

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 4/21/14

FILE # 2014-07

PROJECT NAME EBENEZER WOODS TOWNHOMES

PROJECT LOCATION (Include address and distance to nearest intersection)
4592 SENECA STREET, WEST SENECA, NY 14227

APPLICANT OPTIMA DESIGN & ENGINEERING, PLLC PH/FAX (716) 803-6400

ADDRESS 2495 MAIN ST, SUITE 301, BUFFALO, NY 14214

PROPERTY OWNER 4592 SENECA, LLC PH/FAX (716) 472-4840

ADDRESS WEST SENECA, NY 14224

ENGINEER/ ARCHITECT OPTIMA DESIGN & ENGINEERING, PLLC PH/FAX (716) 803-6400

ADDRESS 2495 MAIN ST, SUITE 301, BUFFALO, NY 14214

SBL # 135.18-2-27.1

PROJECT DESCRIPTION (Include all uses and any required construction)
NEW 26-BUILDING 52-UNIT DUPLEX TOWNHOME COMPLEX

SIZE OF LOT (acres) 11.53 ACREAGE TO BE REZONED 11.53

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
SENECA STREET (132')

EXISTING ZONING R75 PROPOSED ZONING R50

EXISTING USE(S) ON PROPERTY VACANT

PROPOSED USE(S) ON PROPERTY RESIDENTIAL

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
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 4/21/2014 BY J Schieber

PLANNING BOARD MEETING DATE 05/08/2014

TOWN BOARD MEETING DATE 06/16/2014

TOWN BOARD RESOLUTION DATE _____

NON-REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 4150.00

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: EBENEZER WOODS TOWNHOMES							
Project Location (describe, and attach a location map): 4592 SENECA STREET, WEST SENECA, NEW YORK 14227							
Brief Description of Proposed Action: NEW 26 BUILDING 52-UNIT DUPLEX TOWNHOME COMPLEX ON PRIVATE ROAD WITH NEW UTILITIES AND LANDSCAPING.							
Name of Applicant or Sponsor: OPTIMA DESIGN & ENGINEERING, PLLC		Telephone: (716) 803-6400 EXT. 101 E-Mail: ANDREW@OP-TI-MA.COM					
Address: 2495 MAIN STREET, SUITE 301							
City/PO: BUFFALO		State: NY	Zip Code: 14214				
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%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">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"/>						
3.a. Total acreage of the site of the proposed action?		11.53 acres					
b. Total acreage to be physically disturbed?		11.53 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.53 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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 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: _____ BIORETENTION AREAS FOR STORMWATER TREATMENT _____	NO	YES
	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ANDREW TERRAGNOLI</u>		Date: <u>4/21/14</u>
Signature: <u><i>Andrew Terragnoli</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?"

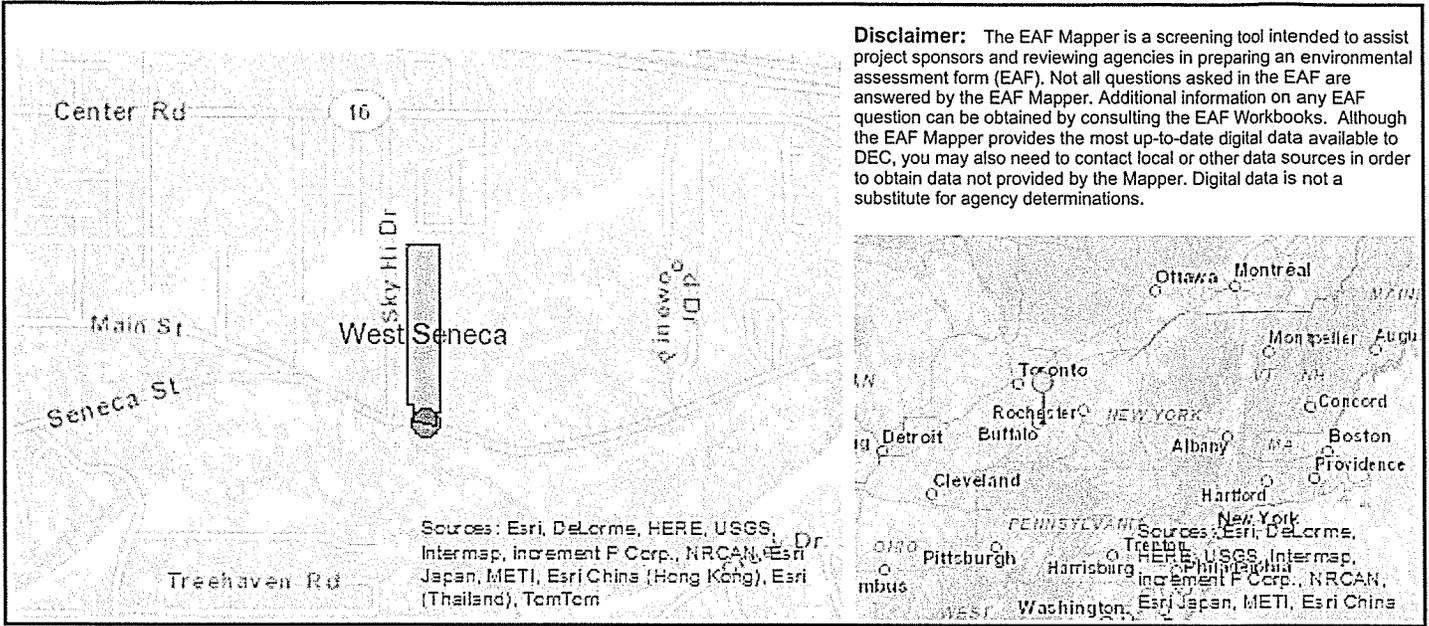
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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"/>

