

#192.00

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 3/11/22

FILE # 2022-005

PROJECT NAME GRAEBER JEWELERS EXPANSION

PROJECT LOCATION (Include address and distance to nearest intersection) 1303 UNION RD

APPLICANT TODD B HUBER Building Solutions PH/FAX 716-913-2777

ADDRESS 6091 SENECA ST ELMA NY 14059

PROPERTY OWNER GRAEBER JEWELERS

PH/FAX _____

ADDRESS 1303 UNION RD

ENGINEER/ ARCHITECT _____

PH/ FAX _____

ADDRESS _____

SBL # 134:20-2-31

PROJECT DESCRIPTION (Include all uses and any required construction)

Proposed Expansion

SIZE OF LOT (acres) 4.22

ACREAGE TO BE REZONED _____

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

NA

EXISTING ZONING C-1 PROPOSED ZONING C-1

EXISTING USE(S) ON PROPERTY RETAIL

PROPOSED USE(S) ON PROPERTY RETAIL

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

C-1 ON UNION ROAD

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

T.B.O.

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

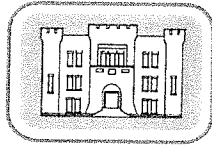
DATE RECEIVED 3/11/22 BY JAB

PLANNING BOARD MEETING DATE APRIL 14 2022

TOWN BOARD MEETING DATE TBD

TOWN BOARD RESOLUTION DATE TBD

1105



SCHENNE &

ENGINEERING - PLANNING - GEOLOGY

967 LUTHER ROAD
EAST AURORA, NEW YORK 14052

(716) 655-4001

March 10, 2022

Building Solutions
6091 Seneca Street
Elma, New York 14059

Attn. Mr. Todd Huber, President

Re: Graeber Jewelers Addition

1303 Union Road
West Seneca, New York 14224

Dear Mr. Huber:

As you are aware, Graeber Jewelers has maintained a retail store at 1303 Union Road for the last 45 years. This store predates the Town of West Seneca 120-70 Union Road Corridor design standards. The store has been well maintained over the years and is an asset to Town residents. Currently, they require a larger building to provide full retail service to their clientele. Included in their expansion plans is construction of a secure jewelry storage room and a new ADA compliant rest room.

The existing site has a total of 4 parking spaces located at the front of the building with remaining spaces at the rear of the structure. The proposed site plan would have an ADA Handicap parking space and an additional space near the main entrance in front as required by Code with additional parking at the rear of the store. This would shield most of the parking from view while complying with the intent of the ADA regulations.

Constructing an addition on the front of the building would require major renovations to the existing spaces inside the structure. It is my opinion that the addition should be placed at the rear of the structure so as not to be cost prohibitive. If you have any questions or require additional information, please contact me.

Sincerely,

John Schenne, P.E., P.G.



john@schenne.com



JOHN R. HAAS
ARCHITECT, P.C.

2243 WILCOX ROAD, NORTH COLLINS, NEW YORK 14111
716-523-4001
Email- haasarchitect@gmail.com

January 30, 2022

Building Solutions, Inc.
Todd Huber
6091 Seneca Street
Elma, New York 14059

RE: Architectural Services – Addition to Graeber Jewelers 1303 Union Road, West Seneca, NY

This letter pertains to the proposed addition at the above noted property.

The existing 1152 SF retail building with parking at both the front and rear of the building is not currently in compliance with the Town of West Seneca, NY Zoning Regulations, specifically 120-70 Union Road Corridor design standards.

120-70 A(4) ‘little-to-no front or side setbacks’, ‘structures that are or appear to be at least two stories in height’.

The existing building is 33.56’ back from the Union Road R.O.W. and has a single story wall at the front façade.

120-70 A(5) & 120-70 D ‘minimize the visual presence of off-street parking by requiring it placed to the rear of the building and screened from view’, ‘no parking shall be permitted in the front yard’, & ‘off-street parking may be located in the rear or side yard. Side yard parking shall be located a minimum of 10 feet behind the front facade’.

The existing site has four (4) parking spaces at the front (west) of the building and the remaining parking is at the rear (east) of the building.

