TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 5/29/2015 FILE # SPR2015-013

PROJECT NAME 2983 - 2985 SENECA STREET (HJS SUPPLY)

PROJECT LOCATION (Include address and distance to nearest intersection)
2983-2985 SENECA STREET WEST SENECA NY 14224

APPLICANT WILLIAM HELD JR. PH/FAX 716-674-9860

ADDRESS 2983-2985 SENECA STREET WEST SENECA NY 14224

PROPERTY OWNER WILLIAM HELD JR PH/FAX 716-674-9860

ADDRESS 2983-2985 SENECA STREET WEST SENECA NY 14224

ENGINEER/ ARCHITECT K1 ARCHITECTURE PLLC PH/ FAX 716-909-1755

ADDRESS 567 EXCHANGE STREET BUFFALO NY 14210 (SUITE 403)

SBL # 134.17-3-1.2 & 134.17-3-1.1

PROJECT DESCRIPTION (Include all uses and any required construction)
40 feet x 30 feet NEW OFFICE BUILDING WITH 54 feet by 22 feet attached prefabricated metal garage units

SIZE OF LOT (acres) 1.79 ACREAGE TO BE REZONED NA

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

SENECA STREET (310.11 FEET)

EXISTING ZONING M1 PROPOSED ZONING M1

EXISTING USE(S) ON PROPERTY OFFICE / WAREHOUSE / GARAGE

PROPOSED USE(S) ON PROPERTY OFFICE / WAREHOUSE / GARAGE

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

M1 C1 & C2

EXISTG PUBLIC SEWER YES X NO ___ EXISTG PUBLIC WATER YES X NO ___

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED NO VARIANCES KNOWN

BUILDING PERMIT

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 05/28/2015 BY [signature]

PLANNING BOARD MEETING DATE 07/09/2015

TOWN BOARD MEETING DATE ___

TOWN BOARD RESOLUTION DATE ___

NON – REFUNDABLE FILING FEE (Payable to the Town Clerk): $ 2650.00

K1 ARCHITECTURE
716-908-1755
Suite 403
567 Exchange Street
Buffalo, New York 14210

May 29, 2015

Mr. Robert Niederpruem Jr.,
Planning Board Chairman
Town Of West Seneca Planning Board
1250 Union Road,
West Seneca New York, 14224

Reference: Letter Of Intent
HJS Supply Inc.
2983 Seneca Street
West Seneca NY, 14224

Dear Mr. Niederpruem,

The owner of HJS Supply Inc. (William Held Jr.) wishes to construct the following free standing buildings on an existing developed parcel that contains a warehouse and paved parking.

Phase One:

A 1200 SF Office/Training Room with a 5 bay attached garage (54'-0" by 22'-0").
The training room will be used to provide in-house training and demonstrations of new cleaning equipment. The garage bays will be heated and rented out for Cleaning Van Storage.

Phase Two:

We are requesting approval for five additional garage bays (54'-0" by 22'-0") that will be built sometime in the future.

We look forward to answering any questions the Board might have at the Planning Board meeting. Please feel free to contact me at 716-908-1755 or bob @k1architecture.com.

Sincerely yours,
K1 Architecture PLLC

Robert Kasprzak

Robert F. Kasprzak, AIA

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.

Part 1 - Project and Sponsor Information

Name of Action or Project:
HJS Supply Company New Garage

Project Location (describe, and attach a location map):
2983 Seneca Street

Brief Description of Proposed Action:
Proposed vehicle garage with small office /training room on a developed parcel. Parcel currently contains warehouse structure and paved parking areas.

