## TOWN OF WEST SENECA

# APPLICATION FOR SITE PLAN REVIEW APPROVAL

### TO BE COMPLETED BY APPLICANT

DATE May 31, 2018	FILE # 512 R 2018-06
PROJECT NAME Multi-Family Residential Development	
PROJECT LOCATION (Include address and distance to nearest intersection)  216 Orchard Park Road - Approximately 700' north of the intersection with Potters	Road
APPLICANT The Green Organization	PH/FAX 716-471-2806
ADDRESS 48 Birchwood Court - Williamsville, NY 14221	
PROPERTY OWNER REL Properties LLC	РН/FAX_716-778-2142
ADDRESS 3590 Southwestern Blvd - Orchard Park, NY 14127	
ENGINEER/ ARCHITECT _ Metzger Civil Engineering, PLLC	PH/ FAX_716-633-2601 / 716-633-2704
ADDRESS 8245 Sheridan Drive - Williamsville, NY 14221	
SBL#_134.17-2-1.1	Mary and the same of the same
PROJECT DESCRIPTION (Include all uses and any required construction) Proposed development consists of the construction of two (2) residential apartment but	uildings consisting of thirty-three (33) total apartment units.
Additional improvements consist of a paved parking lot, sidewalks with curbing, store	mwater management facilities and utilities (i.e. water, sewer, etc
SIZE OF LOT (acres) 3.91 ACREAGE TO BE	E REZONED N/A
ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH	
65' of frontage on Orchard Park Road	
EXISTING ZONING C-2(S) PROPOSED ZONING	no change
EXISTING USE(S) ON PROPERTY vacant	
PROPOSED USE(S) ON PROPERTY multi-family residential	***************************************
EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET  A mix of small to large commercial businesses and public use buildings zoned C-2 ex	cists to the south and north. Single family residential dwellings
zoned R-60A and R-65 exists to the west. Cazenovia Creek and vacant land zoned M-	-1 exists to the east.
PUBLIC SEWER YES X NO PUBLIC	WATER YES X NO
VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED A Special Use Permit was issued by the Town Board on November 27, 2017	
Area Variance to reduce the required bulk area by 680 SF was issued by the Town 2	Zoning Board of Appeals on December 13, 2017
APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETIO	ON OF ALL REQUIREMENTS LISTED HEREIN
TO BE COMPLETED BY THE TOWN OF	
DATE RECEIVED 06/04/2018 BY	- lsel
PLANNING BOARD MEETING DATE 27/12/2018	P
TOWN BOARD MEETING DATE	<u>.</u>
TOWN BOARD RESOLUTION DATE	,
NON - REFUNDABLE FILING FEE (Payable to the Town Clerk):	

#### <u>AUTHORIZATION</u>

REL Properties, LLC, record property owner of 216 Orchard Park Road, Town of West Seneca, New York (the "Real Property"), hereby authorizes The Green Organization, Inc to file an application, along with any other necessary supporting documentation, with the Town of West Seneca in connection with the approvals sought for the Real Property. REL Properties, LLC, also understands that the town board or planning board may impose special conditionals to the approval, but that REL Properties, LLC has no obligation with respect to those conditions.

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REL	Pro	perties	, LL	C

REL Properties, LLC

Dated: 0.25 17

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. 282, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as part of Subdivision Lot No. 6 as shown on a map recorded in Erie County Clerk's Office

in Liber 269 of Deeds at page 433, bounded and described as follows:

80.

BEGINNING at a point in the easterly line of Orchard Park Road at the northwest corner of lands conveyed to Laura Mann by deed recorded January 17 1947 in Liber 4053 of Deeds at page 535; running thence southerly along the east line of Orchard Park Road a distance of 65.00 feet to the northwest corner of lands conveyed to Elisabeth Baldauf and Ilse Mueller by deed recorded August 24 1988 in Liber 9907 of Deeds at page 572; thence easterly at right angles and along the north line of last aforementioned deed a distance of 200 feet to the northeast corner of said Baldauf's land by last mentioned deed; thence southerly at right angles and along the east line of last mentioned deed a distance of 115.0 feet to the southeast corner of last mentioned deed, said point also being in the north line of lands conveyed to Edward J. Wieland and Annette H. Wieland, his wife by deed recorded October 24 1956 in Liber 6077 of Deeds at page 374; thence easterly at right angles and along the north line of last mentioned deed a distance of 154.56 feet to the northeast corner of said Wieland's land by last mentioned deed; thence southerly at right angles and along the easterly line of said Wieland's land a distance of 120.0 feet to the north line of lands conveyed to Anthony Scalfaro and Rose Scalfaro, his wife by deed recorded November 28 1944 in Liber 3636 of Deeds at page 445; thence easterly along said north line a distance of 386.71 feet to the southeast line of Subdivision Lot No. 6 under map filed in Liber 269 of Deeds at page 433; thence northeasterly along the southeast line of Subdivision Lot No. 6 a distance of 65.00 feet more or less to the water's edge of Cazenovia Creek; thence northerly along the water's edge of Cazenovia Creek to the north line of lands conveyed to Laura Mann on January 17 1947 in Liber 4053 of Deeds at page 535; thence westerly along the north line of last mentioned deed 787.0 feet more or less to the east line of Orchard Park Road at the point of beginning.

