

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 5/28/2015

FILE # 2015-08

PROJECT NAME Rezoning of 2544 Clinton Street

PROJECT LOCATION (Include address and distance to nearest intersection)

APPLICANT Resetarits Construction

PH/FAX 883-1980 883-1982

ADDRESS 1115 Delaware Avenue, Buffalo NY 14209

PROPERTY OWNER New Enterprise Stone and Lime Co., Inc.

PH/FAX (814)766-2211 / (814) 224-6800

ADDRESS 3912 Braumbaugh Road, P.O. Box 77, New Enterprise PA 16664

ENGINEER/ ARCHITECT Engineer: C & S Companies
Architect: Coppola Associates

847-1630 / 847-1454
PH/FAX (845)561-3559 / (845) 561-2051

C&S Companies, 141 Elm Street, Ste 100, Buffalo NY 14203
Coppola Associates: 6 Old North Plank Rd, Ste 101, Newburgh NY 12550

SBL# _____

PROJECT DESCRIPTION (Include all uses and any required construction)

The renovation of existing mansion to office space. The construction of three 16 unit apts. 24 townhouses, community building, recreational area.

SIZE OF LOT (acres) 20.6

ACREAGE TO BE REZONED 3.27 to C2
11.12 to R50A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Clinton Street

EXISTING ZONING M1 PROPOSED ZONING C2 & R50A

EXISTING USE(S) ON PROPERTY Residential/Office

PROPOSED USE(S) ON PROPERTY Office/Multi-Family

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

Cemetery, farming, residential

PUBLIC SEWER YES XX NO ___

PUBLIC WATER YES XX NO ___

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

None at this time.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 06/05/2015 BY D. D. D.

PLANNING BOARD MEETING DATE 06/11/2015

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

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REZONE TO R-50 (S)

Beginning at a point in the northerly highway boundary line of Clinton Street in the Town of West Seneca, NY, said point being 405.8' east more or less as measured along said northerly highway boundary line, from the southwest corner of lands identified as "Boundary Survey of 2544 Clinton Street" prepared by Nussbaumer and Clarke, Inc. dated February 18, 2015; thence

1. Northerly and at right angles to said highway boundary line for a distance of 357.7' more or less to a point; thence
2. Westerly and at right angles to the above course #1 for a distance of 359.7' more or less to a point in the centerline of Cayuga Creek; thence
3. Northerly for a distance of 66.5' more or less to a point; thence
4. Northerly and along said creek centerline for a distance of 313.2' more or less to a point; thence
5. Northeasterly and along said creek centerline for a distance of 123.5' more or less to a point; thence
6. Northeasterly and along said creek centerline for a distance of 80.1' more or less to a point; thence
7. Easterly and along said creek centerline for a distance of 121.5' more or less to a point; thence
8. Easterly and along said creek centerline for a distance of 93.3' more or less to a point; thence
9. Southeasterly and along said creek centerline for a distance of 161.5' more or less to a point; thence
10. Easterly and along said creek centerline for a distance of 268.8' more or less to a point; thence
11. Easterly and along said creek centerline for a distance of 75.1' more or less to a point; thence
12. Easterly and along said creek centerline for a distance of 97.9' more or less to a point; thence
13. Southerly for a distance of 780.7' more or less to a point in the northerly highway boundary line of Clinton Street; thence
14. Westerly and along said northerly highway boundary line for a distance of 355.1' more or less to the point and place of beginning.

Intending to describe a 11.12+ acre parcel of land to be rezoned to R50A, as shown on a conceptual plan dated May 28, 2015, prepared by C&S Engineers, Inc.

REZONE TO C-2

Beginning at a point in the northerly highway boundary line of Clinton Street, said point being adjacent to a bridge abutment of Cayuga Creek, also being the southwesterly corner of lands identified as "Boundary Survey 2544 Clinton Street" on a map by Nussbaumer Clarke, dated February 15, 2015; thence

1. Northerly and at right angles to said right of way for a distance of 50' (recorded) to a point; thence
2. Westerly for a distance of 35' to a point in the centerline of Cayuga Creek; thence
3. Northeasterly and along said creek centerline for a distance of 204.1' more or less to a point; thence
4. Northerly and along said creek centerline for a distance of 100.2' more or less to a point; thence
5. Northerly and along said creek centerline for a distance of 71.9' more or less to a point; thence
6. Easterly for a distance of 359.7' more or less to a point; thence
7. Southerly and at right angles to the above course #6 for a distance of 357.7' more or less to a point in the northerly highway boundary line of Clinton Street; thence
8. Westerly and along said northerly highway boundary line for a distance of 102.4' more or less to a point; thence
9. Westerly and along said northerly highway boundary line for a distance of 303.4' more or less to the point and place of beginning.

