

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 10-10-17

FILE # 2017-12

PROJECT NAME Re-zoning of 21 + 23 Floht Ave.

PROJECT LOCATION (Include address and distance to nearest intersection)
21 + 23 Floht Ave. 500' to Seneca and Harlem Bds.

APPLICANT Mr. + Mrs. Thomas J. Wierzbicki PH/FAX _____

ADDRESS 5111 Reiter Rd. East Aurora, NY 14052

PROPERTY OWNER Mr. + Mrs. Thomas J. Wierzbicki PH/FAX _____

ADDRESS 5111 Reiter Rd. East Aurora, NY 14052

ENGINEER/ ARCHITECT _____ PH/ FAX _____

ADDRESS _____

SBL # _____

PROJECT DESCRIPTION (Include all uses and any required construction)

Re-zoning of 21 + 23 Floht Ave. / PRE EXISTING / NONCONFORMING
4 Family REQUESTING Proper ZONING FOR BANK TO ISSUE MORTGAGES

SIZE OF LOT (acres) Less than 1 acre ACREAGE TO BE REZONED Less than 1 acre

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
21 + 23 Floht Ave. 70'

EXISTING ZONING B-50 PROPOSED ZONING B-50S

EXISTING USE(S) ON PROPERTY residential rental property 4 FAMILY

PROPOSED USE(S) ON PROPERTY residential rental property 4 FAMILY

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
Residential Commercial C1 C2 R50

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED
BULK AREA, LOT WIDTH, PARKING REDUCTION AND DRIVEWAY

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 10/19/2017 BY J. Falson

PLANNING BOARD MEETING DATE 12/14/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

