

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE January 11, 2017

FILE # SAR2018-01

PROJECT NAME Park Lane Villas North

PROJECT LOCATION (Include address and distance to nearest intersection) 965 Center Road

APPLICANT Young Development Inc. c/o Sean W. Hopkins, Esq. PH/FAX Tel: 510-4338

ADDRESS 5500 Main Street, Suite 343 - Williamsville, NY 14221

PROPERTY OWNER West Seneca Veterans Club, Inc. PH/FAX _____

ADDRESS 965 Center Road, West Seneca, NY 14224 [Authorization of Property Owner attached as Exhibit "1"]

ENGINEER/ ARCHITECT Christopher Wood, P.E., Carmina Wood Morris DPC PH/ FAX 842-3165 [Ext. 103]

ADDRESS 487 Main Street, Suite 600 - Buffalo, NY 14203 E-mail: cwood@cwm-ae.com

SBL # 135.13-5-8.1

PROJECT DESCRIPTION (Include all uses and any required construction) A description of the proposed residential project is provided at Exhibit "3". A copy of the Site Plan prepared by Carmina Wood Morris DPC [11" x 17"] is provided at Exhibit "8"

SIZE OF LOT (acres) 4.3 Acres ACREAGE TO BE REZONED Not Applicable

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

The Project Site has 228 ft. of frontage on Center Road. A copy of the Survey of the Project Site is provided at Exhibit "4".

EXISTING ZONING R-60(s) PROPOSED ZONING The Town Board approved the rezoning of the Project Site to R-60(s) and granted a Special Use Permit on November 27, 2017

EXISTING USE(S) ON PROPERTY VFW

PROPOSED USE(S) ON PROPERTY 28 attached residential units with garages [six buildings]

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

The predominant zoning classification within 500 ft. of the Project Site is single-family residential. [An excerpt of the Zoning Map is provided at Exhibit "5" and a Location Map is provided at Exhibit "6". An aerial photograph of the Project Site is provided at Exhibit 7.]

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

Exhibit 7.]

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

The Town Board approved the rezoning of the Project Site and granted a Special Use Permit on November 27, 2017.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 01/12/2018 BY J. Pelsa

PLANNING BOARD MEETING DATE 02/08/2018

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON-DEMANDABLE PUBLIC OFFICIALS' SIGNATURE _____

[NOTE: A completed Short Environmental Assessment Form is provided at Exhibit "2".]

**Exhibit 1 - Authorization Letter Executed
on Behalf of West Seneca Veterans Club
Inc. dated October 1, 2017**

AUTHORIZATION

West Seneca Veterans Club Inc., as the owner of 965 Center Street [SBL No. 135.13-5-8.1] in the Town of West Seneca ("Project Site"), hereby authorizes Young Development Inc. and its counsel, Hopkins Sorgi & Romanowski PLLC to seek all required approvals from the Town of West Seneca and governmental agencies for its intended use of the Project Site as a multifamily project.

Date: October 1, 2017

WEST SENECA VETERANS CLUB INC.

Signature: Kenneth Thompson

Print Name: KENNETH THOMPSON

Title: Board Chairman

STATE OF NEW YORK)

ss.:

COUNTY OF ERIE)

On this 2nd day of October, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Kenneth Thompson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within this instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

MARGARET G. BEBAK
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Feb. 10, 2018

**Exhibit 2 - Short Environmental
Assessment Form Prepared Pursuant to
the State Environmental Quality Review
Act**

Short Environmental Assessment Form

Part 1 - Project Information

Prepared By:
 Sean W. Hopkins, Esq.
 Hopkins Sorgi & Romanowski PLLC
 5500 Main Street, Suite 343
 Williamsville, New York 14221
 Tel: 510-4338
 E-mail: shopkins@hsr-legal.com

