

# TOWN OF WEST SENECA

## APPLICATION FOR SITE PLAN REVIEW APPROVAL

### TO BE COMPLETED BY APPLICANT

DATE 1/23/15

FILE # 5'PR 2015-02

PROJECT NAME West Seneca District 2 Firehouse

PROJECT LOCATION (Include address and distance to nearest intersection)

1845 Union Road, West Seneca (irregular corner lot @ Seneca Creek Rd)

APPLICANT Union Fire Company

PH/FAX 716-668-2828

ADDRESS 2055 Union Road, West Seneca NY 14224

PROPERTY OWNER West Seneca Fire District 2

PH/FAX 716-668-2828

ADDRESS 2055 Union Road, West Seneca NY 14224

ENGINEER/ ARCHITECT El Team, Inc.

PH/ FAX 716-876-4669/876-8004

ADDRESS 2060 Sheridan Drive, Buffalo, NY 14223

SBL # 134.08-6-1.1

PROJECT DESCRIPTION (Include all uses and any required construction)

New 27,000 sq ft mixed use (fire station with club facilities) with assembly use (disaster relief area) and new off-street parking and amenities.

SIZE OF LOT (acres) 5.81

ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Seneca Creek Road - 219.90'

Union Road - 295.25'

EXISTING ZONING C-1/M-1 PROPOSED ZONING no change

EXISTING USE(S) ON PROPERTY vacant

PROPOSED USE(S) ON PROPERTY fire station with club facility and assembly area

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

C-2 (auto dealer), R-65A (residential), M-1 (warehouse)

PUBLIC SEWER YES  NO

PUBLIC WATER YES  NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

No variances requested. Monument sign approval needed by Town Board. ECWA, NYS DOT, NYS Dept. of Health

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

### TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 2/12/2015 BY [Signature]

PLANNING BOARD MEETING DATE 2/12/2015

TOWN BOARD MEETING DATE \_\_\_\_\_

TOWN BOARD RESOLUTION DATE \_\_\_\_\_

NON-DEPONDABLE PUBLIC USE (2293.00)

**Written Legal Descriptions of Parcels A, B, and C for project at 1845 Union Road**

**1859 Union Road – Parcel A**

SEARCH NO. 5008-00205

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 the Buffalo Creek Reservation and part of Lot No. 183, Township 10, Range 7 of the Ebenezer Lands as shown on a map filed in the Erie County Clerk's Office under Cover No. 58, described as follows:

Beginning at a point on the easterly boundary of the existing Union Road (S.H. No. 9215) at its intersection with the division line between Lot No. 183 on the north and Lot No. 184 on the south; thence easterly along the said division line 249.96 feet to the southwest corner of lands conveyed to John J. and Karen A. Herrmann by a deed recorded in Erie County Clerk's Office in liber 7892 of Deeds at page 391; thence northerly along the westerly line of said lands conveyed to Herrmann 232.77 feet to the southerly boundary of the existing Seneca Creek Road; thence westerly along the said southerly boundary of Seneca Creek Road 219.90 feet to a point in the easterly boundary of the existing Union Road (S.H. No. 9215); thence southwesterly along the said easterly boundary of Union Road 42.56 feet to a point; thence southerly and continuing along the said easterly boundary of Union Road 202.00 feet to the point of beginning.

**1845 Union Road - Parcel B**

SEARCH NO. 5008-00204

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 the Buffalo Creek Reservation and part of Lot No. 184 of the Ebenezer Lands according to a map filed in the Erie County Clerk's Office under Cover No. 58, described as follows:

Beginning at a point on the easterly boundary of the existing Union Road (S.H. No. 9215) at its intersection with the division line between Lot No. 184 on the south and Lot No. 183 on the north; thence easterly along the said division line 586.07 feet to the northwest corner of lands conveyed to West Seneca Commercial Center, LLC by a deed recorded in Erie County Clerk's Office in liber 10969 of Deeds at page 7798; thence southerly along the westerly line of said lands conveyed to West Seneca Commercial Center, LLC 193.25 feet to a point; thence westerly and parallel with the north line of Lot No. 184, a distance of 578.27 feet to the easterly boundary of the existing Union Road (S.H. No. 9215); thence northerly along the said easterly boundary of Union Road and along a curve to the left having a radius of 34,427.47 feet a distance of 100.14 feet to the point of tangency; thence northerly and continuing along the said easterly boundary of Union Road 93.25 feet to the point of beginning.

