

# TOWN OF WEST SENECA

## APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 6/2/22

FILE # 2022-004

PROJECT NAME PROPOSED APARTMENT DEVELOPMENT

PROJECT LOCATION (Include address and distance to nearest intersection)

1130 & 1140 ORCHARD PARK RD, ACROSS FROM FISHER RD

APPLICANT HANLEY DEVELOPMENT OF WNY PH/FAX 716-462-7254

ADDRESS 3266 SENECA ST WEST SENECA, NY 14224

PROPERTY OWNER GPS CO CONTRACTING INC. PH/FAX

ADDRESS 84 SUNSET CREEK DR WEST SENECA, NY 14224

ENGINEER/ ARCHITECT CALMINA WOOD DESIGN PH/FAX 716 842 3165, EXT 103

ADDRESS 487 MAIN ST BUFFALO NY 14203

SBL # 1A3.15-1-68 & 67

PROJECT DESCRIPTION (Include all uses and any required construction)

DEMOLITION OF EX. BAR & CONSTRUCTION OF A 40-UNIT APARTMENT DEVELOPMENT

SIZE OF LOT (acres) 5.32 +/- ACREAGE TO BE REZONED 5.32 +/-

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

ORCHARD PARK RD, 347' +/- FRONTAGE

EXISTING ZONING C-1 & R-75 PROPOSED ZONING R-50(S)

EXISTING USE(S) ON PROPERTY BAR/PARKING

PROPOSED USE(S) ON PROPERTY APARTMENT DEVELOPMENT

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

MULTI-FAMILY, SINGLE FAMILY & COMMERCIAL

PUBLIC SEWER YES X NO

PUBLIC WATER YES X NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

SITE PLAN APPROVAL

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 6.3.22

BY JRB

PLANNING BOARD MEETING DATE

JULY 14 2022

TOWN BOARD MEETING DATE

TBD

TOWN BOARD RESOLUTION DATE

TBD

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

400.00

TOWN OF WEST SENECA

APPLICANT CHECKLIST FOR SITE PLAN REVIEW

PLEASE REFER TO APPENDICES A, B, & C AND THE TOWN OF WEST SENECA ZONING ORDINANCE FOR ADDITIONAL DESIGN INFORMATION. THE APPLICANT/ AGENT MUST INITIAL EACH ELEMENT AS PROOF THAT ALL REQUIREMENTS HAVE BEEN MET.

I. **SITE PLAN** All site plan drawings shall be prepared, signed, and sealed by an architect, landscape architect, engineer, or surveyor licensed in the State of New York, drawn to scale, and must include the following elements (also see checklist in Appendix A) :

CW Title of drawing.

CW Name, address, and telephone number of applicant, owner of record, and person who prepared the drawing. If owner of record is different from applicant, a letter of authorization from the owner or a contract of sale is required.

CW North arrow, scale, revisions block and date.

CW Site location map.

CW Name, location, width, and jurisdiction of existing roads and sidewalks.

CW Location of curb cuts on project site and on adjacent properties (including properties across the street).

CW Location of all existing and proposed buildings and structures, paving, curbs, and pedestrian and bicycle facilities with those to be removed clearly identified.

CW Show all zoning district boundaries, zoning classifications for all adjacent properties (including across the street), and zoning setback dimensions. If a portion of the site is proposed to be rezoned, the new zoning district boundaries should be shown.

CW Zoning data block comparing existing and proposed requirements, including greenspace and parking calculations.

N/A Location of any areas proposed for outdoor display and sale of merchandise, if applicable.

CW Layout of all off-street parking areas showing access drives, aisles, parking spaces, handicapped accessible spaces, and loading areas (conforming to all requirements of the Town of West Seneca Zoning Ordinance). A cross-section of proposed pavement must be provided.

CW Existing and proposed rights-of-way and easements and location of areas to be in common ownership or to be offered for dedication.

N/A Existing and proposed watercourses including wetlands, floodways, and floodplains (this information should also appear in the drainage plan and grading plan).

CW Location of all proposed signage (conforming to all requirements of the Town of West Seneca Zoning Ordinance).

CW Any other information as might be required by the Planning Board.

**VI. LANDSCAPING PLAN** – to include the following elements (also see Appendix C).

\_\_\_\_\_ All existing and proposed tree lines.

\_\_\_\_\_ All proposed trees, shrubs, and other plantings with appropriate labeling.

\_\_\_\_\_ Planting schedule data block with legend key, species name (botanical and common names), quantity, size, and spacing.

\_\_\_\_\_ Planting details for trees and evergreens must illustrate the crown of root ball at six (6) inches above finished grade; three (3) inches for shrubs.

\_\_\_\_\_ Refer to the Town of West Seneca Zoning Ordinance for applicable landscaping and screening requirements.

**VII. CLEARING & SOIL EROSION CONTROL PLAN** - to include the following elements:

\_\_\_\_\_ Site preparation and clearing shall be designed to fit with the vegetation, topography, and other natural features of the site and shall preserve as many of these features of the site and shall preserve as many of these features as possible.

\_\_\_\_\_ Show clearing limits, stock pile area, and all temporary and permanent drainage facilities. Erosion and sediment control facilities must be shown.

\_\_\_\_\_ A time schedule that is keyed to the operation must be provided.

\_\_\_\_\_ Include a note on the plan to indicate that stumps and brush may not be buried in the Town and that topsoil may not be removed from the work site without a permit.

**VII. LIGHTING PLAN** – to include the following elements:

\_\_\_\_\_ Location of all lighting fixtures and standards on the property and structures, including a fixture schedule.

\_\_\_\_\_ Photometric data for site illumination.

**IX. BUILDING HEIGHT AND DESIGN**

\_\_\_\_\_ Building elevations and floor plans of all non – residential structures and all residential structures containing three (3) or more dwelling units (including net floor area calculations).

I, CHRISTOPHER WOOD as owner/applicant of PROPOSED APTS, located at 1130 ORCHARD PARK, Town of West Seneca, to the best of my knowledge has submitted a complete application package for a site plan for review.

\* ITEMS VI, VII, VIII & IX TO FOLLOW AS  
PART OF SITE PLAN APPLICATION

Town of West Seneca, 1250 Union Rd. West Seneca, New York 14224