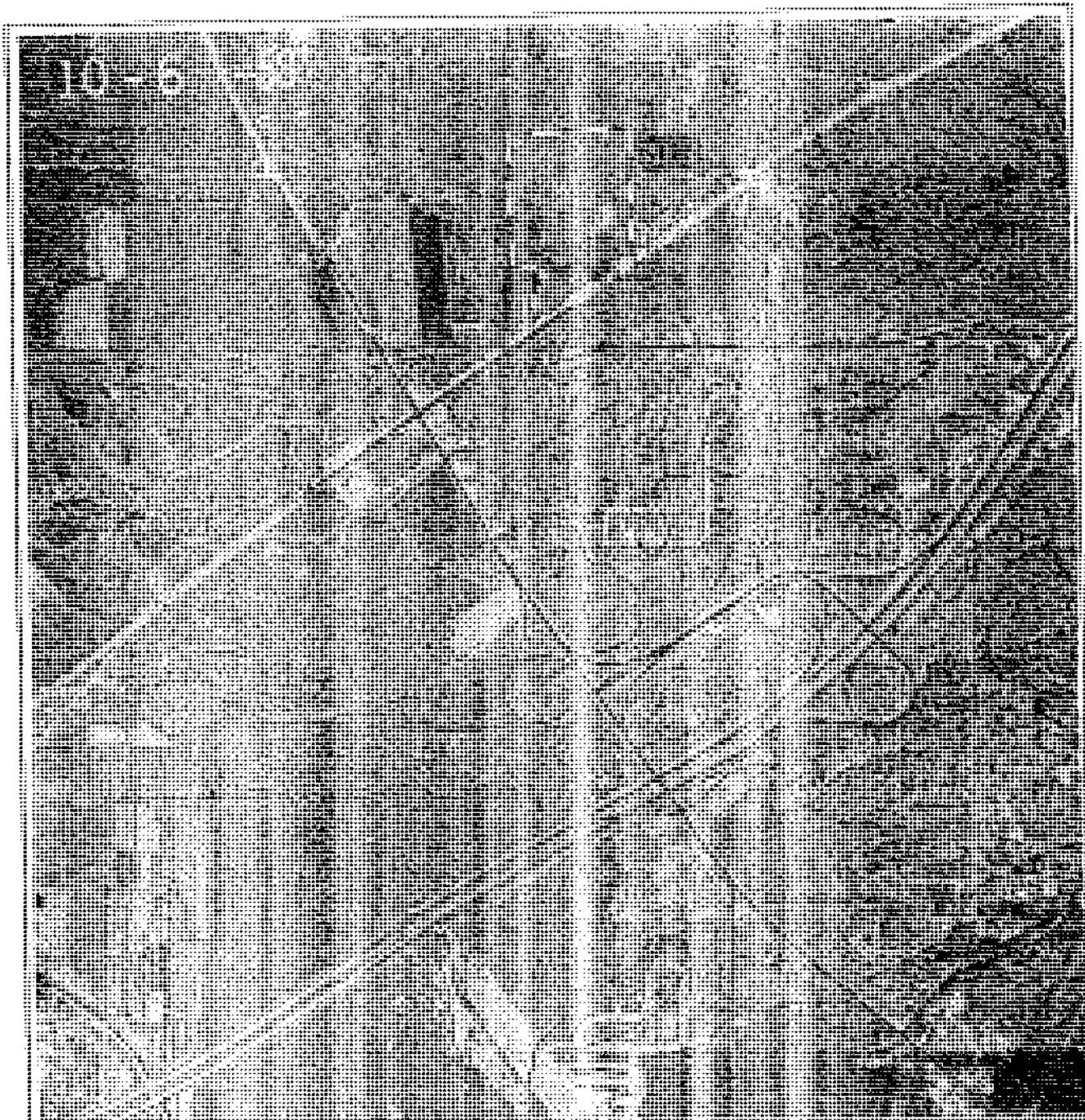


**ENVIRONMENTAL SERVICES & ENVIRONMENTAL SERVICES, INC.**

PLANNING & ENGINEERING, SITE ASSESSMENT  
 AND/OR INVESTIGATION WORK  
 INCLUDING LABORERS' COMPENSATION  
 REPORTS AND OTHER SERVICES.  
 10000 CH. 1000000000, NEW YORK

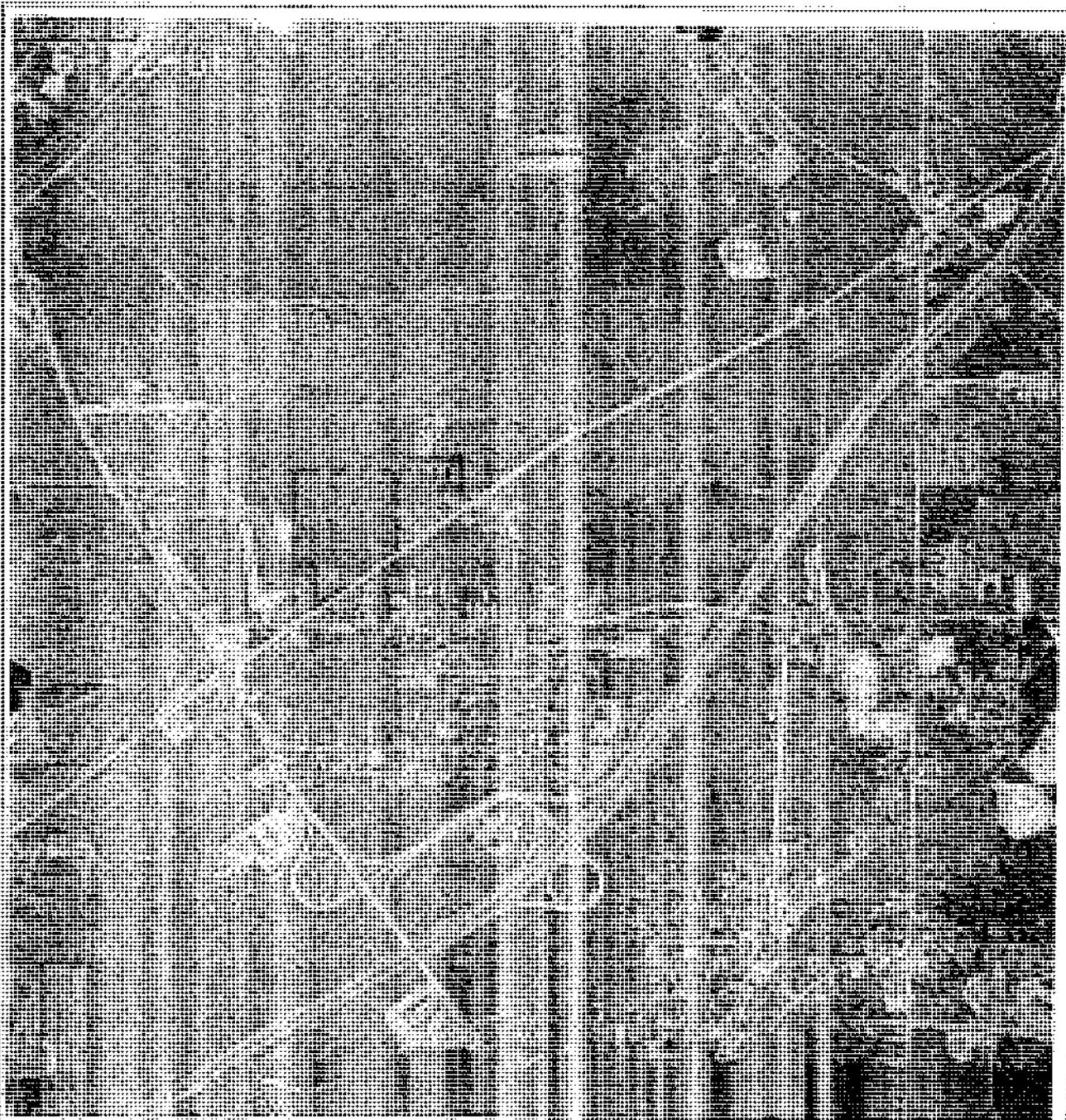
DATE:	APRIL 17, 1987	PROJECT NO. 87000-100
PREPARED BY:	ENVIRONMENTAL SERVICES, INC.	CONTRACT NO.





<b>ENVIRONMENTAL TESTS &amp; ENVIRONMENTAL SERVICES, INC.</b>		
10000 W. CENTRAL EXPRESSWAY SUITE 1000 DENVER, COLORADO 80202 TEL: (303) 733-1111 FAX: (303) 733-1112		
PROJECT NO.	DATE OF REPORT	DRAWING NO.
DRAWN BY	CHECKED BY	CONSULTANT

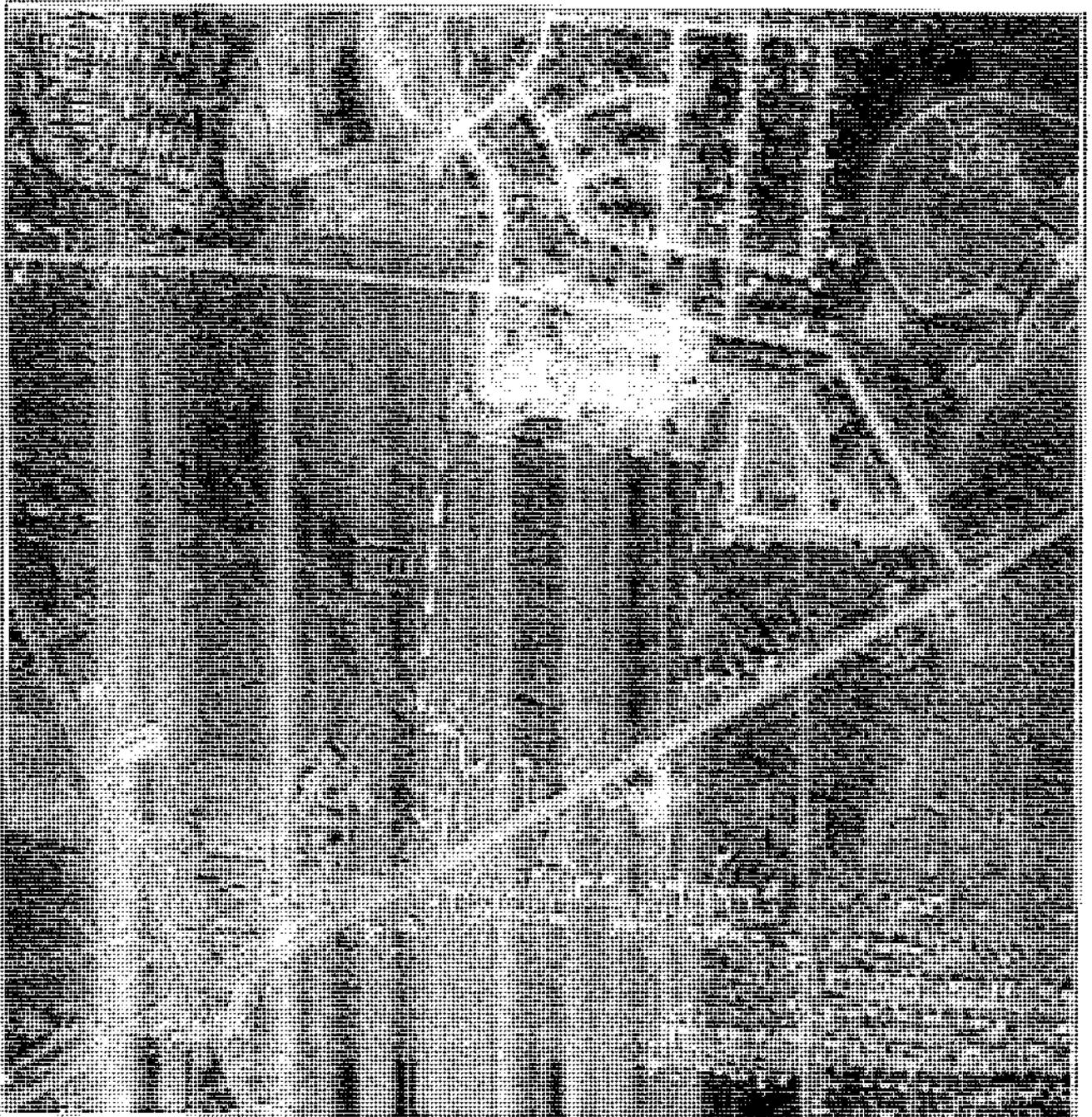
M-19



**STANDARD TESTING & EVALUATION SERVICES, INC.**

STANDARD TESTING & EVALUATION SERVICES, INC.  
 10000 WILSON AVENUE  
 FORT WORTH, TEXAS 76150  
 (817) 343-1234

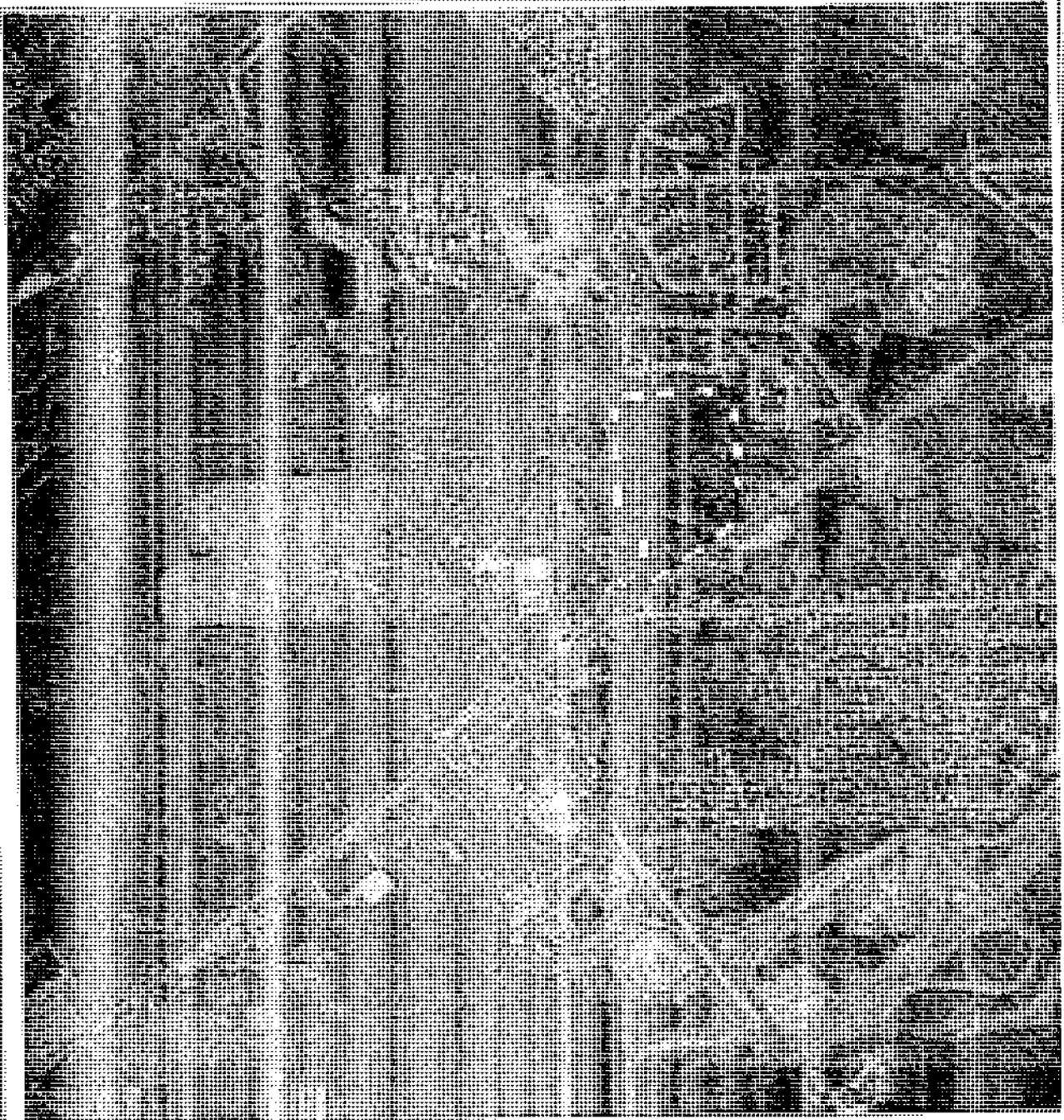
ADDRESS:	PHONE:	FAX:
CITY:	STATE:	COUNTRY:



**ENVIRONMENTAL TESTING & ENVIRONMENTAL SERVICES, INC.**

PROVIDES ENVIRONMENTAL TEST SERVICES  
 AIR QUALITY MONITORING AND  
 COMPLIANCE CONSULTING SERVICES  
 SOIL REMEDIATION AND INVESTIGATION  
 DESIGN OF CONTAMINATION CONTROL SYSTEMS

ADDRESS:	10000 W. 10TH AVE.	DENVER, CO 80202
TELEPHONE:	303-755-1000	303-755-1000



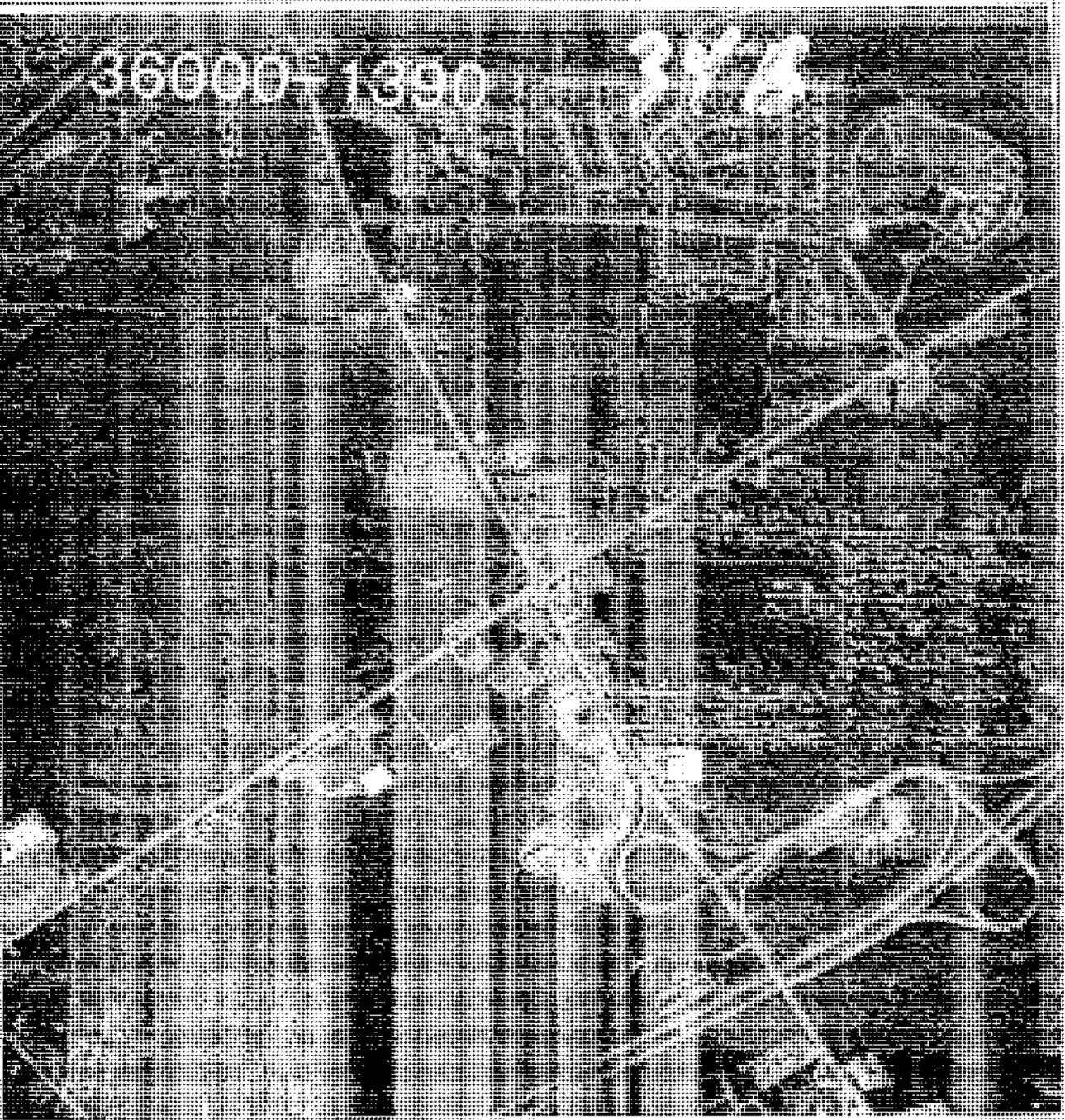
ENVIRONMENTAL TESTING & ENVIRONMENTAL SERVICES, INC.

PLANT OPERATIONS, THE UNIVERSITY  
 ARIZONA STATE UNIVERSITY  
 PHOENIX, ARIZONA 85024  
 REPORT NUMBER ETS-88-001  
 TITLE OF PROJECT: NEW YORK

PROJECT	DATE: 10/19/88	SCALE: 1:1000
CLIENT	DATE: 10/19/88	SCALE: 1:1000

36000-1390

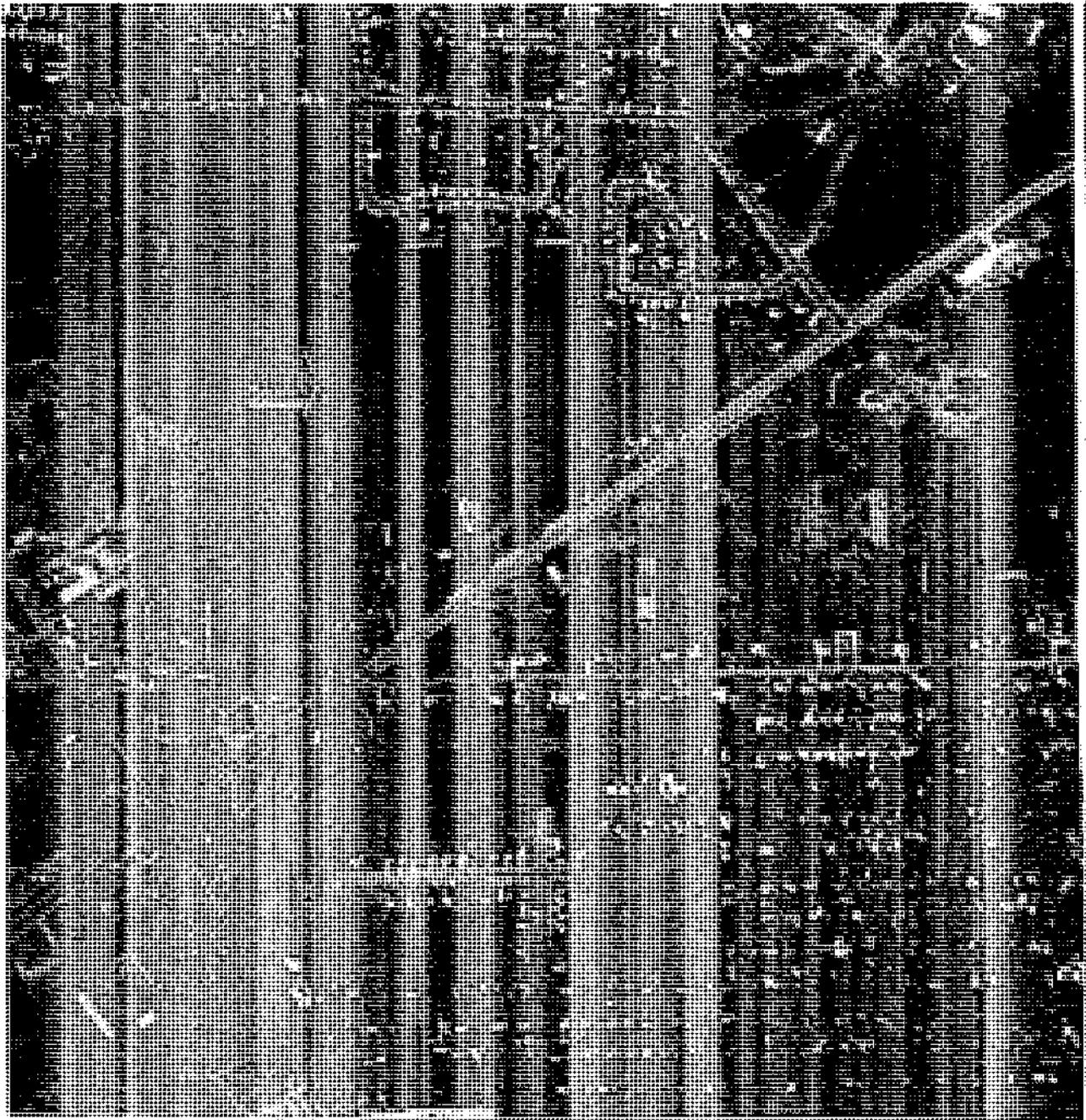
3/74



ENVIRONMENTAL SERVICES & ENVIRONMENTAL SERVICES, INC.

FOR THE ENVIRONMENTAL SITE ASSESSMENT  
AND INVESTIGATION WORK  
PERFORMED BY ENVIRONMENTAL SERVICES, INC.  
FOR THE U.S. ENVIRONMENTAL PROTECTION AGENCY  
AT THE FORT MONROE, VIRGINIA

DATE:	NOVEMBER 1974	PROJECT NO. 1390-11
PROJECT NO.:	1390-11	DATE:



**EVERGREEN TESTING & ENVIRONMENTAL SERVICES, INC.**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
AERIAL PHOTOGRAPH 1994-95  
PROPOSED HAMBURG LOWE'S  
SOUTHWESTERN BOULEVARD  
TOWN OF HAMBURG, NEW YORK

DRAWN BY:	SCALE: APPROX.: 1" = 660'	PROJ. NO. ETE-06-173
CHECKED BY:	DATE: DECEMBER, 2006	DRWG. NO.

## APPENDIX C

**PHOTOGRAPH LOG**  
**Modified Phase I Environmental Site Assessment**  
**Proposed Hamburg Lowe's Facility**  
**4960 - 4934 Southwestern Blvd.**  
**Town of Hamburg, Erie County, New York**

PHOTOGRAPH NUMBER	DESCRIPTION
1	Subject site, looking northeast from across Southwestern Blvd. Note the wooded area in front of the two residential structures, Reid's Tire and the Music Exchange building, located on the subject site.
2	Subject site, looking west along the north side of Southwestern Blvd.. Subject site is on the right.. Note the business signs for Reid's Tire and the music Exchange along Southwestern Blvd.
3	Subject site, looking the front of Reid's Tire facility (4940 Southwestern Blvd.). Note the asphalt pavement and the Music Exchange building in the background.
4	Garage area of the Reid's Tire facility. Note the tire storage, above ground hydraulic lift and containers of oil, window wash, break fluid, etc.
5	Garage area of the Reid's Tire facility. Note the drum of waste oil, drum of wash fluid and two ASTs of new motor oil.
6	Typical tire change work area, Reid's Tire facility.
7	Rear warehouse tire storage area, Reid's Tire facility.
8	Subject site, rear area behind the Reid's Tire facility. Note the pile of waste furniture and the fill piles of waste roadway construction materials.
9	Subject site, storage trailer and waste debris located behind the Reid's Tire building. Note the wooden storage shed located behind the Music Exchange building.
10	Subject site, Music Exchange building (4934 Southwestern Blvd.), looking northwest.
11	Typical retail area, Music Exchange facility.
12	Typical storage area, Music Exchange facility.
13	Area behind the Music Exchange building. Note the storage trailer and storage shed, gravel parking area and rear wooden deck.
14	Subject site, residential structure at 4946 Southwestern Blvd. (Access to structure not provided).
15	Subject site, residential structure at 4960 Southwestern Blvd. (Access to structure not provided).
16	Subject site, looking north along the eastern property limits of the subject site near Southwestern Blvd.

17	Subject site, looking south southwest along the unnamed tributary located at the rear of the residential structures near the southwest corner of the subject site.
18	Subject site, looking north northeast along the western property limits of the subject site. Subject site is on the right. Note the vacant land and residential structures to the west.
19	Looking west along the northern property limits of the subject site. Note the residential structures to the north.
20	Looking west at the eastern end of the buried unnamed tributary that extends from near the southeast corner of the subject site (north of Southwestern Blvd.), beneath the property behind the Music Exchange and Reid's Tire facilities to near the southwest corner of the subject site.
21	Western end of the buried unnamed tributary, located behind Reid's Tire facility. Note the backfill material around the pipe.
22	Subject site, typical vacant wooded area that covers most of the subject site.
23	Subject site, typical vacant wooded area that covers most of the subject site.
24	Subject site. Typical developed area of encroachment, onto the subject site, along the northern limits of the subject site. Note that the limits of the subject site are approximately along the shallow drainage ditch on the left side of the photo.
25	Play structure built on the subject site along the western limits of the subject site.
26	Subject site. Typical developed area of encroachment, onto the subject site, near the northeast corner of the subject site. Note that the limits of the subject site are approximately at the right edge of the photo.
27	Subject site. Typical area of waste debris located on the subject site from adjoining properties. This area, approximately 100 feet on the subject site is located near the northeast corner of the subject site.
28	Typical minor waste debris/material scattered in the vacant wooded area on the subject site. This broken fiberglass tank is located near the southwest corner of the site. No stained soils and/or water sheens were observed.
29	Typical minor waste debris/material scattered in the vacant wooded area on the subject site. This empty 55-gallon drum is located near the southwest corner of the site. No stained soils and/or water sheens were observed.



PHOTO NO. # 1



PHOTO NO. # 2



PHOTO NO. #3



PHOTO NO. #4



PHOTO NO. #5



PHOTO NO. #6



PHOTO NO. #7



PHOTO NO. #8



PHOTO NO. #9



PHOTO NO. #10



PHOTO NO. #11



PHOTO NO. #12



PHOTO NO. #13



PHOTO NO. #14



PHOTO NO. #15



PHOTO NO. #16



PHOTO NO. #17



PHOTO NO. #18



PHOTO NO. #19



PHOTO NO. #20



PHOTO NO. # 21



PHOTO NO. # 22



PHOTO NO. #23



PHOTO NO. #24



PHOTO NO. #25



PHOTO NO. #26



PHOTO NO. #27



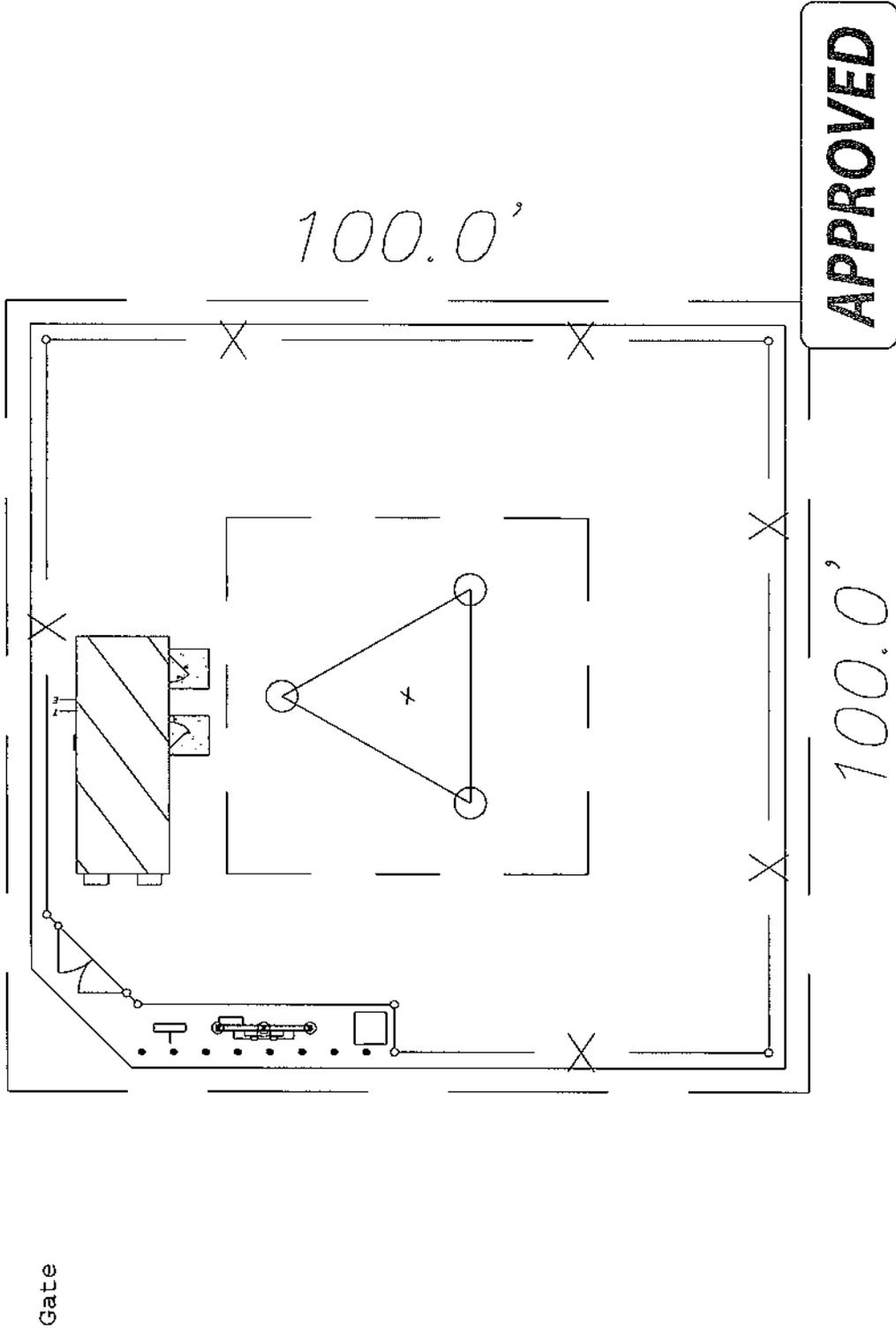
PHOTO NO. #28



PHOTO NO. #29

Utilities outside fence

Flip shelter



SCALE 1" = 20'

# **APPENDIX N**

## Appendix N

Real Estate Market Assessment – Impact Analysis

Proposed Lowe's Home Improvement Center

Southwestern Boulevard

Hamburg, Erie County, New York.....N-1 to N-189

By: GAR Associates  
2399 Sweet Home Road  
Amherst, New York 14228

Dated: November 9, 2006

*Note: The information contained in this appendix is not a SEQR issue. The applicant is providing this information for consideration by the Town Board during their deliberations to the pending re-zoning decision.*

**REAL ESTATE MARKET ASSESSMENT – IMPACT ANALYSIS  
PROPOSED LOWE’S HOME IMPROVEMENT CENTER  
SOUTHWESTERN BOULEVARD  
HAMBURG, ERIE COUNTY, NEW YORK**

**PREPARED FOR:**

Jay A. Pohiman, Esq.  
Attorney at Law  
3993 South Park Avenue  
Blasdell, New York 14219

Attn.: Jay A. Pohiman, Esq.

**PREPARED BY:**

GAR ASSOCIATES, INC.  
2399 Sweet Home Road  
Amherst, New York 14228

Ronald J. Rubino, MAI  
Vice President / Appraiser

**DATE OF INSPECTION:**

November 2, 2006

**DATE OF REPORT:**

November 9, 2006

**GAR FILE NO.:**

2006370



**GAR ASSOCIATES INC.**  
Real Estate Appraisers and Consultants

November 9, 2006

Jay A. Pohlman, Esq.  
Attorney at Law  
3993 South Park Avenue  
Blasdell, New York 14219

Re: Real Estate Market Assessment – Impact Analysis  
Proposed Lowe's Home Improvement Center  
Southwestern Boulevard  
Hamburg, Erie County, New York  
GAR File No.: 2006370

Dear Mr. Pohlman:

In accordance with the terms of our engagement dated September 13, 2006 GAR Associates has prepared a **Real Estate Market Assessment – Impact Study** on the proposed Lowe's Home Improvement Center on Southwestern Boulevard in Hamburg complying with the reporting requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as well as providing an adequate level of detail for SEQR analysis.

The intended use of the market assessment and impact study is to assist the client and developers of the proposed project outlined above in a rezoning, special-use permit and site plan approval process in response to the requirements of the Town of Hamburg and SEQR. The intended users of the appraisal are the client, the developer, Town of Hamburg, New York State and any other department, agency, or representative associated with the intended use stated above.

**Introduction**

The subject property consists of a 36-acre site on the north side of Southwestern Boulevard, just east of Camp Road (State Route 75) where a 154,000 sq.ft. retail project consisting of a proposed free-standing 139,000 sq.ft. Lowe's Home Improvement Store and two out-parcels each containing up to 7,500 sq.ft. exists. The front portion of the site along Southwestern Boulevard is part commercially zoned while other portions of the frontage and remainder is residentially zoned. A rezoning to all Commercial and special-use permit are necessary before site plan approval can be obtained.

Single-family residential exists on all three sides surrounding the subject site and mixed-use commercial and retail, including several converted residences, exists along Southwestern Boulevard. A major retail and commercial district exists just west of the subject site near the intersection of Southwestern Boulevard and Camp Road, adjacent to New York State Thruway exit 57.

The scope of the Real Estate Market Assessment will involve an Impact Study on the values of the single-family residences surrounding the proposed development. Adjacent residential streets include Cumberland Lane, Dogwood Lane and Pineview Drive. Additionally, Oregon Road is a short, dead-end road off of Southwestern Boulevard with three single-family residences and both commercial and residential zoning. Case studies will be undertaken throughout the local subject market where other major retail developments exist comparing the values of homes situated directly adjacent to a major retail use with nearby homes that do not directly border the retail center. In some cases, homes located directly across the street from one another will be compared on roads located adjacent to a major retail development, while in other cases, homes bordering a retail center will be compared to homes on nearby streets, not bordering any retail.



Jay A. Pohiman, Esq.  
November 9, 2006

Page Two

The study will conclude whether or not there will be any impact on value of the existing single-family homes, upon completion of the proposed development. Negative influences and diminution of value could result from residential properties being located adjacent to a non-compatible use, such as industrial, commercial or retail. In contrast, residential homes are sometimes positively impacted by being located adjacent to an amenity such as a park, golf course, woodlands or development buffer zones that will remain "forever green". There are many variables associated with the subject and each specific competitive development. Case studies will be considered analyzing the local demographics, location, zoning and physical characteristics of the homes (age and size). The local demographics, including income levels and value of homes, can also have an impact.

### **Conclusion**

After conducting a series of case studies of residential properties adjacent to large retail developments in similar neighborhoods, the following conclusions were found:

- 1) **There would be no adverse impact or diminution of value to the homes on Pineview Drive, Cumberland Lane and Dogwood Lane as a result of the proposed Lowe's project.** With proposed side and rear buffer zones of 200 ft. and 300 ft., respectively, this is more than adequate to shield the single-family homes from any adverse influences (noise, lights, views, vehicular exhaust). In fact, the studies show that being adjacent to a buffer zone with trees and/or berms, versus being next to other single-family homes, may result in a small increase in market value (5% - 10%). Any speculation associated with the prospect of a poorly planned retail center without an adequate buffer zone would be ended and residents may feel relief in knowing that they are situated adjacent to a permanent "green area" buffer.
- 2) **There would be no adverse impact or diminution of value to the homes on Oregon Road. Oregon Road is commercially and residentially zoned, located directly off of Southwestern Boulevard. There is a moderate probability that the market values of properties along Oregon Road may actually increase in value, upon completion of the proposed development, due to spin-off demand for other commercial and retail projects, including potential out-parcel development of restaurant, bank or small retail.** Property owners on this road should be fully aware that commercial or retail development is a possibility, being situated along a major state highway in close proximity to a major commercial and retail district. This is consistent with neighborhood development trends and the two proposed out-parcels in front of the subject site and adjacent to Oregon Road. There is also some assemblage potential for a larger development project. The net commercial land value of the Oregon Road properties may even be greater than the value of the properties, as currently improved with single-family residences. This is evidenced by construction of out-parcels on many area shopping centers and "big-box" retail developments. There may also be additional demand to convert the existing single-family residences to small commercial and mixed-use buildings, which could include a variety of small businesses, retail, office or a combination live-in businesses. The potential alternative uses, including redevelopment for out-parcel or assemblage, or conversion to mixed-use, are well supported by existing and proposed adjacent properties. Some of the existing adjacent and nearby properties, within ¼ mile of the subject, include Wilson Farms, beauty parlor, plumbing and retail, dental lab, insurance office, bar and restaurant, banquet facility, Uncle Joe's Restaurant, Blasdell Plaza, apartment complex and car dealership.
- 3) **The commercial and retail viability of adjacent properties along Southwestern Boulevard would greatly improve, upon completion, likely resulting in higher commercial land values and greater demand for redevelopment of existing commercial and residential properties along Southwestern Boulevard.** The Lowe's would help to make the immediate subject neighborhood a retail destination, drawing additional consumers to the site and adjacent businesses. The well-planned ingress and egress, attractive landscaping, adequate parking, good setback and traffic signal accessibility, should result in a "consumer-friendly" center.

Jay A. Pohlman, Esq.  
November 9, 2006

Page Three

The following is an illustration of a summary of the results and conclusions. Additional detail and supporting documentation is found in the body of this report.