Name of Applicant or Sponsor:	Telephone: 716-908-1755
K1 Architetcure PLLC, Robert Kasprzak, AIA	E-Mail: Bob@k1architecture.com

Address:
567 Exchange Street, Suite 403

City/PO:	State:	Zip Code:
Buffalo	ny	14210

	NO	YES
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.	☑	☐
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 Building Permit	☐	☑

3.a. Total acreage of the site of the proposed action? 6.8 acres
b. Total acreage to be physically disturbed? 0.23 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.8 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☑ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____
☐ 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?	☐	☐	☑
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
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?	☐	☑	
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: _____	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑	
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?	☐	☑	
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: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100 year flood plain?	☐	☑
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? ☐ NO ☑ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES Existing surface drainage swale crosses adjacent lands prior to entering Cazenovia Creek.		

	NO	YES
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: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

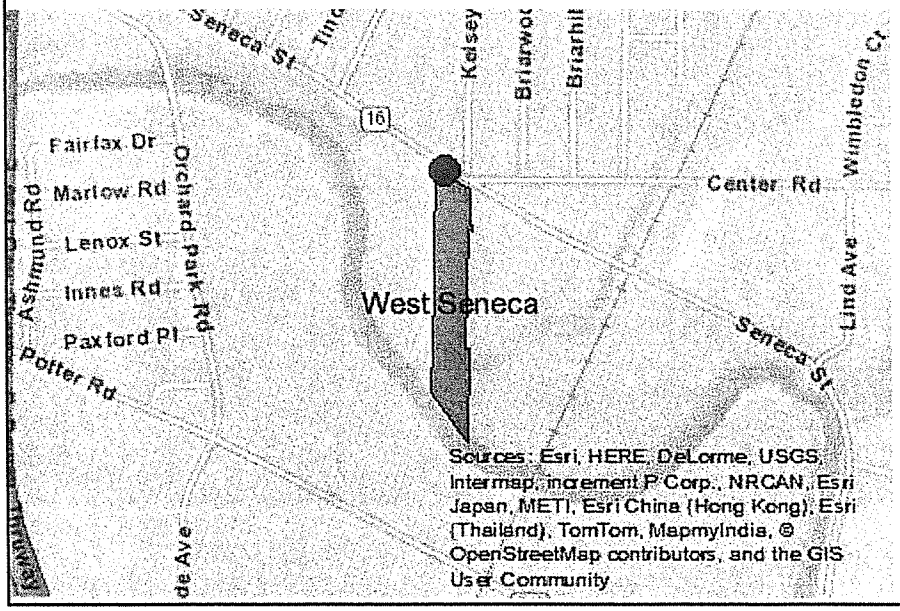
Applicant/sponsor name: Robert Kasprzak . AIA Date: 5/29/2015

Signature: Robert Kasprzak

PRINT FORM

EAF Mapper Summary Report

Thursday, May 21, 2015 8:32 AM



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]	Yes
Part 1 / Question 20 [Remediation Site]	No

ENGINEER'S REPORT

for

HJS SUPPLY
2983 SENECA STREET
TOWN OF WEST SENECA, NY

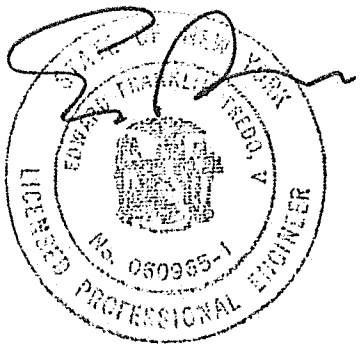
MAY 2015

Prepared By:

tredo
ENGINEERS

CIVIL | STRUCTURAL | ENGINEERING

755 Seneca Street, Suite 202
Buffalo, New York 14210
716.876.7147 ph



Seal

For:

K1 Architecture
Buffalo, NY

tredo
ENGINEERS

I. SUMMARY

This project includes the construction of a 1-story, 2,500sf storage garage with associated paved parking on a 6.8± acre developed parcel on the south side of Seneca Street, at Center Road in the Town of West Seneca, New York. The C- zoned site is currently developed containing a cleaning supply warehouse, paved surface parking lot and associated utility services. The remaining parcel contains mixed wooded areas with heavy brush with the property sloping down to the banks of Cazenovia Creek.

