TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE	FILE#_5PR2017-01
PROJECT NAME 422 Mineral Springs Road, Oakgrove Construction Yard	
PROJECT LOCATION (Include address and distance to nearest intersection) 422 Mineral Springs Road - approximately 750' east of intersection of Calais St. & Min	neral Springs Road
APPLICANT Oakgrove Construction Inc Douglas E. May, President	PH/FAX 716-818-4411 / 716-655-3919
ADDRESS PO Box 103, Elma, NY, 14059	
PROPERTY OWNER Same as applicant	PH/FAX
ADDRESS	
	PH/ FAX 716-285-3920
ADDRESS 661 Main Street, Niagara Falls, NY	The same of the sa
SBL#123.16-1-3	
PROJECT DESCRIPTION (Include all uses and any required construction) Multiple uses are proposed at the facility: periodic concrete crushing (less than 30 day topsoil storage and mixing. Concrete crushing activities will be completed with a rent approximately three separate 4-5 day crushing events on an annual basis. No construction of the separate 4-5 day crushing events on an annual basis. Size of Lot (acres) 21.45 ACREAGE T	ted crushing unit as needed. Concrete crushing frequency is anticipa
ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH 559' of frontage on Mineral Springs. No other adjacent roads.	
EXISTING USE(S) ON PROPERTY Concrete recycling and enterprise PROPOSED USE(S) ON PROPERTY See Project Description EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET M-1 to the east and west of the subject property. M-2 to the south. R-50s residential	n
PUBLIC SEWER YES NO _X PUBLIC SEWER YES	BLIC WATER YES NO ×
APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLI	ETION OF ALL REQUIREMENTS LISTED HEREIN
TO BE COMPLETED BY THE TOWN	N OF WEST SENECA
DATE RECEIVEDBY	telser_
PLANNING BOARD MEETING DATE 03/09/	2017
TOWN BOARD MEETING DATE	-
TOWN BOARD RESOLUTION DATE	•
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and

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY	Y APPLICANT
DATE 02/2017	FILE# 2017-04
PROJECT NAME 422 Mineral Springs Road, Oakgrove Construction Yard	
PROJECT LOCATION (Include address and distance to nearest intersection) 422 Mineral Springs Road - approximately 750' east of intersection of Calais St. & N	lineral Springs Road
APPLICANT Oakgrove Construction Inc Douglas E. May, President	PH/FAX_716-818-4411 / 716-655-3919
ADDRESS PO Box 103, Elma, NY, 14059	
PROPERTY OWNER Same as applicant	
ADDRESS	
ENGINEER/ ARCHITECT EnSol Inc John B. Battaglia, P.E.	PH/ FAX 716-285-3920
ADDRESS 661 Main Street, Niagara Falls, NY	
SBL#_123.16-1-3	
PROJECT DESCRIPTION (Include all uses and any required construction) fultiple uses are proposed at the facility: periodic concrete crushing (less than 30 days opsoil storage and mixing. Concrete crushing activities will be completed with a renter proximately three separate 4-5 day crushing events on an annual basis. No construction	d crushing unit as needed. Concrete crushing frequency is anticipated at
SIZE OF LOT (acres) 21.45 ACREAGE	TO BE REZONED NA
ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH 559' of frontage on Mineral Springs. No other adjacent roads.	
EXISTING ZONING M-1 Manufacturing PROPOSED ZO	
EXISTING USE(S) ON PROPERTY Concrete recycling and	
PROPOSED USE(S) ON PROPERTY See Project Description	on
EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET M-1 to the east and west of the subject property. M-2 to the south. R-50s residenti	al to the south (1 lot). R-50 residential to the north across the Buffalo River
PUBLIC SEWER YES NO X P	UBLIC WATER YES NO ×
VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED A Site Plan application has been submitted concurrently with this Special Permit a	pplication.
APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COME	LETION OF ALL REQUIREMENTS LISTED HEREIN
TO BE COMPLETED BY THE TO	WN OF WEST SENECA
DATE RECEIVED BY	1 Telser
PLANNING BOARD MEETING DATE	3/09/2017
TOWN BOARD MEETING DATE	
TOWN BOARD RESOLUTION DATE	



Oakgrove Construction Inc.