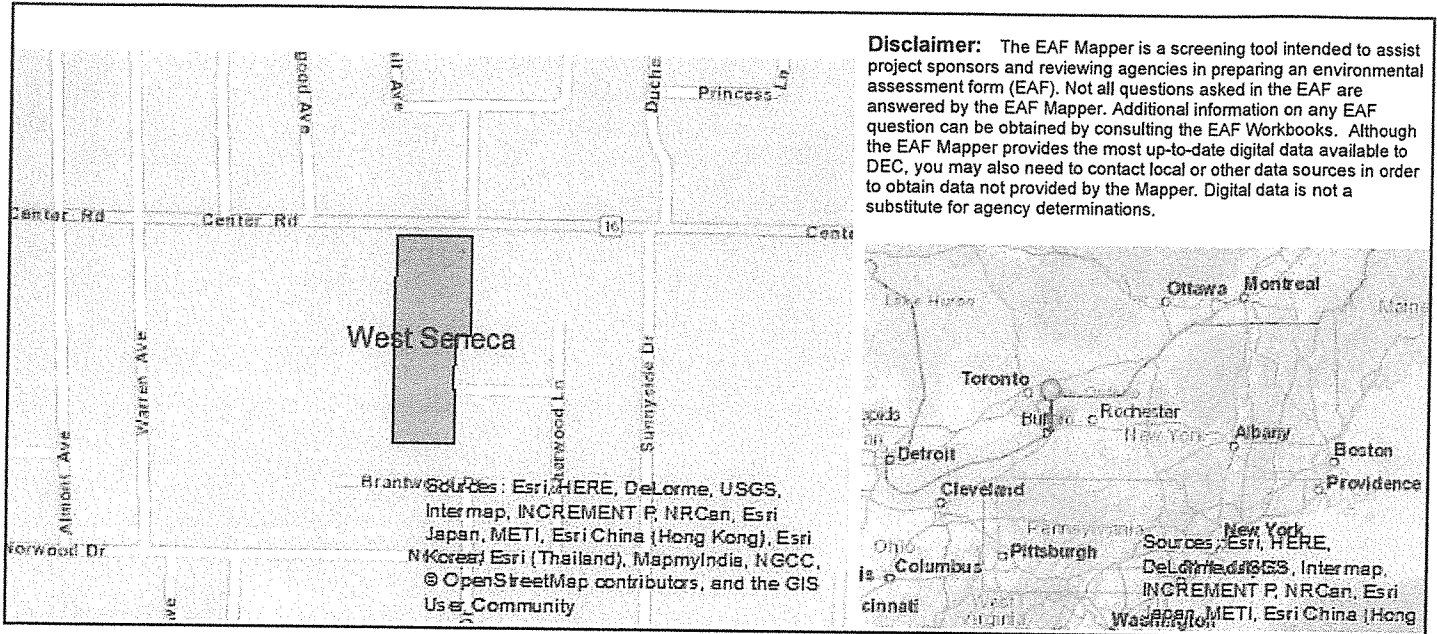
Instructions for Completing

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: Park Lane Villas North				
Project Location (describe, and attach a location map): 965 Center Road				
Brief Description of Proposed Action: The proposed project ("action") consists of a residential project consisting of 28 attached residential units on property located at 965 Center Road ("Project Site"). The proposed residential project requires Site Plan Approval from the Town of West Seneca Planning Board. The Town Board approved a rezoning and special use permit for the proposed multifamily project on November 27, 2017 and the Town Board also issued a negative declaration pursuant to SEQRA. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including the proposed attached residential units for lease, driveway connection to Center Road, lighting, landscaping, a storm water management system and all required utility connections and improvements. The project is a Unlisted action pursuant to SEQRA because it does not cross any of the thresholds for a Type I action listed in 6 NYCRR Part 617.4. The Project Sponsor is requesting that the Town of West Seneca Planning Board issue a negative declaration pursuant to SEQRA.				
Name of Applicant or Sponsor: Young Development Inc. c/o Sean W. Hopkins, Esq.		Telephone: 510-4337 E-Mail: shopkins@hsr-legal.com		
Address: 5500 Main Street, Suite 343				
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 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; ECDSM - Sanitary Sewer and DSCA; ECWA - Backflow Preventer, ECDPW - Highway Work Permit ; NYSDEC - SWPPP; SHPO - cultural resources.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.3 acres		
b. Total acreage to be physically disturbed?		3.9 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.3 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 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				

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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Young Development Inc.		Date: January 11, 2018
Signature: <u><i>Sean Hopkins</i></u> Sean Hopkins, Esq.		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Exhibit 3 – Project Description

EXHIBIT 3 OF SITE PLAN PERMIT APPLICATION

**PROJECT DESCRIPTION
PROPOSED RESIDENTIAL PROJECT
965 CENTER ROAD - TOWN OF WEST SENECA**

I. Project Description:

The proposed project ("action") consists of a residential project consisting of 28 attached residential units for lease on the approximately 4.3 acre parcel at 965 Center Road ("Project Site"). The layout of the proposed residential project is depicted on the Site Plan prepared by Carmina Wood Morris DPC provided at Exhibit "8". An aerial photograph of the Project Site is provided at Exhibit "7".

