

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE SEPT. 22, 2014

FILE # SPR2014-09

PROJECT NAME GAS STATION & CONVENIENCE STORE

PROJECT LOCATION (Include address and distance to nearest intersection)
2566 SENECA STREET

APPLICANT TOMMASO BRIATICO ARCHITECTS PH/FAX 856-9131 - PHONE

ADDRESS 120 W. TOPPER STREET, BUFFALO N.Y., FAX: 849-0683

PROPERTY OWNER HASSAN MOHAMMED 14201 PH/FAX

ADDRESS 1150 SHERIDAN DRIVE, TONAWANDA N.Y., 14150

ENGINEER/ ARCHITECT TOMMASO BRIATICO ARCHITECTS PH/FAX PHONE 856-9131

ADDRESS 120 W. TOPPER STREET, BUFFALO N.Y. 14201

SBL # _____

PROJECT DESCRIPTION (Include all uses and any required construction)

THE EXISTING TWO PUMP GAS STATION AND EXISTING CONVENIENCE STORE, WILL BE EXPANDED BY A PROPOSED 4000^{sq} ADDITION.

SIZE OF LOT (acres) .32 ACRES ACREAGE TO BE REZONED - 0 -

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

COLUMBIA PARKWAY & SENECA STREET. THE CORNER OF

EXISTING ZONING MERCANTILE - PROPOSED ZONING (NO CHANGE REQ.)

EXISTING USE(S) ON PROPERTY GAS STATION & CONVENIENCE STORE.

PROPOSED USE(S) ON PROPERTY _____

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

RESIDENTIAL, EXISTING PARK, COMMERCIAL - MERCANTILE.

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

A DRIVE THRU MUST BE APPROVED.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 09/26/2014 BY J. JELSON

PLANNING BOARD MEETING DATE 10/09/2014

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

TOMMASO BRIATICO ARCHITECTS

ARCHITECTURE ■ PLANNING ■ DESIGN

September 23, 2014

John Gullo
Town of West Seneca
Code Enforcement Officer
1250 Union Road
West Seneca, NY 14224

Re: 2566 Seneca Street
Project No. 2014.51

Dear Mr. Gullo,

As per your request, please note that my client Mr. Hassan Mohammed has purchased the above noted property, and his primary intent is to add four hundred square feet along the east side of the existing building in a seamless fashion. We have an existing drive through window along the east wall, and we would like to maintain and reuse this element, in the new expanded façade. The original building and site will be maintained and reused in the same fashion, we intent to maintain the gas sales, and convenient store use. By expanding the original building by 400 square feet, we can increase the material available for sales on a daily basis. All of the existing site features will be maintained, the original signage, green space will be reused, and the parking area, drive through and paved areas will be functionally reused as they are and maintained to function without any modifications.

Thank you for your assistance, and if you have any further questions please feel free to call the office and we will answer any questions you have to the best of our ability.

Best regards,



Tommaso Briatico Architect

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: Gas Station and Convenience Store | | | |
| Project Location (describe, and attach a location map): 2566 Seneca Street. West Seneca, New York 14224 | | | |
| Brief Description of Proposed Action: The existing two pump gas station and existing convenience store, will be expanded by a proposed 400 Sq. Ft. addition. | | | |
| Name of Applicant or Sponsor: Tommaso Briatico Architects | | Telephone: 716.856.9131 E-Mail: tbriatico@tb-arch.com | |
| Address: 120 W. Tupper Street | | | |
| City/PO: Buffalo | | State: New York | Zip Code: 14201 |
| 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 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: | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 0.32 acres | |
| b. Total acreage to be physically disturbed? | | 0.0091 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.32 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 checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input checked="" type="checkbox"/> Parkland | | | |

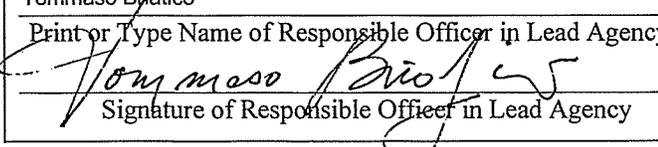
| | | |
|--|-------------------------------------|----------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ | NO | 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>TOMMASO BRIATICO</u> | | Date: <u>SEPT. 23 2014</u> |
| Signature: <u><i>Tommaso Briatico</i></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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|---|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input checked="" type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| Tommaso Briatico Architects | 09/22/14 |
| _____ Name of Lead Agency | _____ Date |
| Tommaso Briatico | Tommaso Briatico |
| _____ Print or Type Name of Responsible Officer in Lead Agency | _____ Title of Responsible Officer |
|  _____ Signature of Responsible Officer in Lead Agency | _____ Signature of Preparer (if different from Responsible Officer) |

PRINT