**REAL ESTATE MARKET ASSESSMENT - IMPACT STUDY  
PROPOSED LOWE'S HOME IMPROVEMENT CENTER  
SOUTHWESTERN BOULEVARD, HAMBURG, ERIE COUNTY, NEW YORK**

**SUBJECT:**

Proposed Lowe's  
Southwestern Blvd. - Hamburg, NY

	<u>Green Buffer</u>	<u>Year Built Range/ Average</u>	<u>Building Area Range/ Average</u>	<u>Sales \$ Range</u>	<u>Sales \$ Average</u>	<u>Average \$/sf</u>	<u>Variance From "A" Average</u>	<u>Variance From "A1" Average</u>
A. Cumberland Lane (Adjacent to Proposed Development)	200'	1978 - 1983/ 1979	1,604 - 2,176/ 1,789	\$115,500 - \$171,720	\$136,637	\$74/sf		
B. Dogwood Lane (Adjacent to Proposed Development)	350'	1978 - 2001/ 1985	1,493 - 2,312/ 1,822	\$118,000 - \$220,000	\$162,286	\$89/sf	+32%	N/A
C. Pineview Drive (Adjacent to Proposed Development)	200'	2001 - 2003/ 2002	1,596 - 2,734/ 2,311	\$173,000 - \$252,000	\$197,142	\$87/sf	-23%	-51%
D. Oregon Road - Off Southwestern Blvd. (Commercial Zoning & Adjacent to Proposed Development)	50'100'	1890 - 1931/ 1911	1,602 - 2,142/ 1,872	\$92,000 - \$125,750	\$108,875	\$58.07	+5%	-20%
Aggregate A, B & C (Residential Zoning)	200'	1978 - 2003 350'	1,789 - 2,311	\$118,000 - \$252,000	\$136,637 - \$197,142	\$74/sf - \$89/sf	+5%	-51%

**Case Study #1:**

Wal-Mart - Hamburg, NY

	<u>Green Buffer</u>	<u>Year Built Range/ Average</u>	<u>Building Area Range/ Average</u>	<u>Sales \$ Range</u>	<u>Sales \$ Average</u>	<u>Average \$/sf</u>	<u>Variance From "A" Average</u>	<u>Variance From "A1" Average</u>
A.I. Wilson Dr. - Retail Buffer Side of St.	200' - 300'	1950 - 1955/ 1953	768 - 888	\$84,000 - \$99,000	\$91,000	\$108/sf	+32%	N/A
B. Wilson Drive - Opposite Side of Street	N/A	1941 - 1952/ 1945	1,188 - 1,470/ 1,288	\$70,000 - \$90,000	\$81,178	\$63/sf	-23%	-51%
C. Tomaka Drive (One Street Over)	N/A	1943 - 1951/ 1948	792 - 1,232/ 1,050	\$74,000 - \$103,000	\$87,280	\$86/sf	+5%	-20%
Aggregate B & C	N/A	1941 - 1952	792-1,470	\$70,000 - \$103,000	\$81,178 - \$87,280	\$63/sf, \$86/sf	+5%	-51%

**ADJACENT TO RETAIL DEVELOPMENT - GREEN BUFFER ZONES**

**Adjacent to retail development "Green Buffer Zone" Both buffer and non-buffer zone sides of street**

Jay A. Pohlman, Esq.  
November 9, 2006

Page Four

**Case Study #2:**  
McKinley Mall - Hamburg, NY

A. E. HIGHLAND PKWY  
(ADJACENT TO RETAIL BUFFER)

B. Tim Tam Trail  
(One Street Over)

C. Richmond & Thurston Avenues  
(One Street Over)

D. Horton Avenue  
(One Street Over)

Aggregate B, C & D:

**Case Study #3:**  
Tops Plaza - East Aurora, NY

A. GREY STREET  
(DIRECTLY ACROSS FROM  
RETAIL DEVELOPMENT)

B. Knox Road & Woodside Avenue  
(Not Adjacent to Retail Development)

	<u>Green Buffer</u> 100'	<u>Year Built Range/Average</u> 1948 - 1981/ 1970	<u>Building Area Range/Average</u> 1,092 - 2,396/ 1,841	<u>Sales \$ Range</u> \$145,000 - \$190,000	<u>Sales \$ Average</u> \$156,680	<u>Average \$/sf</u> \$91/SF	<u>Variance From "A" Average</u>
	N/A	1977 - 1980/ 1978	1,204 - 1,928/ 1,417	\$90,000 - \$127,000	\$110,884	\$80/sf	-12%
	N/A	1927 - 2003/ 1968	770 - 1,650/ 1,149	\$59,000 - \$149,952	\$97,350	\$85/sf	-7%
	N/A	1979 - 1980/ 1980	1,040 - 1,212/ 1,169	\$96,500 - \$126,900	\$106,850	\$92/sf	+1%
	N/A	1968 - 1980	1,149 - 1,417	\$59,000 - \$149,952	\$97,350 - \$110,884	\$80/sf - \$92/sf	-12% to +1%
	<u>Green Buffer</u> STREET ONLY	1895 - 1950	<u>Building Area Range/Average</u> 814 - 1,388	<u>Sales \$ Range</u> \$75,000 - \$142,500	<u>Sales \$ Average</u> \$100,167	<u>Average \$/sf</u> \$101/SF	<u>Variance From "A" Average</u>
	N/A	1881 - 1957	1,232 - 1,728	\$111,500 - \$265,000	\$165,875	\$95/sf	-6%

~~Adjacent to retail development Green Buffer Zone - Buffer zone is dead street.~~

Jay A. Pohlman, Esq.  
November 9, 2006

Page Five

**Case Study #4:**  
Tops Plaza – Lancaster, NY  
(Tops, Dollar Tree)

	<u>Green Buffer</u>	<u>Year Built Range/Average</u>	<u>Building Area Range/Average</u>	<u>Sales \$ Range</u>	<u>Sales \$ Average</u>	<u>Average \$/sf</u>	<u>Variance From "A" Average</u>	<u>Variance From "A1" Average</u>
A. Hill Valley - Retail Buffer Side of	350'	2002 – 2002/ 2002	2,145 – 2,836/ 2,521	\$190,635 - \$239,085	\$218,898	\$87/sf	-2%	N/A
B. Hill Valley - Opposite Side of Street	N/A	1993 – 2002/ 2,354	1,971 – 2,559/ 2,354	\$177,000 - \$242,000	\$198,576	\$92/sf	+3%	+6%
C. Hillside Pkwy (One street over)	N/A	1992 – 2003/ 2,364	2,065 – 2,944/ 2,364	\$213,000 - \$310,000	\$244,342	\$96/sf	+8%	+10%
Aggregate B & C	N/A	1991 - 2003	1,971 – 3,766	\$177,000 - \$389,900	\$198,576 - \$266,940	\$92/sf, \$96/sf	+3% to +8%	+6% to +10%

**Case Study #5:**  
Eastgate Plaza - Clarence, NY  
(Wal-Mart, Dick's, BJ's)

	<u>Green Buffer</u>	<u>Year Built Range/Average</u>	<u>Building Area Range/Average</u>	<u>Sales \$ Range</u>	<u>Sales \$ Average</u>	<u>Average \$/sf</u>	<u>Variance From "A" Average</u>	<u>Variance From "A1" Average</u>
A. Eastbrooke Pl - Retail Buffer Side of St. 200'	200'	1990 – 2002/ 1993	2,430 – 2,996/ 2,812	\$264,420 - \$322,500	\$280,868	\$100/sf	0%	N/A
B. Eastbrooke Place - Opposite Side of St.	N/A	1990 – 1999/ 1993	2,598 – 2,842/ 2,718	\$240,000 - \$334,900	\$267,225	\$98/sf	-1%	-1%
C. Fox Trace (Two streets over)	N/A	1995 – 2001/ 1997	1,898 – 3,123/ 2,606	\$210,000 - \$345,000	\$279,629	\$108/sf	+8%	+8%
Aggregate B & C	N/A	1990 – 2001	1,898 – 3,123	\$210,000 - \$345,000	\$267,225 \$279,629	\$99/sf, \$108/sf	-1% to +8%	+1 to +8%

**ADJACENT TO RETAIL DEVELOPMENT "GREEN BUFFER ZONE" - BUFFER ZONE SIDES OF STREET**

**Adjacent to retail development "Green Buffer Zone" Both buffer and non-buffer zone sides of street**



Jay A. Pohlman, Esq.  
November 9, 2006

Page Six

To the best of this company's knowledge and belief, it is hereby certified that the statements of facts contained in this study (upon which the opinions are based) are true and correct, subject to the assumptions and limiting conditions explained in the report. Employment in, and compensation for, making this analysis is in no way contingent upon the value reported. It is hereby certified that those participating in this report have no interest, either present or contemplated, in the subject property. Furthermore, there is no personal, or corporate interest, or bias, with respect to the subject matter of the appraisal report, or parties involved.

Based upon the inspection of the property, neighborhood and site plan, coupled with the case study analysis, an impact study has been prepared as of November 9, 2006, the conclusions of which were previously illustrated.

Respectfully submitted,

**GAR ASSOCIATES, INC.**

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Ronald J. Rubino, MAI  
Vice President / Appraiser

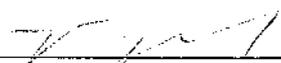
## CERTIFICATE OF APPRAISERS

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The undersigned do hereby certify that, to the best of our knowledge and belief, except as otherwise stated in this appraisal report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, and unbiased professional analysis, opinions and conclusions of Ronald J. Rubino, MAI.
3. The appraiser has no present or prospective interest in the property analyzed and no personal interest or bias with respect to the parties involved.
4. The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported.
5. The study was made in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice (USPAP)* and includes adequate documentation and support for SEQR.
6. The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the *Uniform Appraisal Standards for Federal Land Acquisitions* has been applied. The jurisdictional exceptions to USPAP include: (1) The appraiser shall not link an estimate of market value for federal land acquisition purposes to a specific exposure time. This is contrary to USPAP Standards Rule 1-2 and Standards Rule 2-2. (2) The appraiser has disregarded any changes in a property's neighborhood brought about by the government's project.
7. The appraiser has made a personal inspection of the subject property analyzed and has studied the site plan for the proposed development.
8. No one provided significant professional assistance to the appraiser. (If professional assistance was provided the appraiser, the name of the individual(s) providing such assistance must be stated and their professional qualifications should be included in the addenda of the appraisal report. This requirement includes both professional appraisal assistance and providers of subsidiary assistance, e.g., planning and permitting consultants, engineers, cost estimators, marketing consultants).
9. As of the date of this report, Ronald J. Rubino, MAI, has completed the requirements of the continuing education program of the Appraisal Institute.

10. Based upon the inspection of the property, neighborhood, site plan, coupled with the case study analysis, an impact study has been prepared as of November 9, 2006, the conclusion of which were previously illustrated:
- 1) **There would be no adverse impact or diminution of value to the homes on Pineview Drive, Cumberland Lane and Dogwood Lane as a result of the proposed Lowe's project.** With proposed side and rear buffer zones of 200 ft. and 300 ft., respectively, this is more than adequate to shield the single-family homes from any adverse influences (noise, lights, views, vehicular exhaust). In fact, the studies show that being adjacent to a buffer zone with trees and/or berms, versus being next to other single-family homes may result in a small increase in market value (5% - 10%). Any speculation associated with the prospect of a poorly planned retail center without an adequate buffer zone would be ended and residents may feel relief in knowing that they are situated adjacent to a permanent "green area" buffer.
  
  - 2) **There would be no adverse impact or diminution of value to the homes on Oregon Road. Oregon Road is commercially and residentially zoned, located directly off of Southwestern Boulevard. There is a moderate probability that the market values of properties along Oregon Road may actually increase in value, upon completion of the proposed development, due to spin-off demand for other commercial and retail projects, including potential out-parcel development of restaurant, bank or small retail.** Property owners on this road should be fully aware that commercial or retail development is a possibility, being situated along a major state highway in close proximity to a major commercial and retail district. This is consistent with neighborhood development trends and the two proposed out-parcels in front of the subject site and adjacent to Oregon Road. There is also some assemblage potential for a larger development project. The net commercial land value of the Oregon Road properties may even be greater than the value of the properties, as currently improved with single-family residences. This is evidenced by construction of out-parcels on many area shopping centers and "big-box" retail developments. There may also be additional demand to convert the existing single-family residences to small commercial and mixed-use buildings, which could include a variety of small businesses, retail, office or a combination live-in businesses. The potential alternative uses, including redevelopment for out-parcel or assemblage, or conversion to mixed-use, are well supported by existing and proposed adjacent properties. Some of the existing adjacent and nearby properties, within ¼ mile of the subject, include Wilson Farms, beauty parlor, plumbing and retail, dental lab, insurance office, bar and restaurant, banquet facility, Uncle Joe's Restaurant, Blasdel Plaza, apartment complex and car dealership.
  
  - 3) **The commercial and retail viability of adjacent properties along Southwestern Boulevard would greatly improve, upon completion, likely resulting in higher commercial land values and greater demand for redevelopment of existing commercial and residential properties along Southwestern Boulevard.** The Lowe's would help to make the immediate subject neighborhood a retail destination, drawing additional consumers to the site and adjacent businesses. The well-planned ingress and egress, attractive landscaping, adequate parking, good setback and traffic signal accessibility, should result in a "consumer-friendly" center.

  
 \_\_\_\_\_  
 Ronald J. Rubino, MAI  
 Appraiser  
 NYS Certificate No. 46-4421

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***ADDENDA***

Client Engagement Letter	
Subject Site Plan	
Subject Property: Residential Market Data	
Case 1: Residential Market Data	
Case 2: Residential Market Data	
Case 3: Residential Market Data	
Case 4: Residential Market Data	
Case 5: Residential Market Data	
Qualifications of the Appraiser	

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**SUMMARY OF SALIENT FACTS & CONCLUSIONS**

Property Type:	Proposed Large Retail
Property Name:	Proposed Lowe's Home Improvement Center
Property Address:	Southwestern Boulevard Hamburg, Erie County, New York
Current Owner:	Various
Zoning of Property:	C1, R2, R3
Land Size/Area:	36 acres
Building Improvements:	Proposed one-story, freestanding, masonry, 139,000 sq.ft. large retail store to be constructed and occupied by Lowe's Home Improvement Center. There is also potential for two out-parcels each containing up to 7,500 sq.ft., which may be used as small retail, restaurant or bank.
Building Area – Lowe's:	139,000± sq.ft.
Building Area – Out-Parcels:	Up to 15,000 sq.ft. total
Side Buffers:	200 ft.
Rear Buffer:	350 ft.
Traffic Signal:	Yes - proposed
Year Built:	Proposed
Date of Property Inspection:	November 2, 2006
Date of Analysis:	November 9, 2006

**Conclusions:**

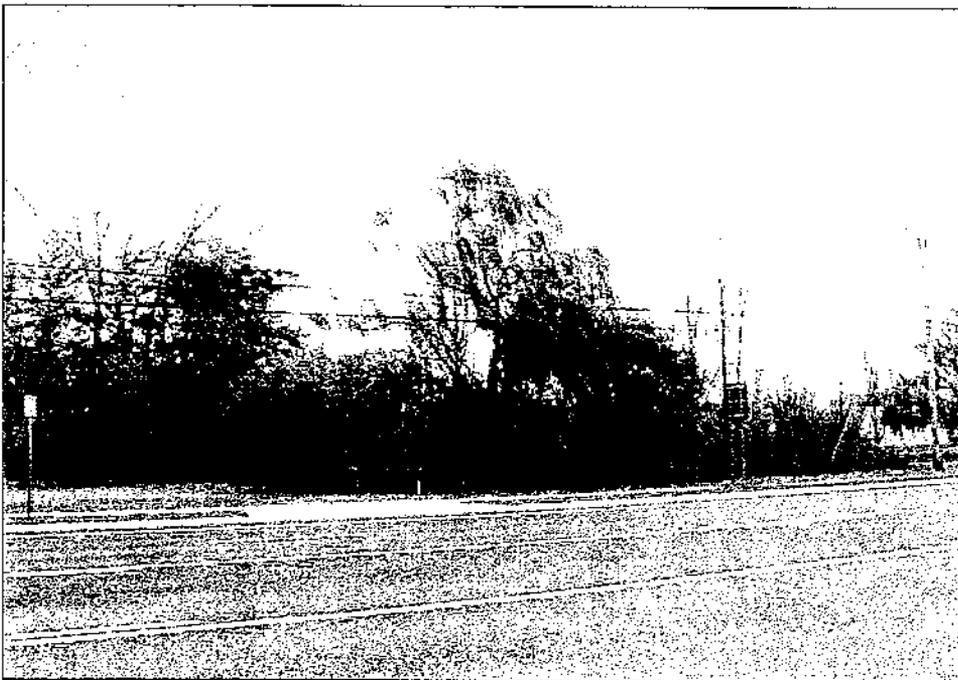
- 1) There would be no adverse impact or diminution of value to the homes on Pineview Drive, Cumberland Lane and Dogwood Lane as a result of the proposed Lowe's project.** With proposed side and rear buffer zones of 200 ft. and 300 ft., respectively, this is more than adequate to shield the single-family homes from any adverse influences (noise, lights, views, vehicular exhaust). In fact, the studies show that being adjacent to a buffer zone with trees and/or berms, versus being next to other single-family homes may result in a small increase in market value (5% - 10%). Any speculation associated with the prospect of a poorly planned retail center without an adequate buffer zone would be ended and residents may feel relief in knowing that they are situated adjacent to a permanent "green area" buffer.

Conclusions: (continued)

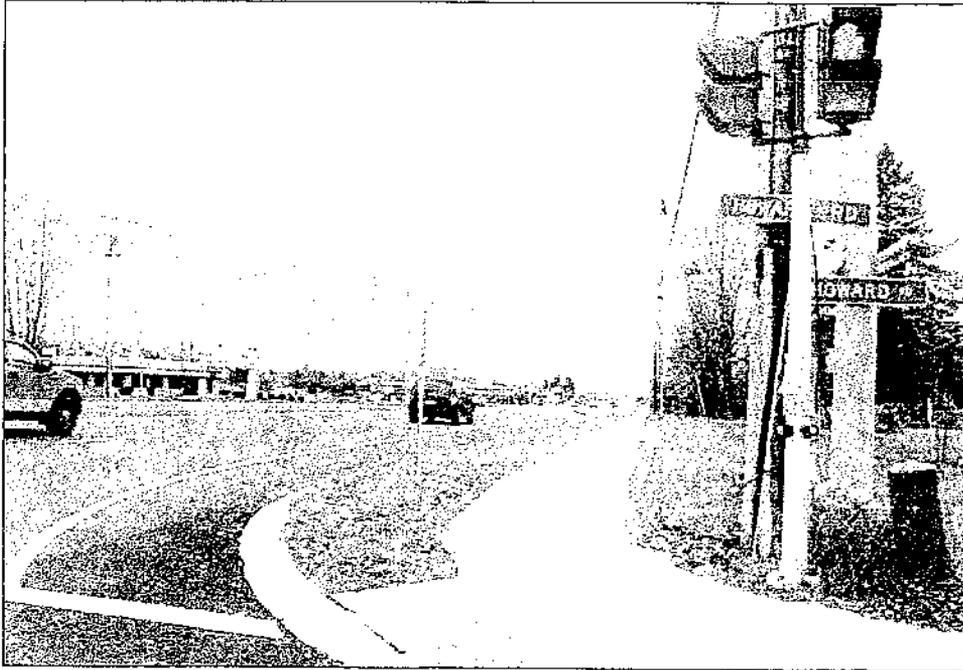
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Proposed Site off Southwestern Boulevard



Proposed Site off Southwestern Boulevard



Street Scene at Howard Road & Southwestern Boulevard  
(Subject Site to Right)



Street Scene Facing Northeast on Southwestern Boulevard



Street Scene Facing Southwest on Southwestern Boulevard  
(Subject Site Across The Street And To The Right)



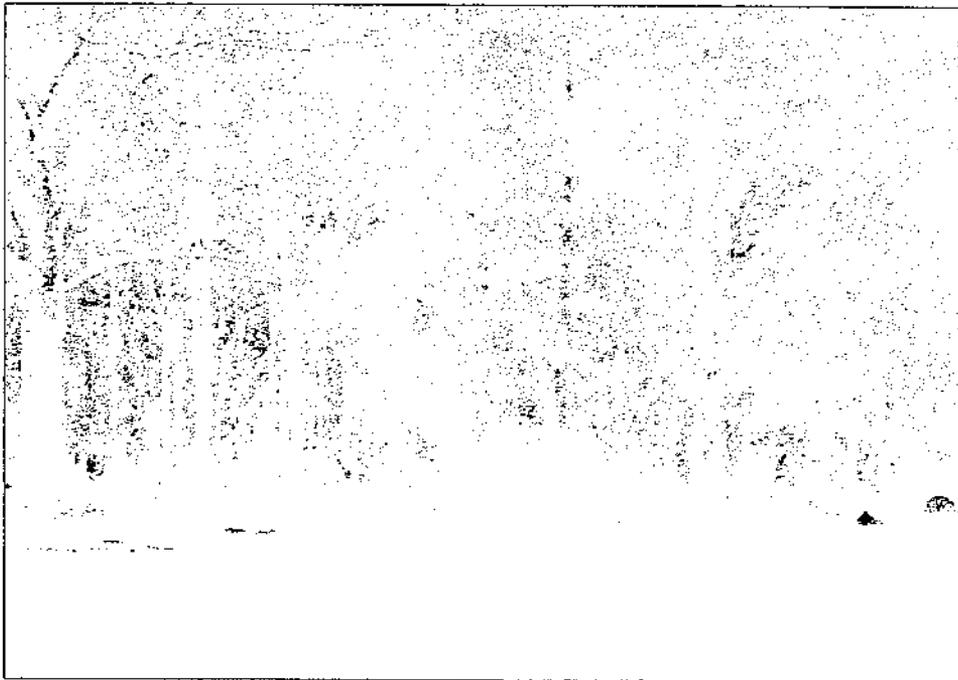
Street Scene on Cumberland Lane



Rear View of Buffer Zone



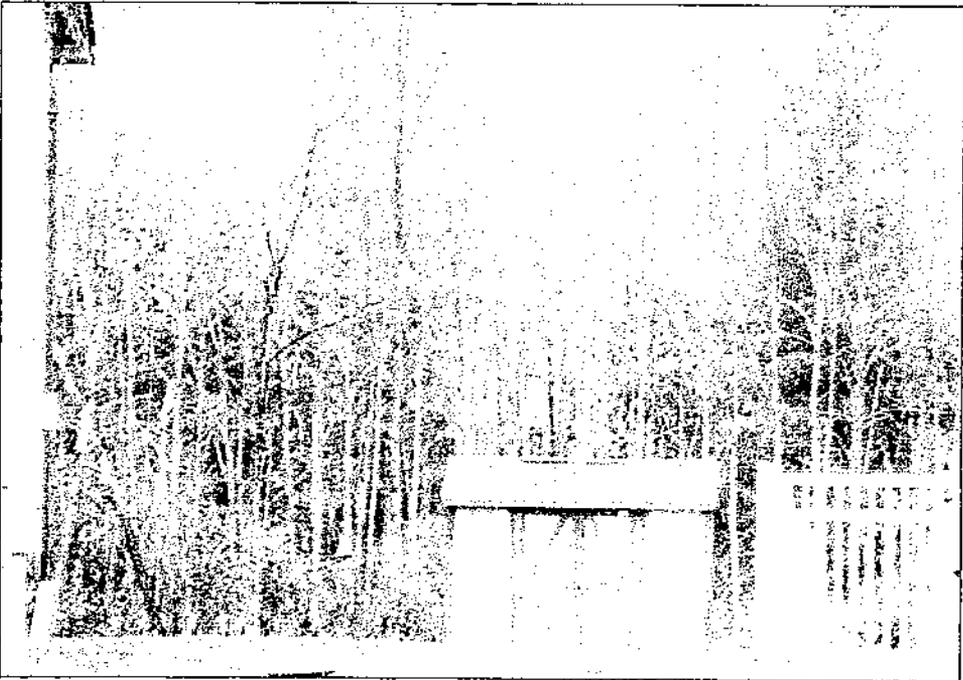
Street Scene on Pineview Drive



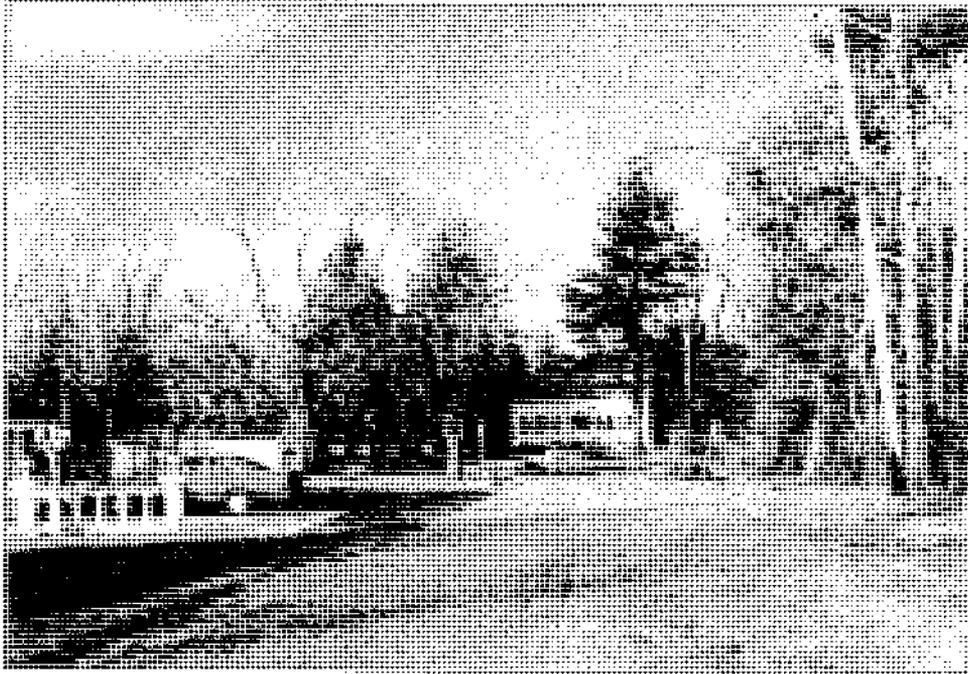
Rear View of Buffer Zone



Street Scene on Dogwood Lane



Rear View of Buffer Zone off Dogwood Lane



Street Scene on Oregon Road  
Buffer Zone to Rear & Right



View of Buffer Zone off Oregon Road

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## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

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FOR THE PURPOSE OF THIS STUDY IT IS ASSUMED:

1. That the title to the property is marketable.
2. That the property is free and clear of all liens.
3. That there are no encumbrances or defects of title.
4. That there is and will continue to be responsible ownership and competent management.

THE REPORT IS MADE SUBJECT TO THE FOLLOWING LIMITING CONDITIONS:

1. No responsibility is assumed for matters of a legal nature.
2. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.
3. This study was made for the purpose stated and should not be used for any other purpose.
4. Possession of this report, or a copy thereof does not carry with it the right of publication.

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## SCOPE OF THE MARKET ASSESSMENT AND IMPACT STUDY

This **Real Estate Market Assessment – Impact Study** of the property has been prepared in a “**Self-Contained Report**” prepared in conformance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) and SEQR. The appraisal process performed is as follows:

### **Appraisal Process and External Sources Used**

- 1) Local municipal offices including assessment, zoning and planning.
- 2) Property management and legal counsel associated with the subject property.
- 3) Comparable market data of single-family residences obtained from municipal records and Greater Buffalo Association of Realtors – Multiple Listing Service.
- 4) Reviewed a site plan and municipal records of the subject property.
- 6) Physically inspected the subject property as of November 2, 2006.
- 7) Physically inspected the case study retail properties and associated residential properties.
- 8) Reported the intended use and intended users of the study.
- 9) The neighborhood’s and associated properties and economic influences of the subject and case study properties were analyzed.

### **Scope of the Study**

The impact study will include a real estate market assessment of the surrounding single-family residences on Pineview Drive, Cumberland Lane, Dogwood Lane and Oregon Road relating to a proposed large retail development adjacent to the residences. A newly constructed Lowe’s Home Improvement would have an impact on consumer retail shopping patterns, real estate development patterns and overall demand for commercial property along and close to Southwestern Boulevard.

There are potential negative influences to single-family homes that could result from development of a large retail center including noise, lights, view, traffic volume and exhaust. The subject project was originally going to include a Lowe’s Retail Center and Supermarket but the project was scaled back and now includes a larger buffer zone with 200 ft. on the sides and 350 ft. in the rear. Mature trees currently exist in those areas where the buffer zone is planned and will be a part of the buffer, upon completion.

Case studies within the local subject market, including similar economic neighborhoods with generally similar housing inventory were analyzed and compared to determine if there is any impact associated with being adjacent to a large retail property. A direct comparison of housing prices and prices per square foot has been made between houses located adjacent to large retail developments and houses not adjacent.

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## INTENDED USER/USERS OF THE REPORT

### **Intended Use of the Report**

The intended use of the market assessment and impact study is to assist the client and developers of the proposed project outlined above in a rezoning, special-use permit and site plan approval process in response to the requirements of the Town of Hamburg and SEQR.

### **Intended Users of the Report**

The intended users of the appraisal are the client, the developer, Town of Hamburg, New York State and any other department, agency, or representative associated with the intended use stated above.

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## DEFINITIONS OF SIGNIFICANT TERMS

**Appraisal** - the act or process of developing an opinion of value; an opinion of value. (adj.) Of or pertaining to appraising and related functions such as appraisal practice or appraisal services. (USPAP, 2002 ed.) See also complete appraisal; limited appraisal.

**Conformity** - the appraisal principle that real property value is created and sustained when the characteristics of a property conform to the demands of its market.

**Fee Simple Estate** - absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

**Highest and Best Use** - the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

**Leased Fee Estate** - an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

**Market Rent** - A comprehensive review of the housing market in a defined market area. A market study can be used to determine the demand for specific proposed development or to examine the overall condition of an area's housing market. Project specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what housing needs, if any, exist within a specific geography. At a minimum, market studies include a review of location, economic conditions, demographics, and existing and proposed housing stock.

**Market Study** - a macroeconomic analysis that examines the general market conditions of supply, demand, and pricing or the demographics of demand for a specific area or property type. A market study may also include analyses of construction and absorption trends.

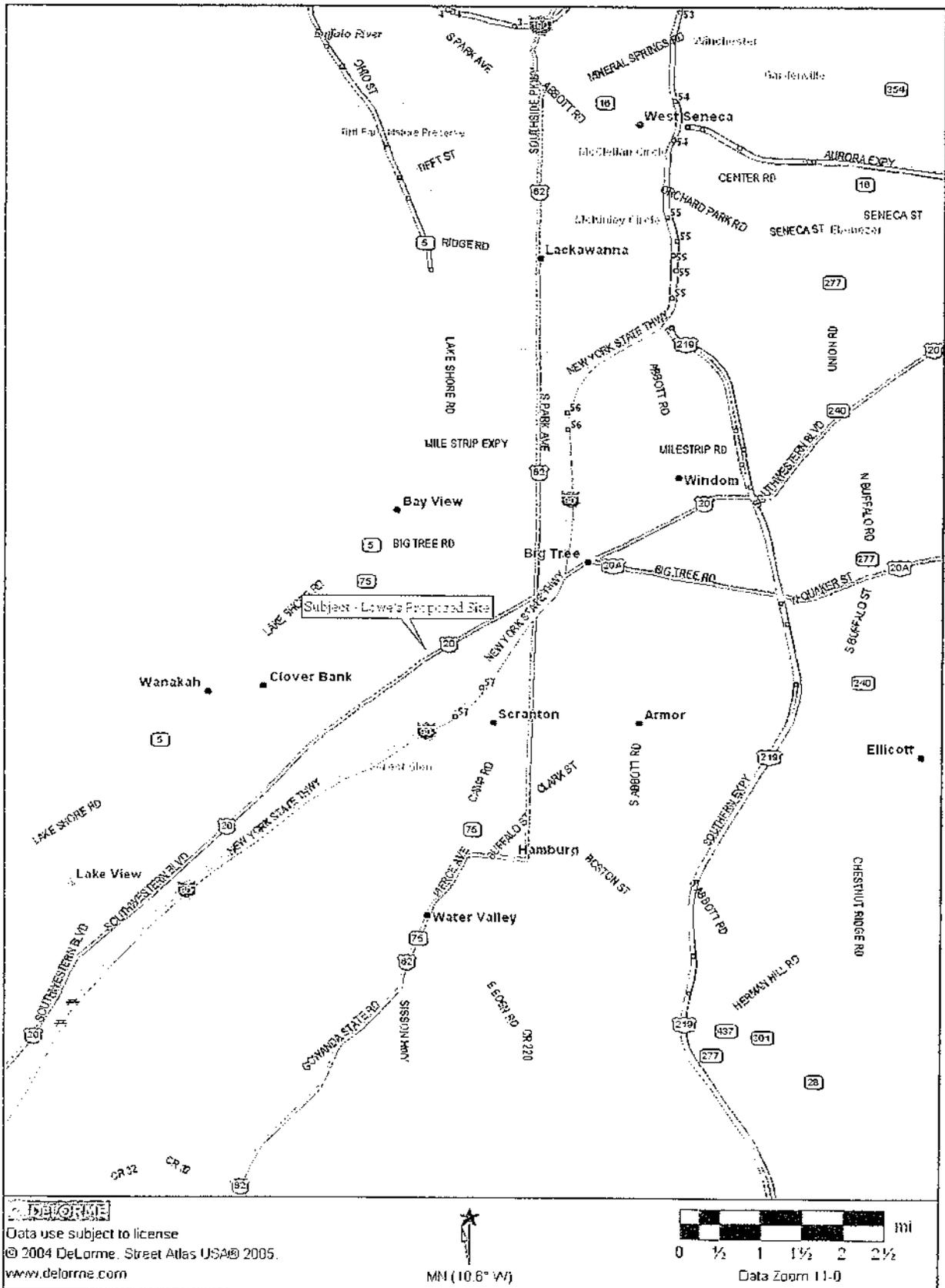
**Market Value** - the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

**Neighborhood** - An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.

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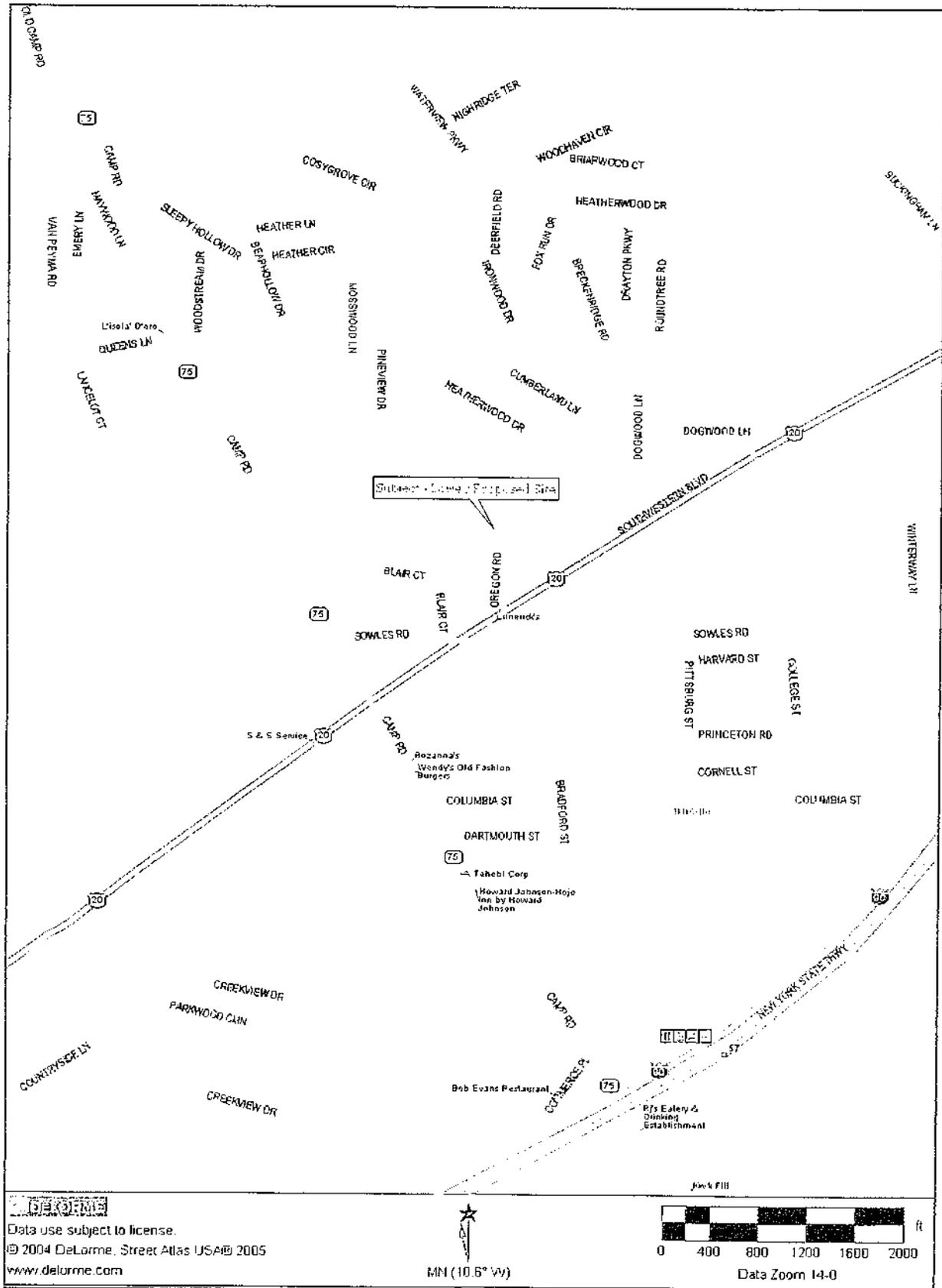
<sup>1</sup> SOURCE: Title XI, Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"), Pub. L. No. 101-73, 103 Stat. 183 (1989), 12 U.S.C. 3310, 3331-3351, and section 5(b) of the Bank Holding Company Act, 12 U.S.C. 1844(b); Part 225, Subpart G: Appraisals; Paragraph 225.62 (f). The above definition is the accepted definition for federally insured financial institutions. This definition is compatible with the definition of market value cited in the current addition of the "Dictionary of Real Estate Appraisal" prepared by the Appraisal Institute.

