



June 22, 2020

Jeffrey Schieber, Code Enforcement Officer
Town of West Seneca Town Hall
1250 Union Road, Room 210
West Seneca, New York 14224

Re: Site Plan Application [SPR2019-06] – Updated Site Submission
Car Wash Facility Redevelopment Project
1343, 1347 & 1353 Union Road and 0 Freemont Avenue
Applicant: JSEK West Seneca LLC
File No. 10145.1

Dear Mr. Schieber:

Enclosed are ten (10) full size copies of the updated Site Plan [Drawing C-100] prepared by Carmina Wood Morris DPC and updated Landscape Plan prepared by Joy Kuebler, Landscape Architect [Drawing L-100] for the proposed car wash facility redevelopment project at 1343, 1347, 1353 Union Road and 0 Freemont Avenue (“Project Site”). Reduced size copies of the updated Site Plan [Drawing C-100] prepared by Carmina Wood Morris DPC and updated Landscape Plan are also provided at Exhibits “1” and “2”.

On November 27, 2019, Edward Rutkowski, P.E., of the New York State Department of Transportation (“NYSDOT”) sent both you and me an e-mail requesting that the layout of the redevelopment project be modified to eliminate one of the two driveways onto Union Road depicted on the previous Site Plan for the redevelopment project as prepared by John Schenne, P.E., that was subsequently approved by the Planning Board on December 12, 2019. A reduced size copy of the previously approved Site Plan is provided at Exhibit “3”.

Based on discussions with Mr. Rutkowski and a redesign of the proposed redevelopment project completed by Christopher Wood, P.E. of Carmina Wood Morris, the project layout has been updated to eliminate the previously proposed southern driveway connection to Union Road and just as importantly to avoid the awkward required right hand turn back into the Project Site for vehicles existing the car wash facility. These changes will improve vehicular circulation on the Project Site and also results in a project layout consistent with the input received from NYSDOT.

It would be greatly appreciated if you place the proposed redevelopment project on the agenda of the meeting of the Planning Board to be held on Thursday, July 9th so that the members can provide their input regarding the updated project layout. An updated color building rendering is being prepared and will be finalized in time to be presented to the Planning Board during its meeting on July 9th.

We also will be filing a Variance Application and the required supporting documentation by July 6th for the meeting of the Zoning Board of Appeals to be held on July 22nd.

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

5500 Main Street, Suite 343 • Williamsville, New York 14221

Direct: 716-510-4338 • E-mail: shopkins@hsr-legal.com

Correspondence to Jeffrey Schieber, Code Enforcement Officer

June 22, 2020

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Please feel free to contact me with any questions regarding this updated project submission or the status of the proposed redevelopment project.

I can be reached at 510-4338 or via e-mail at shopkins@hsr-legal.com.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



