



City of Ansonia

253 Main Street
Ansonia Connecticut 06401

PLANNING AND ZONING COMMISSION

APPLICATION FOR APPROVAL OF SITE PLAN

(To Be Submitted to the Planning and Zoning Commission with copy of application for Zoning Permit)

Date Received: 12-14-2023
Application Fee: \$1450.00
Zoning Permit #: _____

This application is hereby submitted as required by Section 510 of the Ansonia Zoning Regulations, entitled: mandatory Site Plan Approval

A. Identification of Applicant and Property

- Owner: Buck Realestate LLC
Telephone: 475-395-2593 Address: 70A Center Ave Ext. Norwalk, CT 06858
- Applicant: Eric Anderson
Telephone: 475-395-2593 Address: 70A Center Ave Ext. Norwalk, CT 06851
- Location of Property: 1 Water Street, ANSONIA, CT 06401
Assessor's Map: 045 Block: 0042 Lot: P-14
Subdivision (if any) N/A Lot # N/A
- Zoning District: C

B. Proposed Use

- Describe (refer to Schedule B) retail showroom + manufacturing OF LAB Equipment
- Site Plans attached: Yes _____ No: If no, explain: Deadline was too close to closing date due to holidays in December. No exterior changes will be made.

Attachment #1: Maps and Plans: List titles, dates and preparer of site plans, architectural plans and other plans that are part of the submission:

1. Floor plan
2. _____
3. _____
4. _____
5. _____

Attachment #2: Project Data:

1. Area of Lot:- 0.24 ac ¹⁰⁴⁹¹ Sq/Ft square feet
2. Floor Area (sq. ft.)
- | | First | Second | Third | Other |
|-------------|-------------|------------|------------|------------|
| a. Existing | <u>9322</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| b. Proposed | <u>N/A</u> | _____ | _____ | _____ |
3. Total Building Coverage of Lot (sq. ft.): Existing 9322 Proposed _____
4. No. of off-street Parking Spaces Loading Spaces
- | | | |
|------------------------|-------------|------------|
| a. Required | _____ | <u>ONE</u> |
| b. Existing | <u>NONE</u> | _____ |
| c. Additional Proposed | _____ | _____ |
5. Outside Storage Area: 912 sq. ft.
6. Total Ground Coverage by Paving: 912 sq. ft.
7. Does any part of the lot involve:
- | | | |
|--------------------------------------|-----------|--|
| a. Special Flood Hazard Area | Yes _____ | No <input checked="" type="checkbox"/> |
| b. Regulated wetlands or watercourse | Yes _____ | No <input checked="" type="checkbox"/> |
8. Provision to be made for:
- | | |
|--------------------|------------|
| a. Sewage Disposal | <u>N/A</u> |
| b. Water Supply: | <u>N/A</u> |
9. Are any toxic or other hazardous substances (as defined in the Federal EPA list of priority pollutants, Sec. 3001 of the R.C. & R. Act or Connecticut Hazardous Waste Regulations) to be store, used or handled on the premises? Yes _____ No
- a. If yes, attached a list of the substances and maximum quantities and a description of how is to be managed.

Signature: [Signature]
Owner/Applicant

Date: 17 December 2023

FOR OFFICE USE ONLY

1. Action by the Planning and Zoning Commission

a. Date of meeting at which received: _____

b. Public Hearing (if any) _____

c. Time extension granted by applicant _____

d. Date of Commission action: _____

- Approved
- Approved subject to modifications or conditions
- Disapproved

e. Notice of Decision

- To Applicant _____
- Legal Ad _____

Chairman

Recording Secretary

2. Checklist of Action by Other Involved Agencies:

- Zoning Board of Appeals _____
- City Sewer Connection _____
- City Inland Wetland Agency _____
- Valley Health Department _____
- ConnDOT - Highway Department encroachment _____
- State Traffic Commission Sec. 14-311 Permit _____
- City Fire Marshal _____
- Other _____

Subject: 1 Water St. Ansonia CT statement of use

Hours of operation 7:00am – 6:00pm Monday through Friday

Number of employees: 10 full time

Emergency contact: Eric Anderson Cell# 475-395-2593

The Store frontage on West main street will be used for retail sales, laboratory equipment showroom/training facility, and on-line sales, marketing and administration.

The four suites on water street will be used for retail rental properties.

The back room of the building will be used for light manufacturing of the items for sale in the show room and display racks out front. There will also be a shipping department, a machine shop, an engineering office space, and a storage area for parts in the back room.

