

# TOWN OF WEST SENECA

## APPLICATION FOR SITE PLAN REVIEW APPROVAL

### TO BE COMPLETED BY APPLICANT

DATE NOV. 19, 2015

FILE # SPR 2016-01

PROJECT NAME PJP FINANCIAL SERVICES

PROJECT LOCATION (Include address and distance to nearest intersection)  
231 ORCHARD PARK ROAD

APPLICANT PETER JOHNSON PH/FAX 712-0793

ADDRESS 231 ORCHARD PARK ROAD

PROPERTY OWNER SAME PH/FAX \_\_\_\_\_

ADDRESS \_\_\_\_\_

ENGINEER/ARCHITECT KING CONSULTING ENGRS PH/FAX 716/677-5464

ADDRESS 3284 WALDEN AVE, DEPEW, NY 14043

SBL # 134.69-2-18.1

PROJECT DESCRIPTION (Include all uses and any required construction)

ADDITIONAL PARKING SPACES (2) REQUIRED

SIZE OF LOT (acres) 0.20 ACREAGE TO BE REZONED 0

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

60' FRONTAGE ON ORCHARD PARK ROAD

EXISTING ZONING R60A PROPOSED ZONING N/A

EXISTING USE(S) ON PROPERTY BUSINESS

PROPOSED USE(S) ON PROPERTY BUSINESS

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

RESIDENTIAL HOMES, DAYCARE,

PUBLIC SEWER YES  NO  PUBLIC WATER YES  NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

FOR FENCE, PARKING REDUCTION, SETBACKS, PARKING IN FRONT

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

### TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 12/01/2015 BY J. Blain

PLANNING BOARD MEETING DATE 01/14/2016

TOWN BOARD MEETING DATE \_\_\_\_\_

TOWN BOARD RESOLUTION DATE \_\_\_\_\_

Re: 231 Orchard Park Road

West Seneca NY 14224

We are planning on using this building as our primary office for my financial planning business. I have been a financial planner for the past 26 years, and plan on maintaining this building as our office for the foreseeable future. We will see clients on an appointment basis, usually no more than 1 per hour during regular business hours. We have already made major upgrades to the property including a complete update to the interior, remodeling the front entranceway and adding a handicap accessible ramp.

A handwritten signature in black ink, appearing to read "Peter Johnson". The signature is written in a cursive style with a large initial "P".

Peter and Cindy Johnson

A handwritten signature in black ink, appearing to read "Cynthia A Johnson". The signature is written in a cursive style with a large initial "C".

11/20/2015

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

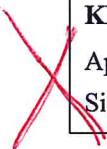
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>			
Mr. Peter Johnson			
Name of Action or Project: PJP Financial Services Office Location			
Project Location (describe, and attach a location map): 231 Orchard Park Road, Town of West Seneca, New York 14224			
Brief Description of Proposed Action: Professional personal services offered in the area of financial planning. Site plan to provide additional parking area as required by Town Code			
Name of Applicant or Sponsor: Mr. Peter Johnson		Telephone: 716- 712-0793	
		E-Mail: pjplanner@gmail.com	
Address: 231 Orchard Park Road			
City/PO: West Seneca		State: NY	Zip Code: 14224
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: NYS DOT Highway work permit to increase drive way apron			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.20 acres	
b. Total acreage to be physically disturbed?		0.04 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.20 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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 checked="" 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 checked="" type="checkbox"/> YES front of site will continue to drain to the existing gutter in road shoulder, also a portion will drain to existing swale along property line both to catch basin <i>back of site will drain to rear yard depression (existing)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES

<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><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Peter Johnson</u> Date: <u>11/20/15</u></p> <p>Signature: <u>Peter Johnson</u></p>		



This Indenture made on the 17<sup>th</sup> day of \_\_\_\_\_, 2015

Between Edward C. Dubel  
60 Garden Avenue  
West Seneca, New York 14224

**FILED**

AUG 19 2015

as Executor(s) of Edward A. Dubel  
the Town of West Seneca, New York

ERIE COUNTY the last Will and Testament of  
CLERK'S OFFICE, late of

deceased, Peter A. Johnson and Cynthia S. Johnson, <sup>party of the first part, and</sup>  
<sup>His Wife</sup>  
34 Woodward Drive  
West Seneca, New York 14224

party of the second part:

Witnesseth that the party of the first part, by virtue of the power and authority to him  
given in and by the said last Will and Testament, and  
in consideration of Eighty Three Thousand and no/ 100  
Dollars (\$ 83,000.00 & )  
no more  
lawful money of the United States,