	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 type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

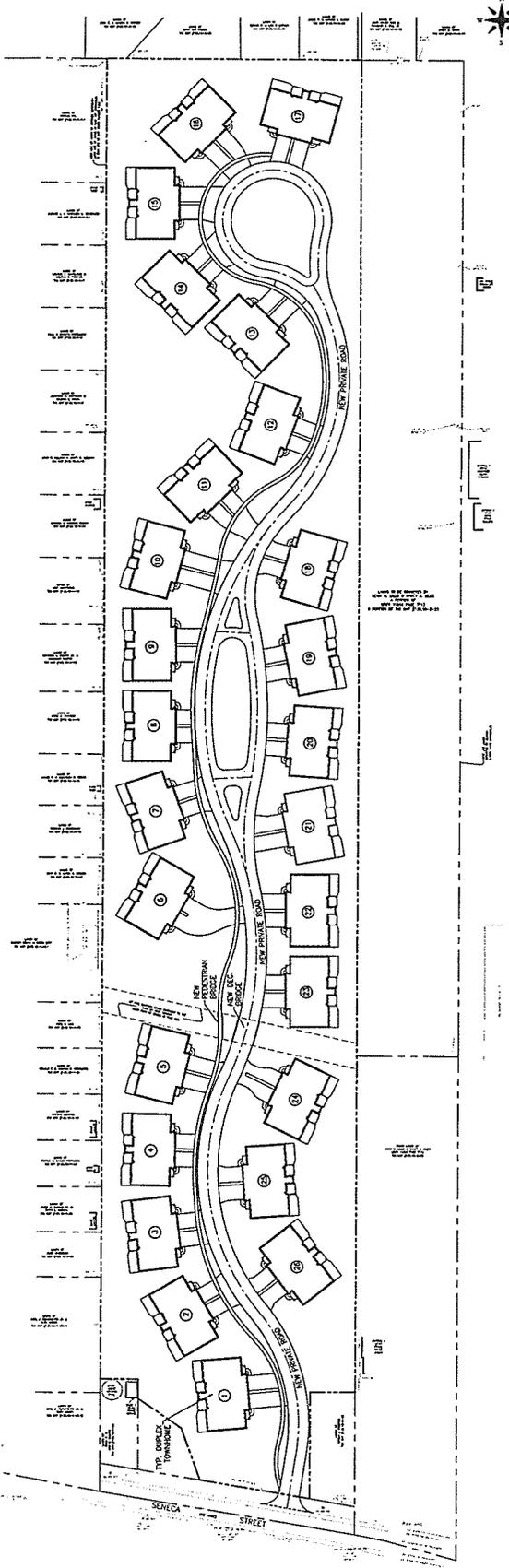
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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.
_____	_____
Name of Lead Agency	Date
_____	_____
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



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes- Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



SITE LAYOUT PLAN
 SCALE: 1" = 60'-0"

