

TOWN OF WEST SENECA



CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

TOWN SUPERVISOR
SHEILA M. MEEGAN

TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY JR.

TO: Honorable Town Board

FROM: Jeffrey Schieber
Code Enforcement Officer


DATE: April 15, 2019

RE: 1343 Union Road
1347 Union Road
1353 Union Road

Dear Honorable Town Board Members:

The owner of the above listed property is requesting that the zoning be changed. It is currently C-1 and R-65 they would like to change it to C-2(S) for a proposed car wash. Please see the attached request.

If you have any questions, please contact my office.



JS:sl
Attach.

James E. Boy, Architects

124 Linden Avenue, Kenmore, New York 14217 - 716-863-1380

April 15, 2019

Sheila M. Meegan, Supervisor
Town of West Seneca Town Board
1250 Union Road
West Seneca, New York 14224

Re: Proposed Car Wash Project – 1343, 1347 and 1353 Union Road
& 0 Freemont Avenue – Request for Rezoning of Property
from R-65 and C-1 to C-2 and Special Use Permit
Applicant: JSEK West Seneca LLC c/o Joe Spino

Dear Supervisor Meegan and Councilmembers Hanley and Hart:

JSEK West Seneca LLC (“Project Sponsor), the owner of parcels consisting of 1343, 1347 and 1353 Union Road and 0 Freemont Road (collectively the “Project Site”) is interested in redeveloping the Project Site as a car wash facility and related site improvements in a manner generally consistent with the attached Concept Plan showing the layout of the redevelopment project.

The Union Road frontage of the Project Site is zoned C-1 pursuant to the Town of West Seneca Zoning Map (“Zoning Map”) and the remainder of the Project Site is zoned R-65. A car wash facility is allowed in the C-2 zoning district upon the issuance of a Special Use Permit.

The proposed car wash redevelopment project would include a new car wash building consisting of a two-story structure along the Union Road frontage of the Project Site and the remainder of the building would be a single-story structure. The size of the proposed car wash building would be approximately 6,500 sq. ft. In connection with the redevelopment project, there would not be any driveway connection to Freemont Avenue and screening consisting of fence and landscaping will be provided along those portions of the Project Site that are adjacent to residential uses.

The first step in the review process for the redevelopment project consists of the Town Board making a referral of the request to amend the zoning classification of a portion of the Project Site from R-65 and C-1 to C-2 to the Planning Board. Upon this occurring, the Project Sponsor will file an Application and the required supporting documentation to facilitate the Planning Board’s review and issuance of recommendation to the Town Board on the requested amendment of the zoning classification of a portion of the Project Site from R-65 and C-1 to C-2 and the required Special Use Permit.

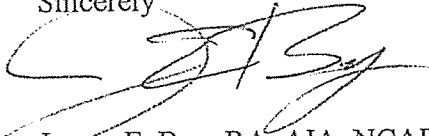
James E. Boy, Architects

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The Applicant is requesting that the request for an amendment of the zoning classification of a portion of the Project Site from R-65 and C-1 to C-2 and the request for a Special Use Permit be referred to the Planning Board by the Town Board during the upcoming meeting of the Town Board on April 22nd at 7:00 p.m.

If you have any questions or need additional information, please feel free to contact Sean Hopkins, Esq. at 510-4338 or via e-mail at shopkins@hsr-legal.com or me at 863-1380 or via e-mail at jboy@jeb-architecture.com.

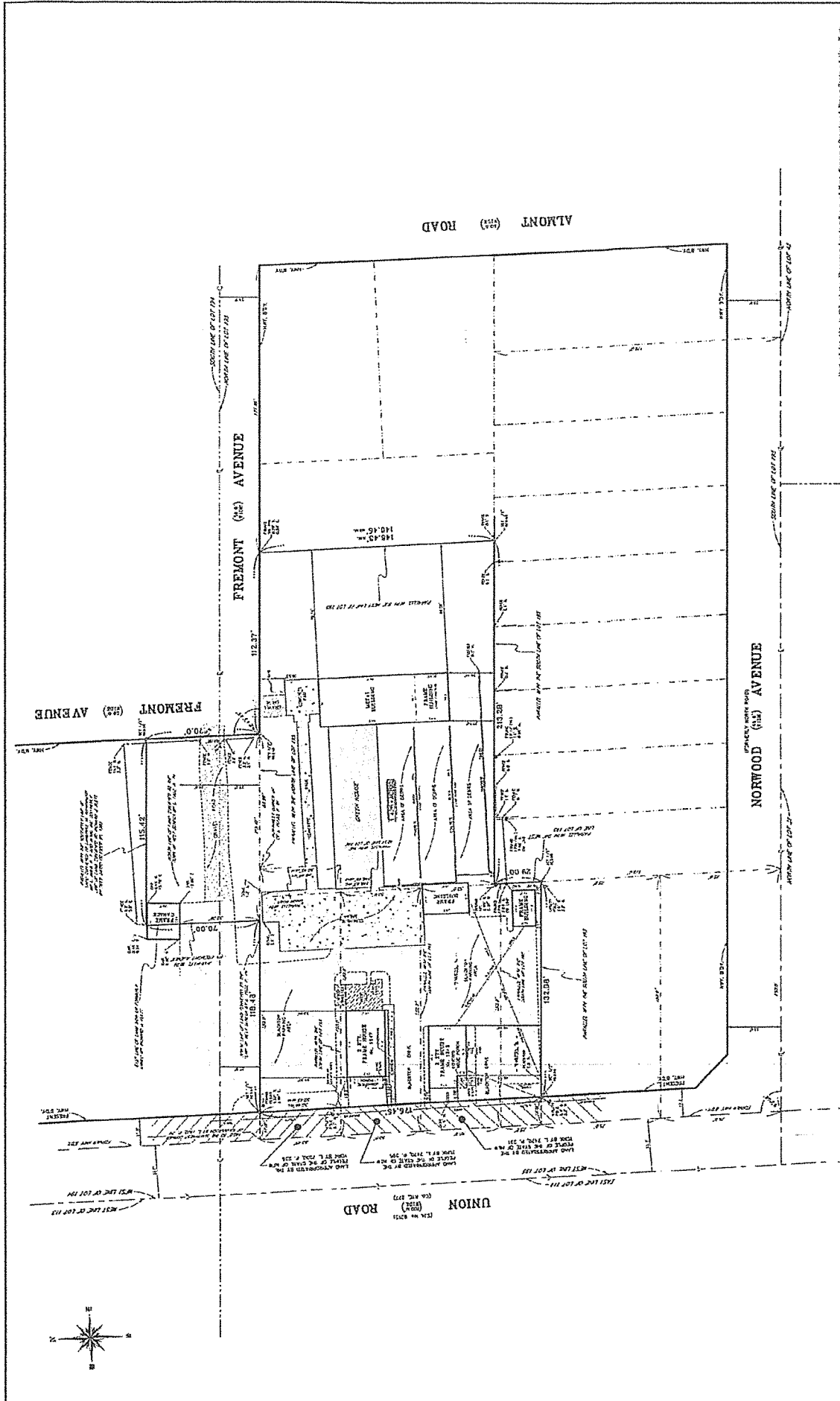
Sincerely



James E. Boy, RA, AIA, NCARB

Enc.

cc: William P. Hanley, Councilmember
Eugene Hart, Councilmember
Jackie Felser, Town Clerk
Tina Hawthorne, Esq., Town Attorney
Jeffrey Schieber, Code Enforcement Officer
Joe Spino, JSEK West Seneca LLC
Sean Hopkins, Esq., Hopkins Sorgi & Romanowski PLLC

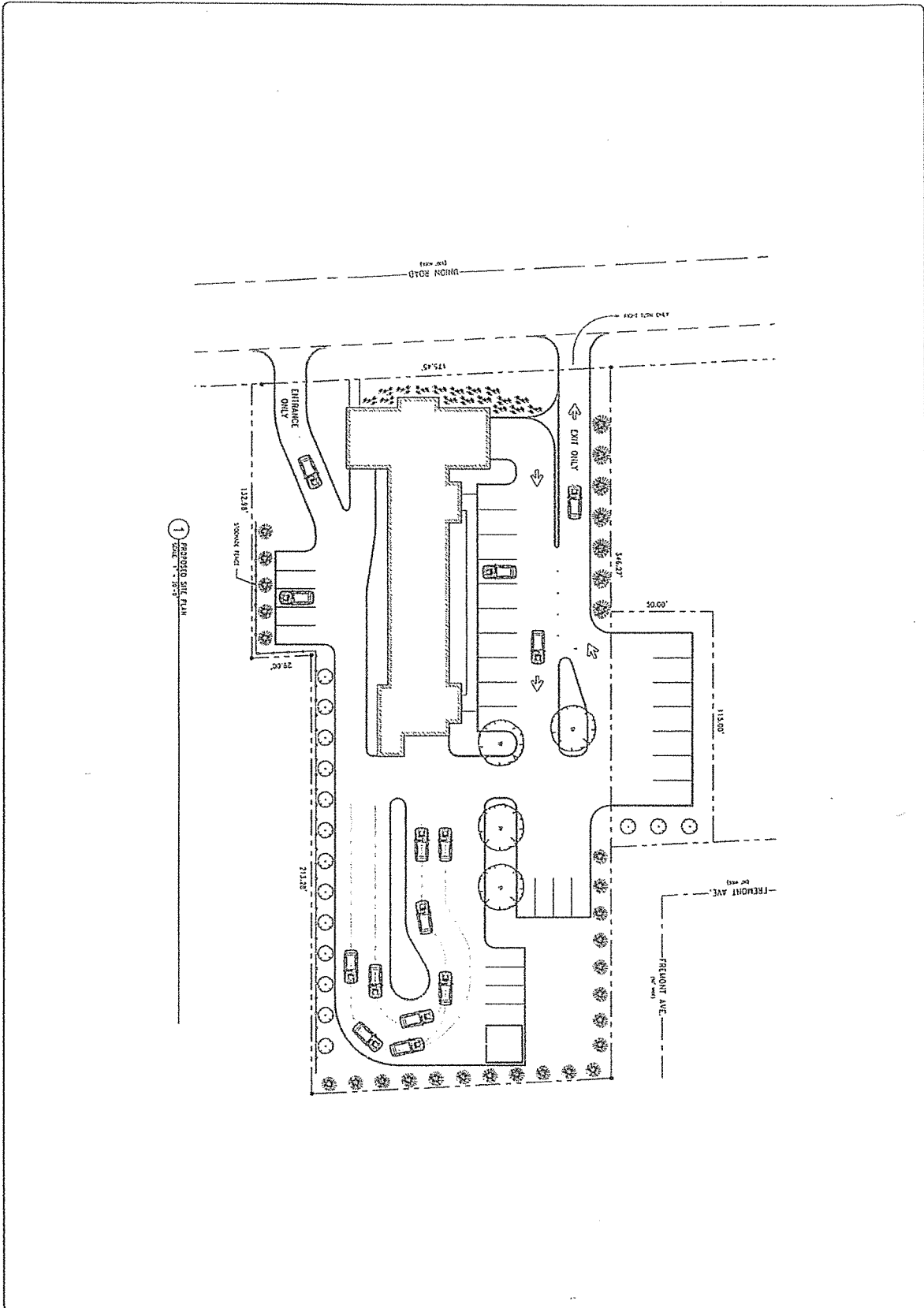


Date of Iss. 1011 8 1923 of the Boarder lands in town of East Ferris County of the State of New York

PAUL C. PAGANO PLS.
 PROFESSIONAL LAND SURVEYOR

DATE	7/10/2020
TITLE	ROAD DESIGN
OWNER	
PROJECT	
SCALE	
DATE	
BY	
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	

PAUL C. PAGANO
 PROFESSIONAL LAND SURVEYOR
 1000 10th St. N. Grand Rapids, MI 49503
 (616) 233-1111
 paul@paganopl.com



1 PREPARED SITE PLAN
DATE: 11-11-11

A100

PROJECT NO. 11-11-11

DATE: 11-11-11

PROJECT TITLE: CAR WASH

JB JAMES. E. BOY ARCHITECTS, PC
 124 LINDSEY AVE.
 ESSEX, VT 05732
 PHONE: (754) 533-1332

Union Road Car Wash