TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT FILE # SPR2017-04 PROJECT LOCATION (Include address and distance to nearest intersection)

[62 SLADE AVENUE, +/- 1300' NORTH OF RIDGE RD. APPLICANT , Slade Potters, LLC PHIFAX (716) 854-0060 PHIFAX (116) \$54-0060 ENGINEER/ARCHITECT_TREDO ENGINEERS SBL # PROJECT DESCRIPTION (Include all uses and any required construction)

3-5 TORY MIXED-USE COMMUNICIAL, OFFICE MULTI-FAMILY RESIDENTIAL FACIFILY & PAVED ACREAGE TO BE REZONED ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH SLADE AVENUE: 260 FRONTAGE PROPOSED ZONING EXISTING USE(S) ON PROPERTY SINGLE - FAM. RESIDENTIAL PROPOSED USE(S) ON PROPERTY MIXED EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET RESIDENTIAL, COMMERCIAL, PUBLIC SCHOOL PUBLIC SEWER YES NO PUBLIC WATER YES X NO__ VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN PLANNING BOARD MEETING DATE TOWN BOARD MEETING DATE

TOWN BOARD RESOLUTION DATE

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



ELLICOTT SQUARE BUILDING 295 MAIN STREET, SUITE 210 BUFFALO, NY 14203-2219 TEL: 716.854.0060 FAX: 716.852.2829 EllicottDevelopment.com

April 3, 2017

Code Enforcement Office Town of West Seneca 1250 Union Road West Seneca, New York 14224

RE:

Application for Site Plan Review

Multi-Use Building 154-162 Slade Avenue

Dear Sir/Madame:

As Owner and Applicant, Ellicott Development Company / Slade Potters, LLC hereby submits a site plan review application for a proposed 3-story mixed-use facility containing commercial tenant space, professional office space, and multi-family residential apartment units.

The Project Site consists of a combined-parcel totaling 1.5+/- acres and previously rezoned to C2 for its proposed use as a commercial property. The previous single-family residential lots located on the west side of Slade Avenue, at the driveway entrance to the Staybridge and Country Inn and Suites Hotel properties, shall be redeveloped with the proposed facility and associated paved surface parking. The proposed building is approximately 32'H above grade to the eave line with facade materials consisting of a split-face masonry, vinyl siding, and a gable style pitched shingle roof.

No variances from the local zoning ordinance are proposed. A shared alternate parking arrangement between the existing hotel properties (controlled by the applicant) and the proposed facility will be made to accommodate a shortage of car-parks, necessary by the zoning ordinance, on the developed parcel. The project development includes drainage improvements and conveyance easements thru adjacent residential and commercial properties (controlled by the applicant). New building utility services shall be sourced from within the parcel frontage of Slade Avenue. Prior to the Planning Board meeting, applications will be formally submitted to the Erie County Water Authority and Erie County Highway Departments for work in the Slade Avenue right-of-way.

We are requesting the project be placed on the May 11, 2017 Planning Board agenda for consideration.

If you have any questions or need any additional information as part of our site plan submission, please feel free to contact me at (716) 854-0060.

Respectfully Submitted,

ELLICOTT/DEVELOPMENT COMPANY

William A. Paladino, CEO

Cc:

Tredo Engineers AP Architects



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April 3, 2017

Code Enforcement Office Town of West Seneca 1250 Union Road West Seneca, New York 14224

RE:

I & I Initiative Multi-Use Building 154-162 Slade Avenue

Dear Sir/Madame:

As Owner and Applicant, Ellicott Development Company / Slade Potters, LLC hereby agrees to provide the sewer offset repairs/installations as required by the Town of West Seneca Sewer District in compliance with the I & I initiative for a proposed 3-story mixed-use facility containing commercial tenant space, professional office space, and multi-family residential apartment units.

The Town of West Seneca shall assign such remedial work to the development per the calculations contained in the Engineer's Report dated April 3, 2017 thus: The I/I remediation required per the direction of the NYSDEC for the proposed mixed-use facility development: 3,620gpd/24hrs/60min x 4.2 (peak flow) x $4 \sim 43$ gpm.

If you have any questions or need any additional information as part of our site plan submission, please feel free to contact me at (716) 854-0060.