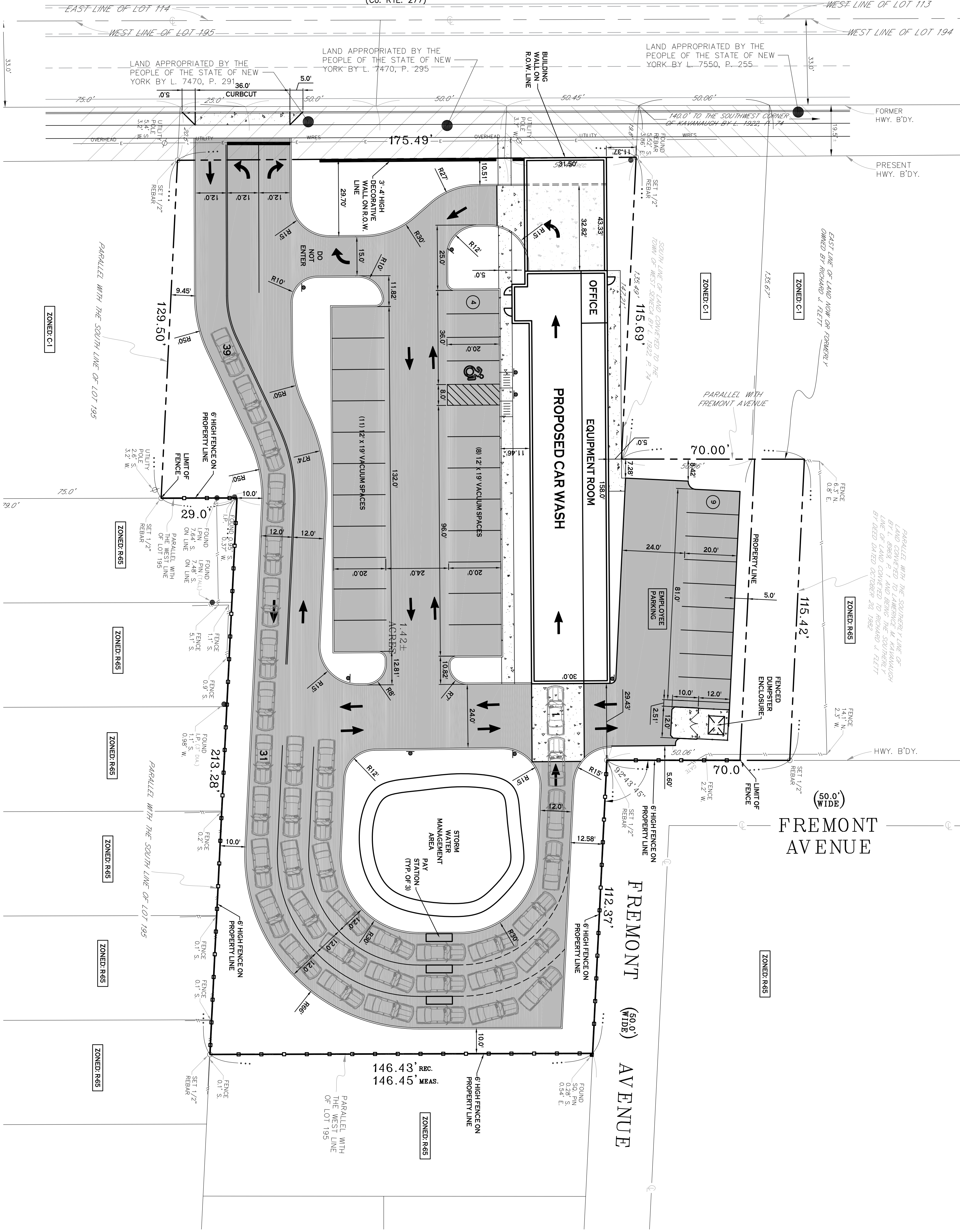
Sean W. Hopkins, Esq.

Enc.

cc: Edward S. Rutkowski, P. E., NYSDOT [Via e-mail]
Joe Spino, JSEK West Seneca LLC [Via e-mail and mail]
James Boy, R.A. [Via e-mail]
Christopher, P.E., Carmina Wood Morris DPC [Via e-mail]

**Exhibit 1 – Updated Site Plan [Drawing C-100] as
Prepared by Christopher Wood, P.E. of Carmina
Wood Morris DPC**

UNION ROAD (S.H. No. 9215) (100.0' WIDE) (Co. RTE. 277)



SITE PLAN
SCALE: 1"=20'

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER
- PROPOSED LIGHT POLE & FIXTURE (15' M.H.)
- PROPOSED BLDG MOUNTED LIGHT

SITE DATA

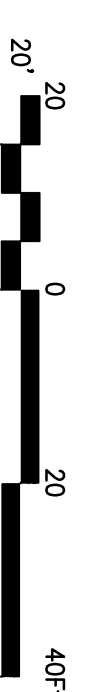
SITE AREA = 1.42 AC	
ZONED C-1 (WITH UNION ROAD CORRIDOR REGULATIONS)	
DESCRIPTION: PROPOSED CARWASH W/VACUUMS	
SETBACKS - BUILDING	REQUIRED / PROVIDED
FRONT:	0 FT MIN. / 20 FT MAX. / 0 FT
SIDE / REAR (ABUTTING COMM.):	5 FT / 10 FT / 5 FT / N/A
SIDE / REAR (ABUTTING RES.):	10 FT / 30 FT / <10 FT / 28.43 FT**
SETBACKS - PARKING	
FRONT:	NO PARKING IN FRONT
SIDE / REAR (ABUTTING COMM.):	5 FT / 10 FT / 7.28 FT / N/A**
SIDE / REAR (ABUTTING RES.):	10 FT / 30 FT / 5 FT / 5.80 FT**
PARKING (STALL SIZE: 9'x20')	# OF SPACES: SEE CALCULATION BELOW 15 13**
MAX. BUILDING HEIGHT	40 FT MAX. <40 FT

** SIDE YARD PARKING SHALL BE LOCATED A MIN. OF 10 FT BEHIND THE FRONT FACADE

** AREA VARIANCE REQUIRED

PARKING CALCULATION:
"CAR WASH"
"REAR PARKING" = 1 SPACE PER 350 GSF
= 4,950 GSF / 350 = 14.14 = 15 SPACES

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



Carmina Wood Morris DPC
487 Main Street, Suite 600
Buffalo, New York 14203
F 716.842.0283

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Carwash
1353, 1347, 1343 Union Road & 0 Fremont Ave
West Seneca, New York 14224

Issued for Construction: 06/19/20
Municipality Submission: C Wood
Drawn by: C Wood
Scale: AS NOTED

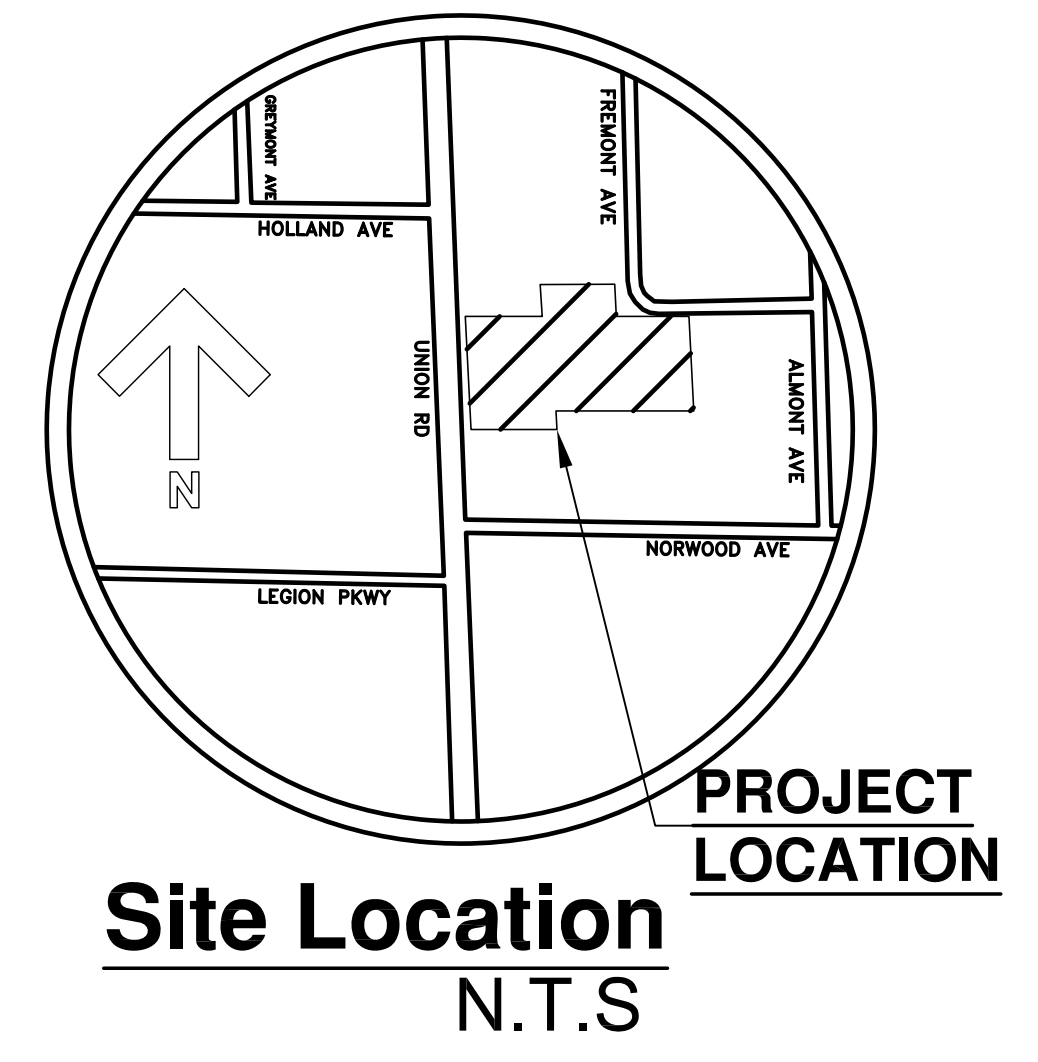
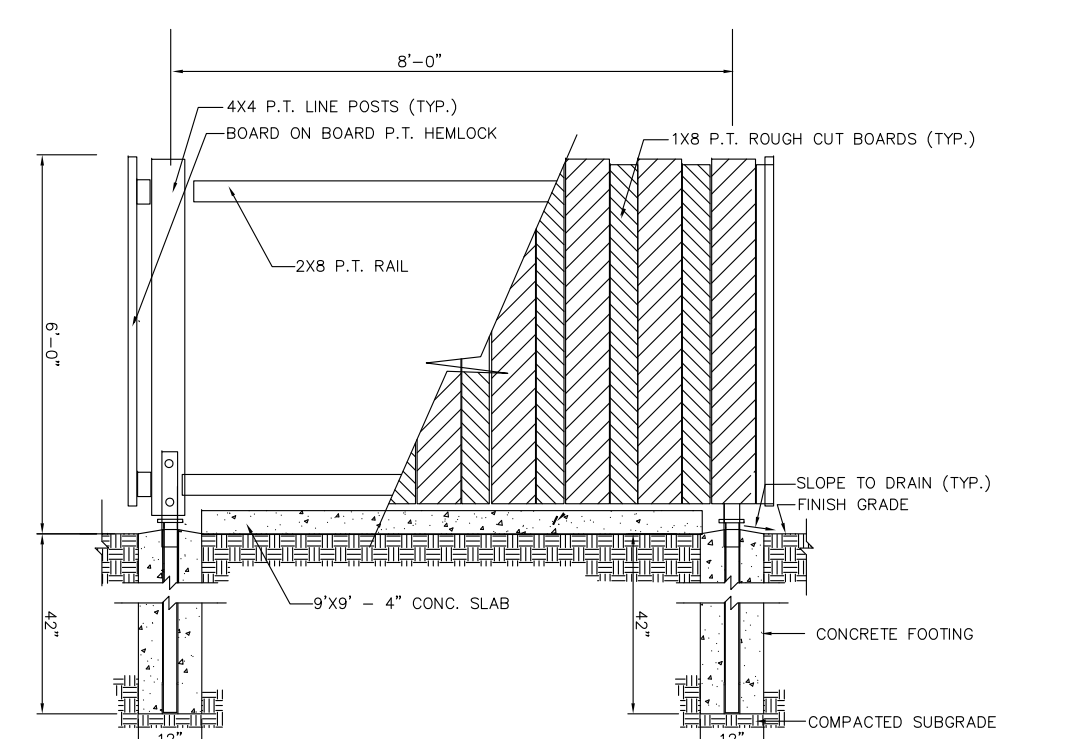
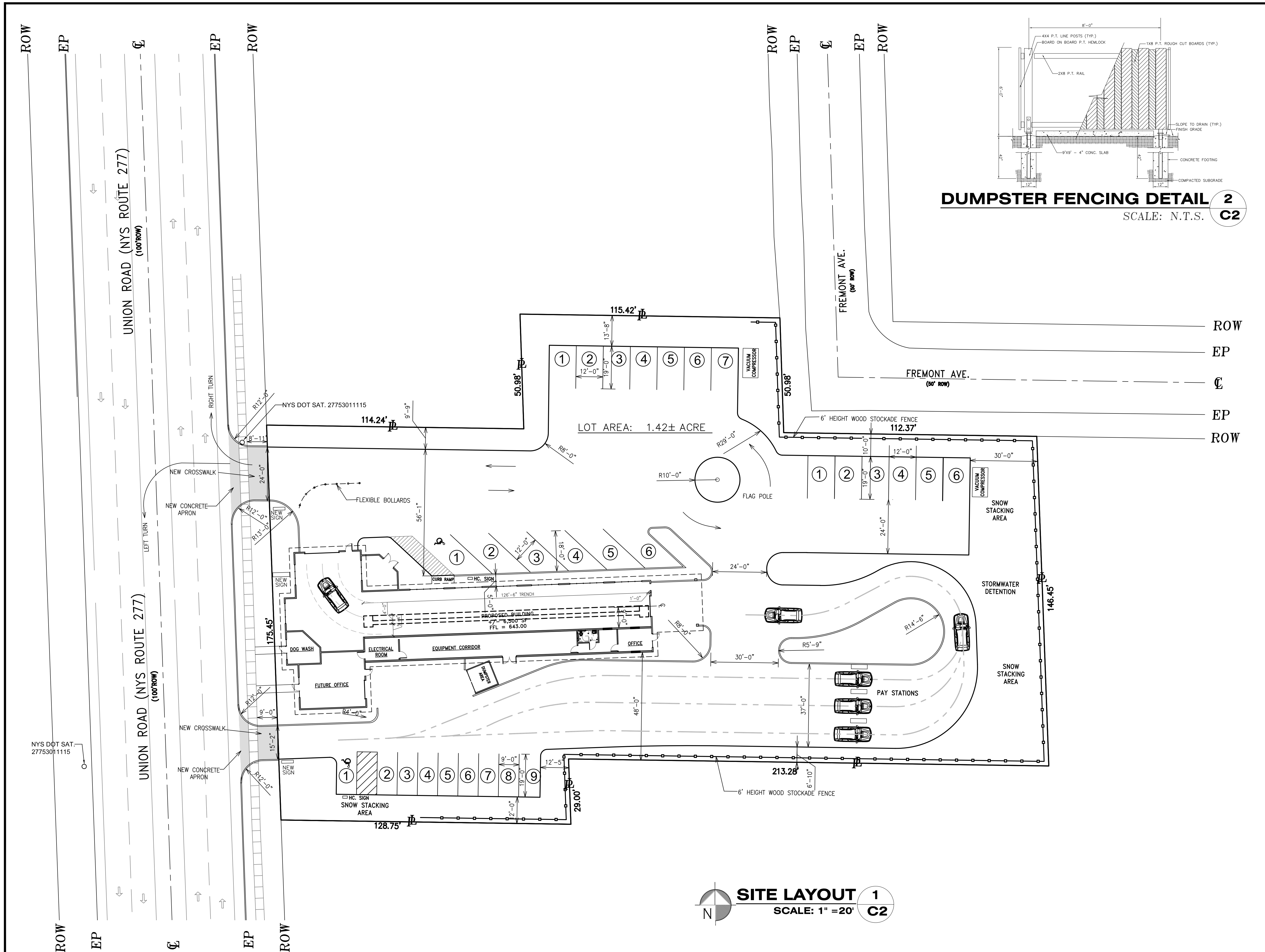
DRAWING NAME:
Site Plan

DRAWING NO.:
C-100

Project no.: 20.085

Exhibit 2 – Updated Landscape Plan [Drawing L-100] as Prepared by Joy Kuebler, Landscape Architect [Drawing L-100]

**Exhibit 3 – Previous Site Plan for Car Wash
Facility Redevelopment Project as Prepared by
John Schenne, P.E.**



SITE ZONING INFORMATION

EXISTING ZONING: C-2 DISTRICT
 PROPOSED USE: COMMERCIAL

SITE INFORMATION		AREA	%	MINS. SETBACK	PROP. SETBACK
GREEN SPACE	0.52	ACRE (22,894)	36.6	SIDE: 5'	48'
BUILDINGS	0.15	ACRE (6,500)	10.4	REAR: 30'	180'
PAVING	0.76	ACRE (32,878)	53%	FRONT: 40'	6'
TOTAL SITE SIZE	1.42	ACRE (62,552)	100%		

OWNER OF RECORD
 JSEK WEST SENECA LLC
 5509 MAIN STREET, SUITE 100
 WILLIAMSVILLE, NY 14221

APPLICANT
 JSEK WEST SENECA LLC
 5509 MAIN STREET, SUITE 100
 WILLIAMSVILLE, NY 14221

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITIES CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
 - STUMPS AND BRUSH MAY NOT BE BURIED ON SITE
 - ALL EXISTING AND PROPOSED ELEVATIONS ARE U.S.G.S. DATUM
 - PROVIDE SELECT FILL UNDER ALL DRIVEWAY AND PARKING AREAS FOR UTILITY BACKFILL
 - THE DEPTHS AND LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND UNDERGROUND UTILITY LOCATOR IN ACCORDANCE WITH APPLICABLE REGULATIONS & LAWS BEFORE BEGINNING WORK. CONTRACTOR SHALL USE ALL MEANS POSSIBLE INCLUDING METAL DETECTORS.

