

1150.7

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 3/4/14

FILE # 2014-03

PROJECT NAME HOME DEPOT - SPECIAL USE PERMIT FOR PARKING PLAN

PROJECT LOCATION (Include address and distance to nearest intersection)
1881 RIDGE ROAD, W. SENECA NY - CORNER OF RIDGE + LANGNER ROADS

APPLICANT THE HOME DEPOT PH/FAX (770) 384-3364 / (770) 384-3042

ADDRESS 2455 PACES FERRY ROAD, NW, BLDG C-20, ATLANTA, GA 30339-4024

PROPERTY OWNER BG WEST SENECA HD, LLC PH/FAX _____

ADDRESS 3300 ENTERPRISE PARKWAY, BEACHWOOD, OH 44122

ENGINEER/ ARCHITECT LAUER-MANGUSO + ASSOC. ARCHITECTS PH/FAX 837-0833 / 837-5734

ADDRESS 4080 RIDGE LEA ROAD, BUFFALO, NY 14228

SBL # 143.05-4-2.111

PROJECT DESCRIPTION (Include all uses and any required construction)
REQUEST FOR EXISTING PARKING SPACES TO BE RESERVED FOR SPECIAL USES SUCH AS

TRUCK RENTAL, SEASONAL SALES SHED DISPLAY, EQUIPMENT RENTAL + CART CORRALS.
CONSTRUCTION COULD INCLUDE TEMP. FENCING AND PAVEMENT PAINT FOR LETTERING.
SIZE OF LOT (acres) 11.7 ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
RIDGE ROAD = 381.53'

LANGNER ROAD = 1,000'

EXISTING ZONING C-1 PROPOSED ZONING C-1 (S) PORTION OF PROPERTY.

EXISTING USE(S) ON PROPERTY RETAIL SALES.

PROPOSED USE(S) ON PROPERTY RETAIL SALES WITH VEHICLE RENTAL.

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
NORTH - C-1 (SHOPPING CENTER) // EAST - COMMERCIAL // WEST - COMMERCIAL // SOUTH -
NA

PUBLIC SEWER YES NO _____ PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED
NONE

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 04/10/2014

TOWN BOARD MEETING DATE 05/12/2014

TOWN BOARD RESOLUTION DATE _____

NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 150.00



Lauer-Manguso & Associates Architects

March 4, 2014

John Gullo
Department Head/Code Enforcement Officer
Town of West Seneca Building Department
1250 Union Road, Room 210
West Seneca, New York 14224

RE: Home Depot – Special Use Permit
1881 Ridge Road, West Seneca NY
LMA #95004H

Dear Mr. Gullo,

The Home Depot located at the corner of Ridge and Langner Roads in the Town of West Seneca desires to have twenty (20) of their existing parking spaces reserved exclusively for truck rental operations and another twenty-two (22) spaces reserved for a seasonal display area associated with their garden center. In addition, there are approximately twenty-nine (29) spaces that are currently being devoted to such uses as garden shed display, equipment rentals, and cart corrals. It is our understanding that the process for the Town of West Seneca to approve these use areas requires a Special Use Permit application, an appearance before the Town of West Seneca Planning Board, and ultimately, a vote of approval by the West Seneca Town Board.

Therefore, we are providing the following information to initiate the Special Use Permit application and are requesting to be on the agenda for the April 10, 2014 Planning Board meeting:

- Completed Town of West Seneca Application for Rezoning – Special Permit
- Application fee in the amount of \$150.00
- Current Boundary Survey for the project property
- Corresponding Legal Description for the project property
- Proposed Site Plan with Parking Summary and pertinent details

As requested, we have provided twenty (20) sets of the survey, legal description and site plan. Two (2) of these sets include a full-size survey and site plan at a scale of 1"=40'. The remaining eighteen (18) sets contain 11x17 reductions of the survey and site plan.

The following is a brief description of the proposed truck rental operation that would encompass twenty of the proposed special use parking spaces contained within this request:

Home Depot and Penske Truck Rental have an agreement that Home Depot will rent trucks for customer use at the Home Depot stores. The rental agreement will be the standard Home Depot rental agreement and the program shall be managed by Home Depot Associates. The customers may use the rental trucks for taking product and supplies away from the store or more traditional moving purposes. Home Depot has a large moving supply section in its store for customers. The truck rental is a natural extension of the services and products offered at the store.

Customers will rent these vehicles the same way as a standard rental vehicle transaction is performed. The customer will enter the store, arrange a rental, the Associate will conclude the

paperwork and do a vehicle inspection with the customer. The customer will be instructed to return the vehicle to the same area it was taken from. This is proposed to be the designated 20 spaces. The customer on the return will park the truck and return the keys to the store (if open). A drop box set-up will also be put in place. Those vehicles that are not returned to the designated area shall be relocated by a Home Depot Associate sometime during the day.

All cleaning and maintenance of the vehicles shall be done off-site and not at the store. Other than removing trash from the cabin area by hand and general vacuuming, no other actions shall be done on-site.

