

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 6/20/18

FILE # 2018-07

PROJECT NAME Royal Car Wash

PROJECT LOCATION (Include address and distance to nearest intersection)
3400 Transit Road

APPLICANT Daniele Family Companies

PH/FAX 585-271-1111

ADDRESS 2851 Monroe Avenue, Rochester, NY 14618

PROPERTY OWNER Fotini Bechakas

PH/FAX N/A

ADDRESS 3400 Transit Road

ENGINEER/ ARCHITECT Passero Associates - Jess D. Sudol, PE VP

PH/FAX 585-325-1000

ADDRESS 242 W. Main Street, Suite 100, Rochester, NY 14614

SBL # 126.-13-4-9

PROJECT DESCRIPTION (Include all uses and any required construction)

Automated Car Wash with Vacuum Stations

SIZE OF LOT (acres) 1.17

ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Transit Road - 265 Feet Clinton Street 243 Feet

EXISTING ZONING C-2

PROPOSED ZONING C-2 w/Special Use Permit

EXISTING USE(S) ON PROPERTY Restaurant

PROPOSED USE(S) ON PROPERTY Car Wash

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

Retail, Restaurant, Residential

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

N/A

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 06/25/2018 BY Pelson

PLANNING BOARD MEETING DATE 07/12/2018

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____



June 20, 2018

Mr. Robert Niederpruem, Jr., Chairman
Planning Board
Town of West Seneca
1250 Union Road
West Seneca, NY 14224

Re: Royal Car Wash - 3400 Transit Road – Clinton Property

Dear Mr. Niederpruem:

On behalf of our client Daniele Family Companies we would like to request to be placed on the next available Planning Board Agenda in conjunction with a Special Use Permit request. The project proposes the construction of an automated Royal Car Wash. A similar car wash was recently completed in the Town of Lancaster and there are 5 locations in Monroe County.

The 1.17-acre property is located at 3400 Transit at the intersection of Clinton Street (Clinton Property). The property is zoned C-2, which allows car washes with a Special Use Permit.

The car wash use is low impact compared to other land uses when considering traffic. This rationale is based on the fact that a vast majority of people who will use the car wash are already on the road and will use the wash as a convenience, similar to a gas station (referred to as pass by traffic). This project would create far less traffic than other typical commercial, or retail uses and also proposes to reduce the number of curb cuts when compared to existing conditions.

Royal Car Washes are not the typical car wash. The building is constructed of brick with windows and peaked roof which gives the building an attractive colonial style look. The car wash uses the latest advanced technology in car care as well as green cleaning products. The project utilizes water saving features that use 40% less water than the typical wash. Another added benefit to the community is free vacuum stations, that can be used by anyone not just patrons.

The project will have hours of operation from 7 a.m. to 10 p.m. with 8-12 employees.

Enclosed with this letter are the following:

- (22) Letters of Intent
- (22) Site Plans
- (22) Surveys
- (22) Applications
- (22) Legal Descriptions
- (22) Permission Letters
- (22) Short EAFs
- (1) Legal Description (in word)
- (1) 11 x 17 Set
- (1) CD

We look forward to meeting with you to discuss this project further. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jess Sudol". The signature is written in a cursive, slightly slanted style.

Jess D. Sudol, PE
Vice President

JDS:paf

Cc: [File](#)
Anthony Daniele
Corey Auerbach, Barclay Damon, LLP

June 15, 2018

Town Planning and Zoning Departments
Town of West Seneca

Re: Royal Car Wash

To whom it may concern:

I, Fotini Bechakas, owner of subject property at 3400 Transit Road, West Seneca, Erie County, NY and as the Sole Member of 3400 Transit Road, LLC, owner of subject property at 5028 Clinton Street, West Seneca, Erie County, NY, give permission and consent to Passero Associates to make the necessary applications to all Town Boards for Permits and Approvals on my behalf for the above project. Further I acknowledge that the Town Board may include restrictions or conditions on any potential permit or approval.

