



# MEMO

**BUILDING INSPECTOR**

**TOWN HALL  
3311 WENDE ROAD  
ALDEN, NEW YORK 14004**

To: Alden Town Board  
From: C.E.O. Chris Snyder (MS)  
Date: October 20, 2014  
Re: Proposed Subdivision Application

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Enclosed for your review, please find Application for Subdivision – Uebelhoer Road. This will be on the agenda for the next work session – October 27<sup>th</sup>, 2014.

This application was reviewed and approved by the Planning Board on October 14, 2014.



937-6969

OFFICE OF THE TOWN CLERK

ALDEN TOWN HALL  
3311 WENDE ROAD  
ALDEN, NEW YORK 14004

\$ \_\_\_\_\_ fee paid  
\_\_\_\_\_ date

signature - Town Clerk

APPLICATION FOR REVIEW  
AND APPROVAL OF SUBDIVISION OF PROPERTY

DATE: 10/6/14

Applicant is urged to completely fill out the following application, including the Short Environmental Review Form. Missing information may cause delay until it can be acquired by the Planning Board.

1. Name of proposed development: Subdivision V/L Uebelhoer Rd.

2. Detailed description of proposed development: Subdivide  
97.00 - 4 - 10.11 (34.6A) into two (2) lots,  
(1) +/- 16.73 A (2) +/- 17.87 A

3. Developer: (if owner, so state; if agent or other type of relationship, state details on separate sheet.)

Name: Robert Hill and Robert Schlessin  
Address: 438 Main St, Suite 201 Buffalo NY 14202  
Telephone: 716-908-4717

4. Licensed land surveyor or engineer:

Name: Daniel J. Regan  
Address: 7231 Tricia Ln, Boston NY 14025  
Telephone: (716) 560-4289

5. Location of proposed development (Tax map number or other identification)  
Uebelhoer Rd. Sbl # 97.00 - 4 - 10.11

6. Present zoning: R-A

- 7. Land use category indicated on Town Master Plan: RURAL
- 8. Names of abutting owners and owners directly across adjoining streets (including those in other municipalities):  
See Schedule "A" attached
- 9. Easements or other restrictions on property:  
None
- 10. Drainage and soil permeability classification as per Map 3, Alden "Soil Interpretations" study:  
ALTON-ELMORA      GOOD-RAPID
- 11. Surface drainage:  
Drainage area 16 acres  
Runoff destination pond

The undersigned hereby requests Town Board approval of the above described proposed development:

Signature: Robert Hill  
 Title: Owner  
 Date: 10/6/14





**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Alden, County of Erie and State of New York, being part of Lot No. 26, Township 11 and Range 5 of the Holland Land Company's Survey, and being further described as follows:

Beginning in the North line of Uebelhoer Road distant 324 feet westerly from the intersection of the north line of Uebelhoer Road with the east line of Lot 26; thence (1) northerly parallel with the east line of Lot 26 a distance of 275.25 feet to a point; thence (2) easterly parallel with the south line of Lot 26 a distance of 24.00 feet to a point; thence (3) northerly parallel with the east line of Lot 26 a distance of 575.00 feet to a point; thence (4) westerly parallel with the south line of Lot 26 a distance of 864.88 feet to a point; thence (5) southerly parallel with the east line of Lot 26 a distance of 850.25 feet to a point; thence (6) easterly along the northerly line of Uebelhoer road, a distance of 840.88 feet to the point or place of beginning.

617.20  
 Appendix B  
 Short Environmental Assessment Form

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.

<b>Part 1 - Project and Sponsor Information</b>			
Subdivision Vacant Land Uebelhoe Rd. Alden NY			
Name of Action or Project:			
Project Location (describe, and attach a location map): Uebelhoe Rd, Alden NY			
Brief Description of Proposed Action: Subdivide single 34.6 Acre parcel into two (2) parcels (1) 16.73 +/- Acres and (2) 17.87 +/- Acres			
Name of Applicant or Sponsor: Robert Hill & Robert Schlosser		Telephone: 716-508-4767	
Address: 438 Main St, Suite 201		E-Mail: rcc@garoslaw.com	
City/PO: Buffalo	State: NY	Zip Code: 14202	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			
3.a. Total acreage of the site of the proposed action? <u>34.6</u> acres			
b. Total acreage to be physically disturbed? <u>- 0 -</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>- 0 -</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



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)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Robert Hill</u> Date: <u>10/6/14</u> Signature: <u>Robert Hill</u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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Name of Lead Agency \_\_\_\_\_ Date \_\_\_\_\_

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Print or Type Name of Responsible Officer in Lead Agency \_\_\_\_\_ Title of Responsible Officer \_\_\_\_\_

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Signature of Responsible Officer in Lead Agency \_\_\_\_\_ Signature of Preparer (if different from Responsible Officer) \_\_\_\_\_

**PRINT**

JA STAUDSON JOS. P. N. X

# SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y. AND REPLY TO MUNICIPALITY

DO NOT WRITE IN THIS SPACE

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202  
Retain last copy for your files.

Case No.: SEQR-14-550  
Received: 10/07/2014

The proposed action described herein is referred to in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal action, such reply must be considered.

## Description of Proposed Action

1. Name of Municipality: TOWN OF ALDEN

2. Hearing Schedule: Date NOT SET Time \_\_\_\_\_ Location \_\_\_\_\_

3. Action is before:  Legislative Body  Board of Appeals  Planning Board

4. Action consists of:  New Ordinance  Rezone/Map Change  Ordinance Amendment  
 Site Plan  Variance  Special Use Permit  Other SUBDIVISION OF PROPERTY

5. Location of Property:  Entire Municipality  Specific as follows \_\_\_\_\_  
(Location/Sketch Map Required) SBL 97.00-4-10.11

6. Referral required as site is within 500' of:  State or County Property/Institution  Municipal boundary  Farm Operation located in an Agricultural District  
 Expressway  County Road  State Highway  Proposed State or County Road, Property, Building/Institution, or Drainageway

7. Proposed change or use (be specific): SUBDIVIDE ONE LOT FROM MAIN PARCEL (SEE ATTACHED)

8. Other remarks: (ID#, SBL#, etc.) V/L UEBELHOER ROAD SBL#97.00-4-10.11

9. Submitted by: CHRIS SNYDER, TOWN OF ALDEN C.E.O. 10/7/2014  
(Name & Title) 3311 WENDE ROAD, ALDEN, NEW YORK 14004 (Date)  
(Mailing Address-Please include zip code)

## Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 10/07/2014. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1.  The proposed action is not subject to review under the law. *(sub-division action alone)*
2.  Form ZR-3, Comment on Proposed Action, is attached hereto.
3.  The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4.  No recommendation; proposed action has been reviewed and determined to be of local concern. *re: SEQR*

By the Division of Planning:

Mark Lee  
Mark Lee, Planner

Date:

10/09/2014  
ZR-1, ECDEP (Rev. 12/95)