

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 9/19/13

FILE # 2013-06

PROJECT NAME VALU Auto Place

PROJECT LOCATION (Include address and distance to nearest intersection) 1976 Ridge Rd. W. Seneca

APPLICANT Thomas Shea PH/FAX _____

ADDRESS 1346 Niagara Falls Blvd. Tonawanda NY 14150

PROPERTY OWNER 1976 Ridge Rd. LLC / Tom Obrecht PH/FAX _____

ADDRESS 1976 Ridge Rd. West Seneca 14224

ENGINEER/ ARCHITECT Brian E Pfinger PH/ FAX _____

ADDRESS 60 Cayuga Rd Cheek NY 14225

SBL # 143. 060-4-19

PROJECT DESCRIPTION (Include all uses and any required construction)

Auto Sales & Service

SIZE OF LOT ^{less} 1/2 (acres) ACREAGE TO BE REZONED same

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
ORCHARD PARK RD

EXISTING ZONING C 2 PROPOSED ZONING C 2(S)

EXISTING USE(S) ON PROPERTY VACANT

PROPOSED USE(S) ON PROPERTY AUTO SALES & SERVICE

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

COMMERCIAL / RESIDENTIAL

PUBLIC SEWER YES NO PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 11-1-2013 BY J. Felser

PLANNING BOARD MEETING DATE 12/12/2013

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON-REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 100.00

**EXHIBIT A
DESCRIPTION OF PREMISES**

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot No. 296, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as being part of Parcel "E" as shown on map filed in Erie County Clerk's Office under Cover 611 further bounded and described as follows:

BEGINNING at a point in the north line of Ridge Road South $86^{\circ} 46' 10''$ west 157.81 feet from the intersection of the north line of Ridge Road with the east line of lands conveyed to John Szczyplorski and one by deed recorded in Erie County Clerk's Office in Liber 3737 of deeds at page 99; thence continuing south $86^{\circ} 46' 10''$ west along the north line of Ridge Road 152.81 feet to its intersection with the west line of land so conveyed to John Szczyplorski and one as aforesaid; thence north $8^{\circ} 09' 40''$ east along the west line of land so conveyed 150 feet; thence south $81^{\circ} 50' 20''$ east and at right angles to the last described line 149.80 feet to a point having a bearing and distance of north $8^{\circ} 09' 40''$ east 119.86 feet from the point of beginning; thence south $8^{\circ} 09' 40''$ west and along the west line of an entrance road to the shopping plaza located on lands next east of premises 119.86 feet to the point of beginning.

Doc # 01-1648771.6

SAGi

617.20
Appendix B
Short Environmental Assessment Form

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: <i>Tom Shea</i> <i>VALU AUTO PLACE</i>			
Project Location (describe, and attach a location map): <i>1976 Ridge Rd</i>			
Brief Description of Proposed Action: <i>AUTO SALES + SERVICE</i>			
Name of Applicant or Sponsor: <i>Thomas Shea</i>		Telephone: <i>716-417-3952</i>	
		E-Mail: <i>THOMAS.SHEA.1961@GMAIL.COM</i>	
Address: <i>1346 Niagara Falls Blvd.</i>			
City/PO: <i>Tonawanda</i>	State: <i>NY</i>	Zip Code: <i>14150</i>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Special use Permit West Seneca</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>1/2</i>	acres
b. Total acreage to be physically disturbed?		<i>1/2</i>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1/2</i>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