The trucks vary in sizes. The smallest truck is a standard panel van. Other sizes include box trucks with box dimension length (total vehicle length) at 12 LF (19 LF), 16 LF (23.5 LF), 22 LF (31 LF) and 26 LF (34.5). It is anticipated that this location will begin with 10 trucks and 20 spaces (max). As the vehicles are rented and operations begin, the anticipated on-site average will be 5 trucks and 10 spaces occupied. This allows spaces for one-way drop offs. Should the number of trucks exceed the proposed amount, Home Depot has an arrangement for the excess trucks to be removed from the site within 36 hours to another location.

This program began in January of 2011 and has been implemented throughout the US. The only tangible alteration to the project site associated with the truck rental operation will be the parking space pavement markings proposed. There will not be any physical barriers or signage installed.

The proposed seasonal display area (22 spaces) would be in use for a limited time of the year (approximately April 15th to July 4th) and contain either live plant materials or bagged mulch, or some combination of these. NO fertilizer products would be displayed in this area. It is likely that this display area would be at least partially defined by a temporary enclosure such as wooden split rail fencing supported by hollow-core concrete blocks. There would not be any signage associated with this proposed special use area.

As indicated in our Parking Summary located on the Site Plan submitted, if all of the special use areas identified within this Special Use Permit request are granted, there will still be a surplus of approximately twenty-seven (27) parking spaces available for customers of the Home Depot, Denny's and the other commercial tenants on the property.

We trust this information satisfies the requirements for the Planning Board submission. Please contact me if you need additional information or have any comments or questions.

Respectfully submitted,

LAUER MANGUSO & ASSOCIATES
ARCHITECTS


Robert J. Blood, RLA

Suggested Description

11.713± Acres

Job No. 6142

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot Nos 294 and 336, Buffalo Creek Reservation, being part of Township 10, Range 7 of the Holland Land Company Survey (so-called), bounded and described as follows:

BEGINNING AT A POINT on the southerly line of Ridge Road distant 212.81 feet westerly from the intersection of the south line of Ridge Road and the east line of Lot No. 294; said point being further described as being the northwest corner of lands conveyed to Niagara Mohawk Power Corporation by deed recorded in the Erie County Clerk's Office in Liber 6308 of Deeds at Page 189;

RUNNING THENCE: S-07°-44'-07"-W, parallel with the east line of Lot 294 and along the west line of said Niagara Mohawk lands and said line extended southerly into Lot No. 336, a distance of 1091.06 feet to the southeast corner of Parcel "A" of lands conveyed to Benderson Development Company, Inc. by deed recorded in Erie County Clerk's Office in Liber 9436 of Deeds at Page 170;

RUNNING THENCE: N-82°-22'-54"-W, parallel with the division line between Lot No. 294 on the north and Lot No. 336 on the south, being also the south line of said Parcel "A", a distance of 198.0 feet to the southwest corner of Parcel "A";

RUNNING THENCE: N-07°-44'-07"-E; along the west line of said Parcel "A", a distance of 55.11 feet to a point on the division line between Lot No. 294 and Lot No. 336;

RUNNING THENCE: N-82°-22'-54"-W, along the division line between Lot No. 294 and Lot No. 336, a distance of 361.15 feet to the present east line of Langner Road as conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 6527 of Deeds at Page 89 and further shown on Map No. SK-167-75 as Parcel No. 18;

RUNNING THENCE: N-09°-05'-24"-E, along the present line of Langner Road and said lands conveyed to the County of Erie in Liber 6527 of Deeds at Page 89 and the east line of lands conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 6538 of Deeds at Page 91 and further shown on Map No. SK-167-76R as Parcel No. 19, a distance of 425.92 feet to a point of tangency;

RUNNING THENCE: Along the present east line of Langner Road and said lands conveyed to the County of Erie in Liber 6538 of Deeds at Page 91, and on a curve to the right having a radius of 603.67 feet, a distance of 298.95 feet to a point;

RUNNING THENCE: N-45°-17'-40"-E, along the present east line of Langner Road and said lands conveyed to the County of Erie in Liber 6538 of Deeds at Page 91, a distance of 104.96 feet to a point;

(suggested description)

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RUNNING THENCE: N-18°-12'-09"-E, along the present east line of Langner Road said lands conveyed to the County of Erie in Liber 6538 of Deeds at Page 91 and the east line of lands acquired by the State of New York for grade crossing elimination purposes in P.S.C. Nos. 4234 and 8253 and further shown on Map No. 14 as Parcel No. 18 a distance of 24.0 feet to the southwest corner of Parcel No. 21 as shown on Map No. 18 of lands acquired by the People of the State of New York for Ridge Road, C.R. No. 137;

RUNNING THENCE: N-83°-30'-16"-E, along the south line of said Parcel No. 21, a distance of 23.20 feet to the southeast corner thereof;