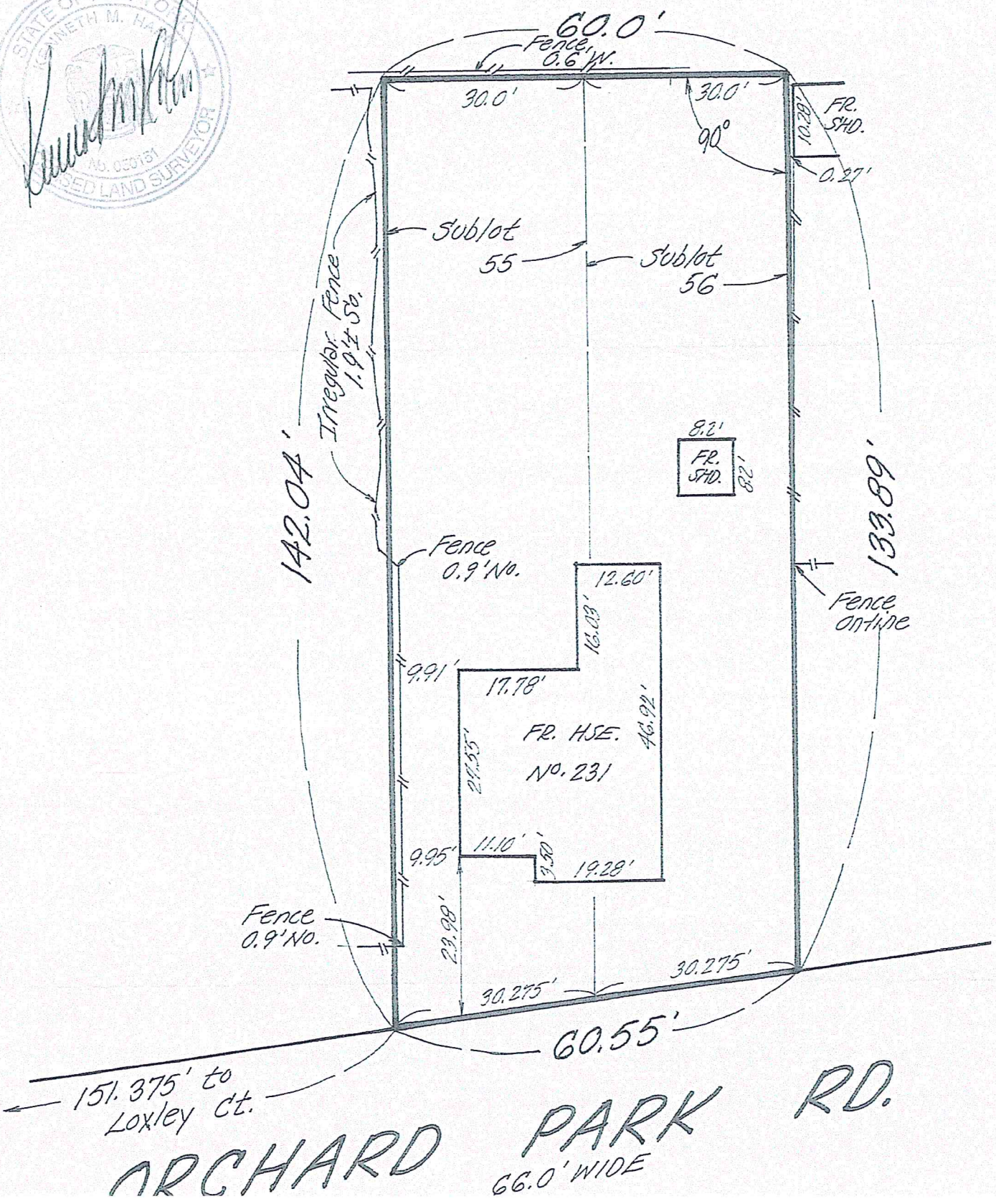
paid by the party of the second part,  
does hereby grant and release unto the party of the second part,  
their heirs and assigns forever, ~~all~~

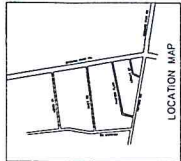
ALL THAT TRACT OR PARCEL OF LAND situate in the Town of  
West Seneca, County of Erie and State of New York, being part of Lot No.  
281, Township 10, Range 7 of the Buffalo Creek Reservation and according  
to map filed in Erie County Clerk's Office under Cover No. 899 is known  
and distinguished as subdivision lots number fifty-five (55) and fifty-  
six (56), situate on the west side of Orchard Park Road.

LEGAL DESCRIPTION  
231 ORCHARD PARK RD.

