



"Total Car Care Experts"

Dear West Seneca Planning Board:

January 10th 2019

Thank you for the opportunity to re-present this project. The purpose of this project is to return the vacant building located at 1412 Ridge Road into a quality auto repair shop.

We have completed the last requested item:

- A topographically survey has been completed.
- In review of the Topographically study, the rear of the building and the back-yard drain into the existing DI that is on the Town of West Seneca property.

Also, since my first appearance before the board:

- We have replaced the failed DI in the front lot, there is no more sitting water in the front lot.
- We have connected the downspout on the rear left of the building directly to the storm sewer as opposed to splashing down in the back yard causing a water problem.
- We have secured the adjacent property to meet the need for 16 parking spaces.

Some additional notes:

- This building has been vacant and an eye sore for many years.
- Currently is zoned C-1 proposed use is C-2S
- Properties to the right & left are both zoned C-2
- Its last use was a 'variance' for motor service.
 - Formerly a Midas Muffler shop, for more than 40 years.
 - We are proposing the same use as it was built for in approx. 1966.

Improvements that we will do:

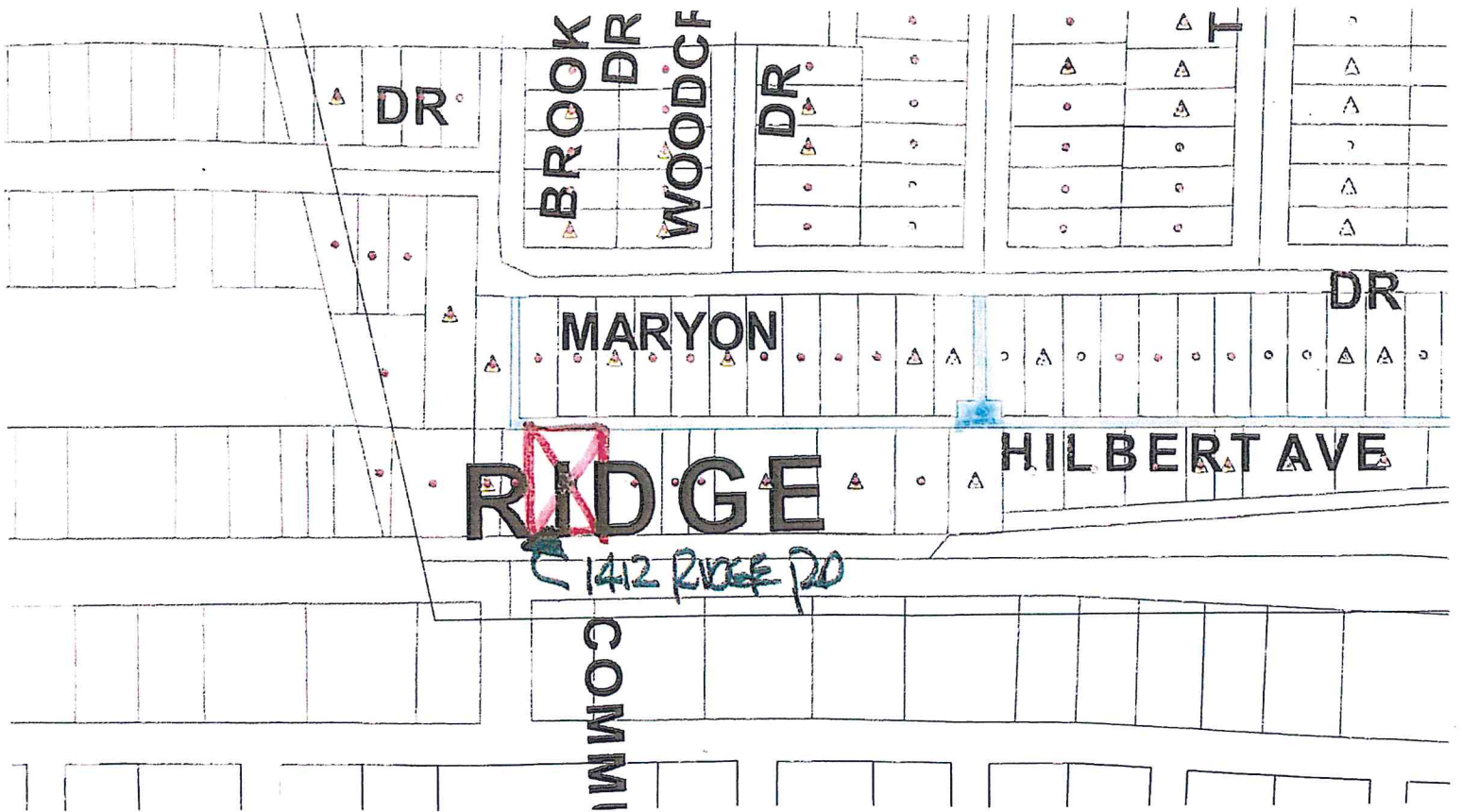
- We will resurface repaint the building.
- Install an elevation like what Ziebart has 1777 Union Rd
- Remove the plywood from the windows. Repair any broken glass
- Outdoor lighting will be facing toward the building, away from the street.
- Repave the front lot.
- We have already replaced the dilapidated and broken overhead doors.
- There will be no new construction required.
- Thank you for your consideration, please let us know if you require further information.

