

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

RECEIVED 09/24/2018 PM 3:44

TO BE COMPLETED BY APPLICANT

DATE 09-24-2018

FILE # 2018-10

PROJECT NAME Carriage Lane Townhomes

PROJECT LOCATION (Include address and distance to nearest intersection)

North of 2730 Transit Road, West Seneca, NY 14224 (490 LF North of Bullis Road and Transit Road)

APPLICANT Marrano Marc Equity

PH/FAX 716-675-1200

ADDRESS 2730 Transit Road, West Seneca, NY 14224

PROPERTY OWNER Marrano Marc Equity

PH/FAX 716-675-1200

ADDRESS 2730 Transit Road, West Seneca, NY 14224

ENGINEER/ ARCHITECT WM Schutt & Associates

PH/FAX 716-683-5961

ADDRESS 37 Central Ave, Lancaster, NY 14086

SBL # 136.13-1-8 & 136.13-1-11

PROJECT DESCRIPTION (Include all uses and any required construction)

Project includes (38) townhomes, associated parking, landscaping, storm sewer system and utilities.

SIZE OF LOT (acres) 6.5 Ac.

ACREAGE TO BE REZONED N.A.

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
Transit Road (40LF)

EXISTING ZONING C2

PROPOSED ZONING N.A.

EXISTING USE(S) ON PROPERTY Commercial

PROPOSED USE(S) ON PROPERTY Residential

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

M1 Manufacturing District

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 10-9-18 BY MAM

PLANNING BOARD MEETING DATE Nov 1 2018

TOWN BOARD MEETING DATE NA

TOWN BOARD RESOLUTION DATE NA

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

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			
Marrano/Marc Equity Corporation			
Name of Action or Project: Carriage Lane Townhomes			
Project Location (describe, and attach a location map): 2730 Transit Road, West Seneca, New York			
Brief Description of Proposed Action: Marrano/Marc Equity is proposing to construct a total of 38 townhomes on an +/-8.4 acre lot at 2730 Transit Road. The lot will be divided to maintain the Marrano/Marc Equity headquarters on a 1.4 acre parcel, the townhomes will disturb 3.5 acres of the parcel and the remaining 3.5 acres will remain in its current vegetated state. The townhomes are proposed in various configurations with square footages ranging from 2,077 SF to 5, 065 SF. The proposed development will include the construction of the new town homes, roadway, associated parking and access driveways, landscaping, utility connections and a stormwater management system. See Attachment 1 -Project Location Map and Attachment 2 - Site Plan.			
Name of Applicant or Sponsor: Marrano/Marc Equity Corporation		Telephone: 716-675-1200	
		E-Mail: depaolod@marranohomes.com	
Address: 2730 Transit Road			
City/PO: West Seneca		State: New York	Zip Code: 14224
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: Town - Site Plan Approval, ECDEP - Sanitary sewer service connection approval, ECWA - Water service application and backflow application approval, NYSDEC - SWPPP approval.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		8.4+/- acres	
b. Total acreage to be physically disturbed?		3.5+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.4+/- 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>NYSEG Utilities</u>			
<input type="checkbox"/> Parkland			

