

TOWN OF WEST SENECA



JOHN A. GULLO
CODE ENFORCEMENT OFFICER,
CFEI, CHS-IV, CDP-1

TOWN SUPERVISOR
SHEILA M. MEEGAN
TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY, JR.

TO: Honorable Town Board

FROM: John A. Gullo
Senior Code Enforcement Officer

DATE: November 8, 2017

RE: 1412 Ridge Road

Dear Honorable Town Board Members:

The owners of the above listed property are requesting that the zoning be changed. It is currently C-1 and they would like to change it to C-2(S) which allows automotive use. This was an automotive use in the past and has been vacant for years. Please see the attached information.

If you have any questions, please contact my office.

JAG:sl
Attach.



1521 Mt Read Blvd
Rochester, NY 14606
(586) 254-5920



398 W. Commercial St
E. Rochester, NY 14445
(585) 381-3772

"Total Car Care Experts"

Dear W Seneca Zoning Board:

The purpose of this project to return the vacant building located at 1412 Ridge Road into a quality auto repair shop.

- This building has been vacant and an eye sore for many years.
- Currently is zoned C-1 proposed use is
- Its last use was a 'variance' for motor service.
 - Formerly a Midas Muffler shop.
 - We are proposing the same use as last.
- We will repaint the building.
 - Remove the plywood from the windows.
 - Repair any broken glass
 - A concept picture is attached.
- We have already replaced the dilapidated and broken overhead doors.
- There will be no construction required.
- Repave the lot and restore the storm drainage catch basin.

As the owner of (4) AAMCO Transmission auto repair shops, it is our intention to open it up as an AAMCO. It would require AAMCO approval. If AAMCO does not approve it, we will open under a name to be determined.

A specialty transmission shop is different than a typical auto repair business. We work on fewer cars, our repairs are larger and higher dollar amounts. A typical 6 bay auto repair will work on 12 cars a day, we work on about 12 cars per week. The traffic volume into this business will be relatively low.

Please let us know if you require further information.

Sincerely,

A handwritten signature in cursive script that reads "J Randy Steiner".

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