- LEGEND**
- EXISTING SIDEWALK
 - NEW SIDEWALK
 - EXISTING EDGE OF PAVEMENT
 - NEW EDGE OF PAVEMENT
 - EXISTING CURB
 - NEW CURB (6")
 - ADJACENT PROPERTY/ROW LINE
 - EXISTING UTILITY POLE
 - EXISTING PRECAST CONCRETE POLE
 - EXISTING LIGHT FIXTURE
 - NEW LIGHT FIXTURE
 - EXISTING CONCRETE AREAS
 - NEW CONCRETE AREAS

CODE & SITE DATA

TOTAL PARCELS = 1,131 SQUARE FEET (45,023.36 SQ. FT.)
 PROPOSED DENSITY: 150

REQUIREMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'-0"	37'-10"
SIDE SETBACK	25'-0"	25'-0"
REAR SETBACK	30'-0"	31'-4"
LANDSCAPE	REQUIRED	PROVIDED
TOTAL PARCELS	NOT SPEC.	57%

MAX. ALLOWABLE TOWNHOMES = 50216 / 6500 = 59 TOWNHOMES
 ALL TOWNHOMES = EXPECTED TO BE BUILT FOR TOWNHOMES
 TOTAL = 24 UNITS

- NOTES**
- FOR REFERENCE APPROXIMATE PROPOSED ROADWAY CENTER LINES ARE SHOWN FOR THE PROJECT AS SHOWN ON THE PLAN, DATED MAY 17, 2013, AND IDENTIFIED AS A.D. 13A (P.2-27) IN THE SET OF THE PLAN.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, THESE CODES SHALL BE USED THROUGHOUT THE PROJECT.
 - WHERE A SPECIFIC MANUFACTURER'S PRODUCT IS CALLED OUT ON THIS SHEET OR ANY OTHER PLAN, THE CONTRACTOR SHALL VERIFY THAT THE PRODUCT IS AVAILABLE IN THE LOCAL MARKET AND SHALL SUBMIT A LETTER FROM THE MANUFACTURER'S LOCAL DISTRIBUTOR TO THE CONTRACTOR FOR APPROVAL.
 - ALL FINISHES, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, THESE CODES SHALL BE USED THROUGHOUT THE PROJECT.
 - THE CONTRACTOR SHALL MAINTAIN ACCESSIBLE PAVEMENTS FOR TRAFFIC AND PEDESTRIANS TO THE PROPERTY THROUGHOUT THE CONSTRUCTION PERIOD.
 - ANY SIDEWALK CONCRETE SHALL CONFORM TO THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, THESE CODES SHALL BE USED THROUGHOUT THE PROJECT.
 - ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, THESE CODES SHALL BE USED THROUGHOUT THE PROJECT.
 - ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, THESE CODES SHALL BE USED THROUGHOUT THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

EBENEZER WOODS TOWNHOMES
 4592 SENECA ROAD
 WEST SENECA, NEW YORK 14224

optima
 1000 West Seneca Road
 West Seneca, NY 14224
 (716) 265-1100
 SHEET C-1.0



ISSUED FOR SITE PLAN REV. 1/27/14

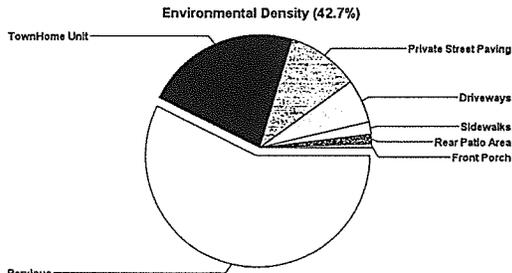
Seneca Street Townhomes

52 Units

West Seneca, New York



1" = 40 feet



Total Site: 502,326 ft² (11.5318 acres)

Front Porch	0.5%	2,480 ft ²	(0.0569 acres)
Rear Patio Area	1.4%	6,878 ft ²	(0.1579 acres)
Sidewalks	1.8%	8,843 ft ²	(0.2030 acres)
Driveways	6.3%	31,857 ft ²	(0.7313 acres)
Private Street Paving	10.4%	52,098 ft ²	(1.1960 acres)
TownHome Unit	22.4%	112,541 ft ²	(2.5836 acres)
Pervious	57.3%	287,629 ft ²	(6.6031 acres)