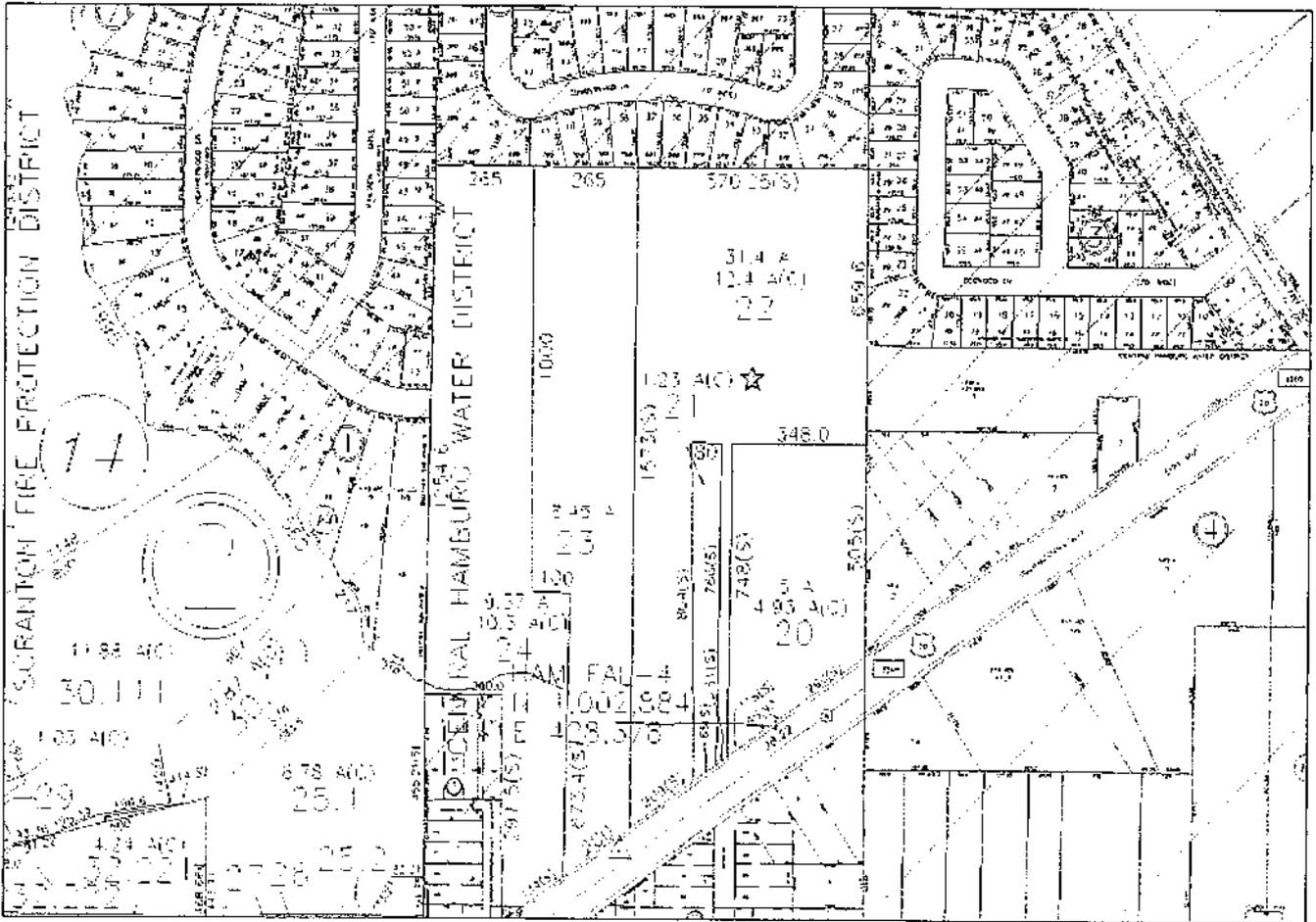
***PART II: FACTUAL SUBJECT DATA***



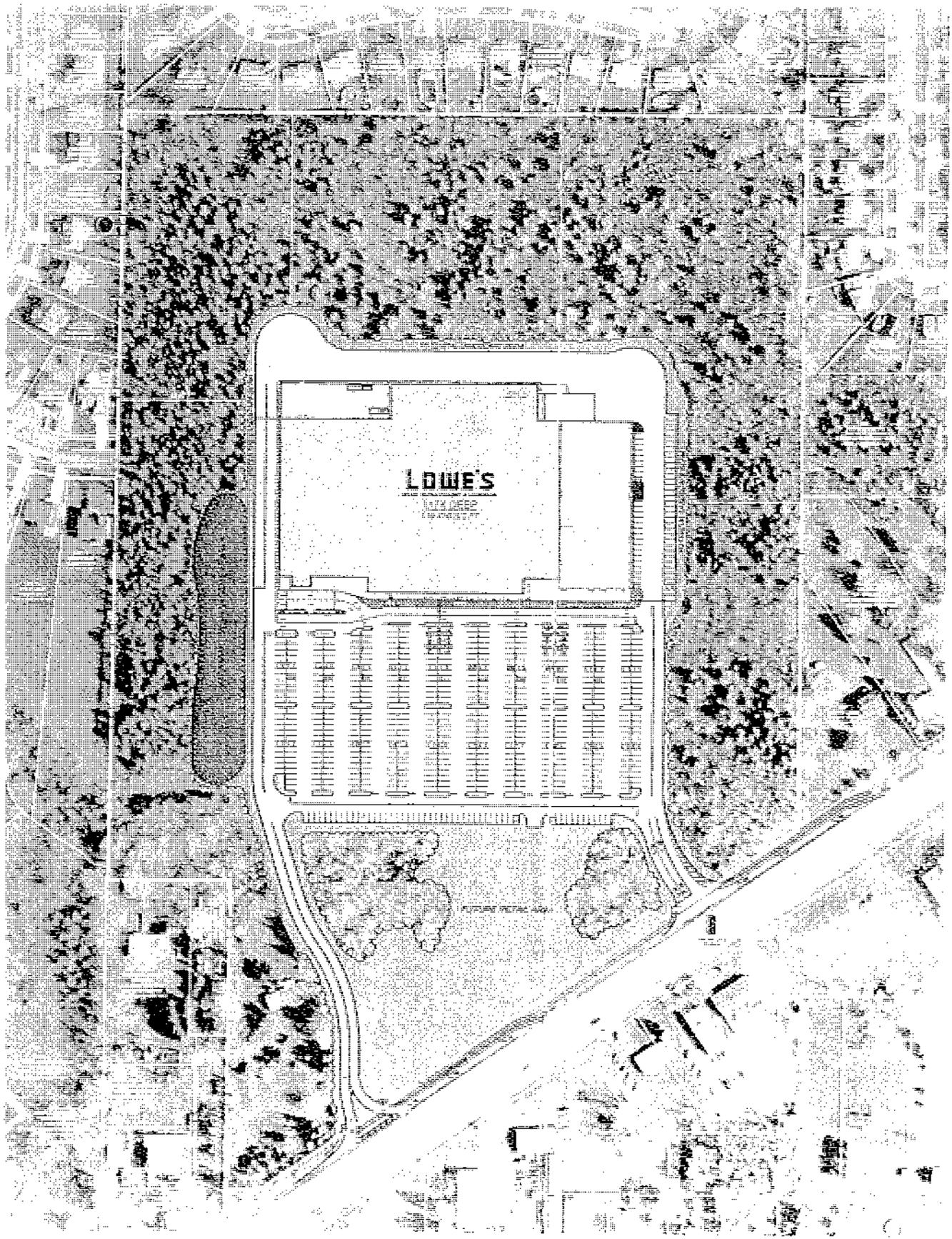
N-25

NEIGHBORHOOD MAP





SITE PLAN AND AERIAL -- PROPOSED LOWE'S



**REAL ESTATE MARKET ASSESSMENT - IMPACT STUDY  
PROPOSED LOWE'S HOME IMPROVEMENT CENTER  
SOUTHWESTERN BOULEVARD, HAMBURG, ERIE COUNTY, NEW YORK**

**SUBJECT:**  
Proposed Lowe's  
Southwestern Blvd. - Hamburg, NY

	<u>Green Buffer</u>	<u>Year Built Range/ Average</u>	<u>Building Area Range/ Average</u>	<u>Sales \$ Range</u>	<u>Sales \$ Average</u>	<u>Average \$/sf</u>		<u>Variance From "A1" Average</u>	<u>Variance From "A1" Average</u>
A. Cumberland Lane (Adjacent to Proposed Development) 200'		1978 - 1983/ 1979	1,604 - 2,176/ 1,789	\$115,500 - \$171,720	\$136,637	\$74/sf			
B. Dogwood Lane (Adjacent to Proposed Development)	350'	1978 - 2001/ 1985	1,493 - 2,312/ 1,822	\$118,000 - \$220,000	\$162,286	\$89/sf			
C. Pineview Drive (Adjacent to Proposed Development)	200'	2001 - 2003/ 2002	1,596 - 2,734/ 2,311	\$173,000 - \$252,000	\$197,142	\$87/sf			
D. Oregon Road - Off Southwestern Blvd. (Commercial Zoning & Adjacent to Proposed Development)	50'100'	1890 - 1931/ 1911	1,602 - 2,142/ 1,872	\$92,000 - \$125,750	\$108,875	\$58.07			
Aggregate A, B & C (Residential Zoning)	200'-	1978 - 2003 350'	1,789 - 2,311	\$118,000 - \$252,000	\$136,637 - \$197,142	\$74/sf - \$89/sf			
<b>Case Study #1:</b> Wal-Mart - Hamburg, NY									
A.L. Wilson Dr. - Retail Buffer Side of St.	200' - 300'	1950 - 1955/ 1953	768 - 888	\$84,000 - \$99,000	\$91,000	\$108/sf		+32%	N/A
B. Wilson Drive - Opposite Side of Street	N/A	1941 - 1952/ 1945	1,188 - 1,470/ 1,288	\$70,000 - \$90,000	\$81,178	\$63/sf		-23%	-51%
C. Tomaka Drive (One Street Over)	N/A	1943 - 1951/ 1948	792 - 1,232/ 1,050	\$74,000 - \$103,000	\$87,280	\$86/sf		+5%	-20%
Aggregate B & C	N/A	1941 - 1952	792-1,470	\$70,000 - \$103,000	\$81,178 - \$87,280	\$63/sf, \$86/sf		+5%	-51%

**Adjacent to retail development - Clean Air Zone**

**Adjacent to retail development "Green Buffer Zone" Both buffer and non-buffer zone sides of street**

**REAL ESTATE MARKET ASSESSMENT - IMPACT STUDY  
PROPOSED LOWE'S HOME IMPROVEMENT CENTER  
SOUTHWESTERN BOULEVARD, HAMBURG, ERIE COUNTY, NEW YORK**

**Case Study #2:**  
McKinley Mall - Hamburg, NY

**A. E. HIGHLAND PKWY  
(ADJACENT TO RETAIL BUFFER)**

<u>Green Buffer</u> 100'	<u>Year Built Range/ Average</u> 1948 - 1981/ 1970	<u>Building Area Range/ Average</u> 1,092 - 2,396/ 1,841	<u>Sales \$ Range</u> \$145,000 - \$190,000	<u>Sales \$ Average</u> \$156,680	<u>Average \$/sf</u> \$91/SF	<u>Variance From "A" Average</u>
N/A	1977 - 1980/ 1978	1,204 - 1,928/ 1,417	\$90,000 - \$127,000	\$110,884	\$80/sf	-12%
N/A	1927 - 2003/ 1968	770 - 1,650/ 1,149	\$59,000 - \$149,952	\$97,350	\$85/sf	-7%
N/A	1979 - 1980/ 1980	1,040 - 1,212/ 1,169	\$96,500 - \$126,900	\$106,850	\$92/sf	+1%
N/A	1968 - 1980	1,149 - 1,417	\$59,000 - \$149,952	\$97,350 - \$110,884	\$80/sf - \$92/sf	-12% to +1%

**Case Study #3:**  
Tops Plaza - East Aurora, NY

**A. GREY STREET  
(DIRECTLY ACROSS FROM  
RETAIL DEVELOPMENT)**

<u>Green Buffer</u> STREET ONLY	<u>Year Built Range/ Average</u> 1895 - 1950	<u>Building Area Range/ Average</u> 814 - 1,388	<u>Sales \$ Range</u> \$75,000 - \$142,500	<u>Sales \$ Average</u> \$100,167	<u>Average \$/sf</u> \$101/SF	<u>Variance From "A" Average</u>
N/A	1881 - 1957	1,232 - 1,728	\$111,500 - \$265,000	\$165,875	\$95/sf	-6%

**B. Knox Road & Woodside Avenue  
(Not Adjacent to Retail Development)**

~~TOPS PLAZA (RETAIL DEVELOPMENT) GREEN BUFFER ZONE & BUFFER ZONE DEVELOPMENT~~

**REAL ESTATE MARKET ASSESSMENT - IMPACT STUDY  
PROPOSED LOWE'S HOME IMPROVEMENT CENTER  
SOUTHWESTERN BOULEVARD, HAMBURG, ERIE COUNTY, NEW YORK  
(Continued)**

**Case Study #4:**

Tops Plaza - Lancaster, NY  
(Tops, Dollar Tree)

	<u>Green Buffer</u>	<u>Year Built Range/ Average</u>	<u>Building Area Range/ Average</u>	<u>Sales \$ Range</u>	<u>Sales \$ Average</u>	<u>Average \$/sf</u>	<u>Variance From "A" Average</u>	<u>Variance From "A1" Average</u>
A. Hill Valley - Retail Buffer Side of	350'	2002 - 2002/ 2002	2,145 - 2,836/ 2,521	\$190,635 - \$239,085	\$218,898	\$87/sf	-2%	N/A
B. Hill Valley - Opposite Side of Street	N/A	1993 - 2002/ 2002	1,971 - 2,559/ 2,354	\$177,000 - \$242,000	\$198,576	\$92/sf	+3%	+6%
C. Hillside Pkwy (One street over)	N/A	1992 - 2003/ 2003	2,065 - 2,944/ 2,364	\$213,000 - \$310,000	\$244,342	\$96/sf	+8%	+10%
Aggregate B & C	N/A	1991 - 2003 2003	1,971 - 3,766 2,868	\$177,000 - \$389,900	\$198,576 - \$266,940	\$92/sf, \$96/sf	+3% to +8%	+6% to +10%

**Case Study #5:**

Eastgate Plaza - Clarence, NY  
(Wal-Mart, Dick's, BJ's)

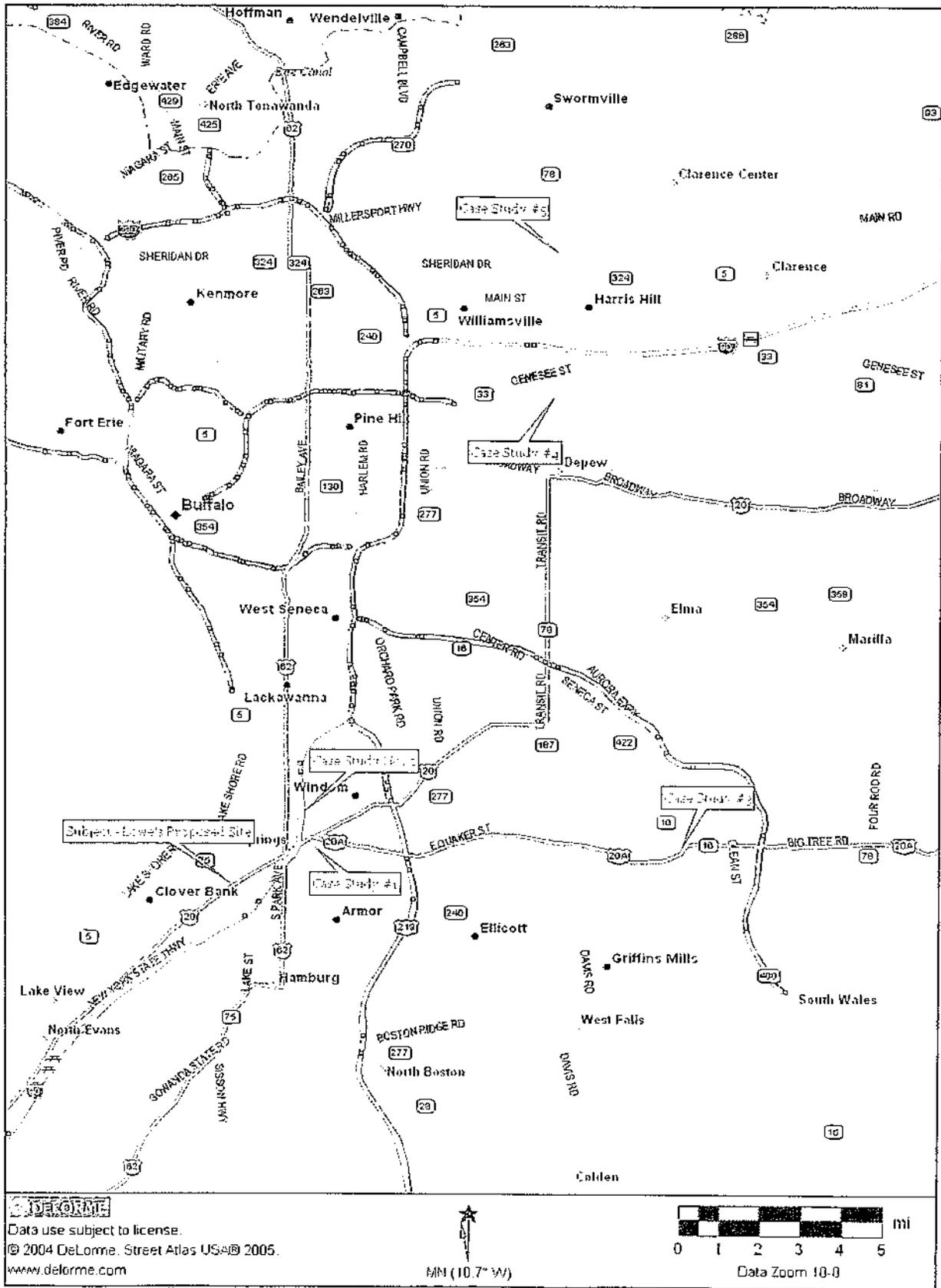
	<u>Green Buffer</u>	<u>Year Built Range/ Average</u>	<u>Building Area Range/ Average</u>	<u>Sales \$ Range</u>	<u>Sales \$ Average</u>	<u>Average \$/sf</u>	<u>Variance From "A" Average</u>	<u>Variance From "A1" Average</u>
A. Eastbrooke Pl - Retail Buffer Side of St. 200'	200'	1990 - 2002/ 1993	2,430 - 2,996/ 2,812	\$264,420 - \$322,500	\$280,868	\$100/sf	0%	N/A
B. Eastbrooke Place - Opposite Side of St.	N/A	1990 - 1999/ 1994	2,598 - 2,842/ 2,718	\$240,000 - \$334,900	\$267,225	\$98/sf	-1%	-1%
C. Fox Trace (Two streets over)	N/A	1995 - 2001/ 1997	1,898 - 3,123/ 2,606	\$210,000 - \$345,000	\$279,629	\$108/sf	+8%	+8%
Aggregate B & C	N/A	1990 - 2001 2001	1,898 - 3,123 2,606	\$210,000 - \$345,000	\$267,225 \$279,629	\$99/sf, \$108/sf	-1% to +8%	+1 to +8%

**Adjacent to retail development "Green Buffer Zone" Both buffer and non-buffer zone sides of street**

**Adjacent to retail development "Green Buffer Zone" Both buffer and non-buffer zone sides of street**

2/31

LOCATION MAP – CASE STUDIES



N-32

CASE STUDY #1  
WAL-MART, HAMBURG, NEW YORK

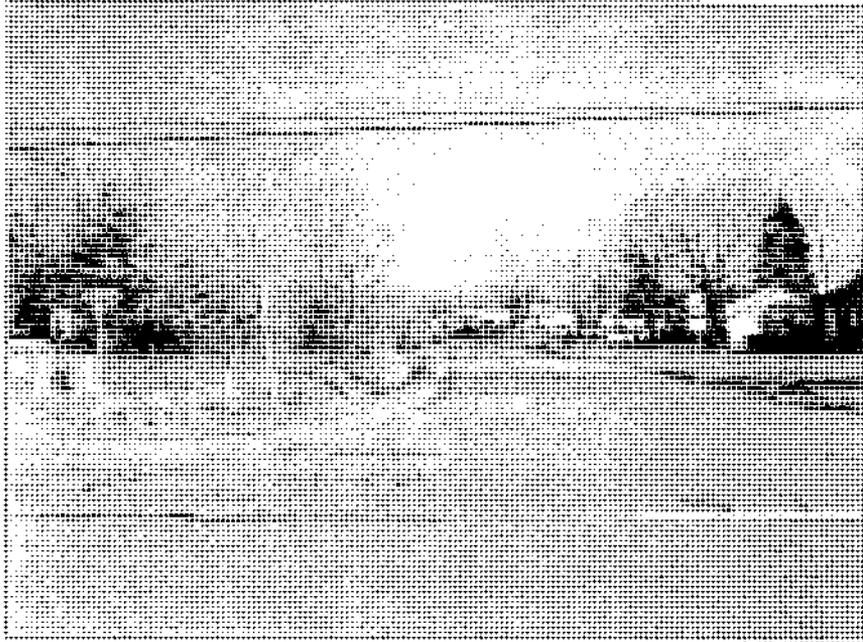


Front View of Plaza

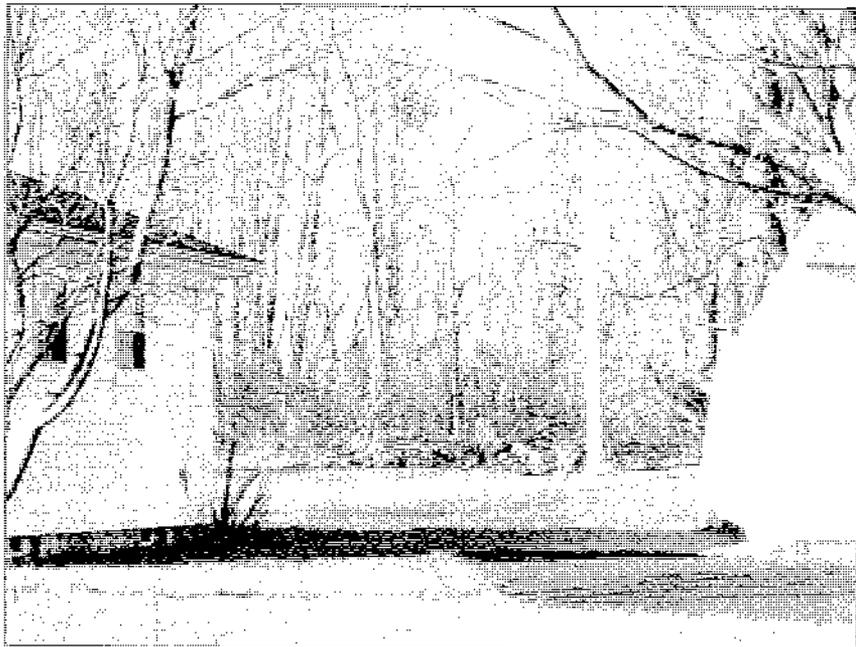


View of Rear Buffer Zone

CASE STUDY #1 – WALMART (continued)  
WILSON DRIVE, HAMBURG



Street Scene on Wilson Drive (From McKinley Pkwy)

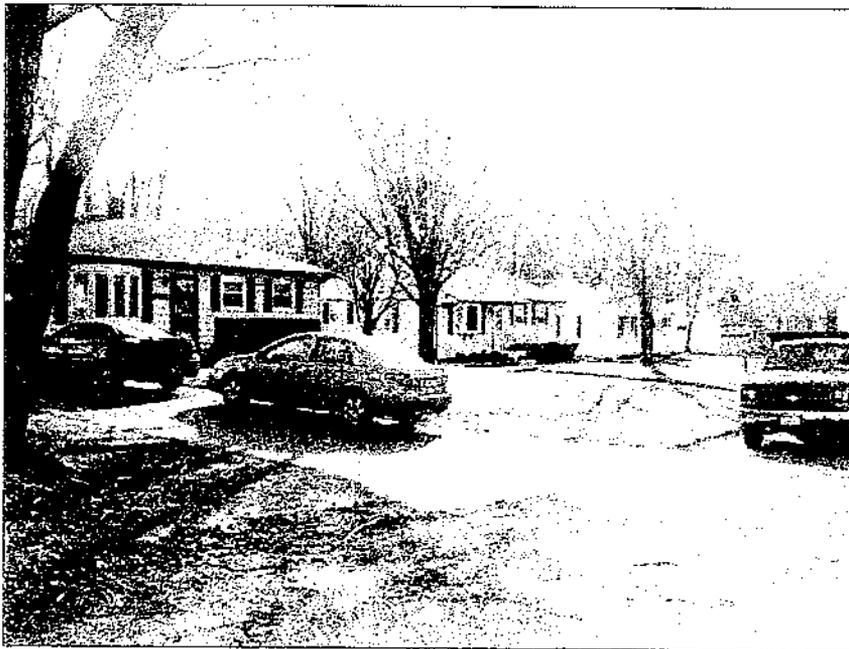


View of Rear Buffer Zone

CASE STUDY #1 – WALMART (continued)  
TOMAKA DRIVE



Street Scene on Tomaka Drive

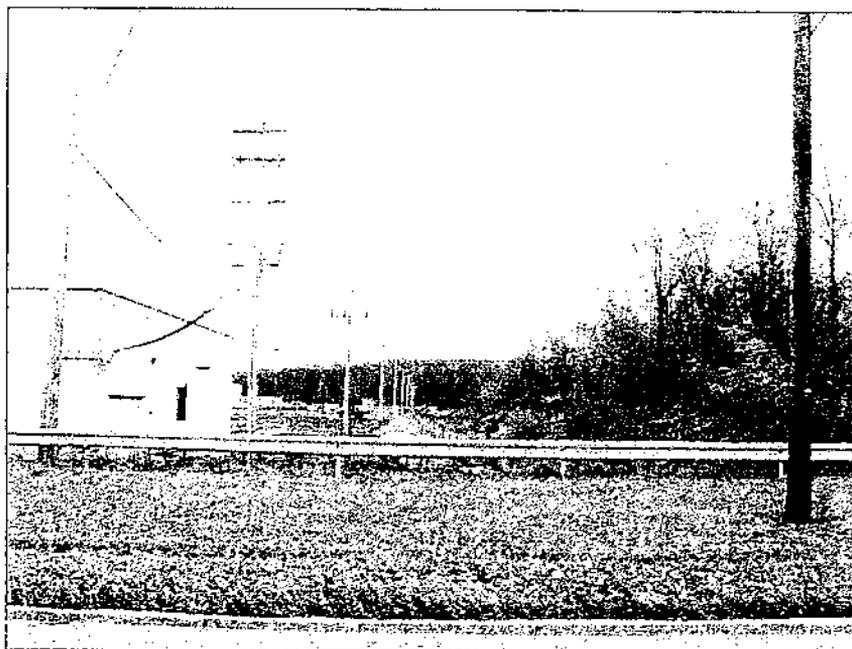


Typical Houses on Tomaka Drive

CASE STUDY #2  
MCKLINEY MALL, HAMBURG, NEW YORK



Front View of Mall



Rear View of E. Highland Parkway "Buffer Zone" Between  
Mall & Houses

CASE STUDY #2 - MCKINLEY MALL (continued)  
EAST HIGHLAND PARKWAY



View of Typical Houses



View of Buffer Zone Behind Houses

CASE STUDY #2 - MCKINLEY MALL (continued)  
EAST HIGHLAND PARKWAY



Street Scene on East Highland Parkway

CASE STUDY #2 - MCKINLEY MALL (continued)  
TIM TAM TRAIL

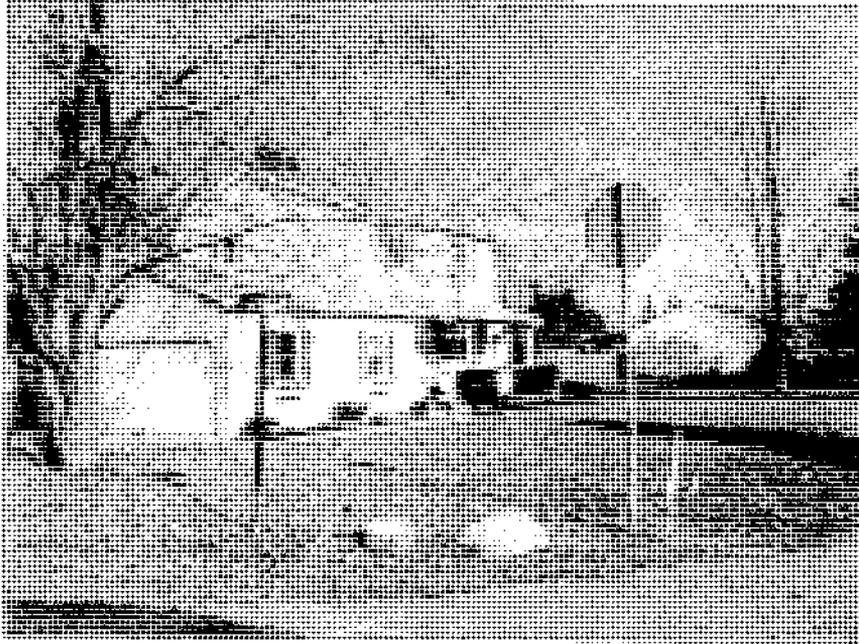


Houses on Tim Tam Trail



Typical Houses on Tim Tam Trail

CASE STUDY #2 - MCKINLEY MALL (continued)  
RICHMOND & THURSTON AVENUES



Typical Houses



Street Scene and Homes

CASE STUDY #2 - MCKINLEY MALL (continued)  
HORTON AVENUE



Street Scene on Horton Ave.



Typical Houses on Horton Ave.

CASE STUDY #3  
TOPS PLAZA, EAST AURORA, NEW YORK



Front View of Plaza



Rear View w/Buffer Zone

CASE STUDY #3 – TOPS PLAZA (continued)  
GREY STREET, EAST AURORA



Street Scene on Grey Street



Rear View & Buffer Zone off Grey Street

CASE STUDY #4  
TOPS PLAZA, LANCASTER, NEW YORK

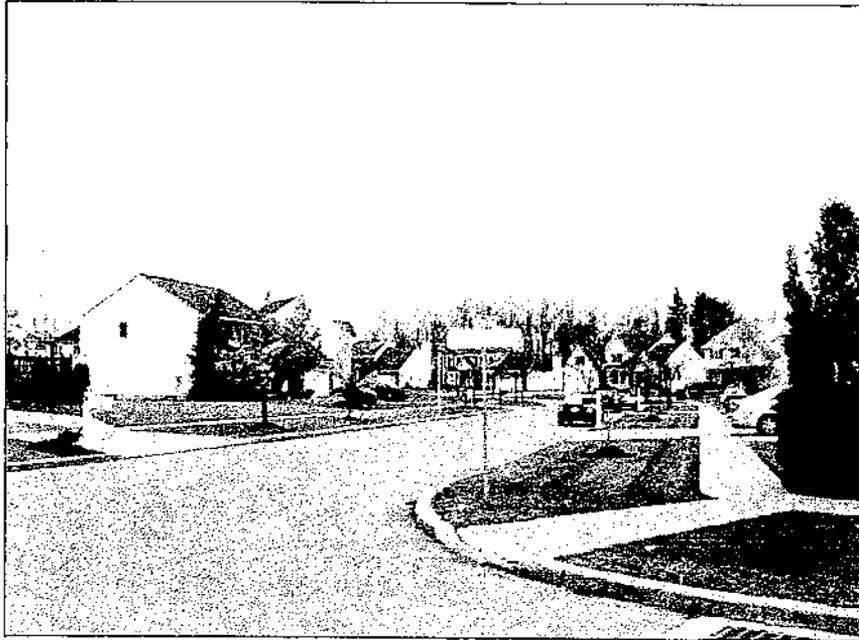


Front View of Plaza

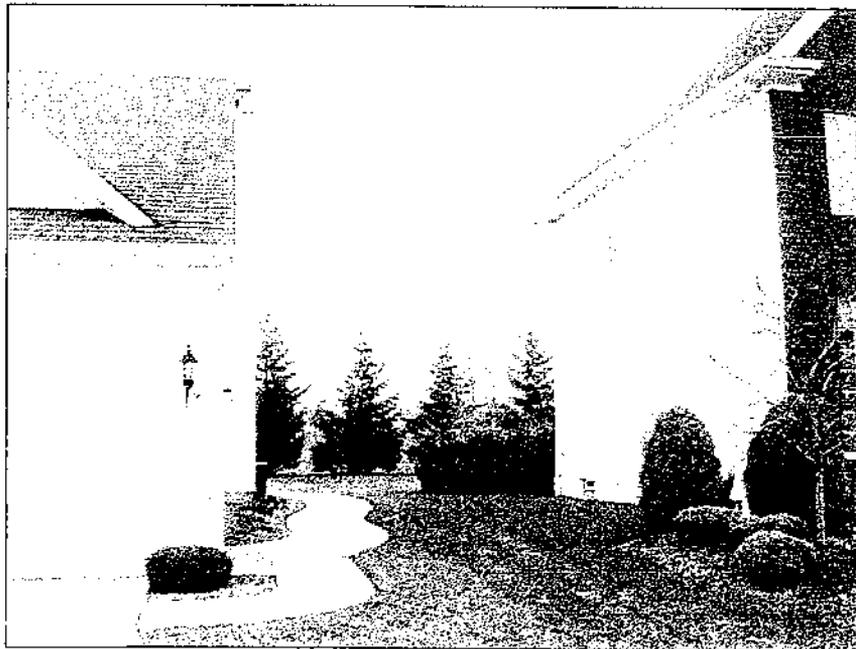


Rear View from Plaza of Buffer Zone Facing Hill Valley Drive Homes

CASE STUDY #4 – TOPS PLAZA (continued)  
HILL VALLEY DRIVE, LANCASTER



Street Scene on Hill Valley Drive



Rear View of Buffer Zone from Hill Valley Drive Homes

CASE STUDY #4 – TOPS PLAZA (continued)  
HILL VALLEY DRIVE (REAR), LANCASTER



View of "Buffer Zone" Between  
Houses and Retail Development



View of "Buffer Zone" Between  
Houses and Retail Development

CASE STUDY #4 – TOPS PLAZA (continued)  
HILLSIDE PARKWAY, LANCASTER



Street Scene on Hillside Parkway

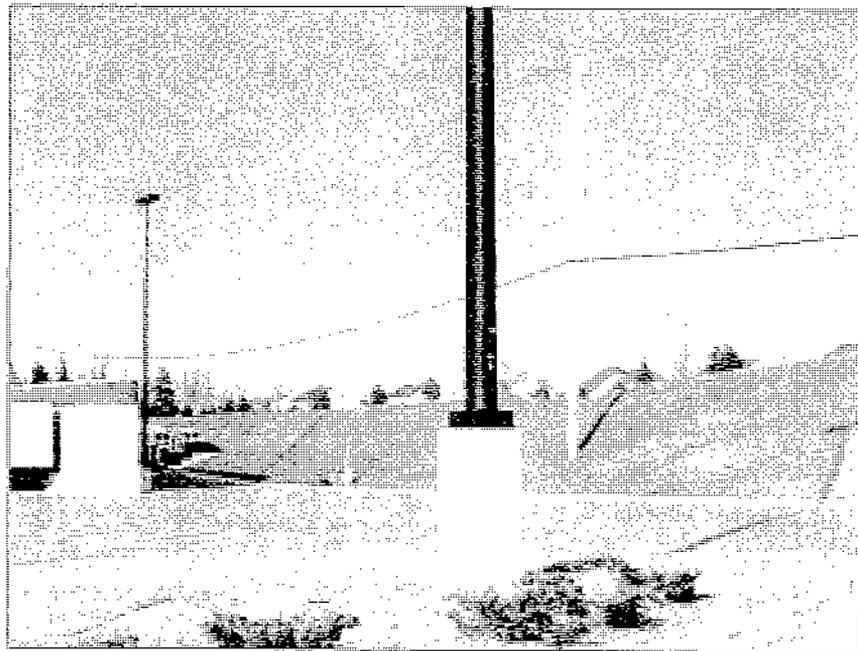


Typical House on Hillside Parkway

CASE STUDY #5  
EASTGATE PLAZA, CLARENCE, NEW YORK



Front View of Plaza



Rear View  
(Houses to Rear Beyond Hill)

CASE STUDY #5 – EASTGATE PLAZA (continued)  
EASTBROOKE PLACE, CLARENCE



View of Typical House

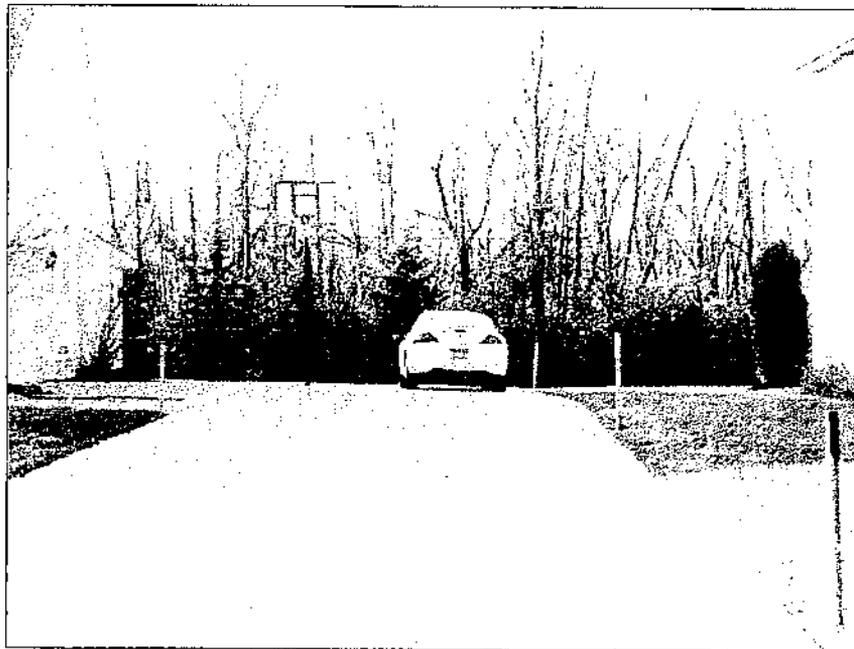


Street Scene on Eastbrooke Place

CASE STUDY #5 – EASTGATE PLAZA (continued)  
EASTBROOKE PLACE, CLARENCE

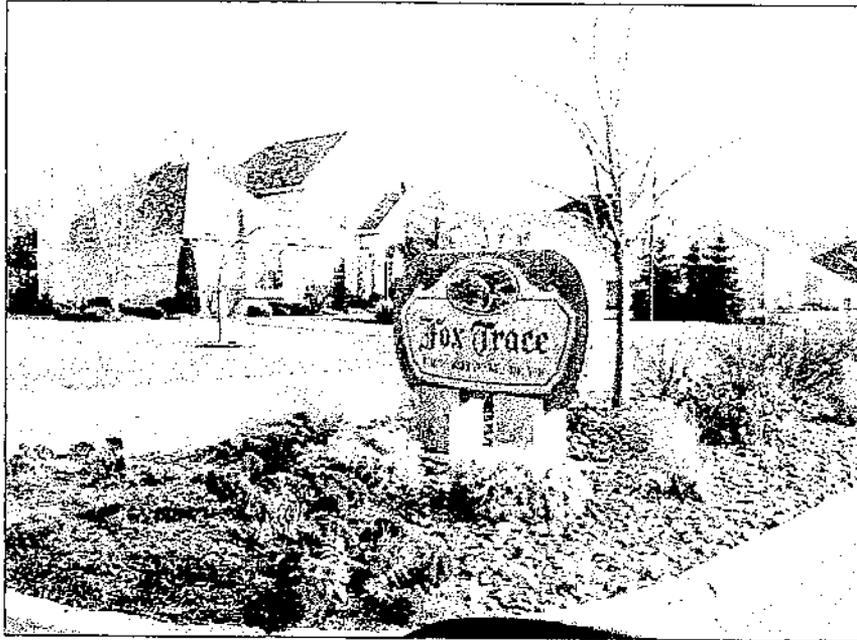


Rear View of Buffer Zone



Rear View of Buffer Zone

CASE STUDY #5 – EASTGATE PLAZA (continued)  
FOX TRACE, CLARENCE



Street Scene on Fox Trace



Typical Houses on Fox Trace

***Analysis and Conclusions***

The case studies selected have many similar locational characteristics and neighborhood land use values and patterns, in comparison to the subject. The study areas include Hamburg, East Aurora, Lancaster and Clarence. An attempt was made to find locations with "big box" retail or a retail centers located adjacent to a single-family housing stock that is generally similar to that of the subject's. The subject impact study includes four residential streets adjacent to the proposed development, ranging from old-style residences on Oregon Road to modern and semi-modern houses constructed between 1978 and 2002. The subject homes range in size from 1,493 sq.ft. to 2,734 sq.ft. and sell between \$92,000 and \$252,000. On a unit value basis, the sale prices range between \$58/sq.ft. and \$89/sq.ft. The lower end of the sale range reflects the homes on Oregon Road, being much older and much closer to the heavily trafficked Southwestern Boulevard.

***Case Study 1***

The nearby Walmart in Hamburg, off of McKinley Parkway, is adjacent to Wilson Drive where several homes along the retail buffer side of the street have been compared to sales on the opposite side of the street as well as sales on the nearby Tomaka Drive. The Wilson Drive sales in Section A1, located on the retail buffer side of the street indicate an average selling price of \$108/sq.ft. All of the homes along both sides of Wilson Drive in Section A, including those homes along the buffer zone and those homes across the street from the buffer zone were selling for much less, averaging \$82/sq.ft. Homes along the opposite side of Wilson Drive, not along the buffer zones, within Section B, were selling for much less than homes along the buffer zone, indicating an average of only \$63/sq.ft. Homes along the nearby Tomaka Drive, not along the buffer zone within Section C were averaging \$86/sq.ft., much less than those homes along the buffer zone side of Wilson Drive in Section A1.

In conclusion, homes along the green buffer zone, particularly within Section A1, were selling for much more than homes not located along the buffer zone. In fact, the non-buffer zone sales were selling for 20% - 51% less than homes along the buffer zone.

***Case Study 2***

Adjacent to the nearby McKinley Mall in Hamburg, East Highland Parkway runs along the south side of the shopping center's 100 ft. buffer zone. Sales along the buffer zone have been selling for an average of \$91/sq.ft. and have been compared to homes sales along nearby streets. Four nearby streets, none of which are located adjacent to the mall were found to have unit prices between \$80/sq.ft. and \$92/sq.ft. Three of the four streets within Section B and C have lower average prices per sq.ft., indicating homes away from the buffer zone selling for 12% and 7% less than those along the buffer zone of East Highway Parkway. The Horton Avenue homes in Section D were selling for an average of \$92/sq.ft., slightly more (1%) than homes along the East Highland Parkway buffer.

In conclusion, the majority of the variances indicate homes not located along a green buffer zone selling for 7% to 12% less than homes located along a buffer zone.

***Case Study 3***

The Tops Plaza in nearby East Aurora has single-family residences adjacent to the center along Gray Street selling for an average of \$101/sq.ft. Similar age homes along nearby Knox Road and Woodside Avenue, not directly adjacent to the retail development were selling for an average of \$95/sq.ft., or 6% less than those homes directly adjacent to the plaza.

In conclusion, those homes located adjacent to the retail center were selling for more than those homes not located adjacent to the center with the non-adjacent homes selling for 6% less.

***Analysis and Conclusions (continued)***

***Case Study 4***

The Tops Plaza in Lancaster has a buffer zone adjacent to Hill Valley Drive. Those homes located along the retail side of the street, adjacent to the buffer zone within Section A1, were selling for an average of \$87/sq.ft. Homes along both sides of the road averaged \$89/sq.ft. while those homes on the opposite side of the buffer zone were selling for \$92/sq.ft. The nearby Hillside Parkway, not located along the buffer zone were selling for \$96/sq.ft., or 10% higher than those houses not located along the buffer zone within Section A1.

In conclusion, the homes not located adjacent to the buffer zone were selling for more than the homes directly along the buffer zone, indicating a range between 3% and 10% higher.

***Case Study 5***

The Eastgate Plaza, anchored by Walmart, Dick's and BJ's, in Clarence, has a buffer zone adjacent to Eastbrooke Place. Homes along the buffer zone side of Eastbrooke Place within Section A1 averaged \$100/sq.ft. Sales along both sides of the road also averaged \$100/sq.ft. Those sales along the opposite side of Eastbrooke Place within Section B were selling for \$98/sq.ft., or 1% less than homes along the buffer zone. Fox Trace, two streets over, indicates homes selling for an average of \$108/sq.ft. within Section C, or 8% higher than homes along the buffer zone.

In conclusion, the results were fairly split with homes along the opposite side of Eastbrooke Place selling for slightly less (1%) while homes several streets over were selling for 8% more than those located adjacent to the buffer zone.

***Final Conclusion***

Within the five case studies, Studies 1, 2 and 3 reveal homes not located along a buffer zone selling for small-to-moderate amounts less than those homes along a green buffer zone. Variances of -6% to -51% were indicated with one of the samples indicating non-buffer zone sales selling for 1% more than homes along the buffer zone. Case Study 5 indicated mixed results with non-buffer zone sales selling for 1% less and 8% more than those homes along the buffer zone. In Case Study 4, the results indicate non-buffer zone sales selling for 6% to 10% more than those homes along the buffer zone.

The final conclusion indicates that there is no negative impact for those homes located along a green buffer zone, adjacent to a large shopping center. This assumes that the buffer zone will be relatively wide, typical of the competitors analyzed, with trees, shrubs and/or berms. Buyer preferences appear to acknowledge that being situated adjacent to an area that will remain "forever green" may be favorable to being situated adjacent and close to other single-family homes. The value differences appear to indicate that homes along the buffer zone may be worth 5% - 10% greater than those homes not adjacent to a buffer zone.

The Oregon Road subject homes within Section D are also concluded to not be adversely impacted by the proposed retail development. There does not appear to be any data that would indicate a diminution in value but rather, there is potential that the values of properties along Oregon Road may increase due to potential "spin-off" development of the proposed center. Furthermore, there is assemblage potential and the opportunity to operate as a converted residence with mixed-use residential, commercial and retail uses. Case Study 3 within East Aurora provides some support to this conclusion with the Gray Street homes adjacent to the retail development actually selling for more than the homes that are not adjacent to the center. Commercial and retail trends within the subject market and adjacent to other major shopping centers also support this conclusion with "spin-off" development and improving commercial values and market demand typically occurring.

- CLIENT ENGAGEMENT
- SUBJECT SITE PLAN
- SUBJECT PROPERTY: RESIDENTIAL MARKET DATA
- CASE 1: RESIDENTIAL MARKET DATA
- CASE 2: RESIDENTIAL MARKET DATA
- CASE 3: RESIDENTIAL MARKET DATA
- CASE 4: RESIDENTIAL MARKET DATA
- CASE 5: RESIDENTIAL MARKET DATA
- QUALIFICATIONS OF THE APPRAISER

**CLIENT ENGAGEMENT LETTER**



**GAR ASSOCIATES, INC.**  
Real Estate Appraisers and Consultants

September 13, 2006

Jay A. Pohlman, Esq.  
3993 South Park Avenue  
Blasdell, New York 14219

Re: Impact Analysis – Lowe's Department Store  
Hamburg, New York  
8-3798

Dear Mr. Pohlman:

Based on our discussion, we understand that you are in requirement of an impact analysis for the prospective development of a Lowe's department store. The issue at hand involves the potential implications on surrounding residential property from the development of a Lowe's department store.

Unfortunately, completion of this type of analysis is difficult in that we need to develop numerous case studies in order to prove value impact, if any. The scope of the scope of the analysis will include the following:

- Tour of the property in question and review of residential patterns and trends for the surrounding neighborhoods.
- Detailed case study analysis that will evaluate the impact of new development of retail properties offering similar features as a Lowe's department store, in other portions of Western New York. Although there has recently been some Lowe's department stores built, they are fairly recent, thus any impact analysis from direct development of a Lowe's department store might be limited. The impact would be typical for other "big box" retailers such as Wal-Mart, Target, Home Depot, etc. We anticipate that we will evaluate these patterns in other communities throughout Western New York and draw a conclusion as to how the impact in these areas would be common to Hamburg. Obviously, we will also concentrate on any new development that we can analyze within the Town of Hamburg itself.

Based on the results, we will draw some conclusion and reference detailed documentation that will support the results of our analysis.

It is felt that the full analysis will cost around **\$5,000** in order to properly document our conclusions, and obtain enough empirical data that will support our analysis. As is typical, we will provide a preliminary summary of our findings once we have undertaken enough research in order to draw initial conclusions.

Documentation necessary in order to process the report includes:

- 50% retainer and signed authorization to proceed.
- Survey and site plan of the parcel in question.
- Purchase contract for the land (may be useful in drawing some correlation to alternative case studies).

We look forward to working with you on this project and please feel free to call if there are any questions or issues.