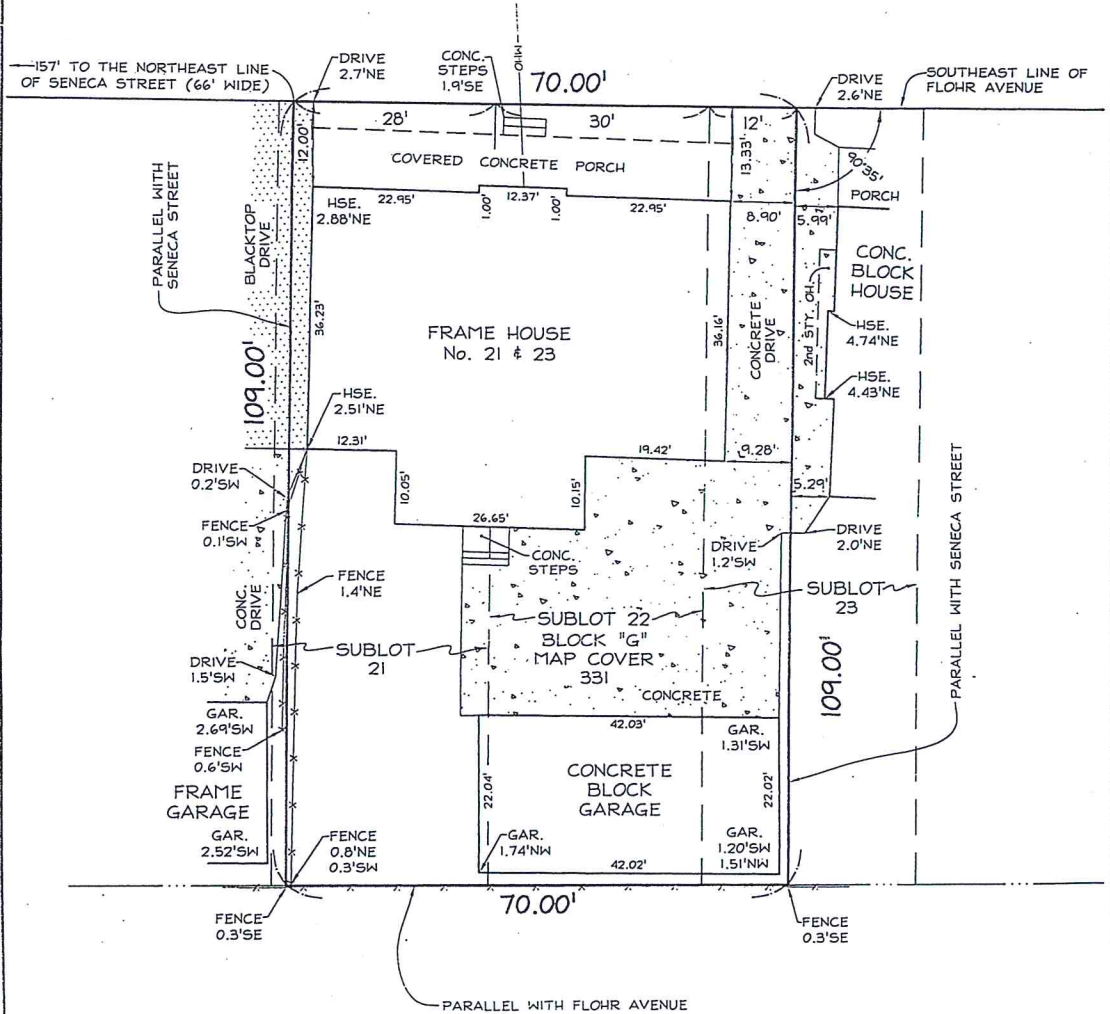
PREMISES

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 Farm Lot No. 196, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and described as follows:

Beginning at a point in the easterly line of Flohr Avenue 157 feet northerly from the point of intersection of the easterly line of Flohr Avenue with the northerly line of Seneca Street; running thence easterly and parallel with Seneca Street 109 feet; thence northerly 70 feet; thence westerly 109 feet to said east line of Flohr Avenue; thence southerly along the easterly line of Flohr Avenue 70 feet to the place of beginning. Being Subdivision Lots Nos. 21 and 22 and part of Subdivision Lot No. 23 in Block "G" according to a map of said Lot No. 196 filed in Erie County Clerk's Office under Cover No. 331 or so much thereof as is included in the above boundaries.



FLOHR AVENUE (50' WIDE)



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

Nussbaumer & Clarke, Inc.
 ENGINEERS AND SURVEYORS
 509 Main Street, P.O. Box 516 | East Aurora, NY 14052
 (716) 655-1058 | (716) 655-1964 fax
 www.nussclarke.com
 Erie | Niagara | Chautauque | Cattaraugus

BOUNDARY SURVEY
21 & 23 FLOHR AVENUE
 Part of Lot 196, Township 10, Range 7
 Buffalo Creek Reservation
 Town of West Seneca
 County of Erie, State of New York
 Date of Survey: 7/17/17 Scale: 1" = 20'

Thornton A. Kenyon
 Project No. : 17J3-0350

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: <i>Re-Zoning of 21 and 23 Flohr Ave. W. Seneca NY.</i>			
Project Location (describe, and attach a location map): <i>21 and 23 Flohr Ave. West Seneca, NY 14224</i>			
Brief Description of Proposed Action: <i>Re-Zone Property from R-50 to R-50B</i>			
Name of Applicant or Sponsor: <i>Mr. & Mrs. THOMAS J. WIERZBICKI</i>		Telephone: <i>716-413-2707</i>	
Address: <i>5111 Reiter Road</i>		E-Mail: <i>TJW12688@EMAIL.COM</i>	
City/PO: <i>EAST AURORA</i>		State: <i>NY.</i>	Zip Code: <i>14052</i>
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>- 1</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>- 1</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input 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>5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?</p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>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? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>	
<p>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: <i>EXISTING STRUCTURE</i></p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <i>ALREADY CONNECTED</i></p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <i>ALREADY CONNECTED</i></p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	
<p>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: _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	
<p>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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>			
<p>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?</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>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 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 type="checkbox"/> YES _____</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	

<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>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input 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>_____</p> <p>_____</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>_____</p> <p>_____</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>THOMAS J. WIERZBICKI</u> Date: <u>10/10/17</u></p> <p>Signature: <u>Thomas J. Wierzbicki</u></p>		

