

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 6/26/13

FILE # 2013-04

PROJECT NAME Great Lakes Pizzeria

PROJECT LOCATION (Include address and distance to nearest intersection) 444 Indian Church Rd

APPLICANT Jason Schneckenberger (PH/FAX) (716) 491-1980

ADDRESS 99 Rolling Hills Dr West Seneca NY 14224

PROPERTY OWNER Same PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT _____ PH/ FAX _____

ADDRESS _____

SBL # 124, 77-1-13

PROJECT DESCRIPTION (Include all uses and any required construction) Currently zoned C-2 with an expired special use permit to serve alcohol. Re-applying for special use

SIZE OF LOT (acres) .5 ACREAGE TO BE REZONED .5

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH Indian Church Rd 361'

EXISTING ZONING C-2 PROPOSED ZONING C-2S

EXISTING USE(S) ON PROPERTY vacant

PROPOSED USE(S) ON PROPERTY Restaurant

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
to West M-2 to East R-65 to North R-50
all residential

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED
N/A

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 6/26/2013 BY J. Johnson

PLANNING BOARD MEETING DATE 07/11/2013

TOWN BOARD MEETING DATE _____

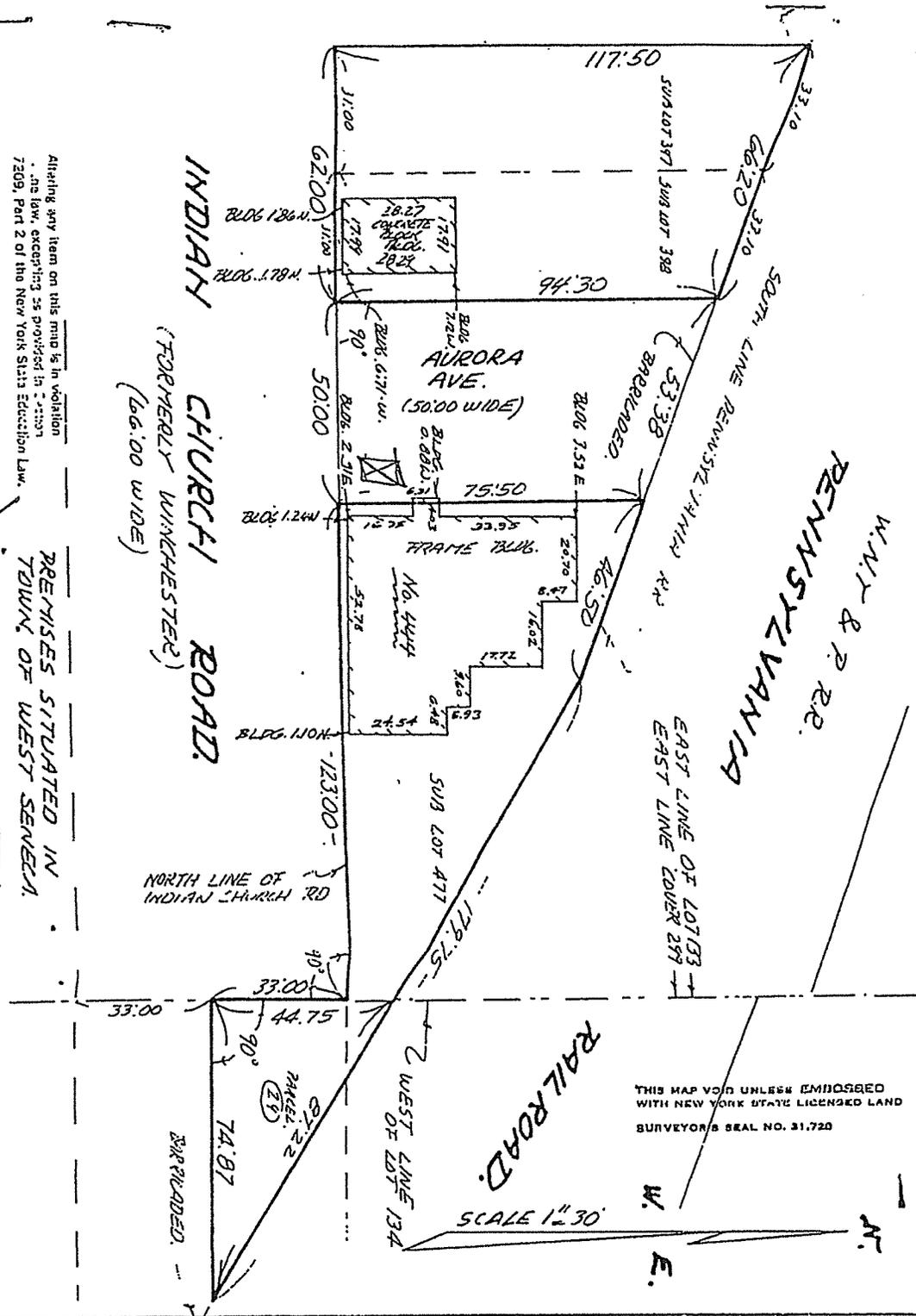
TOWN BOARD RESOLUTION DATE _____

NON – REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ _____

INDIAN CHURCH ROAD
 (FORMERLY WINCHESTER)
 (66.00 WIDE)

Altering any item on this map is in violation
 of the law, excepting as provided in Section
 7309, Part 2 of the New York State Education Law.

