

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 9/25/18

FILE # SPR2018-09

PROJECT NAME Royal Car Wash

PROJECT LOCATION (Include address and distance to nearest intersection)
3400 Transit at the intersection of Clinton Street

APPLICANT Daniele Family Companies

PH/FAX 585-271-1111

ADDRESS 2851 Monroe Avenue, Rochester, NY 14618

PROPERTY OWNER Fontini Bechakas

PH/FAX N/A

ADDRESS 3400 Transit Road

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

PH/ FAX 585-325-1000

ADDRESS 242 W. Main Street S100, Rochester, NY

SBL # 126.13-4-9 (3400 Transit) and 126.13-4-8 (5028 Clinton)

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 C2-S PROPOSED ZONING _____

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 X NO ___

PUBLIC WATER YES X 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 09/25/2018 BY J. Nelson

PLANNING BOARD MEETING DATE 10/7/2018

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

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

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

3400 Transit Road, LLC

By: 

Fotini Bechakas

Its: Sole Member



September 25, 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 for Site Plan Approval. 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. The property is zoned C-2S, as a Special Use Permit authorizing the proposed use was approved by the Town Board on August 13, 2018. The Town Board, acting as lead agency in a coordinated review, issued a negative declaration of environmental significance pursuant to SEQRA on even date.

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. The project will disturb less than an acre so a SWPPP is not required.