



**CHATFIELD ENGINEERS, P.C.** • 2800 Dewey Avenue • Rochester, New York 14616  
(585) 227-6040 • Fax (585) 227-4233

June 8, 2018

CE #18-1294

To: Involved Agencies & Interested Parties

NYS DOT, Region 4 Office  
State Historic Preservation Office (SHPO)  
Orleans County Planning Board  
Orleans County Health Department  
Town of Gaines Town Board

Re.: Town of Gaines – Dollar General  
State Environmental Quality Review – Notice of Intent to Become Lead Agency

This notice is issued in accordance with Article 8 (State Environmental Quality Review Act) of the New York State Environmental Conservation Law and 6 NYCRR Part 617, the implementing regulations therefore (the "SEQRA Regulations").

On June 4, 2018, the Town of Gaines, Zoning Board, Orleans County, New York, passed a resolution of intent to become the lead agency in the coordinated environmental review of the action described below. The proposed action has been determined to be a Type 1 Action after reviewing §617.4 (9) of the SEQRA Regulations.

We have enclosed with this notice one (1) copy of the following:

- Part 1 of the Full Environmental Assessment Form
- Project Location Map
- Site Plan

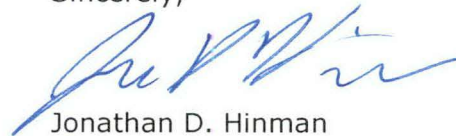
**The Town of Gaines Zoning Board hereby requests that it be designated as the Lead Agency for the environmental review and determination of significance for the proposed Project.**

In accordance with the criteria in §617.6 of the SEQRA Regulations, the Town of Gaines Zoning Board intends to become the lead agency because any potential impacts from this project would be primarily of local significance. Pursuant to §617.6, a lead agency must be designated within thirty (30) calendar days of the date of this notice. The Zoning Board will assume that it has received consent to become the lead agency if an involved agency does not send a written objection within this time. However, in order to expedite the review process, the Zoning Board requests that all involved agencies reply as soon as possible about whether or not there is agreement with the designation of the Zoning Board as the lead agency for this proposal. For your convenience, a response form has been included at the end of this notice.

Should you have any concerns with the Part 1 Environmental Assessment that has been prepared, please notify the Zoning Board in writing within thirty (30) days of the date of this letter. Otherwise, the Zoning Board will assume that you concur with their request to be designated Lead Agency and the information included in the Part 1 Environmental Assessment.

If you have any questions or comments please feel free to contact me at (585) 227-6040 or by email at [jhinman@chatfieldengineers.com](mailto:jhinman@chatfieldengineers.com)

Sincerely,



Jonathan D. Hinman

Enc.

Copies by Email Only to:

Supervisor Joseph Grube and Town Board Members (w/ Enc.)  
Susan Heard, Town Clerk (w/ Enc.)  
Douglas Heath, Esq. Town Attorney (w/ Enc.)  
Mike Wohlwend, Wohlwend Engineering Group (w/ Enc.)



**Project Name:**

Town of Gaines – Dollar General

**Description of Action:**

Construction of a 9,100 square foot Dollar General retail store, associated parking and septic system.

**Location:**

On Ridge Road approximately 948 feet east of NYS Route 98 in the Town of Gaines, New York.

**For Further Information:**

Contact Person: Jonathan D. Hinman, Chatfield Engineers, P.C.

Address: 2800 Dewey Avenue  
Rochester, NY 14616

Email: [jhinman@chatfieldengineers.com](mailto:jhinman@chatfieldengineers.com)

Telephone: (585) 227-6040

Fax: (585) 227-4233



**SEQRA REPLY FORM**

**RE: Dollar General Located in the Town of Gaines, New York**

Pursuant to the SEQRA Regulations, the undersigned agency hereby consents to the Town of Gaines Zoning Board becoming the lead agency in the coordinated environmental review of the proposal described in the notice that accompanied this reply form.