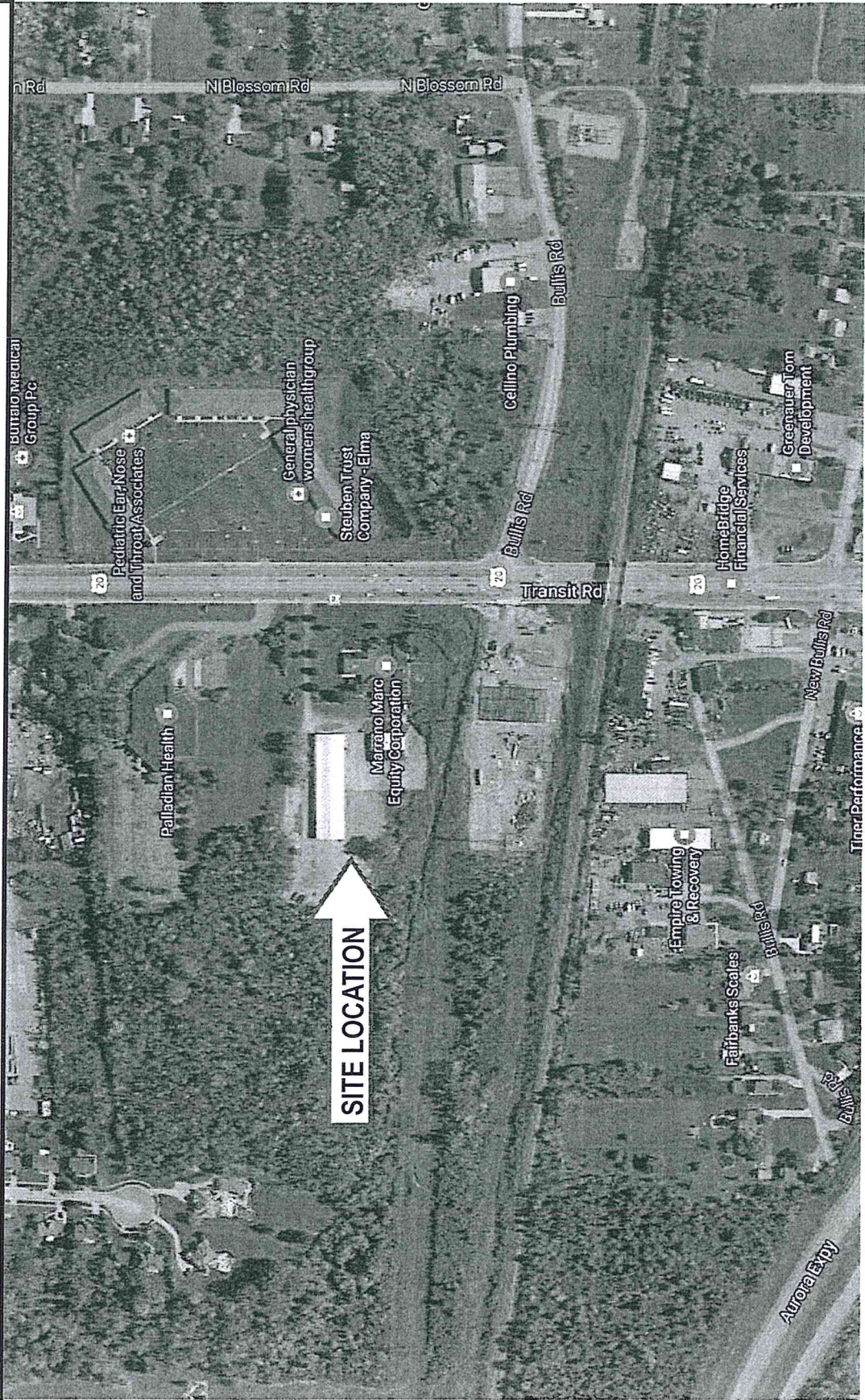
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? Public sidewalks are located along same side of Transit Road c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? See Attachment 3 SHPO letter. b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain 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: _____ <u>It is proposed to disturb 0.07 acres of Federal wetlands and a permit has been applied for this disturbance. In addition, the stormwater outfall point will be to an existing stream, for which an USACOE stream disturbance permit has been applied.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Site is currently in developed state, See Attachment 4 NYSDEC Mapper	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? See Attachment 5 FEMA Firmette FM3602620002B	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>Collected Runoff is proposed to discharge to existing stream along south property line</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Proposed storm water management system will include a +/- 27,000 square foot detention basin that is 4-ft deep _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><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?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><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?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><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>Patricia Bitton, Agent for</u> Date: <u>10/3/18</u></p> <p>Signature: <u>Patricia Bitton</u> <u>Owner</u></p>		

