



TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreeage** _____ **Fee \$** _____

Address Verified by Assessor's Office

VERIFIED BY _____ DATE _____

Materials Received by Planning Department

RECEIVED BY _____ DATE _____

Fee Paid to Town Clerk

RECEIVED BY _____ DATE _____

Site Plan Review

Fill In Applicable Fees

1 acre or less	\$1,250.00	_____
Each additional acre or fraction thereof	\$ 650.00/acre	_____
Amendments to Site Plans	\$1,200.00	_____
Request for Relief of / Change to Conditions of Site Plan Approval	\$1,200.00	_____
Request for Extension of Site Plan Approval	\$ 450.00	_____

Stormwater Pollution Prevention Plan

1 - 4.99 Acres	\$ 500.00	_____
5 - 10 Acres	\$ 750.00	_____
>10 Acres	\$1,000.00	_____

Affidavit Fee for Public Hearing

\$ 15.00 _____

TOTAL FEE: \$ _____

To Be Completed By Applicant

Petitioner: Name: Stephens Property Holdings, LLC

Address: 5500 Millersport Highway

East Amherst NY 14051
city state zip code

Phone: 716-512-9451 Fax: _____

E Mail: kjs@stephensplumbingny.com

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Mike Berger, Sutton Architecture

Address: 5409 Main St

2nd Floor

<u>Williamsville</u>	<u>NY</u>	<u>14221</u>
city	state	zip code

Phone: 716-932-7156 Fax: _____

E Mail: mikeb@design2build.com

Project Location (must be verified by Town Assessor's Office):

Address: 5500 Millersport Highway

East Amherst, NY 14051

SBL No(s): 4.00-3-20

Project Name: 5500 Millersport Highway Proposed Warehouse Buildings

Project Description: _____

This project is a development of a 4.98 acre site located on the far north-west side of Millersport Hwy in the Town of Amherst. Construction will consist of two separate buildings: a 11,350 sf warehouse building and a 6,500 sf Mix-Use building, and will also include associated utility, lighting and landscaping improvements. Currently the site is developed with an existing building and gravel parking lo. The proposed site development area to be disturbed for this project is approximately 1.72 acres when construction is completed. The site is currently zoned as "Commercial Service" and will not be rezoned.

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

Gross Floor Area (non-residential):	<u>3,976</u> existing	<u>17,850</u> proposed	<u>17,850</u> total
Gross Floor Area Residential:	<u>0</u> existing	<u>2,200</u> proposed	<u>2,200</u> total
Number of Residential Units:	<u>0</u> existing	<u>2</u> proposed	<u>2</u> total
Number of Parking Spaces:	<u>0</u> existing	<u>33</u> proposed	<u>33</u> total

x

Acreage of Parcel: 4.98 acres
(list each parcel separately)

Frontage on Public Roads: 698.74 feet
(list each road separately)

Existing Zoning District(s) CS - COMMERCIAL SERVICE

For official use only:

Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

TOWN OF AMHERST
 State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305*):

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Canandaigua silt loam	Severe: wetness	Severe: wetness, frost activity	Severe: wetness	Severe: wetness, frost activity	Severe: wetness, frost activity
Getzville silt loam	Severe: wetness cutbanks cave	Severe: wetness, frost activity	Severe: wetness	Severe: wetness, frost activity	Severe: frost activity, wetness

2. Is your property located: On Youngs Road between Dodge and Klein Roads? Yes No
 On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? Yes No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

3. Are there alternative locations on the site for this project? Yes No

4. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
N/A

5. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: Yes No

Describe _____

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

6. Maximum number of vehicular trips to be generated per peak hour upon completion of project 17 AM, 18 PM
 Source: ITE Trip Generation Manual

7. Will blasting occur during construction? Yes No

8. Does the project propose to connect and be tributary to the public sanitary sewer system? Yes No

9. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
670 average flow 2,968 peak flow.

(Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

10. Based on the Town's 2011 Reconnaissance Level Survey of Historic Resources, is your property 'blue-rated' for historic significance? Yes No