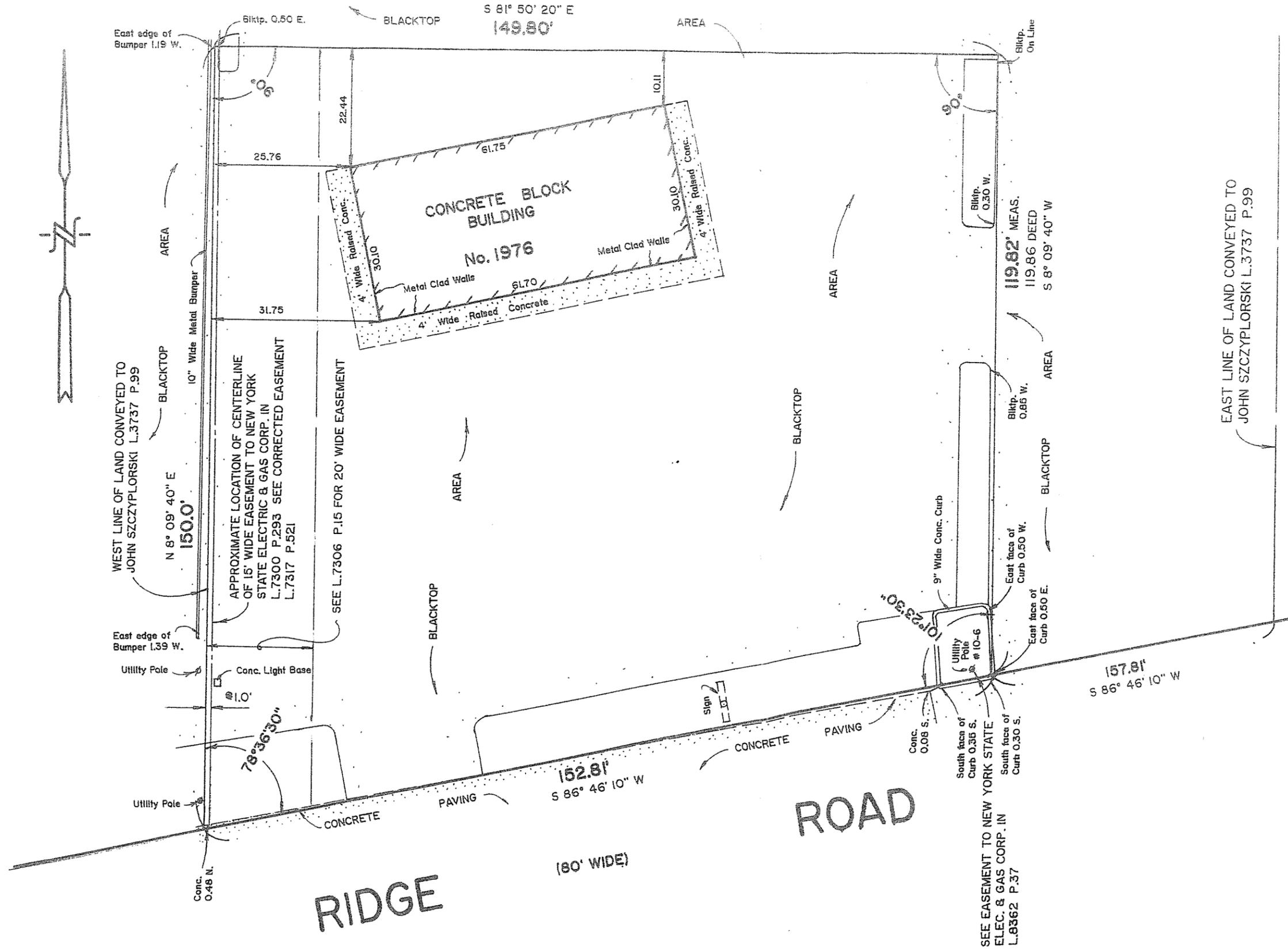
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Thomas Shea</u>	Date: <u>10/20/13</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

