



August 24, 2021

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

Re: Amended Site Plan Application
Car Wash Facility Redevelopment Project
1343, 1347 & 1353 Union Road and 0 Freemont Avenue

Dear Mr. Schieber:

Enclosed please find the following documentation being submitted in connection with a request for to amend the Site Plan approved by the Planning Board on November 12, 2020 for the redevelopment of 1343, 1347 & 1353 Union Road and 0 Freemont Avenue (collectively the "Project Site") as a car wash facility and related site improvements. A copy of the resolution adopted by the Planning Board granting Site Plan Approval is attached as Exhibit "1".

Enclosed are twelve (12) full size copies of the updated Site Plan [Drawing C-100] and the updated Landscape Plan for the redevelopment project. Reduced size copies of the updated Site Plan and Landscape Plan are attached as Exhibit "2" and "3". The updated plans for the redevelopment project incorporate the following minor modifications to the previously approved Site Plan:

- Revised the easterly vacuum access driveway to a stacking lane escape lane;
- Revised westerly internal driveway to car wash/vacuum exit and vacuum entrance driveway;
- Extended concrete areas along carwash entrance/exit lanes;
- Added 12 ft. wide striped carwash "exit" lane;
- Added sidewalk to carwash pay stations;
- Interior of the car wash building modified to provide tunnel on the north side and office and equipment room on south side of building;
- Removed the previously proposed dog wash area;
- Upsized water service from 2 inch to 4 inch water service;
- Upsized oil/water separator from 1,500 gallons to 2,500 gallons; and
- Changed some of the plant types on rear half of the Project Site

Per the discussion during the project meeting held on Thursday, August 19th, the updated Elevation Plan incorporating updated branding will be presented during the Planning Board meeting. Additionally, a check for the filing fee in the amount of \$150.00 will be mailed to you directly by Anthony Danielle of Daniele Family Companies.

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

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

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

Correspondence to Jeffrey Schieber, Code Enforcement Officer

August 24, 2021

Page 2 of 2

The Applicant is requesting that the request for Site Plan Approval be placed on the agenda of the Planning Board meeting to be held on **Wednesday, September 8th at 7:00 p.m.**

Please feel free to contact me at 510-4338 or via e-mail at shopkins@hsmlegal.com if you have any questions regarding the enclosed project documentation of the status of the proposed redevelopment project.

Thank you for your anticipated cooperation.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Anthony J. Daniele, Daniele Family Companies [Via e-mail and mail]
Joe Spino, JSEK West Seneca, LLC [Via e-mail and mail]
Jonathan Barniak, Associate, Carmina Wood Morris DPC [Via e-mail]
Christopher Wood, P.E., Carmina Wood Morris DPC [Via e-mail]

**Exhibit 1 – Resolution Adopted by the
Planning Board Granting Site Plan Approval
on November 12, 2020**

TOWN OF WEST SENECA



AMY M. KOBLER
TOWN CLERK

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

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
WILLIAM BAUER
JOSEPH J. CANTAFIO
WILLIAM P. HANLEY JR.
JEFF PIEKAREC

November 19, 2020

PLANNING BOARD MEETING
2020-09
November 12, 2020

SPR2020-08

Motion by Bebak, seconded by Sailer, to grant site plan approval for property located at 1343, 1347 & 1353 Union Road and 0 Freemont Avenue for construction of a car wash facility with the following condition: 1) the lighting levels be lowered as shown on the lighting plan along the yellow line to 0' candles.

Ayes: All

Noes: None

Motion Carried

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

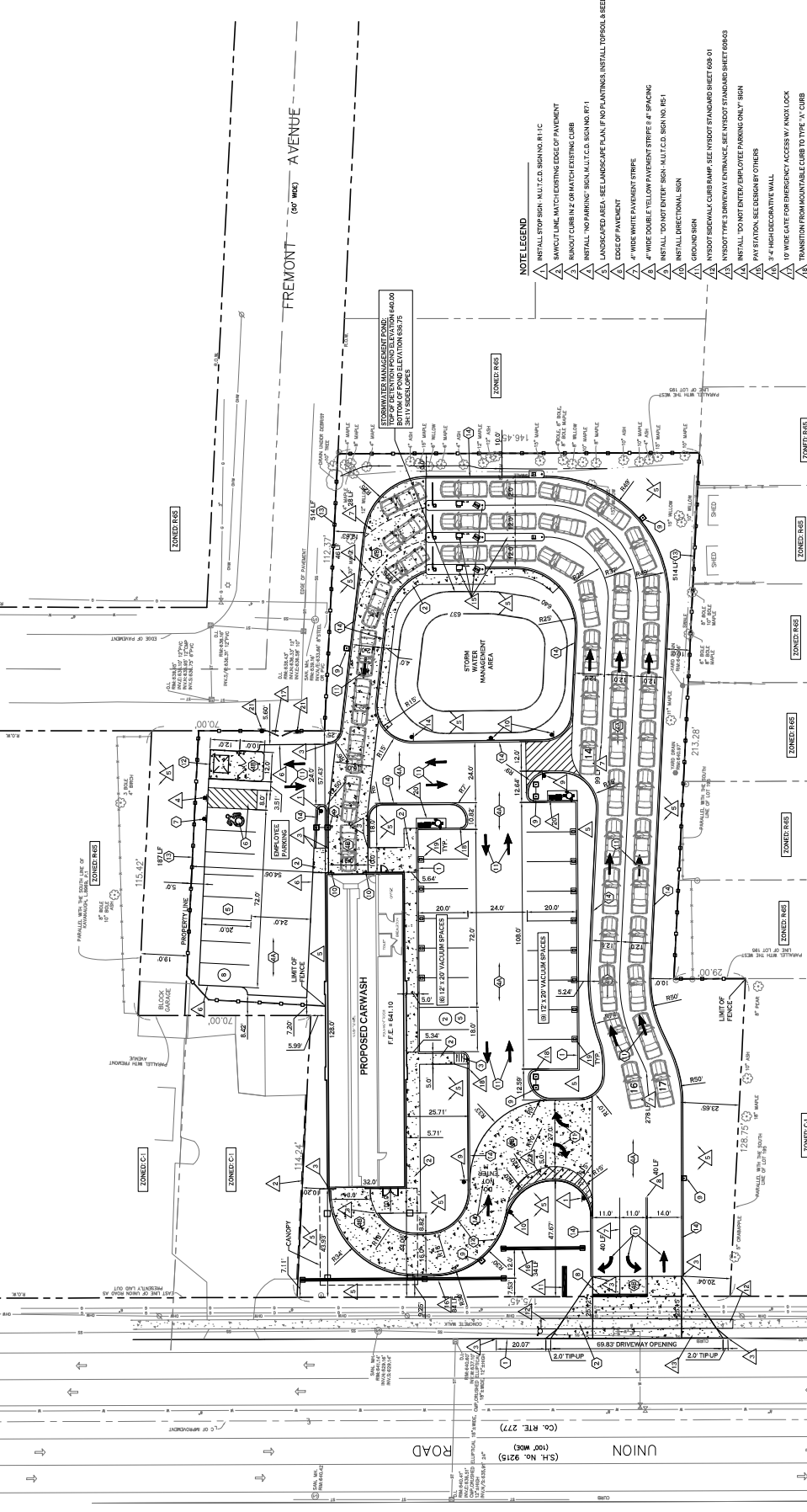
This is to certify that I, AMY M KOBLER, Town Clerk and Registrar of Vital Statistics of the Town of West Seneca in said County of Erie, have compared the foregoing copy of resolution with the original resolution now on file in my office, and which was passed by the Planning Board of the Town of West Seneca in said County of Erie, on the 12th day of November, 2020 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 19TH DAY OF NOVEMBER 2020.



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

**Exhibit 2 – Reduced Size Copy of Site Plan
[Drawing C-100] as Prepared by Carmina
Wood Morris DPC**



REVISIONS:

No.	Description	Date
1	Rev. Site Lighting per Planning Board	11/20/20
2	Rev. Pay Station Details	11/20/20
3	Rev. Sign, Proponent & Vacatures	12/28/20
4	Rev. Permitted Conditions (11/18/21)	11/18/21
5	Rev. West Service File Details #6	4/8/21
6	Updates Site Layout per Darleite Family	8/16/21

NOTE LEGEND

- ▲ INSTALL TOP SIGN - MULTICOLOR SIGN NO. R-1C
- ▲ SAWCUT LINE MATCH EXISTING EDGE OF PAVEMENT
- ▲ SIGN CUT CURB OR EXISTING CURB
- ▲ INSTALL "NO PARKING" SIGN MULTICOLOR SIGN NO. R-71
- ▲ LANDSCAPED AREA - SEE LANDSCAPE PLAN, (NO PLANTING, INSTALL TOPSOIL & SEED)
- ▲ EDGE OF PAVEMENT
- ▲ 4" WIDE WHITE PAVEMENT STRIPE
- ▲ 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4' SPACING
- ▲ INSTALL "DO NOT ENTER" SIGN - MULTICOLOR SIGN NO. R-61
- ▲ INSTALL DIRECTIONAL SIGN
- ▲ ROUND SIGN
- ▲ VISUOT SIGNWALK CURBS: SEE VISUOT STANDARD SHEET 106-01
- ▲ VISUOT TYPE 1 DRIVEWAY ENTRANCE: SEE VISUOT STANDARD SHEET 696-03
- ▲ INSTALL "DO NOT ENTER" EMPLOYEE PARKING ONLY SIGN
- ▲ PAINT STATION: SEE DESIGN BY OTHERS
- ▲ 3'-4" HIGH DECORATIVE WALL
- ▲ TO WIDE GATE FOR EMERGENCY ACCESS W/ INDOOR LOCK
- ▲ TRANSITION FROM MOUNTABLE CURB TO TYPE "A" CURB
- ▲ CONCRETE FOUNDATION FOR VACUUM BOOM MOUNT: SEE DESIGN BY OTHERS
- ▲ CONCRETE PAD FOR TURBINE COMPRESSOR: SEE DESIGN BY OTHERS
- ▲ NO PARKING EMERGENCY FIRE ACCESS ENTRANCE SIGN ON BOTH SIDES OF THE GATE
- ▲ 4" WIDE YELLOW PAINT STRIPE @ 4' O.C. IN PULL AREA AS SHOWN

DETAIL LEGEND - SEE LEGEND SHEET

- ① TYPE "X" CONCRETE CURB
- ② CONCRETE SIDEWALK
- ③ SIDEWALK CURB RAMP
- ④ STANDARD DUTY ASPHALT
- ⑤ EXTERIOR CONCRETE SLAB ON GRADE
- ⑥ PARKING STALL
- ⑦ HANDICAPPED PAVEMENT MARKINGS
- ⑧ HANDICAPPED PAVEMENT MARKINGS
- ⑨ STOP SIGN
- ⑩ CONCRETE FOUNDATION
- ⑪ CONCRETE FOUNDATION
- ⑫ PAINTED TRAFFIC ARROWS
- ⑬ JUMPER ENCLOSURE
- ⑭ # HIGH BEARD ON BOARD FENCE
- ⑮ MOUNTABLE CURB

SITE DATA

SITE AREA: 1.42 AC	REQUIRED	438SF
DESCRIPTION: PROPOSED CARWASH W/ VACUUMS	0 FT THICK / 23 FT MAX	438SF
SETBACKS - BUILDING	5 FT / 10 FT	8 FT / N/A
SIZE / FEASIBILITY (REQ.)	10 FT / 20 FT	10 FT / 24.68 FT
SETBACKS - PARKING	N/A	N/A
NO PARKING IN FRONT	5 FT / 10 FT	23 FT / N/A
NO PARKING IN REAR	10 FT / 20 FT	9 FT / 24.68 FT
PARKING STALL SIZE (REQ.)	15	10'
# OF SPACES: SEE CALCULATION BELOW	40 FT MAX	< 40 FT
MAX. BUILDING HEIGHT	40 FT MAX	< 40 FT
MIN. SIDE YARD SETBACK (REQ.)	MIN OF 10 FT BEHIND THE FRONT FACADE	
PARKING CALCULATION:		
MAX. VEHICLE REQUIRED		
MAX. VEHICLE REQUIRED		
MAX. VEHICLE REQUIRED		

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNERS APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED
3. ALL DIMENSIONS SHALL BE MADE ONLY WITH OWNERS APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER WITH THE WORK. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAINTAIN CLEANUP TO
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

NOTES:

1. VISUOT HIGHWAY FURNITURE SHALL BE REQUIRED BY THE SITE CONTRACTOR PRIOR TO THE START OF ANY WORK WITHIN THE RIGHT-OF-WAY
2. ALL DIMENSIONS SHALL BE MADE ONLY WITH OWNERS APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED
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8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

PROJECT NAME:

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

DRAWING NO.:

C-100

Project no.:

20.085

Scale:

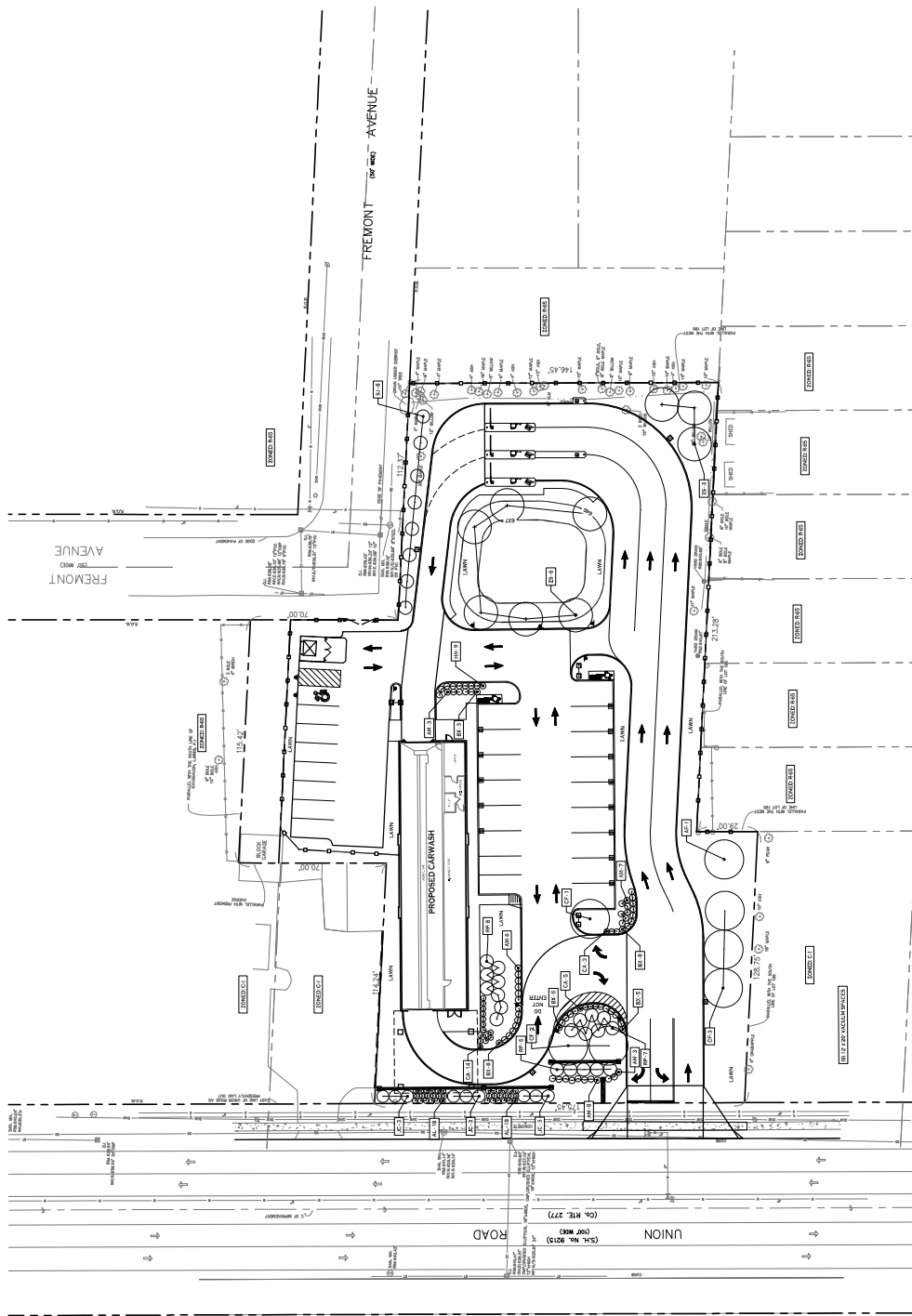
1" = 20'

DATE:

8/1/2021

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

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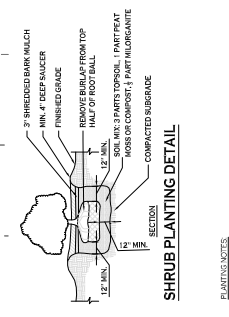
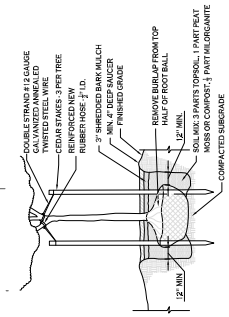


LANDSCAPE PLAN
 SCALE: 1/8"=20'

PLANTING SCHEDULE - PROPOSED CAR WASH, UNION ROAD

NO.	CITY	BOTANICAL NAME	COMMON NAME	INTL. SIZE	REMARKS
1	AF	ACER FRESHMANI CELEBRATION	CELEBRATION MAPLE	2" CAL.	BBS
2	JS	ZELKOVA SERENA VALUE OPEN	VALUE GREEN ZELKOVA	2 1/2" CAL.	BBS
3	CF	GRANDIFLORA STUEBELI	STUEBELI FERNET FERN	1 1/2" CAL.	BS
4	AL	HOPIA MEXICANA	MEXICANA	15"	NO. 3 CONT.
5	AM	ARCUTUM VILLOSUM	WILD ROSE	15"	NO. 3 CONT.
6	AK	BEAUJOURNIA WHITE GEM	WHITE GEM	15"	BS
7	JC	AMPHICARPA WHITE COMPACT	WHITE COMPACT	15"	BS
8	BP	ROSA YORK ELEGANT	ELEGANT ROSE	15"	NO. 3 CONT.
9	SI	DIPIPSY SPAUN	SPYGLASS JAZMIN	15" x 2" CAL.	BBS
10	CA	PERNANETHA GARDENS	GARDENS	CLAMP	NO. 3 CONT.
11	HH	HEBECOLLAS HAPPY RETURNS	HAPPY RETURNS	NO. 3 CONT.	

NOTES: ALL PLANTING BEGS AND TREES SHALL RECEIVE A 10" SHARP DEPTH OF FIBER BOKS STONE MULCH. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO: RETAINING WALLS WHICH PRESENT PULLING TOP OF ROOTS OR EXCAVATING ROOTS.



PLANTING NOTES:
 1. ALL INTERIOR LANDSCAPING AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF 18" BEFORE ANY FORMS OF CONSTRUCTION DECKS AND FURNISH MATERIAL.
 2. ALL TREE FIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASSES, AND PERENNIAL FLOWERS SHALL RECEIVE 1" PREPARED HERFCODE AND THREE (3) INCHES DEPTH OF DARK SHREDDED BARK MULCH.
 3. A WELL-BALANCED MIXTURE OF SOIL MIX SHALL BE USED FOR ALL PLANTINGS WITH RECEIVE PREPARED HERFCODE AND MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWERS.
 4. ALL PLANTINGS SHALL BE SPACED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.



REVISIONS:
 No. Description
 Date