The Project Site is properly zoned pursuant to the Town Board's decision on November 27, 2017 approving the requested rezoning and a special use permit. The proposed residential project will requires Site Plan Approval from the Planning Board.

The proposed 28 attached residential units for lease will be serviced by private infrastructure including a private driveway, and private sanitary sewer and water infrastructure. Each upscale attached residential unit will include an attached garage.

**Exhibit 4 – Survey of 965 Center Road
Prepared by Millard, MacKay & Delles
Land Surveyors, LLP dated
October 19, 2017**

**Exhibit 5: Excerpt of Town of West
Seneca Zoning Map**



DR

AVE 50

R-30

DUCHESS

R-30

SUMMIT

OSGOOD

CATHEDRAL

C-1 (S)

(S)

AVE

-1

(S)

2

WARREN

65

C-1 (S)

C-2 (S)

C-1

B-60 A

SHERWOOD CT

BRANTWOOD

NORWOOD

SHERWOOD LANE

SUNNYSIDE

DR

CAROL

KLINK

WARREN

WOOD

R-75

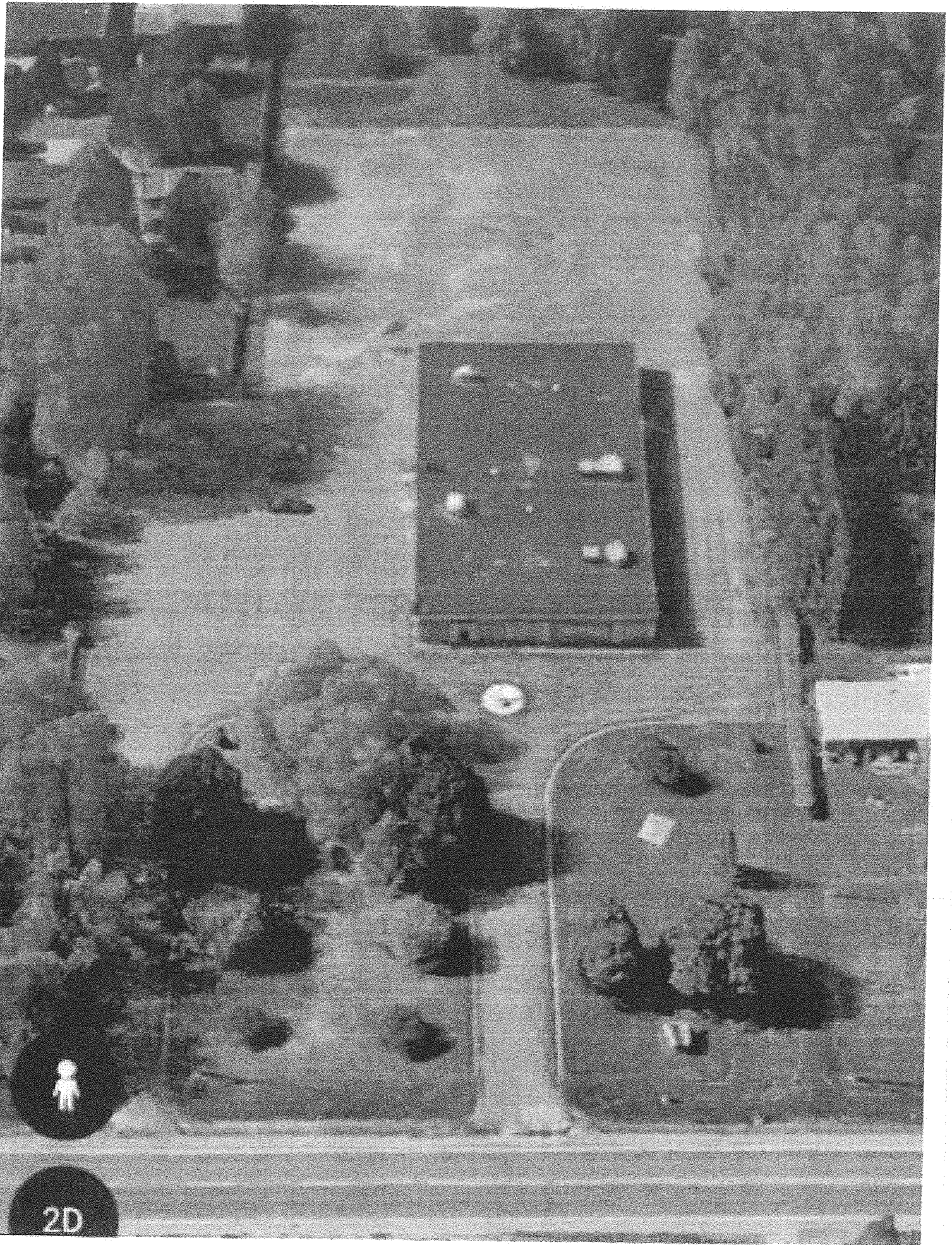
R-30

1

**Exhibit 6: Location Map with Parcels
within 500 Feet of the Project Site**



**Exhibit 7: Aerial Photograph of
965 Center Road**



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January 19, 2018

Jeffrey Schieber, Code Enforcement Officer
Town of West Seneca Town Hall
1250 Union Road, Room 210
West Seneca, New York 14224

Re: Site Plan Application - 965 Center Road
Applicant/Project Sponsor: Young Development Inc.
File No. 10023.10

Dear Mr. Schieber:

Enclosed please find a copy of correspondence issued by Josalyn Ferguson of the New York State Office of Parks, Recreation and Historic Preservation ("SHPO") confirming that it has reviewed the Phase I Archaeological Reconnaissance Survey prepared by Dough Perrelli of the UB Archaeological Survey dated December of 2017 and determined that the proposed residential project will have "No Impact" upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