## Union Road – Parcel C

SEARCH NO. 5008-00661

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 the Buffalo Creek Reservation, known and distinguished on the Map of the Ebenezer Lands as part of Lots Nos. 184 and 185, described as follows:

Commencing at a point on the easterly line of Union Road, 193.39 feet south of the north line of Lot No. 184: thence easterly, 240.27 feet to a point; 338 feet west of the west line of lands conveyed to West Seneca Commercial Center LLC by deed recorded in Erie County Clerk's Office in liber 10969 of Deeds page 7798; said point being the principal point of beginning: continuing thence easterly at an interior angle of  $41^{\circ} 37' 13''$ , a distance of 338 feet to a point in the westerly line of lands conveyed aforesaid by deed recorded in Erie County Clerk's Office in liber 10969 of Deeds page 7798: running thence southerly at an interior angle of  $89^{\circ} 52' 40''$  and along the westerly line of lands conveyed by deed recorded in Erie County Clerk's Office in liber 10969 of Deeds page 7798, a distance of 300 feet to a point: thence westerly at an interior angle of  $90^{\circ} 7' 20''$ , a distance of 211 feet: running thence northerly at an interior angle of  $89^{\circ} 52' 41''$ , a distance of 45 feet to a point: thence westerly at an exterior angle of  $89^{\circ} 52' 41''$ , a distance of 65.51 feet: thence northerly at an interior angle of  $92^{\circ} 8' 0''$ , a distance of 207.87 feet: thence northwesterly and forming an exterior angle of  $133^{\circ} 45' 12''$  with the last described course, a distance of 71.17 feet to the principal point or place of beginning.



**EI Team**

**Architecture, Engineering, Planning & Construction**

2060 Sheridan Drive  
Buffalo, NY 14223-1470

Telephone (716) 876-4669  
Facsimile (716) 876-8004  
e-mail [eiwny@eiteam.com](mailto:eiwny@eiteam.com)

A DEC Wetland has been located in the vicinity of 1845 Union Road in West Seneca, NY. In referencing Attachment 'A', it can be seen that the location of our development is not in a wetland. The nearest wetland perimeter to the development is approximately 0.24 mile. The elevation at the perimeter is approximately 623 feet. The low point of the development area is at the Seneca Creek Road proposed entrance and measures 633 feet (reference "Boundary And Topographic Survey" dated 12/12/14 as the survey date). This gives us a 10 feet elevation advantage.

A Flood Hazard area has been located in the vicinity of 1845 Union Road in West Seneca, NY. In referencing Attachment 'B', it can be seen that the location of our development is not in a flood area. The nearest flood plane perimeter to the development is approximately 0.08 mile. The elevation at the perimeter is approximately 623 feet. The low point of the development area is at the Seneca Creek Road proposed entrance and measures 633 feet (reference "Boundary And Topographic Survey" dated 12/12/14 as the survey date). This gives us a 10 feet elevation advantage.

Based on the above information and attachments, the development area is not in a Wetland or Flood Plane and is buffered with a 10 feet elevation advantage. Should you have any questions or require more information, please contact me at (716) 876-4669, ext. 278 or email at [rszatkowski@eiteam.com](mailto:rszatkowski@eiteam.com).