Sincerely,

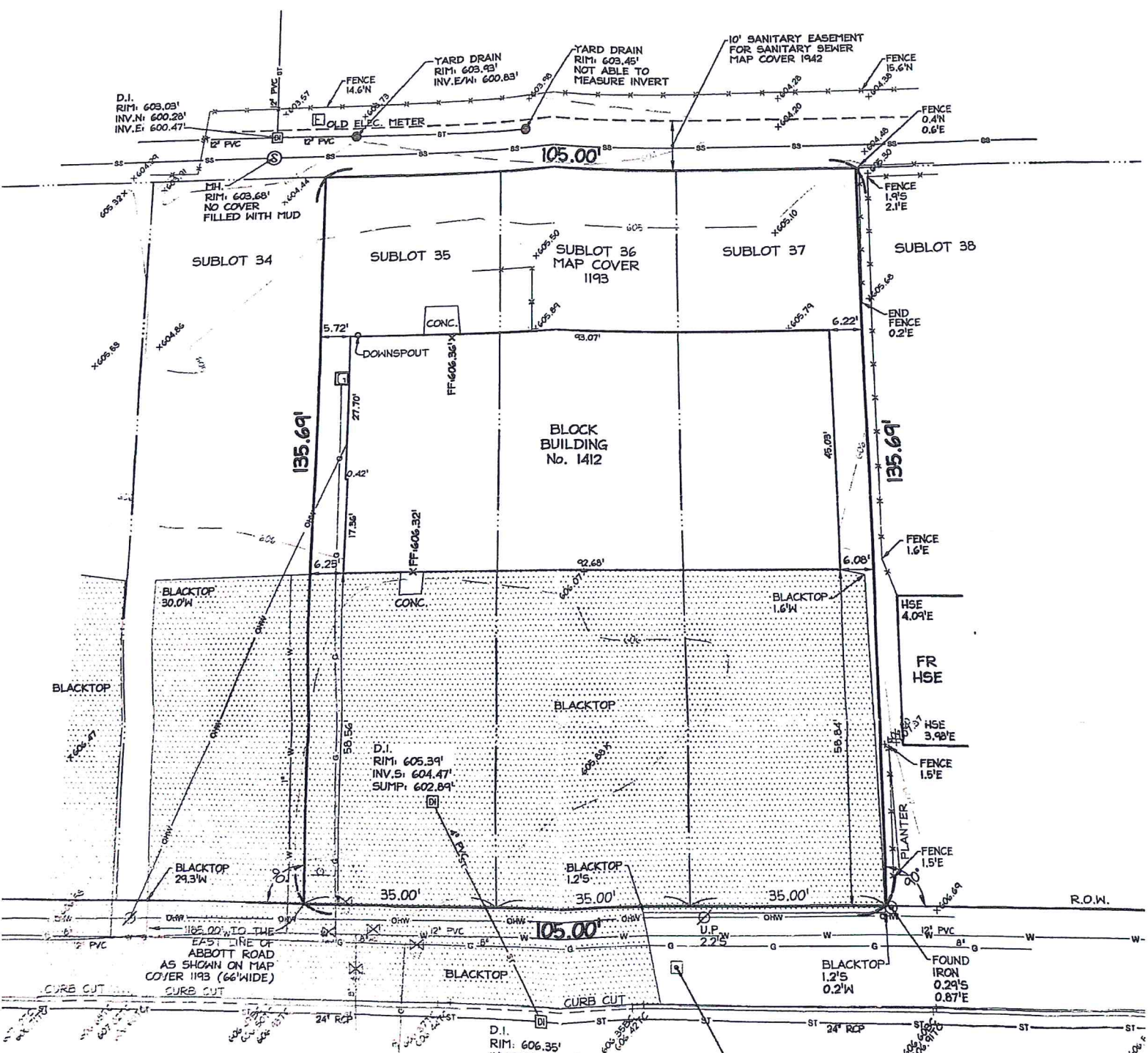
JR Steiner

J Randy Steiner, Owner
AAMCO & Racali Holdings LLC
5 Wainwright Court
Buffalo, NY 14221

HIGHLIGHTED AREA IS
TOWN PROPERTY WHICH
CONTAINS THE STORM LINE



Tax Map Showing Parcel.



