

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 07/29/19

FILE # 2019-05

PROJECT NAME Integrated Auto Associates LLC

PROJECT LOCATION (Include address and distance to nearest intersection)
200 Westminster Rd. West Seneca NY 14224

APPLICANT Jan Schumacher

PH/FAX _____

ADDRESS 15 Croydon Dr. Depew NY 14043

PROPERTY OWNER Bill Alica

PH/FAX _____

ADDRESS 273 Thorn Ave. Orchard Park, NY 14127

ENGINEER/ ARCHITECT Joe Marenaccio

PH/FAX (716) 574-6549

ADDRESS _____

SBL # 134.49-1-13

PROJECT DESCRIPTION (Include all uses and any required construction)
Site Plan for Online Auto Sales business.

SIZE OF LOT (acres) .209

ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Westminster Rd. = 100%

EXISTING ZONING M2

PROPOSED ZONING M2(S)

EXISTING USE(S) ON PROPERTY Storage

PROPOSED USE(S) ON PROPERTY Online Auto Sales - Automotive Cleaning

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

Residential (3 Properties)

Commercial (1) Manufacturing (1)

(All manufacturing 2) Zoned

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 08/20/2019 BY J. Jelski

PLANNING BOARD MEETING DATE 09/12/2019

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

Integrated Auto Associates LLC

200 Westminster Rd.
Buffalo, Ny 14224
(716)939-0905



Town of West Seneca

Special Use Permit

200 Westminster Rd.

Online Auto Sales

Letter of Intent

To Whom it May Concern,

Integrated Auto Associates LLC is a Licensed Used Automotive Dealer. Our business model is focused around online auto sales. We will accept walk up customers, and look forward to selling to local customers, but the vast majority of our customers will come via online sales.

Hours of Operation: M-F: 0900 – 1900

SAT: 0900 – 1900

SUN: 1000 – 1600

Property Use: Front Office – Lobby for customers

Center Room – Employee Room / Offices

Right Single Bay – Property Owner Storage

Left Bay (14FT) – Storage of vehicles, supplies, cleaning of vehicles

The property will consist of a 3-car display lot in front parking lot, a front lobby for customer sales, an employee room to work, and a bay to clean, show, and prep automobiles for sale. Our success of online sales will depend on a well-maintained clean environment where we can do photo shoots and car reviews. We intend on gaining the trust of our customers and neighbors through our outstanding customer service. We don't intend to create your typical used auto sales / service environment, but rather an online auto brand where people come to blog, ask questions, and reach out for industry help.