Date: \_\_\_\_\_, 2018

Agency: \_\_\_\_\_

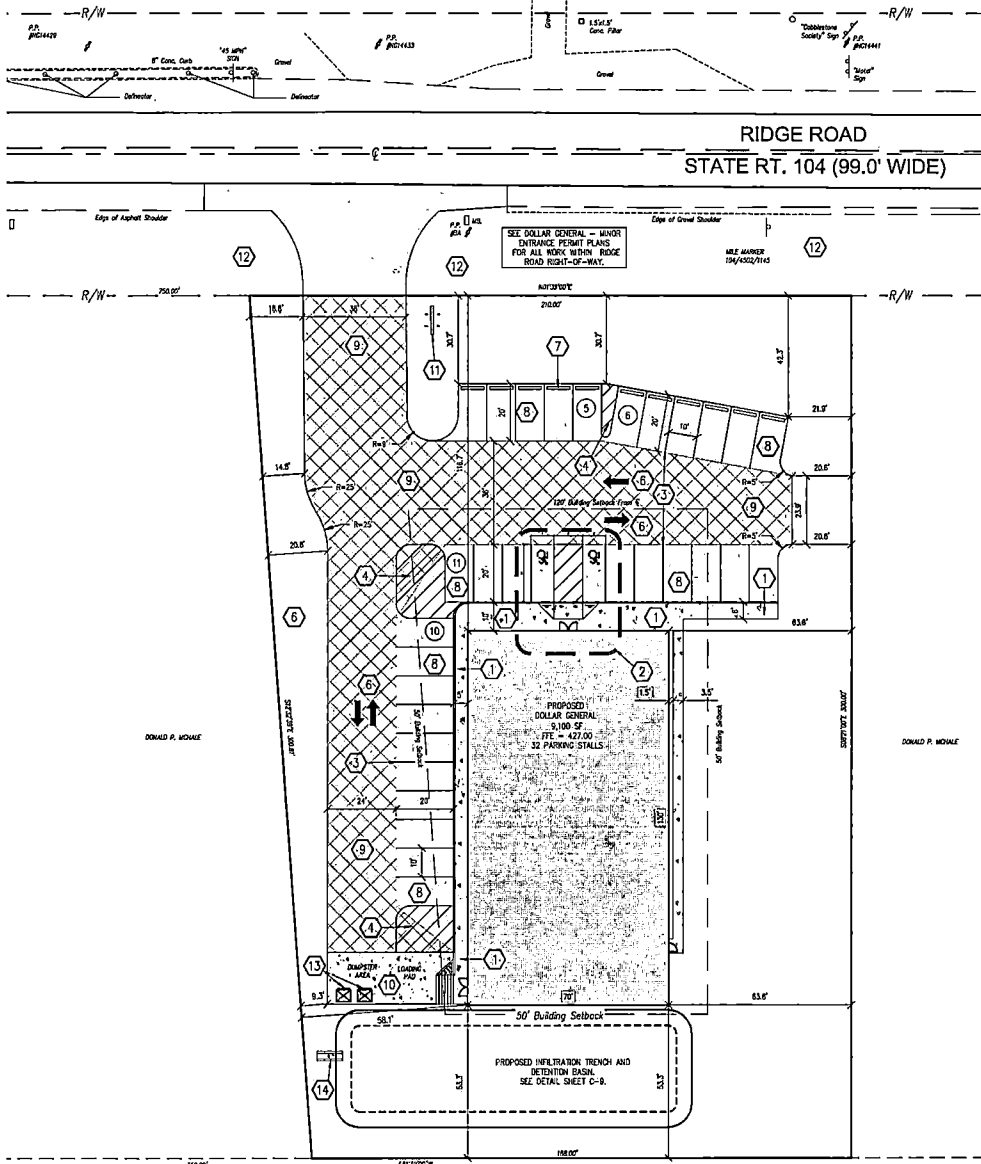
By: \_\_\_\_\_  
(Name - Typed or Printed) (Title)

\_\_\_\_\_  
(Signature)

**Please return this form to:**

Jonathan D. Hinman  
Chatfield Engineers, P.C.  
2800 Dewey Avenue  
Rochester, New York 14616  
[jhinman@chatfieldengineers.com](mailto:jhinman@chatfieldengineers.com)





RIDGE ROAD  
STATE RT. 104 (99.0' WIDE)

SEE DOLLAR GENERAL - MINOR  
ENTRANCE PERMIT PLANS  
FOR ALL WORK WITHIN RIDGE  
ROAD RIGHT-OF-WAY.

PROPOSED DOLLAR GENERAL  
9,100 SF  
FT<sup>2</sup> = 427.00  
32 PARKING STALLS

PROPOSED INFILTRATION TRENCH AND  
RETENTION BASIN.  
SEE DETAIL SHEET C-9.