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

Altering any item on this map is in violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law

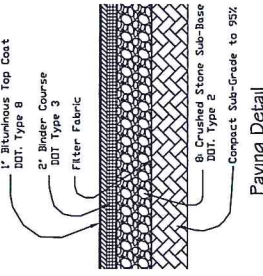




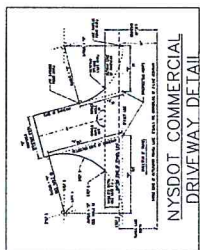
PAXFORD PLACE

60.0'

142.04'



Paving Detail



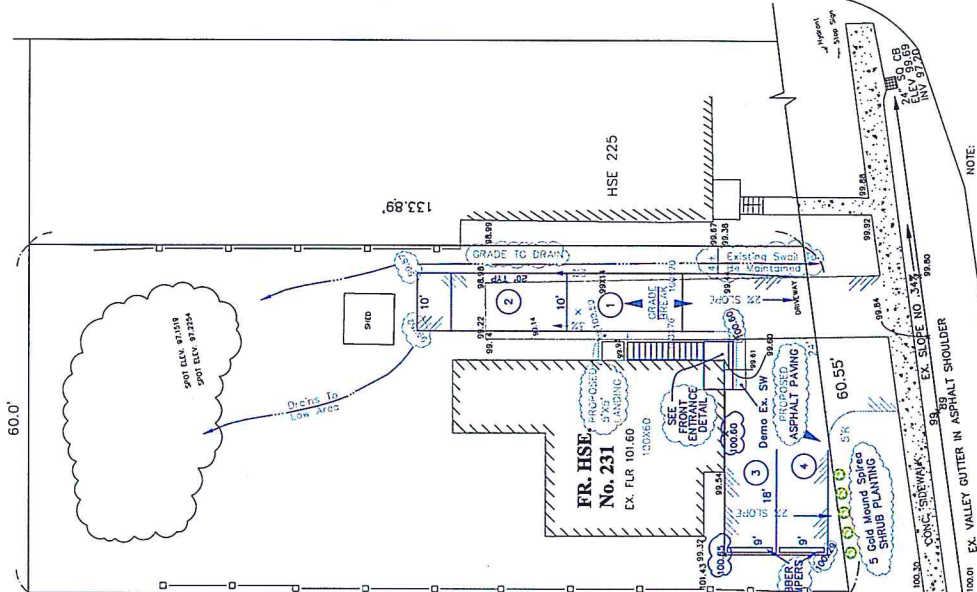
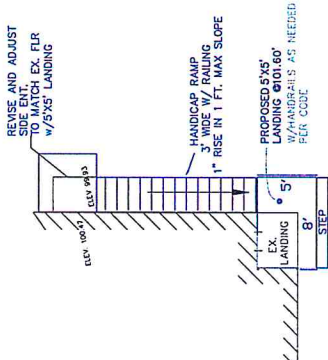
INYS DOT COMMERCIAL DRIVEWAY DETAIL

ITEM NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	1' BITUMINOUS TOP COAT (DOT TYPE 8)	1000	SQ. YD.	1000
2	2' BINDER COURSE (DOT TYPE 3)	1000	SQ. YD.	1000
3	8" CRUSHED STONE SUB-BASE (DOT TYPE 2)	1000	SQ. YD.	1000
4	COMPACT SUB-GRADE TO 95%	1000	SQ. YD.	1000
5	CONCRETE DRIVEWAY	100	SQ. YD.	100
6	ASPHALT DRIVEWAY	100	SQ. YD.	100
7	GRASS	100	SQ. YD.	100
8	GRASS	100	SQ. YD.	100
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100	GRASS	100	SQ. YD.	100

CONTRACTOR MUST APPLY FOR A MINOR COMMERCIAL HWY WORK PERMIT (HWP) FOR WORK WITHIN STATE RIGHT-OF-WAY. INCL. PERM 33-COM (STAGE 1,2&3) TO LEON PIECZYNSKI (SOUTH ERIE COUNTY RESIDENCY 716-649-2197)

LEGEND

ELEV	EXISTING	PROPOSED
IMPROVEMENTS	99.32	99.60
ZONING R6DA		



OWNER: MR. PETER JOHNSON  
231 ORCHARD PARK ROAD  
WEST SENeca, NY 14224  
716-7120793

DATE: NOV. 2015  
PROJECT NO: 150325  
SHEET: 1 OF 1

TOWN OF WEST SENeca  
ERIE COUNTY STATE OF NEW YORK  
SCALE: 1" = 10'



KING CONSULTING ENGINEERS & LAND SURVEYING, PC  
300 W. MAIN ST., 4TH FL.  
WEST SENeca, NY 14224  
TEL: 716-677-5464

231 ORCHARD PARK ROAD (NYS Rte 240)  
(66' WIDE)

NOTE:  
EX. VALLEY GUTTER IN ASPHALT SHOULDER