

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 1/25/18

FILE # SPR2018-02

OBJECT NAME GREAT LAKES INSURANCE SERVICES GROUP LLC

OBJECT LOCATION (Include address and distance to nearest intersection)
~~3055~~ 2055 UNION ROAD

APPLICANT GREAT LAKES INSURANCE PH/FAX 814-450-7360 CELL

ADDRESS 3205 PEACH ST. EMBR 7A 1650B 814-452-6170 FAX

PROPERTY OWNER ZAPHEUS FAMILY LIMITED PARTNERSHIP PH/FAX 814-450-7360 CELL

ADDRESS 3205 PEACH ST. EMBR 7A 1650B 814-456-6170

ENGINEER/ARCHITECT ROTH MARTZ PH/FAX

ADDRESS

#

OBJECT DESCRIPTION (Include all uses and any required construction) CONVERTING INTERIOR INTO OFFICE

SPACES AND UPDATING EXTERIOR TO COMPLY WITH TOWN DESIGN STANDARDS

SIZE OF LOT (acres) _____ ACREAGE TO BE REZONED —

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH KORN UNION

EXISTING ZONING C1 PROPOSED ZONING C1

EXISTING USE(S) ON PROPERTY FRANCHISE

PROPOSED USE(S) ON PROPERTY OFFICE

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET C1

PUBLIC SEWER YES NO PUBLIC WATER YES NO

FEES AND OTHER APPROVALS OR PERMITS REQUIRED NO

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 01/25/2018 BY J. Felsner

PLANNING BOARD MEETING DATE 02/08/2018

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

ROTH MARZ PARTNERSHIP P.C.



ARCHITECTS
INTERIORS
PLANNERS
PROJECT MANAGERS

3505 Chapin Street
Erie, PA 16508
Ph: (814) 860-8366
Fax: (814) 860-8606

January-24-2017

John Gullo
Senior Code Enforcement Officer
Emergency Manager
Town of West Seneca
1250 Union Rd
West Seneca, New York 14224
716-558-3238

RE: 2055 Union Road Firehouse Conversion to Insurance Office Building

Dear Mr. Gullo,

Roth Marz Partnership P.C. has been selected to design and assist the new owner of the building located 2055 Union Road, West Seneca NY. The owner would like the building to be used for an office for his insurance company. The building has approximately 5,200 SF on the first floor, 2,150 SF on the second floor, and 4,550 SF in the basement level.

The building is constructed of a steel and concrete structure with masonry (brick) veneer; the building site consists of 25,300 SF and fronts on Union Road and Kron Avenue. At this time the owner plans to renovate the first floor approximately 5,200 SF to house offices for the owners insurance company which is a (Business -B- Occupancy). Renovations in general will consist of general construction, mechanical and electric.

General construction will include new partitions, ceilings, floor finishes, restrooms, façade upgrades, etc. Site work will consist of introduction of planting areas, lawn areas, parking for +- 18 vehicles, ADA accessible entrances, exits, etc. The renovations will comply with IBC (Existing Building Code) 2015, as well as ADA & current energy codes.

