

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 2/11/15

FILE # SPR2015-04

PROJECT NAME PROPOSED RETAIL / RESTAURANT BUILDING

PROJECT LOCATION (Include address and distance to nearest intersection)

NORTHEAST CORNER PROPERTY LOCATED AT SOUTHWESTERN BLVD. + LEYDECKER RD. INTERSECTION

APPLICANT ANGELO LICCIARDELO, ALSL ENTERPRISES INC. PH/FAX 585-872-0930

ADDRESS 50 STABLEGATE DR., WEBSTER, NY 14580

PROPERTY OWNER SAME AS ABOVE PH/FAX

ADDRESS

ENGINEER/ARCHITECT CHRISTOPHER WOOD, PE CARMINA WOOD MORRIS, DPC PH/FAX 716-842-3165

ADDRESS 487 MAIN ST., BUFFALO, NY 14203

TEL # 144.20-6-50

PROJECT DESCRIPTION (Include all uses and any required construction)

CONSTRUCTION OF 10,000 SF RETAIL / RESTAURANT BLDG., 60 PARKING SPACES, ON-SITE UTILITY IMPROVEMENTS

SIZE OF LOT (acres) 1.26 AC. ACREAGE TO BE REZONED OAC.

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

304.7' = SOUTHWESTERN BLVD. 186.8' = LEYDECKER RD.

EXISTING ZONING C2 PROPOSED ZONING N/A

EXISTING USE(S) ON PROPERTY COMMERCIAL DISTRICT, VACANT WOODS / BRUSH

PROPOSED USE(S) ON PROPERTY COMMERCIAL USE, RETAIL / RESTAURANT

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

COMMERCIAL + SINGLE FAMILY

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

SITE PLAN APPROVAL

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 2/18/2015 BY J. Egan

PLANNING BOARD MEETING DATE 04/09/2015

TOWN BOARD MEETING DATE

TOWN BOARD RESOLUTION DATE

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: Proposed Retail/Restaurant Building | | | |
| Project Location (describe, and attach a location map): Northeast corner of Southwestern Blvd and Leydecker Rd in the Town of West Seneca, NY | | | |
| Brief Description of Proposed Action: This project is a new development of a 1.26 acre site (zoned C-2 Commercial District) located at the northeast corner of the Southwestern Boulevard & Leydecker Road intersection in the Town of West Seneca. Construction will consist of a proposed 10,000 sf retail/restaurant building with drive thru and on-site utility improvements and also the construction of 60 proposed parking spaces. The site is currently unoccupied and consists primarily of woods/brush cover and also various areas of debris and gravel. The proposed site development area to be disturbed for this project is approximately 0.99 acres. Since the disturbed area is less than one acre, the NYSDEC SPDES requirements will not apply to this site for stormwater discharges. | | | |
| Name of Applicant or Sponsor: Angelo Licciardello, President, A.L.S.L Enterprises Inc. | | Telephone: 585-872-0930 E-Mail: alhunter@rochester.rr.com | |
| Address: 50 Stablegate Drive | | | |
| City/PO: Webster | State: NY | Zip Code: 14580 | |
| 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? | | 1.26 acres | |
| b. Total acreage to be physically disturbed? | | .99 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.26 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 type="checkbox"/> Commercial <input 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: _____ _____ | 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>Christopher Wood, PE</u> | | Date: <u>2/11/15</u> |
| Signature:  | | |

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: | <input type="checkbox"/> | <input type="checkbox"/> |
| 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