

Short Environmental Assessment Form

Part 1 - Project Information

DMB
5/19/26

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Dunnigan Development			
Project Location (describe, and attach a location map): 6060 Dunnigan Road			
Brief Description of Proposed Action: Seeking approval for developing and building 2 buildings during the initial phase. Building 1 will be an 13,460 square foot office/shop space for a contractors headquarters. Building 2 will be a 10,460 square foot building for warehousing of a retail tenant. Both buildings will have separate entrances from Dunnigan Road. Building 1 will have two ingress/egress locations while Building 2 will only have one. There will be individual off-street parking lots for both buildings for employees and clients. The site plan also includes 2 smaller commercial buildings each sized at 7,200 square feet, however these are only shown for future development. There will be site lighting and landscaping around the parking lots and buildings. We will also have a monument sign by Dunnigan Road however, its actual location and size are yet to be determined.			
Name of Applicant or Sponsor: 6060 Dunnigan Enterprises, LLC - Tobias Andersson		Telephone: 716-432-3648 E-Mail: toby@buildwithmod.com	
Address: 5667 Tonawanda Creek Road			
City/PO: Lockport		State: NY	Zip Code: 14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board Approval, Building Dept. Permit NYSDEC SPDES Permit			YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			9.2 acres 9.0 acres 31.2 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

Is the proposed action,		NO	YES	N/A
a.	A permitted use under the zoning regulations?	☐	☒	☐
b.	Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		☒	☐	
b. Are public transportation services available at or near the site of the proposed action?		☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		☐	☒	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		☐	☒	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ Construction of permanent sanitary sewer extension. _____		☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		☒	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
☒	☐

Is the project site located in the 100-year flood plan?

NO	YES
☒	☐

Will the proposed action create storm water discharge, either from point or non-point sources?
Yes,

NO	YES
☐	☒

a. Will storm water discharges flow to adjacent properties?

☒	☒
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b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

☐	☒
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Yes, briefly describe:

Dunnigan Road roadside drainage ditch

Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

NO	YES
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Yes, explain the purpose and size of the impoundment:

☐	☒
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-retention and vegetated detention for stormwater management.

Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO	YES
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Yes, describe:

☒	☐
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Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO	YES
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Yes, describe:

☒	☐
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I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: 6060 Dunnigan Enterprises, LLC - Tobias Andersson

Date:

5/6/26

Signature:

Title: Owner