Integrated Auto Associates LLC

200 Westminster Rd.
Buffalo, Ny 14224
(716)939-0905

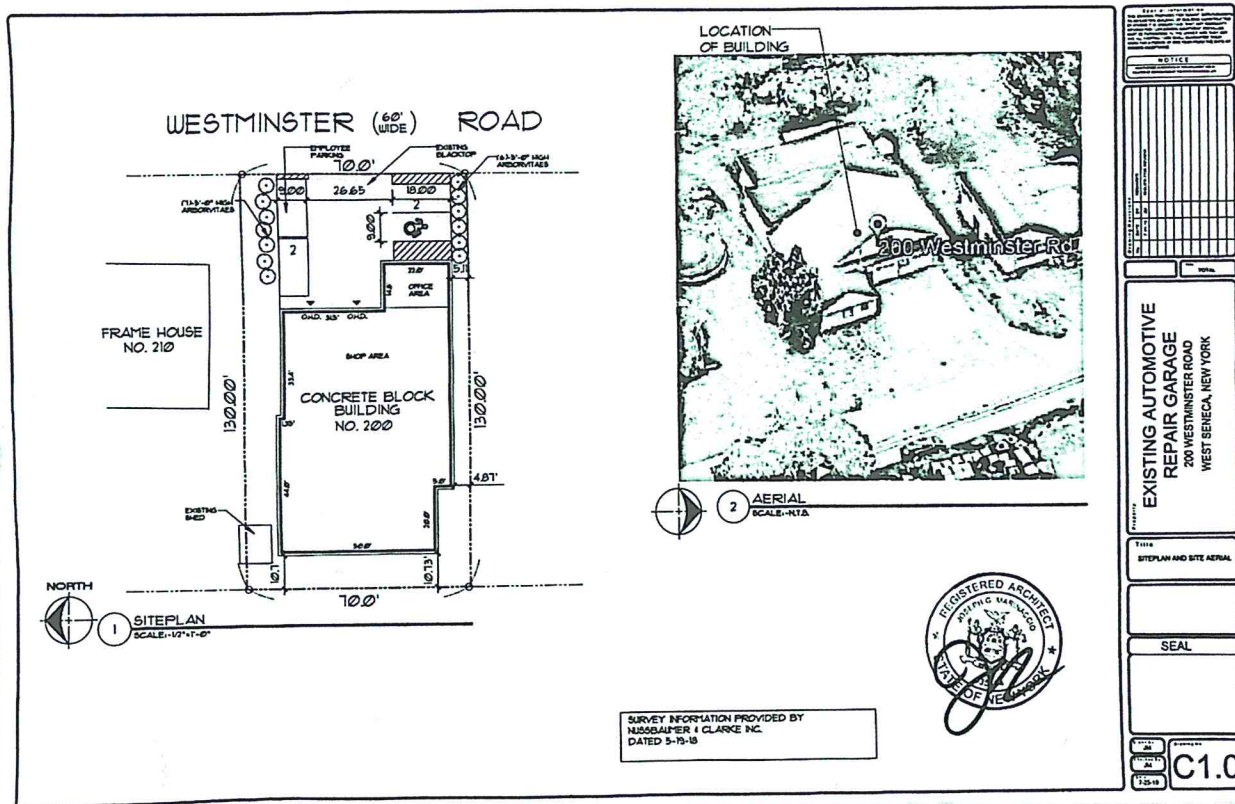


Official Site Plan

Completed By: Joe Maranacio

Phone: (716)574-6549

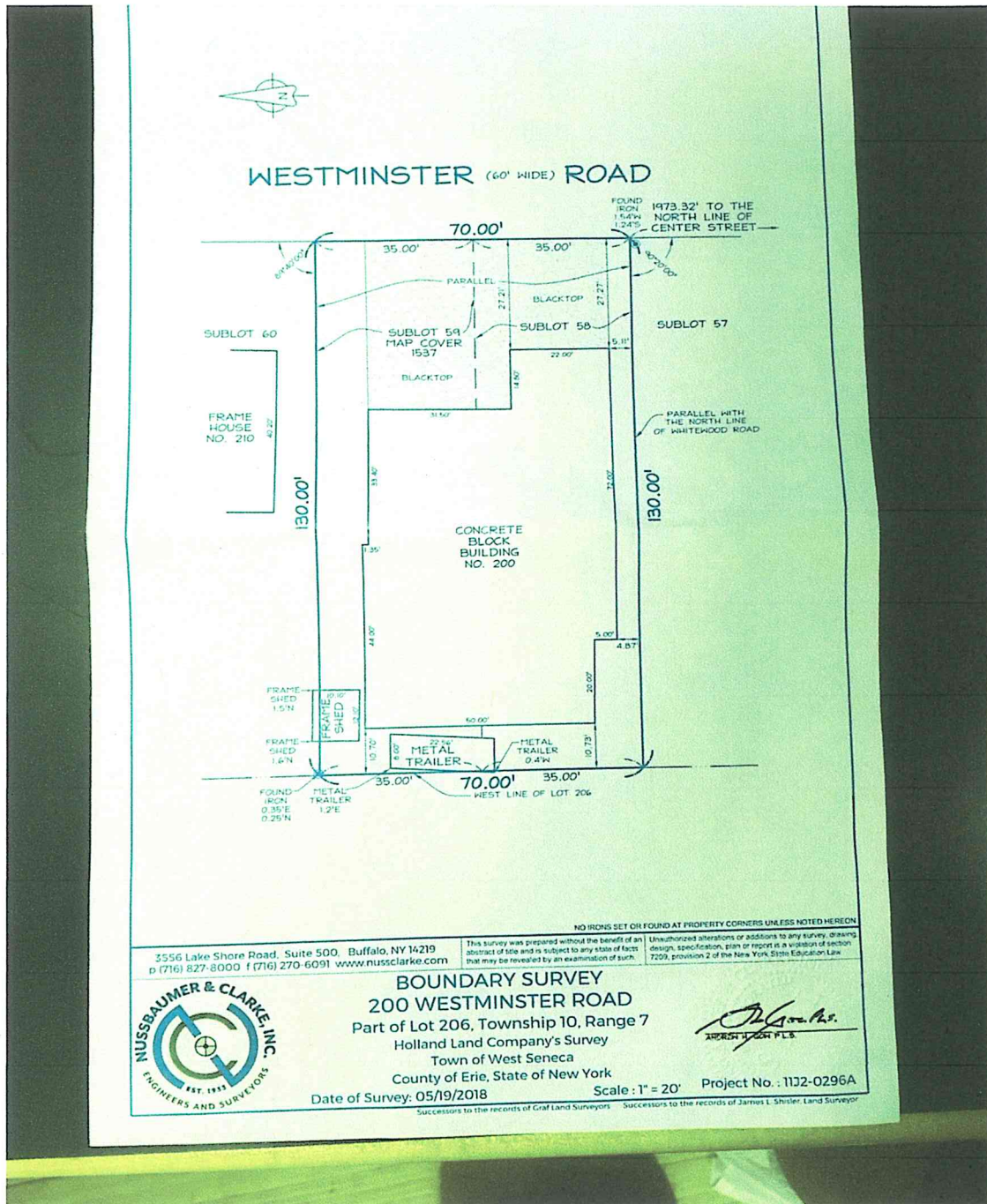
Email: archjoe73@gmail.com





Property Survey

Date of Survey: 05/19/2018



Integrated Auto Associates LLC

200 Westminster Rd.
Buffalo, Ny 14224
(716)939-0905



Legal Description of Property / Tax Information

WRITE YOUR PHONE # ON YOUR CHECK AND MAKE IT PAYABLE TO:
JACQUELINE A. FELSER
 TOWN CLERK/RECEIVER OF TAXES AND ASSESSMENTS
 1250 UNION ROAD
 WEST SENECA, NY 14224
 716-558-3215
 WWW.WESTSENECA.NET

TOWN OF WEST SENECA
COUNTY OF ERIE
 COUNTY AND TOWN TAX 2019
 JANUARY 1, 2019 THRU DECEMBER 31, 2019

003994
PROPERTY LOCATION
 200 Westminster Rd
ACRES OR DIMENSIONS
 FR- 70.00 DP- 130.00
SWIS CLASS SCHOOL
 146800 449 146801
RS BANK MORTGAGE
 1
COUNTY -STATE AID- TOWN
