

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 6/26/23

FILE # 2023-004

PROJECT NAME PROPOSED MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION (Include address and distance to nearest intersection)
1130 ORCHARD PARK RD, ACROSS FROM FISHER RD

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

ADDRESS 3266 SENECA ST WEST SENECA, NY 14224

PROPERTY OWNER GSPCO CONTRACTING, INC PH/FAX

ADDRESS 84 SUNSET CREEK DR WEST SENECA, NY 14224

ENGINEER/ ARCHITECT CARMINA WOOD DESIGN PH/FAX 716-842-3165

ADDRESS 487 MAIN ST BUFFALO, NY 14203 EXT 1103

SBL # 1A3.15-1-68967

PROJECT DESCRIPTION (Include all uses and any required construction)

DEMOLITION OF THE EX. BAR & CONSTRUCTION OF A
44-UNIT MULTI-FAMILY COMMUNITY

SIZE OF LOT (acres) 5.2

ACREAGE TO BE REZONED N/A, ZONED R50(S)

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

ORCHARD PARK RD, 345' FRONTAGE +/-

EXISTING ZONING R50(S) PROPOSED ZONING N/A

EXISTING USE(S) ON PROPERTY BAR

PROPOSED USE(S) ON PROPERTY MULTI-FAMILY

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

MULTI-FAMILY & SINGLE FAMILY HOUSING & COMMERCIAL

PUBLIC SEWER YES ☒ NO ☐

PUBLIC WATER YES ☒ NO ☐

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

NO OTHER TOWN PERMITS

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 6/26/23

BY JAS.

PLANNING BOARD MEETING DATE 7/13/23

TOWN BOARD MEETING DATE NA

TOWN BOARD RESOLUTION DATE NA

NON-RESPONDABLE BY DATE

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.

MA 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.

CW 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.

II. BOUNDARY SURVEY

CW A topographic boundary survey and a written legal description. (metes and bounds)
Provide in Electronic Form as well as written

III. UTILITY PLAN – to include the following elements (also see checklist in Appendix A)

CW Location of existing water mains, showing main size and material type, on-site and off-site fire hydrant locations, and on-site main line valve locations.

CW Location of proposed water service showing material type and diameter of water main.

CW Location of existing and proposed gas and electric service.

CW Sanitary service showing location, proposed line, and existing main size. Include all manhole rim and invert elevations, pipe slope, and construction materials, if appropriate

CW The estimated daily sanitary sewage flow calculations must be included in the site plan Engineering Report.

CW Written confirmation that the process has been initiated with County or State Highway Departments for sanitary sewer connection, curb cuts, work permits, etc. (Applicant must furnish a letter from the appropriate County or State agency indicating their approval of the proposal prior to issuance of a Building Permit)(if necessary).

IV. GRADING PLAN – To include the following elements (also see checklist in Appendix A).

CW Existing and proposed grade elevation with contour lines at 1-foot intervals.

CW Finished floor elevations for all proposed and adjacent structures.

V. DRAINAGE PLAN – to include the following elements (also see checklist in Appendix A):

CW All catch basins, line size, and proposed construction materials. No stormwater shall drain onto adjoining properties. All downspouts shall be connected to the stormwater collection system.

CW Systems shall be designed for a minimum 10-year storm.

CW Stormwater calculations, prepared by a person licensed to design a storm drainage system in New York State.

CW Site plan Engineering Report (refer to requirements in Appendices A & B).

CW Any proposed project that will involve one or more acres of soil disturbance is required to comply with NYSDEC SPDES General Permit requirements for stormwater discharges. A copy of the Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (WPPP) must be provided with the site plan Engineering Report..

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

- CW All existing and proposed tree lines.
- CW All proposed trees, shrubs, and other plantings with appropriate labeling.
- CW Planting schedule data block with legend key, species name (botanical and common names), quantity, size, and spacing.
- CW 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.
- CW 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:

- CW 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.
- CW Show clearing limits, stock pile area, and all temporary and permanent drainage facilities. Erosion and sediment control facilities must be shown.
- CW A time schedule that is keyed to the operation must be provided.
- CW 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:

- CW Location of all lighting fixtures and standards on the property and structures, including a fixture schedule.
- CW Photometric data for site illumination.

IX. BUILDING HEIGHT AND DESIGN

- CW 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 OP ROAD, Town of West Seneca, to the best of my knowledge has submitted a complete application package for a site plan for review.