

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 1/25/17

FILE # 2017-03

PROJECT NAME Proposed Parcel Rezoning and Townhome Project (Marrano/Marc Equity)

PROJECT LOCATION (Include address and distance to nearest intersection)
2730 Transit Rd (250+/- ft north of Bullis Rd)

APPLICANT Marrano/Marc Equity Corporation PH/FAX 716-675-1200

ADDRESS 2730 Transit Rd., West Seneca 14224

PROPERTY OWNER Same as Applicant PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT Wm. Schutt Associates PH/FAX 716-683-5961

ADDRESS 37 Central Avenue, Lancaster 14086

SBL # 136.13-1-8, 136.13-1-11

PROJECT DESCRIPTION (Include all uses and any required construction) It is proposed to rezone the 8.4+/- acre parcel from M-1 to C-2. Marrano/Marc Equity will maintain their corporate building/parking at the site. Remaining existing structures will be demolished. It is then proposed to construct a total of 40 townhome units with associated access drives/driveways.

Construction will also include extension of utilities(water/sewer) to the new units and stormwater management facilities

SIZE OF LOT (acres) _____ 8.4 ac. ACREAGE TO BE REZONED _____ 8.4 ac

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

319.87 ft along Transit Rd.

EXISTING ZONING M-1 PROPOSED ZONING C-2 (S)

EXISTING USE(S) ON PROPERTY Marrano/Marc Equity Corp. Building, The Vinyl Outlet

PROPOSED USE(S) ON PROPERTY Marrano/Marc Equity Corp. Building, Proposed 40 unit Townhome project

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

M-1, M-1(S), M-2 (S)

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Town Site Plan approval, ECWA - Water Service approval, ECDEP - Sanitary Sewer approval,

NYSDEC/ACOE - Joint Application for Permit

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 01/26/2017 BY [Signature]

PLANNING BOARD MEETING DATE 02/09/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 500.00

Parcel "A" X 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. 362 of the Ebenezer Lands and according to map filed in Erie County Clerk's Office under Cover No. 58, described as follows:-

Commencing at a point on the west line of Transit Road five hundred forty-four and thirty-three hundredths (544.33) feet south along said westerly line of Transit Road from the north line of Lot No. 362: thence running southerly along the west line of Transit Road a distance of three hundred nineteen and eighty-seven hundredths (319.87) feet and forming an enclosed angle with the west line of Transit Road $57^{\circ} 48'$ a distance of thirty-nine (39) feet: thence proceeding westerly and forming an angle with the extension of the last mentioned line $29^{\circ} 01'$ and proceeding a distance of five hundred eighty-five and forty-one hundredths (585.41) feet to the west line of Lot No. 362: thence running northerly and forming an enclosed angle with the last mentioned line of $92^{\circ} 46'$ a distance of two hundred sixty-six and sixty hundredths (266.60) feet along the west line of Lot No. 362 to a point on said west line of Lot No. 362: running thence easterly and forming an enclosed angle with the last mentioned line of $90^{\circ} 25'$ a distance of six hundred fifteen and fifty-one hundredths (615.51) feet to the west line of Transit Road at the point or place of beginning

Parcel "B" 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. 363 of Ebenezer Lands and according to map filed in Erie County Clerk's Office under Cover No. 58, described as follows:-

Beginning at a point in the east line of Lot No. 363 which is the northwest corner of lands conveyed to The Mader Construction Group Inc. by Indian Church Road Corporation by deed recorded in Erie County Clerk's

Office in liber 9474 of Deeds page 104: thence westerly along the extension westerly of the north line of lands so conveyed to The Mader Construction Group Inc. two hundred eighty-one and ten hundredths (281.10) feet to a point in the west line of lands conveyed to Indian Church Road Corp. by deed recorded in Erie County Clerk's Office in liber 7993 of Deeds page 427: thence south along the west line of lands so conveyed to Indian Church Road Corp. six hundred eighteen and one hundredth (618.01) feet to the northerly line of lands of the Pennsylvania Railroad Company thence easterly along the northerly line of said Pennsylvania Railroad Company lands two hundred eighty-three and forty-nine hundredths (283.49) feet to the easterly line of Lot No. 363: thence northerly along the easterly line of said Lot No. 363, six hundred forty-seven and eighteen hundredths (647.18) feet to the point of beginning

Excepting therefrom the parcel of land appropriated for a grade crossing elimination recorded in Erie County Clerk's Office in liber 2182 of Deeds page 194 X

25A-362
25A-363-1