 179,208,881 890,280

OFFICE HOURS: MON-FRI 8 AM-5 PM
 SPECIAL HOURS ON REVERSE SIDE

** BILL NO. -- 7,385
 SBL. 134.49-1-13
 Paragon Aquisition, LLC
 273 Thorn Ave
 Orchard Park, NY 14127

PAID IN FULL
 JAN 17 2019

TOWN OF WEST SENECA
 RECEIVER OF TAXES

TAXES DUE BY 02/15/2019

LEVY DESCRIPTION	TOTAL LEVY	% OF CHANGE	TAXABLE	RATE	TAX AMOUNT
Library Tax	24,910,939.00	2.0	73,300.00	1.066582	78.18
County Service Tax	270,185,414.00	2.7	73,300.00	11.917466	873.55
General Town Tax	14,813,693.00	8.8	73,300.00	12.146695	890.35
Highway Tax	11,106,295.00	-5	73,300.00	9.105722	667.52
68025 Fire Dist 6	660,000.00	.0	73,300.00	3.105309	227.62
68281 San Sewer 8		.0	1.00	100.000000	100.00
68311 San Sewer 8 Ext	47,663.00	6.8	73,300.00	.578151	42.38
68311 San Sewer 8 Ext	47,663.00	6.8	73,300.00	3.978778	284.31
68312 San Sewer 8 Ext		.0	30.00	4.250379	127.51
68312 San Sewer 8 Ext		.0	70.00	.250000	17.50

