

TOWN OF WEST SENECA

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APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE October 26, 2020

FILE # _____

PROJECT NAME Proposed Car Wash Facility

PROJECT LOCATION (Include address and distance to nearest intersection)
1343, 1347 and 1353 Union Road and 0 Freemont Avenue

APPLICANT JSEK West Seneca LLC c/o Sean Hopkins, Esq. PH/FAX 510-4338

ADDRESS 5500 Main Street, Suite 343, Williamsville, NY 14221

PROPERTY OWNER JSEK West Seneca LLC PH/FAX 238-4667

ADDRESS 30 Buffalo Creek Road, Elma, NY 14059

ENGINEER/ ARCHITECT Carmina Wood Morris DPC [Christopher Wood, P.E.] PH/FAX 842-3165 [Ext. 103]

ADDRESS 487 Main Street, Buffalo, NY 14203

SBL # 134.76-1-27.12, 134.76-1-23.1, 134.76-1-25 and 134.76-1-3.11 [Note: A completed Short Environmental Assessment Form is provided at Exhibit "1".]

PROJECT DESCRIPTION (Include all uses and any required construction) New car wash facility as depicted on the Site Plan.

Additional information provided at Exhibit "2".

SIZE OF LOT (acres) 1.436 acres ACREAGE TO BE REZONED Not Applicable

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

The Project Site has 175.45 ft. of frontage on Union Road and 182.37 ft. of frontage on Freemont Avenue.

EXISTING ZONING C-2(S) PROPOSED ZONING Not Applicable

EXISTING USE(S) ON PROPERTY Vacant land that included former dilapidated greenhouse

PROPOSED USE(S) ON PROPERTY Car Wash Facility and related site improvements

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET The parcels with frontage on Union Road are zoned C-1, C-1(S) and C-2(S) and used for various commercial uses and parcels without frontage on Union Road are zoned R-65 and used for residential uses.

PUBLIC SEWER YES NO PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED Area variances are pending before the Zoning Board of Appeals for rear yard setback of the portion of the Project Site to be paved and the number of parking spaces.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON-REFUNDABLE FILING FEE (SEE TOWN OF WEST SENECA ZONING BY-LAW)

TOWN OF WEST SENECA

APPLICANT CHECKLIST FOR SITE PLAN REVIEW

PLEASE REFER TO APPENDICES A, B, & C AND THE TOWN OF WEST SENECA ZONING ORDINANCE FOR ADDITIONAL DESIGN INFORMATION. THE APPLICANT/ AGENT MUST INITIAL EACH ELEMENT AS PROOF THAT ALL REQUIREMENTS HAVE BEEN MET.

I. SITE PLAN All site plan drawings shall be prepared, signed, and sealed by an architect, landscape architect, engineer, or surveyor licensed in the State of New York, drawn to scale, and must include the following elements (also see checklist in Appendix A) :

- Title of drawing.
- Name, address, and telephone number of applicant, owner of record, and person who prepared the drawing. If owner of record is different from applicant, a letter of authorization from the owner or a contract of sale is required.
- North arrow, scale, revisions block and date.
- Site location map.
- Name, location, width, and jurisdiction of existing roads and sidewalks.
- Location of curb cuts on project site and on adjacent properties (including properties across the street).
- Location of all existing and proposed buildings and structures, paving, curbs, and pedestrian and bicycle facilities with those to be removed clearly identified.
- Show all zoning district boundaries, zoning classifications for all adjacent properties (including across the street), and zoning setback dimensions. If a portion of the site is proposed to be rezoned, the new zoning district boundaries should be shown.
- Zoning data block comparing existing and proposed requirements, including greenspace and parking calculations.
- N/A Location of any areas proposed for outdoor display and sale of merchandise, if applicable.
- Layout of all off-street parking areas showing access drives, aisles, parking spaces, handicapped accessible spaces, and loading areas (conforming to all requirements of the Town of West Seneca Zoning Ordinance). A cross-section of proposed pavement must be provided.
- Existing and proposed rights-of-way and easements and location of areas to be in common ownership or to be offered for dedication.
- N/A Existing and proposed watercourses including wetlands, floodways, and floodplains (this information should also appear in the drainage plan and grading plan).
- Location of all proposed signage (conforming to all requirements of the Town of West Seneca Zoning Ordinance).
- Any other information as might be required by the Planning Board.

II. BOUNDARY SURVEY

- A topographic boundary survey and a written legal description. (metes and bounds)
Provide in Electronic Form as well as written

III. UTILITY PLAN – to include the following elements (also see checklist in Appendix A)

- Location of existing water mains, showing main size and material type, on-site and off-site fire hydrant locations, and on-site main line valve locations.
- Location of proposed water service showing material type and diameter of water main.
- Location of existing and proposed gas and electric service.
- Sanitary service showing location, proposed line, and existing main size. Include all manhole rim and invert elevations, pipe slope, and construction materials, if appropriate
- The estimated daily sanitary sewage flow calculations must be included in the site plan Engineering Report.
- Written confirmation that the process has been initiated with County or State Highway Departments for sanitary sewer connection, curb cuts, work permits, etc. (Applicant must furnish a letter from the appropriate County or State agency indicating their approval of the proposal prior to issuance of a Building Permit)(if necessary).

IV. GRADING PLAN – To include the following elements (also see checklist in Appendix A).

- Existing and proposed grade elevation with contour lines at 1-foot intervals.
- Finished floor elevations for all proposed and adjacent structures.

V. DRAINAGE PLAN – to include the following elements (also see checklist in Appendix A):

- All catch basins, line size, and proposed construction materials. No stormwater shall drain onto adjoining properties. All downspouts shall be connected to the stormwater collection system.
- Systems shall be designed for a minimum 10-year storm.
- Stormwater calculations, prepared by a person licensed to design a storm drainage system in New York State.
- Site plan Engineering Report (refer to requirements in Appendices A & B).
- Any proposed project that will involve one or more acres of soil disturbance is required to comply with NYSDEC SPDES General Permit requirements for stormwater discharges. A copy of the Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (WPPP) must be provided with the site plan Engineering Report..

VI. LANDSCAPING PLAN – to include the following elements (also see Appendix C).

- All existing and proposed tree lines.
- All proposed trees, shrubs, and other plantings with appropriate labeling.
- Planting schedule data block with legend key, species name (botanical and common names), quantity, size, and spacing.
- Planting details for trees and evergreens must illustrate the crown of root ball at six (6) inches above finished grade; three (3) inches for shrubs.
- Refer to the Town of West Seneca Zoning Ordinance for applicable landscaping and screening requirements.

VII. CLEARING 7 SOIL EROSION CONTROL PLAN - to include the following elements:

- Site preparation and clearing shall be designed to fit with the vegetation, topography, and other natural features of the site and shall preserve as many of these features of the sight and shall preserve as many of these features as possible.
- Show clearing limits, stock pile area, and all temporary and permanent drainage facilities. Erosion and sediment control facilities must be shown.
- A time schedule that is keyed to the operation must be provided.
- Include a note on the plan to indicate that stumps and brush may not be buried in the Town and that topsoil may not be removed from the work site without a permit.

VII. LIGHTING PLAN – to include the following elements:

- Location of all lighting fixtures and standards on the property and structures, including a fixture schedule.
- Photometric data for site illumination.

IX. BUILDING HEIGHT AND DESIGN

- Building elevations and floor plans of all non – residential structures and all residential structures containing three (3) or more dwelling units (including net floor area calculations).