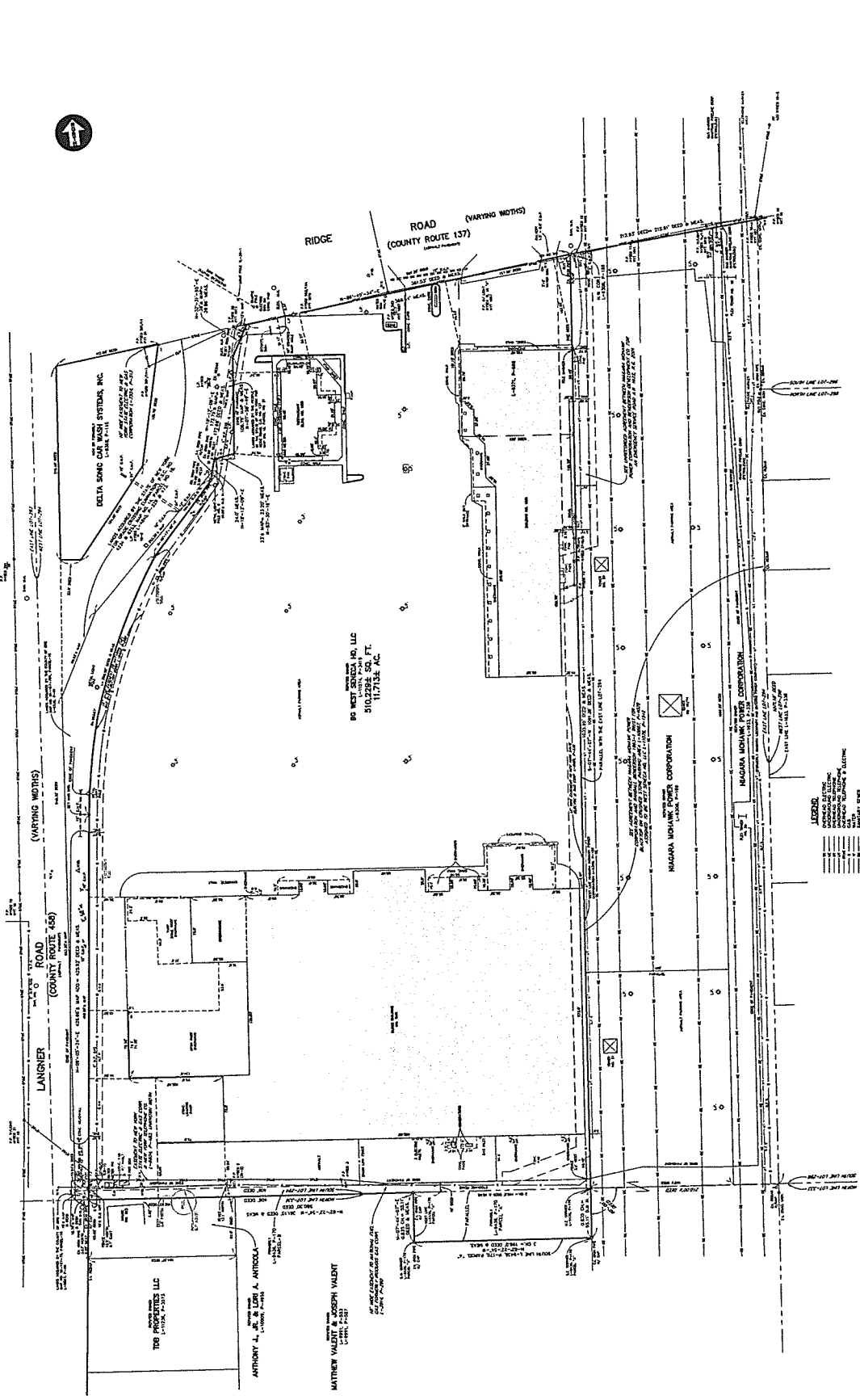
RUNNING THENCE: N-07°-58'-49"-E, along the east line of said Parcel No. 21, a distance of 106.79 feet to an angle point therein;

RUNNING THENCE: N-32°-21'-55"-E, along the east line of said Parcel No. 21, a distance of 39.86 feet to a point on the south line of Ridge Road;

RUNNING THENCE: N-86°-40'-34"-E, along the south line of Ridge Road, distance of 368.64 feet to the POINT OR PLACE OF BEGINNING, containing 11.713 Acres, be the same, more or less.

SUBJECT to easements, rights of way and restrictions of record.

BEING and intended to be a portion of lands conveyed to BG West Seneca HD, LLC by deed recorded in the Erie County Clerk's Office in Liber 11074 of Deeds at Page 3415.



GRAPHIC SCALE
1" = 100' H.

STATE OF NEW YORK
COUNTY OF WEST SENeca
TOWN OF WEST SENeca
SARANY OF PART OF LOTS 224 & 225, BUFFALO CREEK RESERVATION
TOWN OF WEST SENeca, WEST SENeca COUNTY, NEW YORK
DATE OF SURVEY: 1993
DATE OF PLOTTING: 1993
DATE OF RECORDING: 1993



LEGEND

- 1. 1" = 1" SCALE
- 2. ALL DIMENSIONS ARE IN FEET AND INCHES
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
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- 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
- 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

NOTES

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- 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
- 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

ANTHONY J. JR. & LEO A. ANTICOLA
LANSIER, N.Y. 14101

MATTHEW VALENTI & JOSEPH VALENTI
LANSIER, N.Y. 14101