



August 26, 2019

Jeffrey Schieber, Code Enforcement Officer
Town of West Seneca Building Department
1250 Union Road
West Seneca, New York 14224

Re Site Plan Application Car Wash Facility Redevelopment Project
1343, 1347 & 1353 Union Road and 0 Freemont Avenue
Town of West Seneca Planning Board
Applicant: JSEK West Seneca LLC
File No. 10145.1

Dear Mr. Schieber:

This letter and the enclosed documentation is being submitted on behalf of JSEK West Seneca LLC (the "Applicant") in connection with its request for Site Plan Approval from the Planning Board for the proposed car wash facility redevelopment project at 1343, 1347 and 1353 Union Road and 0 Freemont Avenue (collectively the "Project Site").

Enclosed are copies of the following documentation being submitted on behalf of the Applicant:

1. Original and twenty one (21) copies of the Site Plan Application with attached Exhibits "1" to "8" consisting of the following:
 - Exhibit 1: Short Environmental Assessment Form Prepared Pursuant to the State Environmental Quality Review Act ("SEQRA");
 - Exhibit 2: Narrative consisting of Project Description;
 - Exhibit 3: Reduced Size Copy of Site Plan [Drawing C-2] as Prepared by Schenne & Associates;
 - Exhibit 4: Reduced Size Copy of Topographic Survey as Prepared by Nussbaumer & Clarke, Inc.;
 - Exhibit 5: Reduced Size Copy of Elevation Plan as Prepared by James E. Boy, R.A.;
 - Exhibit 6: 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;

HOPKINS SORGI & ROMANOWSKI PLLC

Attorneys at Law

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

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

Correspondence to Jeffrey Schieber, Code Enforcement Officer

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- 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”); and
 - Exhibit 8: Legal Description of the Project Site
2. Twenty-two (22) sets of the engineering plans and supporting documentation prepared by Schenne & Associates Consulting Engineers and James Boy, R.A.; and
 3. Check payable to the Town of West Seneca in the amount of \$1,150.00 for the required fee

Per our conversation earlier today, 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 **Thursday, September 12th at 7:00 p.m.** for the purpose of obtaining the Planning Board’s input regarding the redevelopment project.

As we have discussed, the Planning Board will not be in a position to issue a decision on the Site Plan Application during its meeting on September 12th since it will be necessary for the redevelopment project to be referred to the Erie County Department of Environment and Planning (“ECDEP”) pursuant to NYS General Municipal Law Section 239-m and also since it anticipated that the Planning Board will be conducting coordinated environmental review of the redevelopment project pursuant to the State Environmental Quality Review Act (“SEQRA”).

Please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com if you have any questions regarding the enclosed Site Plan Application and supporting documentation or the proposed redevelopment project.

Thank you for your anticipated cooperation.

Sincerely,

HOPKINS SORGI & ROMANOWSKI PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Jacqueline A. Felser, Town Clerk
Joe Spino, JSEK West Seneca LLC [Via e-mail and mail]
James Boy, R.A. [Via e-mail and mail]