



CODE ENFORCEMENT OFFICE  
"BUILDING SAFETY IS NO ACCIDENT"

## TOWN OF WEST SENECA

TOWN SUPERVISOR  
GARY A. DICKSON

TOWN COUNCIL  
ROBERT J. BREIDENSTEIN  
JOSEPH J. CANTAFIO  
SUSAN K. KIMS  
JEFFREY A. PIEKAREC

*November 16, 2022*

*Town of West Seneca Building Dept.  
1250 Union Rd  
West Seneca, NY 14224*

**Re: 5700 Seneca St. – Proposed Carwash**

*To Whom It May Concern:*

*Please find enclosed a submittal for the proposed demolition of the existing building and construction of a new car wash. This request is to address the required special permit. The scheduled Planning Board meeting is set for December 8, 2022. The Town Board will be held in January 2023.*

*Pursuant to Article 8 of the Environmental Conservation law, State Environmental Quality Review Act (SEQRA):*

*The Town of West Seneca is seeking lead agency designation in this matter. The Town of West Seneca will make a determination of its significance. All submitted materials will be posted on Town web site from review and comment. Please return any comments or concerns within 30 days of the date of notification.*

*If you have any questions, please call our office @ 716-558-3242.*

*Yours truly,  
Jeffrey A. Schieber  
Jeffrey A Schieber  
Code Enforcement Officer  
jschieber@twsnny.org*

*JAS:sl*

*cc: E. C. Dept of Planning  
E. C. DOT  
Fire Dept.  
E. C. Water Authority  
NYS DEC  
Army Corp of Engineers  
W. S. Environmental Commission  
NYS DOT  
Town of Elma Building Dept.  
S. H. P. O.*

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

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline. OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: \_\_\_\_\_

Postmark/Delivery Date: \_\_\_\_\_

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 I - nn. A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

Description of Proposed Action

1. Name of Municipality: TOWN OF WEST SENECA

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

2. Hearing Schedule: Date JAN 2023 Time 6:00PM Location 1300 Union Rd, West Seneca NY 14224

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: \_\_\_\_\_

5. Location of Property:  Entire Municipality  Address: 5700 Transit Rd, West Seneca NY

5a. S.B.L. of Property: 145.05-2-19.1 14224

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, Drainageway

7. Proposed change or use: Demolish existing structure, construct new car wash  
(specify the action, such as the scope of variances or site plans)

8. Other remarks: \_\_\_\_\_

9. Submitted by: Jeffrey A Schieber Email: jschieber@twsny.org

10. Return Address: 1250 Union Rd West Seneca NY 14224

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on \_\_\_\_\_. 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.
2.  Comment on proposed action is attached hereto.
3.  The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4.  No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: \_\_\_\_\_ Date: \_\_\_\_\_

# TOWN OF WEST SENECA

## APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 11/9/22

FILE # 2022-006

PROJECT NAME PROPOSED CAR WASH

PROJECT LOCATION (Include address and distance to nearest intersection)

5100 ~~RD~~ SENECA ST @ TRANSIT RD

APPLICANT ROYAL WASH DEVELOPMENT PH/FAX 585-271-1111

ADDRESS 2851 MONROE AVE ROCHESTER, NY 14618

PROPERTY OWNER SAME

PH/FAX

ADDRESS CHRISTOPHER WOOD

ENGINEER/ ARCHITECT CARMINA WOOD DESIGN PH/FAX 716 550 3342

ADDRESS 487 MAIN ST BUFFALO, NY 14203

SBL # 1A5.05-2-19.1 & 21

PROJECT DESCRIPTION (Include all uses and any required construction)

CONSTRUCTION OF A 4,096 SF CAR WASH & ASSOC. SITE IMPROVEMENTS. THE EX. BUILDING WILL BE DEMOLISHED

SIZE OF LOT (acres) 1.1

ACREAGE TO BE REZONED 1.1

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

SENECA ST - 229.74'

TRANSIT RD - 206.37'

EXISTING ZONING C-2 PROPOSED ZONING C-2 (S)

EXISTING USE(S) ON PROPERTY RESTAURANT

PROPOSED USE(S) ON PROPERTY CAR WASH

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

COMMERCIAL & RESIDENTIAL

G2, C-1 & R-75 & R-75A & R-60A

PUBLIC SEWER YES X NO

PUBLIC WATER YES X NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

NO VARIANCES, SITE PLAN APPROVAL REQ'D

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 11/10/22 BY JAS

PLANNING BOARD MEETING DATE DEC 8, 2022

TOWN BOARD MEETING DATE JAN 2023

TOWN BOARD RESOLUTION DATE TBD

NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 700.00



# CARMINAWOOD DESIGN

November 10, 2022

Town of West Seneca  
1250 Union Road  
West Seneca, NY 14224

ATTN: Jeff Schieber

RE: Proposed Car Wash  
5700 Seneca Street  
West Seneca, New York

Dear Jeff:

On behalf of our client please find enclosed the following documents to begin the special Use Permit process for the project:

- Application
- (12) Copies of Location Maps
- (12) copies of Short EAF
- (12) Concept Site Plan C-100
- (12) Copies of the Surveys
- Check for Application Fee

The project consists of a 4,069 sf tunnel type car wash and associated site improvements. The existing building will be demolished. Access to the site will be via the existing northerly driveway on Transit Road and a new full access driveway on Seneca Street. The property is zoned C-2 which allows a car wash with a special use permit.

Should you have any questions or require additional information, please do not hesitate to contact me at 842-3165, ext 103. Thank you.

Sincerely,  
Carmina Wood Design



Christopher Wood, PE

Cc: Royal Wash Development, LLC

## 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Proposed Car Wash			
Project Location (describe, and attach a location map): 5700 Seneca St Town of West Seneca Erie County			
Brief Description of Proposed Action: Proposed 4,096 sf tunnel car wash with associated site improvements to include vacuum spaces and employee parking spaces. A new full access driveway on Seneca Street is proposed and the existing driveway on Transit Road will remain. The site is currently occupied by a building which will be demolished. The site is zoned C-2 which allows the car wash with a special use permit.			
Name of Applicant or Sponsor: Royal Wash Development, LLC c/o Christopher Wood, PE Carmina Wood Design		Telephone: 716-550-3342 E-Mail: cwood@carminawooddesign.com	
Address: 487 Main Street			
City/PO: Buffalo		State: NY	Zip Code: 14203
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS DOT, Erie County Highway, NYS DEC, ECWA			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.1 acres b. Total acreage to be physically disturbed? _____ 1.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.1 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action.			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Note per item b. below, the site is fully developed and therefore previously disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			







**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





# Erie County On-Line Mapping Application



0.1  
0 0.04 0.1 Miles

WGS, 1984, Web, Mercator, Auxiliary Sphere  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY  
DEPARTMENT OF ENVIRONMENT & PLANNING  
OFFICE OF GIS

This map is a user generated static output from an interactive mapping site and is for reference only. Data accuracy, current, or otherwise, not guaranteed.



Legend  
Parcels

1:2,257