Attachment I

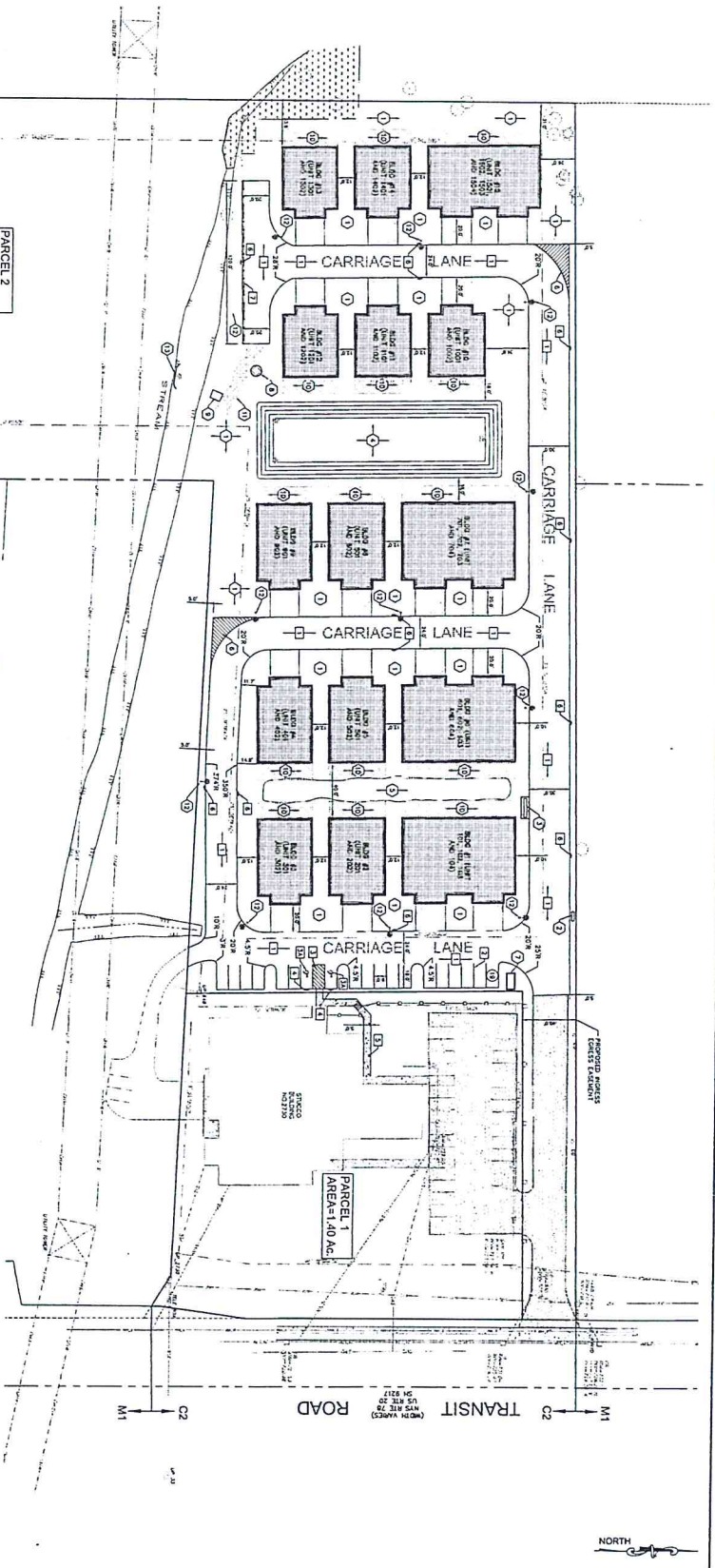
Project Location Map

2730 Transit Road
(T) West Seneca — Erie County, New York



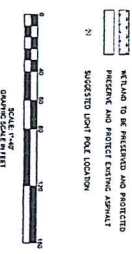
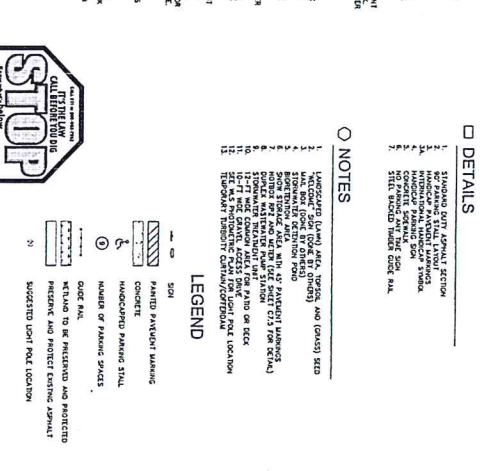
Attachment 2

