

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 3/28/17 FILE # 2017-086

PROJECT NAME The Woods at Seneca Street

PROJECT LOCATION (Include address and distance to nearest intersection) 4972 and 4982 Seneca Street, 405' West of Leydecker Rd.

APPLICANT Bart Adams PH/FAX 570-4635

ADDRESS 17 Faahs Drive, Orchard Park, NY 14127

PROPERTY OWNER James Armbruster PH/FAX _____

ADDRESS 148 Rivermist Drive, Buffalo, NY 14202

ENGINEER/ ARCHITECT Metzger Civil Engineering PLLC PH/FAX 633-2601

ADDRESS 8245 Sheridan Drive, Williamsville, NY 14221

SBL # 135.19-1-33.1 and 135.19-1-33.2

PROJECT DESCRIPTION (Include all uses and any required construction)

Construction of 5-6 unit townhome buildings on a private road

SIZE OF LOT (acres) 4.89 acres ACREAGE TO BE REZONED 4.89 acres

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Seneca Street 214' of road frontage

EXISTING ZONING R75 PROPOSED ZONING R50(S)

EXISTING USE(S) ON PROPERTY Residential and Open Space

PROPOSED USE(S) ON PROPERTY Multifamily townhome residential

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

R75 and R60a, Residential uses and church

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Site Plan approval, Special Use permit for multifamily use

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 03/29/2017 BY J. Pelsner

PLANNING BOARD MEETING DATE 04/13/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

SUGGESTED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, and being a part of Lot No. 264 of the tract known as "Ebenezer Lands" as designated on a map of said lands on file in the Erie County Clerk's Office, the premises hereby conveyed being described as follows:

BEGINNING AT A POINT in the north line of said lot and distant easterly 239.94 feet from the northwesterly corner of said lot; thence southerly parallel with the west line of said lot 1,123.02 feet to the southerly line of said lot, being the centerline of a highway designated on the aforesaid map, "Aurora and Buffalo Plank Road," now called Seneca Street; thence easterly along the southerly line of said lot and centerline of Seneca Street, 214.8 feet; thence northerly and parallel with the west line of said lot 1,045.75 feet to the north line of said lot; thence west and along the north line of said lot 200.90 feet to the place of beginning, containing 5 acres more or less.