### Short Environmental Assessment Form Part 1 - Project Information

#### **Instructions for Completing**

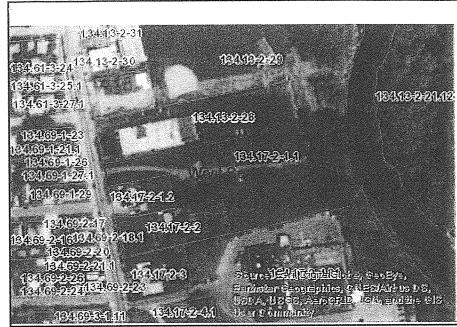
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:				<del></del>	
33-Unit Multi-Family Residential Development					
Project Location (describe, and attach a location map):					
216 Orchard Park Road					
Brief Description of Proposed Action:					
The project consists of a multi-family development with one (1) 10-unit building and one 10-unit detached garage with asphalt pavement and applicable utilities (i.e. sanitary sew	(1) 23-uı ver, wate	nit building. Additional im r, telecommunications, ga	provement is, electric)	s includ	le a
Name of Applicant or Sponsor:	Telepl	none: 716.633.2601		J	
The Green Organization c/o Metzger Civil Engineering, PLLC		l: meteng@roadrunner.c		·	
Address:		meteng@roadrunner.c			
8245 Sheridan Drive					
City/PO:		State:	Zip Coo	le:	
Williamsville		NY	14221		
1. Does the proposed action only involve the legislative adoption of a plan, le	ocal lav	v, ordinance,	NO	Y	ES
administrative rule, or regulation?  If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to			hat 🗸		J
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?	NO	) Y	ES
If Yes, list agency(s) name and permit or approval:  Town of West Seneca Planning Board Site Plan Approval; Town of West Seneca Town Board Special Use Permit;  West Seneca Zoning Board of Appeals area variance; ECHD Sanitary Sewer Approval; NYSDOT Highway Work Permit				]   [	
3.a. Total acreage of the site of the proposed action?	3.9	91 acres			
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	1.7	75 acres			
or controlled by the applicant or project sponsor?	3.9	91 acres			
4. Check all land uses that occur on, adjoining and near the proposed action  ☐ Urban	ercial	☑Residential (suburt ):	oan)		

5. Is the proposed action, a. A permitted use under the zoning regulations?	O YE	S N/A
	414	
b. Consistent with the adopted comprehensive plan?	_   <u>₩</u>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify:		
	_   🗸	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NC	YES
	V	
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	1? 🗸	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	) YES
If the proposed action will exceed requirements, describe design features and technologies:		
	_	
10. Will the proposed action connect to an existing public/private water supply?	NO	) YES
If No, describe method for providing potable water:		
	_   _	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment:	_	
11 170, describe medica for providing waste water deathern.	_   _	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic	NO	YES YES
Places?  b. Is the proposed action located in an archeological sensitive area?		<u> </u>
SHPO issued a "No Impact" determination letter on 09.19.17		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	NO	
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:	$\checkmark$	
11 Tes, identify the wedard of whorbody and extent of antifactors in square root of detail.		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all	that appl	y:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-succession.	al	
☐ Wetland ☐ Urban ☐ Suburban	l mate	O TABLE
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?	Ne	
-	<u> </u>	
16. Is the project site located in the 100 year flood plain?	N	
17. Will the annual decimal areas at a starm runter disaborge either from point or non-point courses?	NO NO	
17. Will the proposed action create storm water discharge, either from point or non-point sources?  If Yes,	177	
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)	?	
If Yes, briefly describe:		
Stormwater management practices will be in compliance with NYSDEC stormwater regulations.	-	

18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)?		
If Yes, explain purpose and size:		[7]
_Stormwater detention pond will be created to comply with the stringent NYSDEC stormwater regulations.	L	LY
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		
If Yes, describe:		
		<b>       </b>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?		
If Yes, describe:		
	لنا	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I	BEST O	FMY
KNOWLEDGE		
Applicant/sponsor name: Michael J Metzger, PE Date: November 29, 2017		
1///// 1/05		
Signature:		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other	Yes

es - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

Part 1 / Question 15 [Threatened or No **Endangered Animal**] Part 1 / Question 16 [100 Year Flood Plain] Yes No

Part 1 / Question 20 [Remediation Site]

Regulated Waterbodies]