Graeber Jewelers has been operating since 1907 and has been located on Union Road in West Seneca since 1976. Graeber Jewelers requires a larger building to competently function as a full-service retail jeweler. This includes a new secure storage area and an ADA compliant restroom. These new ‘backroom’ use truly needs to be behind the front retail showroom.

The proposed site plan will relocate all but two (2) of the parking spaces to the rear of the lot. One (1) of the spaces is an Accessible parking space. If moved to the rear area, the Accessible space would be 132’ from the main entry rather than 10’ as proposed.

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The existing site is almost completely covered (89.5%) with impervious material (paving and building). The proposed plan increases the natural area by over 50% including an added planting area to the north of the front parking area. To the east (rear) of the back parking area is a proposed rain-garden bioretention area to collect run-off from the paved surfaces and allow it to be filtered and percolate into the ground.

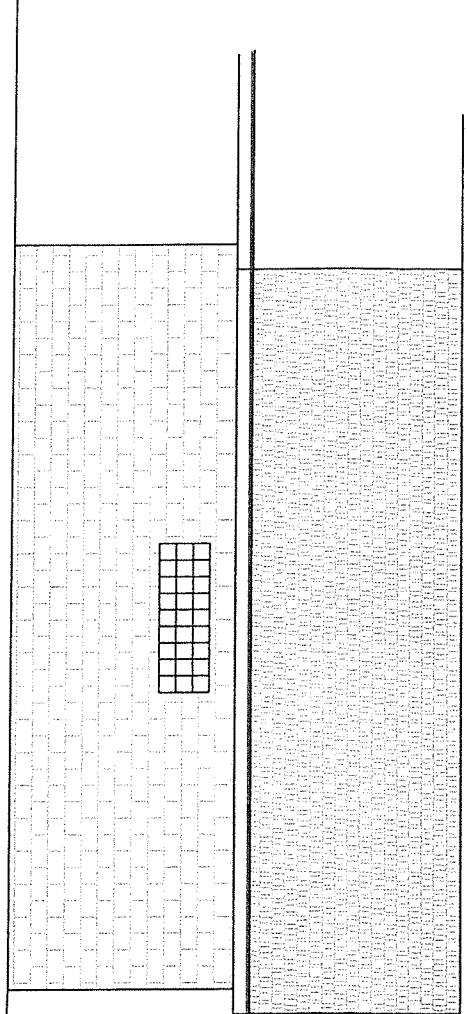
It is my professional opinion that to construct an addition to the front (west) of the existing building would be cost prohibitive due to many factors including the existing front bearing wall, the type of floor construction at the existing forward section of the building, the cost to renovate / create a new retail showroom area and that the existing building façade is not parallel with the Union Road R.O.W..

Please contact me with any questions or comments concerning this matter.