New water service for domestic consumption will be connected to the existing private service within the existing facility, connected downstream of the meter and backflow device.

The existing private sanitary sewer lateral to the Seneca Street system will provide sanitary sewer service. A new PVC sewer lateral will be installed to the proposed building sanitary sewer entry point near the northeast corner of the building.

Currently, storm water runoff generated by the site flows overland west and northwards and into the existing drainage ditch system found traversing the subject property and adjacent properties prior to entering Cazenovia Creek, without detention. After the proposed development occurs, runoff from the new building and parking areas will be collected and conveyed to the same conveyance swale prior to entering Cazenovia Creek.

This development will result in an increase in impervious surfaces on this site. In turn, there will be an increase in the rate of storm water runoff. However, with the proposed facility outfall to a 5th order stream in Cazenovia Creek, and the proposed addition of 4600sf of new impervious surface does not present a significant inflow above the current conditions and thus has no impact on the downstream conveyance.

This project is not required to comply with the regulations of the NYSDEC SPDES Permit for storm water discharges from a construction activity as the total soil disturbance area is less-than the one-acre threshold. No work is proposed within the floodplain of Cazenovia Creek.

II. WATER SERVICE

New water service for domestic consumption will be connected to the existing private service within the existing facility, connected downstream of the meter and backflow device.

A new private 3/4-inch service is proposed entering the building mechanical room from the existing facility. The public hydrant located in Seneca Street will provide fire protection for the proposed structure as the new facility does not contain a fire-suppression sprinkler system.

III. SANITARY SEWER SERVICE

The existing private sanitary sewer lateral to the Seneca Street system will provide sanitary sewer service. A new PVC sewer lateral will be installed to the proposed building sanitary sewer entry point near the northeast corner of the building.

The proposed building will generate a calculated 250 gal/day (gpd) total of sanitary load as per the following: (2500 sf x 0.10 gpd *) ~ 250 gpd.

A cast iron vent and trap shall be installed on the proposed building lateral: a 6-inch PVC(SDR35) sloped at 1% minimum capable of conveying over 250,000 gal/day to the existing building lateral. Cleanouts shall be installed at 90-ft oc maximum for maintentance.

*Reference "NYSDEC Design Standards for Wastewater Treatment Works, 1988". Use office/storage loading.

IV. STORMWATER MANAGEMENT

I. Project Description

This project includes the construction of a 1-story, 2,500sf storage garage with associated paved parking.

II. Existing (Pre-Development) Conditions

Currently, storm water runoff generated by the site flows overland west and northwards and into the existing drainage ditch system found traversing the subject property and adjacent properties prior to entering Cazenovia Creek, without detention.

III. Proposed (Post-Development) Conditions

After the proposed development occurs, runoff from the new building and parking areas will be collected and conveyed to the same conveyance swale prior to entering Cazenovia Creek.

IV. Stormwater Conveyance

The stormwater runoff generated by this development will be collected and conveyed to below-ground piping before being discharged to the existing storm drainage swale leading to Cazenovia Creek beyond, without detention. New roof downspouts shall be collected or daylighted into the existing swale. A new underground piped connection of one (1) existing downspout from the warehouse roof shall be conveyed thru the new system. The remaining existing pavements and roof area continue to overland drain into the same conveyance to the creek.

Tributary areas were estimated for the runoff to each basin, calculated using the Rational Method. The 10-year rainfall intensities were used to estimate the tributary runoff. Ref. Appendix A for storm pipe sizing calculations.

V. Stormwater Detention

According to the Town of West Seneca policy for storm water drainage, detention is required when the storm water runoff from a site is increased due to the increase in impervious surfaces resulting from a new development. The proposed construction of the

building and paved surface parking areas will result in an increase in impervious surfaces. However, the proposed addition of 4600sf of new impervious surface does not present a significant inflow above the current conditions and thus has no impact on the downstream conveyance with the proposed outfall to a 5th order stream in Cazenovia Creek beyond.

