

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 6-19-19

FILE # SPR2019-04

PROJECT NAME SPEC BUILDINGS & MIN STORAGE COMPLEX

PROJECT LOCATION (Include address and distance to nearest intersection)

3155 SENECA ST.

APPLICANT FRANK WALLAND (AGENT)

PH/FAX (716) 674-9245

ADDRESS 3922 SENECA ST. W. SENECA NY 14224

PROPERTY OWNER MICHELLE WORTHINGTON

PH/FAX (716) 308-7359

ADDRESS 3155 SENECA ST. W. SENECA NY 14224

ENGINEER/ ARCHITECT JAMES A. RUMSEY

PH/FAX (716) 674-9245

ADDRESS 5729 E. RIVER RD. GRAND ISLAND, NY 14072

BL# 134.18-1-1

PROJECT DESCRIPTION (Include all uses and any required construction)

PHASE 1: PEMB MULT-TENANT SPEC BUILDING, 8,400 SF

PHASE 2: MIN-STORAGE COMPLEX; 89- 10'x20' UNITS

SIZE OF LOT (acres) 5.8A ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

SENECA STREET

EXISTING ZONING M-1 PROPOSED ZONING N/A

EXISTING USE(S) ON PROPERTY WAREHOUSE; BLACK HAT CHIMNEY & FIRE PLACE

PROPOSED USE(S) ON PROPERTY MULT-TENANT BUILDING, MIN-STORAGE COMPLEX

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

M-1, MAIN TRANSMISSION LINES FOR NATIONAL GRID,

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

W. SIDEYARD VARIANCE REQUESTED, REDUCE FROM 10' TO 3'

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 6/19/2019 BY J. Johnson

PLANNING BOARD MEETING DATE 7/11/2019

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

3155 Seneca St LLC

3155 Seneca ST

West Seneca, NY 14224

(716) 308-1455

To whom it may concern,

It is the intent of 3155 Seneca St LLC to develop this spec building on the property of 3155 Seneca St, West Seneca, NY for the purposes of storage to rent to business suitable for M class zoning. It is also the intent of 3155 Seneca St. LLC to rent out phase 2 mini storage spaces to local residents and businesses. The are unheated, unserviced spaces, not to be used for anything but storage.

Please do not hesitate to contact me with any questions or concerns pertaining to this.

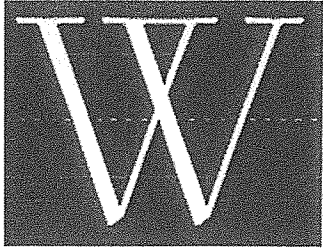
Respectfully,

Michelle Worthington

President- 3155 Seneca St LLC



6/19/19



Worthington Companies

3155 Seneca St LLC

3155 Seneca St

West Seneca, Ny 14224

West Seneca Planning Board

1250 Union Road

West Seneca, NY 14224

RE: Planning Board submittal

Mini-storage Facilities

3155 Seneca St (Rear Building)

West Seneca, NY 14224

Honorable Board Members:

Please be advised that Frank Wailand of F. J. Wailand Assoc, Inc. is the authorized agent for the submittal and review process of the above project(s).

Should you have any questions, please feel free to contact me.

Very Truly Yours,

Michelle Worthington, President

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			
Spec. Building and Mini Storage Facility			
Name of Action or Project: Erect a PEMB spec. building for tenants, and 89 mini storage modules			
Project Location (describe, and attach a location map): 3155 Seneca Street, West Seneca, New York			
Brief Description of Proposed Action: Erect a 13,400SF multi tenant building and a bank of 89 10' x20' storage spaces on the property. The area is primarily clear and has both asphalt, millings and some green areas on the surface			
Name of Applicant or Sponsor: Frank Wailand (agent)		Telephone: 716-684-9245 E-Mail: fjwailand@verizon.net	
Address: F.J.Wailand Assoc., Inc. 3922 Seneca Street,			
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning board, ZBA, building Dept.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.24 acres	
b. Total acreage to be physically disturbed?		2.24 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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 services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