Project Site Plan



- SITE NOTES**
1. CONTRACTOR SHALL VERIFY TO ADEQUATELY PLANT (BY GROUND) FOR PROPOSED PLANTING MATERIALS, SPECIES, AND LOCATIONS AND PROVIDE PROTECTIVE FENCING AND SIGNAGE.
 2. CONTRACTOR SHALL VERIFY ALL CONSTRUCTION ACTIVITIES WITH CONTRACTOR'S SUPERVISOR.
 3. CONTRACTOR SHALL VERIFY ALL MATERIALS NOT LISTED IN THE SPECIFICATIONS SHALL BE APPROVED BY THE OWNER'S SUPERVISOR ON A SITE VISIT BY THE OWNER'S SUPERVISOR.
 4. THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL PROTECT EXISTING UTILITIES AND STRUCTURES FROM DAMAGE AND SHALL PROVIDE FOR THE PROTECTION AND SAFETY OF THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF WEST SENECA.
 5. THE CONTRACTOR SHALL LOCATE, MARK, STAKE AND PRESERVE ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE PROJECT AREA OF CONSTRUCTION.
 6. REFERENCES TO POINT STATIONS SHALL BE THE TOWN OF WEST SENECA'S RECORD DRAWING FOR THE PROJECT.
 7. ALL PAVING FOR LIGHTING FIXTURES WITH LIGHTS AND FIXTURES SHALL BE INSTALLED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF WEST SENECA.
 8. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE PROJECT AREA OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF WEST SENECA.
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 10. GRADING SHALL BE KEPT WITHIN THE LIMITS SHOWN ON THE DRAWING.

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 10. GRADING SHALL BE KEPT WITHIN THE LIMITS SHOWN ON THE DRAWING.



CARRIAGE LANE TOWNHOMES
 TRANSIT ROAD
 TOWN OF WEST SENECA - ERIE COUNTY - NEW YORK

SITE PLAN AND NOTES

C4
 DRAWING SCALE: 1"=40'
 WSA PROJECT NO. 9102A

WM SCHUTT ASSOCIATES
 37 CENTRAL AVE.
 LANCASTER, NY 14086-2143
 PH. 716-683-5991
 FAX 716-683-0169
 WWW.WMSCHUTT.COM

DESIGNED BY: PMS
 DRAWN BY: DLS
 CHECKED BY: WES
 DATE: MAY 2018

WARNING:
 ALLERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 1703-B PART OF THE NEW YORK STATE EDUCATION LAW. © COPYRIGHT 2018 WM SCHUTT & ASSOCIATES P.C.

DRAWING REVISIONS		
ITEM	DATE	DESCRIPTION

Attachment 3

**NYS Office Parks, Recreation and Historic Preservation
No Impact Letter**



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

August 24, 2017

Mr. Anthony Pandolfe
Wm Schutt & Associates
37 Central Avenue
Lancaster, NY 14086

Re: SEQRA
2730 Transit Road
2730 Transit Road, West Seneca, Erie County, NY
17PR02865

Dear Mr. Pandolfe:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the report prepared by Panamerican Consultants, Inc. entitled "Phase I Cultural Resources Investigation of a Three-Acre Section of an 8.4-Acre Property at 2730 Transit Road, Town of West Seneca, Erie County, New York" (Hanley et al. July 2017), in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have **No Impact** upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places. This recommendation pertains only to the Project Area examined during the above-referenced investigation. It is not applicable to any other portion of the project property. Should the project design be changed OPRHP recommends further consultation with this office.

If further correspondence is required regarding this project, please refer to the project number (PR) noted above. If you have any questions, I can be reached at 518-268-2218 or via email at Josalyn.Ferguson@parks.ny.gov.