General Contractors • Since 1961

January 27, 2017

Town of West Seneca Planning Board c/o Jeffrey Schieber 1250 Union Road, Room 210 West Seneca, New York, 14224

Re: Application Preparation and Submittal Authorization for: Site Plan and Special Permit Review

422 Mineral Springs Road

Mr. Schieber,

I am the owner of the property located at 422 Mineral Springs Road in the Town of West Seneca. The Site Plan and Special Permit applications for this property which are submitted concurrently with this letter were prepared on my behalf by EnSol Inc., of Niagara Falls, NY with my authorization. All materials submitted with the applications were reviewed and approved by myself. Upon Site Plan and Special Permit approvals the facility will be operated in accordance with these application materials and subsequent Town of West Seneca approvals.

Please let me know if you have any additional questions or concerns. I can be reached at 716-818-4411.

Sincerely,

Oakgrove Construction Inc.

Douglas E. May, President

CC: John B. Battaglia, P.E – EnSol, Inc.

PROJECT DESCRIPTION Town of West Seneca Site Plan and Special Permit Approval

Oakgrove Facility 422 Mineral Springs Road

Overall Description

Multiple uses are proposed at the facility: periodic concrete crushing (less than 30 days per year), storage of crushed and un-crushed concrete, equipment storage, and topsoil storage and mixing. Concrete crushing activities will be completed with a rented portable crushing unit as needed. Concrete crushing frequency is anticipated at approximately three separate 4-5 day crushing events on an annual basis. No construction is required to accommodate the proposed activities.

The total parcel area of the property is 21.54 acres, however only 7.0 acres are proposed for active use. The 7.0-acre area includes a former residence (currently used as office and storage space), vegetated buffer zones along the southern and western property lines, and the remaining portion of the 7.0-acre area consists of gravel covered drive and operations areas.

An additional 1.8 acres of the property, adjacent to the north of the proposed activity area, are also included in these applications as a potential expansion area. This area is currently undeveloped and wooded. All permit fees included with these applications are based upon a total permit area of 8.8 acres. A revision to the Special Permit will be required whenever the applicant moves forward with expansion of the facility into the 1.8-acre additional permit area. All active processes (concrete crushing, topsoil mixing, material handling) will occur in the northern portion of the proposed 7.0-acre use area. Equipment and materials storage will occur on the southern portion of the 7.0-acre use are. See Sheet 2 for a depiction of proposed activity areas within the facility.

Hours of Operation

The proposed hours of operation for the facility are between 7am to 6pm, Mondays through Fridays.

Visual Screening

A vegetated screening berm is present along the southern property line adjacent to Mineral Springs Road. An additional approximately 5-foot high screening berm has also been constructed along the eastern property line over the length of the proposed 7.0-acre operations area to provide visual screening between the facility and the residence to the east.

Lighting

As indicated on Sheet 2 there is one permanent light pole located on the southwest portion of the facility which points towards the interior of the site. It is anticipated that rented light towers may occasionally be required to complete work in the northern materials processing area. If required, light towers will be located such that they are set up to the south of work areas and will be facing to the north towards the materials processing area and then the remaining undeveloped portion of the property beyond that. This arrangement would eliminate any potential lighting impacts to the residences located to the east and west of the property.

Site Utilities

There are active electric services to both the light pole and the site building. Sewer and water services to the building are inactive and are proposed to remain inactive as temporary site employees will use portable sanitation units. An additional water line is present which supplies an overhead loading rack located in the center of the proposed 7.0-acre use area. This line is metered and will be used intermittently to load water trucks as necessary.