KEYED NOTES

- 1 INSTALL 4" THICK CONCRETE WALK, CONSISTING OF 4" OF HYSDOT CLASS "D" CONCRETE OVER 4" OF COMPACTED NO. 57 DRAINSTONE ON COMPACTED SUBGRADE. WHEN SIDEWALK IS ADJACENT TO PROPOSED CURB, INSTALL SIDEWALK AND CURB AS INTEGRAL CURB AND WALK. SEE INTEGRAL CURB AND WALK DETAIL FOR JOINT SPACING AND CONCRETE FINISH NOTES.
- 2 HANDICAP PARKING AND ENTRY DETAIL. SEE DETAILS SHEET C-10.
- 3 PAVEMENT STRIPING - 4" WIDE PER NYSDOT SPECS. EXCEPT FOR PAVEMENT COLOR AND TYPE - SHERWIN WILLIAMS PRO MAR TRAFFIC MARKING PAINT YELLOW T45493. TYPICAL ALL PAVEMENT STRIPING EXCEPT FOR HANDICAP PARKING AREA.
- 4 PAVEMENT ISLAND STRIPING - PROVIDE SHERWIN WILLIAMS PRO MAR TRAFFIC MARKING PAINT YELLOW T45493. APPLY 4" WIDE PEDESTAL STOP. APPLY ISLAND STRIPING THAT IS 4" WIDE YELLOW PAINTED STRIPE AND 24" O.C. AT AN ANGLE OF 45 DEGREES WITH THE LONG DIMENSION OF THE ISLAND.
- 5 APPLY PROPOSED PAVEMENT ARROW USING SHERWIN WILLIAMS PRO MAR TRAFFIC MARKING PAINT YELLOW T45493, PER NYSDOT SPECS.
- 7 INSTALL PROPOSED PARKING STOP (TYP. 11 SPACES). SEE DETAIL SHEET C-9.
- 8 INSTALL PROPOSED STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C-9.
- 9 INSTALL PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C-9.
- 10 INSTALL PROPOSED HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL SHEET C-9.
- 11 INSTALL PROPOSED DOLLAR GENERAL IDENTIFICATION SIGN. (BY OTHERS)
- 12 SEE DOLLAR GENERAL - MINOR ENTRANCE PERMIT PLANS FOR ALL WORK TO BE PERFORMED WITHIN RIDGE ROAD RIGHT-OF-WAY.
- 13 DUMPSTER AND COMPACTOR.
- 14 INFILTRATION BASIN CONCRETE SPILLWAY. SEE DETAIL SHEET C-9.



Scale: 1" = 20'

BENCHMARK  
CIRCLED "X" ON WEST BONNET BOLT OF WATER  
HYDRANT  
ELEVATION = 685.41 (MAY '85)

Legend

- Rec. - Record
- Calc. - Calculated
- Obs. - Observed
- Exp. - True Point of Beginning
- P.B. - Place of Beginning
- W - Monument Found, Size & Type As Indicated
- PI - 5/8" Ring 33 Inches in Length With 1/4" Dia. Set
- PA (Survey) - Half Set
- (Survey) - Stone Setting & Evidence
- Power Pole
- 150ft Pole
- Telephone Pole
- Fence
- Post (Marker)
- Handicap Space
- Sign
- R/W - Right-of-way
- Property Line

SITE INFORMATION	REQUIRED	PROPOSED (SHOWN)
ZONING DISTRICT	N/A	COMMERCIAL / HISTORICAL
LAND USE	N/A	RETAIL (DOLLAR GENERAL STORE)
MIN LOT SIZE (SQ. FT. AND ACRES)	40,000 SF 1.37 ACRES	58,700 SF 1.37 ACRES
LOT WIDTH (FEET)	MIN. 200 FT	210 FT.
LOT DEPTH (FEET)	N/A	300 FT.
OVERALL BUILDING SIZE	MAX. BOX OF LOT = 47,760 SF	9100 SF
BUILDING HEIGHTS	MAX. 35 FEET	18'-0"
PARKING	1 PER/250 GROSS FLOOR AREA; 7,220 SF = 29 SPACES+ 3 EMPLOYEES	32
IMPERVIOUS SURFACE COVERAGE	N/A	30520 SF
GREEN SPACE PROVIDED	N/A	29178 SF
FRONT BUILDING SETBACK (RIDGE ROAD) (FROM CENTERLINE)	120 FT.	168.20 FT.
SIDE BUILDING SETBACK/DIRECTION	50 FT.	63.6 FT. EAST 58.1 FT. WEST
REAR BUILDING SETBACK	50 FT.	53.3 FT.
FRONT PARKING SETBACK	N/A	30.7 FT.
SIDE PARKING SETBACKS/DIRECTION	N/A	20.8 FT. EAST 9.3 FT. WEST
REAR PARKING SETBACK	N/A	53.6 FT.
PARKING STALL DIMENSION	10 FT. WIDE X 20 FT. DEEP	10 FT. X 20 FT.
DRIVE AISLES	N/A	MIN. 24.0 FT.
CURB CUT	N/A	106.4 FT.