In connection with environmental review of the proposed residential project pursuant to the State Environmental Quality Review Act ("SEQRA"), the enclosed letter provides the Planning Board with evidence confirming the project will not have any potentially significant adverse environmental impacts on cultural or historic resources.

The Project Sponsor is requesting that the pending request for a Site Plan Approval be placed on the agenda of the meeting of the Planning Board to be held on Thursday, February 8th at 7:00 p.m.

Please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com if you have any questions regarding this letter or the proposed residential project.

Sincerely,

HOPKINS SORGI & ROMANOWSKI PLLC

A handwritten signature in black ink, appearing to read "Sean W. Hopkins".

Sean W. Hopkins, Esq.

Enc.

cc: Jacqueline A. Felser, Town Clerk [Via e-mail and mail]
Bryan Young, President, Young Development Inc. [Via e-mail and mail]

Correspondence to Jeffrey Schieber, Code Enforcement Officer

January 19, 2018

Page 2 of 2

Christopher Wood, P.E., Carmina Wood Morris DPC [Via e-mail]

Douglas J. Perrelli, Ph.D., RPA, Director of UB Archaeological Survey [Via e-mail]



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 18, 2017

Mr. James Hartner
Univ Buffalo Archaeological Survey
Anthropology
Buffalo, NY 14226-0026

Re: DEC
Proposed Apartment Complex
965 Center Road, Town of West Seneca, Erie County, NY
17PR08477

Dear Mr. Hartner:

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 University at Buffalo's Archaeological Survey entitled "Phase I Archaeological Reconnaissance Survey of the Proposed Apartment Complex at 965 Center Road, Town of West Seneca, Erie County, New York" (Hartner & Whalen, December 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

c.c. Mr. Chris Wood, Carmina Wood Morris
c.c. Dr. Doug Perrelli, UBuffalo Archaeological Survey
c.c. Ms. Lisa Seifert, Young Development Inc.
c.c. Mr. Sean Hopkins, Hopkins Sorgi & Romanowski

Division for Historic Preservation

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