

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE _____

FILE # SPR2017-01

PROJECT NAME 422 Mineral Springs Road, Oakgrove Construction Yard

PROJECT LOCATION (Include address and distance to nearest intersection)

422 Mineral Springs Road - approximately 750' east of intersection of Calais St. & Mineral Springs Road

APPLICANT Oakgrove Construction Inc. - Douglas E. May, President

PH/FAX 716-818-4411 / 716-655-3919

ADDRESS PO Box 103, Elma, NY, 14059

PROPERTY OWNER Same as applicant

PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT EnSol Inc. - John B. Battaglia, P.E.

PH/ FAX 716-285-3920

ADDRESS 661 Main Street, Niagara Falls, NY

SBL # 123.16-1-3

PROJECT DESCRIPTION (Include all uses and any required construction)

Multiple uses are proposed at the facility: periodic concrete crushing (less than 30 days per year), storage of crushed and un-crushed concrete, equipment storage, and topsoil storage and mixing. Concrete crushing activities will be completed with a rented crushing unit as needed. Concrete crushing frequency is anticipated at approximately three separate 4-5 day crushing events on an annual basis. No construction is needed to accommodate the proposed activities.

SIZE OF LOT (acres) 21.45

ACREAGE TO BE REZONED NA

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

559' of frontage on Mineral Springs. No other adjacent roads.

EXISTING ZONING M-1 Manufacturing PROPOSED ZONING M-1 Manufacturing

EXISTING USE(S) ON PROPERTY Concrete recycling and equipment storage consistent with proposed use

PROPOSED USE(S) ON PROPERTY See Project Description

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

M-1 to the east and west of the subject property. M-2 to the south. R-50s residential to the south (1 lot). R-50 residential to the north across the Buffalo River

PUBLIC SEWER YES ___ NO x

PUBLIC WATER YES ___ NO x

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

A Special Permit application has been submitted concurrently with this Site Plan application.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY J. Felsner

PLANNING BOARD MEETING DATE 03/09/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON-REFUNDABLE FEE (SEE TOWN OF WEST SENECA)

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 02/2017

FILE # 2017-04

PROJECT NAME 422 Mineral Springs Road, Oakgrove Construction Yard

PROJECT LOCATION (Include address and distance to nearest intersection)

422 Mineral Springs Road - approximately 750' east of intersection of Calais St. & Mineral Springs Road

APPLICANT Oakgrove Construction Inc. - Douglas E. May, President

PH/FAX 716-818-4411 / 716-655-3919

ADDRESS PO Box 103, Elma, NY, 14059

PROPERTY OWNER Same as applicant

PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT EnSol Inc. - John B. Battaglia, P.E.

PH/ FAX 716-285-3920

ADDRESS 661 Main Street, Niagara Falls, NY

SBL # 123.16-1-3

PROJECT DESCRIPTION (Include all uses and any required construction)

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

M-1 to the east and west of the subject property. M-2 to the south. R-50s residential to the south (1 lot). R-50 residential to the north across the Buffalo River

PUBLIC SEWER YES ___ NO x

PUBLIC WATER YES ___ NO x

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

A Site Plan application has been submitted concurrently with this Special Permit application.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY J. Felson

PLANNING BOARD MEETING DATE 03/09/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____



Oakgrove Construction Inc.

General Contractors • Since 1961

January 27, 2017

Town of West Seneca Planning Board
c/o Jeffrey Schieber
1250 Union Road, Room 210
West Seneca, New York, 14224

Re: Application Preparation and Submittal Authorization for:
Site Plan and Special Permit Review
422 Mineral Springs Road

Mr. Schieber,

I am the owner of the property located at 422 Mineral Springs Road in the Town of West Seneca. The Site Plan and Special Permit applications for this property which are submitted concurrently with this letter were prepared on my behalf by EnSol Inc., of Niagara Falls, NY with my authorization. All materials submitted with the applications were reviewed and approved by myself. Upon Site Plan and Special Permit approvals the facility will be operated in accordance with these application materials and subsequent Town of West Seneca approvals.

Please let me know if you have any additional questions or concerns. I can be reached at 716-818-4411.

Sincerely,
Oakgrove Construction Inc.

Douglas E. May, President

CC: John B. Battaglia, P.E – EnSol, Inc.

PROJECT DESCRIPTION
Town of West Seneca
Site Plan and Special Permit Approval

Oakgrove Facility
422 Mineral Springs Road

Overall Description

Multiple uses are proposed at the facility: periodic concrete crushing (less than 30 days per year), storage of crushed and un-crushed concrete, equipment storage, and topsoil storage and mixing. Concrete crushing activities will be completed with a rented portable crushing unit as needed. Concrete crushing frequency is anticipated at approximately three separate 4-5 day crushing events on an annual basis. No construction is required to accommodate the proposed activities.