Sincerely,

Josalyn Ferguson (B.A., M.A.)
Historic Preservation Specialist/Archaeology

via e-mail only

Division for Historic Preservation

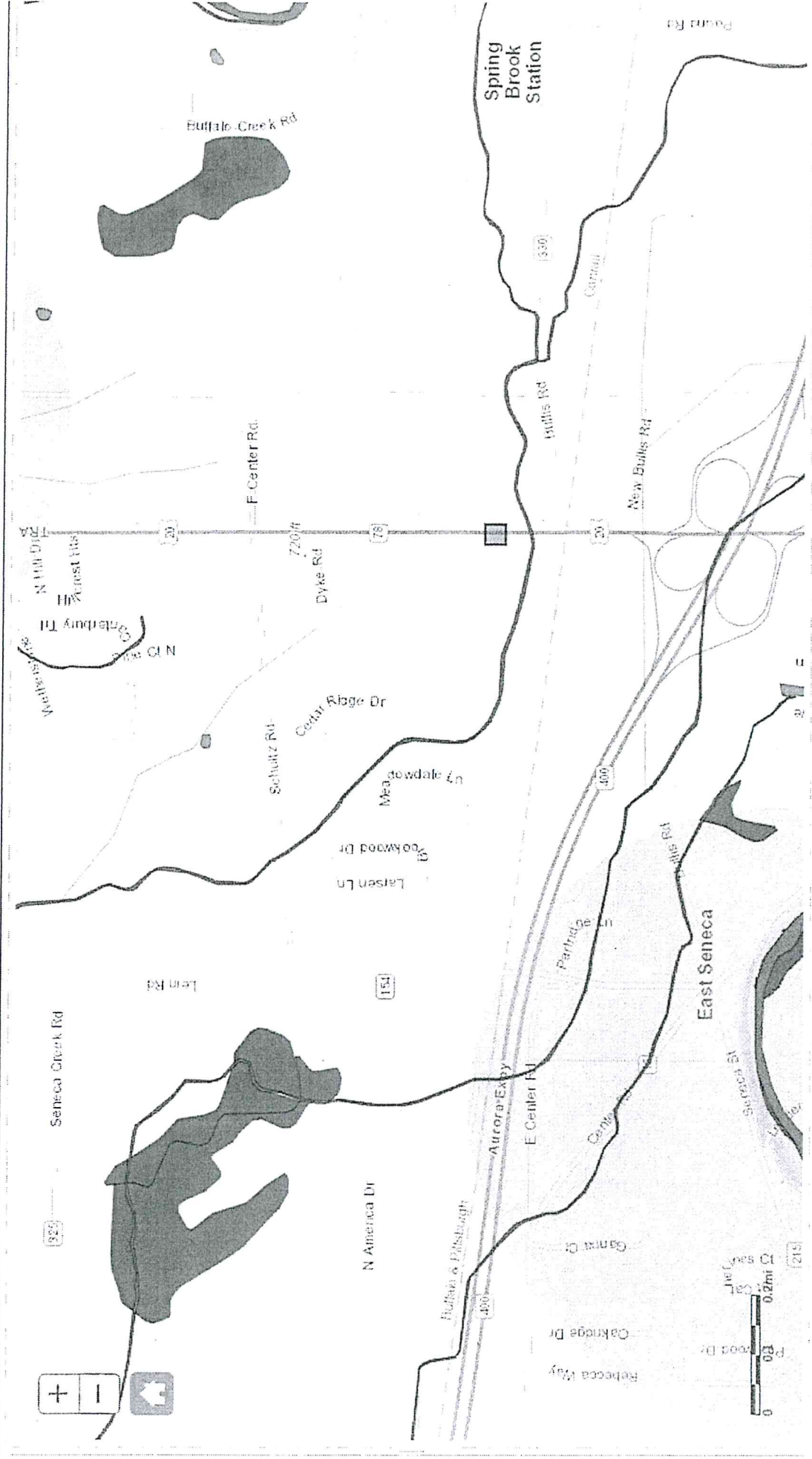
P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

Attachment 4

NYSDEC Environmental Resource Map



Mapper



Attachment 5

FEMA Firmette
FM 3602620002B



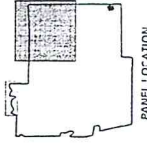
APPROXIMATE SCALE
 500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP

TOWN OF
 WEST SENECA,
 NEW YORK
 ERIE COUNTY

PANEL 2 OF 4
 (SEE MAP INDEX FOR PANELS NOT PRINTED)



PANEL LOCATION

COMMUNITY-PANEL NUMBER
 360262 0002 B

MAP REVISED:
 SEPTEMBER 30, 1992



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block or the latest published information about National Flood Insurance Program flood maps. Check the FEMA Flood Map Store at www.nfmc.fema.gov

