

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 5/26/15

FILE # 2015-06

PROJECT NAME Queens Landing Subdivision

PROJECT LOCATION (Include address and distance to nearest intersection)

North Drive, West Seneca NY; 1,050+/- feet (Queens Landing Subdivision, approved, unimproved)

APPLICANT 1000 Queens Grant, LLC

PH/FAX 824-7200 / 824-8728

c/o Ralph C. Lorigo, Esq.

ADDRESS 101 Slade Avenue, West Seneca NY 14224

PROPERTY OWNER 1000 Queens Grant, LLC

PH/FAX _____

ADDRESS 470 Cayuga Road, Buffalo NY 14225

ENGINEER/ ARCHITECT _____

PH/ FAX _____

ADDRESS _____

SBL # 152.05-1-30 through 152.05-1-105 (inclusive)

PROJECT DESCRIPTION (Include all uses and any required construction)

Construction of a 75+/- lot, 150+/- townhome development on a 34+/- acre parcel known as Queens Landing Subdivision, an extension of Grant Blvd, and South Drive, in the Town of West Seneca, New York

SIZE OF LOT (acres) 34 +/-

ACREAGE TO BE REZONED 34 +/-

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

North Drive (802 feet), South Drive (1,794 feet), Grant Blvd, (1,744 feet)

EXISTING ZONING R65

PROPOSED ZONING R50a

EXISTING USE(S) ON PROPERTY single family residential

PROPOSED USE(S) ON PROPERTY townhomes

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

Site is zoned R-65, adjoining lands in West Seneca are zoned R-75, lands to the west lie in the City of Lackawanna and are comprised of a mix of one and two family residential

PUBLIC SEWER YES XX NO _____

PUBLIC WATER YES XX NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

None

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 05/27/2015

BY J. Johnson

PLANNING BOARD MEETING DATE 06/11/2015

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

H

Legal Description

Parcel 1

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. 426, Township 10, Range 7 of the Buffalo Creek Reservation, described as follows:

BEGINNING at a point in the southerly line of North Drive, distant 1079.24 feet easterly from the easterly line of Abbott Road (66' wide); thence easterly along the south line of North Drive, 695.00 feet; thence northeasterly at an exterior angle of $121^{\circ}09'36''$, 58.43 feet to a point in the northerly line of North Drive; thence northerly at an exterior angle of $148^{\circ}56'44''$, 380.63 feet to the northerly line of said Lot No. 426; thence easterly at an exterior angle of $270^{\circ}09'18''$ along the northerly line of Lot No. 426, 11.41 feet; thence southeasterly at an interior angle of $122^{\circ}19'18''$, 187.08 feet; thence southeasterly at an interior angle of $197^{\circ}28'15''$, 520.65 feet; thence southeasterly at an interior angle of $193^{\circ}28'24''$, 817.61 feet; thence southerly at an interior angle of $116^{\circ}53'21''$, 418.25 feet to the northerly line of Janice Place (60' wide); thence westerly along the said northerly line of Janice Place, at an interior angle of $90^{\circ}06'20''$, 617.35 feet to the easterly line of Julius Place (60' wide); thence northerly at an interior angle of $90^{\circ}00'00''$, 76.93 feet to the northerly line of Grant Boulevard (60' wide); thence westerly at an interior angle of $270^{\circ}00'00''$, 1226.20 feet; thence northerly at an interior angle of $90^{\circ}00'00''$, 180.97 feet; thence easterly at an interior angle of $90^{\circ}00'00''$, 234.14 feet; thence northwesterly at an exterior angle of $76^{\circ}22'00''$, 165.00 feet; thence westerly at an exterior angle of $103^{\circ}38'00''$, 291.01 feet to the easterly line of the City of Lackawanna; thence northwesterly along the said easterly line of the City of Lackawanna at an interior angle of $103^{\circ}34'19''$, 316.85 feet; thence easterly at an interior angle of $76^{\circ}25'41''$, 52.92 feet; thence northerly at an exterior angle of $90^{\circ}06'20''$, 129.00 feet to the POINT OF BEGINNING.

Parcel 2

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. 427, Township 10, Range 7 of the Buffalo Creek Reservation, being Sublots 20 through 35, inclusive, in Block A as shown on a map filed in the Erie County Clerk's Office as Map Cover 1312.

Parcel 3

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. 427, Township 10, Range 7 of the Buffalo Creek Reservation, being Sublots 45 through 50, inclusive, in Block A as shown on a map filed in the Erie County Clerk's Office as Map Cover 1312.

Parcel 4

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. 427, Township 10, Range 7 of the Buffalo Creek Reservation, being Sublots 58 through 62, inclusive, in Block A as shown on a map filed in the Erie County Clerk's Office as Map Cover 1312.

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: Queens Landing Subdivision			
Project Location (describe, and attach a location map): Queens Landing Subdivision (approved, unimproved, vacant land off North and South Drives, and Grant Blvd., West Seneca, New York 14218			
Brief Description of Proposed Action: Rezoning to allow construction two-family homes in place of single family homes on a recently approved 75 lot residential subdivision off of North and South Drives, and Grant Boulevard, in the Town of West Seneca, NY. No modification of the existing subdivision approval and/or design is required to accommodate the proposed change in use.			
Name of Applicant or Sponsor: 1000 Queen's Grant, LLC		Telephone: (716) 688-5597	
Address: 470 Cayuga Road		E-Mail:	
City/PO: Buffalo		State: New York	Zip Code: 14225
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 checked="" 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		34± acres	
b. Total acreage to be physically disturbed?		25± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		34± 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 type="checkbox"/> Other (specify): _____			
<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>_____</p> <p>_____</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>_____</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>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input 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>1000 Queens Landing, LLC</u> Date: <u>7/2/2014</u></p> <p>Signature: _____</p>		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ <u>0.49+ acres of federal jurisdictional wetland impact have already been permitted. Approved mitigation for said has already been completed.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>Proposed rezoning will not affect or modify in any way the Queens Landing Subdivision storm water management plan previously reviewed and approved by the Town of West Seneca. System will create a series of stormwater conduits and detention and treatment facilities prior to discharge of storm water to existing municipal storm water system.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<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>_____</p> <p>_____</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>_____</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>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input 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>1000 Queens Landing, LLC</u></p>		<p>Date: <u>7/2/2014</u></p>
<p>Signature: <u></u></p>		