Intending to describe a 3.27 acre parcel of land to be rezoned to C2, as shown on a conceptual plan prepared by C&S Engineers, Inc. Dated May 28, 2015

Design, Architecture & Planning
 6 Old North Frank Road
 Suite 101
 New Canaan, CT 06840
 TEL: 845-541-1156
 FAX: 845-541-1301
 cpopola@coppolassociates.com

CAF

License Number: 018849

PROPOSED MULTIFAMILY DEVELOPMENT

BUILDING #2 ELEVATIONS

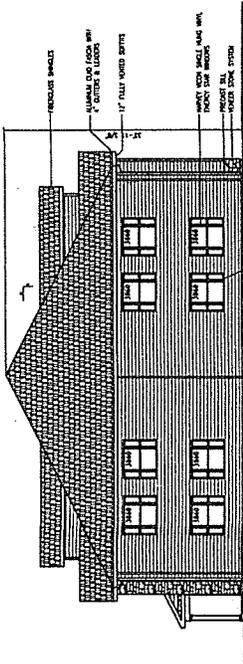
REVISIONS		DATE
NO. 01	ISSUE/REVISED	7/11/14
PROJECT NUMBER		12-44
SHEET NUMBER		A4.2

A4.2

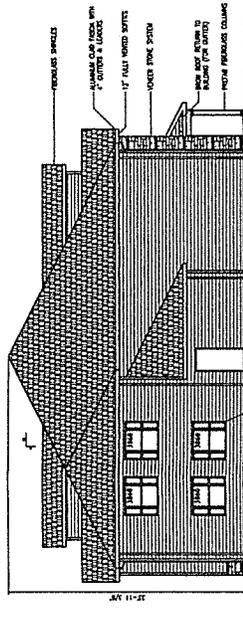
Window Schedule:

Name	Type	Strength / Opening	Unit Size	Quantity
W100	Single Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W101	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W102	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W103	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W104	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W105	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W106	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W107	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W108	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W109	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W110	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W111	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W112	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W113	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W114	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W115	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W116	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W117	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W118	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W119	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W120	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W121	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W122	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W123	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W124	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W125	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W126	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W127	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W128	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W129	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W130	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W131	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W132	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W133	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W134	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W135	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W136	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W137	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W138	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W139	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W140	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W141	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W142	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W143	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W144	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W145	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W146	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W147	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W148	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W149	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W150	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W151	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W152	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W153	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W154	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W155	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W156	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W157	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W158	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
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W160	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
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W162	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W163	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
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W165	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W166	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W167	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W168	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W169	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W170	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W171	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W172	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W173	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W174	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W175	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W176	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W177	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W178	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
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W181	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W182	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
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W196	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W197	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W198	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W199	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24
W200	Double Hung	2'-0" x 4'-0"	3'-0" x 4'-0"	24

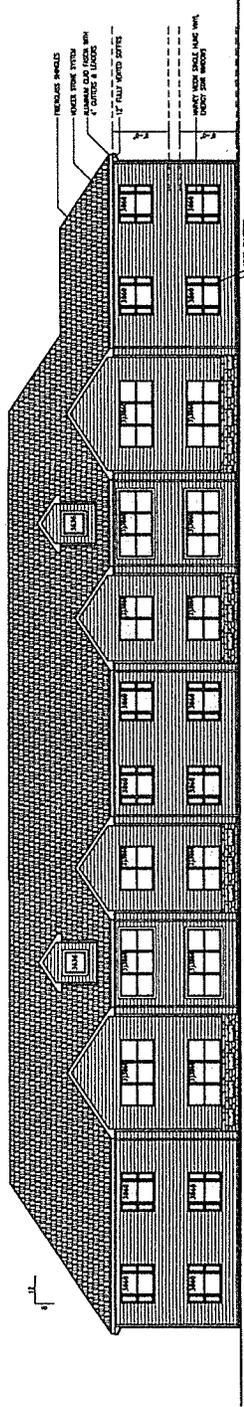
- All windows shall have double-glazing (including low-e) and gas fill per the manufacturer's specifications.
- Windows shall be installed in accordance with the manufacturer's specifications.
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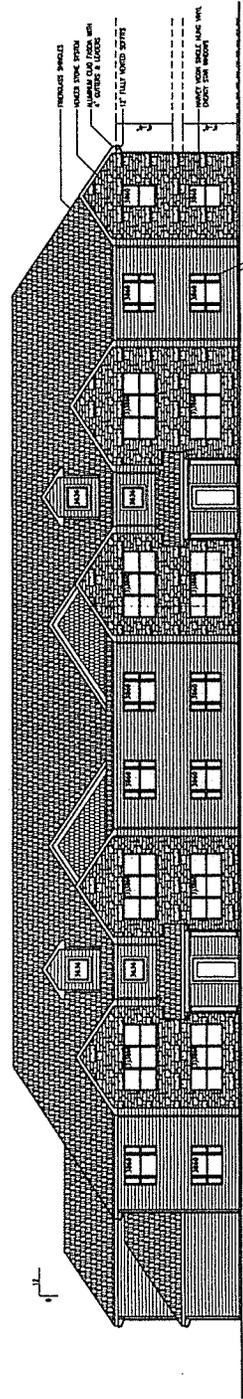
1 Left Side Elevation
 A4.2 / Scale: 1/8"=1'-0"



2 Right Side Elevation
 A4.2 / Scale: 1/8"=1'-0"



3 Rear Elevation
 A4.2 / Scale: 1/8"=1'-0"



4 Front Elevation
 A4.2 / Scale: 1/8"=1'-0"