

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 9/26/2017

FILE # SPR2017-06

PROJECT NAME EBENEZER WOODS - PATIO HOMES + GROUP DWELLINGS

PROJECT LOCATION (Include address and distance to nearest intersection) 4592 SENECA ST.

APPLICANT EBENEZER LANDING COMMUNITY LLC PH/FAX 716-200-2000

ADDRESS PO BOX 945, HAMBURG, NY 14075

PROPERTY OWNER SAME AS ABOVE PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT CARMINA WOOD MORRIS DPC PH/FAX 716-842-3165

ADDRESS 487 MAIN ST., BUFFALO, NY 14203

BL # 135.18-2-27.1

PROJECT DESCRIPTION (Include all uses and any required construction)
CONSTRUCTION OF 28 PATIO HOMES AND 14 TOWN HOUSES

SIZE OF LOT (acres) 11.56 ACREAGE TO BE REZONED 0

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
SENECA STREET, 262' FRONTAGE

EXISTING ZONING R-50 PROPOSED ZONING R-50

EXISTING USE(S) ON PROPERTY VACANT + RESIDENTIAL

PROPOSED USE(S) ON PROPERTY RESIDENTIAL

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
RESIDENTIAL, SENIOR CENTER, EAST SENIOR HIGH SCHOOL

PUBLIC SEWER YES NO PUBLIC WATER YES NO PRIVATE PROPOSED

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED
ARE+ VARIANCES GRANTED BY ZBA ON 8/24/16

REQ'D PERMITS: SITE PLAN, ELDON SEWER, ELDON WHP, SPDES PERMIT, USACE PERMIT

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 09/29/2017 BY J. Tolson

PLANNING BOARD MEETING DATE 10/12/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