There will be zero industrial noise and zero hazard waste or emissions from our factory. We will simply be bolting metal parts together to manufacture high tech metal analyzers which are used around the world for food safety, soil analysis, lead testing for water and environmental testing etc.

In short, we will be a quiet and tidy addition to the neighborhood which will be helping people around the world keep the earth clean from hazardous metals and oils.

I have attached a little "about us" write-up for you to look over should our origin be of interest to you.

We look forward to working closely with the city of Ansonia to bring in high quality jobs and sponsor some fun events like cleanup days.



Eric Anderson

Owner / Operator

Buck Scientific Instruments, LLC

475-395-2593



*Robert Anderson founder &
CEO of Buck Scientific*

From 1960 to 1970, Robert Anderson worked for a large CT based instrument manufacturer as a service engineer repairing instruments. Robert befriended a few colleagues who worked in the sales department. They all assured, "You would be a great salesman", all he had to do was apply for the open position. So with a little nervous apprehension, Robert asked his supervisor if he could apply for a sales position. He was promptly told that he could never be a sales person without a college degree. This brush against the glass ceiling in 1970 resulted in Buck Scientific being created later that year in Robert's basement. His goal was to offer third party Analytical instrumentation support for considerably less than the instrument manufacturers. Robert and his first hire Ed Nadeau drove more than 300,000 miles a year servicing instruments across the country for the entire decade of the seventies. By 1980 Buck had broken the \$1,000,000 per year milestone, and the focus turned to selling new instruments along with re-manufactured instruments. Then Robert faced a major dilemma, he had an order for 12 Atomic Absorption Spectrophotometers, but the manufacturer discontinued the product. Robert then hired an engineer and started designing instruments to fill the order. Since then our company has designed instruments with a focus on the cost conscious segment of the analytical instrument market.

1984: Model 200 Atomic Absorption Spectrophotometer

1987: Model 300 Low Level Sodium Analyzer

1988: Model 400A Mercury Analyzer

1989: Model HC-404 Total Petroleum Hydrocarbon Analyzer

1990: Model 500 Quick-Scan Infra-red Spectrophotometer

1991: Model 310/910 Gas Chromatographs

1992: Model 210VGP Microprocessed Atomic Absorption Spectrophotometer

1995: Model 220GF Modular Graphite Furnace

1997: Model BLC-10/20 High Pressure Liquid Chromatographs

1999: Model 211 Atomic Absorption Spectrometer

2003: Model 410 Mercury Analyzer

2005: Model 411 Dedicated Arsenic & Selenium Analyzer

2010: Model M530 Infrared Spectrophotometer

2020 Model 230ATS Atomic Absorption Spectrophotometer with full automation & 10" touchscreen

Our success can be attributed to our outstanding customer service, realistic prices, and reliable instruments. Since we were founded by a service engineer, we design instruments that do not require very much service. This has endeared us to the small labs and schools of the world where budgets can be tight.

Our [Atomic Absorption Spectrophotometers](#) and [Infrared Spectrophotometers](#) are built in [Norwalk CT](#). Both instrument lines have been sold world-wide in the thousands, with many continuing to run 30 even 40 years later.

Markets Served

Buck Scientific, Inc. has more than 10,000 satisfied instrument users in over 100 countries. We support a wide variety of customers in the industrial, environmental, quality control, mining, plating, and educational markets. Our engineers and chemists are continuously developing new applications to serve particular needs. Please call us Toll-Free 800-562-5566 to find out how we can provide help for your specific requirements.

The Buck AA Systems are very popular with:

Waste water treatment plants ~ precious metal mines ~ plating facilities ~ Universities, Quality control labs

Customer Support

Our instruments and accessories are supported by an in-house sales, technical, and applications staff. Feel free to call us at our Toll-Free Hotline (800-562-5566) or contact us through e-mail at sales@bucksci.com for any sales inquiries or customer service. Our international department uses a network of more than 50 representative agencies to cover sales, service, and support to customers worldwide.

Facilities



Buck Scientific's corporate headquarters are located in East Norwalk, Connecticut, where we have a large manufacturing facility as well as our sales and administrative offices.

Outlook for the future



In August 2020 Eric Anderson took the company over from his father Bob to continue his 50 year legacy of building the most reliable instruments money can buy. Eric is a veteran of the United States navy where he was an Aviation Structural mechanic. Eric has first-hand experience in the importance of keeping aircraft up and running and the detriment of down time. He strives to keep the integrity ingrained in the Buck Scientific corporate culture.

Currently the R&D department is working on an ICP OES system to broaden our reach into the PPB metals analysis market.



Bob & Eric Anderson