Respectfully,

**GAR ASSOCIATES, INC.**

M. Scott Allen  
Vice President

MSA:rm  
Enclosures



**GAR ASSOCIATES, INC.**  
Real Estate Appraisers and Consultants

September 13, 2006

Jay A. Pohlman, Esq.  
3993 South Park Avenue  
Blasdell, New York 14219

Re: Impact Analysis – Lowe's Department Store  
Hamburg, New York  
B-3798

Fee: \$5,000 (with a 50% retainer)

**ACKNOWLEDGMENT**

The undersigned is the duly authorized representative for the property to be subjected to the real estate analysis discussed herein, for the purposes identified. Further, the undersigned agrees to engage GAR Associates, Inc. to undertake the analysis of the real estate captioned above in accordance with the scope of services in the above listed proposal and subject to the attached limiting conditions.

Payment is due within 30 days of completion of the report, unless other pre-arrangements have been made.

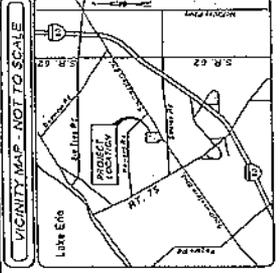
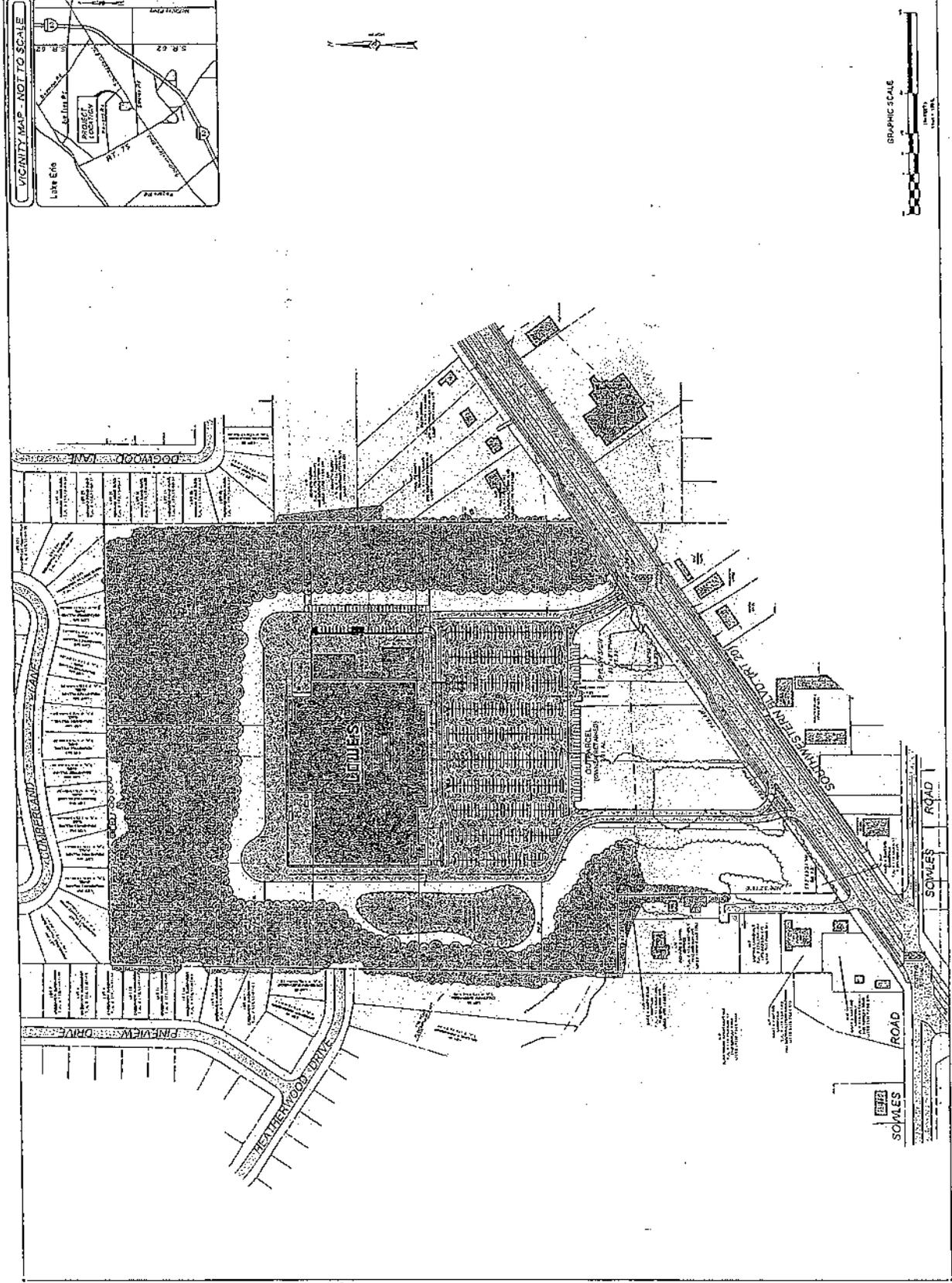
Date: 9/19/06 Signature: [Handwritten Signature]

Name (print): TAYLOR J McDERMOTT

Title: SR Site Development MGR

NOTE: Please retain one copy for your files and return one signed copy to GAR ASSOCIATES, Inc.  
Thank you.

**SUBJECT SITE PLAN**



CONCEPTUAL  
SITE PLAN EXHIBIT 04/17/2008  
LOWE'S OF:  
HAMBURG, NEW YORK  
TOWN OF HAMBURG, NEW YORK

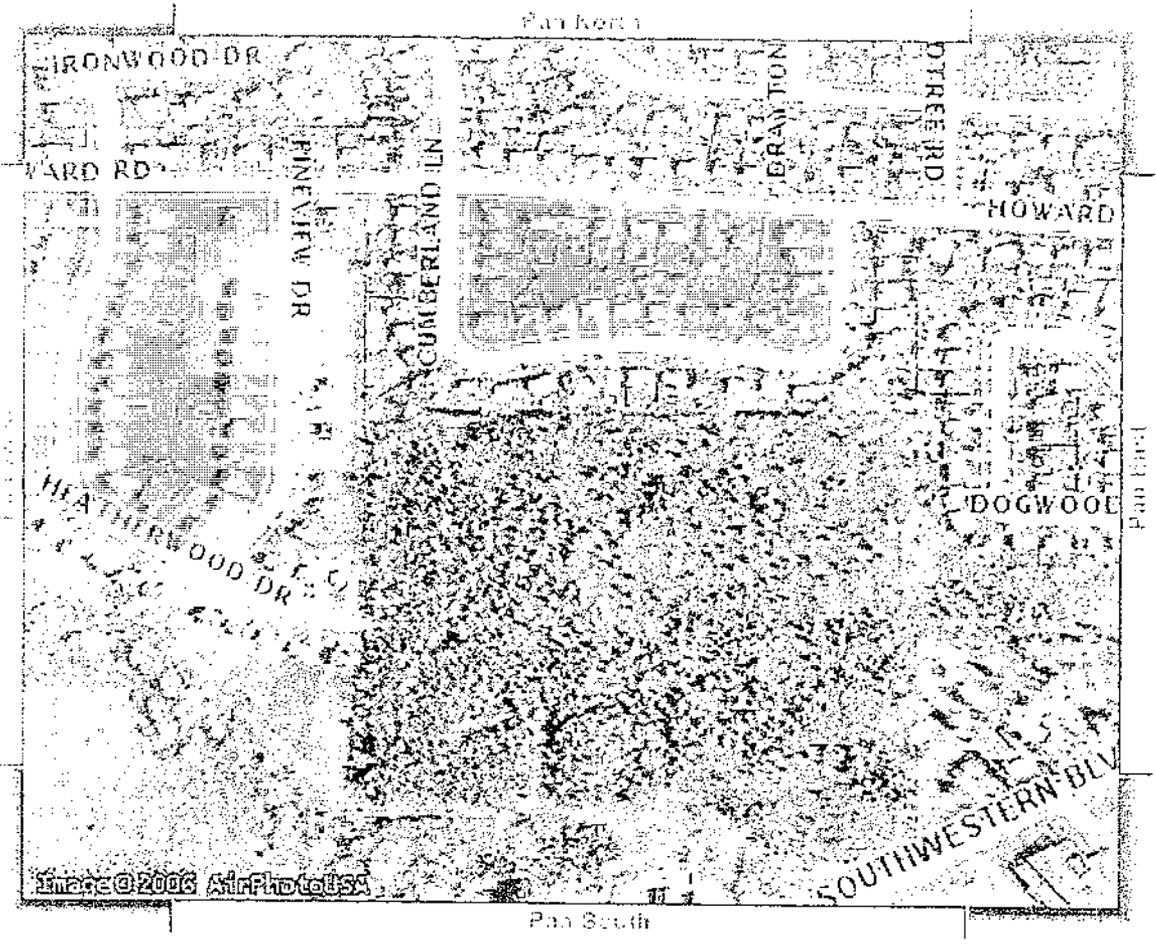


**ENGINEERING**  
CONSULTING  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING  
CIVIL ENGINEERING  
ELECTRICAL ENGINEERING  
MECHANICAL ENGINEERING  
PLUMBING ENGINEERING  
POLLUTION CONTROL ENGINEERING  
SOIL REMEDIATION ENGINEERING  
WATER RESOURCES ENGINEERING

**PROJECT TEAM**  
Client: Lowe's  
Project Manager: [Name]  
Site Engineer: [Name]  
Landscape Architect: [Name]  
Civil Engineer: [Name]  
Electrical Engineer: [Name]  
Mechanical Engineer: [Name]  
Plumbing Engineer: [Name]  
Pollution Control Engineer: [Name]  
Water Resources Engineer: [Name]



**SUBJECT PROPERTY: RESIDENTIAL MARKET DATA**



Subject

*\$73.66 /sf*

Selected Records - (Range 1 to 25)

*Subject.*

**LANDNET Main Record**

REI Data, Inc. (Landata) - NY Division  
propdata.com

www.ny-

DATA UPDATES

User Specific Notes - View / Add

Single Page Print

Mapping Available: View Tax Map Aerial-Topo Virtual Earth Street Map FLOOD Map

General Property Description

Prop. Address: 3614 CUMBERLAND LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: WICKA KEVIN & KAREN	Tax / Map Acct#: 170.110-0004-012.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.11-4-12	School Code: 144804
Owner Mailing: 3614 CUMBERLAND LN HAMBURG, NY14075	Deed Book / Page: 10953 / 5871 Sub Div:	<u>Census Tract</u> <u>PHONE</u>
	Misc:	Radius Search: <u>1/8</u> <u>1/4</u> <u>1/2</u> <u>1</u> <u>Mile</u> <u>or 2</u> <u>Mile</u>

Structural Characteristics

Bldg Sq Feet: 1618	Built: 1980	Uses As 1:
1st Floor: 968	Story Height: 0	Uses As 2:
2nd Floor: 650	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 0	Residential Units: 0
Bedrooms: 3.0	Fuel: GAS	Exterior: COMPOSITE
Bath: 1.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: 22 X 19	Total SqFT 1: 418
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

Land Characteristics

Acreage : 0.15	Land SqFt: 6534	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 67 X 95
East / Longitude: 428151 / -78.850865	North / Latitude 1004851 / 42.757651	<u>FLOOD Map</u>

Tax / Assessment Data

Tax / Map Acct #: 170.110-0004-012.0000000	School Tax: \$1,741.85 calculated
--	-----------------------------------

*\$ 71.38 /sf*  
*N-62*

Total Assessment: \$93,900.00  
 Land: \$7,200.00  
 Old Assessment: \$93,900.00

County Tax: \$1,753.53 actual  
 City Tax: \$0.00  
 Account #:

Sales Information

Comparables

Similar Listings

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$115,500.00	06/29/1999		10953 / 5871			
\$115,500.00	06/29/1999	MLINAR FRANCIS & MADELYN,	10953 / 5871		1	

----- 1 -----

User Specific Notes - View / Add

Single Page Print

Mapping Available: View Tax Map Aerial-Topo Virtual Earth Street Map FLOOD Map

General Property Description

Prop. Address: 3623 CUMBERLAND LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: MECCA JAMES J	Tax / Map Acct#: 170.110-0004-044.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.11-4-44	School Code: 144804
Owner Mailing: 3623 CUMBERLAND LN HAMBURG, NY14075	Deed Book / Page: 11012 / 4469	<u>Census Tract</u>
	Sub Div: JOINT TENANTS	<u>PHONE</u>
	Misc:	Radius Search: <u>1/8</u> <u>1/4</u> <u>1/2</u> <u>1</u> <u>Mile</u> <u>or 2</u> <u>Mile</u>

Structural Characteristics

Bldg Sq Feet: 1869	Built: 1978	Uses As 1:
1st Floor: 987	Story Height: 0	Uses As 2:
2nd Floor: 882	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: COMPOSITE
Bath: 1.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 418
Improve 2: POOL,ST/VNYL	Size 2: Dimensions not available	Total SqFT 2: 512
Improve 3: PORCH,COVERD	Size 3: Dimensions not available	Total SqFT 3: 48
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

*\$ 56.98/sf*

*N-63*

**Land Characteristics**

Acreage : 0.23 Land SqFt: 10019  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 50 X 204  
 East / Longitude: 427957 / -78.851585 North / Latitude 1004637 / 42.757062 [FLOOD Map](#)

**Tax / Assessment Data**

Tax / Map Acct #: 170.110-0004-044.0000000 School Tax: \$1,975.58 calculated  
 Total Assessment: \$106,500.00 County Tax: \$1,966.95 actual  
 Land: \$8,300.00 City Tax: \$0.00  
 Old Assessment: \$106,500.00 Account #:

**Sales Information**

Sales Price: Sales Date: Grantor:  
 \$144,600.00 08/30/2002 ARKINS JOYCE L.  
 \$0.00 10/03/1989

**Comparables**

Deed Book / Page: Deed Type: Deed Valid: ARMS Length:  
 11012 / 4469  
 10084 / 00530

**Similar Listings**

----- 2 -----

[User Specific Notes - View / Add](#)

[Single Page Print](#)

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

**General Property Description**

Prop. Address: 3635 CUMBERLAND LN Municipality: Town of HAMBURG Town Swis Code: 144889  
 Owner: SNYDER JAMES R & JULIE Tax / Map Acct#: 170.110-0004-040.0000000 School Dist: FRONTIER  
 Owner 2: Print Key: 170.11-4-40 School Code: 144804  
 Owner Mailing: 3635 CUMBERLAND LN Deed Book / Page: 10957 / 3722 [Census Tract](#)  
 HAMBURG, NY14075 Sub Div: [PHONE](#)

Misc: Radius Search:  $\frac{1}{8}$   $\frac{1}{4}$   
 $\frac{1}{2}$   $1$   
 Mile or 2  
 Mile

**Structural Characteristics**

Bldg Sq Feet: 1696 Built: 1979 Uses As 1:  
 1st Floor: 968 Story Height: 0 Uses As 2:  
 2nd Floor: 728 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: COMPOSITE

*\$79.15*

*AJ-604*

Bath: 1.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 440
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.23	Land SqFt: 10019	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 70 X 145
East / Longitude: 428246 / -78.850509	North / Latitude 1004583 / 42.756917	<a href="#">FLOOD Map</a>

**Tax / Assessment Data**

Tax / Map Acct #: 170.110-0004-040.0000000	School Tax: \$1,877.26 calculated
Total Assessment: \$101,200.00	County Tax: \$1,877.19 actual
Land: \$6,700.00	City Tax: \$0.00
Old Assessment: \$101,200.00	Account #:

**Sales Information**

**Comparables**

**Similar Listings**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$134,000.00	09/20/1999	HENNESSY RAYMOND &	10957 / 3722			
\$134,000.00	09/20/1999		10957 / 3722		1	

----- 3 -----

[User Specific Notes - View / Add](#)

[Single Page Print](#)

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

**General Property Description**

Prop. Address: 3663 CUMBERLAND LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: DREWS MARK P	Tax / Map Acct#: 170.110-0004-033.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.11-4-33	School Code: 144804
Owner Mailing: 3663 CUMBERLAND LN HAMBURG, NY14075	Deed Book / Page: 11048 / 6804	<a href="#">Census Tract</a>
	Sub Div:	<a href="#">PHONE</a>

Misc:

Radius Search: [1/8](#) [1/4](#)  
[1/2](#) [1](#)  
Mile or 2  
Mile *1.65*

**Structural Characteristics**

Bldg Sq Feet: 1604	Built: 1978	Uses As 1:
1st Floor: 928	Story Height: 0	Uses As 2:
2nd Floor: 676	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 3.0	Fuel:	Exterior: COMPOSITE
Bath: 1.5	Water: PUBLIC	Garage: 0
Basement: PARTIAL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 396
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.16	Land SqFt: 6970	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 60 X 116
East / Longitude: 428706 / -78.848796	North / Latitude 1004563 / 42.756866	<a href="#">FLOOD Map</a>

**Tax / Assessment Data**

Tax / Map Acct #: 170.110-0004-033.0000000	School Tax: \$1,817.90 calculated
Total Assessment: \$98,000.00	County Tax: \$1,822.99 actual
Land: \$6,800.00	City Tax: \$0.00
Old Assessment: \$98,000.00	Account #:

*\$ 79,800 / sf.*

**Sales Information**

**Comparables**

**Similar Listings**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$128,000.00	05/30/2003	RUSSELL DOUGLAS W. & ROSEANNE	11048 / 6804			
\$128,000.00	05/30/2003	RUSSELL DOUGLAS W. & ROSE	11048 / 6804		1	Y

----- 4 -----

[User Specific Notes - View / Add](#)

[Single Page Print](#)

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

**General Property Description**

*21-66*

Prop. Address: 3679 CUMBERLAND LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: LICHOTA LAWRENCE & CLAUDINE	Tax / Map Acct#: 170.110-0004-028.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.11-4-28	School Code: 144804
Owner Mailing: 3679 CUMBERLAND LN HAMBURG, NY14075	Deed Book / Page: 10931 / 6467	Census Tract <u>PHONE</u>
	Sub Div:	
	Misc:	Radius Search: <u>1/8</u> <u>1/4</u> <u>1/2</u> <u>1</u> <u>Mile</u> <u>or 2</u> <u>Mile</u>

**Structural Characteristics**

Bldg Sq Feet: 2176	Built: 1978	Uses As 1:
1st Floor: 1100	Story Height: 0	Uses As 2:
2nd Floor: 1076	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: COMPOSITE
Bath: 1.5	Water: PUBLIC	Garage: 0
Basement: PARTIAL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 360
Improve 2: POOL,CONCRET	Size 2: Dimensions not available	Total SqFT 2: 500
Improve 3: PORCH,COVERD	Size 3: Dimensions not available	Total SqFT 3: 56
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.18	Land SqFt: 7841	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 65 X 120
East / Longitude: 428941 / -78.847923	North / Latitude 1004776 / 42.757452	<u>FLOOD Map</u>

**Tax / Assessment Data**

Tax / Map Acct #: 170.110-0004-028.0000000	School Tax: \$1,971.87 calculated
Total Assessment: \$106,300.00	County Tax: \$1,963.59 actual
Land: \$6,700.00	City Tax: \$0.00
Old Assessment: \$106,300.00	Account #:

*\$57.90*

**Sales Information**

Sales Price:	Sales Date:	Grantor:
\$126,000.00	04/29/1998	TOTH ANDREW & MARY

**Comparables**

Deed Book / Page:	Deed Type:	Deed Valid:
10931 / 6467		

**Similar Listings**

ARMS Length:

*N-67*

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User Specific Notes - View / Add

Single Page Print

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

General Property Description

Prop. Address: 3691 CUMBERLAND LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: COSEN BRIAN T & MARIA C	Tax / Map Acct#: 170.110-0004- 025.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.11-4-25	School Code: 144804
Owner Mailing: 3691 CUMBERLAND LN HAMBURG, NY14075	Deed Book / Page: 11100 / 3073	<u>Census Tract</u>
	Sub Div:	<u>PHONE</u>

Misc: Radius Search:  $\frac{1}{8}$   $\frac{1}{4}$   
 $\frac{1}{2}$   $\frac{1}{1}$   
Mile or 2  
Mile

Structural Characteristics

Bldg Sq Feet: 1772	Built: 1983	Uses As 1:
1st Floor: 942	Story Height: 0	Uses As 2:
2nd Floor: 830	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 0	Residential Units: 0
Bedrooms: 4.0	Fuel:	Exterior: ALUM/VINYL
Bath: 1.5	Water: PUBLIC	Garage: 0
Basement: PARTIAL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: 22 X 19	Total SqFT 1: 418
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

*596.91/sf.*

Land Characteristics

Acreage : 0.25	Land SqFt: 10890	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 92 X 120
East / Longitude: 428943 / -78.847918	North / Latitude 1004997 / 42.758059	<a href="#">FLOOD Map</a>

Tax / Assessment Data

Tax / Map Acct #: 170.110-0004-025.0000000	School Tax: \$1,769.67 calculated
Total Assessment: \$95,400.00	County Tax: \$1,778.95 actual
Land: \$7,600.00	City Tax: \$0.00
Old Assessment: \$95,400.00	Account #:

*N-68*



A PRODUCT OF REIDATA INC.

*\$ 86.77 /sf  
Average*

**Profile Report**

**4692 PINEVIEW DR, Town of HAMBURG, NY 14075 Erie County** Additional Reports

**General Property Description**

Owner Name: PIXLEY TIMOTHY F	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.110-0007-030.0000000	School Dist: FRONTIER
Owner Mailing: 4692 PINEVIEW DR HAMBURG, NY 14075	Print Key: 170.11-7-30	School Code: 144804
Owner Phone:	Deed Book/Page: 11026/5324	Census Tract/Block:
	Sub Div: NEW SUB 2000	Misc:

**Structural Characteristics**

Bldg Sq Feet: 1,986	Built: 2002	Uses As 1:
1st Floor: 978	Story Height: 0	Uses As 2:
2nd Floor: 1,008	Heat: HOT AIR	
House Type: COLONIAL	# Fireplaces: 1	No. of Bldgs: 1
Bedrooms: 4	Fuel: GAS	
Baths: 2/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 438X0	Area 1: 0
Improvement 2: POOL,GUNITE	Size 2: 500X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

**Land Characteristics**

Acreage: 0.22	Land SqFt: 9,583	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 427628/-78.852814	Northing/Latitude: 1004968/42.757968	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

**Taxes and Assessment Data**

Tax/Map Acct #: 170.110-0007-030.0000000	School Tax: \$2,004.75
Total Assessment: \$116,500.00	County Tax: \$0.00
Land: \$10,000.00	City Tax: \$0.00
Old Assessment: \$111,500.00	Account #:

**Sales Information**

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$173,025.00	01/17/2003	NVR INC. D/B/A RYAN HOMES	11026/5324		0	Y
\$32,000.00	11/01/2002	R.L.G. MAPLEWOOD INC	11017/9115		1	Y

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*\$ 87.12*

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## Profile Report

**4740 PINEVIEW DR, Town of HAMBURG, NY 14075 Erie County** Additional Reports

### General Property Description

Owner Name: EYNON ERIC	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.110-0007-036.0000000	School Dist: FRONTIER
Owner Mailing: 4740 PINEVIEW DR HAMBURG, NY 14075	Print Key: 170.11-7-36	School Code: 144804
Owner Phone:	Deed Book/Page: 11072/8726	Census Tract/Block:
	Sub Div: NEW SUB 2000	Misc:

### Structural Characteristics

Bldg Sq Feet: 2,734	Built: 2001	Uses As 1:
1st Floor: 1,502	Story Height: 0	Uses As 2:
2nd Floor: 1,232	Heat: HOT AIR	
House Type: COLONIAL	# Fireplaces: 1	No. of Bldgs: 1
Bedrooms: 4	Fuel: GAS	
Baths: 2/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 19X20	Area 1: 380
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.26	Land SqFt: 11,325	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 427612/-78.852869	Northing/Latitude: 1004588/42.756925	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 170.110-0007-036.0000000	School Tax: \$2,642.53
Total Assessment: \$146,500.00	County Tax: \$0.00
Land: \$10,000.00	City Tax: \$0.00
Old Assessment: \$146,500.00	Account #:

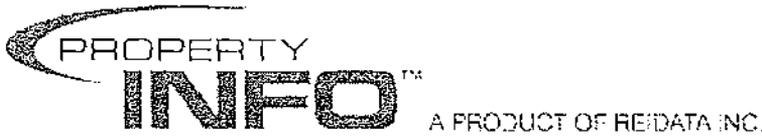
### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$252,000.00	04/19/2004	TAHER, NAWAL M.	11072/8726		1	Y
\$30,000.00	11/09/2000		10980/4074		1	

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\$92.17

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### Profile Report

**4784 PINEVIEW DR, Town of HAMBURG, NY 14075 Erie County** Additional Reports

### General Property Description

Owner Name: LUCKMAN DAVID A	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.110-0007-041.0000000	School Dist: FRONTIER
Owner Mailing: 4784 PINEVIEW DR HAMBURG, NY 14075	Print Key: 170.11-7-41	School Code: 144804
Owner Phone:	Deed Book/Page: 11093/4828	Census Tract/Block:
	Sub Div: NEW SUB 2000	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,596	Built: 2002	Uses As 1:
1st Floor: 816	Story Height: 0	Uses As 2:
2nd Floor: 780	Heat: HOT AIR	
House Type: COLONIAL	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel: GAS	
Baths: 1/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 20X20	Area 1: 400
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.23	Land SqFt: 10,018	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 427581/-78.852981	Northing/Latitude: 1004261/42.756027	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 170.110-0007-041.0000000	School Tax: \$2,019.63
Total Assessment: \$95,000.00	County Tax: \$0.00
Land: \$10,000.00	City Tax: \$0.00
Old Assessment: \$95,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$173,000.00	04/07/2005	BARLETTE STEVEN M &	11093/4828			
\$149,913.00	05/30/2002	NVR INC DBA RYAN HOMES NY	11007/1666		1	Y
\$31,000.00	03/21/2002	R.L.G. MAPLEWOOD INC	11002/8940		1	Y

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\$108.40

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## Profile Report

**4725 PINEVIEW DR, Town of HAMBURG, NY 14075 Erie County** Additional Reports

### General Property Description

Owner Name: ROBERTS SCOTT J	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.110-0007-051.0000000	School Dist: FRONTIER
Owner Mailing: 4725 PINEVIEW DR HAMBURG, NY 14075	Print Key: 170.11-7-51	School Code: 144804
Owner Phone:	Deed Book/Page: 11034/3543	Census Tract/Block:
	Sub Div: NEW SUB 2000	Misc:

### Structural Characteristics

Bldg Sq Feet: 2,504	Built: 2003	Uses As 1:
1st Floor: 1,268	Story Height: 0	Uses As 2:
2nd Floor: 1,236	Heat: HOT AIR	
House Type: COLONIAL	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 4	Fuel: GAS	
Baths: 2/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 464X0	Area 1: 0
Improvement 2: POOL,GUNITE	Size 2: 500X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.20	Land SqFt: 8,712	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 427838/-78.852029	Northing/Latitude: 1004711/42.757264	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 170.110-0007-051.0000000	School Tax: \$2,578.75
Total Assessment: \$143,500.00	County Tax: \$0.00
Land: \$10,000.00	City Tax: \$0.00
Old Assessment: \$133,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$183,670.00	03/31/2003	NVR INC. D/B/A RYAN HOMES	11034/3543		0	Y
\$32,000.00	01/17/2003	R.L.G. MAPLEWOOD INC	11026/6173		1	Y

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\$73.35

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## Profile Report

**4701 PINEVIEW DR, Town of HAMBURG, NY 14075 Erie County** Additional Reports

### General Property Description

Owner Name: LABEDZ DARREN P	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.110-0007-054.0000000	School Dist: FRONTIER
Owner Mailing: 4701 PINEVIEW DR HAMBURG, NY 14075	Print Key: 170.11-7-54	School Code: 144804
Owner Phone:	Deed Book/Page: 11046/6954	Census Tract/Block:
	Sub Div: NEW SUB 2000	Misc:

### Structural Characteristics

Bldg Sq Feet: 2,622	Built: 2003	Uses As 1:
1st Floor: 1,144	Story Height: 0	Uses As 2:
2nd Floor: 1,478	Heat: HOT AIR	
House Type: COLONIAL	# Fireplaces: 1	No. of Bldgs: 1
Bedrooms: 5	Fuel: GAS	
Baths: 2/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 458X0	Area 1: 0
Improvement 2: POOL,GUNITE	Size 2: 500X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.20	Land SqFt: 8,712	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 427840/-78.852024	Northing/Latitude: 1004906/42.757799	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 170.110-0007-054.0000000	School Tax: \$2,568.12
Total Assessment: \$143,000.00	County Tax: \$0.00
Land: \$10,000.00	City Tax: \$0.00
Old Assessment: \$10,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$192,830.00	07/14/2003	NVR INC. DBA RYAN HOMES N	11046/6954		0	Y
\$32,000.00	04/21/2003	R.L.G. MAPLEWOOD INC	11037/1990		1	Y

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\$73.54

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## Profile Report

**4693 PINEVIEW DR, Town of HAMBURG, NY 14075 Erie County** Additional Reports

### General Property Description

Owner Name: RYAN KEITH G	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.110-0007-055.0000000	School Dist: FRONTIER
Owner Mailing: 4693 PINEVIEW DR HAMBURG, NY 14075	Print Key: 170.11-7-55	School Code: 144804
Owner Phone:	Deed Book/Page: 11038/2615	Census Tract/Block:
	Sub Div: NEW SUB 2000	Misc:

### Structural Characteristics

Bldg Sq Feet: 2,422	Built: 2003	Uses As 1:
1st Floor: 1,306	Story Height: 0	Uses As 2:
2nd Floor: 1,116	Heat: HOT AIR	
House Type: COLONIAL	# Fireplaces: 1	No. of Bldgs: 1
Bedrooms: 4	Fuel: GAS	
Baths: 2/1	Water: PUBLIC	Residential Units:
Basement: PARTIAL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/INYL	Garage: 0	
Improvement 1: GAR, 1.0 ATT	Size 1: 448X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.20	Land SqFt: 8,712	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 427840/-78.852025	Northing/Latitude: 1004972/42.757981	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 170.110-0007-055.0000000	School Tax: \$2,355.53
Total Assessment: \$133,000.00	County Tax: \$0.00
Land: \$10,000.00	City Tax: \$0.00
Old Assessment: \$133,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$208,327.00	04/30/2003	NVR INC DBA RYAN HOMES	11038/2615		0	Y
\$32,000.00	02/07/2003	R.L.G. MAPLEWOOD INC	11028/8067		1	Y

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\$ 86.01

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Sales Information

Comparables

Similar Listings

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$171,720.00	08/29/2005	CORNELL MICHAEL & MARYANN	11100 / 3073			

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User Specific Notes - View / Add

Single Page Print

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

General Property Description

Prop. Address: 3714 DOGWOOD LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: ALESSANDRA DANIELLE	Tax / Map Acct#: 170.120-0003-050.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.12-3-50	School Code: 144804
Owner Mailing: 3714 DOGWOOD LN HAMBURG, NY14075	Deed Book / Page: 11087 / 2850	<u>Census Tract</u>
	Sub Div:	<u>PHONE</u>

Misc:

Radius Search: 1/8 1/4  
1/2 1  
Mile or 2  
Mile

Structural Characteristics

Bldg Sq Feet: 2034	Built: 1982	Uses As 1:
1st Floor: 1386	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. Of Bldgs:
House Type: RAISED RANCH	Fireplaces: 0	Residential Units: 0
Bedrooms: 3.0	Fuel: GAS	Exterior: COMPOSITE
Bath: 2.0	Water: PUBLIC	Garage: 1
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 648	Utilities: GAS & ELEC	
Improve 1:	Size 1: 0 X 0	Total SqFT 1: 0
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

✓  
\$71.29/sf

Land Characteristics

Acreage : 0.13	Land SqFt: 5663	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 44 X 128
East / Longitude: 429318 / -78.846517	North / Latitude 1004624 / 42.757038	<a href="#">FLOOD Map</a>

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**Tax / Assessment Data**

Tax / Map Acct #: 170.120-0003-050.0000000  
 Total Assessment: \$94,400.00  
 Land: \$7,300.00  
 Old Assessment: \$94,400.00

School Tax: \$1,751.12 calculated  
 County Tax: \$1,518.10 actual  
 City Tax: \$0.00  
 Account #:

**Sales Information**

Sales Price:  
 \$145,000.00

Sales Date:  
 12/06/2004

Grantor:  
 PETRILLO MICHAEL &  
 MARIE

**Comparables**

Deed Book / Page:  
 11087 / 2850

**Similar Listings**

Deed Type: Deed Valid: ARMS Length:

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**User Specific Notes - View / Add**

**Single Page Print**

**Mapping Available:** [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

**General Property Description**

Prop. Address: 3729 DOGWOOD LN  
 Owner: VENTRESCA MARIE &  
 Owner 2:  
 Owner Mailing: 3729 DOGWOOD LN  
 HAMBURG, NY14075

Municipality: Town of HAMBURG  
 Tax / Map Acct#: 170.120-0003-  
 029.0000000  
 Print Key: 170.12-3-29  
 Deed Book / Page: 10998 / 6282  
 Sub Div: JOINT TENANTS

Town Swis Code: 144889  
 School Dist: FRONTIER  
 School Code: 144804  
[Census Tract](#)  
[PHONE](#)

Misc: Radius Search:  $\frac{1}{8}$   $\frac{1}{4}$   
 $\frac{1}{2}$   $1$   
 Mile or 2  
 Mile

**Structural Characteristics**

Bldg Sq Feet: 1526  
 1st Floor: 1146  
 2nd Floor: 0  
 House Type: SPLIT LEVEL  
 Bedrooms: 3.0  
 Bath: 1.5  
 Basement: FULL  
 Basement SF: 380  
 Improve 1: PORCH,COVERD  
 Improve 2:

Built: 1979  
 Story Height: 0  
 Heat: HOT AIR  
 Fireplaces: 0  
 Fuel: GAS  
 Water: PUBLIC  
 Sewer: NONE  
 Utilities: GAS & ELEC  
 Size 1: Dimensions not available  
 Size 2: 0 X 0

Uses As 1:  
 Uses As 2:  
 No. Of Bldgs:  
 Residential Units: 0  
 Exterior: COMPOSITE  
 Garage: 2  
 Number Stories: 2.0  
 Total SqFT 1: 72  
 Total SqFT 2: 0

*\$85.19/sf*  
*N-76*

Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.19	Land SqFt: 8276	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 66 X 125
East / Longitude: 429065 / -78.847460	North / Latitude 1004674 / 42.757173	<a href="#">FLOOD Map</a>

**Tax / Assessment Data**

Tax / Map Acct #: 170.120-0003-029.0000000	School Tax: \$1,669.50 calculated
Total Assessment: \$90,000.00	County Tax: \$1,687.48 actual
Land: \$6,700.00	City Tax: \$0.00
Old Assessment: \$90,000.00	Account #:

**Sales Information**

**Comparables**

**Similar Listings**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$130,000.00	01/28/2002	KRYSZAK JEFFREY & KAREN,	10998 / 6282			
\$130,000.00	01/28/2002	KRYSZAK JEFFREY & KAREN	10998 / 6282		1	Y

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[User Specific Notes - View / Add](#)

[Single Page Print](#)

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

**General Property Description**

Prop. Address: 3734 DOGWOOD LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: KANE JOSEPH C/APRIL A.P.	Tax / Map Acct#: 170.120-0003-052.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.12-3-52	School Code: 144804
Owner Mailing: 3734 DOGWOOD LN HAMBURG NY14075	Deed Book / Page: 11112 / 3306	<a href="#">Census Tract</a>
	Sub Div:	<a href="#">PHONE</a>

Misc:	Radius Search: <a href="#">1/8</a> <a href="#">1/4</a> <a href="#">1/2</a> <a href="#">1</a> <a href="#">Mile</a> <a href="#">or 2</a> <a href="#">Mile</a>
-------	---

**Structural Characteristics**

Bldg Sq Feet: 1602	Built: 1979	Uses As 1:
1st Floor: 1263	Story Height: 0	Uses As 2:

AP 77

2nd Floor: 0	Heat: HOT AIR	No. Of Bldgs:
House Type: SPLIT LEVEL	Fireplaces: 1	Residential Units: 0
Bedrooms: 3.0	Fuel: GAS	Exterior: COMPOSITE
Bath: 1.5	Water: PUBLIC	Garage: 2
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 339	Utilities: GAS & ELEC	
Improve 1:	Size 1: 0 X 0	Total SqFT 1: 0
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.19	Land SqFt: 8276	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 70 X 120
East / Longitude: 429258 / -78.846740	North / Latitude 1004535 / 42.756794	<a href="#">FLOOD Map</a>

**Tax / Assessment Data**

Tax / Map Acct #: 170.120-0003-052.0000000	School Tax: \$1,693.62 calculated
Total Assessment: \$91,300.00	County Tax: \$1,709.49 actual
Land: \$7,200.00	City Tax: \$0.00
Old Assessment: \$91,300.00	Account #:

**Sales Information**

**Comparables**

**Similar Listings**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$152,000.00	04/13/2006	DELLAPENTA SAMUEL W & KRISTIN J	11112 / 3306			Y
\$143,000.00	03/29/2004	RATHMAN JEFFREY & KAREN	11071 / 5387		1	Y
\$0.00	07/01/1986		09586 / 00547			

*\$94.88/sf.*

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[User Specific Notes - View / Add](#)

[Single Page Print](#)

**Mapping Available:** [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

**General Property Description**

Prop. Address: 3735 DOGWOOD LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: LEGGETT KEVIN F & LACHANDRA	Tax / Map Acct#: 170.120-0003-026.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.12-3-26	School Code: 144804
Owner Mailing: 3735 DOGWOOD LN	Deed Book / Page: 11079 / 6703	<a href="#">Census Tract</a>

*N-76*

HAMBURG, NY14075

Sub Div:

PHONE

Misc:

Radius Search: 1/8 1/4  
1/2 1  
Mile or 2  
Mile

**Structural Characteristics**

Bldg Sq Feet: 1596	Built: 1979	Uses As 1:
1st Floor: 1239	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. Of Bldgs:
House Type: SPLIT LEVEL	Fireplaces: 1	Residential Units: 0
Bedrooms: 3.0	Fuel: GAS	Exterior: WOOD
Bath: 1.5	Water: PUBLIC	Garage: 2
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 357	Utilities: GAS & ELEC	
Improve 1: POOL,CONCRET	Size 1: Dimensions not available	Total SqFT 1: 544
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.19	Land SqFt: 8276	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 65 X 125
East / Longitude: 429064 / -78.847462	North / Latitude 1004479 / 42.756638	<u>FLOOD Map</u>

**Tax / Assessment Data**

Tax / Map Acct #: 170.120-0003-026.0000000	School Tax: \$1,855.00 calculated
Total Assessment: \$100,000.00	County Tax: \$1,856.87 actual
Land: \$6,700.00	City Tax: \$0.00
Old Assessment: \$100,000.00	Account #:

*\$99.74/st*

**Sales Information**

**Comparables**

**Similar Listings**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$156,000.00	07/19/2004	ALIMONTE ANDREW & BEVERLY	11079 / 6703			

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User Specific Notes - View / Add

Single Page Print

Mapping Available: View Tax Map Aerial-Topo Virtual Earth Street Map FLOOD Map

*N-F*

\$112,000.00    06/09/1999    IGNOTO  
 GENNARO/CAROL,    10952 / 5899    1

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User Specific Notes - View / Add

Single Page Print

Mapping Available: [View Tax Map](#)    [Aerial-Topo](#)    [Virtual Earth](#)    [Street Map](#)    [FLOOD Map](#)

General Property Description

Prop. Address: 3765 DOGWOOD LN	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: DICKSON ROBERT & KATHLEEN	Tax / Map Acct#: 170.120-0003-013.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.12-3-13	School Code: 144804
Owner Mailing: 3765 DOGWOOD LN HAMBURG, NY14075	Deed Book / Page: 11004 / 8304	<u>Census Tract</u>
	Sub Div:	<u>PHONE</u>
	Misc:	Radius Search: $\frac{1}{8}$ $\frac{1}{4}$ <u>Mile</u> <u>or</u> <u>2</u> <u>Mile</u>

Structural Characteristics

Bldg Sq Feet: 1493	Built: 1978	Uses As 1:
1st Floor: 746	Story Height: 0	Uses As 2:
2nd Floor: 747	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 0	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 1.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 378
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

*\$79.04/sf*

Land Characteristics

Acreage : 0.19	Land SqFt: 8276
Class Code: 210	Class Name: 1 FAMILY HOUSE
East / Longitude: 429665 / -78.845220	North / Latitude 1004148 / 42.755735
	<a href="#">FLOOD Map</a>

Tax / Assessment Data

Tax / Map Acct #: 170.120-0003-013.0000000    School Tax: \$1,706.60 calculated

*11-90*

Total Assessment: \$92,000.00  
 Land: \$6,700.00  
 Old Assessment: \$92,000.00

County Tax: \$1,721.35 actual  
 City Tax: \$0.00  
 Account #:

**Sales Information**

**Comparables**

**Similar Listings**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$118,000.00	04/22/2002	SUTTON BARRY N. & LINDA C,	11004 / 8304			
\$118,000.00	04/22/2002	SUTTON BARRY N. & LINDA C	11004 / 8304		1	Y
\$107,000.00	07/15/1994	SELDEN WM & MARY	10874 / 2063		1	

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User Specific Notes - View / Add

Single Page Print

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

**General Property Description**

Prop. Address: 3466 HEATHERWOOD DR Municipality: Town of HAMBURG Town Swis Code: 144889  
 Owner: BRODIE WILLIAM R & AMY W Tax / Map Acct#: 170.150-0001-002.0000000 School Dist: FRONTIER  
 Owner 2: Print Key: 170.15-1-2 School Code: 144804  
 Owner Mailing: 3466 HEATHERWOOD DR Deed Book / Page: 11092 / 7868 Census Tract  
 HAMBURG, NY14075 Sub Div: NEW SUB 2000 PHONE  
 Misc: Radius Search: 1/8 1/4  
1/2 1  
Mile or 2  
Mile

**Structural Characteristics**

Bldg Sq Feet: 2312	Built: 2001	Uses As 1:
1st Floor: 1196	Story Height: 0	Uses As 2:
2nd Floor: 1116	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 2.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 470
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

*Handwritten notes:*  
 \$95.16 / sq ft  
 N-51

Land Characteristics

Acreage : 0.37 Land SqFt: 16117  
Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 55 X 296  
East / Longitude: 427312 / -78.853979 North / Latitude 1004014 / 42.755347 [FLOOD Map](#)

Tax / Assessment Data

Tax / Map Acct #: 170.150-0001-002.0000000 School Tax: \$2,430.05 calculated  
Total Assessment: \$131,000.00 County Tax: \$0.00 actual  
Land: \$12,000.00 City Tax: \$0.00  
Old Assessment: \$131,000.00 Account #:

Sales Information

Comparables

Similar Listings

Sales Price: Sales Date: Grantor: Deed Book / Page: Deed Type: Deed Valid: ARMS Length:  
\$220,000.00 03/23/2005 FILIGHERA RONALD W & DEANNA M 11092 / 7868