Short Environmental Assessment Form

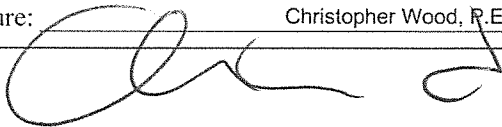
Part 1 - Project Information

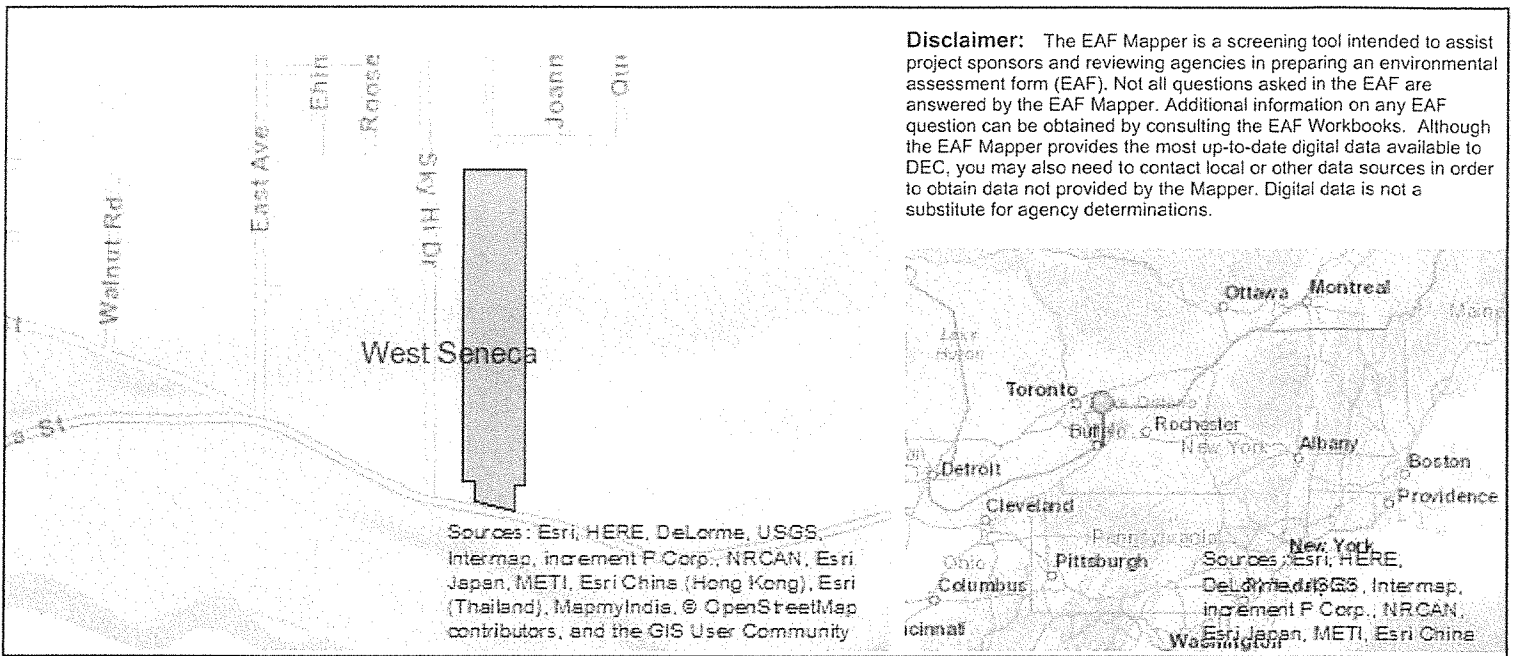
Instructions for Completing

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: Ebenezer Woods Project			
Project Location (describe, and attach a location map): 4592 Seneca Street - Town of West Seneca - Erie County			
Brief Description of Proposed Action: The proposed project ("action") consists of a residential project consisting of 48 single-family detached patio homes 30 attached two-story townhome units on the 11.56 acre parcel at 4592 Seneca Street ("Project Site"). The Project Site is zoned R-50(s) and the Town Board issued a negative declaration pursuant to SEQRA and granted the required special use permit on December 19, 2016. The Zoning Board of Appeals granted the required area variances for the residential project on August 24, 2016. The northernmost 100 ft. of the Project Site will consist of Permanent Open Space. The proposed action has been defined broadly to include all required discretionary approvals/permits and all proposed site improvements including the proposed 67 residential units, an internal private roadway, a driveway connection to Seneca Street, a storm water management system and all required utility connections and improvements. The project is a Unlisted action pursuant to SEQRA because it does not cross any of the thresholds for a Type I action listed in 6 NYCRR Part 617.4.			
Name of Applicant or Sponsor: Ebenezer Community Landings LLC c/o Sean Hopkins, Esq.		Telephone: 716.510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343			
City/PO: Williamsville		State: NY	Zip Code: 14221
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"/>
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: See Attachment "1" of this Short Environmental Assessment Form for list of required permits and approvals for the proposed project.			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 11.56 acres	
b. Total acreage to be physically disturbed?		_____ 11.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 11.56 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Senior center</u> <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><u>There will not a dam but there will be detention ponds provided as part of required stormwater management system for the purpose of satisfying the NYSDEC's stringent storm water quantity standards.</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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>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>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Ebenezer Community Landings LLC</u> Date: <u>September 13, 2017</u></p> <p>Signature:  <u>Christopher Wood, P.E., Carmina Wood Morris DPC</u></p>		



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

ATTACHMENT 1 OF SHORT
ENVIRONMENTAL ASSESSMENT FORM

Proposed Residential Project – Site Plan Application
4952 Seneca Street
Town of West Seneca, Erie County

The proposed project requires the following permits and approvals from the Town of West Seneca and other governmental agencies:

- Site Plan Approval – Town of West Seneca Planning Board
- Nationwide Permit - U.S. Army Corps of Engineers
- SPDES Permit – NYS Department of Environmental Conservation
- Highway Work Permit – Erie County Department of Public Works
- Sewer Connection – ECDEP – Division of Sewerage Management
- Sewer Connection – Erie County Health Department