I, Jonathan Barniak w/ CWM, DPC as owner/applicant of Proposed Carwash, located at 1353, 1347, 1343 Union Rd, Town of West Seneca, to the best of my knowledge has submitted a complete application package for a site plan for review.

TOWN OF WEST SENECA

APPENDIX A-SITE PLAN APPLICATION CHECKLIST

I. GENERAL

- All elevations must reference the actual elevation of the site and proposed building (utilize Town of West Seneca data). Setting a base elevation at the centerline of the road to use as reference is not acceptable.
- All profiles provided must be drawn so that the horizontal scale is no more than 1" = 10' horizontal, and 1" = 5' vertical.
- Profiles be provided for utility crossings, the sanitary sewer system, and storm sewer system.
- Profiles for any utilities as deemed necessary by the engineer for construction.

II. UTILITY PLAN

- Add a note to the plan that states: "A minimum of 10 feet of horizontal and 18 inches of vertical separation must be maintained between all sanitary sewer and water services".
- Add a note to the plan that states: "The Erie County Water Authority is to be notified a minimum of 48-hours prior to starting the connection to the new water service.
- Add a note to the plan that states: "Select backfill is required for all utilities (gas, water, storm, sanitary) that cross through any pavement area." The limits of the select backfill must be shown on the utility plan.
- The plans must clearly state the type of proposed connection to the existing waterline to be made. Will it saddle with corporation stop or tapping sleeve and valve.
- All existing utilities, grading, etc. must be shown as a grey line type.
- All proposed utilities, grading, etc. must be shown as a black line type.
- Provide a trench detail for the proposed waterline installation. The detail must show the depth of cover, stone bedding, and indicate the use of underground waterline marker tape.
- Provide a trench detail for the proposed sanitary sewer lateral. The detail must show the depth of cover, stone bedding, and indicate the use of underground waterline marker tape. /when connecting the Erie County Sewer District No. 1 or No. 3 system, their details must be provided.
- Provide a profile for the proposed sanitary sewer service showing the connection to the existing system and connection at the facility.

III. PAVEMENT

✓ Asphalt pavement grades should be at least 1.5%, preferably 2.0% to drain properly, minimize public safety concerns, and avoid liability issues. These grades must be shown on the drainage plan with flow arrows showing the direction of water flow.

1.0% min. grade to minimize "up/down" driveway areas

✓ Show on the plans a cross-section of the proposed sidewalk.

✓ Show on the plans a cross-section of the proposed asphalt pavement. It is suggested that a thicker asphalt section be used for high traffic travel areas, where the dumpster is located, or where the deliveries will occur.

✓ On the asphalt pavement cross-section, show the use of filter fabric (Mirafi 140N, or equal) under the pavement sub-base.

N/A If connections to cross –access driveways are being made with adjacent sites, a detail must be shown on the plans for the proposed connection. The pavement transition detail must include a V-shaped saw cut into the existing pavement and tack coat.

IV. DRAINAGE/GRADING

✓ The stockpile area for topsoil and fill must be shown on the design plans.

✓ Spot elevations for adjacent properties must be provided on the grading plan.

✓ A minimum of 6-inches of cover are required for all storm sewer pipes in grass area. A minimum of 12-inches of cover are required for all storm sewer pipes in pavement. Storm sewer pipe located within the sub-base of the pavement is not allowed.

N/A Invert elevations must be shown for all culverts under driveways.

✓ Provide stone rip rap at the pipe outlets from the detention pond.

✓ Provide emergency overflow for the detention pond for the 100-year storm elevation.
Overflow to adjacent parking/driveway areas

N/A All culverts under driveways must be shown with galvanized end sections.

✓ Diameter, material type, and inverts of all roof leader downspouts must be shown.

✓ Diameter, material type, and inverts of all storm sewer pipes must be shown on the plans.

✓ For sites with less than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm.

✓ For sites with greater than one (1) acre of disturbance, the design engineer is required to comply with all NYSDEC Stormwater Phase 2 regulations and design guidance.

V. SITE PLAN ENGINEERING REPORT

✓ The applicant must provide three (3) copies of the site plan Engineering Report. This report will contain (at a minimum), the following sections:

- General Project Description.
- Project Location Map.
- Water System Calculations.
- Sanitary Sewer System Calculations.
- Stormwater Calculations

✓ Provide the following information related to the proposed waterline for the facility in the design report. This would include the following:

- Domestic water demand (include calculations).
- Static waterline pressure (at the water right-of way).

✓ Anticipated pressure at the facility (include head loss calculations through the water service and backflow preventer/RPZ and meter); the design engineer must comment on the need to provide a sprinkler system for the facility. Provide fire flow calculations for the facility (if applicable). Provide the following information related to the proposed sanitary sewer system for the facility in the design report. This would include the following:

- Number of employees at the facility.
- Sanitary sewer demand and lateral pipe sizing (include calculations).

✓ Provide the following information related to the stormwater calculations for the facility in the design report. This would include the following:

Soil types of the site.

- Permeability and depth of water table of the soil.
- Description/dialogue on existing grading and stormwater runoff.
- Description/dialogue on proposed grading and stormwater runoff.
- Comment on the presence and show location of any NYSDEC or Federal Wetlands or 100-year Floodplain boundary.
- For sites with less than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm. Calculations must be provided
- For sites with greater than one (1) acre of disturbance, the design engineer is required to comply with all NYSDEC Stormwater Phase 2 regulations. Calculations must be provided.
- Calculations to be provided must include all assumptions, time of concentration, and detention pond sizing, and stormwater pipe sizing.
- All existing headwater and tailwater conditions must be considered for the design calculations.

Refer to APPENDIX B "Design of Stormwater Detention Facilities" for design guidance.

APPENDIX B-DESIGN OF STORMWATER DETENTION FACILITIES

The following method of determining the size of stormwater detention and retention facilities is presented as a guide for engineers, architects, and developers involved with construction projects in the Town of West Seneca.

Detention facilities are those facilities that detain the flow of stormwater runoff and discharge it at a reduced rate from the detention area. /this type of system operates by gravity with a large inlet and a small inlet. Retention facilities retain stormwater runoff, and it is necessary to pump the collected water into the downstream drainage system after peak flows have passed. Normally, detention facilities are installed much more frequently than retention facilities.

The Town of West Seneca requires that the stormwater detention system be designed in accordance with the following documents:

1. NYS Stormwater Design Manual
2. NYSDEC:SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001)
3. NYSDEC: Standards and Specifications for Erosion and Sediment Control

A copy of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan(SWPPP) as required by the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-10-001) must be received and accepted by the Town prior to construction activities.

- For projects accepted by the town, construction cannot begin until:
 - * Five (5) business days from the date the NYSDEC receives a copy of the NOI; or the applicant receives an Acknowledgement Letter from the NYSDEC.

The engineer must provide all calculation and mappings, and state all assumptions necessary for review by the Town of West Seneca.

**Exhibit 1 – Short Environmental
Assessment Form Prepared Pursuant to
the State Environmental Quality Review
Act (“SEQRA”)**

Short Environmental Assessment Form

Part 1 - Project Information

Prepared By: Sean Hopkins, Esq.
 Hopkins Sorgi McCarthy PLLC
 5500 Main Street, Suite 343
 Williamsville, NY 14221
 Tel: 510-4338
 E-mail: shopkins@hsr-legal.com

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:	Additional Contact: Sean Hopkins, Esq. Hopkins Sorgi & McCarthy PLLC - 5500 Main Street, Suite 343 - Williamsville, NY 14221 Tel: 510-4338 - E-mail: shopkins@hsr-legal.com	Telephone:	E-Mail:	
Address:				
City/PO:	State:	Zip Code:		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):	
<input type="checkbox"/> Parkland				

		NO	YES	N/A
5. Is the proposed action,	[Note: The Town Board amending the zoning classification of the Project Site to C-2(S) and granted a Special Use Permit for the proposed car wash facility on July 15, 2019.]			
	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> Applicant/sponsor/name: _____ Date: _____ Signature: <u>Sean Hopkins</u> Title: _____ Sean W. Hopkins Esq.		