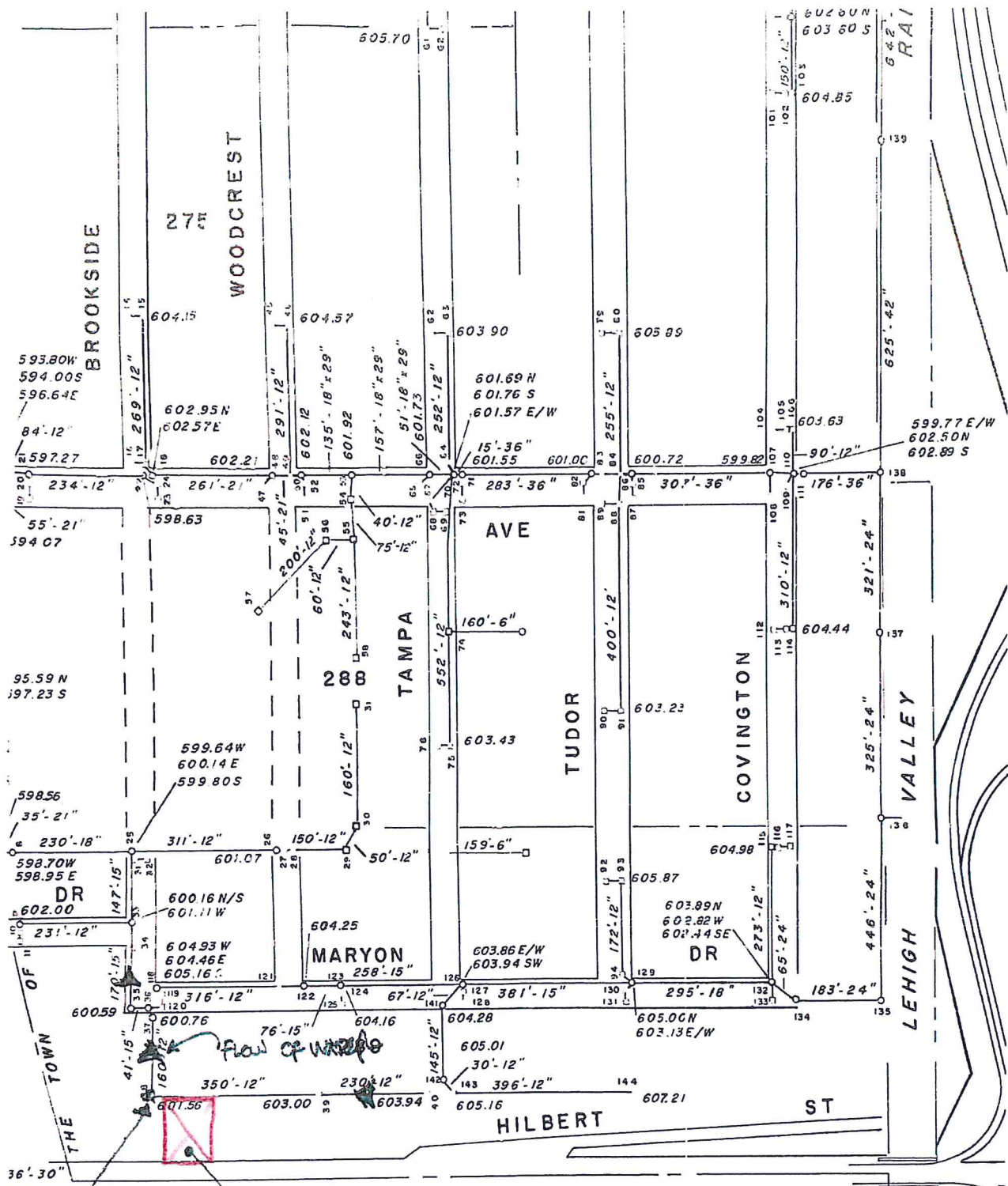
RIDGE

(WIDTH VARIES)

ROAD

BENCHMARK:
MONUMENT
ELEVATION: 606.73'

TRON CANONIA



RIDGE - 142' ACROSS
 EAST DI ON TOWN PROPERTY

STORM WATER MAP

STERLY LINE OF