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SURVEY PERFORMED BY:  
PASSIVE ENGINEERING  
THE FORD WORKS  
349 W. COMMERCIAL STREET, SUITE 3000  
EAST ROCHESTER, NY 14445  
T 585-595-0200

**SITE PLAN**  
DOLLAR GENERAL  
13076 RIDGE ROAD, W  
TOWN OF GAINES, ORLEANS COUNTY, NEW YORK

Date:	Revisions	Date
05-22-2018		
Drawn By:	JLF	
Checked By:	M/W	

4316 KARE INDUSTRIAL PKWY  
16011 OHIO 44240  
(330) 673-2400

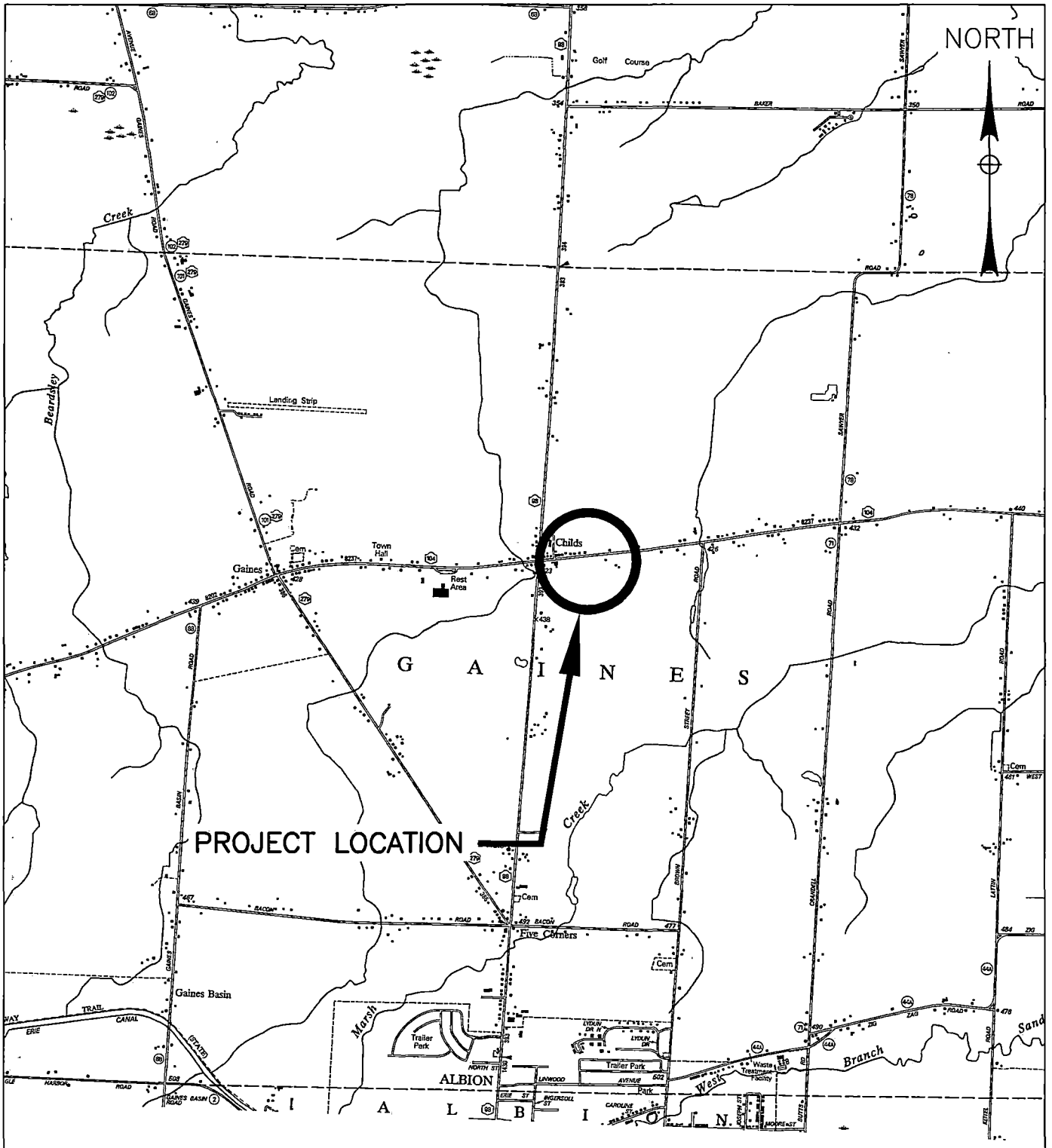
JOH. NO.  
20180030


SHEET: C-3

DEVELOPER

ZAREMBA GROUP  
14600 DETROIT AVE.  
LAKELAND, OH 44107  
(216) 221-6500

DIAGRAM BY: ZAREMBA GROUP, LLC



SCALE: N.T.S.	 <b>CHATFIELD ENGINEERS, P.C.</b> 2800 Dewey Avenue Rochester, New York 14616 (585) 227-6040 • Fax 227-4233	PROJECT: DOLLAR GENERAL 13076 RIDGE ROAD TOWN OF GAINES
DRAFTED BY: JBL		TITLE:
CHECKED BY: JDH		FIGURE 1 PROJECT LOCATION MAP
DATE: 06/2018		
PROJ. NO.: 18-1294		