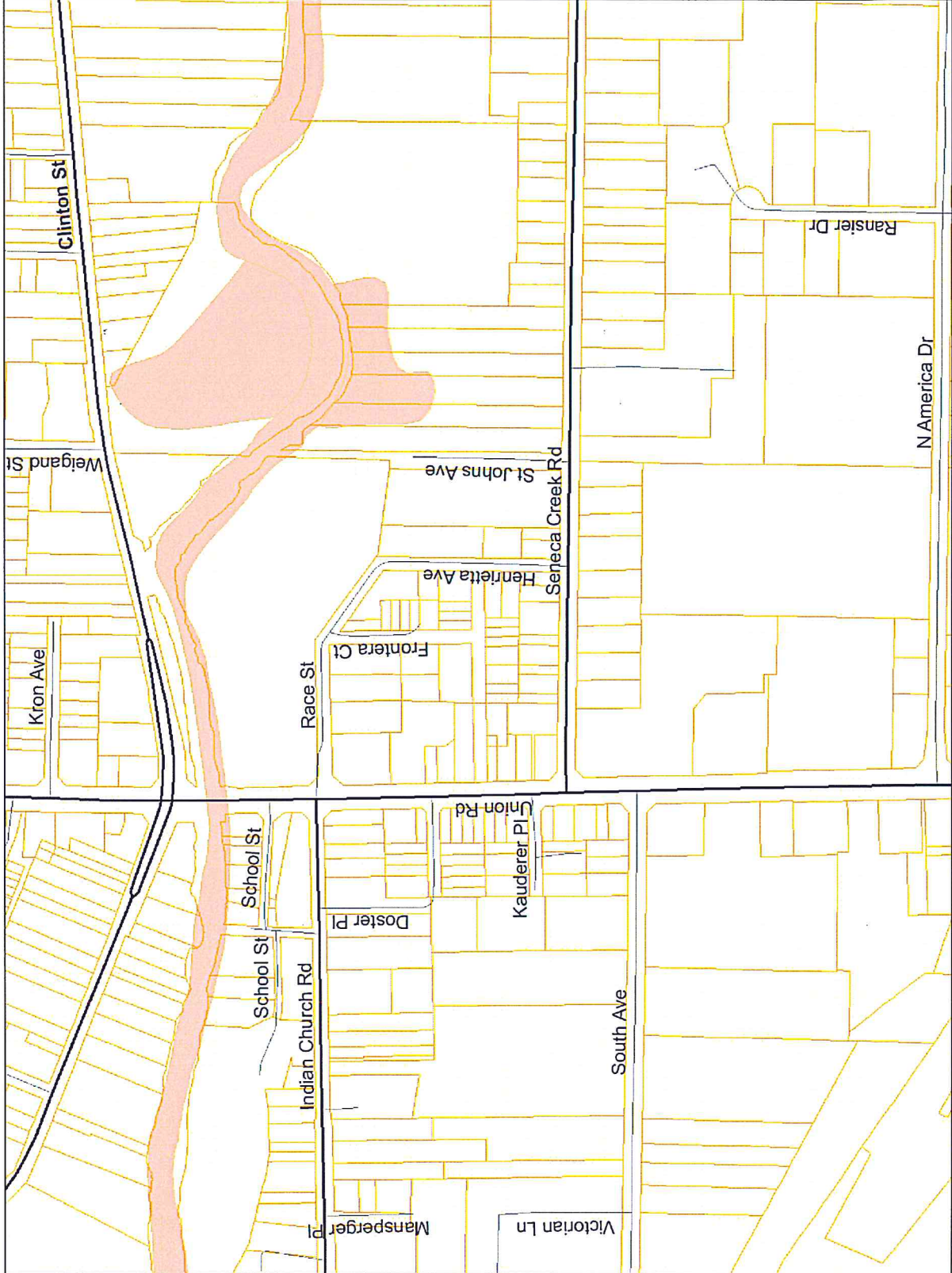
Sincerely,

Ronald J. Szatkowski, PE  
Vice President, Engineering

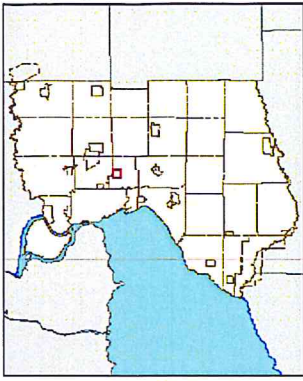




# Erie County On-Line Mapping System



- Legend**
- Streets and Highways**
    - Interstate
    - Primary State Road
    - Secondary State Road
    - County Road
    - Local Road
  - Parcels**
  - DEC Wetlands**
  - Natl Wetlands Inv**



