

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

2014 FEB -7 PM 12:55

DATE 2/5/14

FILE # 2014-02

PROJECT NAME DAYCARE CENTER

PROJECT LOCATION (Include address and distance to nearest intersection)

14 CENTER RD. WEST SENECA

APPLICANT MICHAEL BERGER

PH/FAX 932-7156 X205

ADDRESS 5409 MAIN ST. WILLIAMSVILLE NY.

PROPERTY OWNER _____

PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT SUTTON ARCHITECTURE

PH/ FAX 932-7156

ADDRESS 5409 MAIN ST WILLIAMSVILLE NY.

SBL # 134.02-2-6.1

PROJECT DESCRIPTION (Include all uses and any required construction)

REZONE FROM R-60A TO C-1 TO ALLOW CHILDCARE FACILITY

SIZE OF LOT (acres) .3

ACREAGE TO BE REZONED .3

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

CENTER RD 120' // BRATTLEWOOD RD 135'

EXISTING ZONING R-60A PROPOSED ZONING C-1

EXISTING USE(S) ON PROPERTY OFFICE / APTS.

PROPOSED USE(S) ON PROPERTY CHILDCARE / APARTMENTS TO REMAIN.

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

R-65 TO NORTH // C-2 TO SOUTH

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

VARIANCE MEETING IS 2-26-14.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

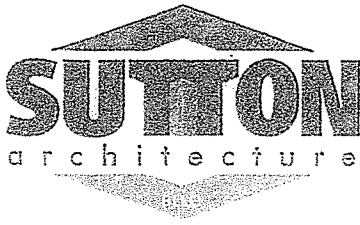
DATE RECEIVED 02/07/2014 BY J. Johnson

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE 04/07/2014

TOWN BOARD RESOLUTION DATE _____

NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 175.00



December 31, 2013

Town of West Seneca
1250 Union Road
West Seneca, New York 14224

RE: Candy Land Day Care of WNY, LLC @ 14 Center Rd

To Whom It May Concern;

Sutton Architecture is providing a submission to the Town of West Seneca for the rezoning of the property located @ 14 Center Road from a R-60A to a C-1 for the purposes of a new day care facility.

The project consists of an existing 4,000 square foot building to be renovated inside to include 4 day care classrooms ranging from infant to 4 years old. No exterior renovation is proposed at this time except for proposed new signage which shall be applied for at a later time under separate permit.

Sutton Architecture is representing Constance Scioli in this transaction and her purchase of this property is contingent upon the approval of the rezoning.

Should you have any questions regarding the information provided, or this project in general, please feel free to contact my office.

Sincerely,
SUTTON ARCHITECTURE

Michael J. Berger
Registered Architect

design2build.com

Tel: 716 952 7156

Fax: 716 952 7373

5439 Main Street

Williamsville, NY 14224



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE


DEPARTMENT OF PUBLIC WORKS
RATH BUILDING – 14TH FLOOR

JOHN C. LOFFREDO, P.E.
COMMISSIONER

TELEPHONE: (716) 858-8300
FAX: (716) 858-8228

MEMORANDUM

To: Rachel Chrostowski, ECDEP, Planner

From: Carl P. Dimmig, Jr.
Senior Civil Engineer 

Date: February 13, 2014

Subject: 14 Center Road CR 571
Town of West Seneca, County of Erie

We have reviewed the SEQR request for the zoning variance and have the following comments:

1. Erie County Highway Work Permits will be required if this work is done.
2. We feel that the reduction in the driveway width to Center Road will be okay. It is better than the uncontrolled access that is present.
3. We will allow the parking along the front of the building as it is similar to that which exists next door at 2 Center Street. It appears to be utilized the same way in front of this building at this time.
4. The number of parking spots is not a concern of Erie County Department of Public Works.

CPD/

c: William Geary, Deputy Commissioner – Highways
Charles A. Sickler, P.E., Director of Engineering
Michael Asklar, P.E., Traffic Safety Engineer
Rick Reed, Senior Highway Maintenance Engineer
CR 571

*

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. 98 of the Ebenezer Lands and
 according to map filed in Erie County
 Clerk's Office under Cover No. 1422 is
 known as subdivision lots Nos. 158, 159
 and 160, being one hundred twenty (120) feet
 front and rear by one hundred thirty-five
 (135) feet in depth, situate on the north
 side of Center Road, west corner of Linwood
 Avenue +

Description - Except # 72

617.20
Appendix B
Short Environmental Assessment Form

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: Proposed New Day Care Center				
Project Location (describe, and attach a location map): 14 Center Road West Seneca NY				
Brief Description of Proposed Action: Change of use of existing property and building from R-60A to C-1 for the use of a Day Care Facility				
Name of Applicant or Sponsor: Michael Berger		Telephone:		
		E-Mail:		
Address: 5409 Main Street, Second Floor				
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"/>	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: Re-Zoning building permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ .37 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?		_____ .37 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 type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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				

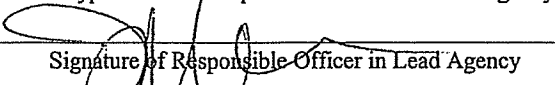
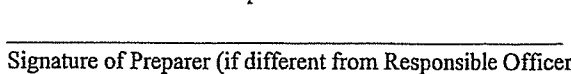
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Michael Begrer - Architect</u>		Date: <u>1/6/14</u>
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
TOWN OF WEST SIMSBA	2/7/14
Name of Lead Agency	Date
JEFFREY A SCHUBERT	CBO
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT