

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE _____

FILE # SPR2019-07

PROJECT NAME Great Expectations Child Care - Building Addition

PROJECT LOCATION (Include address and distance to nearest intersection)
4534 CLINTON ST. WEST SENECA NY 14224

APPLICANT Great Expectations Child Care PH/FAX _____

ADDRESS 4534 CLINTON ST., WEST SENECA NY 14224

PROPERTY OWNER CLINTON PROFESSIONAL PNY, LLC PH/FAX 716 656-1270

ADDRESS 4534 CLINTON ST., BUS 4 SUIT 1, WEST SENECA NY 14224

ENGINEER/ ARCHITECT STUDIO T3 ENGINEERING, PLLC PH/FAX 716 803 6400 / 716 810 9504

ADDRESS 2495 MAIN ST. SUITE 301, BUFFALO NY 14214

SBL # 125.19-2-4.11

PROJECT DESCRIPTION (Include all uses and any required construction)

(See attached cover letter from Massachusetts Architects)

SIZE OF LOT (acres) 3.83 ACREAGE TO BE REZONED 0

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

CLINTON ST 200.39' (SOUTH)

EXISTING ZONING M1 PROPOSED ZONING SM1E

EXISTING USE(S) ON PROPERTY CHILD CARE / STORAGE

PROPOSED USE(S) ON PROPERTY SM1E

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

VACANT LAND, SINGLE FAMILY, MULTIFAMILY AND MISSING DATA.

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

N/A

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 9.25.19 BY AK/SRS

PLANNING BOARD MEETING DATE 10.10.19

TOWN BOARD MEETING DATE NA

TOWN BOARD RESOLUTION DATE NA

RECEIVED SEP 09 2019

Clinton Profession Park, LLC

*4534 Clinton St. Bldg 4, ste 4
West Seneca, New York 14224
716-656-1270
Fax: 716-656-1271
appex@roadrunner.com*

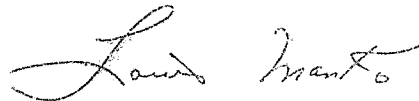
September 6, 2019

To: Town of West Seneca

Re: Addition to Great Expectations Childcare

I, Louis Manko- owner of Clinton Professional Park, LLC, give my permission for Studio T3 Engineering to be my authorized representative during the Planning Board process for the Great Expectations Daycare building addition project located at 4534 Clinton Street, West Seneca, NY 14224..

Sincerely,

A handwritten signature in cursive script that reads "Louis Manko".

Louis Manko , Owner
Clinton Professional Park, LLC

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: Great Expectations Child Care - Building Addition				
Project Location (describe, and attach a location map): 4534 Clinton St. West Seneca New York 14224				
Brief Description of Proposed Action: The existing daycare business would like to expand it's building and add approximately 3,019 sq ft. on to the South side of the existing building. The addition will also connect to an existing office building to the south where the daycare has made renovations to expand into. Two new fire access drives will be added to the site to access the back of the new daycare to meet Town fire regulations. One will be on the North to expand the existing drive and one will be on the south as a grass paved area. New sidewalks will be added to the rear connecting both ends of the building. Parking in front along the existing curb will be configured a little by removing 2 spaces on the south end an adding 2 in front of the new day care. Drainage for the new building and new paved fire access lane will drain into the existing detention pond to the north. The new bathrooms for the daycare will outlet into the south existing sanitary line for the office building.				
Name of Applicant or Sponsor: Studio T3 Engineering, PLLC		Telephone: 716-803-6400 (ext 109) E-Mail: stutz@studiot3engineering.com		
Address: 2495 Main St				
City/PO: Buffalo		State: New York	Zip Code: 14214	
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: Town of West Seneca Planning Dept. - Building Permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.83 acres b. Total acreage to be physically disturbed? _____ 0.40 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.83 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <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				

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 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 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: <u>LED lighting.</u>	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"/>	

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 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>Drainage from the new paved fire access lane and the roof drainage from the new building will drain into the existing detention pond which has a outlet control structure that outlets to the south to Clinton St drainage system.</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Andrew Terragnoli, PE / Studio T3 Engineering, PLLC</u> Date: <u>9-16-19</u></p> <p>Signature: <u><i>Andrew Terragnoli</i></u> Title: _____</p>		

M MUSSACHIO ARCHITECTS

30 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221
T:(716) 631-9949 F: (716) 631-0521

September 12, 2019

MARC C. MUSSACHIO, R.A.
ANTHONY C. MUSSACHIO, R.A.
www.MussachioArchitects.com

Arch. Job #219035

Town of West Seneca
Planning Department
Town Hall
1250 Union Road
West Seneca, New York 14224
(716) 558-3242

Attn: Robert Niederpruem, Jr.
Planning Board Chairman

Re: Planning Board Meeting - Letter of Intent
4534 Clinton Street, West Seneca, NY

Dear Mr. Niederpruem:

We are proposing a 3,019+/- sf., single-story, daycare building addition located at 4534 Clinton Street, West Seneca, NY. The building addition will be situated between two existing buildings, providing a connecting link to both. The existing building to the North is the daycare's existing building and this addition will serve as an extension of their daycare. The existing building to the South is an existing office building. Approximately 2,010+/- sf. of the existing office building is being renovated for the daycare's use. The 5,029+/- sf. building addition and renovations will house a new main entry with a lobby for waiting and reception as well as one Toddler room, three Pre-K rooms and a Gross Motor room.

The building addition and renovations will be constructed of wood framing in order to stay consistent with the existing building construction classification (Type VB). The addition will have exterior facade materials of brick and siding to match and blend with the existing building architecture. There will be a gable roof over the new entry vestibule that will match the porch gable roofs of the existing building as well as new doors and windows that will also match the existing building.

The building addition will have a minimum affect to the existing site. New fire access lanes are being proposed along the North (extension of existing drive) and South (new grassed paver system) ends of the building in order to provide the code required 150' minimum access around the exterior walls. New sidewalks at the front and rear of the building are also being proposed to maintain building and site access. The dumpster pad and enclosure is being relocated to the North end of the existing parking area.

Thank you for your time and attention to this matter. We look forward to presenting our project at the October 10, 2019 Planning Board meeting.

Yours truly,

MUSSACHIO ARCHITECTS, P.C.

A handwritten signature in black ink, appearing to be 'JBS', enclosed within a circular scribble.

Joseph B. See, R.A.
Project Architect