The total parcel area of the property is 21.54 acres, however only 7.0 acres are proposed for active use. The 7.0-acre area includes a former residence (currently used as office and storage space), vegetated buffer zones along the southern and western property lines, and the remaining portion of the 7.0-acre area consists of gravel covered drive and operations areas.

An additional 1.8 acres of the property, adjacent to the north of the proposed activity area, are also included in these applications as a potential expansion area. This area is currently undeveloped and wooded. All permit fees included with these applications are based upon a total permit area of 8.8 acres. A revision to the Special Permit will be required whenever the applicant moves forward with expansion of the facility into the 1.8-acre additional permit area. All active processes (concrete crushing, topsoil mixing, material handling) will occur in the northern portion of the proposed 7.0-acre use area. Equipment and materials storage will occur on the southern portion of the 7.0-acre use are. See Sheet 2 for a depiction of proposed activity areas within the facility.

Hours of Operation

The proposed hours of operation for the facility are between 7am to 6pm, Mondays through Fridays.

Visual Screening

A vegetated screening berm is present along the southern property line adjacent to Mineral Springs Road. An additional approximately 5-foot high screening berm has also been constructed along the eastern property line over the length of the proposed 7.0-acre operations area to provide visual screening between the facility and the residence to the east.

Lighting

As indicated on Sheet 2 there is one permanent light pole located on the southwest portion of the facility which points towards the interior of the site. It is anticipated that rented light towers may occasionally be required to complete work in the northern materials processing area. If required, light towers will be located such that they are set up to the south of work areas and will be facing to the north towards the materials processing area and then the remaining undeveloped portion of the property beyond that. This arrangement would eliminate any potential lighting impacts to the residences located to the east and west of the property.

Site Utilities

There are active electric services to both the light pole and the site building. Sewer and water services to the building are inactive and are proposed to remain inactive as temporary site employees will use portable sanitation units. An additional water line is present which supplies an overhead loading rack located in the center of the proposed 7.0-acre use area. This line is metered and will be used intermittently to load water trucks as necessary.

New York State Department of Environmental Conservation Approvals

The applicant has met with various departments of the NYSDEC to discuss the proposed activities at the facility and it has been determined that the facility will require a Solid Waste Recycling Facility Registration for the storage of crushed and un-crushed concrete as well as a Notice of Intent (NOI) to obtain coverage under State Pollutant Discharge Elimination System (SPDES) Multi-Sector General Permit (MSGP) GP-0-12-001 for Stormwater Discharges Associated with Industrial Activity. Coverage under the MSGP will require the preparation and execution of a Stormwater Pollution Prevention Plan (SWPPP) which will establish site-specific measures to prevent contaminated stormwater discharges from industrial activity from impacting waters of the United States. These approvals are being obtained concurrently with the Town of West Seneca Site Plan and Special Permit approvals.

It should be noted that no NYSDEC approvals are required for the proposed concrete crushing activities as the proposed crushing activities fall below the NYSDEC minimum methods and duration registration criteria.

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: 422 Mineral Springs Road				
Project Location (describe, and attach a location map): 422 Mineral Springs Road, West Seneca, NY - located between S. Ogden St. and the NYS Thruway				
Brief Description of Proposed Action: Multiple uses are proposed at the facility: periodic concrete crushing (less than 30 days per year), storage of crushed and un-crushed concrete, equipment storage, and topsoil storage and mixing. Concrete crushing activities will be completed with a rented crushing unit as needed. Concrete crushing frequency is anticipated at approximately three separate 4-5 day crushing events on an annual basis. No construction is required to accommodate the proposed activities.				
Name of Applicant or Sponsor: Oakgrove Construction Inc.; Douglas E. May, President		Telephone: 716-818-4411		
		E-Mail: dougm@oakgroveconst.com		
Address: PO Box 103				
City/PO: Elma	State: NY	Zip Code: 14059		
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: NYSDEC - Solid Waste Management Facility Registration TOWN OF WEST SENECA - Site Plan Approval & Special Use Permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7.0 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		21.54 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____ <u>365 Mineral Springs road (across the street from subject property) completed a Voluntary Cleanup of 32,000 tons of coal tar contaminated soil in June 2001. Site # V00195</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Douglas E. May - Oakgrove</u> Date: <u>1/27/17</u></p> <p>Signature: <u>[Signature] (on behalf of D. May)</u></p>		