1:6,604



**Notes**

Enter Map Description

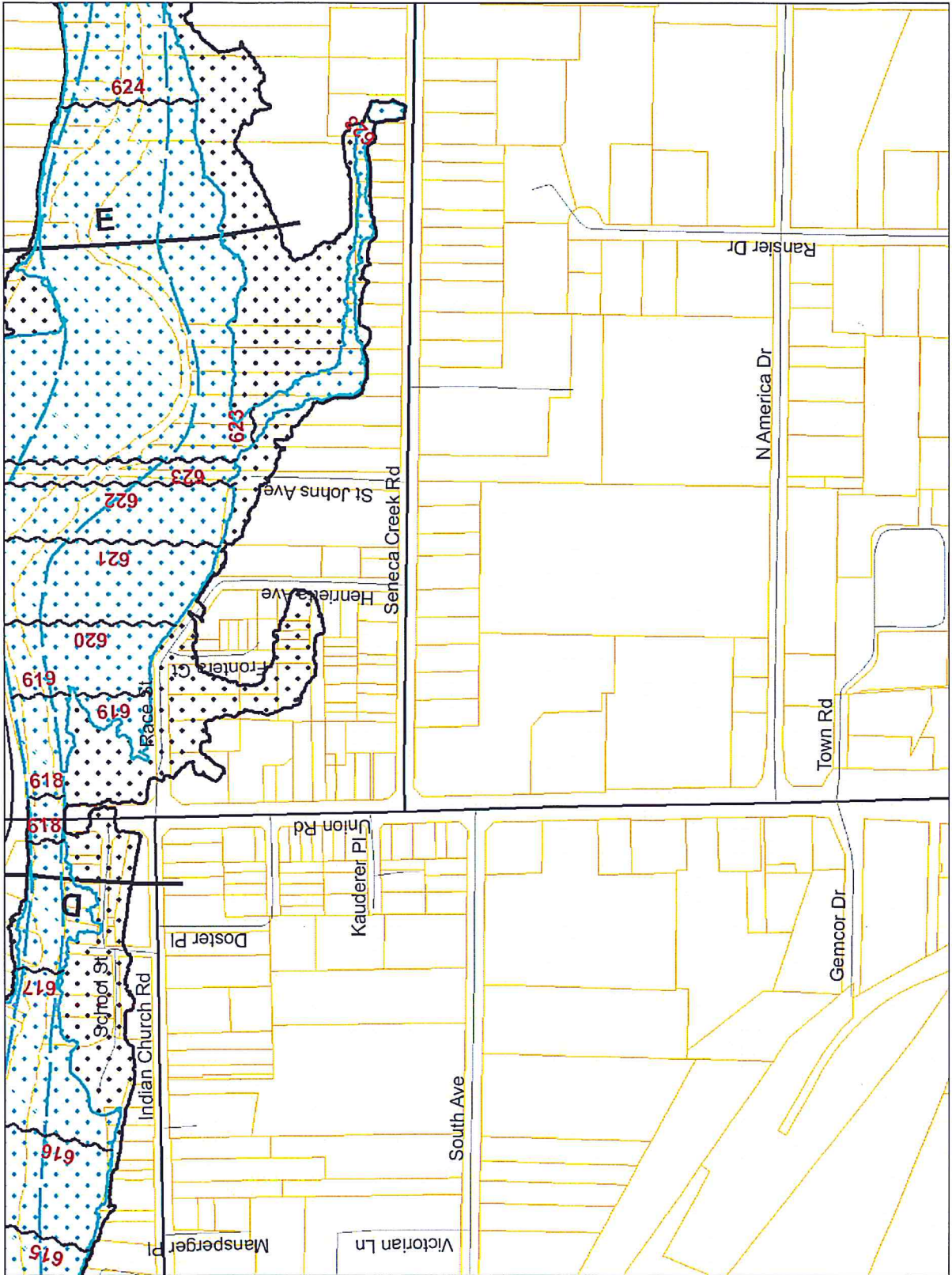


**ERIE COUNTY, NEW YORK**  
**DEPARTMENT OF ENVIRONMENT & PLANNING**  
**OFFICE OF GEOGRAPHIC INFORMATION SERVICES**

Erie County and its officials and employees assume no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information provided. Tax parcel data was prepared for tax purposes only and is not to be reproduced or used for surveying or conveying.