**Exhibit 2 – Project Description and
Project History**

EXHIBIT 2 OF SITE PLAN APPLICATION

PROJECT DESCRIPTION AND PROJECT HISTORY 1343, 1347 AND 1353 UNION ROAD & 0 FREEMONT AVENUE TOWN OF WEST SENECA

I. Project Description:

The proposed car wash redevelopment project consists of a proposed car wash to be located along the Union Road frontage of the Project Site with size of 5,112 sq. ft. The layout of the redevelopment project including the proposed site improvements is depicted on the Site Plan [Drawing C-100] prepared by Carmina Wood Morris DPC included with the fully engineered plans submitted with this Site Plan Application. A reduced size copy of the Site Plan is attached as Exhibit “3”. A reduced size copy of the Topographic Survey prepared by Nussbaumer & Clarke, Inc. is provided at Exhibit “4” of this Site Plan Application. A reduced size copy of the Planting Plan prepared by Joy Kuebler, Registered Landscape Architect P.C. is provided at Exhibit “5”.

The current project layout as depicted on the Site Plan [Drawing C-100] depicts modifications to previously proposed layout for the redevelopment project that received Site Plan Approval from the Planning Board on December 12, 2019.¹ The primary reasons the layout of the project was modified subsequent to the Planning Board’s decision granting Site Plan Approval on December 12, 2019 was based on input received from the New York State Department of Transportation (“NYSDOT”) requesting that only one curb cut be provided from the Project Site onto Union Road² and also to improve the interior access for vehicles exiting the car wash building.

¹ A copy of the relevant portion of the minutes of the meeting of the Planning Board held on December 12, 2019 are provided at Exhibit “6”. The Planning Board reviewed the current project during its meeting on July 9, 2020 and the updated project plans reflect input incorporated based on input received from the Planning Board regarding the screening wall along Union Road, building placement, landscaping, etc.

² The Site Plan approved by the Town Board on December 12, 2019 depicted two curb curbs onto Union Road.

The Project Site is zoned C-2(S) pursuant to the decision of the Town Board issued on July 15, 2019.³ The Town Board also issued a negative declaration pursuant to the State Environmental Quality Review Act (“SEQRA”).⁴ A copy of the resolution adopted by the Town Board issuing a negative declaration pursuant to SEQRA is attached as Exhibit “7”. A copy of the resolution adopted by the Town Board on July 15, 2019 approving an amendment of the zoning classification of the Project Site from C-1 and R-65 and C-2 and granting a special use permit for the proposed car wash facility is attached as Exhibit “8”.

II. Conclusion:

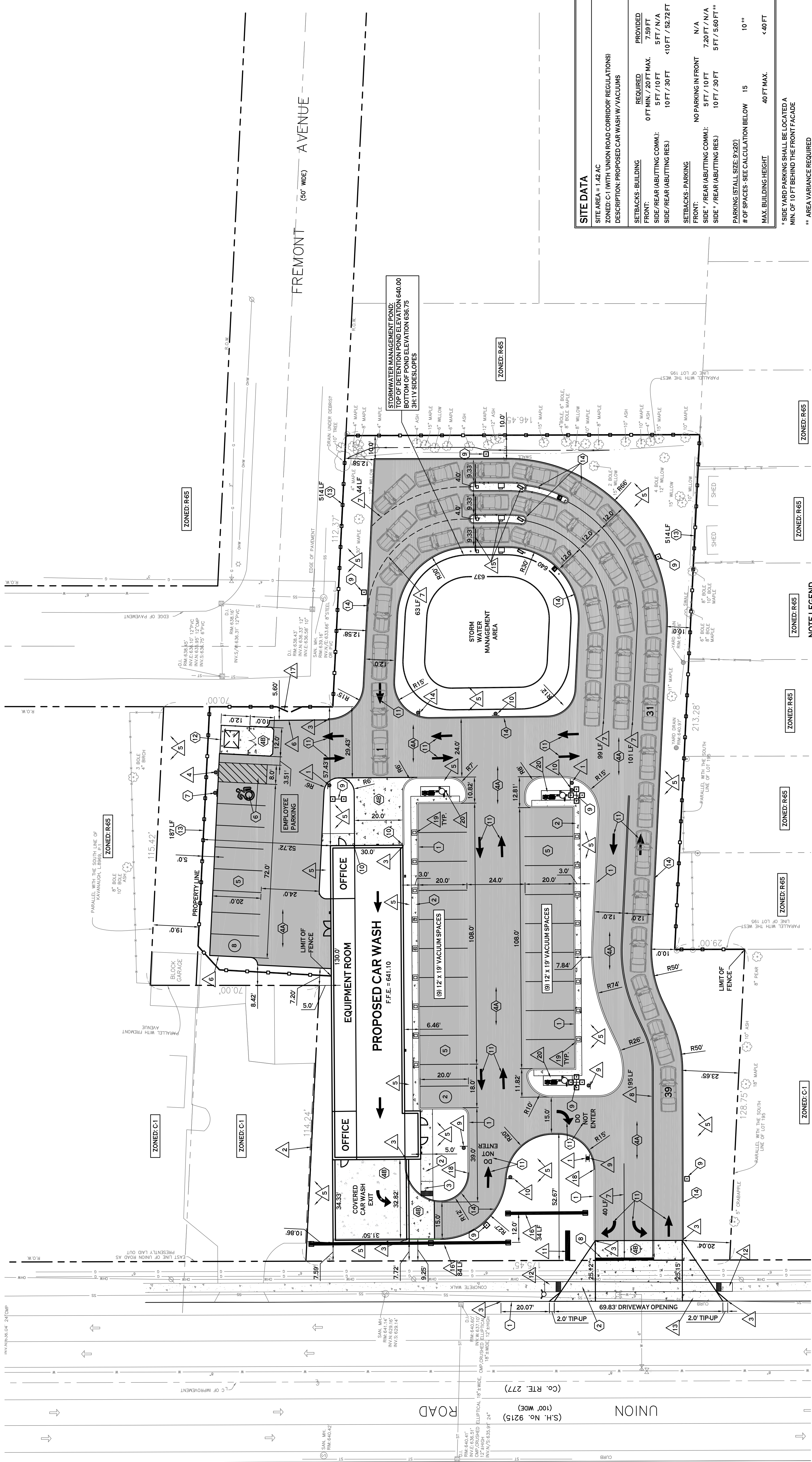
The Applicant requests that the Planning Board approve the Site Plan Approval for the proposed redevelopment project. The proposed redevelopment project reflects input that has been received from the Town’s municipal boards and involved agencies and represents a dramatic improvement compared to the Site Plan approved by the Planning Board on December 12, 2019.

³ The Project Site is also located in the Union Road Corridor, which includes site development standards as set forth in Section 120-70 of the Town of West Seneca Zoning Code (“Zoning Code”).

⁴ A completed Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act (“SEQRA”) is provided at Exhibit “1” of this Site Plan Application.