PREMISES SITUATED IN
 TOWN OF WEST SENeca



THIS MAP VOID UNLESS BEARING
 WITH NEW YORK STATE LICENSED LAND
 SURVEYOR'S SEAL NO. 31,720

SCALE 1" = 30'

RE-SURVEY OCT. 5, 1977 | RE-SURVEY FEB. 11, 1982 | RE-SURVEY

Date of Survey: **JUNE 27, 1974**
 Signature: *[Handwritten Signature]*
 KRAUSE & GANTZER
 CIVIL ENGINEERS & LAND SURVEYORS
 1728 LIBERTY BANE BLDG
 460 MAIN STREET
 BUFFALO, N. Y.

1	10	19	28	37	46	55	64	73	82	91
2	11	20	29	38	47	56	65	74	83	92
3	12	21	30	39	48	57	66	75	84	93
4	13	22	31	40	49	58	67	76	85	94
5	14	23	32	41	50	59	68	77	86	95
6	15	24	33	42	51	60	69	78	87	96
7	16	25	34	43	52	61	70	79	88	97
8	17	26	35	44	53	62	71	80	89	98
9	18	27	36	45	54	63	72	81	90	99
10	19	28	37	46	55	64	73	82	91	100

NO. 104, 297
 L.L. 6885

8540019

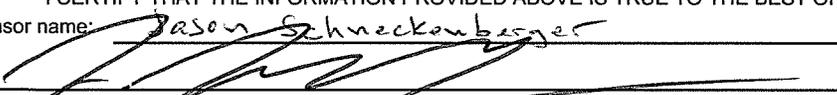
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Jason Schneckenberger	2. PROJECT NAME Great Lakes Pizzeria
3. PROJECT LOCATION: 444 Indian Church Rd Municipality West Seneca County Erie	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 444 Indian Church Rd West Seneca NY 14224, Located directly across from south entrance ramp to NY240, located between NY240 overpass and I-90 overpass	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Opening vacant restaurant, restoration, and open for business with special use permit to serve alcoholic beverages at restaurant	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.5</u> acres Ultimately <u>0.5</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: NYS Liquor Authority	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: West Seneca Building Dept Building Permit w/ Plan Review Approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Jason Schneckenberger	Date: 6/26/13
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No. Building already existing and continuing use and grade.

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No Continuing previous use, renovating vacant structure

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
No. Continuing previous use.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