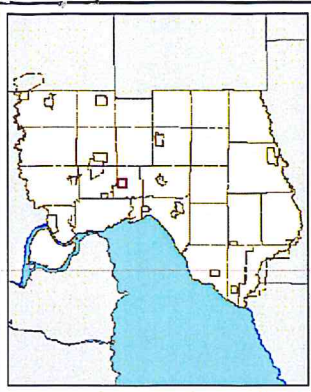
# Erie County On-Line Mapping System



0.2 0 0.10 0.2 Miles

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ERIE COUNTY, NEW YORK  
 DEPARTMENT OF ENVIRONMENT & PLANNING  
 OFFICE OF GEOGRAPHIC INFORMATION SERVICES



**Legend**

Base Flood Elevation

Flood Hazard Lines

- > all other values
- 0.2 PCT ANNUAL CHANCE FLOOD
- 0.2 PCT ANNUAL CHANCE FLOOD
- 1 PCT ANNUAL CHANCE FLOOD
- 1 PCT ANNUAL CHANCE FLOOD
- APPARENT LIMIT
- AREA NOT INCLUDED
- END OF SPATIAL EXTENT
- FLOODWAY
- ZONE BREAK/ FLOODWAY
- FLOWAGE EASEMENT BOUNDARY
- LIMIT OF DETAILED STUDY
- LIMIT OF DETAILED STUDY/ ZONE
- LIMIT OF FLOODWAY
- LIMIT OF FLOODWAY/ ZONE BREAK
- LIMIT OF STUDY
- SOURCE BOUNDARY
- STATE ENCROACHMENT LINE
- ZONE BREAK
- ZONE D
- Not Printed / ZONE D

Cross Section Lines

Flood Hazard Areas

- 0.2 PCT Chance
- Zone A
- Zone AE
- Zone AE, Floodway
- Zone AH
- Zone AO

1: 6,604

Notes

Enter Map Description



Andrew M. Cuomo  
Governor

Rose Harvey  
Commissioner

## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
Peebles Island, PO Box 189, Waterford, New York 12188-0189  
518-237-8643  
www.nysparks.com

January 22, 2015

Ms. Kate Waterman-Kulpa  
Intern Architect  
El Team, Inc.  
2060 Sheridan Drive  
Buffalo, NY 14223

Re: SEQRA  
West Seneca New Fire Hall  
1859 Union Road  
14PR02023

Dear Ms. Waterman-Kulpa:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Union Fire Company ("Contracting Party"), West Seneca Fire District 2 ("Property Owner")			
Name of Action or Project: West Seneca District 2 Firehouse			
Project Location (describe, and attach a location map): 1845 Union Rd, West Seneca, Erie County, NY, 14224			
Brief Description of Proposed Action: New 27,000 square foot, mixed use, single-story building at the corner of Union Road and Seneca Creek Road. The building will be used as the headquarters of Union Fire Company District 2, and serve as a disaster relief center, etc.			
Name of Applicant or Sponsor: Union Fire Company (Contracting Party), West Seneca Fire District 2 (Property Owner)		Telephone: (716) 668-2828	
		E-Mail: ufcweb@mail.com	
Address: 2055 Union Road			
City/PO: West Seneca		State: New York	Zip Code: 14224
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 checked="" 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: Erie County Water Authority, New York State Department of Health, New York State Department of Transportation			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.81 acres	
b. Total acreage to be physically disturbed?		5.81 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.81 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 checked="" 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			



5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input 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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 All roof gutters and parking lot drainage will be moved to a new storm drain that is connected to the existing municipal stormwater system. _____	NO <input type="checkbox"/>	YES <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)?          If Yes, explain purpose and size: _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input 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?          If Yes, describe: _____          _____</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?          If Yes, describe: _____          _____</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>RONALD J. SZATKOWSKI</u> Date: <u>1/22/15</u></p> <p>Signature: <u><i>Ronald J. Szatkowski</i></u></p>		