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[User Specific Notes - View / Add](#)

[Single Page Print](#)

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

General Property Description

Prop. Address: 3468 HEATHERWOOD DR Municipality: Town of HAMBURG Town Swis Code: 144889  
Owner: DEIONNO GERALD A Tax / Map Acct#: 170.150-0001-001.0000000 School Dist: FRONTIER  
Owner 2: Print Key: 170.15-1-1 School Code: 144804  
Owner Mailing: 3468 HEATHERWOOD DR Deed Book / Page: 10991 / 2380 [Census Tract](#)  
HAMBURG, NY14075 Sub Div: NEW SUB 1999 [PHONE](#)  
Misc: Radius Search: 1/8 1/4  
1/2 1  
Mile or 2  
Mile

Structural Characteristics

Bldg Sq Feet: 1888 Built: 2001 Uses As 1:  
1st Floor: 987 Story Height: 0 Uses As 2:  
2nd Floor: 991 Heat: HOT AIR No. Of Bldgs:  
House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
Bedrooms: 3.0 Fuel: GAS Exterior: ALUM/VINYL

*99.71/st*

*N-82*

Land: \$12,000.00

City Tax: \$0.00

Old Assessment: \$105,000.00

Account #:

Sales Information

Comparables

Similar Listings

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$151,175.00	09/08/1999	NRV. INC	10956 / 8825			
\$151,175.00	09/08/1999		10956 / 8825			
\$30,000.00	06/04/1999	RLG MAPLEWOOD INC,	10956 / 8825		1	

User Specific Notes - View / Add

Single Page Print

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

General Property Description

Prop. Address: 3490 HEATHERWOOD DR	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: CAREY WILLIAM C	Tax / Map Acct#: 170.110-0007-005.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 170.11-7-5	School Code: 144804
Owner Mailing: 3490 HEATHERWOOD DR HAMBURG, NY14075	Deed Book / Page: 11099 / 3380	<u>Census Tract</u>
	Sub Div: NEW SUB 1999	<u>PHONE</u>

Misc:

Radius Search: 1/8 1/4  
1/2 1  
Mile or 2  
Mile

Structural Characteristics

Bldg Sq Feet: 2188	Built: 1999	Uses As 1:
1st Floor: 1180	Story Height: 0	Uses As 2:
2nd Floor: 1008	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 0	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 2.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 452
Improve 2: POOL,ST/VNYL	Size 2: 18 X 36	Total SqFT 2: 648
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

Land Characteristics

*N.B.*

Acreage : 0.19 Land SqFt: 8276  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 63 X 133  
 East / Longitude: 427218 / -78.854339 North / Latitude 1004839 / 42.757610 [FLOOD Map](#)

**Tax / Assessment Data**

Tax / Map Acct #: 170.110-0007-005.0000000 School Tax: \$2,188.90 calculated  
 Total Assessment: \$118,000.00 County Tax: \$176.38 actual  
 Land: \$10,000.00 City Tax: \$0.00  
 Old Assessment: \$118,000.00 Account #:

98-26

**Sales Information**

**Comparables**

**Similar Listings**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$215,000.00	08/08/2005	HEWITT GARY	11099 / 3380			
\$157,165.00	08/03/1999		10955 / 02395		1	
\$30,000.00	05/13/1999	R L G MAPLEWOOD INC,	10955 / 02395		0	

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[User Specific Notes - View / Add](#)

[Single Page Print](#)

Mapping Available: [View Tax Map](#) [Aerial-Topo](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

**General Property Description**

Prop. Address: 3510 HEATHERWOOD DR Municipality: Town of HAMBURG Town Swis Code: 144889  
 Owner: ARMSTRONG JAMES & JANICE Tax / Map Acct#: 170.110-0005-009.0000000 School Dist: FRONTIER  
 Owner 2: Print Key: 170.11-5-9 School Code: 144804  
 Owner Mailing: 3510 HEATHERWOOD DR Deed Book / Page: 10932 / 9061  
 HAMBURG, NY14075 Sub Div: [Census Tract](#)

[PHONE](#)

Misc: Radius Search: [1/8](#) [1/4](#)  
[1/2](#) [1](#)  
[Mile](#) [or 2](#)  
[Mile](#)

**Structural Characteristics**

Bldg Sq Feet: 1900 Built: 1988 Uses As 1:  
 1st Floor: 1059 Story Height: 0 Uses As 2:  
 2nd Floor: 841 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: ALUM/VINYL

N-54



## Profile Report

**4922 OREGON AVE, Town of HAMBURG, NY 14075 Erie County**

**Additional Reports**

### General Property Description

Owner Name: WITTMAN MARC D	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.660-0001-006.1000000	School Dist: FRONTIER
Owner Mailing: 4922 OREGON AVE HAMBURG, NY 14075	Print Key: 170.66-1-6.1	School Code: 144804
Owner Phone:	Deed Book/Page: 10991/1065	Census Tract/Block:
	Sub Div: + APT	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,602	Built: 1890	Uses As 1:
1st Floor: 1,152	Story Height: 0	Uses As 2:
2nd Floor: 450	Heat: HOT AIR	
House Type: OLD STYLE	# Fireplaces: 0	No. of Bldgs: 2
Bedrooms: 3	Fuel:	
Baths: 2/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.5
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 20X24	Area 1: 480
Improvement 2: PORCH,ENCLSD	Size 2: 144X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.36	Land SqFt: 15,681	Depth:
Land Use: 2 FAMILY HOUSE - 220		Front:
Easting/Longitude: 428047/-78.851232	Northing/Latitude: 1003138/42.752950	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 170.660-0001-006.1000000	School Tax: \$909.90
Total Assessment: \$65,000.00	County Tax: \$1,122.89
Land: \$9,300.00	City Tax: \$0.00
Old Assessment: \$65,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$92,000.00	10/23/2001	SCHWEGLER ROBERT & GRETA	10991/1065		1	Y

N-05



## Profile Report

**4912 OREGON AVE, Town of HAMBURG, NY 14075 Erie County**

**Additional Reports**

### General Property Description

Owner Name: SEYFRIED RICHARD	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.660-0001-005.1000000	School Dist: FRONTIER
Owner Mailing: 4912 OREGON AVE HAMBURG, NY 14075	Print Key: 170.66-1-5.1	School Code: 144804
Owner Phone:	Deed Book/Page: 10950/03532	Census Tract/Block:
	Sub Div: SPLIT 1999	Misc:

### Structural Characteristics

Bldg Sq Feet: 2,142	Built: 1931	Uses As 1:
1st Floor: 1,230	Story Height: 0	Uses As 2:
2nd Floor: 912	Heat: HOT AIR	
House Type: OLD STYLE	# Fireplaces: 1	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: COMPOSITE	Garage: 2	
Improvement 1: GAR,1.0 DET	Size 1: 400X0	Area 1: 0
Improvement 2: POOL,CONCRET	Size 2: 512X0	Area 2: 0
Improvement 3: PORCH,OPEN	Size 3: 550X0	Area 3: 0
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.47	Land SqFt: 20,473	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 427951/-78.851590	Northing/Latitude: 1003134/42.752938	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 170.660-0001-005.1000000	School Tax: \$1,749.64
Total Assessment: \$104,500.00	County Tax: \$1,836.89
Land: \$11,400.00	City Tax: \$0.00
Old Assessment: \$104,500.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$125,750.00	04/23/1999	SCHWEGLER ROBERT & GRETA,	10950/03532		0	

N-86



## Profile Report

**4972 OREGON AVE, Town of HAMBURG, NY Erie County**

[Additional Reports](#)

### General Property Description

Owner Name:	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 170.660-0001-003.000A	School Dist: FRONTIER
Owner Mailing:	Print Key: 170.66-1-3/A	School Code: 144804
Owner Phone:	Deed Book/Page: /	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 2,480	Built: 1963	Uses As 1:
1st Floor: 1,164	Story Height: 0	Uses As 2:
2nd Floor: 1,316	Heat: HOT AIR	
House Type: COLONIAL	# Fireplaces: 1	No. of Bldgs: 1
Bedrooms: 4	Fuel:	
Baths: 2/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 41X14	Area 1: 574
Improvement 2: CARPORT	Size 2: 280X0	Area 2: 0
Improvement 3: POOL,ST/VNYL	Size 3: 500X0	Area 3: 0
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.34	Land SqFt: 14,810	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 427957/00.000000	Northing/Latitude: 1002805/00.000000	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

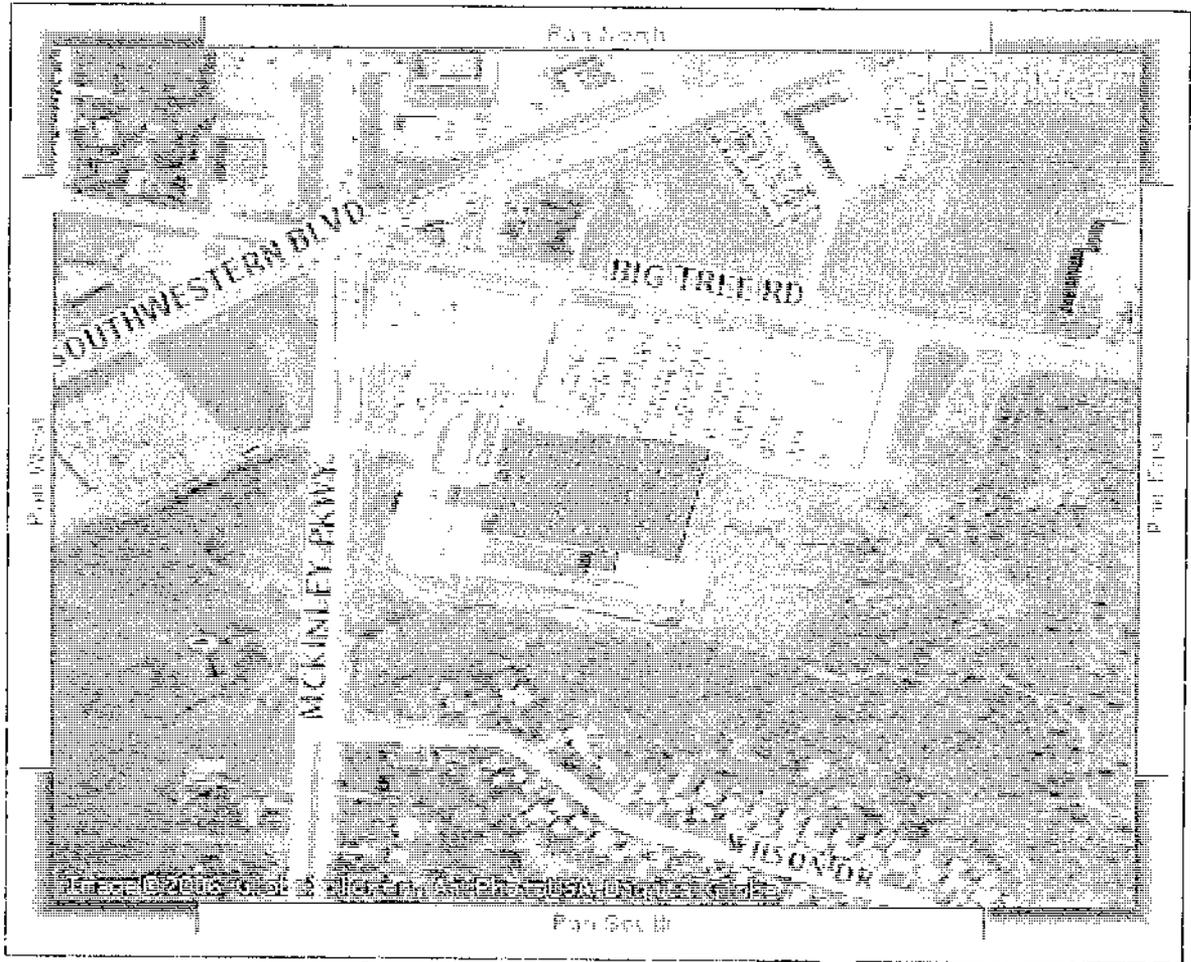
Tax/Map Acct #: 170.660-0001-003.000A	School Tax: \$0.00
Total Assessment: \$120,000.00	County Tax: \$0.00
Land: \$8,800.00	City Tax: \$0.00
Old Assessment: \$0.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
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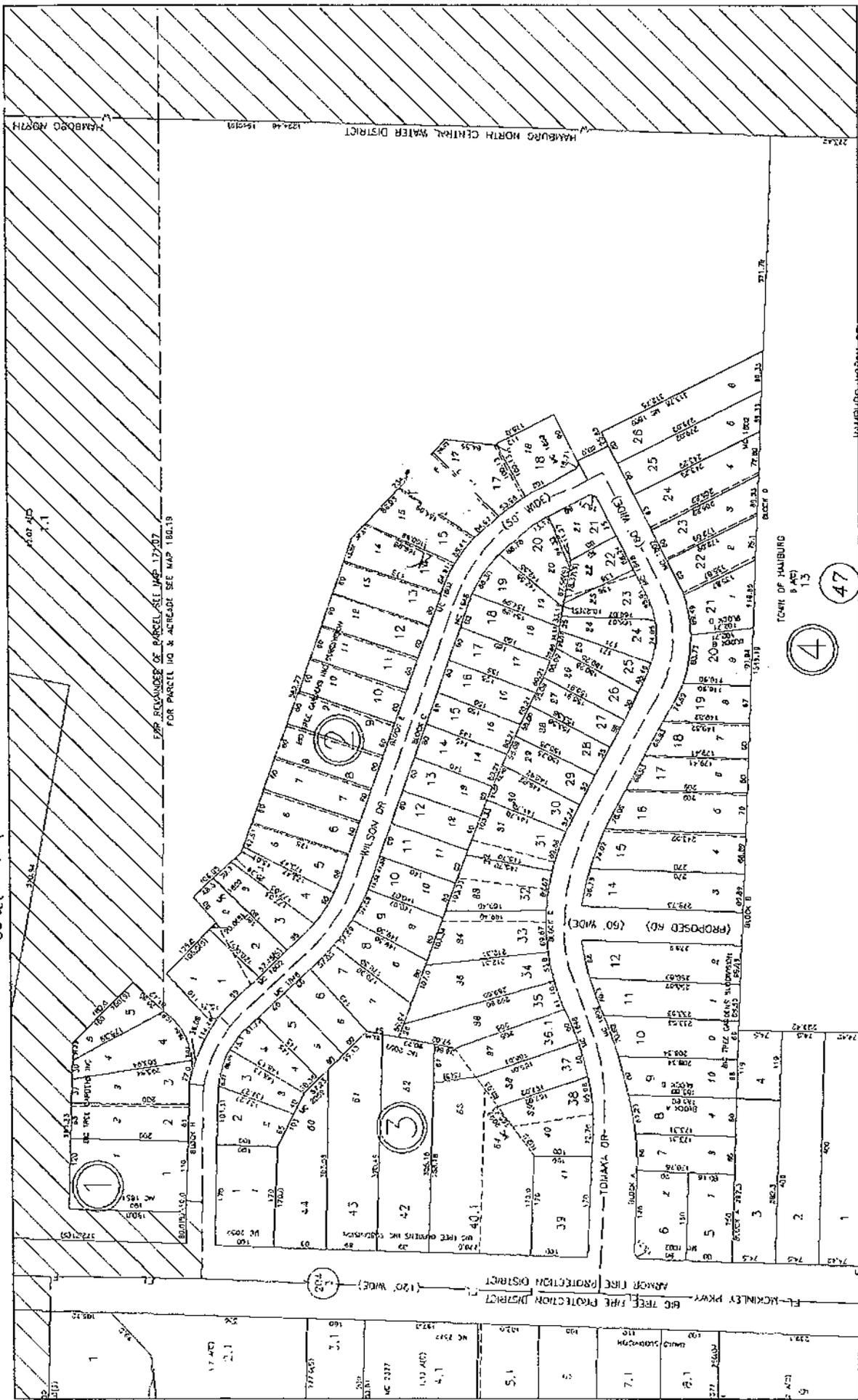
*N-87*

**CASE 1: RESIDENTIAL MARKET DATA**



Case Study #1

walnut



REI Data Inc. reidi.propertyinfo.com - Map Name: /NYTaxMapView/nytaxmap2/maps/ERIE/144889/

☆ = 4664 WILSON DR

4 47

N-90



Walmart  
side

### Profile Report

4566 WILSON DR, Town of HAMBURG, NY 14075 Erie County

Additional Reports

### General Property Description

Owner Name: KOBIOLOKA JESSICA	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0002-002.0000000	School Dist: FRONTIER
Owner Mailing: 4566 WILSON DR HAMBURG, NY 14075	Print Key: 171.07-2-2	School Code: 144804
Owner Phone:	Deed Book/Page: 11107/2893	Census Tract/Block:
	Sub Div: LF EST ANTOINETTE L HOLDI	Misc:

### Structural Characteristics

Bldg Sq Feet: 768	Built: 1953	Uses As 1:
1st Floor: 768	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. of Bldgs: 1
House Type: RANCH	# Fireplaces: 0	Residential Units:
Bedrooms: 2	Fuel:	Number Stories: 1.0
Baths: 1/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 288X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.28	Land SqFt: 12,196	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439243/-78.809594	Northing/Latitude: 1007869/42.766022	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0002-002.0000000	School Tax: \$612.27
Total Assessment: \$51,000.00	County Tax: \$1,064.20
Land: \$5,400.00	City Tax: \$0.00
Old Assessment: \$51,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$84,000.00	12/19/2005	HOLDING ANTOINETTE	11107/2893			Y
\$1.00	06/04/2004	HOLDING ANTOINETTE L.	11076/9197		0	N
\$0.00	07/14/1976		08410/00477			

\$109.38

N-91



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### Profile Report

**4588 WILSON DR, Town of HAMBURG, NY 14075 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: ZUMBADO JEFFREY	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0002-005.0000000	School Dist: FRONTIER
Owner Mailing: 4588 WILSON DR	Print Key: 171.07-2-5	School Code: 144804
HAMBURG, NY 14075	Deed Book/Page: 11091/547	Census Tract/Block:
Owner Phone:	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 864	Built: 1955	Uses As 1:
1st Floor: 864	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. of Bldgs: 1
House Type: RANCH	# Fireplaces: 1	Residential Units:
Bedrooms: 3	Fuel: GAS	Number Stories: 1.0
Baths: 1/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.5 DET	Size 1: 528X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.27	Land SqFt: 11,761	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439374/-78.809106	Northing/Latitude: 1007772/42.765756	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0002-005.0000000	School Tax: \$761.08
Total Assessment: \$58,000.00	County Tax: \$1,189.67
Land: \$5,700.00	City Tax: \$0.00
Old Assessment: \$58,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$90,000.00	02/16/2005	WALCZYK GREGG A	11091/547			
\$74,200.00	12/01/2000		10974/4877		1	

104.17

N-92



### Profile Report

**4652 WILSON DR, Town of HAMBURG, NY 14075 Erie County**

**Additional Reports**

### General Property Description

Owner Name: HANES GREGORY A	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0002-014.0000000	School Dist: FRONTIER
Owner Mailing: 4652 WILSON DR HAMBURG, NY 14075	Print Key: 171.07-2-14	School Code: 144804
Owner Phone:	Deed Book/Page: 11081/4504	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 888	Built: 1950	Uses As 1:
1st Floor: 888	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 484X0	Area 1: 0
Improvement 2: PORCH,OPEN	Size 2: 192X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.21	Land SqFt: 9,147	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439887/-78.830296	Northing/Latitude: 1007591/42.748105	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0002-014.0000000	School Tax: \$707.93
Total Assessment: \$55,500.00	County Tax: \$1,305.14
Land: \$5,600.00	City Tax: \$0.00
Old Assessment: \$0.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$99,000.00	08/19/2004		11081/4504			
\$73,900.00	07/14/1999	LANDSITTEL SHIRLEY,	10954/3415		1	

*\$ 111.49*

*N-93*

NON-Retail side



### Profile Report

4549 WILSON DR, Town of HAMBURG, NY 14075 Erie County

Additional Reports

### General Property Description

Owner Name: MILLER DOLORES B	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0003-003.0000000	School Dist: FRONTIER
Owner Mailing: 4549 WILSON DR HAMBURG, NY 14075	Print Key: 171.07-3-3	School Code: 144804
Owner Phone:	Deed Book/Page: 11007/2231	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,296	Built: 1952	Uses As 1:
1st Floor: 792	Story Height: 0	Uses As 2:
2nd Floor: 504	Heat: HOT AIR	No. of Bldgs: 1
House Type: CAPE COD	# Fireplaces: 1	Residential Units:
Bedrooms: 2	Fuel:	Number Stories: 1.5
Baths: 1/0	Water: PUBLIC	Area 1: 0
Basement: FULL	Sewer: NONE	Area 2: 0
Basement SF: 0	Utilities: GAS & ELEC	Area 3:
Exterior: BRICK	Garage: 0	Area 4:
Improvement 1: GAR,1.0 DET	Size 1: 484X0	
Improvement 2: PORCH,OPEN	Size 2: 90X0	
Improvement 3:	Size 3:	
Improvement 4:	Size 4:	

### Land Characteristics

Acreage: 0.23	Land SqFt: 10,018	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 438978/-78.810581	Northing/Latitude: 1007835/42.765926	Flood Map
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0003-003.0000000	School Tax: \$76.32
Total Assessment: \$73,800.00	County Tax: \$1,472.88
Land: \$5,100.00	City Tax: \$0.00
Old Assessment: \$73,800.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$88,000.00	05/30/2002	ANDRUKAT ALLEN K	11007/2231		1	Y
\$0.00	07/23/1969		07610/00173			

\$67.90

N-94



## Profile Report

**4597 WILSON DR, Town of HAMBURG, NY 14075 Erie County**

Additional Reports

### General Property Description

Owner Name: HALL JR JAMES E	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0003-011.0000000	School Dist: FRONTIER
Owner Mailing: 4597 WILSON DR	Print Key: 171.07-3-11	School Code: 144804
HAMBURG, NY 14075	Deed Book/Page: 11006/3357	Census Tract/Block:
Owner Phone:	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,188	Built: 1943	Uses As 1:
1st Floor: 798	Story Height: 0	Uses As 2:
2nd Floor: 390	Heat: HOT AIR	
House Type: CAPE COD	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.5
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: WOOD	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 360X0	Area 1: 0
Improvement 2: PORCH,COVERD	Size 2: 80X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.19	Land SqFt: 8,276	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439378/-78.809089	Northing/Latitude: 1007551/42.765150	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

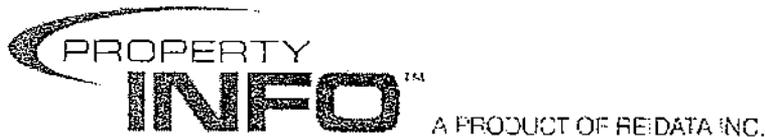
Tax/Map Acct #: 171.070-0003-011.0000000	School Tax: \$933.28
Total Assessment: \$66,100.00	County Tax: \$966.89
Land: \$5,300.00	City Tax: \$0.00
Old Assessment: \$66,100.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$70,000.00	05/15/2002	WILCOX MARY	11006/3357		1	Y
\$0.00	08/31/1944		03604/00188			

*\$58,92*

*N-95*



## Profile Report

**4659 WILSON DR, Town of HAMBURG, NY 14075 Erie County**

**Additional Reports**

### General Property Description

Owner Name: RUSZCZYK GERALDINE	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0003-019.0000000	School Dist: FRONTIER
Owner Mailing: 4659 WILSON DR HAMBURG, NY 14075	Print Key: 171.07-3-19	School Code: 144804
Owner Phone:	Deed Book/Page: 11103/9262	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,470	Built: 1943	Uses As 1:
1st Floor: 1,020	Story Height: 0	Uses As 2:
2nd Floor: 450	Heat: HOT AIR	No. of Bldgs: 1
House Type: CAPE COD	# Fireplaces: 0	Residential Units:
Bedrooms: 3	Fuel:	Number Stories: 1.5
Baths: 1/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: WOOD	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 480X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.31	Land SqFt: 13,503	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439833/-78.830380	Northing/Latitude: 1007367/42.747687	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0003-019.0000000	School Tax: \$616.52
Total Assessment: \$66,000.00	County Tax: \$1,273.98
Land: \$5,300.00	City Tax: \$0.00
Old Assessment: \$0.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$90,000.00	10/28/2005	REY ESTATE DOROTHY	11103/9262			Y

*\$61,222*

*N-96*



## Profile Report

**4673 WILSON DR, Town of HAMBURG, NY 14075 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: STARKS RICHARD M	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0003-021.0000000	School Dist: FRONTIER
Owner Mailing: 4673 WILSON DR	Print Key: 171.07-3-21	School Code: 144804
HAMBURG, NY 14075	Deed Book/Page: 11103/8229	Census Tract/Block:
Owner Phone:	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,196	Built: 1941	Uses As 1:
1st Floor: 776	Story Height: 0	Uses As 2:
2nd Floor: 420	Heat: HOT AIR	
House Type: CAPE COD	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.5
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1:	Size 1:	Area 1:
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.14	Land SqFt: 6,098	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439944/-78.806978	Northing/Latitude: 1007276/42.764400	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0003-021.0000000	School Tax: \$841.87
Total Assessment: \$61,800.00	County Tax: \$1,257.78
Land: \$5,200.00	City Tax: \$0.00
Old Assessment: \$61,800.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$1.00	09/12/2005	STARKS RICHARD M & D	11103/8229			
\$76,711.00	11/16/2001	MC COLLISTER TIMOTHY J.	10992/5676		1	Y

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*\$64.14*

*N-97*



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### Profile Report

4570 TOMAKA DR, Town of HAMBURG, NY 14075 Erie County

Additional Reports

### General Property Description

Owner Name: DYPKA NICHOLAS	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0003-034.0000000	School Dist: FRONTIER
Owner Mailing: 4570 TOMAKA DR HAMBURG, NY 14075	Print Key: 171.07-3-34	School Code: 144804
Owner Phone:	Deed Book/Page: 11085/5760	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 792	Built: 1951	Uses As 1:
1st Floor: 792	Story Height: 0	Uses As 2:
2nd Floor: 396	Heat: HOT AIR	No. of Bldgs: 1
House Type: CAPE COD	# Fireplaces: 0	Residential Units:
Bedrooms: 2	Fuel: GAS	Number Stories: 1.5
Baths: 1/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR, 1.0 DET	Size 1: 440X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.26	Land SqFt: 11,325	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439157/-78.809911	Northing/Latitude: 1007458/42.764893	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0003-034.0000000	School Tax: \$750.45
Total Assessment: \$57,500.00	County Tax: \$1,180.69
Land: \$6,200.00	City Tax: \$0.00
Old Assessment: \$57,500.00	Account #:

### Sales Information

Sales Price	Sales Date	Granlor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$79,900.00	11/03/2004	HOWE CAROLE J.	11085/5760			
\$2,000.00	05/30/1997	HOWE CAROLE J.	10916/8412		0	

9/100-88

N-98



## Profile Report

**4661 TOMAKA DR, Town of HAMBURG, NY 14075 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: BERTSCH WENDY L	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0004-023.0000000	School Dist: FRONTIER
Owner Mailing: 4661 TOMAKA DR HAMBURG, NY 14075	Print Key: 171.07-4-23	School Code: 144804
Owner Phone:	Deed Book/Page: 11077/4241	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 864	Built: 1949	Uses As 1:
1st Floor: 864	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel: GAS	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 280X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.29	Land SqFt: 12,632	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439952/-78.806946	Northing/Latitude: 1007062/42.763812	Flood Map
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0004-023.0000000	School Tax: \$782.34
Total Assessment: \$59,000.00	County Tax: \$1,207.58
Land: \$6,100.00	City Tax: \$0.00
Old Assessment: \$59,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$92,000.00	06/10/2004	GEBAUER TIMOTHY D	11077/4241		1	Y
\$80,000.00	01/18/2002	GALLIGAN KEVIN G	10997/8634		1	Y

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*\$104.48*

*N-99*



### Profile Report

**4664 TOMAKA DR, Town of HAMBURG, NY 14075 Erie County**

Additional Reports

### General Property Description

Owner Name: BUSKIST ERIK C.	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0003-022.0000000	School Dist: FRONTIER
Owner Mailing: 4664 TOMAKA DR HAMBURG, NY 14075	Print Key: 171.07-3-22	School Code: 144804
Owner Phone:	Deed Book/Page: 11038/9416	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,215	Built: 1943	Uses As 1:
1st Floor: 842	Story Height: 0	Uses As 2:
2nd Floor: 373	Heat: HOT AIR	
House Type: CAPE COD	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 2	Fuel: GAS	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.5
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 280X0	Area 1: 0
Improvement 2: PORCH,ENCLSD	Size 2: 60X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.21	Land SqFt: 9,147	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439875/-78.807235	Northing/Latitude: 1007248/42.764322	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0003-022.0000000	School Tax: \$886.51
Total Assessment: \$63,900.00	County Tax: \$939.69
Land: \$5,200.00	City Tax: \$0.00
Old Assessment: \$63,900.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$74,000.00	05/06/2003	SCHUNK DORA M. ETAL	11038/9416		1	Y
\$10.00	09/26/1996	CARY CHARLES G & W	10907/01660		0	

*\$60.91*

*N-100*



## Profile Report

**4653 TOMAKA DR, Town of HAMBURG, NY 14075 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: ADAMS MICHAEL J	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0004-022.0000000	School Dist: FRONTIER
Owner Mailing: 4653 TOMAKA DR HAMBURG, NY 14075	Print Key: 171.07-4-22	School Code: 144804
Owner Phone:	Deed Book/Page: 11079/5247	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,149	Built: 1952	Uses As 1:
1st Floor: 1,149	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel: GAS	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: WOOD	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 27X14	Area 1: 378
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.26	Land SqFt: 11,325	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439887/-78.807188	Northing/Latitude: 1007050/42.763779	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0004-022.0000000	School Tax: \$1,045.96
Total Assessment: \$71,400.00	County Tax: \$1,429.86
Land: \$6,200.00	City Tax: \$0.00
Old Assessment: \$71,400.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$103,000.00	07/15/2004	MACLAREN DONALD	11079/5247		1	Y
\$1.00	12/23/1996	MACLAREN FAMILY LIVI	10910/9321		0	

*89.64*

*N-101*



### Profile Report

**4644 TOMAKA DR, Town of HAMBURG, NY 14075 Erie County**

**Additional Reports**

### General Property Description

Owner Name: MATLA ROBERT J	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 171.070-0003-024.0000000	School Dist: FRONTIER
Owner Mailing: 4644 TOMAKA DR HAMBURG, NY 14075	Print Key: 171.07-3-24	School Code: 144804
Owner Phone:	Deed Book/Page: 11093/7036	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,232	Built: 1944	Uses As 1:
1st Floor: 821	Story Height: 0	Uses As 2:
2nd Floor: 411	Heat: HOT AIR	No. of Bldgs: 1
House Type: CAPE COD	# Fireplaces: 0	Residential Units:
Bedrooms: 3	Fuel: GAS	Number Stories: 1.5
Baths: 1/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 528X0	Area 1: 0
Improvement 2: PORCH,ENCLSD	Size 2: 80X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.29	Land SqFt: 12,632	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 439757/-78.807674	Northing/Latitude: 1007217/42.764236	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 171.070-0003-024.0000000	School Tax: \$1,456.26
Total Assessment: \$68,500.00	County Tax: \$1,377.88
Land: \$5,000.00	City Tax: \$0.00
Old Assessment: \$68,500.00	Account #:

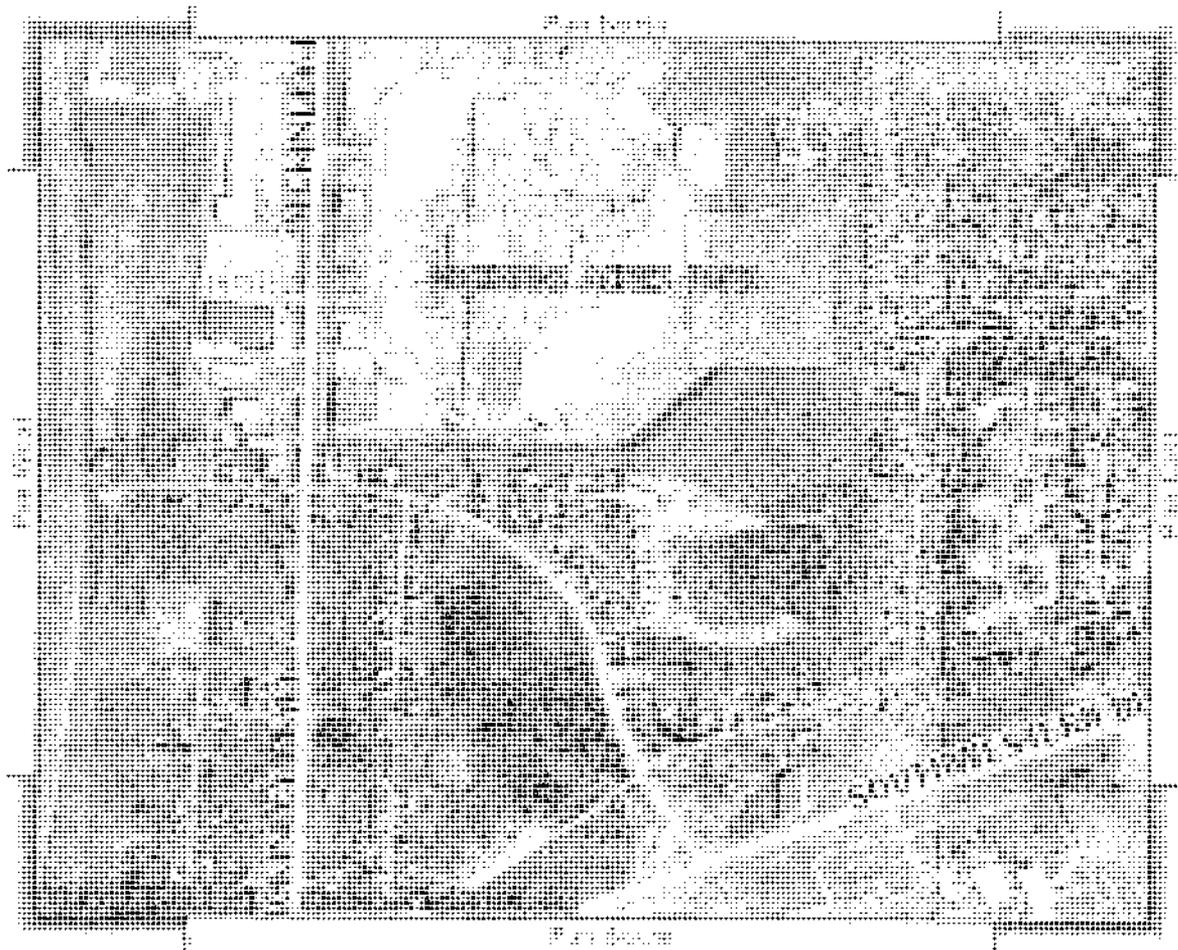
### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$87,500.00	04/14/2005	NAPLES PISTOLE SUSAN	11093/7036			
\$73,000.00	12/02/1998	TILERT JOHN & ELIZABETH C	10943/00132		1	

*\$171.02*

*N102*

**CASE 2: RESIDENTIAL MARKET DATA**



Case Study #2

**General Property Description**

Prop. 4479 EAST Address: HIGHLAND PKWY	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: BENDERSON 85-1 TRUST	Tax / Map Acct#: 160.110-0002-014.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 160.11-2-14	School Code: 144804
Owner 8441 COOPER Mailing: CREEK BLVD UNIVERSITY PARK, FL34201	Deed Book / Page: 11087 / 618	Phone Number:
	Sub Div:	
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 1092	Built: 1969	Uses As 1:
1st Floor: 1092	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. Of Bldgs:
House Type: RANCH	Fireplaces: 0	Residential Units: 0
Bedrooms: 3.0	Fuel: GAS	Exterior: COMPOSITE
Bath: 1.0	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: 14 X 24	Total SqFT 1: 336
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.41	Land SqFt: 17860	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 85 X 212
East / Longitude: 438530 / -78.812299	North / Latitude: 1012750 / 42.779410	

**Tax / Assessment Data**

Tax / Map Acct #: 160.110-0002-014.0000000	School Tax: \$1,161.23
Total Assessment: \$62,600.00	County Tax: \$1,112.43 actual
Land: \$7,700.00	City Tax: \$0.00
Old Assessment: \$62,600.00	Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type: Deed Valid:	ARMS Length:
\$145,000.00	12/01/2004	EARLEY LEONARD S	11087 / 618		
\$0.00	06/16/1967		07359 / 00679		

*\$132.78*

*N-105*

**General Property Description**

Prop. 4566 EAST Address: HIGHLAND PKWY	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: UTZ ANDREW & GRIFFIN JENNIFER	Tax / Map Acct#: 160.110-0001- 025.0000000	School Dist: ORCH PK
Owner 2:	Print Key: 160.11-1-25	School Code: 146001
Owner 4566 E HIGHLAND Mailing: PKY	Deed Book / Page: 10966 / 6133	
BLASDELL, NY14219	Sub Div: JOINT TENANTS	Phone Number:
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 2396	Built: 1976	Uses As 1:
1st Floor: 1330	Story Height: 0	Uses As 2:
2nd Floor: 1066	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 3.0	Fuel: GAS	Exterior: WOOD
Bath: 2.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 504
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.64	Land SqFt: 27878	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 124 X 224
East / Longitude: 439312 / -78.809389	North / Latitude 1013020 / 42.780156	

**Tax / Assessment Data**

Tax / Map Acct #: 160.110-0001-025.0000000	School Tax: \$2,902.54
Total Assessment: \$132,900.00	County Tax: \$2,425.40 <b>actual</b>
Land: \$12,600.00	City Tax: \$0.00
Old Assessment: \$132,900.00	Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type: Deed Valid:	ARMS Length:
\$190,000.00	05/18/2000		10966 / 6133		

*\$79.30*

*N-106*

**General Property Description**

Prop: 4651 EAST  
 Address: HIGHLAND PKWY  
 Municipality: Town of HAMBURG  
 Town Swis Code: 144889  
 Owner: KANEHL RONALD C & BARBARA  
 Tax / Map Acct#: 160.110-0003-003.0000000  
 School Dist: ORCH PK  
 Owner 2:  
 Print Key: 160.11-3-3  
 School Code: 146001  
 Owner 4651 EAST  
 Mailing: HIGHLAND PKWY  
 Deed Book / Page: 10955 / 06447  
 BLASDELL, NY14219  
 Sub Div:  
 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2260  
 1st Floor: 1492  
 2nd Floor: 768  
 House Type: SPLIT LEVEL  
 Bedrooms: 3.0  
 Bath: 3.0  
 Basement: FULL  
 Basement SF: 0  
 Improve 1: GAR,1.0 ATT  
 Improve 2: PORCH,COVERD  
 Improve 3:  
 Improve 4:  
 Built: 1981  
 Story Height: 0  
 Heat: HOT AIR  
 Fireplaces: 1  
 Fuel: GAS  
 Water: PUBLIC  
 Sewer: NONE  
 Utilities: GAS & ELEC  
 Size 1: 22 X 24  
 Size 2: Dimensions not available  
 Size 3: 0 X 0  
 Size 4: 0 X 0  
 Uses As 1:  
 Uses As 2:  
 No. Of Bldgs:  
 Residential Units: 0  
 Exterior: BRICK  
 Garage: 0  
 Number Stories: 2.0  
 Total SqFT 1: 528  
 Total SqFT 2: 210  
 Total SqFT 3: 0  
 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.53  
 Land SqFt: 23087  
 Class Code: 210  
 Class Name: 1 FAMILY HOUSE  
 Lot Size: 100 X 229  
 East / Longitude: 439845 / -78.807401  
 North / Latitude: 1012709 / 42.779307

**Tax / Assessment Data**

Tax / Map Acct #: 160.110-0003-003.0000000  
 School Tax: \$2,773.68  
 Total Assessment: \$127,000.00  
 County Tax: \$2,324.38 actual  
 Land: \$12,000.00  
 City Tax: \$0.00  
 Old Assessment: \$127,000.00  
 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type: Deed Valid:	ARMS Length:
\$155,900.00	08/12/1999	FOTEVSKI KRSTIN & NETKA	10955 / 06447		
\$155,900.00	08/12/1999		10955 / 06447	1	

*368.98*

*12-107*

**General Property Description**

Prop. 4611 EAST Address: HIGHLAND PKWY	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: TERZIAN JAMES D	Tax / Map Acct#: 160.110-0003-001.0000000	School Dist: ORCH PK
Owner 2:	Print Key: 160.11-3-1	School Code: 146001
Owner Mailing: 29 HOLLAND AVE WEST SENECA, NY14224	Deed Book / Page: 10967 / 5071	Phone Number:
	Sub Div:	
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 2014	Built: 1977	Uses As 1:
1st Floor: 2014	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. Of Bldgs:
House Type: RANCH	Fireplaces: 2	Residential Units: 0
Bedrooms: 3.0	Fuel: GAS	Exterior: WOOD
Bath: 1.0	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: 28 X 24	Total SqFT 1: 672
Improve 2: PORCH,COVERD	Size 2: Dimensions not available	Total SqFT 2: 130
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.49	Land SqFt: 21344	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 112 X 192
East / Longitude: 439629 / -78.808205	North / Latitude 1012751 / 42.779420	

**Tax / Assessment Data**

Tax / Map Acct #: 160.110-0003-001.0000000	School Tax: \$2,588.04
Total Assessment: \$118,500.00	County Tax: \$2,178.84 actual
Land: \$11,000.00	City Tax: \$0.00
Old Assessment: \$118,500.00	Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type: Deed Valid:	ARMS Length:
\$145,000.00	06/08/2000		10967 / 5071		

*\$ 72 / sf -*

*N-108*

**General Property Description**

Prop. 4463 EAST Address: HIGHLAND PKWY	Municipality: Town of HAMBURG	Town Swis Code: 144889
Owner: BENDERSON 85-1 TRUST ETAL	Tax / Map Acct#: 160.110-0002-013.0000000	School Dist: FRONTIER
Owner 2:	Print Key: 160.11-2-13	School Code: 144804
Owner 8441 COOPER Mailing: CREEK BLVD UNIVERSITY PARK, FL34201	Deed Book / Page: 11088 / 1132	Phone Number:
	Sub Div:	
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 1444	Built: 1948	Uses As 1:
1st Floor: 948	Story Height: 0	Uses As 2:
2nd Floor: 496	Heat: HOT AIR	No. Of Bldgs:
House Type: CAPE COD	Fireplaces: 0	Residential Units: 0
Bedrooms: 3.0	Fuel:	Exterior: ALUM/VINYL
Bath: 1.0	Water: PUBLIC	Garage: 1
Basement: FULL	Sewer: NONE	Number Stories: 1.5
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 DET	Size 1: Dimensions not available	Total SqFT 1: 520
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3: PORCH,OPEN	Size 3: Dimensions not available	Total SqFT 3: 24
Improve 4: PORCH,COVERD	Size 4: Dimensions not available	Total SqFT 4: 96