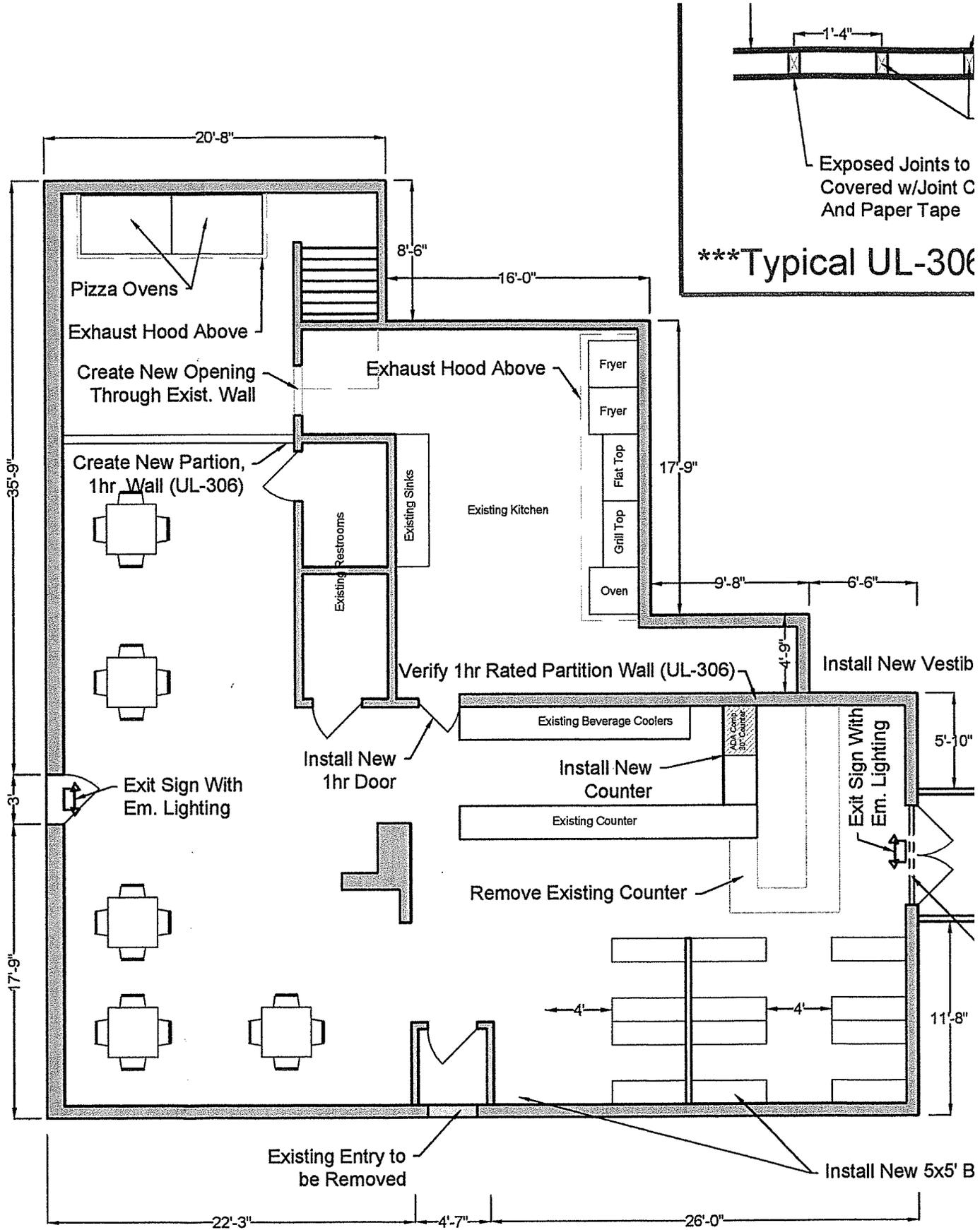
Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of West Seneca Building Dept 6/26/13
 Name of Lead Agency Date

Jeffrey Baksa Assistant Code Enforcement Officer
 Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

Jeffrey Baksa _____
 Signature of Responsible Officer in Lead Agency Signature of Preparer (If different from responsible officer)



E

First Floor Plan

Scale: 1/8" = 1'-0"

Code Enforcement Office

1250 Union Rd, West Seneca, New York 14224



444 Indian Church Rd

- no combo exit/emerg. light units allowed
 - smoke and CO Detectors not shown
 - Kitchen, dining room, basement, 2nd floor
 - 4 CO on each level
 - Install required grab bars and ADA accessible sinks to restrooms
 - Plan for exterior door on East side of building out of the kitchen
 - Class B finishes on floor and walls - no sprinkler
 - Carpet certified - provide office w/ certificates
 - Plans for 2nd floor / separate exit
 - Fire extinguisher FE-A
- Occupant Load 82
- Licensed Plumber
 - Electrical Inspections
 - Cost of Construction
 - Contractor Information

Jason Schneckenberger
99 Rolling Hills Drive
West Seneca, New York 14224
716-491-1980

June 6, 2013

West Seneca Town Code Enforcement Office
1250 Union Road
West Seneca, New York 14224

Re: 444 Indian Church Road

Dear Mr. Gullo,

As per my conversation with your office today, the following issues have been addressed.

- 1) No combo exit/emergency lighting allowed. Solution: The existing emergency exit lights are separate from the existing exit signs. This will remain the same and we will be using existing lighting
- 2) Smoke and CO detectors are not shown. Solution: The smoke and CO detectors are existing in the kitchen, dining room, basement and 2nd floor. These are all hard wired and we will be using the existing smoke and CO detectors.
- 3) Install grab bars and ADA accessible sink. Solution: The existing restrooms have grab bars and ADA accessible sink.
- 4) Plan for exterior door on east side of building out of the kitchen. Solution: An exit door exists on the east side of the building at the base of the stairs from the upstairs it was omitted on the drawing submitted but is existing and will remain as exit from kitchen as well as access to upstairs apartment.
- 5) Class B finishes on floor and walls. Solution: When purchasing carpet and other products all will be purchased with Class B rating. Certificates will be provided when purchased.
- 6) Plans for 2nd floor and separate exit. Solution: As stated in 4) an exit door does exist. The second floor plan will not be changed.
- 7) Fire Extinguishers: Will be placed throughout the building.
- 8) Plumbing and Electrical work will be performed by licensed contractors.
- 9) Cost of Construction: The cost of construction of the vestibule and new kitchen wall will not exceed \$5,000.

Should you have any questions or concerns please feel free to contact me at the above number 716-491-1980, which is my cell. Thank you again for your time and attention to this matter.

Sincerely,



Jason Schneckenberger