New York State Department of Environmental Conservation Approvals

The applicant has met with various departments of the NYSDEC to discuss the proposed activities at the facility and it has been determined that the facility will require a Solid Waste Recycling Facility Registration for the storage of crushed and un-crushed concrete as well as a Notice of Intent (NOI) to obtain coverage under State Pollutant Discharge Elimination System (SPDES) Multi-Sector General Permit (MSGP) GP-0-12-001 for Stormwater Discharges Associated with Industrial Activity. Coverage under the MSGP will require the preparation and execution of a Stormwater Pollution Prevention Plan (SWPPP) which will establish site-specific measures to prevent contaminated stormwater discharges from industrial activity from impacting waters of the United States. These approvals are being obtained concurrently with the Town of West Seneca Site Plan and Special Permit approvals.

It should be noted that no NYSDEC approvals are required for the proposed concrete crushing activities as the proposed crushing activities fall below the NYSDEC minimum methods and duration registration criteria

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:			····		
422 Mineral Springs Road					
Project Location (describe, and attach a location map):					
422 Mineral Springs Road, West Seneca, NY - located between S. Ogden St. and the N	IYS Thruv	way			
Brief Description of Proposed Action:					
Multiple uses are proposed at the facility: periodic concrete crushing (less than 30 days equipment storage, and topsoil storage and mixing. Concrete crushing activities will be Concrete crushing frequency is anticipated at approximately three separate 4-5 day crus required to accommodate the proposed activities.	complete	ed with a rented crushing	unit a	s neede	d.
Name of Applicant or Sponsor:	Teleph	none: 716-818-4411			
Oakgrove Construction Inc.; Douglas E. May, President	E-Mail: dougm@oakgroveconst.com				
Address:	1				
PO Box 103					
			p Code:		
Elma		NY	1405		,
1. Does the proposed action only involve the legislative adoption of a plan, lead administrative rule, or regulation?	ocal law	, ordinance,	-	NO	YES
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.			hat	\checkmark	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO	YES	
If Yes, list agency(s) name and permit or approval: NYSDEC - Solid Waste Management Facility Registration TOWN OF WEST SENECA - Site Plan Approval & Special Use Permit					\checkmark
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?		0 acres 0 acres 4 acres		***************************************	
4. Check all land uses that occur on, adjoining and near the proposed action. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Comm ☑ Forest ☐ Agriculture ☑ Aquatic ☐ Other (☐ Parkland	ercial	☑Residential (suburb	oan)		MANAGEM SECTION ASSESSMENT

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? Requires Special Use Permit/Approval	1		
b. Consistent with the adopted comprehensive plan?		V	
6. Is the proposed action consistent with the predominant character of the existing built or natural	<u>Lannaud</u>	NO	YES
landscape?			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar	ea?	NO	YES
If Yes, identify:	************	V	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
di di vini dio proposodi decion result in a substantial morease in tiame above present revers.		V	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed acc	tion?		
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:			
		$ \checkmark $	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
11 140, describe method for providing wastewater treatment.			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic	**************************************	NO	YES
Places?		V	
b. Is the proposed action located in an archeological sensitive area?			V
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	n	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?			
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:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a	all that	apply:	
☑ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successi	onal		
☑ Wetland ☑ Urban ☐ Suburban		·	****
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		V	
16. Is the project site located in the 100 year flood plain?		NO	YES
		NO.	V
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO	YES
a. Will storm water discharges flow to adjacent properties?			$ \checkmark $
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain	ıs)?		
If Yes, briefly describe:	-		
On site stormwater discharge features include drainage ditches along Mineral Springs rd as well as on-site runoff patte the northern wooded area.	rns to		

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)?	NO	YES
If Yes, explain purpose and size:		
	✓	
19. 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
If Yes, describe:		П
	النا	L
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
365 Mineral Springs road (across the street from subject property) completed a Voluntary Cleanup of 32,000 tons of coal tar contaminated soil in June 2001. Site # V00195		V
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE E	EST O	F MY
KNOWLEDGE		
Applicant/sponsor name: Opuglas E. May - Ochgrove Date: 1/27/17 Signature: Opuglas E. May - Ochgrove Date: 1/27/17		
Signature: (Just Was Con behult of U. May)		