Respectfully Submitted,

ELLICOTT DEVELOPMENT COMPANY

William A. Paladino, CEO

Cc:

Tredo Engineers AP Architects

Legal Description

Slade Avenue Parcel-C - Town of West Seneca

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 Number 292, Township 10, Range 7 of the Buffalo Creek Reservation, more particularly bounded and described as follows:

COMMENCING at a point in the westerly line of Slade Avenue (formerly Harlem Road) distant 1333.33' feet northerly form the intersection with the northerly line of Ridge Road, said point being the southeasterly corner of lands conveyed in the Erie County Clerk's Office in Liber 11211 of Deeds at page 9901;

Thence northerly along the westerly line of Slade Avenue, a distance of 90.00' feet, to a point distant 1423.33' feet north of the northerly line of Ridge Road also being the Point or Place of Beginning;

Thence northerly along the westerly line of Slade Avenue a distance of 260.00' feet to the northeasterly corner of lands conveyed in the Erie County Clerk's Office in Liber 11123 of Deeds at page 6056;

Thence westerly at right angles along the northerly line of said Liber 11123, page 6056, a distance of 252.46' feet to the northwesterly corner of said Liber 11123, page 6056, also being in the westerly line of said Lot Number 292;

Thence southerly along said westerly line of Lot Number 292, a distance of 260.00' feet;

Thence easterly at right angles to Slade Avenue, a distance of 251.55' feet to the Point or Place of Beginning, containing 1.50 acres of land more or less.

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:			
Multi-use Building			
Project Location (describe, and attach a location map):			
154-162 Slade Avenue, West Seneca			
Brief Description of Proposed Action:	Van hard order 1977 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984		
New three-story mixed-use facility and associated paved surface parking lot on a redevi-	eloped 1.5# acre combined-parcel area	L.	
Name of Applicant or Sponsor:	Telephone: (16) 854600	60	
Slade Petters, LLC	E-Mail: ppaladino@ ellico	Hdevelopmint con	
Address:			
295 Hain St., Site 210			
City/PO:	State: Zip	Code:	
Buffalo	[(1203	
1. Does the proposed action only involve the legislative adoption of a plan, le	ocal law, ordinance,	NO YES:	
administrative rule, or regulation?	the major and a second that		
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.			
2. Does the proposed action require a permit, approval or funding from any		NO YES	
If Yes, list agency(s) name and permit or approval:	ome governmenta rigency.		
(T)West Seneca Site Plan and Building Permit; NYSDEC SPDES Permit GP-015-02			
3.a. Total acreage of the site of the proposed action?	1.5 acres		
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	1.6 acres		
or controlled by the applicant or project sponsor?	+8.7 acres		
4. Check all land uses that occur on, adjoining and near the proposed action	tar : EZimtar : xt. t /t t : x		
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Comm		1	
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):		
Parkland			

		T	T 2// 1
Is the proposed action, a. A permitted use under the zoning regulations?	NO NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			V
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar If Yes, identify:	ca?	NO 🗸	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?			V
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?		V
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:			1
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			V
11. Will the proposed action connect to existing wastewater utilities?	***************************************	NO	YES
If No, describe method for providing wastewater treatment:			V
10 D. d. V	*	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		1	
b. Is the proposed action located in an archeological sensitive area?		悑	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	 Iì	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		V	
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:	······		
			1
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a Shoreline Forest Agricultural/grasslands Early mid-successi Wetland Urban Suburban	ıll that onal	apply:	
		NO	YES
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?			1 23
16. Is the project site located in the 100 year flood plain?	***************************************	NO	YES
		1	
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties?			V
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe: NO VES Drainage conveyed to a new surface detention basin in adjacent stormwater drainage easement area (off-site) and	1s)?		
discharging to existing swale flowing westerly in proposed easement thru adjacent hotel parcel (properties owned by applicant) and connects to NYS Thruway Authority storm drainage system.			

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)?	NO	YES		
If Yes, explain purpose and size:	[<u>1</u>			
Temporary detention of stormwater runoff in surface basin (dry pond). Approx. 8600 cubic ft storage capacity		V		
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:	4			
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:				
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE				
Applicant/sponsor name: Stade Potters, LLC Date: 4/3/17				
Applicant/sponsor name: Slade Po Hers, LLC Date: 4/3/17 Signature: Note Co. Foliale				