V. COMPONENTS OF EROSION CONTROL

Refer to Planned Erosion & Sediment Control Practices at the end of this report.

I. Daily Site Maintenance (Performed by Owner/Contractor)

At the beginning and end of each day of construction, the Contractor shall walk the site to determine the presence of any extraneous material (litter) and to review all stormwater outfall locations. All debris shall be picked up and disposed of in an appropriate manner.

Construction chemicals shall be stored in an area that is away from any temporary or permanent stormwater drainage facilities and in an area that is elevated above ground surface, so that surface water runoff does not deteriorate the associated container/bag. All containers shall be adequately sealed at the end of each workday or at the end of use. Large fuel tank(s), if required, shall be located within a secondary containment vessel, size equal to or greater than the capacity of the fuel tank used.

Construction debris shall be stockpiled in one particular area within the site that is located away from any permanent or temporary storm drainage facility. All construction debris shall be removed from the site and disposed of in an appropriate manner. Locate trash receptacle on high ground so as not to allow stormwater runoff to collect within the bin(s). The material/equipment storage shall be monitored on a daily basis for any identified chemical (oil, grease, etc.) spills.

V. PERMITS

The proposed construction of the structure, parking areas and utilities must receive approval from the Town of West Seneca.

PLANNED EROSION AND SEDIMENTATION CONTROL PRACTICES

1. **Silt Fencing:** Sediment control fencing shall be installed along the property lines and road frontages. Temporary soil stockpiles shall also contain silt fence surround.
2. **Surface Stabilization:** All disturbed soils shall be stabilized as soon as grade is established, either in fill or cut areas, with either vegetation and mulch or geotextile fabric and stone subbase in paved parking lot and building footprints.
3. **Excavated Storm Drain Inlet Protection:** Installation of receivers shall leave the rim above the surrounding grades to allow for pooling and settlement of sediment prior to runoff entering the storm sewer piping. A geotextile fabric shall also be installed under the grate of each receiver which shall be regularly cleaned of any built-up sediments.
4. **Land Grading:** All temporary cut slopes shall not exceed 3h:1v to avoid instability due to wet weather. Cut slopes shall be fine graded immediately after rough grading and stabilized per Item #4 above. Fill areas shall be 2h:1v max with fill depths from 1-ft to 2-ft anticipated. Fill layers shall not exceed 8-inches in depth and compacted to 95% modified proctor in pavement areas, and 90% in lawn/landscape beds.

APPENDIX A

2983 SENECA ST

STORM SEWER COMPUTATIONS (10 yr)

RUNOFF AND FLOW																
SEWER LOCATION			TRIBUTARY AREA (acres)		RUNOFF COEFFICIANT C									TIME OF CONC. T_c (min)	INTENSITY I (in/hr)	FLOW Q (cfs)
area	from	to	A	SUM A	c	cA	SUM cA	LENGTH	SLOPE	PREV. Tc	T. of conc. c	RUNOFF Tc				
1	EX DS	CB1	0.04	0.04	0.98	0.03	0.03	60.00	2.00		0.98	1.33	1.33	10.00	4.6	0.16
2	NEW DS	CB1	0.05	0.05	0.98	0.05	0.05	40.00	2.00		0.98	1.08	1.08	10.00	4.6	0.23
3	CB1	EX DITCH	0.22	0.31	0.98	0.22	0.30	40.00	3.50	10.75	0.98	0.90	10.75	10.75	4.5	1.34
			0.31													

DESIGN								
MANNING n	SLOPE S (%)	DIAMETER D (in)	CAPACITY Q (cfs)	CAPACITY VELOCITY V (ft/sec)	% capacity	peak factor	FLOW VELOCITY V (ft/sec)	LENGTH L (ft)
0.011	0.50	6	0.47	2.39	0.34	0.88	2.11	125
0.011	0.50	6	0.47	2.39	0.48	0.98	2.35	40
0.012	1.00	8	1.31	3.76	1.02	1.16	4.36	112