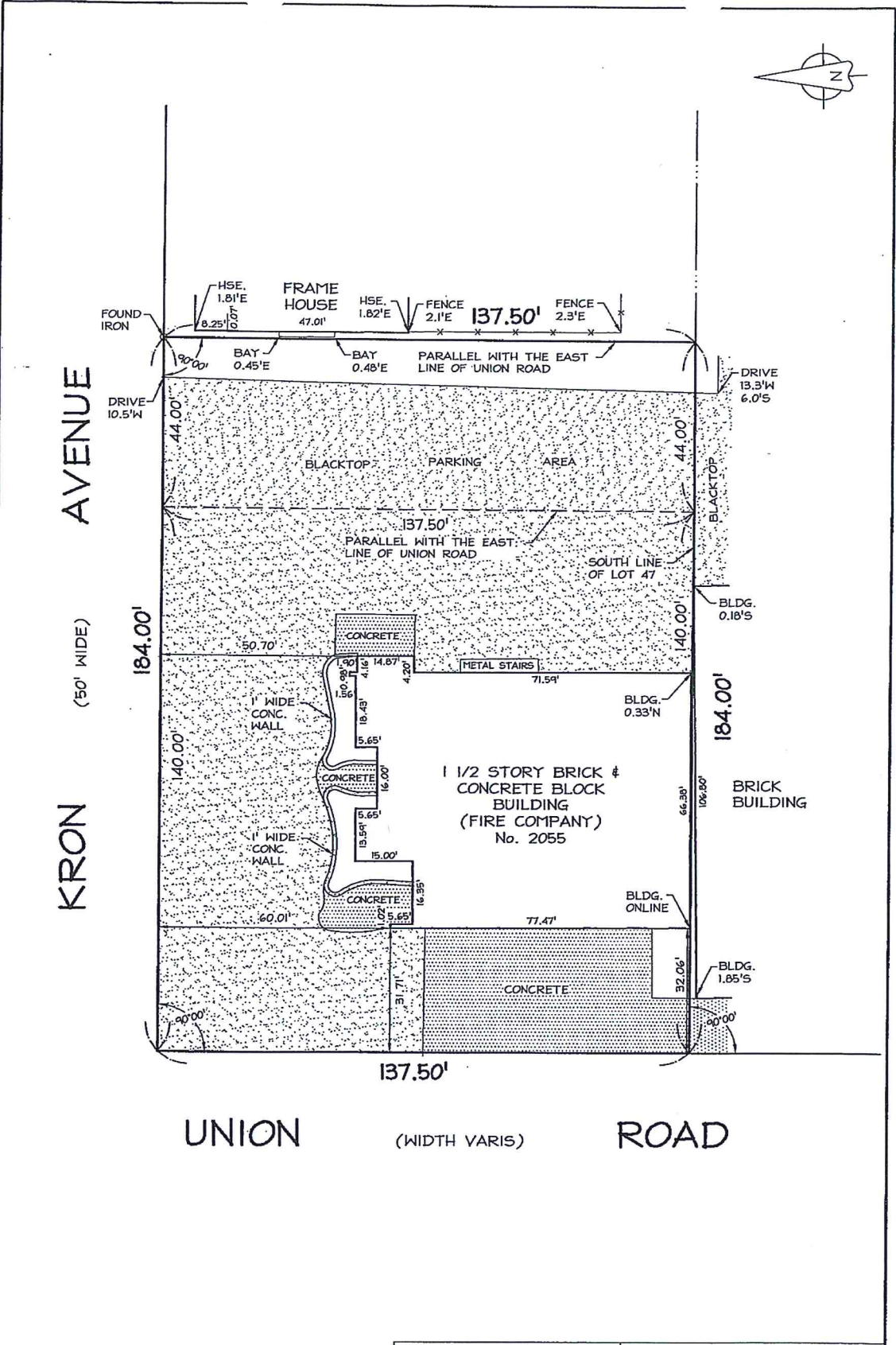
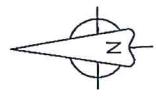
Local zoning codes and ordinances will also be incorporated (The Town of West Seneca Article X/ Non-Residential design standards & guidelines dated 2-27-2017).

The building modification/ renovations will include a small addition to accommodate a vestibule/ airlock at the main entrance which will face Kron Avenue as it presently does. Future renovations will include the inclusion of the second floor which is approximately 2,150 SF for additional business occupancy. The basement/ Lower Level which is 4,550 SF will be used to house mechanical equipment/ storage, and may include business occupancy in the future. Should you have any questions please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert L. Marz'. The signature is written in a cursive, flowing style.

Robert L. Marz, President/ Owner AIA, NCARB
Roth Marz Partnership P.C - Architects
3505 Chapin Street
Erie, Pa 16508
rmarz@rothmarz.com



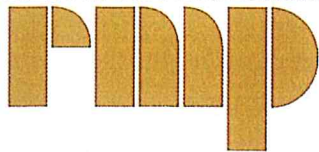
NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON. This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such. Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

Nussbaumer & Clarke, Inc.
 ENGINEERS AND SURVEYORS
 3556 Lake Shore Road, Suite 500 | Buffalo, NY 14219
 (716) 827-3000 | (716) 270-6091 fax
 www.nussbaumer.com
 Erie | Niagara | Chautauqua | Cattaraugus

BOUNDARY SURVEY
2055 UNION ROAD
 Part of Lot No. 47 of the
 Village of Middle Ebenezer - Map Cover 102
 Town of West Seneca
 County of Erie, State of New York
 Date of Survey: 08/23/17 Rev.: Scale: 1" = 30'

Andrew B. Gow
 ANDREW B. GOW P.L.S.
 Project No.: 17J2-1166

ROTH MARZ PARTNERSHIP P.C.



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RE: Landscaping Concepts

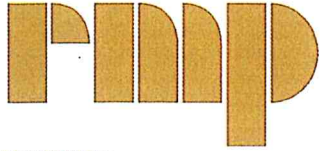
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Respectfully,

Robert L. Marz, President/ Owner AIA, NCARB
Roth Marz Partnership P.C - Architects
3505 Chapin Street
Erie, Pa 16508
rmarz@rothmarz.com
814-881-0093 Mobile
814-860-8366 Office

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RE: Landscaping Concepts Examples:

Tall Grasses:



Trees/ Bushes / Flowers With Color:



Perennial Flowers/ Plants:

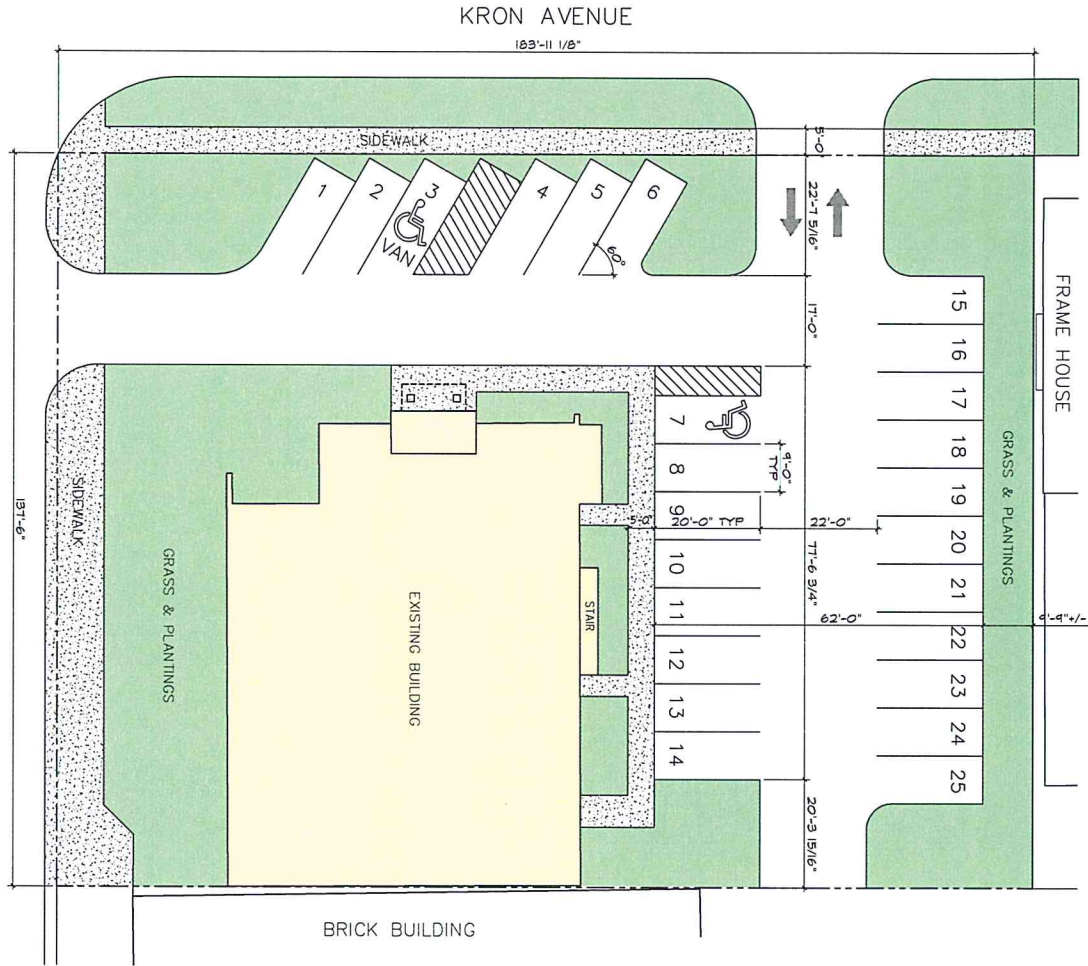


Manicured Short Grasses:





UNION ROAD
Site Plan



Copyright 2014

SP100

PROJECT NO. 14-101
DATE: JANUARY 24, 2014
DRAWN BY: JLD

SITE PLAN

REVISIONS:

RENOVATIONS TO
GREAT LAKES INSURANCE GROUP
ZAPHIRIS LIMITED FAMILY PARTNERSHIP
2055 UNION ROAD - WEST SENECA, NY

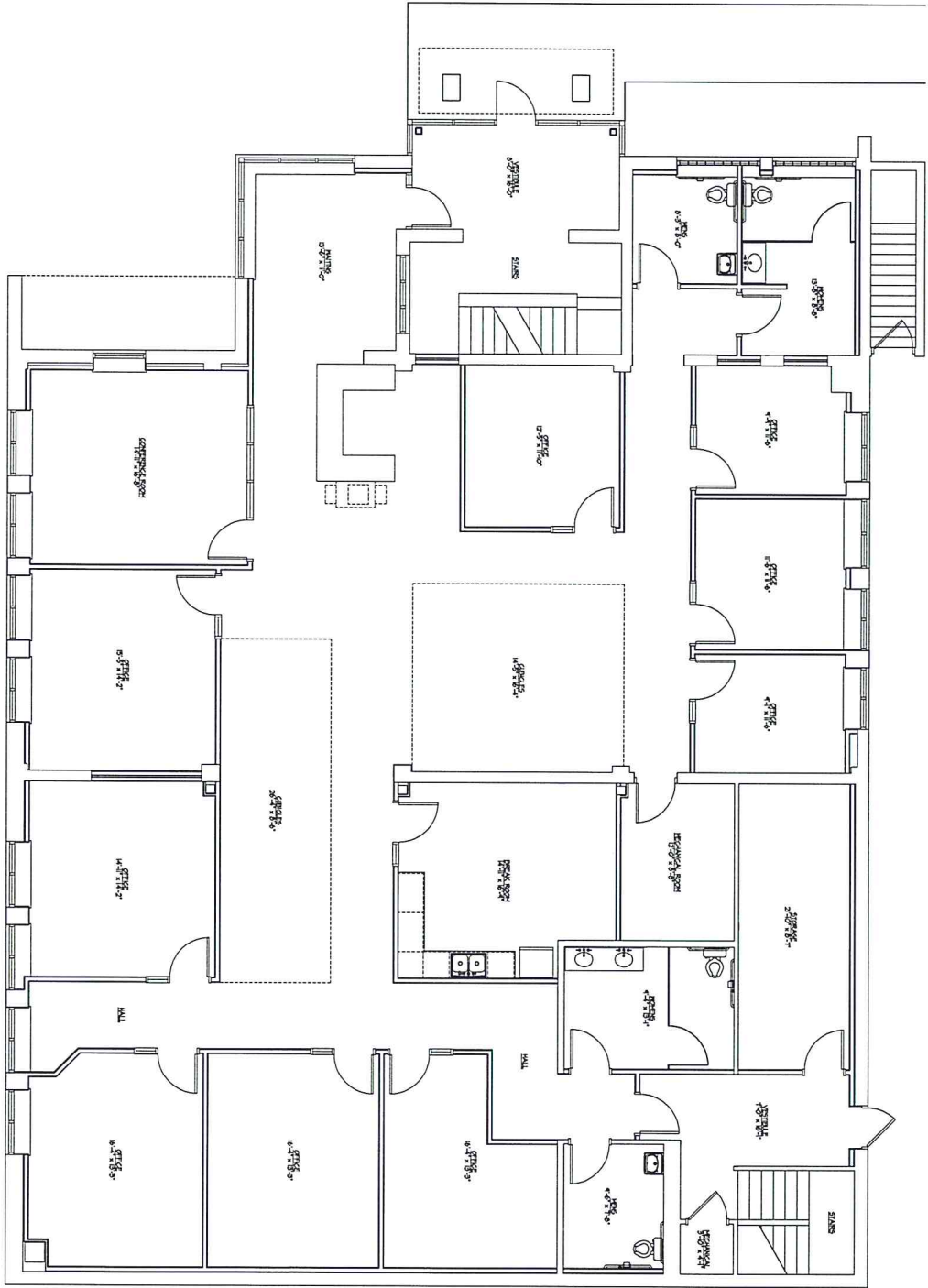


ROTH MARZ PARTNERSHIP P.C.