Thank you,

Fotini Bechakas

Fotini Bechakas

3400 Transit Road, LLC

By: Fotini Bechakas

Fotini Bechakas

Its: Sole Member

Schedule A
PARCEL "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot 343, Township 10, Range 7 of the Ebenezer Lands, described as follows:

BEGINNING at a point in the south line of Lot No. 343 and the center line of Clinton Street, distant 123 feet westerly from its intersection with the east line of Lot No. 343 and the original center line of Transit Road, as a 66 foot highway; thence westerly along the south line of Lot No. 343, 120.63 feet to the southeast corner of lands conveyed to Joseph F. McCarthy and Ellen P. McCarthy, his wife, by deed dated September 12, 1958, recorded September 29, 1958 in Liber 6343 of Deeds, page 353; thence northerly along the easterly line of lands so conveyed to said McCarthy to the northeast corner of the lands so conveyed to said McCarthy by, deed aforesaid; thence easterly at right angles 88.10 feet to a point; thence southerly parallel with the west line of Lot No. 343, 55 feet to a point; thence southeasterly at an angle of 48° 55' to the left, 26 feet to a point distant 132.30 feet westerly from the east line of Lot No. 343, as measured at right angles to said line; thence southerly at an angle of 44° to the right, 130 feet to the point or place of beginning.

PARCEL "B"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot 343, of the Ebenezer Lands, so called, bounded and described as follows:

BEGINNING at a point in the northerly line of Clinton Street about 50.9 feet westerly from the intersection of the northerly line of Clinton Street with the easterly line of Lot No. 343, said point of beginning being the southwest corner of lands conveyed to the County of Erie by deed recorded in Liber 2136 of Deeds, page 483; thence northerly along the westerly line of lands so conveyed to the County of Erie 325.19 feet; thence westerly at right angles to last mentioned line 131.90 feet to the easterly line of lands conveyed to Dennis D. Leo and Ruth, his wife, by deed recorded in Liber 2820 of Deeds, page 184; thence southerly along the easterly line of lands so conveyed to Dennis D. Leo and wife, 168.50 feet to a point; thence easterly at right angles to last described line 30 feet to a point; thence southerly and along the easterly line of lands so conveyed to Dennis D. Leo and wife, 55 feet to a point; thence southeasterly at an angle of 48° 55' to the left a distance of 26 feet to a point distant 132.30 feet westerly from the easterly line of Lot No. 343 measured at right angles thereto; thence southerly at an angle of 44° to the right a distance of 96.87 feet to the northerly line of Clinton Street; thence easterly along said northerly line of Clinton Street 75.12 feet to the place of beginning.

EQUITY TITLE

Short Environmental Assessment Form

Part I - Project Information

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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.

Part I - Project and Sponsor Information			
Name of Action or Project: ROYAL CAR WASH			
Project Location (describe, and attach a location map): 3400 TRANSIT ROAD			
Brief Description of Proposed Action: AUTOMATED CAR WASH WITH ASSOCIATED INFRASTRUCTURE INCLUDING VACUUMS AND PAY STATIONS.			
Name of Applicant or Sponsor: DANIELE FAMILY COMPANIES		Telephone: 585-271-1111	
		E-Mail: AJD@DANIELEFAMILY.COM	
Address: 2851 MONROE AVENUE			
City/PO: ROCHESTER		State: NY	Zip Code: 14618
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"/>
			YES <input 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: SPECIAL USE PERMIT - TOWN BOARD SITE PLAN APPROVAL - PLANNING BOARD			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ +/-1.2 acres	
b. Total acreage to be physically disturbed?		_____ 1.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.2 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> NO <input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> YES <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/> NO <input type="checkbox"/>	<input type="checkbox"/> YES <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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/>	<input type="checkbox"/> YES <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES _____ EXISTING STORM SEWER _____ _____	<input type="checkbox"/> NO <input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/>	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: JESS D. SUDOL, PE Date: 6/20/18

Signature: Jess Sudol