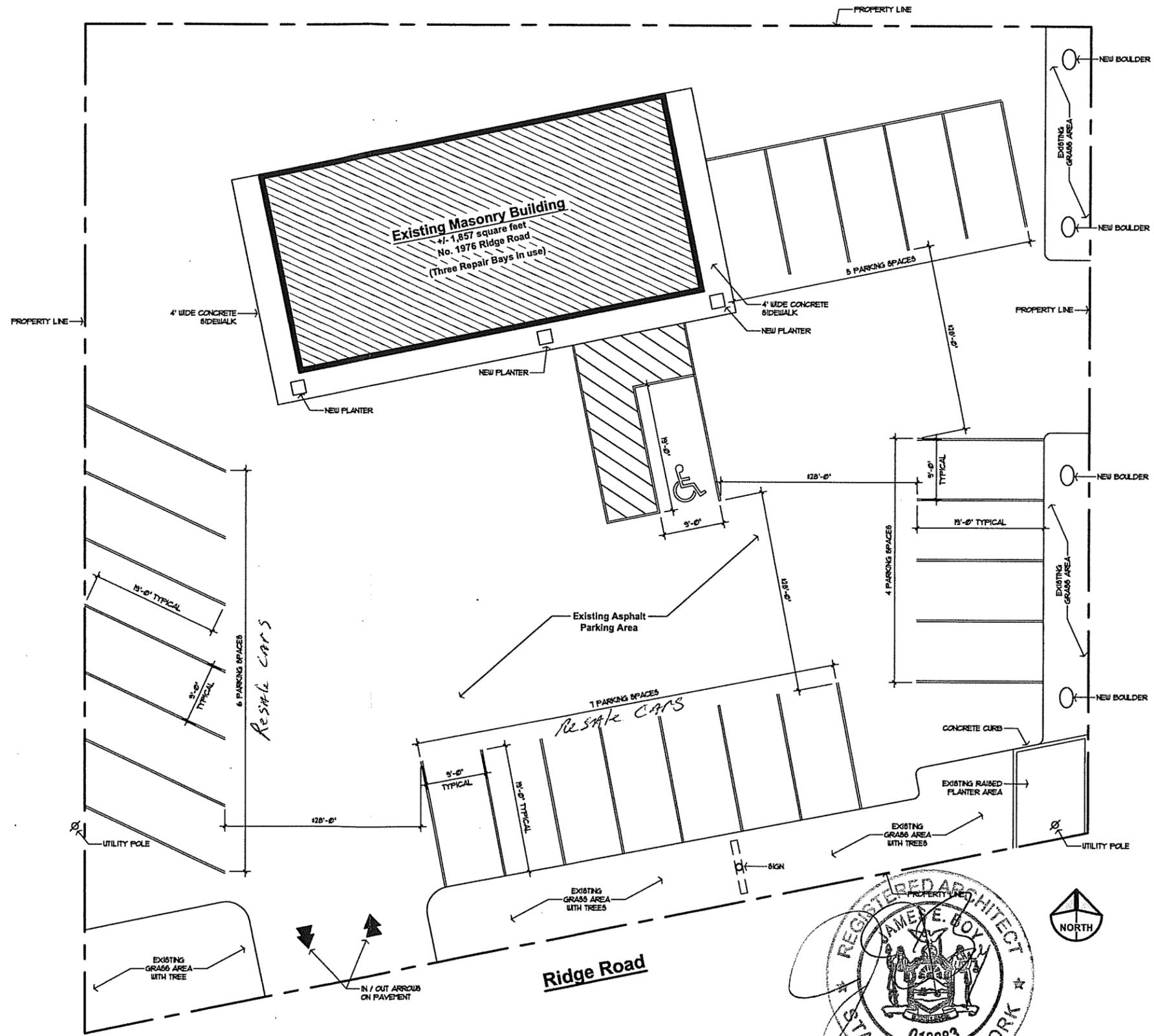
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT FULL ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



Ray L. Sonnenberger
 Land Surveyor
 N.Y.S. Lic. No. 036193
 60 Niagara Street
 Buffalo, New York 14202
 Phone: 716-854-0159 Fax: 716-854-1462

PART OF PARCEL "E"
 MAP COVER 611
 PART OF LOT 296
 BUFFALO CREEK RESERVATION
 TOWN OF WEST SENECA
 ERIE COUNTY, NEW YORK

SCALE 1" = 20'
 SHEET 47762
 DATE OCT. 2, 2013
 NO. 13-295



Project:
**Parking Lot Enhancements
 for Valu Auto Center**
 1976 Ridge Road
 West Seneca, New York 14224

**ROBERTS
 SHACKLETON
 BOY**
 ARCHITECTS AND ENGINEERS
 48 Chestnut Hill
 West Seneca, New York 14224
 Phone: 716-335-8772
 Fax: 716-335-8773
 Contact: Mike Enginger - 716-335-8773

Revisions:	Description:
No: 1	10-31-13 Revised accessible parking space

Sheet Title:
**New Site Plan /
 Parking Layout**

Project No.: 13-779	Checked By: JEB
Scale: 1/8" = 1'0"	Drawn By: BWE
Date: October 28, 2013	

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Drawing Number:

A-1