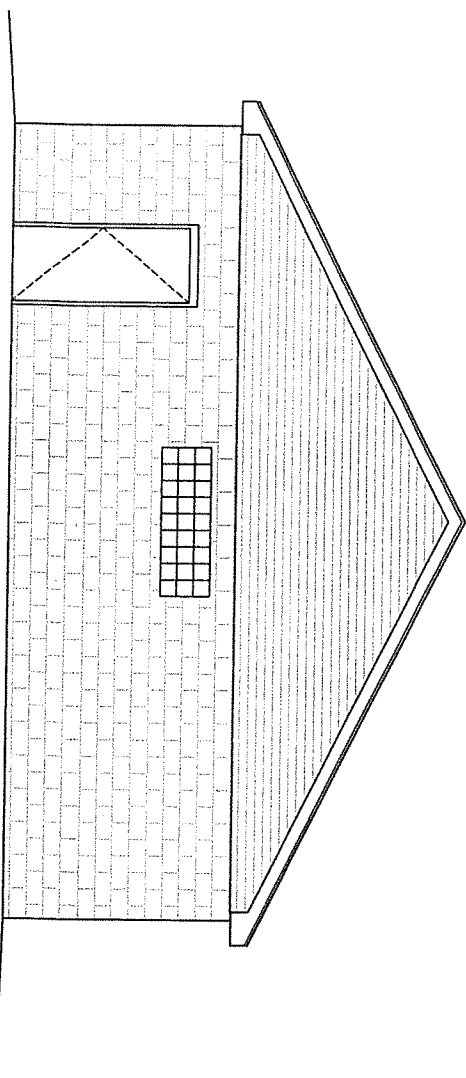
Thank You,

John R. Haas





Proposed South Elevation



Proposed East Elevation

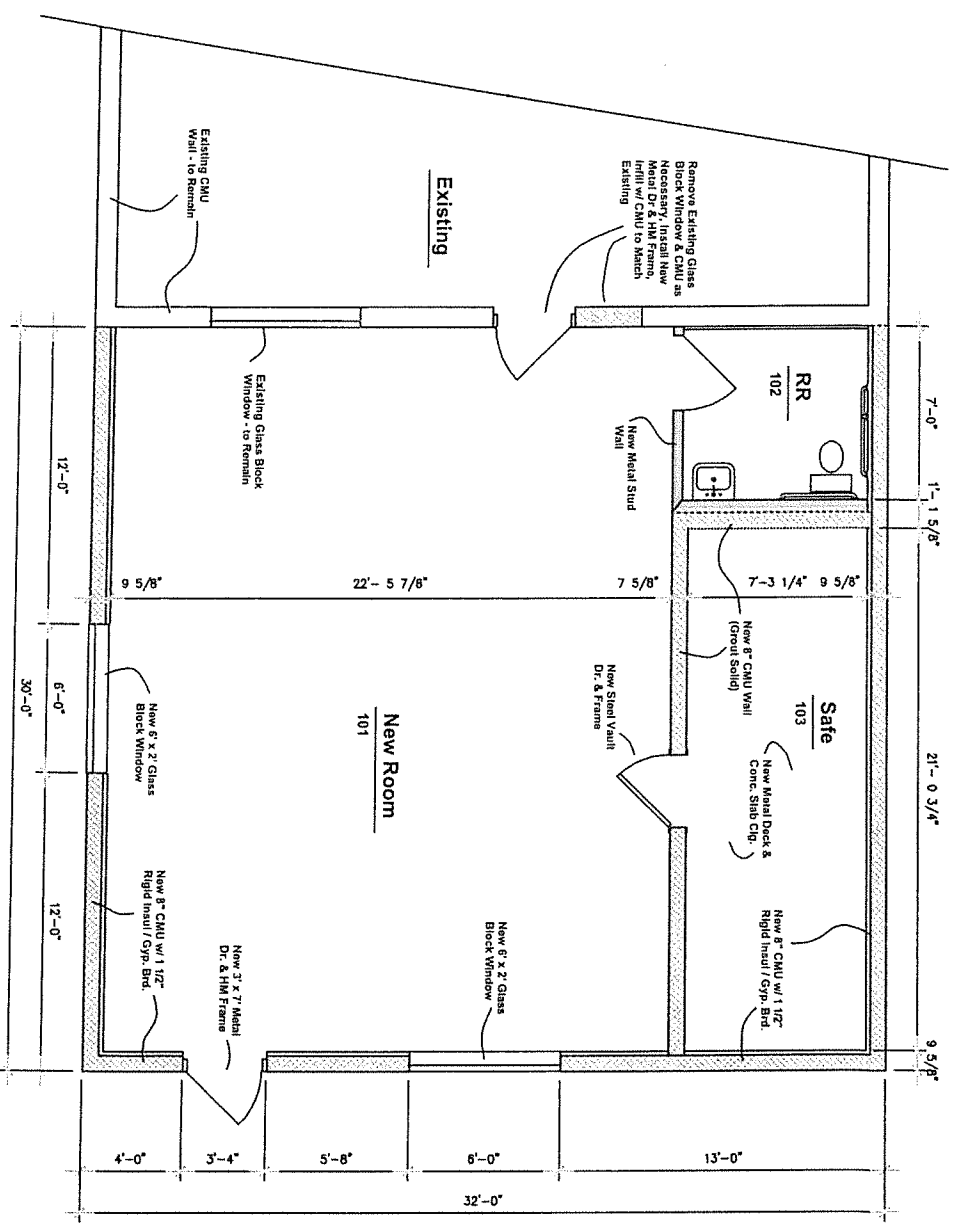
John R. Haas / Architect, P.C.



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716-523-4001 / email - haasararchitect@gmail.com

**Graeber Jewelers
Addition**

1303 Union Road
West Seneca, New York



Proposed Floor Plan

John R. Haas / Architect, P.C.



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