WP-1
 20 WATT LED FIXTURES, RAB MODEL NO. WPLED20WPC/9-18" VARIES
 ALL FIXTURES TO BE INSTALLED AT 90 DEGREE ANGLE.
 PROVIDE CONDUIT & WIRING IN ACCORDANCE W/NEC
 PROVIDE DARK SKY COMPLIANT SHIELDING

SURVEY INFORMATION
 SOME INFORMATION ON THIS DRAWING HAS BEEN COPIED WITH PERMISSION FROM A BOUNDARY SURVEY PREPARED BY Nusbaum & Clarke, Inc.
 LICENSED SURVEYOR: Andy Kenyon, P.L.S. 509 Main Street, P.O. Box 516, East Aurora, NY 14052; 1-716-655-1058
 Date of Survey: 5/31/19; JOB No.: 1903-0198

TOTAL SPACES	PARKING INFORMATION		
	PROVIDED	REQUIRES	DIMENSION
28	CARWASH 17	UNKNOWN	SPACES 9' X 19'
	DOG WASH 2	UNKNOWN	SPACES 18' X 19'
	OFFICE 7	7	SPACES 12' X 19'
STACKING SPACES 40	30	SPACES 9' X 20'	

LEGEND

SANITARY MANHOLE	SAN. M.H.	PROPOSED ELEVATION	[+76.5]
WATER MANHOLE	WATER M.H.	EXISTING ELEVATION	77.0
TRAFFIC SIGNAL MANHOLE	TRAFFIC M.H.	GRASS AREA	[Pattern]
STORM SEWER	ST	LOT LIGHT	A2
OVERHEAD ELECTRIC	OE	LOT LIGHT	A
UNDERGROUND ELECTRIC	UE	LOT LIGHT	D
OVERHEAD TELEPHONE	OT	NOT FIELD VERIFIED	N.F.V.
UNDERGROUND TELEPHONE	UT	POWER POLE	P.P.
Q.H. ELECTRIC & TELEPHONE	OEAT	TRAFFIC SIGNAL	T.S.
GAS LINE	G	RECEIVER	CB
WATER LINE	W	HYDRANT	
SANITARY SEWER	SS	WATER VALVE	
UTILITY POLE	U.P.	CLEAN OUT	CO
EXISTING CONTOUR	600	PROPERTY LINE	PL
PROPOSED CONTOUR	---	CENTER LINE	CL
YARD HYDRANT		PIEA STONE AT 3 IN.	
TREE OVER 3" CALIPER		CONC. PAVEMENT	[Pattern]
EVEGREEN SHRUB		TRAFFIC SIGN	[Symbol]
FLOWERING SHRUB		CURB	[Symbol]
DECIDUOUS SHRUB			
CLEANOUT TO GRADE			

SITE LAYOUT 1
 SCALE: 1" = 20'
 C2

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
6	11-25-19	REVISION			
5	11-13-19	ADDRESS THE COMMENTS			
4	11-11-19	REVISION			
3	10-24-19	REVISION			
2	10-02-19	REVISION			
1	9-24-19	REVISION			

IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEALS APPEAR ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ENGINEER
SCHENNE & ASSOCIATES
 CONSULTING ENGINEERS
 967 Luther Road
 East Aurora, NY 14052
 (716) 655-4991; john@schenne.com

OWNER **JSEK WEST SENECA LLC**
 5509 MAIN STREET, SUITE 100
 WILLIAMSVILLE, NY 14221
 shopkins@hsr-legal.com
 TEL: 510-4338 FAX: 242-0606

PROJECT **PROPOSED CAR WASH**
 1353,1347,1343 UNION ROAD
 WEST SENECA, NY 14224

JOB NUMBER # 19-2206
PROPOSED SITE LAYOUT
 SCALE: AS NOTED DATE: 08-08-2019 DWG. C-2