

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE May 31, 2018

FILE # SPR 2018-06

PROJECT NAME Multi-Family Residential Development

PROJECT LOCATION (Include address and distance to nearest intersection)

216 Orchard Park Road - Approximately 700' north of the intersection with Potters Road

APPLICANT The Green Organization

PH/FAX 716-471-2806

ADDRESS 48 Birchwood Court - Williamsville, NY 14221

PROPERTY OWNER REL Properties LLC

PH/FAX 716-778-2142

ADDRESS 3590 Southwestern Blvd - Orchard Park, NY 14127

ENGINEER/ ARCHITECT Metzger Civil Engineering, PLLC

PH/ FAX 716-633-2601 / 716-633-2704

ADDRESS 8245 Sheridan Drive - Williamsville, NY 14221

SBL # 134.17-2-1.1

PROJECT DESCRIPTION (Include all uses and any required construction)

Proposed development consists of the construction of two (2) residential apartment buildings consisting of thirty-three (33) total apartment units.

Additional improvements consist of a paved parking lot, sidewalks with curbing, stormwater management facilities and utilities (i.e. water, sewer, etc)

SIZE OF LOT (acres) 3.91

ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

65' of frontage on Orchard Park Road

EXISTING ZONING C-2(S) PROPOSED ZONING no change

EXISTING USE(S) ON PROPERTY vacant

PROPOSED USE(S) ON PROPERTY multi-family residential

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

A mix of small to large commercial businesses and public use buildings zoned C-2 exists to the south and north. Single family residential dwellings

zoned R-60A and R-65 exists to the west. Cazenovia Creek and vacant land zoned M-1 exists to the east.

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

A Special Use Permit was issued by the Town Board on November 27, 2017

Area Variance to reduce the required bulk area by 680 SF was issued by the Town Zoning Board of Appeals on December 13, 2017

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 06/04/2018 BY J. Falsen

PLANNING BOARD MEETING DATE 07/12/2018

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

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

AUTHORIZATION

REL Properties, LLC, record property owner of 216 Orchard Park Road, Town of West Seneca, New York (the "Real Property"), hereby authorizes The Green Organization, Inc to file an application, along with any other necessary supporting documentation, with the Town of West Seneca in connection with the approvals sought for the Real Property. REL Properties, LLC, also understands that the town board or planning board may impose special conditionals to the approval, but that REL Properties, LLC has no obligation with respect to those conditions.



REL Properties, LLC

Dated: _____

10/25/17

1. 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. 282, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as part of Subdivision Lot No. 6 as shown on a map recorded in Erie County Clerk's Office in Liber 269 of Deeds at page 433, bounded and described as follows:

BEGINNING at a point in the easterly line of Orchard Park Road at the northwest corner of lands conveyed to Laura Mann by deed recorded January 17 1947 in Liber 4053 of Deeds at page 535; running thence southerly along the east line of Orchard Park Road a distance of 65.00 feet to the northwest corner of lands conveyed to Elisabeth Baldauf and Ilse Mueller by deed recorded August 24 1988 in Liber 9907 of Deeds at page 572; thence easterly at right angles and along the north line of last aforementioned deed a distance of 200 feet to the northeast corner of said Baldauf's land by last mentioned deed; thence southerly at right angles and along the east line of last mentioned deed a distance of 115.0 feet to the southeast corner of last mentioned deed, said point also being in the north line of lands conveyed to Edward J. Wieland and Annette H. Wieland, his wife by deed recorded October 24 1956 in Liber 6077 of Deeds at page 374; thence easterly at right angles and along the north line of last mentioned deed a distance of 154.56 feet to the northeast corner of said Wieland's land by last mentioned deed; thence southerly at right angles and along the easterly line of said Wieland's land a distance of 120.0 feet to the north line of lands conveyed to Anthony Scalfaro and Rose Scalfaro, his wife by deed recorded November 28 1944 in Liber 3636 of Deeds at page 445; thence easterly along said north line a distance of 386.71 feet to the southeast line of Subdivision Lot No. 6 under map filed in Liber 269 of Deeds at page 433; thence northeasterly along the southeast line of Subdivision Lot No. 6 a distance of 65.00 feet more or less to the water's edge of Cazenovia Creek; thence northerly along the water's edge of Cazenovia Creek to the north line of lands conveyed to Laura Mann on January 17 1947 in Liber 4053 of Deeds at page 535; thence westerly along the north line of last mentioned deed 787.0 feet more or less to the east line of Orchard Park Road at the point of beginning.

Short Environmental Assessment Form

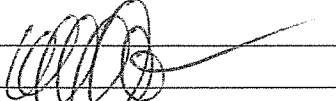
Part 1 - Project Information

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: 33-Unit Multi-Family Residential Development				
Project Location (describe, and attach a location map): 216 Orchard Park Road				
Brief Description of Proposed Action: The project consists of a multi-family development with one (1) 10-unit building and one (1) 23-unit building. Additional improvements include a 10-unit detached garage with asphalt pavement and applicable utilities (i.e. sanitary sewer, water, telecommunications, gas, electric)				
Name of Applicant or Sponsor: The Green Organization c/o Metzger Civil Engineering, PLLC		Telephone: 716.633.2601 E-Mail: meteng@roadrunner.com		
Address: 8245 Sheridan Drive				
City/PO: Williamsville		State: NY	Zip Code: 14221	
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 checked="" 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: Town of West Seneca Planning Board Site Plan Approval; Town of West Seneca Town Board Special Use Permit; West Seneca Zoning Board of Appeals area variance; ECHD Sanitary Sewer Approval; NYSDOT Highway Work Permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 3.91 acres		
b. Total acreage to be physically disturbed?		_____ 1.75 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3.91 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 checked="" 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				

<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)? If Yes, explain purpose and size: _____ <u>Stormwater detention pond will be created to comply with the stringent NYSDEC stormwater regulations.</u></p>	<p>NO <input type="checkbox"/></p>	<p>YES <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? If Yes, describe: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <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? If Yes, describe: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <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>Michael J Metzger, PE</u> Date: <u>November 29, 2017</u></p> <p>Signature: _____ </p>		