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Phone: 814-860-8366
Fax: 814-860-8606
email: info@rothmarz.com



First Floor Plan
3200 SF.

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A101

PROJECT NO. 18-151
DATE: JANUARY 21, 2018
DRAWING NO.

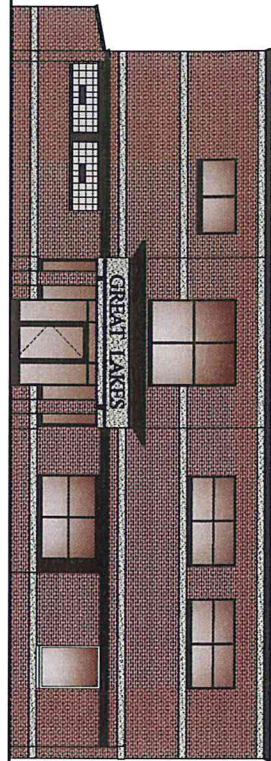
FIRST FLOOR PLAN

REVISIONS:

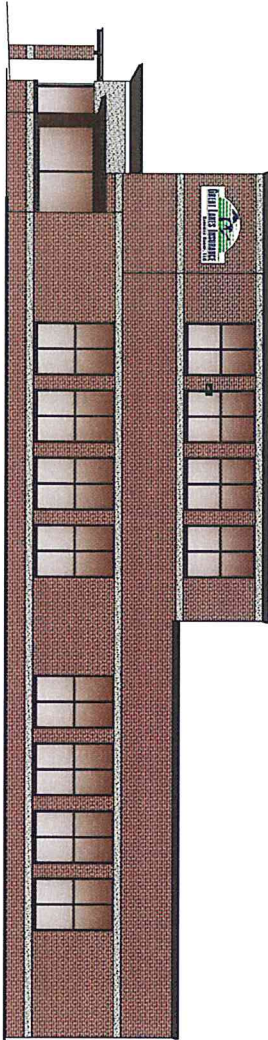
**RENOVATIONS TO
GREAT LAKES INSURANCE GROUP
ZAPHIRIS LIMITED FAMILY PARTNERSHIP
2055 UNION ROAD - WEST SENECA, NY**



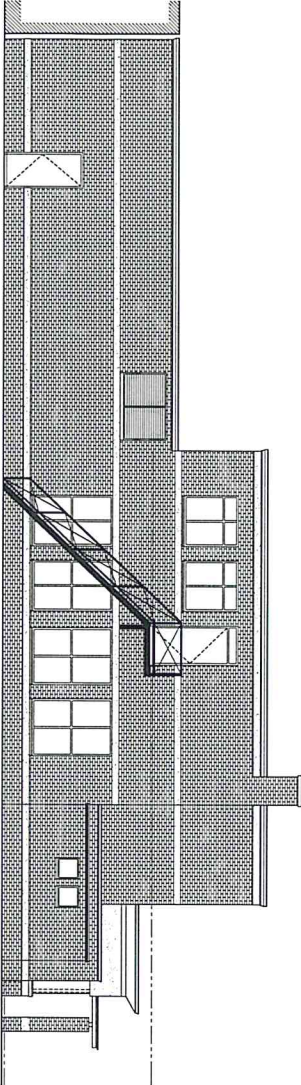
ROTH MARZ PARTNERSHIP P.C.
rmp ARCHITECTS
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Proposed Kron Avenue Exterior Elevation



Proposed Union Road Exterior Elevation



Proposed East Exterior Elevation

PROJECT NO. 1423
DATE: JANUARY 24, 2018
DRAWING NO.
A200
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REVISIONS:
EXTERIOR
ELEVATIONS

RENOVATIONS TO
GREAT LAKES INSURANCE GROUP
ZAPHIRIS LIMITED FAMILY PARTNERSHIP
2055 UNION ROAD - WEST SENECA, NY



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