**Exhibit 3 – Reduced Size Copy of Site Plan
[Drawing C-100] as Prepared by Carmina
Wood Morris DPC**

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris DPC is prohibited. WARNING: It is a violation of article 145 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



SITE DATA	
SITE AREA = 1.42 AC	
ZONED: C-1 (WITH UNION ROAD CORRIDOR REGULATIONS)	
DESCRIPTION: PROPOSED CAR WASH W/ VACUUMS	
SETBACKS - BUILDING	REQUIRED
FRONT:	0 FT MIN. / 20 FT MAX. 7.59 FT
SIDE / REAR (ABUTTING COMM.):	5 FT / 10 FT
SIDE / REAR (ABUTTING RES.):	10 FT / 30 FT
PROVIDED	
FRONT:	10 FT / 30 FT
SIDE / REAR (ABUTTING COMM.):	5 FT / 10 FT
SIDE / REAR (ABUTTING RES.):	10 FT / 30 FT
NO PARKING IN FRONT	N/A
FRONT:	5 FT / 10 FT
SIDE / REAR (ABUTTING COMM.):	10 FT / 30 FT
SIDE / REAR (ABUTTING RES.):	5 FT / 5.60 FT**
PARKING STALL SIZE (9'x20')	10**
# OF SPACES - SEE CALCULATION BELOW	15
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"
 REQ'D PARKING = 1 SPACE
 PER 350 GSF
 = 4,950 GSF / 350 = 14.14 = 15 SPACES

SITE LEGEND	
PROPERTY LINE	---
PROPOSED CONCRETE CURB	=====
PROPOSED CONCRETE SIDEWALK	=====
PROPOSED ASPHALT PAVEMENT	=====
PROPOSED SIGN	⬠
PROPOSED PARKING NUMBER	(2)
PROPOSED LIGHT POLE & FIXTURE (18 M.H.)	⊕
PROPOSED BLDG MOUNTED LIGHT	⊕

NOTE LEGEND	
1	INSTALL STOP SIGN - MUT.T.C.D. SIGN NO. R1-C
2	SAW CUT LINE, MATCH EXISTING EDGE OF PAVEMENT
3	RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4	INSTALL "NO PARKING" SIGN - MUT.T.C.D. SIGN NO. R7-1
5	LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
6	EDGE OF PAVEMENT
7	4" WIDE WHITE PAVEMENT STRIPE
8	4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4" SPACING
9	INSTALL "DO NOT ENTER" SIGN - MUT.T.C.D. SIGN NO. R5-1
10	INSTALL DIRECTIONAL SIGN
11	GROUND SIGN
12	NYS DOT SIDEWALK CURB RAMP, SEE NYS DOT STANDARD SHEET 608-01
13	NYS DOT TYPE 3 DRIVEWAY ENTRANCE, SEE NYS DOT STANDARD SHEET 608-03
14	INSTALL "DO NOT ENTER - EMPLOYEE PARKING ONLY" SIGN
15	PAY STATION, SEE DESIGN BY OTHERS
16	3'-4" HIGH DECORATIVE WALL
17	10' WIDE GATE FOR EMERGENCY ACCESS
18	TRANSITION FROM MOUNTABLE CURB TO TYPE "A" CURB
19	CONCRETE FOUNDATION FOR VACUUM BOOM MOUNT, SEE DESIGN BY OTHERS
20	CONCRETE PAD FOR TURBINE COMPRESSOR, SEE DESIGN BY OTHERS

DETAIL LEGEND - SEE SITE DETAIL SHEET	
1	TYPE "A" CONCRETE CURB
2	CONCRETE SIDEWALK
3	SIDEWALK CURB RAMP
4A	STANDARD DUTY ASPHALT
4B	EXTERIOR CONCRETE SLAB ON GRADE
5	90° PARKING STALL
6	HANDICAPPED PAVEMENT MARKINGS
7	HANDICAPPED PARKING SIGN
8	STOP BAR
9	LIGHT POLE FOUNDATION
10	PIPE BOLLARD
11	PAINTED TRAFFIC ARROWS
12	DUMPSTER ENCLOSURE
13	6" HIGH BOARD ON BOARD FENCE
14	MOUNTABLE CURB

NOTES:

1. ALL RADI SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE A MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

NOTES:

1. NYS DOT HIGHWAY PERMIT SHALL BE REQUIRED BY THE SITE CONTRACTOR PRIOR TO THE START OF ANY WORK WITHIN THE RIGHT-OF-WAY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WEST SENECA SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WATER AND SEPTIC/SEWER LINES (TYPICAL), AND MUST BE APPROVED BY THE APPLICABLE UTILITY COMPANIES.
4. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.

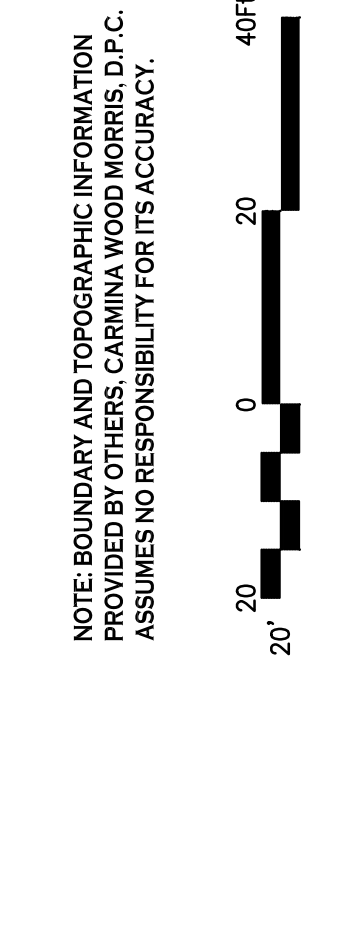
GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT NO WORK WILL DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

NOTES:

1. INSTALL STOP SIGN - MUT.T.C.D. SIGN NO. R1-C
2. SAW CUT LINE, MATCH EXISTING EDGE OF PAVEMENT
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. INSTALL "NO PARKING" SIGN - MUT.T.C.D. SIGN NO. R7-1
5. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
6. EDGE OF PAVEMENT
7. 4" WIDE WHITE PAVEMENT STRIPE
8. 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4" SPACING
9. INSTALL "DO NOT ENTER" SIGN - MUT.T.C.D. SIGN NO. R5-1
10. INSTALL DIRECTIONAL SIGN
11. GROUND SIGN
12. NYS DOT SIDEWALK CURB RAMP, SEE NYS DOT STANDARD SHEET 608-01
13. NYS DOT TYPE 3 DRIVEWAY ENTRANCE, SEE NYS DOT STANDARD SHEET 608-03
14. INSTALL "DO NOT ENTER - EMPLOYEE PARKING ONLY" SIGN
15. PAY STATION, SEE DESIGN BY OTHERS
16. 3'-4" HIGH DECORATIVE WALL
17. 10' WIDE GATE FOR EMERGENCY ACCESS
18. TRANSITION FROM MOUNTABLE CURB TO TYPE "A" CURB
19. CONCRETE FOUNDATION FOR VACUUM BOOM MOUNT, SEE DESIGN BY OTHERS
20. CONCRETE PAD FOR TURBINE COMPRESSOR, SEE DESIGN BY OTHERS

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



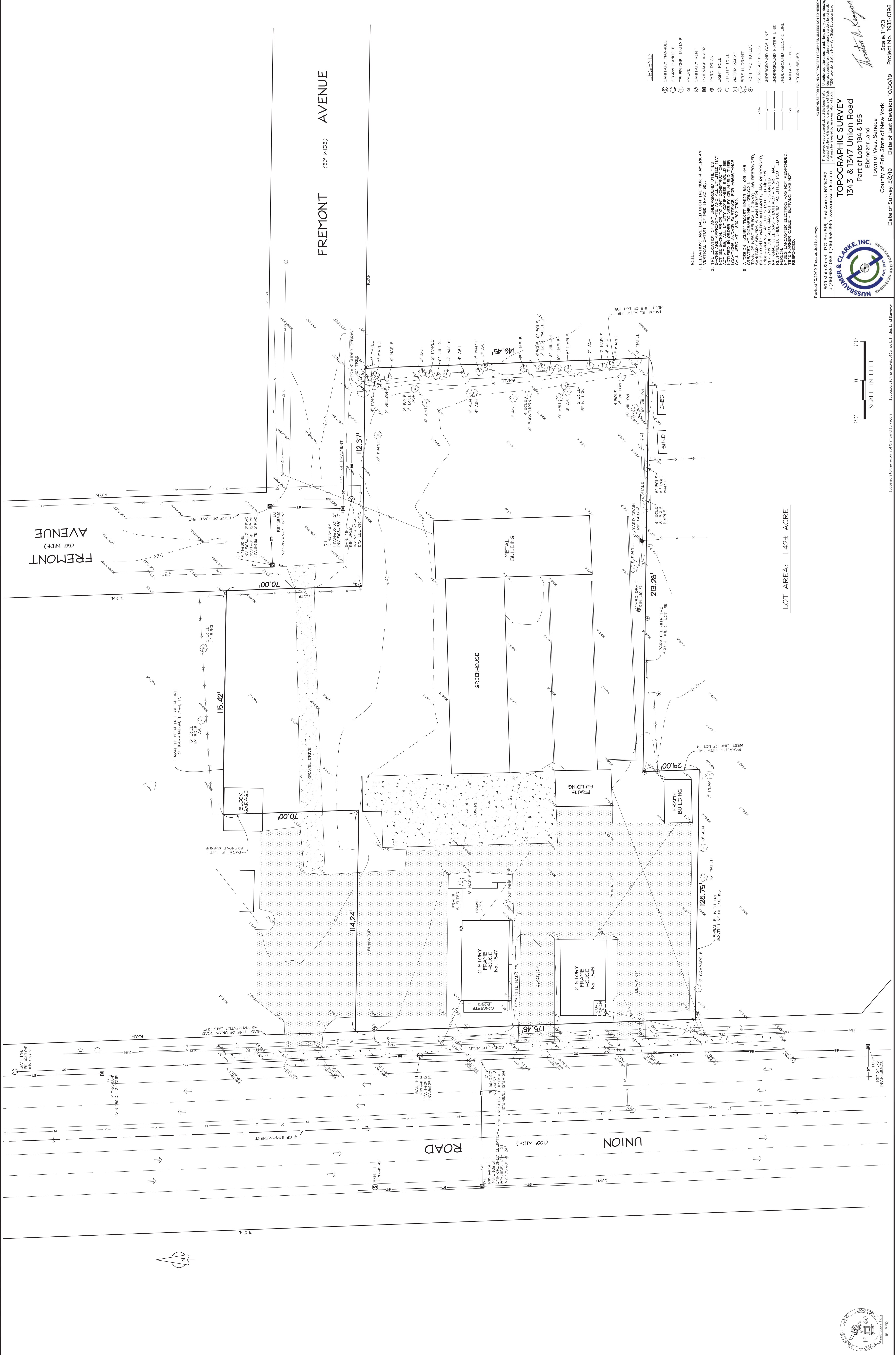
PROJECT NAME: New Construction
1353, 1347, 1343 Union Road & 0 Fremont Ave
 West Seneca, New York 14224

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1353, 1347, 1343 Union Road & 0 Fremont Ave
 West Seneca, New York 14224

**Exhibit 4 – Reduced Size Copy of
Topographic Survey as Prepared by
Nussbaumer & Clarke, Inc.**



NO IRON SET OR FOUND AT PROPERTY CORNERS LINES NOTED HEREON

This survey was prepared without the benefit of an Unsworn statement or affidavit by any surveyor. It may be reviewed by an arbitrator of such.

500 Main Street, P.O. Box 516, East Aurora, NY 14052
 P (716) 655-1058 F (716) 655-1964 www.nissbauer.com

TOPOGRAPHIC SURVEY
 1343 & 1347 Union Road
 Part of Lots 194 & 195
 Ebenezer Land
 Town of West Seneca
 County of Erie, State of New York

Date of Survey: 5/2/19 Date of Last Revision: 10/30/19
 Scale: 1"=20'

Successors to the records of Carl Land Surveyors

HEBER ASSOCIATION, INC.
 19160
 SURVEYORS
 INCORPORATED

Jonathan N. Kayport

Project No.: 1913-0198

**Exhibit 5 – Reduced Size Copy of
Planting Plan as Prepared by Joy Kuebler,
Registered Landscape Architect P.C.**

NO.	DESCRIPTION	DATE

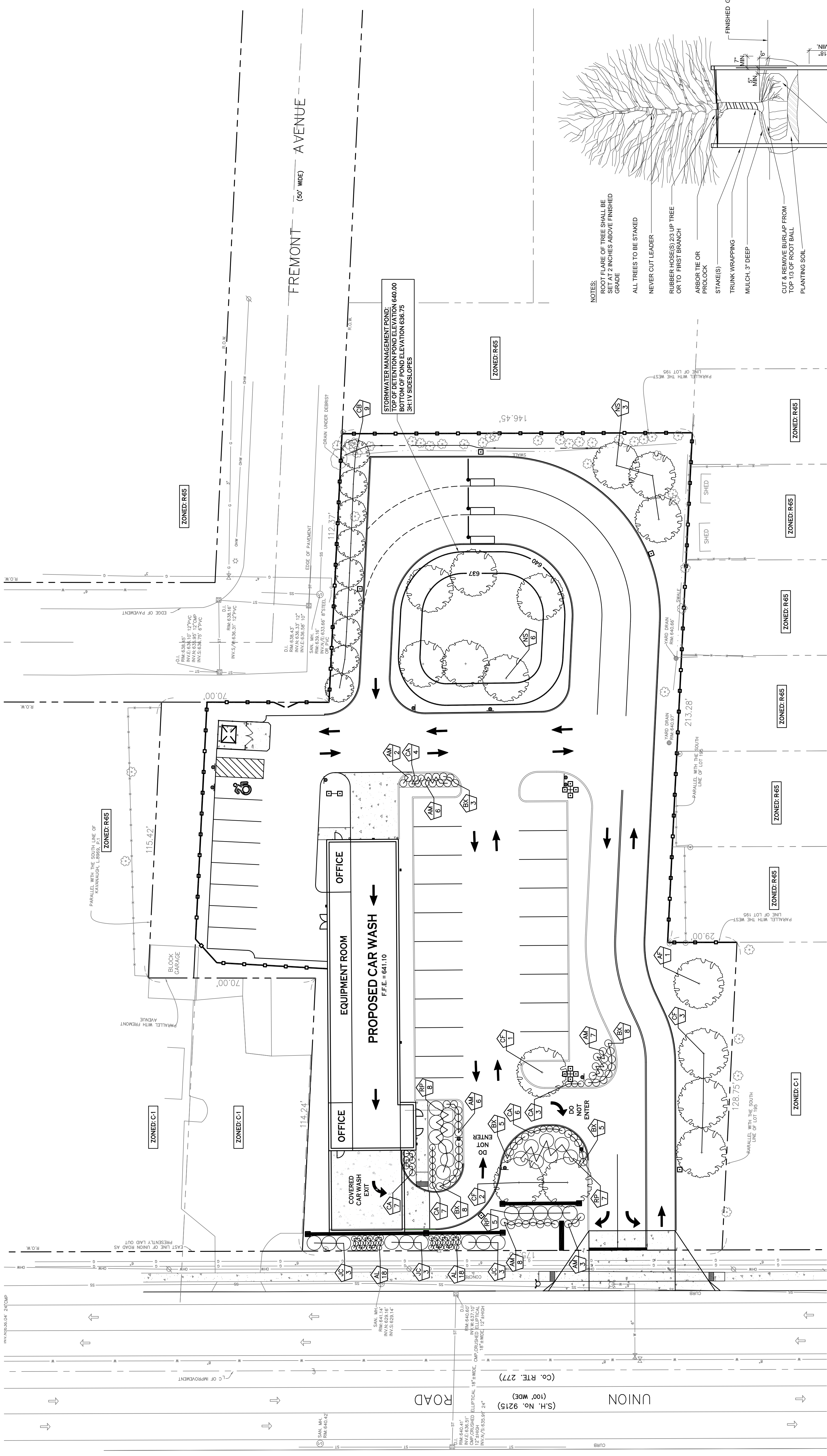
Proposed Carwash

New Construction
 1353, 1347, 1343 Union Road & 0 Fremont Ave
 West Seneca, New York 14224

PROJECT NAME:
 Issued for Construction: xx-xx-xx
 Municipality Submission: 9/11/20
 Drawn by: K. KLAVOON
 Scale: As Noted

DRAWING NAME: Planting Plan

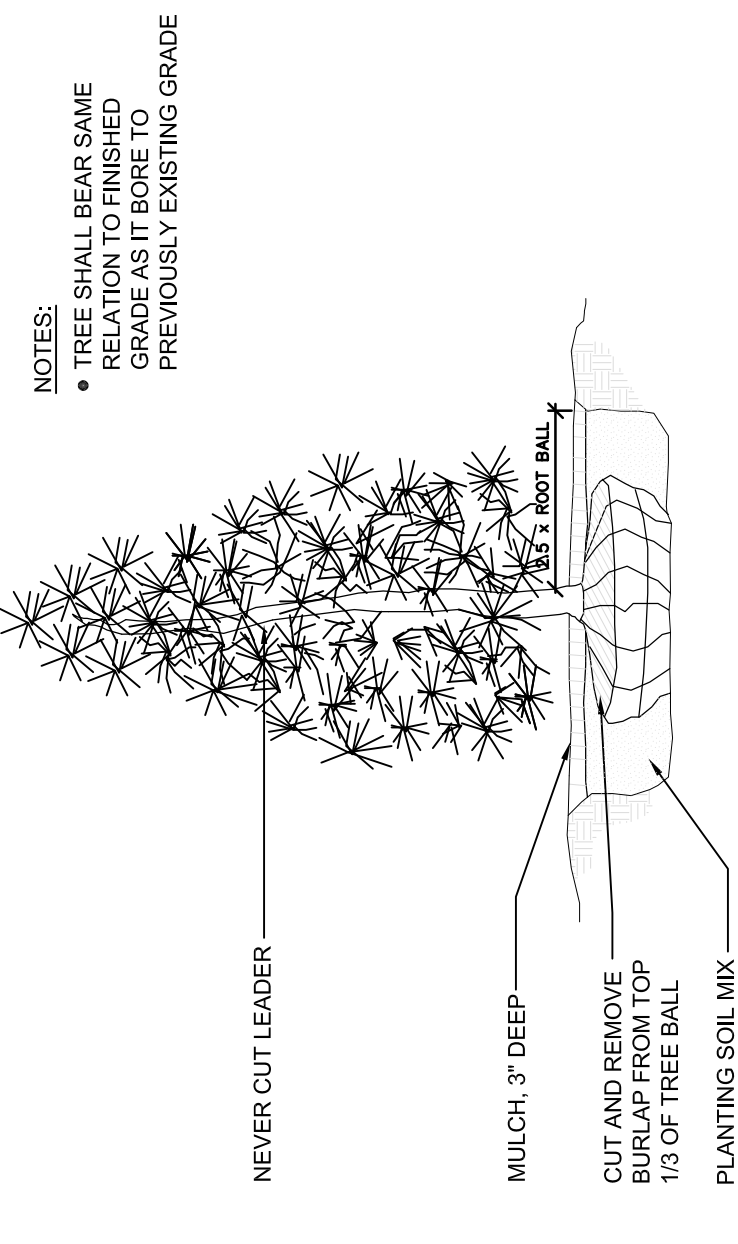
DRAWING NO.: **L-100**
 Project no.: 20.085



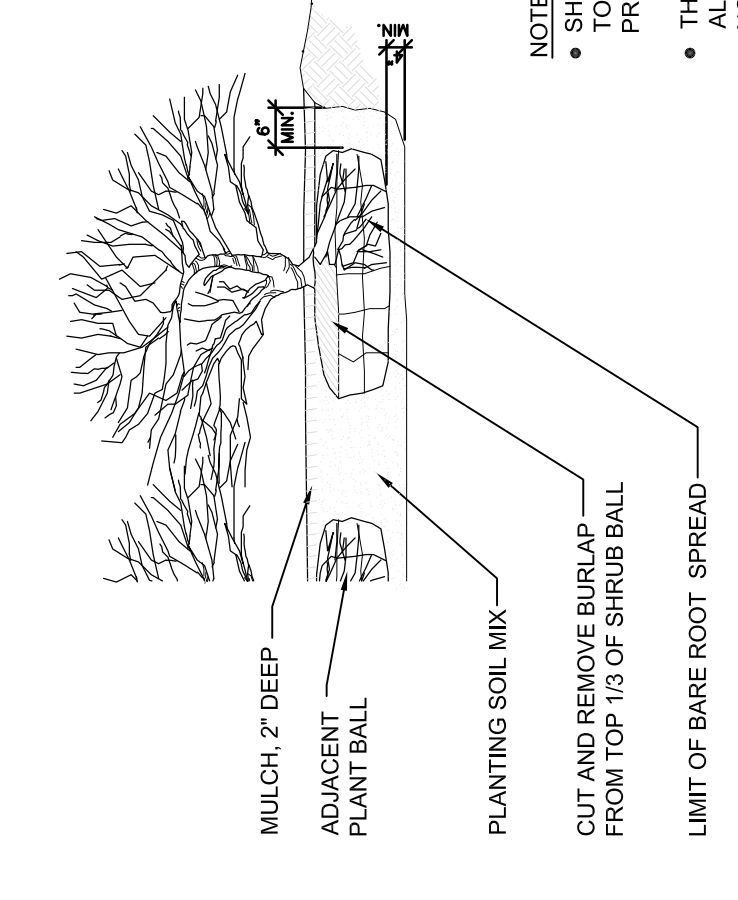
SITE PLAN
 SCALE: 1"=20'

PLANT LEGEND

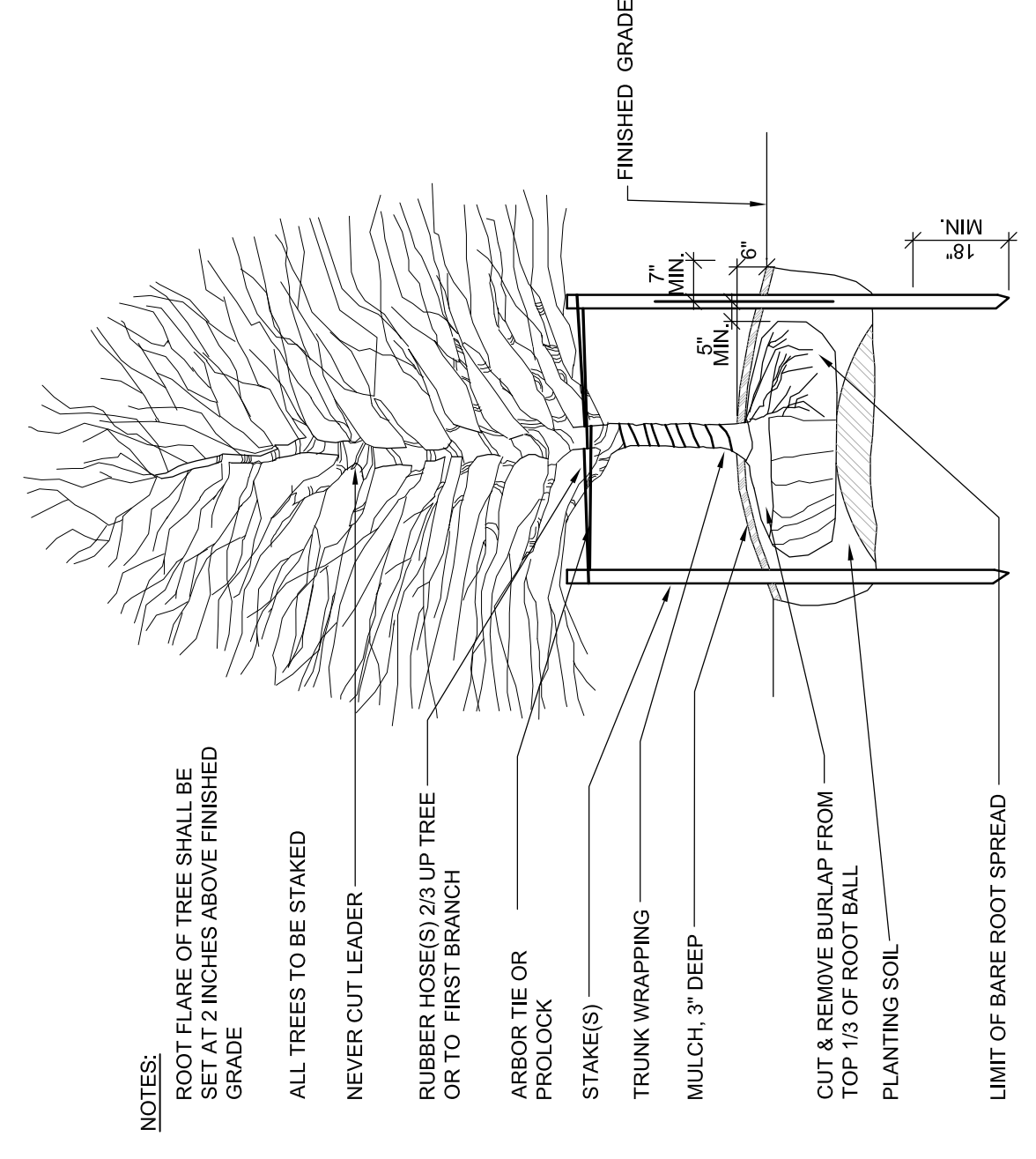
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENT
6	CF	CORNUS FLORIDA 'STELLAR PINK'	STELLAR PINK FLOWERING DOGWOOD	1 1/2" CAL.	BB	
1	FAE	JACER X FREEMANT 'CELEBRATION'	CELEBRATION MAPLE	2" CAL.	BB	
9	CB	CARYGUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM	2" CAL.	BB	
9	INS	NYSSA SYLVATICA	BLACK GUM	2" CAL.	BB	
36	AL	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	ROUND CHOKEBERRY	15"	NO. 3 CONT.	
32	AM	ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	HEDGE CHOKEBERRY	15"	NO. 3 CONT.	
27	BX	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	15"	BB	
9	JC	JUNIPERUS CHINENSIS 'NICK'S COMPACT'	NICK'S COMPACT JUNIPER	18"	BB	
20	RP	ROSA 'PURPLE PAVEMENT'	PURPLE PAVEMENT ROSE	15"	NO. 3 CONT.	
27	CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	CLUMP	NO. 2 CONT.	



2 EVERGREEN TREE PLANTING
 SCALE: 1"=20'



3 SHRUB PLANTING
 SCALE: 1"=20'



1 DECIDUOUS TREE PLANTING WITH 2 STAKES
 SCALE: 1"=20'

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**Exhibit 6 – Minutes of the Planning Board
Meeting held on December 12, 2019**

OLD BUSINESS

SPR2019-06

A request from JSEK West Seneca LLC for site plan approval for property located at 1343, 1347 & 1353 Union Road for a car wash facility.

Motion by Mendola, seconded by Rathmann, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

Attorney Sean Hopkins of Hopkins Sorgi & Romanowski, PLLC represented applicant Joe Spino and stated the project has been in the works for months awaiting technical review and recommending approval from Dave Johnson from the engineering firm of Clark, Patterson & Lee. The applicant has now been issued a letter in approval of the site plan conditional upon relocation of the stockpiling of soils. Mr. Hopkins stated the petitioner will be obtaining a highway work permit from the NYSDOT; there have been discussions relative to location and number of driveways. With the redevelopment project being a car wash, two curb cuts will be required, one in and one out. Revisions have been made to the architectural plans based on the input from the Planning Board and the petitioner is very proud of the architecture and aesthetics of the building.

Mr. Rathmann commented on the north side of the building with diagonal parking; the plan shows 18' in depth allowing for a 12' parking space; a 21' distance is required for diagonal parking. According to state code handicapped spaces must be 8' wide. James Boy, architecture for the project, stated the space actually overlaps to an area that is flat and will be 8' wide. Mr. Hopkins acknowledged the project will comply with all building standards.

Mr. Rathmann commented on the south side first handicapped parking space that may be in the line of traffic and suggested putting in a bump to slow people down. Mr. Hopkins replied the location can be moved if board would like to impose a condition.

Mr. Mendola expressed concerns with drainage and the neighbors to the east with no drainage from lots 1 – 6. Mr. Hopkins replied many meetings have been held with the neighbors throughout the project noting the drainage on this site historically was not well maintained. Additional drainage has been added going beyond what the DEC standards are for redevelopment; Mr. Spino has committed to the neighbors that he will maintain the property. The drainage is being replaced allowing the drainage to flow into the town publicly owned infrastructure.

SPR2019-06 (continued)

Mr. Rathmann questioned if the garage on the adjoining site on the north will be removed. Mr. Hopkins replied the property owner to the north along Union Road has an easement across a portion of the property; the neighbor will be releasing the easement in exchange for a small portion of property so the garage will be entirely on the neighbor's property.

Mrs. Bebak questioned what final decisions were made on the building materials. Mr. Boy responded the building will be stone and brick with an asphalt shingle roof, a metal copper roof is in the front, metal windows with brick trim, the store front is on Union Road with a lot of glass and a 4' overhang with imitation wood. The final materials will comply with the new design standards

Two residents from Norwood Drive had the following comments/questions:

- ✓ Concerns regarding drainage and questioned where the retention pond will be - Mr. Hopkins stated it on the east end and will hold water temporarily
- ✓ Has a traffic study been done to allow access to Freemont – Chairman Niederpruem replied the design is for entrance and exit from Union Road.

Motion by Mendola, seconded by Najm, to close the public hearing.

Ayes: All

Noes: None

Motion Carried

Motion by Greenan, seconded by Rathmann, to grant site plan approval for property located at 1343, 1347 & 1353 Union Road for a car wash facility with the following conditions: 1.) adjust diagonal parking to 21' depth; 2.) 8' wide handicapped stall; 3.) handicapped stall on the south side should be moved farther east.

Ayes: All

Noes: None

Motion Carried

**Exhibit 7 – Resolution Adopted by the
Town Board on July 15, 2019 for the
Purpose of Issuing a Negative Declaration
Pursuant to the State Environmental
Quality Review Act (“SEQRA”)**

TOWN OF WEST SENECA



JACQUELINE A. FELSER
TOWN CLERK

RECEIVER OF TAXES
REGISTRAR OF VITAL STATISTICS
NOTARY PUBLIC
RECORDS MANAGEMENT OFFICER

TOWN SUPERVISOR
SHEILA M. MEEGAN

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

July 22, 2019

TOWN BOARD PROCEEDINGS
Meeting #2019-14
July 15, 2019

Legal Item #1

Motion by Supervisor Meegan, seconded by Councilman Hart, to adopt the following resolution issuing a negative declaration with regard to SEQR for the above project:

WHEREAS, the Town Board of the Town of West Seneca, as lead agency acting pursuant to the State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law, has reviewed Part I of the Short Environmental Assessment Form ("EAF") prepared by the applicant for property located at 1343, 1347 and 1353 Union Road and 0 Fremont Avenue ("Subject Property"), for construction of a car wash facility, associated parking, landscaping, storm water design and utilities (the "Project") and reviewed the draft completed Part II of the EAF analyzing the potential for the Project to result in any significant adverse environmental impacts and has otherwise taken a hard look at the identified potential environmental impacts utilizing the criteria specified in 6 NYCRR 617.7(c); and

WHEREAS, upon review of Parts I and II of the EAF and documentation and plans submitted by the applicant in connection with the review of the Project, the Town Board has not identified any potentially significant adverse environmental impacts associated with the proposed use of the Subject Property, has determined that preparation of an Environmental Impact Statement is not necessary and that the issuance of a Negative Declaration is therefore appropriate; now, therefore, be it

RESOLVED, that pursuant to 6 NYCRR 617.7(a) the Town Board does hereby adopt a Negative Declaration with respect to the Project based on its determination that the Project will not result in any potentially significant adverse environmental impacts.

Ayes: All

Noes: None

Motion Carried

STATE OF NEW YORK)
COUNTY OF ERIE) SS:
OFFICE OF THE CLERK OF THE
TOWN OF WEST SENECA

This is to certify that I, JACQUELINE A FELSER, Town Clerk and Registrar of Vital Statistics of the Town of West Seneca in said County of Erie, have compared the foregoing copy of resolution with the original resolution now on file in my office, and which was passed by the Town Board of the Town of West Seneca in said County of Erie, on the 15th day of July, 2019 and that the same is a correct and true transcript of such original resolution and whole thereof.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED THE SEAL OF SAID TOWN THIS 22ND DAY OF JULY, 2019.

TOWN CLERK AND REGISTRAR OF VITAL STATISTICS, TOWN OF WEST SENECA

**Exhibit 8 –Resolution Adopted by the
Town Board on July 15, 2019 for the Purpose
of Amending the Zoning Classification of the
Project Site from C-1 and R-65 to C-2 and
Granting a Special Use Permit Subject to
Four Conditions**

TOWN OF WEST SENECA



JACQUELINE A. FELSER
TOWN CLERK

RECEIVER OF TAXES
REGISTRAR OF VITAL STATISTICS
NOTARY PUBLIC
RECORDS MANAGEMENT OFFICER

TOWN SUPERVISOR
SHEILA M. MEEGAN

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

July 22, 2019

TOWN BOARD PROCEEDINGS

Meeting #2019-14

July 15, 2019

Legal Item #1

Motion by Supervisor Meegan, seconded by Councilman Hanley, to adopt the following resolution approving a rezoning and special permit for property located at 1343, 1347 & 1353 Union Road:

WHEREAS, JSEK West Seneca LLC made an application for rezoning of 1343, 1347 and 1353 Union Road and 0 Fremont Avenue, West Seneca, New York from R-65 and C-1 to C-2(S) with a special use permit for a car wash facility; and

WHEREAS, the matter was heard before the Planning Board and referred to the Town Board; now, therefore, be it

RESOLVED, the West Seneca Town Board does hereby adopt Local Law No. 2019-03 amending the zoning classification of 1343, 1347 & 1353 Union Road and 0 Fremont Avenue, West Seneca, New York from R-65 and C-1 to C-2(S) and grants a special use permit for a car wash facility, noting the special use permit is subject to the following conditions:

1. The only allowed principal use of the portion of the Project Site to be rezoned from R-65 to C-2 shall be a portion of the single-story portion of the car wash building. No other principal uses allowed in the C-2 zoning district as set forth in Section 120-20A (expressly permitted principal uses) and Section 120-20B (uses requiring a special use permit) of the Zoning Code shall be permitted on the portion of the Project Site to be rezoned from C-1 to C-2.
2. The only allowed accessory uses of the portion of the Project Site to be rezoned from R-65 to C-2 shall be those accessory uses incidental to the proposed car wash project such as stacking spaces, parking spaces, stormwater management improvements, landscaping and screening, lighting, etc.

TOWN OF WEST SENECA



TOWN SUPERVISOR
SHEILA M. MEEGAN

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

JACQUELINE A. FELSER
TOWN CLERK

RECEIVER OF TAXES
REGISTRAR OF VITAL STATISTICS
NOTARY PUBLIC
RECORDS MANAGEMENT OFFICER

- 3. There shall not be any driveway or roadway connection from the Project Site to Fremont Avenue. This condition shall be permanent.
- 4. The Applicant shall be required to record a Declaration of Restrictions at the Erie County Clerk's Office restricting the use of the Project Site in accordance with special use permit conditions No. 1, 2 and 3 upon receiving site plan approval for the proposed car wash project from the Planning Board. The Declaration of Restrictions shall state that the restrictions are enforceable upon the successors and assigns of the Applicant and shall run with the land and that the Declaration of Restrictions cannot be modified unless approved by a majority vote of the Town Board after holding a public hearing. A copy of the recorded Declaration of Restrictions and recording receipt shall be provided to the Town Clerk's Office, Town Attorney's Office and Code Enforcement Officer.

Ayes: All

Noes: None

Motion Carried

STATE OF NEW YORK)
COUNTY OF ERIE) SS:
OFFICE OF THE CLERK OF THE
TOWN OF WEST SENECA

This is to certify that I, JACQUELINE A FELSER, Town Clerk and Registrar of Vital Statistics of the Town of West Seneca in said County of Erie, have compared the foregoing copy of resolution with the original resolution now on file in my office, and which was passed by the Town Board of the Town of West Seneca in said County of Erie, on the 15th day of July, 2019 and that the same is a correct and true transcript of such original resolution and whole thereof.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED THE SEAL OF SAID TOWN THIS 22ND DAY OF JULY, 2019.


TOWN CLERK AND REGISTRAR OF VITAL STATISTICS, TOWN OF WEST SENECA