TAX SCHOOL CODE UNIFORM % OF VALUE
 39.00

ASSESSED VALUE FULL MARKET VALUE
 73,300 187,900

ck 1023

EXEMPTION	EQUALIZED VALUE	PURPOSE	FULL MARKET VALUE	TAX LEVIED-PAY THIS AMOUNT PAYABLE IN U.S. FUNDS ONLY.
				\$3,308.92

2019 LATE PAYMENT SCHEDULE ON TOTAL TAX DUE

Late Pay Dates:	Penalty Amount	Base Tax	Total Due
02/16/19-02/28/19	49.63	3,308.92	3,358.55
03/01/19-03/15/19	99.27	3,308.92	3,408.19
03/16/19-04/01/19	148.90	3,308.92	3,457.82
04/02/19-04/15/19	198.54	3,308.92	3,507.46

Integrated Auto Associates LLC

200 Westminster Rd.
Buffalo, Ny 14224
(716)939-0905



Letter from Owner of Property



716.713.2295

To Whom it May Concern,

I am the owner of 200 Westminster, I have read the letter of intent provided by Integrated Auto Associated, LLC referencing use of this property. I have no objection to their stated use.

Please let me know if you have any questions.

Bill Alico

President

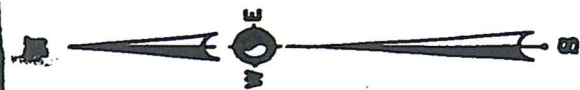
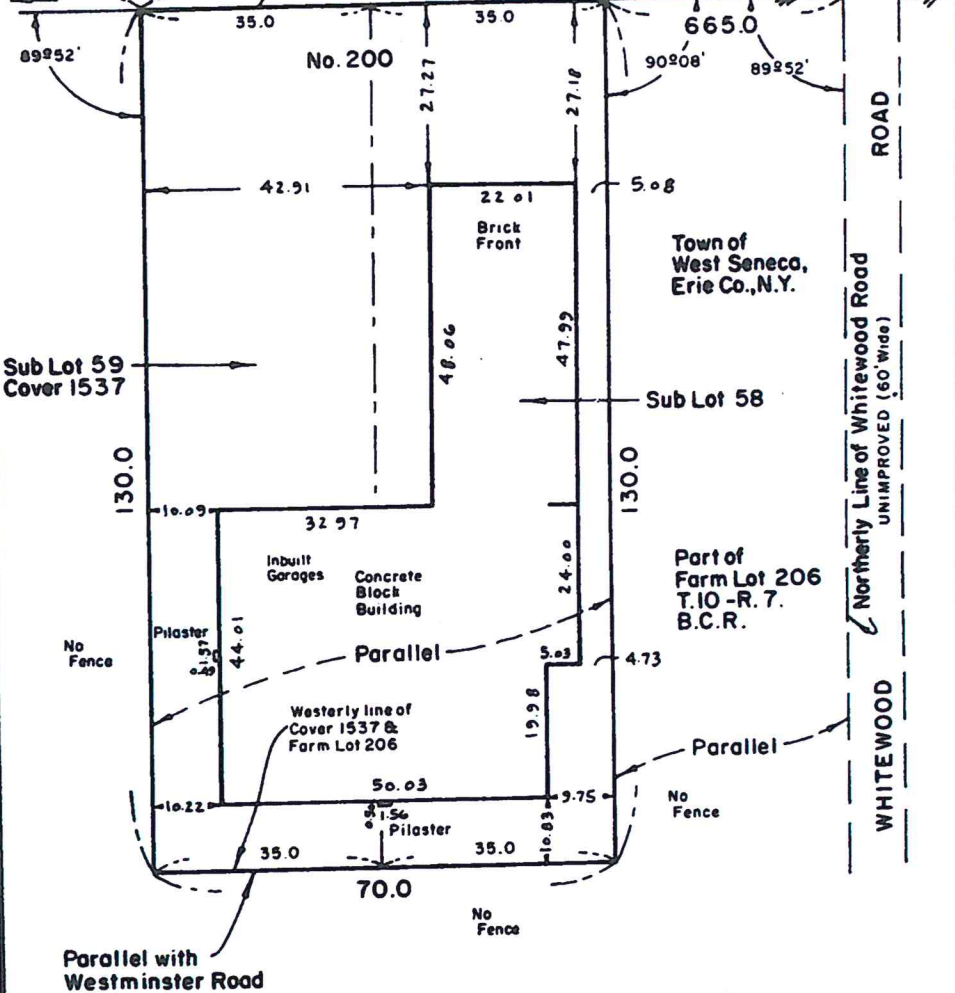
WESTMINSTER ROAD

(60' Wide)

528.73 to
Mayer Road
(Formerly N.
Seneca St.)