**Land Characteristics**

Acreage : 1.18	Land SqFt: 51401	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 244 X 211
East / Longitude: 438376 / -78.812873	North / Latitude: 1012755 / 42.779422	

**Tax / Assessment Data**

Tax / Map Acct #: 160.110-0002-013.0000000	School Tax: \$1,439.48
Total Assessment: \$77,600.00	County Tax: \$1,617.28 actual
Land: \$11,700.00	City Tax: \$0.00
Old Assessment: \$77,600.00	Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type: Deed Valid:	ARMS Length:
\$147,500.00	12/21/2004	MELSON KENNETH E. JR. & PAULA	11088 / 1132		

*\$102.15*

*N-109*



## Profile Report

**4966 TIM TAM TRL, Town of HAMBURG, NY 14219 Erie County**

Additional Reports

### General Property Description

Owner Name: ASHBERY JASON L	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0005-012.0000000	School Dist: ORCH PK
Owner Mailing: 4966 TIM TAM TRL BUFFALO, NY 14219	Print Key: 160.08-5-12	School Code: 146001
Owner Phone:	Deed Book/Page: 11046/6678	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,212	Built: 1980	Uses As 1:
1st Floor: 924	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. of Bldgs: 1
House Type: RAISED RANCH	# Fireplaces: 0	Residential Units:
Bedrooms: 3	Fuel:	Number Stories: 1.0
Baths: 1/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 288	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 1	
Improvement 1:	Size 1:	Area 1:
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.11	Land SqFt: 4,791	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442635/-78.797037	Northing/Latitude: 1015784/42.787764	Flood Map
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.080-0005-012.0000000	School Tax: \$1,242.92
Total Assessment: \$74,000.00	County Tax: \$1,416.95
Land: \$5,700.00	City Tax: \$0.00
Old Assessment: \$74,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$103,500.00	07/14/2003	MEYER JAMES & KAREN	11046/6678		1	Y
\$0.00	09/26/1980		08946/00674			

*\$ 85.40*

*N-110*



## Profile Report

**5021 TIM TAM TRL, Town of HAMBURG, NY 14219 Erie County**

**Additional Reports**

### General Property Description

Owner Name: ALLEN EDWARD	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0005-016.0000000	School Dist: ORCH PK
Owner Mailing: 5021 TIM TAM TRL BUFFALO, NY 14219	Print Key: 160.08-5-16	School Code: 146001
Owner Phone:	Deed Book/Page: 11079/330	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,928	Built: 1977	Uses As 1:
1st Floor: 1,368	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: ELECTRIC	No. of Bldgs: 1
House Type: SPLIT LEVEL	# Fireplaces: 1	Residential Units:
Bedrooms: 3	Fuel: ELECTRIC	Number Stories: 1.0
Baths: 1/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 560	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 24X12	Area 1: 288
Improvement 2: PORCH,OPEN	Size 2: 64X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.21	Land SqFt: 9,147	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442879/-78.796125	Northing/Latitude: 1015401/42.786715	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.080-0005-016.0000000	School Tax: \$1,566.84
Total Assessment: \$87,500.00	County Tax: \$1,465.10
Land: \$7,000.00	City Tax: \$0.00
Old Assessment: \$87,500.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$126,908.00	07/07/2004	MUCKLIN ELMER J.	11079/330		1	N
\$107,900.00	11/20/1997	MELLERSKI DAVID & SA	10924/00677		1	

*\$65.87*

*N-111*



## Profile Report

**4999 TIM TAM TRL, Town of HAMBURG, NY 14219 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: WIECZYNSKI JAMIE D	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0005-019.0000000	School Dist: ORCH PK
Owner Mailing: 4999 TIM TAM TRL BUFFALO, NY 14219	Print Key: 160.08-5-19	School Code: 146001
Owner Phone:	Deed Book/Page: 11101/7840	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,264	Built: 1977	Uses As 1:
1st Floor: 976	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: ELECTRIC	
House Type: RAISED RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel: ELECTRIC	
Baths: 1/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 288	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 2	
Improvement 1:	Size 1:	Area 1:
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.19	Land SqFt: 8,276	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442666/-78.796918	Northing/Latitude: 1015391/42.786686	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

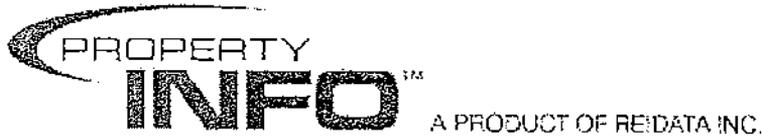
Tax/Map Acct #: 160.080-0005-019.0000000	School Tax: \$1,290.91
Total Assessment: \$76,000.00	County Tax: \$1,451.18
Land: \$6,900.00	City Tax: \$0.00
Old Assessment: \$76,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$127,000.00	09/23/2005	WILLIAMS CHRIS & DA	11101/7840			

*\$100.47*

*N-112*



## Profile Report

**4993 TIM TAM TRL, Town of HAMBURG, NY 14219 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: ZIELINSKI BERNADETTE R	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0005-020.0000000	School Dist: ORCH PK
Owner Mailing: 4993 TIM TAM TRL BUFFALO, NY 14219	Print Key: 160.08-5-20	School Code: 146001
Owner Phone:	Deed Book/Page: 11010/9001	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,204	Built: 1977	Uses As 1:
1st Floor: 984	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: ELECTRIC	No. of Bldgs: 1
House Type: SPLIT LEVEL	# Fireplaces: 0	Residential Units:
Bedrooms: 3	Fuel: ELECTRIC	Number Stories: 1.0
Baths: 1/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 220	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 1	Area 1: 0
Improvement 1: PORCH,OPEN	Size 1: 256X0	Area 2:
Improvement 2:	Size 2:	Area 3:
Improvement 3:	Size 3:	Area 4:
Improvement 4:	Size 4:	

### Land Characteristics

Acreage: 0.18	Land SqFt: 7,840	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442593/-78.797190	Northing/Latitude: 1015385/42.786669	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

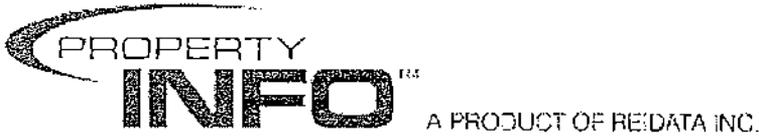
Tax/Map Acct #: 160.080-0005-020.0000000	School Tax: \$1,274.11
Total Assessment: \$75,300.00	County Tax: \$1,439.20
Land: \$7,200.00	City Tax: \$0.00
Old Assessment: \$75,300.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$90,000.00	08/02/2002	BROWN RANDALL A.	11010/9001		1	Y
\$95,500.00	02/15/1994	DYBALSKI MICHAEL & G	10864/00053		1	

*\$774.75*

*N-113*



## Profile Report

**4989 TIM TAM TRL, Town of HAMBURG, NY 14219 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: STARZYNSKI KENNETH J	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0005-021.0000000	School Dist: ORCH PK
Owner Mailing: 4989 TIM TAM TRL BUFFALO, NY 14219	Print Key: 160.08-5-21	School Code: 146001
Owner Phone:	Deed Book/Page: 11050/4022	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,637	Built: 1978	Uses As 1:
1st Floor: 1,253	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RAISED RANCH	# Fireplaces: 2	No. of Bldgs: 1
Bedrooms: 3	Fuel: GAS	
Baths: 2/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 384	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 2	
Improvement 1:	Size 1:	Area 1:
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.16	Land SqFt: 6,969	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442516/-78.797477	Northing/Latitude: 1015412/42.786743	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.080-0005-021.0000000	School Tax: \$1,482.86
Total Assessment: \$84,000.00	County Tax: \$1,524.82
Land: \$6,800.00	City Tax: \$0.00
Old Assessment: \$84,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$121,900.00	08/11/2003	MCLAUGHLIN KEVIN/DIANNA	11050/4022		1	Y
\$95,500.00	04/16/1997	LITWIN RICHARD & KAT	10915/289		1	

*\$ 174.47*

*N-114*



## Profile Report

**4939 TIM TAM TRL, Town of HAMBURG, NY 14219 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: MAEDER GARY W	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0005-025.0000000	School Dist: ORCH PK
Owner Mailing: 4939 TIM TAM TRL BUFFALO, NY 14219	Print Key: 160.08-5-25	School Code: 146001
Owner Phone:	Deed Book/Page: 11056/7492	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,256	Built: 1977	Uses As 1:
1st Floor: 1,040	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: SPLIT LEVEL	# Fireplaces: 1	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 216	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 1	
Improvement 1:	Size 1:	Area 1:
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.21	Land SqFt: 9,147	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442371/-78.798019	Northing/Latitude: 1015645/42.787381	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.080-0005-025.0000000	School Tax: \$1,290.91
Total Assessment: \$76,000.00	County Tax: \$1,188.04
Land: \$6,900.00	City Tax: \$0.00
Old Assessment: \$76,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$96,000.00	09/23/2003	TATE BEVERLY A/COSTELLO R	11056/7492		1	Y

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*\$176.43*

*N-115*



## Profile Report

**5149 RICHMOND AVE, Town of HAMBURG, NY 14219 Erie County Additional Reports**

### General Property Description

Owner Name: SKELLIE LARRI R	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.440-0001-024.2100000	School Dist: ORCH PK
Owner Mailing: 5149 RICHMOND AVE BUFFALO, NY 14219	Print Key: 160.44-1-24.21	School Code: 146001
Owner Phone:	Deed Book/Page: 11098/144	Census Tract/Block:
	Sub Div: SPLIT 1991	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,008	Built: 1990	Uses As 1:
1st Floor: 1,008	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: PUBLIC	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 16X22	Area 1: 352
Improvement 2: PORCH,OPEN	Size 2: 9X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.18	Land SqFt: 7,840	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 443969/-78.792053	Northing/Latitude: 1014152/42.783295	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.440-0001-024.2100000	School Tax: \$1,086.95
Total Assessment: \$67,500.00	County Tax: \$1,305.67
Land: \$5,600.00	City Tax: \$0.00
Old Assessment: \$67,500.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$102,000.00	07/13/2005	ZYDEL JAMES R	11098/144			
\$87,000.00	08/25/2001	KELLY LEO M JR	10989/3917		1	Y

~~\$101-19~~

\$101-19

N-116



## Profile Report

**5013 RICHMOND AVE, Town of HAMBURG, NY 14219 Erie County Additional Reports**

### General Property Description

Owner Name: PUKALO JOHN M	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.440-0001-002.0000000	School Dist: ORCH PK
Owner Mailing: 5013 RICHMOND AVE BUFFALO, NY 14219	Print Key: 160.44-1-2	School Code: 146001
Owner Phone:	Deed Book/Page: 11017/2390	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,008	Built: 1976	Uses As 1:
1st Floor: 1,008	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT WATER	
House Type: RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel: ELECTRIC	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: WOOD	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 480X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.17	Land SqFt: 7,405	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442581/-78.797223	Northing/Latitude: 1014171/42.783338	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.440-0001-002.0000000	School Tax: \$1,098.95
Total Assessment: \$68,000.00	County Tax: \$1,314.23
Land: \$4,900.00	City Tax: \$0.00
Old Assessment: \$68,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$95,000.00	10/28/2002	FABBRO JOHN P.	11017/2390		1	Y
\$84,000.00	12/30/1999		10961/6515		1	

*\$94.25*

*N-117*



## Profile Report

**5007 RICHMOND AVE, Town of HAMBURG, NY 14219 Erie County Additional Reports**

### General Property Description

Owner Name: NIELSEN JEFFREY A	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.440-0001-001.0000000	School Dist: ORCH PK
Owner Mailing: 5007 RICHMOND AVE BUFFALO, NY 14219	Print Key: 160.44-1-1	School Code: 146001
Owner Phone:	Deed Book/Page: 11105/6311	Census Tract/Block:
	Sub Div: JOINT TENANTS	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,008	Built: 1976	Uses As 1:
1st Floor: 1,008	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: ELECTRIC	
House Type: RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel: ELECTRIC	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: WOOD	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 440X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.17	Land SqFt: 7,405	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442521/-78.797447	Northing/Latitude: 1014171/42.783337	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.440-0001-001.0000000	School Tax: \$1,098.95
Total Assessment: \$68,000.00	County Tax: \$1,314.23
Land: \$4,900.00	City Tax: \$0.00
Old Assessment: \$68,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$1.00	08/23/2005	NIELSEN JEFFREY A	11105/6311			
\$94,500.00	10/27/2003	BIVOLCIC ALAN N & COLLEEN	11060/9224		1	Y
\$1.00	06/12/1995	DI STEFANO COLLEEN &	10887/01952		0	

*\$93.75*

*N-11B*



## Profile Report

**4976 RICHMOND AVE, Town of HAMBURG, NY Erie County**

Additional Reports

### General Property Description

Owner Name: FUMERELLE JOHN L JR	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.350-0004-026.1000000	School Dist: ORCH PK
Owner Mailing: 119 HUBBELL AVE BUFFALO, NY 14220	Print Key: 160.35-4-26.1	School Code: 146001
Owner Phone:	Deed Book/Page: 11010/7842	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 770	Built: 1927	Uses As 1:
1st Floor: 770	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: COTTAGE	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 2	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: PIER/SLAB	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 DET	Size 1: 16X21	Area 1: 336
Improvement 2: PORCH,ENCLSD	Size 2: 70X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.25	Land SqFt: 10,890	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442239/-78.798499	Northing/Latitude: 1014344/42.783810	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.350-0004-026.1000000	School Tax: \$475.09
Total Assessment: \$42,000.00	County Tax: \$630.96
Land: \$6,200.00	City Tax: \$0.00
Old Assessment: \$42,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$59,000.00	08/01/2002	BENOIT DENIS R	11010/7842		1	Y

*\$ 176.62*

*N-119*



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### Profile Report

**4922 RICHMOND AVE, Town of HAMBURG, NY 14219 Erie County** [Additional Reports](#)

### General Property Description

Owner Name: DERENBERGER TIA	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.350-0004-040.1000000	School Dist: ORCH PK
Owner Mailing: 4922 RICHMOND AVE BLASDELL, NY 14219	Print Key: 160.35-4-40.1	School Code: 146001
Owner Phone:	Deed Book/Page: 11067/1953	Census Tract/Block:
	Sub Div: MERGED 2004	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,650	Built: 2003	Uses As 1:
1st Floor: 1,268	Story Height: 0	Uses As 2:
2nd Floor: 382	Heat: HOT AIR	No. of Bldgs: 1
House Type: CAPE COD	# Fireplaces: 1	Residential Units:
Bedrooms: 3	Fuel: GAS	Number Stories: 1.5
Baths: 2/0	Water: PUBLIC	
Basement: FULL	Sewer: NONE	
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: PORCH,COVERD	Size 1: 561X0	Area 1: 0
Improvement 2: PORCH,OPEN	Size 2: 250X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.25	Land SqFt: 10,890	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 441669/-78.800622	Northing/Latitude: 1014353/42.783831	<a href="#">Flood Map</a>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.350-0004-040.1000000	School Tax: \$1,506.86
Total Assessment: \$85,000.00	County Tax: \$0.00
Land: \$6,200.00	City Tax: \$0.00
Old Assessment: \$0.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$149,952.00	01/22/2004	STANLEY BUILDING & DEV IN	11067/1953		0	Y

*\$90.88*

*N-120*



## Profile Report

**4990 THURSTON AVE, Town of HAMBURG, NY 14219 Erie County Additional Reports**

### General Property Description

Owner Name: COURTNEY MARC L	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.350-0005-028.0000000	School Dist: ORCH PK
Owner Mailing: 4990 THURSTON AVE BUFFALO, NY 14219	Print Key: 160.35-5-28	School Code: 146001
Owner Phone:	Deed Book/Page: 11039/5336	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,276	Built: 1977	Uses As 1:
1st Floor: 1,276	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel: GAS	
Baths: 2/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR, 1.0 DET	Size 1: 22X22	Area 1: 484
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.17	Land SqFt: 7,405	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 442370/-78.798008	Northing/Latitude: 1014053/42.783013	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.350-0005-028.0000000	School Tax: \$1,266.91
Total Assessment: \$75,000.00	County Tax: \$1,365.59
Land: \$4,900.00	City Tax: \$0.00
Old Assessment: \$75,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$106,000.00	05/12/2003	SZYMANSKI MICHAEL J.	11039/5336		1	Y
\$80,000.00	10/11/1994	MARSHALL MICHAEL & N	10878/00655		1	

*\$ 83.07*

*N-121*



### Profile Report

**5121 THURSTON AVE, Town of HAMBURG, NY 14219 Erie County Additional Reports**

### General Property Description

Owner Name: KEMLER KEVIN S	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.440-0002-025.0000000	School Dist: ORCH PK
Owner Mailing: 5121 THURSTON AVE BUFFALO, NY 14219	Print Key: 160.44-2-25	School Code: 146001
Owner Phone:	Deed Book/Page: 11092/9538	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,320	Built: 1927	Uses As 1:
1st Floor: 1,320	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. of Bldgs: 1
House Type: OLD STYLE	# Fireplaces: 0	Residential Units:
Bedrooms: 3	Fuel: GAS	Number Stories: 1.0
Baths: 1/0	Water: PUBLIC	
Basement: PARTIAL	Sewer: NONE	
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR,1.0 ATT	Size 1: 294X0	Area 1: 0
Improvement 2: PORCH,ENCLSD	Size 2: 210X0	Area 2: 0
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.11	Land SqFt: 4,791	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 443659/-78.793205	Northing/Latitude: 1013867/42.782511	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.440-0002-025.0000000	School Tax: \$787.02
Total Assessment: \$55,000.00	County Tax: \$1,091.65
Land: \$3,300.00	City Tax: \$0.00
Old Assessment: \$55,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$75,000.00	03/29/2005	SEJV 2003 1 LLC	11092/9538			
\$1.00	07/10/2002	FLYNN JACQUELINE S.	11009/6398		0	N
\$74,000.00	08/01/1998	BLENSKI RANDY & MARG	10904/08744		1	

*\$576.82*

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## Profile Report

**3596 HORTON AVE, Town of HAMBURG, NY 14219 Erie County**

[Additional Reports](#)

### General Property Description

Owner Name: JENSEN DAVID V	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0006-023.0000000	School Dist: ORCH PK
Owner Mailing: 3596 HORTON AVE BUFFALO, NY 14219	Print Key: 160.08-6-23	School Code: 146001
Owner Phone:	Deed Book/Page: 11093/4809	Census Tract/Block:
	Sub Div: JOINT TENANTS	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,212	Built: 1980	Uses As 1:
1st Floor: 924	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RAISED RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 288	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 1	
Improvement 1:	Size 1:	Area 1:
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.22	Land SqFt: 9,583	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 441486/-78.801314	Northing/Latitude: 1015359/42.786590	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.080-0006-023.0000000	School Tax: \$1,775.60
Total Assessment: \$74,000.00	County Tax: \$1,416.95
Land: \$5,800.00	City Tax: \$0.00
Old Assessment: \$74,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$126,900.00	04/08/2005	JASZKA RICHARD W	11093/4809			
\$103,000.00	04/24/2003	BANKS RONALD & AMY	11037/3920		1	Y
\$92,730.00	05/12/1999	MCNARMARA KEVIN/KRISTINA,	10951/2762		1	

*\$ 104.70*

*N-123*



## Profile Report

**3567 HORTON AVE, Town of HAMBURG, NY 14075 Erie County**

**Additional Reports**

### General Property Description

Owner Name: RAWSON PAMELA G	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0005-068.0000000	School Dist: ORCH PK
Owner Mailing: 3567 HORTON AVE HAMBURG, NY 14075	Print Key: 160.08-5-68	School Code: 146001
Owner Phone:	Deed Book/Page: 11011/1530	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,040	Built: 1979	Uses As 1:
1st Floor: 1,040	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: SPLIT LEVEL	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 0	
Improvement 1: GAR, 1.0 ATT	Size 1: 680X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.20	Land SqFt: 8,712	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 441660/-78.800668	Northing/Latitude: 1015667/42.787436	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

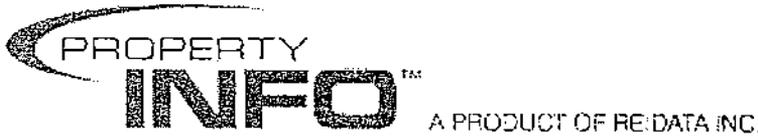
Tax/Map Acct #: 160.080-0005-068.0000000	School Tax: \$1,314.90
Total Assessment: \$77,000.00	County Tax: \$1,468.34
Land: \$6,400.00	City Tax: \$0.00
Old Assessment: \$77,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$99,000.00	08/08/2002	RAWSON KEVIN & LINDA	11011/1530		0	N
\$0.00	01/10/1980		08871/00549			

95.19

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## Profile Report

**3574 HORTON AVE, Town of HAMBURG, NY 14219 Erie County** Additional Reports

### General Property Description

Owner Name: PEKIC ILIJA	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0006-008.0000000	School Dist: ORCH PK
Owner Mailing: 3574 HORTON AVE BUFFALO, NY 14219	Print Key: 160.08-6-8	School Code: 146001
Owner Phone:	Deed Book/Page: 11054/870	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,212	Built: 1980	Uses As 1:
1st Floor: 924	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RAISED RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/0	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 288	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 1	
Improvement 1:	Size 1:	Area 1:
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.18	Land SqFt: 7,840	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 441469/-78.801379	Northing/Latitude: 1015606/42.787268	<u>Flood Map</u>
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

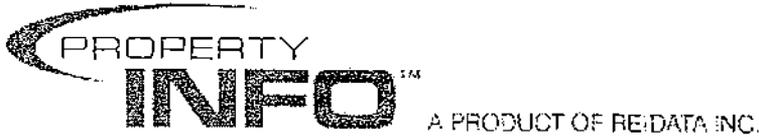
Tax/Map Acct #: 160.080-0006-008.0000000	School Tax: \$1,242.92
Total Assessment: \$74,000.00	County Tax: \$1,416.95
Land: \$5,200.00	City Tax: \$0.00
Old Assessment: \$74,000.00	Account #:

### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$105,000.00	09/04/2003	TUCKER CARL R & DONNA M	11054/870		1	Y
\$1.00	02/12/2000		10963/4392		0	
\$1.00	02/19/1999	TUCKER CARL & CANDACE,	10963/4392		0	

*\$86.63*

*N-125*



## Profile Report

**3609 HORTON AVE, Town of HAMBURG, NY Erie County**

**Additional Reports**

### General Property Description

Owner Name: CENDANT MOBILITY FIN CORP	Municipality: Town of HAMBURG	Town Swis Code: 144889
Second Owner:	Tax/Map Acct #: 160.080-0006-014.0000000	School Dist: ORCH PK
Owner Mailing: 40 APPLE RIDGE RD DANBURY, CT 06810	Print Key: 160.08-6-14	School Code: 146001
Owner Phone:	Deed Book/Page: 11012/8789	Census Tract/Block:
	Sub Div:	Misc:

### Structural Characteristics

Bldg Sq Feet: 1,212	Built: 1980	Uses As 1:
1st Floor: 924	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	
House Type: RAISED RANCH	# Fireplaces: 0	No. of Bldgs: 1
Bedrooms: 3	Fuel:	
Baths: 1/1	Water: PUBLIC	Residential Units:
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 268	Utilities: GAS & ELEC	
Exterior: ALUM/VINYL	Garage: 1	
Improvement 1: PORCH,OPEN	Size 1: 168X0	Area 1: 0
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

### Land Characteristics

Acreage: 0.21	Land SqFt: 9,147	Depth:
Land Use: 1 FAMILY HOUSE - 210		Front:
Easting/Longitude: 441699/-78.800519	Northing/Latitude: 1015254/42.786303	Flood Map
Panel:	Flood Zone: <u>Not Verified</u>	Floodway:

### Taxes and Assessment Data

Tax/Map Acct #: 160.080-0006-014.0000000	School Tax: \$1,250.12
Total Assessment: \$74,300.00	County Tax: \$1,422.08
Land: \$6,000.00	City Tax: \$0.00
Old Assessment: \$74,300.00	Account #:

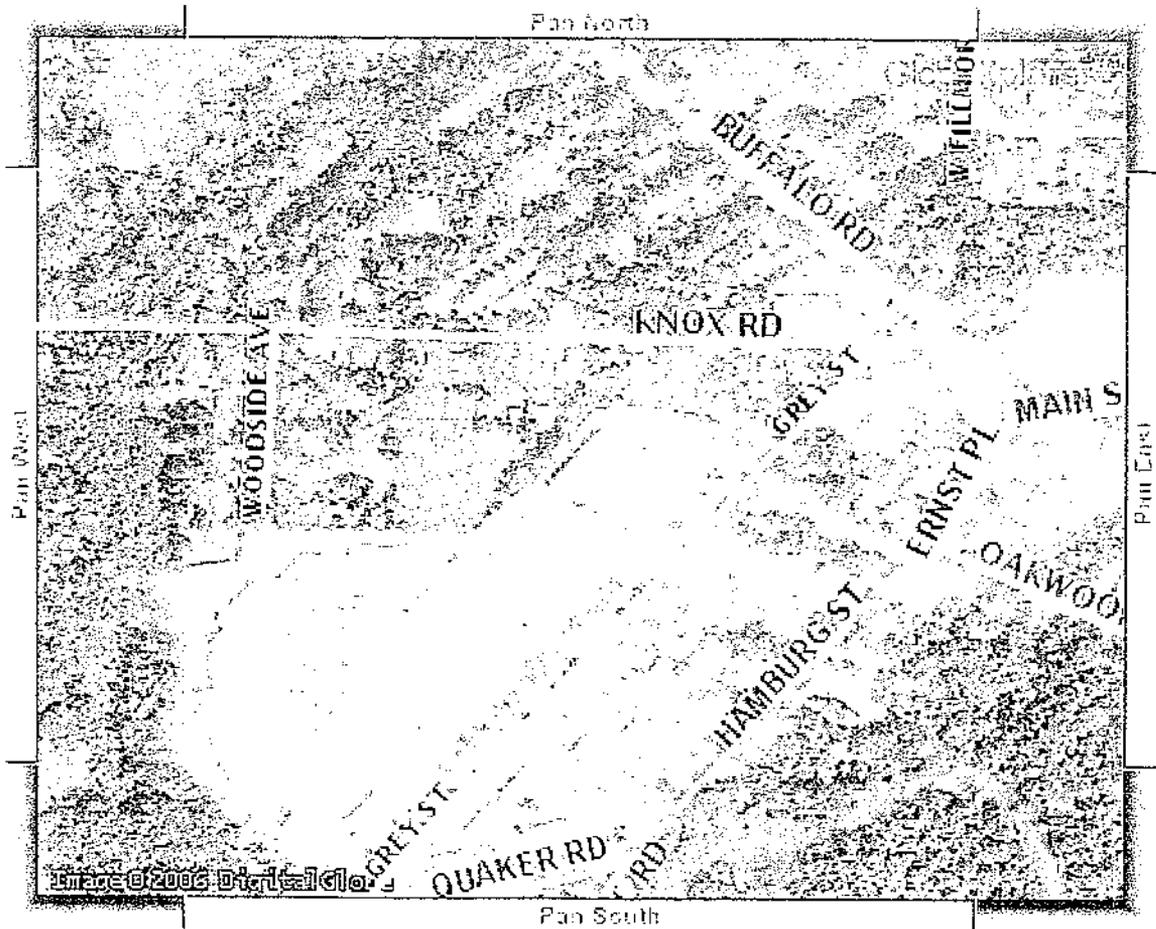
### Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
\$96,500.00	09/06/2002	SCOTT SARAH	11012/8789		0	N
\$97,500.00	09/04/2002	CENDANT MOBILITY FIN CORP	11012/8797		0	N
\$94,500.00	09/27/1999		11012/8797		1	

*\$ 79.62*

*N-126*

**CASE 3: RESIDENTIAL MARKET DATA**



Case Study # 3

General Property Description

Prop. Address: 20 GREY ST Municipality: V. EAST AURORA Town Swis Code: 142401  
 Owner: BENDERSON DEVELOPMENT CO Tax / Map Acct#: 164.190-0007-037.0000000 School Dist: E AURORA  
 Owner 2: Print Key: 164.19-7-37 School Code: 142401  
 Owner Mailing: 570 DELAWARE AVE Deed Book / Page: 11020 / 4191  
 BUFFALO, NY14202 Sub Div: Phone Number:  
 Misc:

Structural Characteristics

Bldg Sq Feet: 1080 Built: 1942 Uses As 1:  
 1st Floor: 720 Story Height: 0 Uses As 2:  
 2nd Floor: 360 Heat: HOT AIR No. Of Bldgs:  
 House Type: CAPE COD Fireplaces: 0 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: COMPOSITE  
 Bath: 1.0 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 1.5  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: RP0 Size 1: Dimensions not available Total SqFT 1: 90  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

Land Characteristics

Acreage : 0.00 Land SqFt: 0  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 0049.90x0150.00  
 East / Longitude: 487280 / -78.630704 North / Latitude 1008289 / 42.767388

Tax / Assessment Data

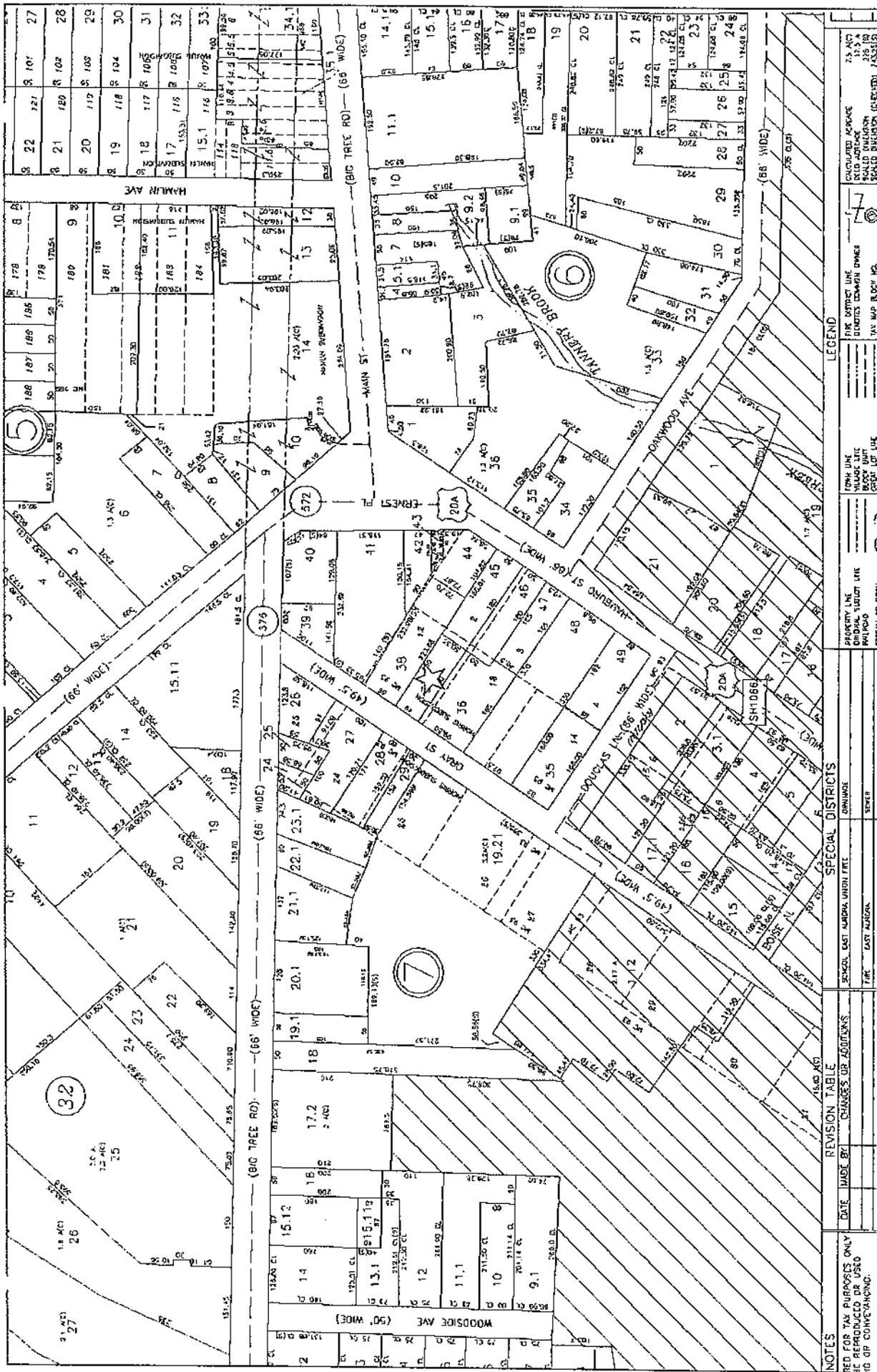
Tax / Map Acct #: 164.190-0007-037.0000000 School Tax: \$1,055.60  
 Total Assessment: \$36,300.00 County Tax: \$408.09 2005 actual / \$464.37 Actual 2006  
 Land: \$4,500.00 City Tax: \$0.00  
 Old Assessment: \$36,300.00 Account #:

Sales Information

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$75,000.00	11/25/2002	BAILEY TIMOTHY L	11020 / 4191			
\$10,000.00	05/16/2002	SMITH ROBERT G	11006 / 4309	O	0	N
\$1.00	04/02/2001	BAILEY TIMOTHY L &	10979 / 3967	W	0	N
\$1.00	07/17/1996	BAILEY TIMOTHY L & SMITH	10907 / 1781	O	0	
\$45,000.00	08/01/1988	GODERT KARL & GLORIA	09905 / 00113	W	1	Y

\$69.44/sf

N-129



REI Data Inc. reidi.propertyinfo.com - Map Name: maps/ERIE/142401164\_19.tif

☆ = 20 GREY ST

NOTES		REVISION TABLE		SPECIAL DISTRICTS		LEGEND	
RED FOR TAX PURPOSES ONLY	DATE	MADE BY	CHANGES OR ADDITIONS	SCHOOL EAST WARDEN UNIT FIRE	SPINWOOD	PROPERTY LINE	7.5 AND
OR REPRODUCED OR USED						BOUNDARY LINE	17.5 A
IN CONNECTION WITH						ADJACENT LOT	27.5 B
						ADJACENT LOT	37.5 C
						ADJACENT LOT	47.5 D
						ADJACENT LOT	57.5 E
						ADJACENT LOT	67.5 F
						ADJACENT LOT	77.5 G
						ADJACENT LOT	87.5 H
						ADJACENT LOT	97.5 I
						ADJACENT LOT	107.5 J
						ADJACENT LOT	117.5 K
						ADJACENT LOT	127.5 L
						ADJACENT LOT	137.5 M
						ADJACENT LOT	147.5 N
						ADJACENT LOT	157.5 O
						ADJACENT LOT	167.5 P
						ADJACENT LOT	177.5 Q
						ADJACENT LOT	187.5 R
						ADJACENT LOT	197.5 S
						ADJACENT LOT	207.5 T
						ADJACENT LOT	217.5 U
						ADJACENT LOT	227.5 V
						ADJACENT LOT	237.5 W
						ADJACENT LOT	247.5 X
						ADJACENT LOT	257.5 Y
						ADJACENT LOT	267.5 Z
						ADJACENT LOT	277.5 AA
						ADJACENT LOT	287.5 AB
						ADJACENT LOT	297.5 AC
						ADJACENT LOT	307.5 AD
						ADJACENT LOT	317.5 AE
						ADJACENT LOT	327.5 AF
						ADJACENT LOT	337.5 AG
						ADJACENT LOT	347.5 AH
						ADJACENT LOT	357.5 AI
						ADJACENT LOT	367.5 AJ
						ADJACENT LOT	377.5 AK
						ADJACENT LOT	387.5 AL
						ADJACENT LOT	397.5 AM
						ADJACENT LOT	407.5 AN
						ADJACENT LOT	417.5 AO
						ADJACENT LOT	427.5 AP
						ADJACENT LOT	437.5 AQ
						ADJACENT LOT	447.5 AR
						ADJACENT LOT	457.5 AS
						ADJACENT LOT	467.5 AT
						ADJACENT LOT	477.5 AU
						ADJACENT LOT	487.5 AV
						ADJACENT LOT	497.5 AW
						ADJACENT LOT	507.5 AX
						ADJACENT LOT	517.5 AY
						ADJACENT LOT	527.5 AZ
						ADJACENT LOT	537.5 BA
						ADJACENT LOT	547.5 BB
						ADJACENT LOT	557.5 BC
						ADJACENT LOT	567.5 BD
						ADJACENT LOT	577.5 BE
						ADJACENT LOT	587.5 BF
						ADJACENT LOT	597.5 BG
						ADJACENT LOT	607.5 BH
						ADJACENT LOT	617.5 BI
						ADJACENT LOT	627.5 BJ
						ADJACENT LOT	637.5 BK
						ADJACENT LOT	647.5 BL
						ADJACENT LOT	657.5 BM
						ADJACENT LOT	667.5 BN
						ADJACENT LOT	677.5 BO
						ADJACENT LOT	687.5 BP
						ADJACENT LOT	697.5 BQ
						ADJACENT LOT	707.5 BR
						ADJACENT LOT	717.5 BS
						ADJACENT LOT	727.5 BT
						ADJACENT LOT	737.5 BU
						ADJACENT LOT	747.5 BV
						ADJACENT LOT	757.5 BW
						ADJACENT LOT	767.5 BX
						ADJACENT LOT	777.5 BY
						ADJACENT LOT	787.5 BZ
						ADJACENT LOT	797.5 CA
						ADJACENT LOT	807.5 CB
						ADJACENT LOT	817.5 CC
						ADJACENT LOT	827.5 CD
						ADJACENT LOT	837.5 CE
						ADJACENT LOT	847.5 CF
						ADJACENT LOT	857.5 CG
						ADJACENT LOT	867.5 CH
						ADJACENT LOT	877.5 CI
						ADJACENT LOT	887.5 CJ
						ADJACENT LOT	897.5 CK
						ADJACENT LOT	907.5 CL
						ADJACENT LOT	917.5 CM
						ADJACENT LOT	927.5 CN
						ADJACENT LOT	937.5 CO
						ADJACENT LOT	947.5 CP
						ADJACENT LOT	957.5 CQ
						ADJACENT LOT	967.5 CR
						ADJACENT LOT	977.5 CS
						ADJACENT LOT	987.5 CT
						ADJACENT LOT	997.5 CU
						ADJACENT LOT	1007.5 CV

**General Property Description**

Prop. Address: 26 GREY ST	Municipality: V. EAST AURORA	Town Swis Code: 142401
Owner: LEONARD KEITH	Tax / Map Acct#: 164.190-0007-036.0000000	School Dist: E AURORA
Owner 2:	Print Key: 164.19-7-36	School Code: 142401
Owner Mailing: 26 GREY ST	Deed Book / Page: 10926 / 7462	
EAST AURORA, NY14052	Sub Div:	Phone Number:
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 814	Built: 1950	Uses As 1:
1st Floor: 814	Story Height: 0	Uses As 2:
2nd Floor: 407	Heat: HOT AIR	No. Of Bldgs:
House Type: CAPE COD	Fireplaces: 1	Residential Units: 0
Bedrooms: 2.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 1.0	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 1.5
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 DET	Size 1: Dimensions not available	Total SqFT 1: 330
Improve 2: PORCH,ENCLSD	Size 2: Dimensions not available	Total SqFT 2: 182
Improve 3: PORCH,ENCLSD	Size 3: Dimensions not available	Total SqFT 3: 182
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.00	Land SqFt: 0	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 0099.95x0165.50
East / Longitude: 487242 / -78.630845	North / Latitude 1008225 / 42.767212	

**Tax / Assessment Data**

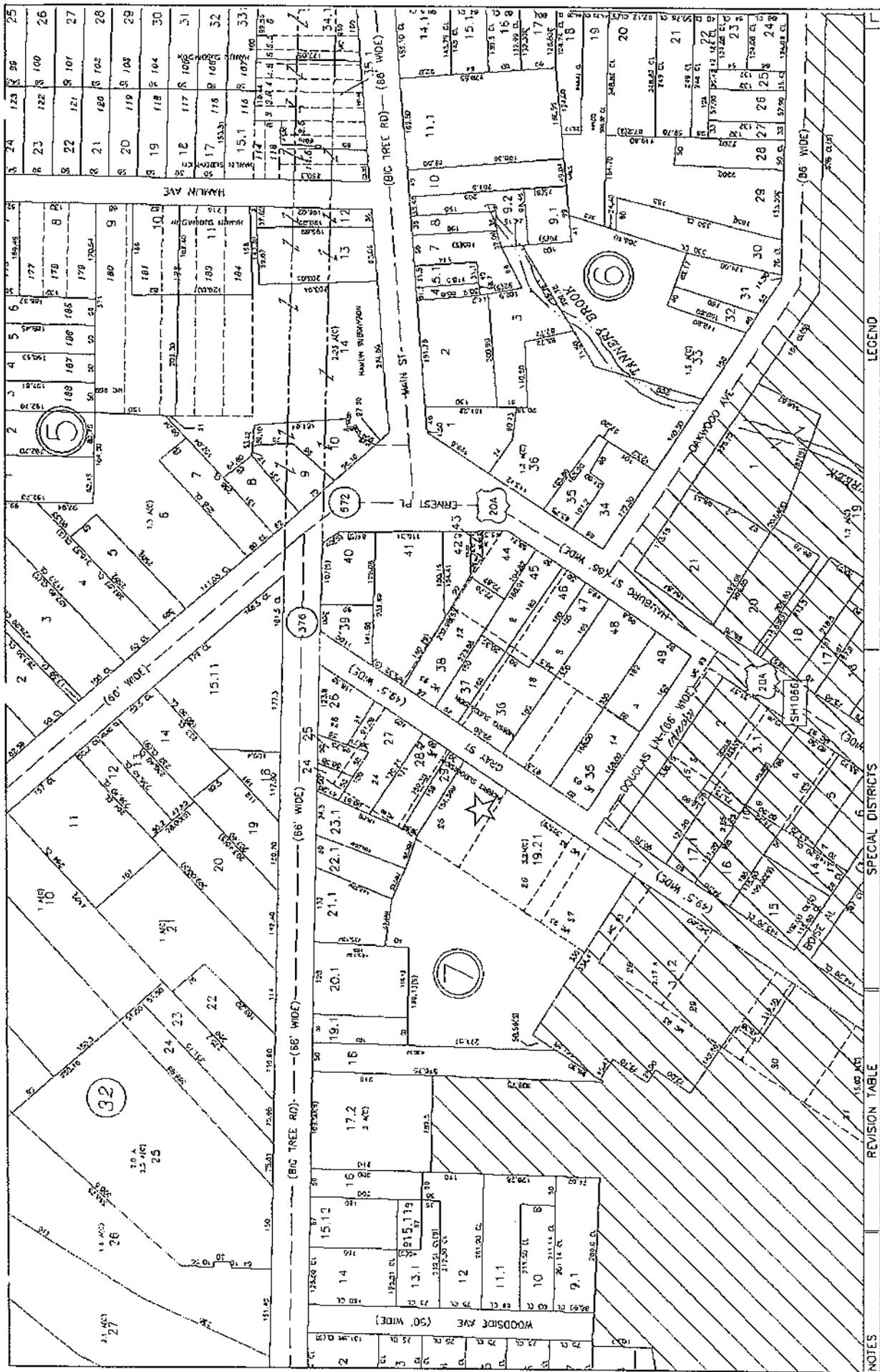
Tax / Map Acct #: 164.190-0007-036.0000000	School Tax: \$1,337.68
Total Assessment: \$46,000.00	County Tax: \$517.15 2005 actual / \$588.45 Actual 2006
Land: \$8,900.00	City Tax: \$0.00
Old Assessment: \$46,000.00	Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$142,500.00	01/23/1998	ZILLIOX SUSAN MARIE	10926 / 7462			

*\$ 175.06/sf.*

*N-131*



REI Data Inc. reidi.propertyinfo.com - Map Name: maps/ERIE/142401/164\_19.tif

☆ = 31 GREY ST

NOTES REVISION TABLE SPECIAL DISTRICTS LEGEND

**General Property Description**

Prop. Address: 110 KNOX RD Municipality: V. EAST AURORA Town Swis Code: 142401  
 Owner: LITTLE JARED P Tax / Map Acct#: 164.190-0001-024.0000000 School Dist: E AURORA  
 Owner 2: Print Key: 164.19-1-24 School Code: 142401  
 Owner Mailing: 110 KNOX RD Deed Book / Page: 10990 / 8334  
 EAST AURORA, NY14052 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 1232 Built: 1957 Uses As 1:  
 1st Floor: 1232 Story Height: 0 Uses As 2:  
 2nd Floor: 0 Heat: HOT AIR No. Of Bldgs:  
 House Type: RANCH Fireplaces: 1 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: WOOD  
 Bath: 1.0 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 1.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: SHED,FINISHD Size 1: Dimensions not available Total SqFT 1: 100  
 Improve 2: PORCH,OPEN Size 2: Dimensions not available Total SqFT 2: 20  
 Improve 3: PORCH,COVERD Size 3: Dimensions not available Total SqFT 3: 116  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.68 Land SqFt: 29621  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 76 X 389  
 East / Longitude: 486565 / -78.633368 North / Latitude 1008767 / 42.768698

**Tax / Assessment Data**

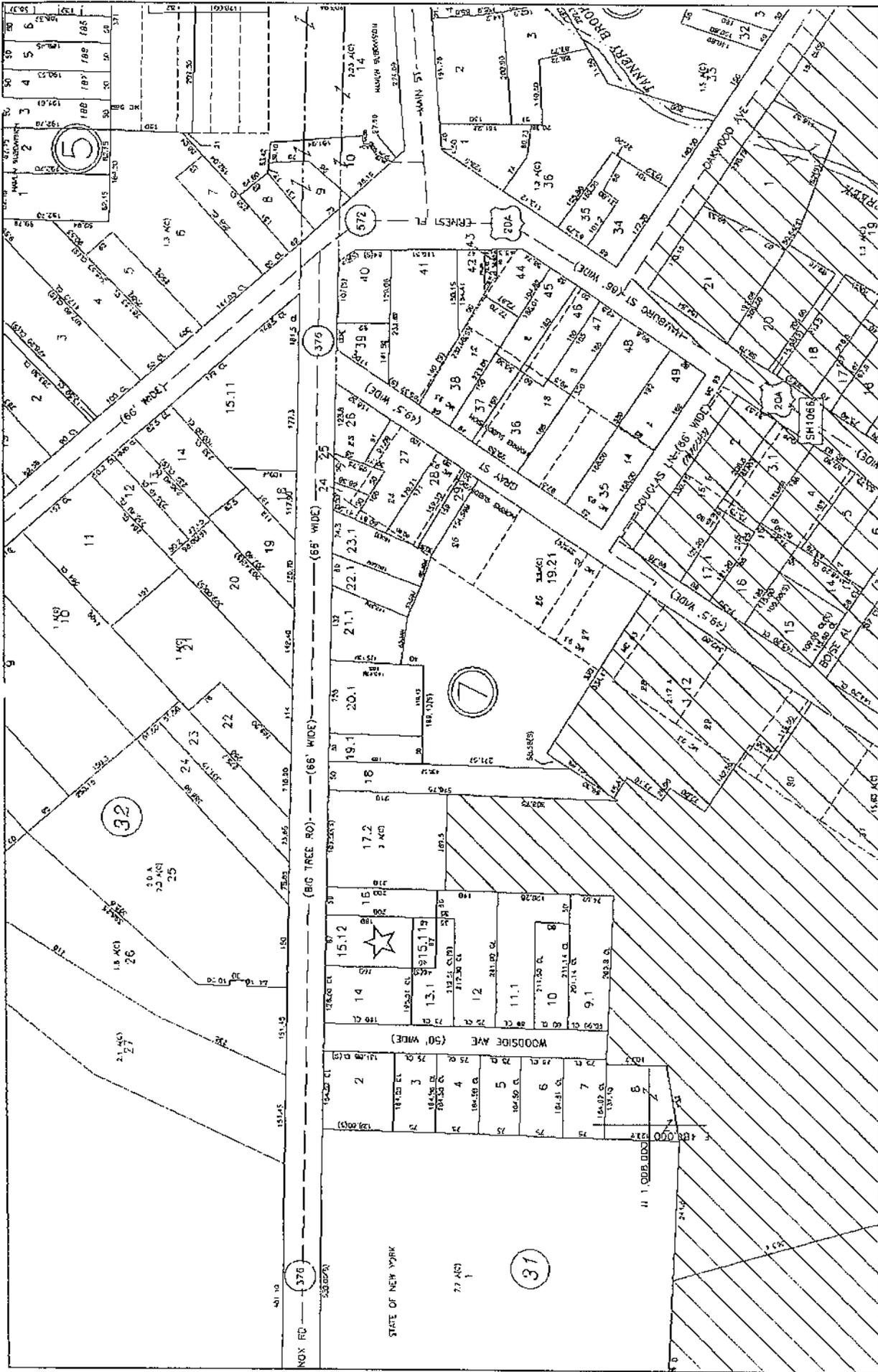
Tax / Map Acct #: 164.190-0001-024.0000000 School Tax: \$1,654.65  
 Total Assessment: \$56,900.00 County Tax: \$639.68 actual  
 Land: \$6,300.00 City Tax: \$0.00  
 Old Assessment: \$56,900.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$111,500.00	10/19/2001	MARRA EDWARD L	10990 / 8334			
\$111,500.00	10/19/2001	MARRA EDWARD L &	10990 / 8334	W	1	Y
\$86,000.00	11/18/1994	BIETH PAUL H & W	10879 / 8008	W	1	Y

*\$90.50/st.*

*N-133*



REI Data Inc. reidi.propertyinfo.com - Map Name: maps/ERIE/142401/164\_19.tif

☆ = 119 KNOX RD

N-134

**General Property Description**

Prop. Address: 119 KNOX RD Municipality: V. EAST AURORA Town Swis Code: 142401  
 Owner: LIPPOLD TIMOTHY J Tax / Map Acct#: 164.190-0007-015.1200000 School Dist: E AURORA  
 Owner 2: Print Key: 164.19-7-15.12 School Code: 142401  
 Owner Mailing: 119 KNOX RD Deed Book / Page: 11103 / 8628  
 EAST AURORA, NY14052 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 1424 Built: 1881 Uses As 1:  
 1st Floor: 852 Story Height: 0 Uses As 2:  
 2nd Floor: 572 Heat: HOT AIR No. Of Bldgs:  
 House Type: OLD STYLE Fireplaces: 0 Residential Units: 0  
 Bedrooms: 3.0 Fuel: Exterior: WOOD  
 Bath: 1.0 Water: PUBLIC Garage: 0  
 Basement: PARTIAL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 DET Size 1: Dimensions not available Total SqFT 1: 480  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 272  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.32 Land SqFt: 13939  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 87 X 160  
 East / Longitude: 486317 / North / Latitude 1008498 /

**Tax / Assessment Data**

Tax / Map Acct #: 164.190-0007-015.1200000 School Tax: \$1,544.15  
 Total Assessment: \$53,100.00 County Tax: \$0.00 actual  
 Land: \$7,000.00 City Tax: \$0.00  
 Old Assessment: \$0.00 Account #:

**Sales Information**

Sales Price: Sales Date: Grantor: Deed Book / Page: Deed Type: Deed Valid: ARMS Length:  
 \$155,000.00 09/21/2005 DI JOSEPH MICHAEL P 11103 / 8628

*\$ 108.85 / sf.*

*N-135*

**General Property Description**

Prop. Address: 120 KNOX RD Municipality: V. EAST AURORA Town Swis Code: 142401  
 Owner: DOLAN MICHAEL S Tax / Map Acct#: 164.190-0001-025.0000000 School Dist: E AURORA  
 Owner 2: Print Key: 164.19-1-25 School Code: 142401  
 Owner Mailing: 120 KNOX RD Deed Book / Page: 11020 / 3251  
 EAST AURORA, NY14052 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2651 Built: 1917 Uses As 1:  
 1st Floor: 1595 Story Height: 0 Uses As 2:  
 2nd Floor: 1056 Heat: HOT AIR No. Of Bldgs:  
 House Type: OLD STYLE Fireplaces: 1 Residential Units: 0  
 Bedrooms: 3.0 Fuel: Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 1  
 Basement: PARTIAL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: SHED,MACHINE Size 1: Dimensions not available Total SqFT 1: 90  
 Improve 2: GAR,1.0 DET Size 2: Dimensions not available Total SqFT 2: 360  
 Improve 3: PORCH,OPEN Size 3: Dimensions not available Total SqFT 3: 418  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 2.30 Land SqFt: 100188  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 150 X 399  
 East / Longitude: 486426 / -78.633886 North / Latitude 1008822 / 42.768849

**Tax / Assessment Data**

Tax / Map Acct #: 164.190-0001-025.0000000 School Tax: \$2,873.10  
 Total Assessment: \$98,800.00 County Tax: \$1,110.73 actual  
 Land: \$15,800.00 City Tax: \$0.00  
 Old Assessment: \$98,800.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$265,000.00	11/25/2002	DUNAIF MATTHEW L	11020 / 3251			
\$265,000.00	11/25/2002	DUNAIF MATTHEW L &	11020 / 3251	W	1	Y
\$175,000.00	06/24/1996	MORE PHILIP W & DEBORAH S	10903 / 1729	W	1	

*\$99.94/sf*

*N-136*

**General Property Description**

Prop. Address: 21 WOODSIDE AVE      Municipality: V. EAST AURORA      Town Swis Code: 142401  
 Owner: HAUSAUER RICHARD      Tax / Map Acct#: 164.190-0007-003.0000000      School Dist: E AURORA  
 Owner 2:      Print Key: 164.19-7-3      School Code: 142401  
 Owner Mailing: 21 WOODSIDE AVE      Deed Book / Page: 11108 / 7672  
 EAST AURORA      Sub Div:      Phone Number:  
 NY14052      Misc:

**Structural Characteristics**

Bldg Sq Feet: 1603      Built: 1951      Uses As 1:  
 1st Floor: 916      Story Height: 0      Uses As 2:  
 2nd Floor: 687      Heat: HOT AIR      No. Of Bldgs:  
 House Type: CAPE COD      Fireplaces: 0      Residential Units: 0  
 Bedrooms: 4.0      Fuel: GAS      Exterior: WOOD  
 Bath: 2.0      Water: PUBLIC      Garage: 308  
 Basement: FULL      Sewer: NONE      Number Stories: 1.7  
 Basement SF: 0      Utilities: GAS & ELEC  
 Improve 1: SHED,MACHINE      Size 1: Dimensions not available      Total SqFT 1: 100  
 Improve 2: GAR,1.0 ATT      Size 2: Dimensions not available      Total SqFT 2: 308  
 Improve 3: PORCH,COVERD      Size 3: Dimensions not available      Total SqFT 3: 144  
 Improve 4: PORCH,ENCLSD      Size 4: Dimensions not available      Total SqFT 4: 56

**Land Characteristics**

Acreage : 0.28      Land SqFt: 12197  
 Class Code: 210      Class Name: 1 FAMILY HOUSE      Lot Size: 75 X 165  
 East / Longitude: 486052 / -78.635278      North / Latitude 1008415 / 42.767732

**Tax / Assessment Data**

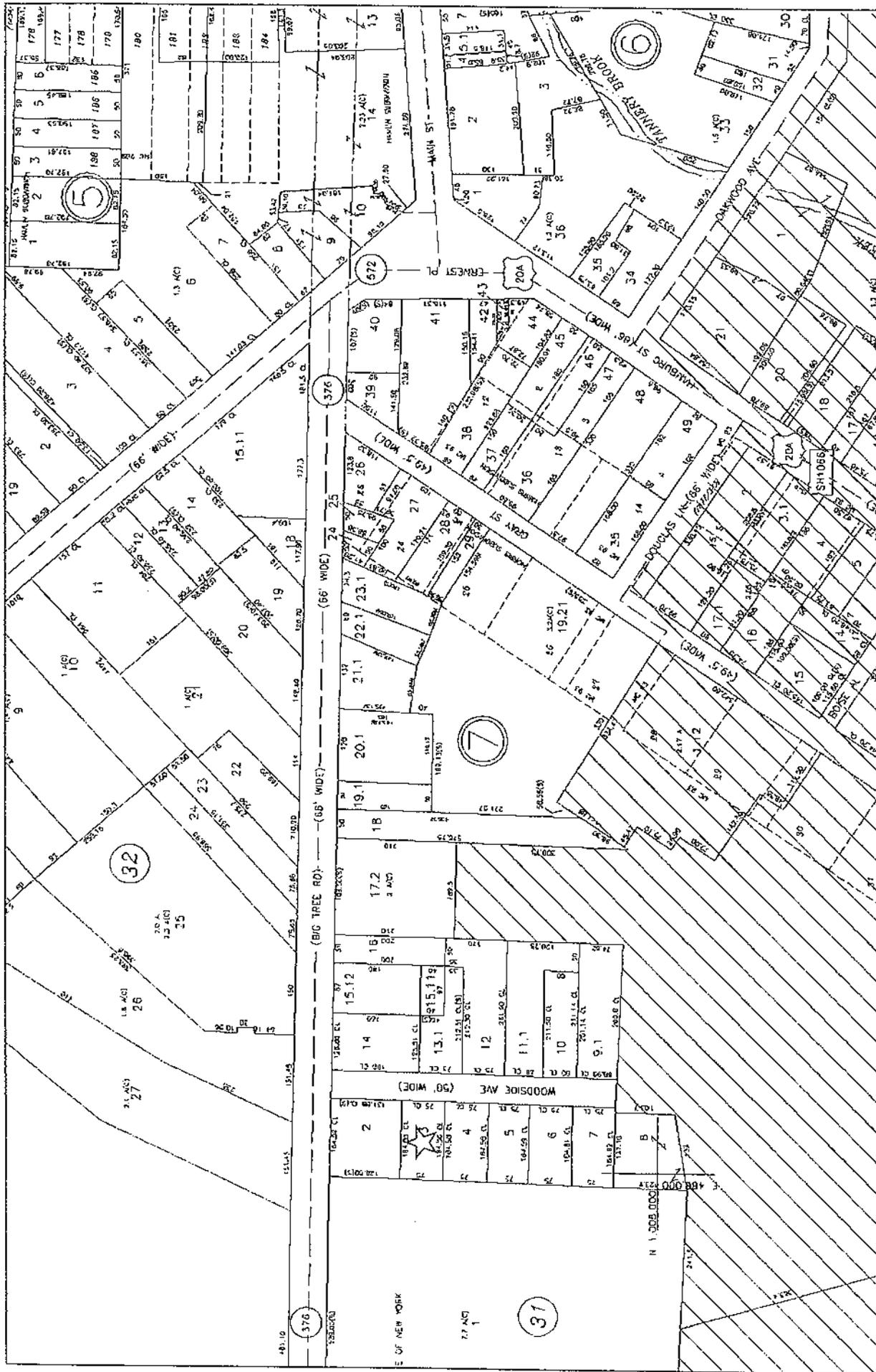
Tax / Map Acct #: 164.190-0007-003.0000000      School Tax: \$1,590.68  
 Total Assessment: \$54,700.00      County Tax: \$461.22 actual  
 Land: \$6,600.00      City Tax: \$0.00  
 Old Assessment: \$54,700.00      Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$132,000.00	01/27/2006	RELATIVE RESTORATION LLC	11108 / 7672		Y	

*\$82.35/sq.*

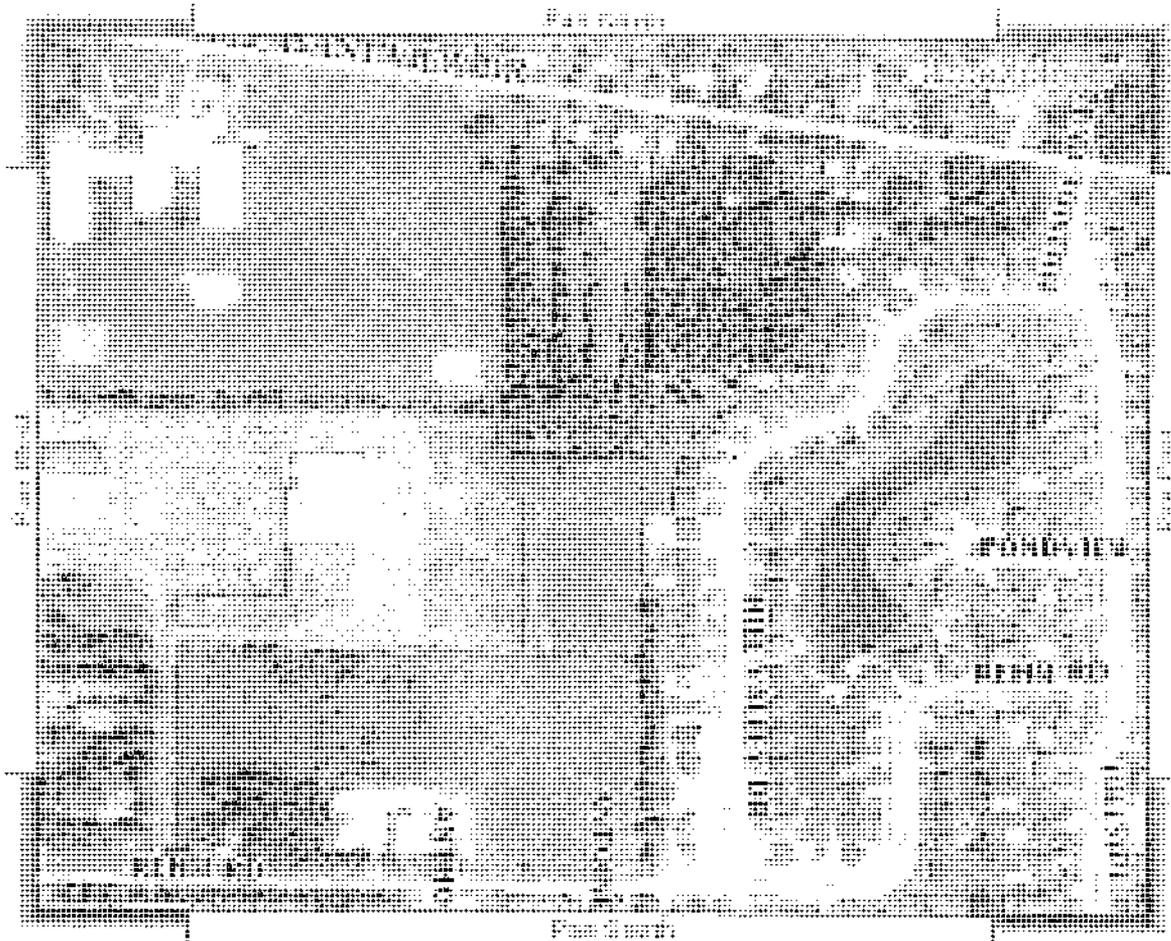
*W-137*



REI Data Inc. reidi.propertyinfo.com - Map Name: maps/ERIE/142401/164\_19.tif

☆ = 21 WOODSIDE AVE

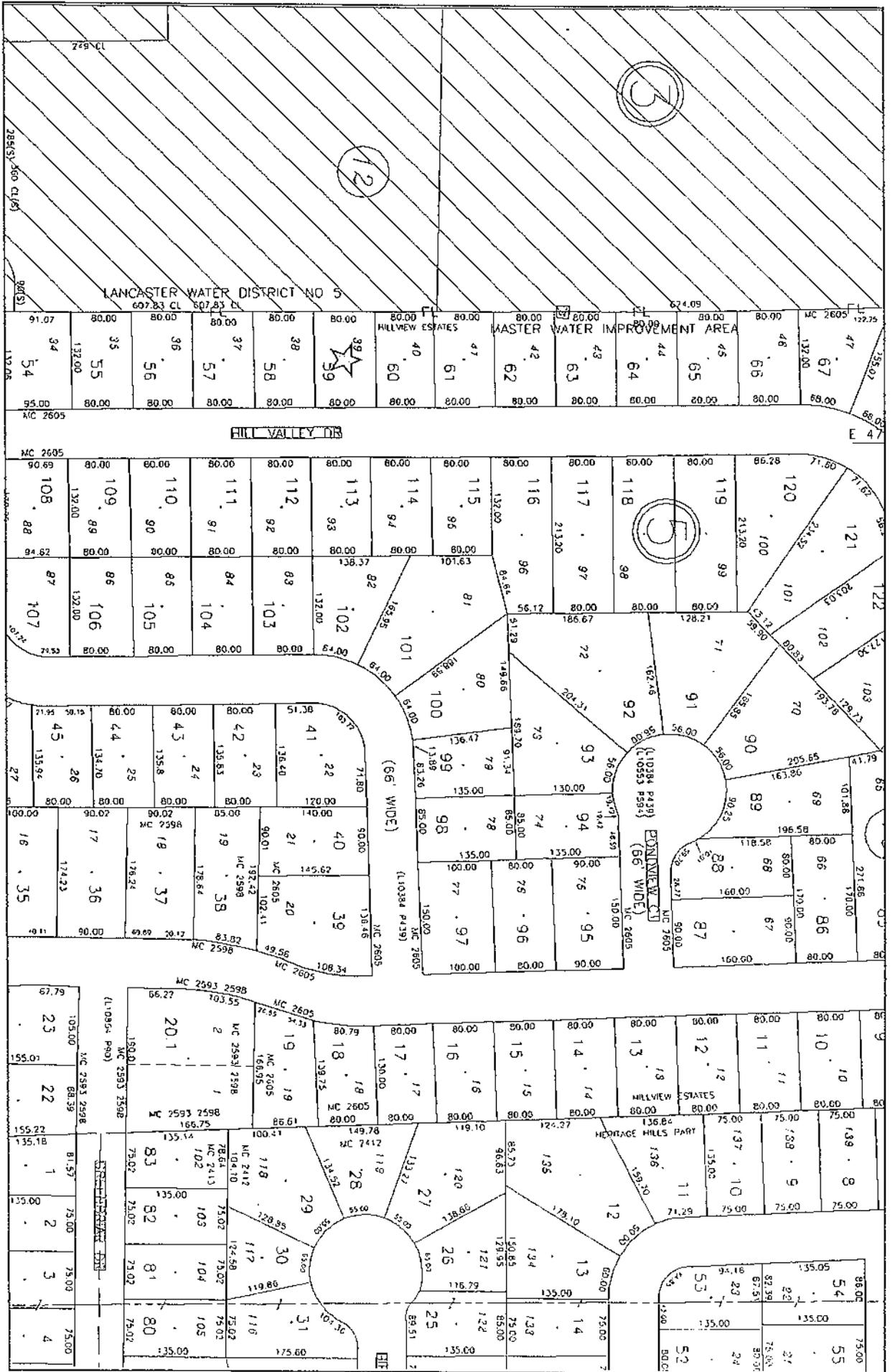
**CASE 4: RESIDENTIAL MARKET DATA**



Case Study # 4

# TOPS PLAZA

REI Data Inc. rei.d; propertyinfo.com - Map Name: maps/ERIE/145289/093\_14.tif  
 ☆ = 39 HILL VALLEY DR



*Retain Side*

**General Property Description**

Prop. Address: 49 HILL VALLEY DR Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: JONES CHARLES T Tax / Map Acct#: 093.140-0005-054.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-54 School Code: 145201  
 Owner Mailing: 49 HILL VALLEY DR Deed Book / Page: 11014 / 6598  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2326 Built: 2002 Uses As 1:  
 1st Floor: 1170 Story Height: 0 Uses As 2:  
 2nd Floor: 1156 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 430  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.29 Land SqFt: 12632  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 95 X 132  
 East / Longitude: 470895 / -78.692005 North / Latitude 1066825 / 42.927965

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-054.0000000 School Tax: \$4,306.19  
 Total Assessment: \$227,000.00 County Tax: \$297.10 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$153,000.00 Account #:

*2145'  
2836*

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$190,635.00	09/30/2002	MARRANO//MARC EQUITY CORP	11014 / 6598			
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$81.96 / sf.*

*N-142*



**General Property Description**

Prop. Address: 45 HILL VALLEY DR Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: MARRANO ANTHONY & W ELIZABET Tax / Map Acct#: 093.140-0005-056.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-56 School Code: 145201  
 Owner Mailing: 45 HILL VALLEY DR Deed Book / Page: 11038 / 1680  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2715 Built: 2002 Uses As 1:  
 1st Floor: 1426 Story Height: 0 Uses As 2:  
 2nd Floor: 1200 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 504  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24 Land SqFt: 10454  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 80 X 132  
 East / Longitude: 470893 / -78.692013 North / Latitude 1066991 / 42.928421

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-056.0000000 School Tax: \$4,666.62  
 Total Assessment: \$246,000.00 County Tax: \$297.10 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$185,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$223,145.00	04/30/2003	MARRANO//MARC EQUITY CQRP	11038 / 1680			
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$ 82.19 / sf.*

*N-144*

**General Property Description**

Prop. Address: 43 HILL VALLEY DR Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: CONSTANTINO ROSS & W ANN Tax / Map Acct#: 093.140-0005-057.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-57 School Code: 145201  
 Owner Mailing: 43 HILL VALLEY DR Deed Book / Page: 11013 / 7904  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2581 Built: 2002 Uses As 1:  
 1st Floor: 1333 Story Height: 0 Uses As 2:  
 2nd Floor: 1248 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 550  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24 Land SqFt: 10454  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 80 X 132  
 East / Longitude: 470893 / -78.692014 North / Latitude 1067072 / 42.928643

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-057.0000000 School Tax: \$4,685.59  
 Total Assessment: \$247,000.00 County Tax: \$297.10 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$192,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$239,085.00	09/19/2002	MARRANO//MARC EQUITY CORP	11013 / 7904			
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$92.63 / sf.*

*N-145*

**General Property Description**

Prop. Address:	41 HILL VALLEY DR	Municipality:	Town of LANCASTER	Town Swis Code:	145289
Owner:	POSSINGER BRIAN & W CANDI	Tax / Map Acct#:	093.140-0005-058.0000000	School Dist:	LANCAST
Owner 2:		Print Key:	93.14-5-58	School Code:	145201
Owner Mailing:	41 HILL VALLEY DR LANCASTER, NY14086	Deed Book / Page:	11014 / 3829	Sub Div:	
		Misc:		Phone Number:	

**Structural Characteristics**

Bldg Sq Feet:	2836	Built:	2002	Uses As 1:	
1st Floor:	1556	Story Height:	0	Uses As 2:	
2nd Floor:	1280	Heat:	HOT AIR	No. Of Bldgs:	
House Type:	COLONIAL	Fireplaces:	1	Residential Units:	0
Bedrooms:	4.0	Fuel:	GAS	Exterior:	ALUM/VINYL
Bath:	2.5	Water:	PUBLIC	Garage:	0
Basement:	FULL	Sewer:	NONE	Number Stories:	2.0
Basement SF:	0	Utilities:	GAS & ELEC		
Improve 1:	GAR,1.0 ATT	Size 1:	Dimensions not available	Total SqFT 1:	3
Improve 2:		Size 2:	0 X 0	Total SqFT 2:	0
Improve 3:		Size 3:	0 X 0	Total SqFT 3:	0
Improve 4:		Size 4:	0 X 0	Total SqFT 4:	0

**Land Characteristics**

Acreage :	0.24	Land SqFt:	10454
Class Code:	210	Class Name:	1 FAMILY HOUSE
East / Longitude:	470892 / -78.692018	North / Latitude:	1067152 / 42.928862
		Lot Size:	80 X 132

**Tax / Assessment Data**

Tax / Map Acct #:	093.140-0005-058.0000000	School Tax:	\$4,989.11
Total Assessment:	\$263,000.00	County Tax:	\$297.10 actual
Land:	\$40,000.00	City Tax:	\$0.00
Old Assessment:	\$190,000.00	Account #:	

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$235,391.00	09/26/2002	MARRANO//MARC EQUITY CORP	11014 / 3829			
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$83/sf.*

*N-146*

**General Property Description**

Prop. Address: 39 HILL VALLEY DR Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: ORZECOWSKI PAUL R Tax / Map Acct#: 093.140-0005-059.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-59 School Code: 145201  
 Owner Mailing: 39 HILL VALLEY DR Deed Book / Page: 11036 / 6561  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2145 Built: 2002 Uses As 1:  
 1st Floor: 1074 Story Height: 0 Uses As 2:  
 2nd Floor: 1071 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 480  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24 Land SqFt: 10454  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 80 X 132  
 East / Longitude: 470891 / -78.692022 North / Latitude 1067232 / 42.929082

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-059.0000000 School Tax: \$3,794.00  
 Total Assessment: \$200,000.00 County Tax: \$297.10 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$160,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$198,900.00	04/17/2003	FORBES HOMES INC	11036 / 6561			
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$92.73 / sf.*

*N-147*

*Non-Retail Side*

**General Property Description**

Prop. Address: 42 HILL VALLEY DR Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: CRINZI JOHN & W MARY ALICE Tax / Map Acct#: 093.140-0005-108.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-108 School Code: 145201  
 Owner Mailing: 42 HILL VALLEY DR Deed Book / Page: 11015 / 5033  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 1971 Built: 2002 Uses As 1:  
 1st Floor: 1971 Story Height: 0 Uses As 2:  
 2nd Floor: 0 Heat: HOT AIR No. Of Bldgs:  
 House Type: RANCH Fireplaces: 0 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.0 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 1.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 350  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.28 Land SqFt: 12197  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 81 X 132  
 East / Longitude: 471093 / -78.691266 North / Latitude 1066821 / 42.927955

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-108.0000000 School Tax: \$4,268.25  
 Total Assessment: \$225,000.00 County Tax: \$297.10 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$150,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$187,304.00	10/08/2002	MARRANO//MARC EQUITY CORP	11015 / 5033			
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*1651200  
242000*

*\$95.03/sf.*

*1971  
2996*

*N-14B*

**General Property Description**

Prop. Address: 34 HILL VALLEY DR Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: LITTLEFIELD GAIL Tax / Map Acct#: 093.140-0005-112.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-112 School Code: 145201  
 Owner Mailing: 34 HILL VALLEY DR Deed Book / Page: 11036 / 6847  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2453 Built: 1997 Uses As 1:  
 1st Floor: 1328 Story Height: 0 Uses As 2:  
 2nd Floor: 1125 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: 22 X 22 Total SqFT 1: 484  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24 Land SqFt: 10454  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 80 X 132  
 East / Longitude: 471089 / -78.691282 North / Latitude 1067148 / 42.928852

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-112.0000000 School Tax: \$4,590.74  
 Total Assessment: \$242,000.00 County Tax: \$2,700.75 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$163,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$242,000.00	04/17/2003	BLEEMER JAMES & W STACY	11036 / 6847			
\$205,000.00	03/01/2000		10963 / 7936		1	
\$189,000.00	10/06/1997	HILLVIEW ESTATES DEV CO	10922 / 1556		1	
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$98.65/sf  
 @ 8357*

*N-149*

**General Property Description**

Prop. Address: 1 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: VAN DEMARK ROBERT T Tax / Map Acct#: 093.140-0005-001.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-1 School Code: 145201  
 Owner Mailing: 1 HILLSIDE PKWY Deed Book / Page: 11087 / 2388  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2730 Built: 2003 Uses As 1:  
 1st Floor: 1226 Story Height: 0 Uses As 2:  
 2nd Floor: 1504 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 550  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.49 Land SqFt: 21344  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 129 X 166  
 East / Longitude: 471774 / -78.688731 North / Latitude 1068597 / 42.932830

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-001.0000000 School Tax: \$5,121.90  
 Total Assessment: \$270,000.00 County Tax: \$297.10 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$20,000.00 Account #:

*245,867*

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$281,500.00	11/30/2004 ✓	JAKSON GERALD & W MICHELE	11087 / 2388			
\$241,720.00	07/31/2003 ✓	MARRANO/MARC EQUITY CORP	11049 / 172		1	Y 373
\$230,000.00	02/01/2002	HILLVIEW ESTATES DEV CO	10999 / 2935		0	Y
\$106,200.00	05/01/1990	DISANTE NORBERTO	10172 / 00291	W	0	

*389,900*

*\$103.11/sf - # 88.54*

*176,500 173,541 2065 2012 12-150*

**General Property Description**

Prop. Address: 5 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: KILGORE EDWARD & W LISA Tax / Map Acct#: 093.140-0005-003.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-3 School Code: 145201  
 Owner Mailing: 5 HILLSIDE PKWY Deed Book / Page: 11080 / 5705  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2755 Built: 1992 Uses As 1:  
 1st Floor: 1260 Story Height: 0 Uses As 2:  
 2nd Floor: 1495 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 440  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 40  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.33 Land SqFt: 14375  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 81 X 179  
 East / Longitude: 471783 / -78.688697 North / Latitude 1068429 / 42.932369

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-003.0000000 School Tax: \$4,268.25  
 Total Assessment: \$225,000.00 County Tax: \$0.00 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$0.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$223,500.00	08/03/2004	OVERHOLT DENNIS & W	11080 / 5705			
\$171,470.00	09/18/1992	ALLCRAFT INC	10513 / 781	W	1	
\$34,000.00	05/01/1992	HILLVIEW ESTATES DEV CO	10447 / 00065	W	1	

*\$81.13/sf.*

*N-151*

**General Property Description**

Prop. Address: 8 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: STRANIK TYLER & W AMANDA Tax / Map Acct#: 093.140-0005-081.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-81 School Code: 145201  
 Owner Mailing: 8 HILLSIDE PKWY Deed Book / Page: 11098 / 6865  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2552 Built: 1992 Uses As 1:  
 1st Floor: 1396 Story Height: 0 Uses As 2:  
 2nd Floor: 1156 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: PARTIAL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 506  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 110  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.26 Land SqFt: 11326  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 83 X 134  
 East / Longitude: 471593 / -78.689405 North / Latitude 1068268 / 42.931927

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-081.0000000 School Tax: \$4,249.28  
 Total Assessment: \$224,000.00 County Tax: \$2,700.75 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$163,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$255,000.00	07/27/2005	MARTIN JAMIE & W KRISTIN	11098 / 6865			
\$227,400.00	01/24/2003	CESAR BERNARD JR & W WEND	11027 / 3435		1	Y
\$227,400.00	09/12/2002	CHALLINGSWORTH DAVID B &	11013 / 2295		1	Y
\$199,000.00	04/13/1998	JONES STEVE D & W SHEILA	10930 / 6834		1	
\$180,000.00	01/30/1996	FORBES HOMES INC	10896 / 7783		1	
\$32,000.00	12/08/1994	HILLVIEW ESTATES DEV CO	10880 / 5251		1	
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$99.92 /sf*  
*#89.11*

*N-152*

**General Property Description**

Prop. Address: 17 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: RAIMY CAROLINE L Tax / Map Acct#: 093.140-0005-008.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-8 School Code: 145201  
 Owner Mailing: 17 HILLSIDE PKWY Deed Book / Page: 11083 / 7757  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2065 Built: 1992 Uses As 1:  
 1st Floor: 1129 Story Height: 0 Uses As 2:  
 2nd Floor: 936 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 440  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 50  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24 Land SqFt: 10454  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 80 X 130  
 East / Longitude: 471819 / -78.688560 North / Latitude 1068030 / 42.931275

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-008.0000000 School Tax: \$4,040.61  
 Total Assessment: \$213,000.00 County Tax: \$2,402.17 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$142,900.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$213,000.00	09/30/2004 ✓	KOHL CARL F & W JOAN	11083 / 7757			
\$158,821.00	07/16/1992	ALL CRAFT INC	10478 / 725	W	1	
\$34,000.00	05/29/1992	HILLVIEW ESTATES DEV CO	10452 / 514	W	1	
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$103.15/sf*

*N-153*

**General Property Description**

Prop. Address: 37 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: MARLOW CHRISTINE Tax / Map Acct#: 093.140-0005-018.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-18 School Code: 145201  
 Owner Mailing: 37 HILLSIDE PKWY Deed Book / Page: 11065 / 1302  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2348 Built: 1997 Uses As 1:  
 1st Floor: 1328 Story Height: 0 Uses As 2:  
 2nd Floor: 1020 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: 22 X 22 Total SqFT 1: 484  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24 Land SqFt: 10454  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 81 X 130  
 East / Longitude: 471848 / -78.688448 North / Latitude 1067231 / 42.929082

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-018.0000000 School Tax: \$4,552.80  
 Total Assessment: \$240,000.00 County Tax: \$2,611.62 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$157,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$240,000.00	12/19/2003	SMITH DANIEL J & W KAREN	11065 / 1302			
\$188,000.00	02/25/1999	HILLVIEW ESTATES DEV CO,	10947 / 5445		1	
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$ 102.21 / \$*

*N-154*

**General Property Description**

Prop. Address: 41 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: CORCORAN SCOTT & W SUSAN Tax / Map Acct#: 093.140-0005-024.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-24 School Code: 145201  
 Owner Mailing: 41 HILLSIDE PKWY Deed Book / Page: 11051 / 2229  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2900 Built: 1994 Uses As 1:  
 1st Floor: 1750 Story Height: 0 Uses As 2:  
 2nd Floor: 1150 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 2 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 3.0 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 536  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 45  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.44 Land SqFt: 19166  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 101 X 188  
 East / Longitude: 471837 / -78.688487 North / Latitude 1066670 / 42.927543

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-024.0000000 School Tax: \$5,311.60  
 Total Assessment: \$280,000.00 County Tax: \$3,324.64 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$205,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$280,500.00	08/15/2003 ✓	JUSTIN ALAN JR & W LISA J	11051 / 2229			
\$240,500.00	06/29/1994	MARK CHRISWELL INC	10873 / 4273	W	1	
\$47,500.00	11/12/1993	GRAZIANI PAUL & W LORI	10789 / 826	W	1	
\$41,000.00	12/01/1991	TRIPLE D DEVELOPERS INC	10359 / 00099	W	1	

*\$96.72/sf*

*N-155*

**General Property Description**

Prop. Address: 43 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: ZINN JEFFREY Tax / Map Acct#: 093.140-0005-025.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-25 School Code: 145201  
 Owner Mailing: 43 HILLSIDE PKWY Deed Book / Page: 11112 / 9279  
 LANCASTER NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2944 Built: 1997 Uses As 1:  
 1st Floor: 1480 Story Height: 0 Uses As 2:  
 2nd Floor: 1464 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 3.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: 24 X 32 Total SqFT 1: 768  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.42 Land SqFt: 18295  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 101 X 179  
 East / Longitude: 471846 / -78.688453 North / Latitude 1066571 / 42.927271

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-025.0000000 School Tax: \$5,216.75  
 Total Assessment: \$275,000.00 County Tax: \$3,205.80 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$197,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$310,000.00	04/27/2006 ✓	DUNNING EDWARD D & W ANN	11112 / 9279			Y
\$50,000.00	07/24/1997	TOMEI MARK J	10919 / 506		1	
\$38,000.00	09/01/1991	TOMEL MARK J	10331 / 00373	W	1	

*\$ 105,300 / sf*

*N-156*

**General Property Description**

Prop. Address: 4 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: GARZO WILLIAM & W FRANCINE Tax / Map Acct#: 093.140-0005-079.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-79 School Code: 145201  
 Owner Mailing: 4 HILLSIDE PKWY Deed Book / Page: 11053 / 2112  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2498 Built: 2003 Uses As 1:  
 1st Floor: 1235 Story Height: 0 Uses As 2:  
 2nd Floor: 1263 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 460  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.25 Land SqFt: 10890  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 81 X 132  
 East / Longitude: 471537 / -78.689616 North / Latitude 1068557 / 42.932720

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-079.0000000 School Tax: \$4,590.74  
 Total Assessment: \$242,000.00 County Tax: \$297.10 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$20,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$242,825.00	08/28/2003	MARRANO//MARC EQUITY CORP	11053 / 2112			
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$97.21 / sf*

*N-157*

**General Property Description**

Prop. Address: 19 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: IACUZZO ANTHONY & W JULIE Tax / Map Acct#: 093.140-0005-009.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-9 School Code: 145201  
 Owner Mailing: 19 HILLSIDE PKWY Deed Book / Page: 11030 / 5859  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2472 Built: 1992 Uses As 1:  
 1st Floor: 1344 Story Height: 0 Uses As 2:  
 2nd Floor: 1128 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: PARTIAL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 506  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 54  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24 Land SqFt: 10454  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 80 X 130  
 East / Longitude: 47 1822 / -78.688549 North / Latitude 1067951 / 42.931058

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-009.0000000 School Tax: \$4,173.40  
 Total Assessment: \$220,000.00 County Tax: \$2,685.90 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$162,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$219,000.00	02/25/2003	WARD DAVID & W PAMELA	11030 / 5859			
\$191,000.00	04/15/1994	HILLVIEW ESTATES DEV CO	10870 / 6283	W	1	
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*848-59/sf*

*N-158*

**General Property Description**

Prop. Address: 25 HILLSIDE PKWY Municipality: Town of LANCASTER Town Swis Code: 145289  
 Owner: CIELSIELSKI PHILIP A Tax / Map Acct#: 093.140-0005-012.0000000 School Dist: LANCAST  
 Owner 2: Print Key: 93.14-5-12 School Code: 145201  
 Owner Mailing: 25 HILLSIDE PKWY Deed Book / Page: 11046 / 5171  
 LANCASTER, NY14086 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2555 Built: 1992 Uses As 1:  
 1st Floor: 1460 Story Height: 0 Uses As 2:  
 2nd Floor: 1095 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: PARTIAL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 484  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 54  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24 Land SqFt: 10454  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 80 X 130  
 East / Longitude: 471831 / -78.688514 North / Latitude 1067711 / 42.930399

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-012.0000000 School Tax: \$4,363.10  
 Total Assessment: \$230,000.00 County Tax: \$2,745.31 actual  
 Land: \$40,000.00 City Tax: \$0.00  
 Old Assessment: \$166,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$224,000.00	07/11/2003	BOWERS JAMES & W GAIL	11046 / 5171			
\$210,000.00	07/25/2002	NOWAK JEFFREY & W THERESA	11010 / 3606		1	Y
\$175,000.00	01/13/1994	SCHOENING DAVID & W MARIE	10843 / 202		1	
\$34,000.00	06/15/1992	HILLVIEW ESTATES DEV CO	10460 / 672	W	1	
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$ 97,607 / SF*

*N-159*

**General Property Description**

Prop. Address: 27 HILLSIDE PKWY      Municipality: Town of LANCASTER      Town Swis Code: 145289  
 Owner: SCLAFANI SALVATORE & W KIM      Tax / Map Acct#: 093.140-0005-013.0000000      School Dist: LANCAST  
 Owner 2:      Print Key: 93.14-5-13      School Code: 145201  
 Owner Mailing: 27 HILLSIDE PKWY      Deed Book / Page: 11061 / 1133  
 LANCASTER, NY14086      Sub Div:      Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2188      Built: 1992      Uses As 1:  
 1st Floor: 1124      Story Height: 0      Uses As 2:  
 2nd Floor: 1064      Heat: HOT AIR      No. Of Bldgs:  
 House Type: COLONIAL      Fireplaces: 1      Residential Units: 0  
 Bedrooms: 4.0      Fuel: GAS      Exterior: ALUM/VINYL  
 Bath: 2.5      Water: PUBLIC      Garage: 0  
 Basement: PARTIAL      Sewer: NONE      Number Stories: 2.0  
 Basement SF: 0      Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT      Size 1: Dimensions not available      Total SqFT 1: 484  
 Improve 2: PORCH,COVERD      Size 2: Dimensions not available      Total SqFT 2: 66  
 Improve 3:      Size 3: 0 X 0      Total SqFT 3: 0  
 Improve 4:      Size 4: 0 X 0      Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.24      Land SqFt: 10454  
 Class Code: 210      Class Name: 1 FAMILY HOUSE      Lot Size: 80 X 130  
 East / Longitude: 471834 / -78.688503      North / Latitude 1067631 / 42.930180

**Tax / Assessment Data**

Tax / Map Acct #: 093.140-0005-013.0000000      School Tax: \$4,135.46  
 Total Assessment: \$218,000.00      County Tax: \$2,403.65 actual  
 Land: \$40,000.00      City Tax: \$0.00  
 Old Assessment: \$143,000.00      Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$218,000.00	10/28/2003	MACIOK ROBERT & W JOANNE	11061 / 1133			
\$190,000.00	09/04/1998	JOZWIAK EDWARD J & W DEBR	10938 / 4141		1	
\$159,446.00	10/29/1992	ALLCRAFT INC	10541 / 734		1	
\$34,000.00	08/14/1992	HILLVIEW ESTATES DEV CO	10494 / 337	W	1	
\$106,200.00	05/01/1990	HILLVIEW ESTATES DEV CO	10172 / 00291	W	0	

*\$99,603/56*

*N-160*

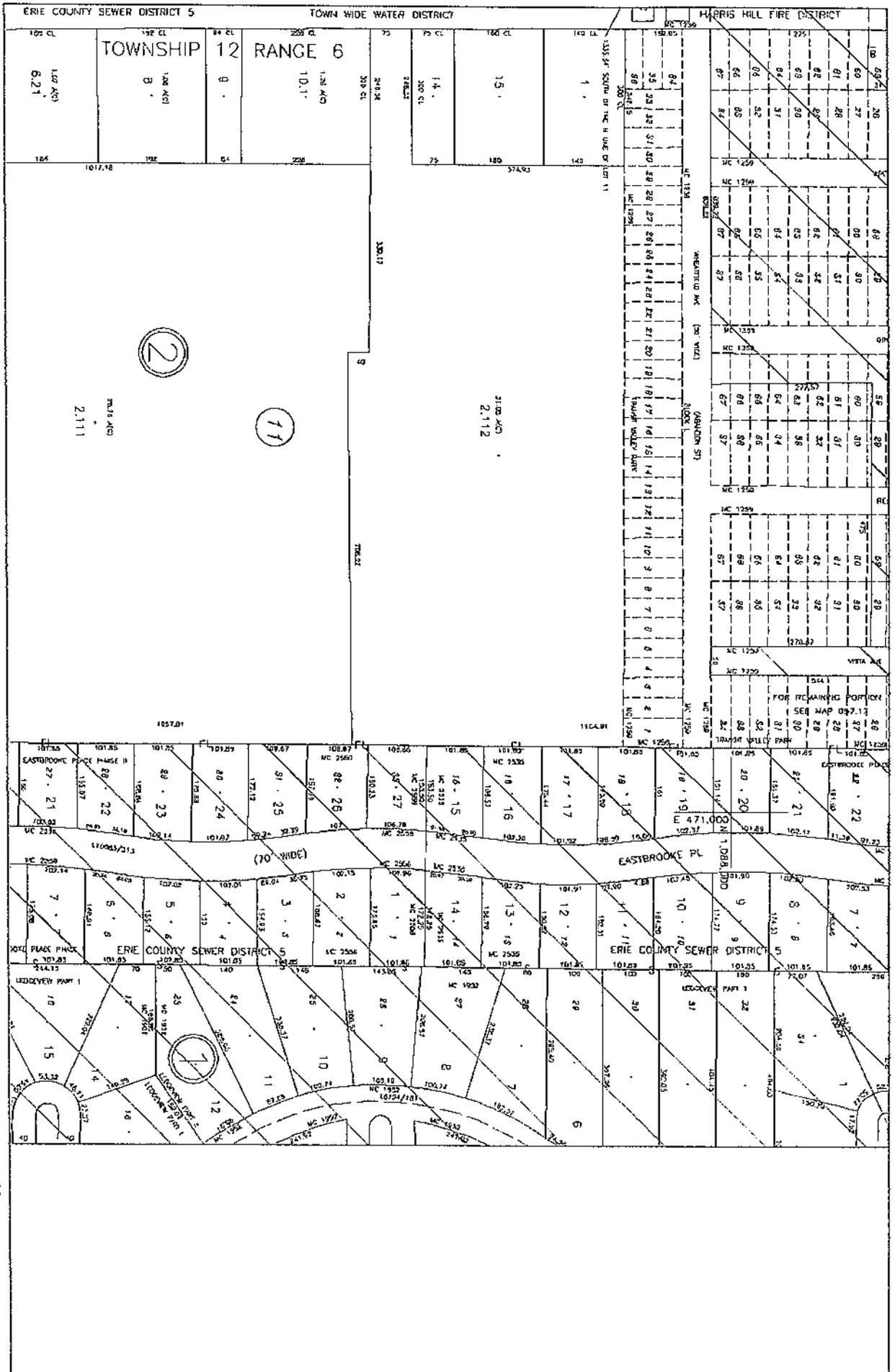
**CASE 5: RESIDENTIAL MARKET DATA**



Case Study # 5



REI Data Inc. reidi.propertyinfo.com - Map Name: maps/ERIE/143200/070\_05.tif



**General Property Description**

Prop. Address: 5082 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: HESS JEFFREY A Tax / Map Acct#: 057.180-0003-017.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 57.18-3-17 School Code: 142203  
 Owner Mailing: 5082 EASTBROOKE PL Deed Book / Page: 11098 / 1508  
 WILLIAMSVILLE, NY14221 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2876 Built: 1993 Uses As 1:  
 1st Floor: 1372 Story Height: 0 Uses As 2:  
 2nd Floor: 1504 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 400  
 Improve 2: POOL,ST/VNYL Size 2: Dimensions not available Total SqFT 2: 648  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.41 Land SqFt: 17860  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 102 X 175  
 East / Longitude: 470970 / -78.691825 North / Latitude 1087715 / 42.985285

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0003-017.0000000 School Tax: \$5,161.75  
 Total Assessment: \$275,000.00 County Tax: \$1,422.59 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$218,500.00 Account #:

**Sales Information**

Sales Price: Sales Date: Grantor: Deed Book / Page: Deed Type: Deed Valid: ARMS Length:  
 \$273,500.00 07/15/2005 SMITH PHILIP S 11098 / 1508

*BT's side  
 \$ 100.15/sf.*

*\$ 95.10/sf.*

~~\$~~

*N-105*

**General Property Description**

Prop. Address: 4972 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: SCHURR DOUGLAS E Tax / Map Acct#: 070.060-0005-019.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 70.06-5-19 School Code: 142203  
 Owner Mailing: 4972 EASTBROOKE PL Deed Book / Page: 11033 / 921  
 WILLIAMSVILLE, NY14221 Sub Div: SL 25 SEC 14 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2430 Built: 2002 Uses As 1:  
 1st Floor: 1462 Story Height: 0 Uses As 2:  
 2nd Floor: 968 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 636  
 Improve 2: PORCH,OPEN Size 2: Dimensions not available Total SqFT 2: 154  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.37 Land SqFt: 16117  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 102 X 163  
 East / Longitude: 470959 / -78.691861 North / Latitude 1086580 / 42.982171

**Tax / Assessment Data**

Tax / Map Acct #: 070.060-0005-019.0000000 School Tax: \$5,011.59  
 Total Assessment: \$267,000.00 County Tax: \$397.14 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$243,000.00 Account #:

**Sales Information**

Sales Price: Sales Date: Grantor: Deed Book / Page: Deed Type: Deed Valid: ARMS Length:  
 \$264,420.00 03/19/2003 FORBES HOMES INC 11033 / 921

*\$ 108.81 / sf*

*N-106*

**General Property Description**

Prop. Address: 4992 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: KIM SUKJOO Tax / Map Acct#: 070.060-0005-021.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 70.06-5-21 School Code: 142203  
 Owner Mailing: 4992 EASTBROOKE PL Deed Book / Page: 11093 / 35  
 WILLIAMSVILLE, NY14221 Sub Div: SL 27 SEC 14 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2835 Built: 1993 Uses As 1:  
 1st Floor: 1482 Story Height: 0 Uses As 2:  
 2nd Floor: 1353 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: 20 X 23 Total SqFT 1: 460  
 Improve 2: PORCH,OPEN Size 2: 10 X 4 Total SqFT 2: 40  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.35 Land SqFt: 15246  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 102 X 155  
 East / Longitude: 470954 / -78.691881 North / Latitude 1086784 / 42.982730

**Tax / Assessment Data**

Tax / Map Acct #: 070.060-0005-021.0000000 School Tax: \$5,142.98  
 Total Assessment: \$274,000.00 County Tax: \$2,081.15 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$219,100.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$274,000.00	03/23/2005	TAN DONGFENG	11093 / 35			
\$219,100.00	08/18/2000		10970 / 4021	W	1	

*\$96.65/sf.*

*12-167*

**General Property Description**

Prop. Address: 5002 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: HOLM CHARLES W Tax / Map Acct#: 070.060-0005-022.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 70.06-5-22 School Code: 142203  
 Owner Mailing: 5002 EASTBROOKE PL Deed Book / Page: 11098 / 1671  
 WILLIAMSVILLE, NY14221 Sub Div: SL 28 SEC 14 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2792 Built: 1992 Uses As 1:  
 1st Floor: 1500 Story Height: 0 Uses As 2:  
 2nd Floor: 1292 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: 22 X 24 Total SqFT 1: 528  
 Improve 2: PORCH,COVERD Size 2: 10 X 5 Total SqFT 2: 50  
 Improve 3: POOL,ST/VNYL Size 3: Dimensions not available Total SqFT 3: 576  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.38 Land SqFt: 16553  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 103 X 169  
 East / Longitude: 470959 / -78.691863 North / Latitude 1086885 / 42.983008

**Tax / Assessment Data**

Tax / Map Acct #: 070.060-0005-022.0000000 School Tax: \$5,631.00  
 Total Assessment: \$300,000.00 County Tax: \$2,062.43 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$230,000.00 Account #:

**Sales Information**

Sales Price: Sales Date: Grantor: Deed Book / Page: Deed Type: Deed Valid: ARMS Length:  
 \$300,000.00 07/18/2005 NEUMEISTER RICHARD A 11098 / 1671

*Handwritten:* 107.45 / SF

*N-163*

**General Property Description**

Prop. Address: 5042 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: FRIEND DANNY S Tax / Map Acct#: 070.060-0005-026.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 70.06-5-26 School Code: 142203  
 Owner Mailing: 5042 EASTBROOKE PL Deed Book / Page: 11098 / 3512  
 WILLIAMSVILLE, NY14221 Sub Div: SL 32 SEC 14 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2985 Built: 1990 Uses As 1:  
 1st Floor: 1617 Story Height: 0 Uses As 2:  
 2nd Floor: 1368 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 506  
 Improve 2: POOL,ST/VNYL Size 2: Dimensions not available Total SqFT 2: 648  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.37 Land SqFt: 16117  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 107 X 158  
 East / Longitude: 470957 / -78.691872 North / Latitude 1087299 / 42.984144

**Tax / Assessment Data**

Tax / Map Acct #: 070.060-0005-026.0000000 School Tax: \$5,612.23  
 Total Assessment: \$299,000.00 County Tax: \$2,015.68 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$232,000.00 Account #:

**Sales Information**

Sales Price: \$246,026.00 Sales Date: 07/21/2005 Grantor: MIOSI NORMAN L Deed Book / Page: 11098 / 3512 Deed Type: Deed Valid: ARMS Length:  
 \$82.42/sf

*\$82.42/sf*

**General Property Description**

Prop: 5122 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Address: 5122 EASTBROOKE PL  
 Owner: ABDOO JOSEPH R Tax / Map Acct#: 057.180-0003-021.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 57.18-3-21 School Code: 142203  
 Owner Mailing: 5122 EASTBROOKE PL Deed Book / Page: 11078 / 3877  
 WILLIAMSVILLE, NY14221 Sub Div: SEC 14 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2757 Built: 1993 Uses As 1:  
 1st Floor: 1641 Story Height: 0 Uses As 2:  
 2nd Floor: 1116 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 528  
 Improve 2: PORCH,OPEN Size 2: Dimensions not available Total SqFT 2: 215  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.36 Land SqFt: 15682  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 102 X 162  
 East / Longitude: 470963 / -78.691854 North / Latitude 1088119 / 42.986394

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0003-021.0000000 School Tax: \$5,537.15  
 Total Assessment: \$295,000.00 County Tax: \$2,010.89 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$220,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$290,500.00	06/28/2004	CZARNECKI MARK J	11078 / 3877			
\$290,500.00	06/28/2004	CZARNECKI MARK	11078 / 3877		1	Y

*\$ 105.37/sf .*

*N-170*

**General Property Description**

Prop Address: 5142 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: LEE HENRY C Tax / Map Acct#: 057.180-0003-023.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 57.18-3-23 School Code: 142203  
 Owner Mailing: 5142 EASTBROOKE PL Deed Book / Page: 11098 / 1887  
 WILLIAMSVILLE, NY14221 Sub Div: SL 23 SEC 14 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2996 Built: 1992 Uses As 1:  
 1st Floor: 1841 Story Height: 0 Uses As 2:  
 2nd Floor: 1155 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 3.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 484  
 Improve 2: PORCH,OPEN Size 2: Dimensions not available Total SqFT 2: 322  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.41 Land SqFt: 17860  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 102 X 175  
 East / Longitude: 470974 / -78.691813 North / Latitude 1088326 / 42.986962

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0003-023.0000000 School Tax: \$6,062.71  
 Total Assessment: \$323,000.00 County Tax: \$2,178.52 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$245,000.00 Account #:

**Sales Information**

Sales Price: \$322,500.00 Sales Date: 07/18/2005 Grantor: PATEL BHARATKUMAR G Deed Book / Page: 11098 / 1887 Deed Type: Deed Valid: ARMS Length:  
 \$322,500.00 07/18/2005 PATEL BHARATKUMAR G 11098 / 1887

*\$107.64 / SF*

*N-171*

**General Property Description**

Prop. Address: 5162 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: VALLONE PAUL J Tax / Map Acct#: 057.180-0003-025.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 57.18-3-25 School Code: 142203  
 Owner Mailing: 5162 EASTBROOKE PL Deed Book / Page: 11075 / 8144  
 WILLIAMSVILLE, NY14221 Sub Div: SL 25 SEC 14 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2822 Built: 1990 Uses As 1:  
 1st Floor: 1602 Story Height: 0 Uses As 2:  
 2nd Floor: 1220 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 506  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: PORCH,OPEN Size 1: Dimensions not available Total SqFT 1: 360  
 Improve 2: POOL,FIBRGLS Size 2: Dimensions not available Total SqFT 2: 576  
 Improve 3: PORCH,COVERD Size 3: Dimensions not available Total SqFT 3: 190  
 Improve 4: GAR,1.0 ATT Size 4: Dimensions not available Total SqFT 4: 506

**Land Characteristics**

Acreage : 0.37 Land SqFt: 16117  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 103 X 166  
 East / Longitude: 470966 / -78.691844 North / Latitude 1088528 / 42.987516

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0003-025.0000000 School Tax: \$5,330.68  
 Total Assessment: \$284,000.00 County Tax: \$2,019.33 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$227,000.00 Account #:

**Sales Information**

Sales Price: Sales Date: Grantor: Deed Book / Page: Deed Type: Deed Valid: ARMS Length:  
 \$276,000.00 05/21/2004 MANOCCHIO COSTANTINO 11075 / 8144

*\$ 97.80/sf.*

*N-172*

**General Property Description**

Prop. Address: 4923 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: KAUFMAN MICHAEL L Tax / Map Acct#: 070.060-0005-013.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 70.06-5-13 School Code: 142203  
 Owner Mailing: 4923 EASTBROOKE PL Deed Book / Page: 11084 / 2610  
 WILLIAMSVILLE, NY14221 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2691 Built: 1999 Uses As 1:  
 1st Floor: 1456 Story Height: 0 Uses As 2:  
 2nd Floor: 1235 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 2 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 558  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.38 Land SqFt: 16553  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 102 X 163  
 East / Longitude: 471191 / -78.690992 North / Latitude 1086064 / 42.980756

**Tax / Assessment Data**

Tax / Map Acct #: 070.060-0005-013.0000000 School Tax: \$6,287.95  
 Total Assessment: \$335,000.00 County Tax: \$0.00 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$0.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$334,900.00	10/08/2004	SARTORI THOMAS	11084 / 2610			
\$1.00	02/28/2002	SARTORI THOMAS	11001 / 3686		0	N
\$43,000.00	11/08/1999		11001 / 3686	W	1	

*Other side \$98.46/sf.*

*\$124.45/sf.*

*N-173*

**General Property Description**

Prop. Address: 5003 EASTBROOKE PL	Municipality: Town of CLARENCE	Town Swis Code: 143200
Owner: LAVERE KEITH	Tax / Map Acct#: 070.060-0005-006.0000000	School Dist: WILLIAMS
Owner 2:	Print Key: 70.06-5-6	School Code: 142203
Owner Mailing: 5003 EASTBROOKE PL	Deed Book / Page: 11006 / 4252	
WILLIAMSVILLE, NY14221	Sub Div: SL 6 SEC 14	Phone Number:
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 2598	Built: 1993	Uses As 1:
1st Floor: 1464	Story Height: 0	Uses As 2:
2nd Floor: 1134	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 2.5	Water: PUBLIC	Garage: 528
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: POOL,STVNYL	Size 1: Dimensions not available	Total SqFT 1: 703
Improve 2: GAR,1.0 ATT	Size 2: Dimensions not available	Total SqFT 2: 528
Improve 3: PORCH,COVERD	Size 3: Dimensions not available	Total SqFT 3: 50
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.38	Land SqFt: 16553	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 103 X 169
East / Longitude: 471194 / -78.690984	North / Latitude 1086899 / 42.983047	

**Tax / Assessment Data**

Tax / Map Acct #: 070.060-0005-006.0000000	School Tax: \$5,067.90
Total Assessment: \$270,000.00	County Tax: \$1,917.26 actual
Land: \$45,000.00	City Tax: \$0.00
Old Assessment: \$210,000.00	Account #:

**Sales Information**

Sales Price: \$242,000.00	Sales Date: 05/16/2002	Grantor: CADDEN CHRISTOPHER	Deed Book / Page: 11006 / 4252	Deed Type:	Deed Valid:	ARMS Length:
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*\$93.15/sf*

*N-174*

**General Property Description**

Prop. Address: 5133 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: SANDERS JOHN M Tax / Map Acct#: 057.180-0003-007.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 57.18-3-7 School Code: 142203  
 Owner Mailing: 5133 EASTBROOKE PL Deed Book / Page: 11029 / 8806  
 WILLIAMSVILLE, NY14221 Sub Div: SL 7 SEC 14 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2842 Built: 1990 Uses As 1:  
 1st Floor: 1684 Story Height: 0 Uses As 2:  
 2nd Floor: 1158 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 3.5 Water: PUBLIC Garage: 448  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: PORCH,OPEN Size 1: Dimensions not available Total SqFT 1: 196  
 Improve 2: GAR,1.0 ATT Size 2: Dimensions not available Total SqFT 2: 448  
 Improve 3: PORCH,COVERD Size 3: Dimensions not available Total SqFT 3: 186  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.37 Land SqFt: 16117  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 103 X 163  
 East / Longitude: 471205 / -78.690950 North / Latitude 1088220 / 42.986671

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0003-007.0000000 School Tax: \$5,067.90  
 Total Assessment: \$270,000.00 County Tax: \$2,043.68 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$213,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$252,000.00	02/18/2003	HOFFMAN GLORIA A	11029 / 8806			
\$252,000.00	02/18/2003	HOFFMAN GLORIA	11029 / 8806		1	Y
\$195,000.00	03/08/2000		10964 / 36	W	1	

*\$88.67/sf*

*N-175*

**General Property Description**

Prop. Address: 5163 EASTBROOKE PL Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: SHEEHAN GREGORY D Tax / Map Acct#: 057.180-0003-004.0000000 School Dist: WILLIAMS  
 Owner 2: Print Key: 57.18-3-4 School Code: 142203  
 Owner Mailing: 5163 EASTBROOKE PL Deed Book / Page: 11052 / 1389  
 WILLIAMSVILLE, NY14221 Sub Div: SEC 14 SL 4 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2741 Built: 1990 Uses As 1:  
 1st Floor: 1480 Story Height: 0 Uses As 2:  
 2nd Floor: 1261 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 506  
 Improve 2: Size 2: 0 X 0 Total SqFT 2: 0  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.39 Land SqFt: 16988  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 103 X 173  
 East / Longitude: 471201 / -78.690966 North / Latitude 1088526 / 42.987511

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0003-004.0000000 School Tax: \$4,955.28  
 Total Assessment: \$264,000.00 County Tax: \$1,921.93 actual  
 Land: \$45,000.00 City Tax: \$0.00  
 Old Assessment: \$221,600.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$240,000.00	08/21/2003	PRUDENTIAL RESIDENTIAL SER.	11052 / 1389			
\$240,000.00	08/21/2003	PRUDENTIAL RESIDENTIAL SE	11052 / 1389		1	N
\$240,000.00	08/21/2003	KAHLER ROBERT	11052 / 1380		0	N

*\$87.56/sf.*

*N-176*

**General Property Description**

Prop. Address: 5135 FOX TRACE	Municipality: Town of CLARENCE	Town Swis Code: 143200
Owner: BAGWELL JEFFREY L	Tax / Map Acct#: 057.180-0006-013.0000000	School Dist: CLARENCE
Owner 2:	Print Key: 57.18-6-13	School Code: 143201
Owner Mailing: 5135 FOX TRACE	Deed Book / Page: 11106 / 6234	
WILLIAMSVILLE, NY14221	Sub Div:	Phone Number:
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 3123	Built: 1997	Uses As 1:
1st Floor: 1715	Story Height: 0	Uses As 2:
2nd Floor: 1408	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 2.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1:	Size 1: 0 X 0	Total SqFT 1: 0
Improve 2: PORCH,COVERD	Size 2: Dimensions not available	Total SqFT 2: 92
Improve 3: GAR,1.0 ATT	Size 3: Dimensions not available	Total SqFT 3: 500
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.54	Land SqFt: 23522	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 159 X 160
East / Longitude: 473021 / -78.684162	North / Latitude: 1087989 / 42.986044	

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0006-013.0000000	School Tax: \$5,637.40
Total Assessment: \$355,000.00	County Tax: \$0.00 actual
Land: \$48,000.00	City Tax: \$0.00
Old Assessment: \$0.00	Account #:

**Sales Information**

Sales Price: \$345,000.00	Sales Date: 12/15/2005	Grantor: NATIONAL RES. NOMINEE	Deed Book / Page: 11106 / 6234	Deed Type: Deed Valid: ARMS Length:
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*5 110.47 / \$*

*N-177*

**General Property Description**

Prop. Address: 5145 FOX TRACE Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: PIETRAS DANIEL C Tax / Map Acct#: 057.180-0006-012.0000000 School Dist: CLARENCE  
 Owner 2: Print Key: 57.18-6-12 School Code: 143201  
 Owner Mailing: 5145 FOX TRACE Deed Book / Page: 11100 / 6582  
 WILLIAMSVILLE, NY14221 Sub Div: FL 7 TP 12 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2310 Built: 1997 Uses As 1:  
 1st Floor: 1146 Story Height: 0 Uses As 2:  
 2nd Floor: 1164 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 440  
 Improve 2: POOL,STAVNYL Size 2: Dimensions not available Total SqFT 2: 684  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.36 Land SqFt: 15682  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 100 X 160  
 East / Longitude: 473022 / -78.684158 North / Latitude 1088108 / 42.986370

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0006-012.0000000 School Tax: \$4,208.20  
 Total Assessment: \$265,000.00 County Tax: \$1,787.58 actual  
 Land: \$48,000.00 City Tax: \$0.00  
 Old Assessment: \$222,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$265,000.00	09/02/2005	PRUDENTIAL RESIDENTIAL SERVICE	11100 / 6582			
\$193,000.00	05/28/1999	LATIFF, SCOTT M	10952 / 1287	W	1	

*\$ 114,78/st*  
*12-178*

**General Property Description**

Prop. Address: 5160 FOX TRACE	Municipality: Town of CLARENCE	Town Swis Code: 143200
Owner: WILCOCKS GLEN M	Tax / Map Acct#: 057.180-0006-018.0000000	School Dist: CLARENCE
Owner 2:	Print Key: 57.18-6-18	School Code: 143201
Owner Mailing: 5160 FOX TRACE	Deed Book / Page: 11004 / 2945	
WILLIAMSVILLE, NY14221	Sub Div: FL 7 TP 12	Phone Number:
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 1898	Built: 2001	Uses As 1:
1st Floor: 1898	Story Height: 0	Uses As 2:
2nd Floor: 0	Heat: HOT AIR	No. Of Bldgs:
House Type: RANCH	Fireplaces: 1	Residential Units: 0
Bedrooms: 3.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 2.0	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 504
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.34	Land SqFt: 14810	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 100 X 150
East / Longitude: 472809 / -78.684955	North / Latitude: 1088224 / 42.986688	

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0006-018.0000000	School Tax: \$3,445.96
Total Assessment: \$217,000.00	County Tax: \$359.04 <b>actual</b>
Land: \$48,000.00	City Tax: \$0.00
Old Assessment: \$210,000.00	Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$226,533.00	04/12/2002	MARRANO/MARC EQUITY CORP	11004 / 2945			

*119.75 / st*

*10-179*

**General Property Description**

Prop. Address: 5175 FOX TRACE Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: DUBRINSKI KENNETH Tax / Map Acct#: 057.180-0006-009.0000000 School Dist: CLARENCE  
 Owner 2: Print Key: 57.18-6-9 School Code: 143201  
 Owner 152 BRAMBLEWOOD Mailing: LN Deed Book / Page: 11086 / 9412  
 EAST AMHERST, NY14051 Sub Div: FL 7 TP 12 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2600 Built: 1997 Uses As 1:  
 1st Floor: 1446 Story Height: 0 Uses As 2:  
 2nd Floor: 1154 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR, 1.0 ATT Size 1: Dimensions not available Total SqFT 1: 506  
 Improve 2: POOL, ST/VNYL Size 2: Dimensions not available Total SqFT 2: 648  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.36 Land SqFt: 15682  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 100 X 160  
 East / Longitude: 473025 / -78.684149 North / Latitude: 1088408 / 42.987194

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0006-009.0000000 School Tax: \$4,605.20  
 Total Assessment: \$290,000.00 County Tax: \$2,406.57 actual  
 Land: \$48,000.00 City Tax: \$0.00  
 Old Assessment: \$250,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$305,000.00	11/29/2004	PATTERSON KEVIN M	11086 / 9412			

*117.31 / sf.*

*N-150*

**General Property Description**

Prop. Address: 5195 FOX TRACE	Municipality: Town of CLARENCE	Town Swis Code: 143200
Owner: DIX KEVIN D	Tax / Map Acct#: 057.180-0006-007.0000000	School Dist: CLARENCE
Owner 2:	Print Key: 57.18-6-7	School Code: 143201
Owner Mailing: 5195 FOX TRACE	Deed Book / Page: 11021 / 2223	
WILLIAMSVILLE, NY14221	Sub Div: FL 7 TP 12	Phone Number:
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 2134	Built: 1996	Uses As 1:
1st Floor: 1144	Story Height: 0	Uses As 2:
2nd Floor: 990	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 2.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 440
Improve 2:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.36	Land SqFt: 15682	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 100 X 160
East / Longitude: 473026 / -78.684146	North / Latitude: 1088608 / 42.987742	

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0006-007.0000000	School Tax: \$3,731.80
Total Assessment: \$235,000.00	County Tax: \$1,957.22 actual
Land: \$48,000.00	City Tax: \$0.00
Old Assessment: \$210,000.00	Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$210,000.00	12/02/2002	WALKER CHRISTOPHER M	11021 / 2223			
\$210,000.00	12/02/2002	WALKER CHRISTOPHER	11021 / 2223		1	Y
\$186,000.00	04/28/2000		10965 / 8739	W	1	

*\$98.41*

*N-131*

**General Property Description**

Prop. Address: 5220 FOX TRACE	Municipality: Town of CLARENCE	Town Swis Code: 143200
Owner: WENDT THOMAS	Tax / Map Acct#: 057.180-0006-028.0000000	School Dist: CLARENCE
Owner 2:	Print Key: 57.18-6-28	School Code: 143201
Owner Mailing: 5220 FOX TRACE	Deed Book / Page: 11039 / 2887	
WILLIAMSVILLE, NY14221	Sub Div: FL 7 TP 12	Phone Number:
	Misc:	

**Structural Characteristics**

Bldg Sq Feet: 2779	Built: 1999	Uses As 1:
1st Floor: 1522	Story Height: 0	Uses As 2:
2nd Floor: 1257	Heat: HOT AIR	No. Of Bldgs:
House Type: COLONIAL	Fireplaces: 1	Residential Units: 0
Bedrooms: 4.0	Fuel: GAS	Exterior: ALUM/VINYL
Bath: 2.5	Water: PUBLIC	Garage: 0
Basement: FULL	Sewer: NONE	Number Stories: 2.0
Basement SF: 0	Utilities: GAS & ELEC	
Improve 1: GAR,1.0 ATT	Size 1: Dimensions not available	Total SqFT 1: 440
Improve 2: PORCH,COVERD	Size 2: Dimensions not available	Total SqFT 2: 36
Improve 3:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.39	Land SqFt: 16988	
Class Code: 210	Class Name: 1 FAMILY HOUSE	Lot Size: 102 X 183
East / Longitude: 472792 / -78.685022	North / Latitude: 1088935 / 42.988639	

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0006-028.0000000	School Tax: \$4,986.32
Total Assessment: \$314,000.00	County Tax: \$359.08 <b>actual</b>
Land: \$48,000.00	City Tax: \$0.00
Old Assessment: \$277,000.00	Account #:

**Sales Information**

Sales Price: \$306,500.00	Sales Date: 05/09/2003	Grantor: ALDRIDGE MILES	Deed Book / Page: 11039 / 2887	Deed Type: Deed Valid: ARMS Length:
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*\$110.29*

*N-1B2*

**General Property Description**

Prop. Address: 5230 FOX TRACE Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: HUTCHINSON CRAIG J Tax / Map Acct#: 057.180-0006-002.0000000 School Dist: CLARENCE  
 Owner 2: Print Key: 57.18-6-2 School Code: 143201  
 Owner Mailing: 5230 FOX TRACE Deed Book / Page: 11081 / 1892  
 WILLIAMSVILLE, NY14221 Sub Div: Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 3034 Built: 1996 Uses As 1:  
 1st Floor: 1700 Story Height: 0 Uses As 2:  
 2nd Floor: 1334 Heat: HOT AIR No. Of Bldgs:  
 House Type: COLONIAL Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 522  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 32  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.46 Land SqFt: 20038  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 125 X 164  
 East / Longitude: 472789 / -78.685033 North / Latitude 1089048 / 42.988949

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0006-002.0000000 School Tax: \$5,161.00  
 Total Assessment: \$325,000.00 County Tax: \$0.00 actual  
 Land: \$48,000.00 City Tax: \$0.00  
 Old Assessment: \$0.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$325,000.00	08/13/2004	LYNN EDDIE	11081 / 1892			
\$290,000.00	06/30/1999	MARRANO/MARC EQUITY CORP,	10953 / 6841	W	1	

*\$ 107.12*

*N-183*

**General Property Description**

Prop. Address: 5235 FOX TRACE Municipality: Town of CLARENCE Town Swis Code: 143200  
 Owner: POHL ROBERT A Tax / Map Acct#: 057.180-0006-003.0000000 School Dist: CLARENCE  
 Owner 2: Print Key: 57.18-6-3 School Code: 143201  
 Owner Mailing: 5235 FOX TRACE Deed Book / Page: 10996 / 8776  
 WILLIAMSVILLE, NY14221 Sub Div: FL 7 TP 12 Phone Number:  
 Misc:

**Structural Characteristics**

Bldg Sq Feet: 2976 Built: 1995 Uses As 1:  
 1st Floor: 1779 Story Height: 0 Uses As 2:  
 2nd Floor: 1197 Heat: HOT AIR No. Of Bldgs:  
 House Type: CONTEMPORARY Fireplaces: 1 Residential Units: 0  
 Bedrooms: 4.0 Fuel: GAS Exterior: ALUM/VINYL  
 Bath: 2.5 Water: PUBLIC Garage: 0  
 Basement: FULL Sewer: NONE Number Stories: 2.0  
 Basement SF: 0 Utilities: GAS & ELEC  
 Improve 1: GAR,1.0 ATT Size 1: Dimensions not available Total SqFT 1: 528  
 Improve 2: PORCH,COVERD Size 2: Dimensions not available Total SqFT 2: 60  
 Improve 3: Size 3: 0 X 0 Total SqFT 3: 0  
 Improve 4: Size 4: 0 X 0 Total SqFT 4: 0

**Land Characteristics**

Acreage : 0.55 Land SqFt: 23958  
 Class Code: 210 Class Name: 1 FAMILY HOUSE Lot Size: 150 X 160  
 East / Longitude: 473029 / -78.684136 North / Latitude: 1089034 / 42.988911

**Tax / Assessment Data**

Tax / Map Acct #: 057.180-0006-003.0000000 School Tax: \$5,303.92  
 Total Assessment: \$334,000.00 County Tax: \$7,860.00 actual  
 Land: \$48,000.00 City Tax: \$0.00  
 Old Assessment: \$285,000.00 Account #:

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$254,000.00	01/09/2002	ACCREDITED HOME LENDERS INC	10996 / 8776			
\$254,000.00	01/09/2002	ACCREDITED HOME LENDERS I	10996 / 8776		0	N
\$314,719.00	07/11/2000		10996 / 8776	W	1	

*Handwritten:* \$85.35/sf N-104

**QUALIFICATIONS OF THE APPRAISER**

**GAR ASSOCIATES, INC.**  
**APPRAISAL QUALIFICATIONS OF RONALD J. RUBINO, MAI**

**PRESENT OCCUPATION:**

Mr. Rubino is a Vice President and partner, and a full-time real estate appraiser and consultant with GAR Associates, Inc. at 2399 Sweet Home Road, Amherst, New York. He specializes in a wide variety of valuation and consulting assignments, involving shopping centers, other retail, office buildings, warehouse, industrial, multi-family subdivisions and special purpose properties. Mr. Rubino is qualified as an expert with extensive experience in tax certiorari and other valuation proceedings.

**EDUCATION:**

State University of New York at Buffalo  
Bachelor of Science - Business Administration  
Concentrations in Accounting and Finance

Williamsville South High School

**PROFESSIONAL EXAMS COMPLETED:**

Appraisal Institute's Comprehensive Exam - February 1991, Toronto, Ontario

New York State's Department of Transportation General Real Estate Appraisers Examination -1989, Buffalo, New York.

New York State General Certification Exam - 1991, Buffalo, New York

**PROFESSIONAL DESIGNATION:**

Member of the Appraisal Institute (MAI)

**CERTIFICATIONS:**

New York State Certified General Real Estate Appraiser - Certificate No. 46-4421

**EXPERT WITNESS**

Mr. Rubino testified as an expert witness in the New York State Supreme Court and Erie County Surrogates Court. Mr. Rubino has also prepared litigation appraisals for the New York State Court of Claims, and has appeared before the City of Buffalo's Assessment Review Board.

**APPRAISAL INSTITUTE PAST PRESIDENT**

Mr. Rubino served as president of the Appraisal Institute's Western New York - Ontario Chapter in 1995, 2000 and 2002.

**APPROVED INSTRUCTOR**

Mr. Rubino is an approved seminar instructor with both the Appraisal Institute and the New York State Department of States Appraisal Division. Mr. Rubino has conducted seminars for the Appraisal Institute, Erie County Bar Association and the International Association of Assessing Officers (IAAO).

**GAR ASSOCIATES, INC.**  
**APPRAISAL QUALIFICATIONS OF RONALD J. RUBINO, MAI**  
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**APPRAISAL COURSES ATTENDED:**

Appraisal Institute-Courses 410 & 420  
Standards of Professional Practice  
May 2005, Buffalo, New York

Appraisal Institute - Course 520  
"Highest and Best Use and Market Analysis"  
West Palm Beach, Florida

Appraisal Institute - Course 510  
"Advanced Income Capitalization"  
Orlando, Florida

Society of Real Estate Appraisers - Course 202  
"Applied Income Property Valuation"  
Tarpon Springs, Florida

Society of Real Estate Appraisers - Course 201  
"Income Property Valuation"  
Buffalo, New York

Society of Real Estate Appraisers - Course 102  
"Introduction to Appraising Real Property"  
Buffalo, New York

Society of Real Estate Appraisers - Course 101  
"Introduction to Appraising Real Property"  
Buffalo, New York

**SEMINARS ATTENDED:**

Mr. Rubino has attended numerous seminars pertaining to many aspects of real estate valuation and consulting offered by the Appraisal Institute between 1988 and 2005. Some of the seminar topics include business practice, valuation of detrimental conditions, timber valuation, easements/ encroachments, discounted cash flow analysis, income property valuation, comprehensive appraisal examination workshop, professional practice and Marshall & Swift Cost Valuation.

**GAR ASSOCIATES, INC.**  
**APPRAISAL QUALIFICATIONS OF RONALD J. RUBINO, MAI**  
Page 3

**CLIENTS:**

Clients include a variety of lending institutions, mortgage brokers, municipalities, government agencies, the New York State Department of Transportation (Buffalo & Rochester regions), developers, attorneys and private users.

**PROPERTY TYPES APPRAISED:**

Included are a wide range of vacant land, subdivisions, improved commercial, retail, industrial, single-family, multi-family and mixed-use property types. Some of the more complex property types appraised include factories, shopping malls, recreational/sports complexes, hotels, high-rise office, contaminated properties, wetlands and going-concern valuations. Mr. Rubino has experience in eminent domain proceedings and has experience in appraising direct and indirect damages along with an awareness of compensable and non-compensable damages.

**GAR ASSOCIATES, INC.**  
**APPRAISAL QUALIFICATIONS OF RONALD J. RUBINO, MAI**  
**Page 4**

**SOME OF THE TERRITORIES APPRAISED IN:**

<b>Albany County, NY:</b>	Clifton Park, Colonie, Delmar, Green Island, Latham
<b>Allegany County, NY:</b>	Wellsville
<b>Broome County, NY:</b>	Binghamton, Vestal, Union, Johnson City
<b>Cayuga County, NY:</b>	Conquest
<b>Cattaraugus County, NY:</b>	Ellicottville, Olean
<b>Chautauqua County, NY:</b>	Carroll, Chautauqua Institution, Dunkirk, Falconer, Fredonia, Greenhurst, Jamestown, Lakewood, Mayville, Sheridan, Ellicott, Silver Creek, Westfield, Pomfret
<b>Chemung County, NY:</b>	Big Flats, Horseheads
<b>Chenango County, NY:</b>	Norwich
<b>Clarion County, PA:</b>	Clarion
<b>Clinton County, NY:</b>	Champlain, Peru, Plattsburgh
<b>Dutchess County, NY:</b>	Fishkill
<b>Erie County, NY:</b>	Alden, Amherst, Aurora, Buffalo, Cheektowaga, Clarence, Derby, Depew, Eden, Elma, Evans, Grand Island, Hamburg, Kenmore, Lackawanna, Lancaster, Newstead, N. Collins, Orchard Park, Springville, Tonawanda, West Seneca, Williamsville
<b>Erie County, PA:</b>	Northeast
<b>Franklin County, NY:</b>	Malone
<b>Fulton County, NY:</b>	Gloversville
<b>Genesee County, NY:</b>	Batavia
<b>Jefferson County, NY:</b>	Sackets Harbor, Watertown
<b>Livingston County, NY:</b>	Avon, Dansville, Mount Morris
<b>Madison County, NY:</b>	Sullivan
<b>McKeen County, PA:</b>	Bradford, Kane
<b>Monroe County, NY:</b>	Brighton, Brockport, Fairport, Gates, Greece, Henrietta, Irondequoit, Penfield, Perinton, Pittsford, Rochester, Victor, Clarkson, Webster, Chili, Spencerport
<b>Oneida, NY:</b>	Whitestown, New Hartford, Rome
<b>Onondaga County, NY:</b>	Cammillus, Cicero, Clay, DeWitt, Geddes, Manlius, Syracuse, Van Buren
<b>Ontario County, NY:</b>	Canandaigua, Farmington, Gorham, Victor, E. Bloomfield
<b>Orleans County, NY:</b>	Albion, Carlton, Medina
<b>Oswego County, NY:</b>	Pulaski
<b>Niagara County, NY:</b>	Cambria, Lewiston, Lockport, Newfane, Niagara Falls, North Tonawanda, Wheatfield, Youngstown
<b>Saratoga County, NY:</b>	Glennville
<b>Sesquahanna County, PA:</b>	Bridgewater
<b>St. Lawrence County, NY:</b>	Hammondsport, Ogdensburg, Potsdam
<b>Steuben County, NY:</b>	Corning, Hornell, Erwin, Painted Post
<b>Tompkins County, NY:</b>	Ithaca, Lansing
<b>Warren County, PA:</b>	Warren
<b>Wayne County, NY:</b>	Conquest, Savannah
<b>Wyoming County, NY:</b>	Arcade, Warsaw