

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 4/3/17

FILE # SPR2017-04

PROJECT NAME MULTI-USE BUILDING

PROJECT LOCATION (Include address and distance to nearest intersection)

162 SLADE AVENUE, +/- 1300' NORTH OF RIDGE RD.

APPLICANT Slade Potters, LLC

PH/FAX (716) 854-0060

ADDRESS 295 Main St., Suite 210, Buffalo, NY 14203

PROPERTY OWNER Slade Potters, LLC

PH/FAX (716) 854-0060

ADDRESS 295 Main St., Suite 210, Buffalo, NY 14203

ENGINEER/ ARCHITECT FREDO ENGINEERS

PH/FAX 716-876-7147

ADDRESS 755 SENECA ST. BUFFALO, NY 14210

SBL # _____

PROJECT DESCRIPTION (Include all uses and any required construction)

3-STORY MIXED-USE COMMERCIAL, OFFICE & MULTI-FAMILY RESIDENTIAL FACILITY & PAVED PARKING LOT

SIZE OF LOT (acres) 1.5 ACREAGE TO BE REZONED _____

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

SLADE AVENUE: 200' FRONTAGE

EXISTING ZONING C2 PROPOSED ZONING _____

EXISTING USE(S) ON PROPERTY SINGLE-FAM. RESIDENTIAL

PROPOSED USE(S) ON PROPERTY MIXED

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

RESIDENTIAL, COMMERCIAL, PUBLIC SCHOOL

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 04/04/2017 BY [Signature]

PLANNING BOARD MEETING DATE 05/11/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON-REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ _____

April 3, 2017

Code Enforcement Office
Town of West Seneca
1250 Union Road
West Seneca, New York 14224

RE: Application for Site Plan Review
Multi-Use Building
154-162 Slade Avenue

Dear Sir/Madame:

As Owner and Applicant, Ellicott Development Company / Slade Potters, LLC hereby submits a site plan review application for a proposed 3-story mixed-use facility containing commercial tenant space, professional office space, and multi-family residential apartment units.

The Project Site consists of a combined-parcel totaling 1.5+/- acres and previously rezoned to C2 for its proposed use as a commercial property. The previous single-family residential lots located on the west side of Slade Avenue, at the driveway entrance to the Staybridge and Country Inn and Suites Hotel properties, shall be redeveloped with the proposed facility and associated paved surface parking. The proposed building is approximately 32'H above grade to the eave line with facade materials consisting of a split-face masonry, vinyl siding, and a gable style pitched shingle roof.

No variances from the local zoning ordinance are proposed. A shared alternate parking arrangement between the existing hotel properties (controlled by the applicant) and the proposed facility will be made to accommodate a shortage of car-parks, necessary by the zoning ordinance, on the developed parcel. The project development includes drainage improvements and conveyance easements thru adjacent residential and commercial properties (controlled by the applicant). New building utility services shall be sourced from within the parcel frontage of Slade Avenue. Prior to the Planning Board meeting, applications will be formally submitted to the Erie County Water Authority and Erie County Highway Departments for work in the Slade Avenue right-of-way.

We are requesting the project be placed on the May 11, 2017 Planning Board agenda for consideration.

If you have any questions or need any additional information as part of our site plan submission, please feel free to contact me at (716) 854-0060.

Respectfully Submitted,
ELLICOTT DEVELOPMENT COMPANY



William A. Paladino, CEO

Cc: Tredo Engineers
AP Architects



ELLICOTT SQUARE BUILDING
295 MAIN STREET, SUITE 210
BUFFALO, NY 14203-2219

TEL: 716.854.0060
FAX: 716.852.2829
EllicottDevelopment.com

April 3, 2017

Code Enforcement Office
Town of West Seneca
1250 Union Road
West Seneca, New York 14224

RE: I & I Initiative
Multi-Use Building
154-162 Slade Avenue

Dear Sir/Madame:

As Owner and Applicant, Ellicott Development Company / Slade Potters, LLC hereby agrees to provide the sewer offset repairs/installations as required by the Town of West Seneca Sewer District in compliance with the I & I initiative for a proposed 3-story mixed-use facility containing commercial tenant space, professional office space, and multi-family residential apartment units.

The Town of West Seneca shall assign such remedial work to the development per the calculations contained in the Engineer's Report dated April 3, 2017 thus: The I/I remediation required per the direction of the NYSDEC for the proposed mixed-use facility development: 3,620gpd/24hrs/60min x 4.2 (peak flow) x 4 ~ **43gpm**.

If you have any questions or need any additional information as part of our site plan submission, please feel free to contact me at (716) 854-0060.

Respectfully Submitted,
ELLICOTT DEVELOPMENT COMPANY


William A. Paladino, CEO

Cc: Tredo Engineers
AP Architects

Legal Description

Slade Avenue Parcel-C – Town of West Seneca

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 Lot Number 292, Township 10, Range 7 of the Buffalo Creek Reservation, more particularly bounded and described as follows:

COMMENCING at a point in the westerly line of Slade Avenue (formerly Harlem Road) distant 1333.33' feet northerly from the intersection with the northerly line of Ridge Road, said point being the southeasterly corner of lands conveyed in the Erie County Clerk's Office in Liber 11211 of Deeds at page 9901;

Thence northerly along the westerly line of Slade Avenue, a distance of 90.00' feet, to a point distant 1423.33' feet north of the northerly line of Ridge Road also being the Point or Place of Beginning;

Thence northerly along the westerly line of Slade Avenue a distance of 260.00' feet to the northeasterly corner of lands conveyed in the Erie County Clerk's Office in Liber 11123 of Deeds at page 6056;

Thence westerly at right angles along the northerly line of said Liber 11123, page 6056, a distance of 252.46' feet to the northwesterly corner of said Liber 11123, page 6056, also being in the westerly line of said Lot Number 292;

Thence southerly along said westerly line of Lot Number 292, a distance of 260.00' feet;

Thence easterly at right angles to Slade Avenue, a distance of 251.55' feet to the Point or Place of Beginning, containing 1.50 acres of land more or less.

Short Environmental Assessment Form

Part I - Project Information

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - Project and Sponsor Information | | | |
| Name of Action or Project: Multi-use Building | | | |
| Project Location (describe, and attach a location map): 154-162 Slade Avenue, West Seneca | | | |
| Brief Description of Proposed Action: New three-story mixed-use facility and associated paved surface parking lot on a redeveloped 1.5+ acre combined-parcel area. | | | |
| Name of Applicant or Sponsor: Slade Potters, LLC | | Telephone: (116) 854-0060 | |
| | | E-Mail: bpaladino@ellicottdevelopment.com | |
| Address: 295 Main St., Suite 210 | | | |
| City/PO: Buffalo | | State: NY | Zip Code: 14203 |
| 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: (T) West Seneca Site Plan and Building Permit; NYSDEC SPDES Permit GP-015-02 | | | NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 1.5 acres | |
| b. Total acreage to be physically disturbed? | | 1.6 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | +8.7 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 | | | |

| | | |
|--|----------------------------|-----|
| <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>Temporary detention of stormwater runoff in surface basin (dry pond). Approx. 8600 cubic ft storage capacity</p> | NO | YES |
| <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> | NO | YES |
| <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> | NO | YES |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> | | |
| <p>Applicant/sponsor name: <u>Slade Potters, LLC</u></p> | <p>Date: <u>4/3/17</u></p> | |
| <p>Signature: <u>William C. Palata</u></p> | | |