Westerly Line of Westminster Road

1973.32



SURVEY

made for

MICHAEL J. STACHOWSKI, Atty.
2130 Clinton Street

Buffalo, N.Y.
Job No. 74678

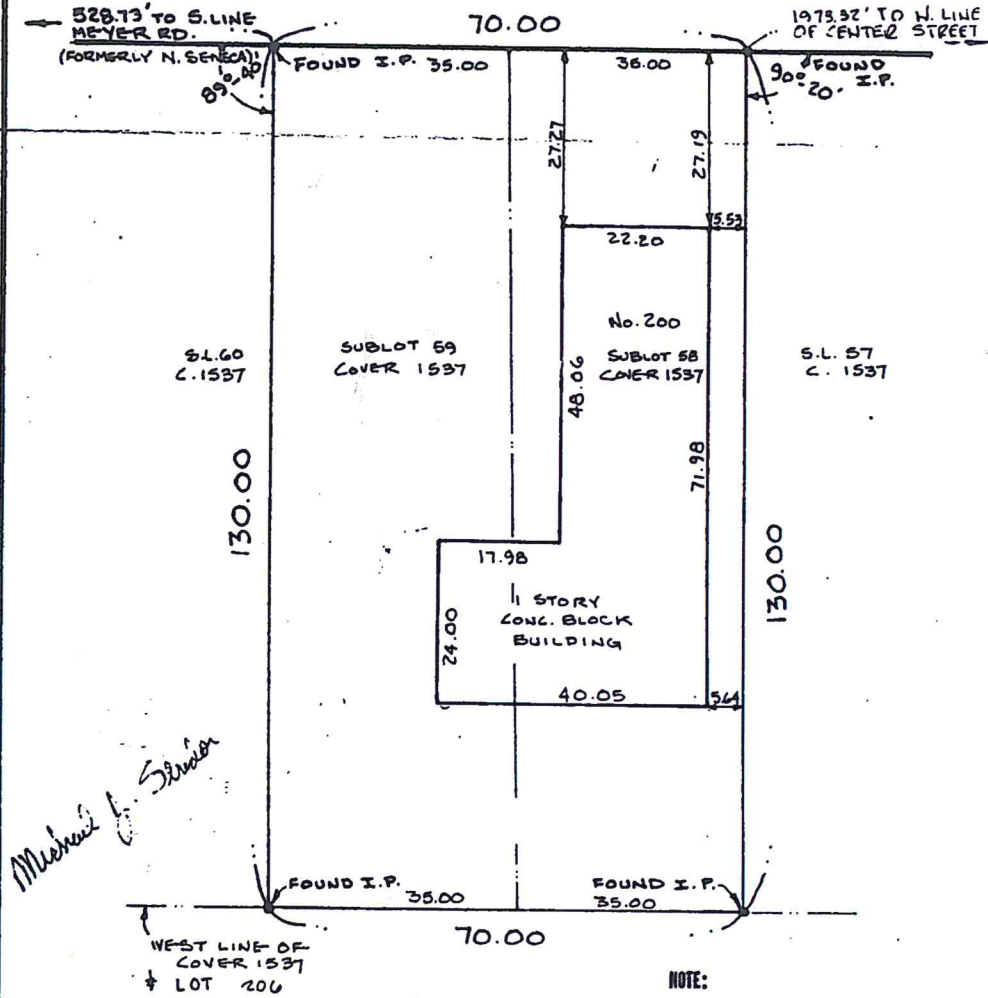
May - 23 - 1991
Scale - 1" = 20'

MARK A. FENTER - Licensed Land Surveyor No. 49810
2766 Mariem Road, Cheektowaga, N.Y., 14225-3006, Phone (716) 895-1953

Successor to the Records of C.E. Hartbe
& J.W. Darling - Established Since 1923



WESTMINSTER (60' WIDE) ROAD



Michael J. Shiner

NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR