

300.00

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 1/18/16

FILE # 2016-02

PROJECT NAME AUTOMOTIVE REPAIR FACILITY FOR TIM KROPOVITCH

PROJECT LOCATION (Include address and distance to nearest intersection)
3254 CLINTON STREET, WEST SENECA NY 14224 - PARCEL LOT # 1

APPLICANT TIM KROPOVITCH PH/FAX _____

ADDRESS 160 GREENMEADOW DRIVE, WEST SENECA NY 14224

PROPERTY OWNER CLINTON STREET COMMERCE PARK, LLC PH/FAX 716-883-0280

ADDRESS 2790 CLINTON ST, WEST SENECA, NY 14224

ENGINEER/ ARCHITECT JAMES J. WITKOWSKI, ARCHITECT PH/FAX 716-646-6927

ADDRESS 13 FOLGER STREET, BUFFALO NY, 14220

SBL # PART OF 124 19-1-10

PROJECT DESCRIPTION (Include all uses and any required construction)
4500 S.F. PRE-ENGINEERED METAL BUILDING AND RELATED PARKING FOR

AUTOMOTIVE REPAIR FACILITY, WITH SOME COLLISION WORK, OIL CHANGE, AND TO CAR AUTO SALES.

SIZE OF LOT (acres) 1.24 ACREAGE TO BE REZONED 1.24

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
103' FRONTAGE ON CLINTON STREET.

EXISTING ZONING M-1 PROPOSED ZONING SPECIAL PERMIT ~~M-1~~ in M-1S

EXISTING USE(S) ON PROPERTY VACANT LOT.

PROPOSED USE(S) ON PROPERTY AUTOMOTIVE REPAIR & SALES ~~M-1~~ M-1(S)

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
WAREHOUSE, BUSINESS, MANUFACTURING

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 01/21/2016 BY [Signature]

PLANNING BOARD MEETING DATE 02/11/2016

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

Tim Kropovitch
160 Greenmeadow Drive
West Seneca, NY 14224

January 18, 2016

Town of West Seneca Town Board
Town of West Seneca Planning Board
1250 Union Road
West Seneca, NY 14224

Re: Proposed Automotive Repair Facility, Clinton Street, West Seneca, NY

Dear Board Members:

Please consider the granting of a Special Permit for this Automotive Repair facility in an M-1 zoning district. Per Town of West Seneca Code 120-21, a C-2 use within an M-1 zoning district requires a Special Permit authorized by the Town Board.

The 1.24 +/- acre vacant lot is parcel #1, of 3254 Clinton Street, which is to be subdivided and sold from property owned by Clinton Street Commerce Park, LLC, William Bauer Partner/Owner (716-883-0280). This parcel is directly across the street from the Gardenville Commercial Center at 3121 Clinton Street.

The new 4,500 s.f. pre-engineered metal building will primarily be used for automotive repair. Additional services will include some collision work and oil change. There will be 3 bays used for auto repair services, and a paint booth for collision work. Included will be a front office and waiting area for customers and business transactions. Manufactured stone will be incorporated into the design on the street side elevation, along with metal wall panels.

There is also proposed to be auto sales for approximately 10 vehicles, customer and employee parking, and parking for cars to be worked on and/or in transition to be returned to the client. There will be solid wood fencing at a rear outdoor storage area, and there will also be a fenced in area along the east side of the building, which will be manufactured stone piers, metal fencing and a gate, for vehicle security.

This facility is in keeping with the manufacturing, business, and warehousing facilities in the area.

Your consideration to the granting of the Special Use for this project is appreciated.

Sincerely:



Tim Kropovitch

CLINTON STREET COMMERCE PARK, LLC

2790 Clinton Street
West Seneca, NY 14224
Phone: 716-883-0280
Fax: 716-883-0720

January 15, 2016

Town of West Seneca
Town Board and Town Planning Board
1250 Union Road
West Seneca, New York 14224

Re: Parcel lot # 1 of 3254 Clinton Street
A 1.23 acre portion of SBL # 124.11-1-32.2

Board Members,

A purchase offer has been submitted from Mr. Tim Kopovitch of 160 Greenmeadow Drive, West Seneca, New York for the purchase of 163 lf by 300 foot (1.23 acres) parcel on Clinton Street at the location of the old Gardenville Lumber property from Clinton Street Commerce Park, LLC (CSCP). CSCP currently owns approximately 8 acres of property that is being sold in subdivided parcels.

A contingency of the execution of the purchase agreement is approval being granted by the Town of West Seneca to allow a Special Use Permit, C-2 use.

As a partner/owner of Clinton Street Commerce Park, LLC, I acknowledge that Mr. Kopovitch is making this request so that, upon attaining ownership of the property, the current M-1 zoning of the property could accommodate the construction of a new building where he will be operating an auto repair and collision shop, oil change and auto sales (10 cars max.)

Please contact this writer if any additional information is required.

Regards,


William J. Bauer
Partner / Owner
Clinton Street Commerce Park, LLC

Short Environmental Assessment Form

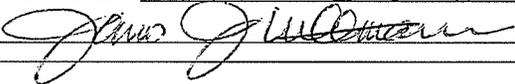
Part 1 - Project Information

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: AUTOMOTIVE REPAIR FACILITY FOR TIM KREPOVITCH																		
Project Location (describe, and attach a location map): PARCEL LOT #1 OF 3254 CLINTON STREET.																		
Brief Description of Proposed Action: CONSTRUCT A NEW 4500 S.F. PRE-ENGINEERED METAL BUILDING FOR USE AS AN AUTOMOTIVE REPAIR FACILITY. PROJECT WILL ALSO INCLUDE PARKING FOR EMPLOYEES (3±), CUSTOMERS, AND SPACES FOR 10(±) AUTO SALES. SOME COLLISION WORK AND OIL CHANGE WILL ALSO TAKE PLACE IN BUILDING.																		
Name of Applicant or Sponsor: JAMES J. WITTMANN, ARCHITECT		Telephone: 716.646.6927																
		E-Mail: jjwit#60@hotmail.com																
Address: 13 FOLGER STREET																		
City/PO: BUFFALO		State: NY	Zip Code: 14220															
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<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: TOWN OF WEST SENeca TOWN BOARD SPECIAL PERMIT, TOWN OF WEST SENeca PLANNING BOARD LAND BUILDING PERMIT:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>											
NO	YES																	
<input type="checkbox"/>	<input checked="" type="checkbox"/>																	
3.a. Total acreage of the site of the proposed action?		<u>1.24</u> acres																
b. Total acreage to be physically disturbed?		_____ acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.24</u> acres																
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input checked="" type="checkbox"/> Industrial</td> <td><input checked="" type="checkbox"/> Commercial</td> <td><input type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input checked="" type="checkbox"/> Other (specify): <u>VACANT LOT OF DEMOLISHED LUMBER CO.</u></td> </tr> <tr> <td><input type="checkbox"/> Parkland</td> <td colspan="3"></td> <td></td> </tr> </table>				<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input checked="" 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 checked="" type="checkbox"/> Other (specify): <u>VACANT LOT OF DEMOLISHED LUMBER CO.</u>		<input type="checkbox"/> Parkland				
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<input type="checkbox"/> Parkland																		

<p>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)?</p> <p>If Yes, explain purpose and size: <u>RETENTION POND WITH RESTRICTED FLOW INTO ADJACENT STORM WATER LINE.</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>JAMES J. WITMAN, ARCHITECT</u> Date: <u>1/18/18</u></p> <p>Signature: <u></u></p>		

SCHEDULE A

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. 26 of the Ebenezer Lands, more particularly bounded and described as follows:

BEGINNING at a point in the northeasterly line of Clinton Street distant 697.85 feet northwesterly, as measured along the northeasterly line of Clinton Street, from the point of intersection of the northeasterly line of Clinton Street with the northwesterly line of North Street a/k/a North Avenue, said point also being distant 730.85 feet northwesterly, as measured along the northeasterly line of Clinton Street, from the point of intersection of the northeasterly line of Clinton Street with the southeasterly line of Lot No. 25 of the Ebenezer Lands; thence northwesterly along the northeasterly line of Clinton Street a distance of 163 feet; thence northeasterly at right angles, a distance of 332.38 feet; thence southeasterly at right angles a distance of 163 feet; thence southwesterly on a line forming a right angle with the northeasterly line of Clinton Street, a distance of 332.38 feet to the point or place of beginning.