



October 26, 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 & Supporting Documentation
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 please find the following documentation being submitted on behalf of JSEK West Seneca LLC ("Applicant") in connection with its request for Site Plan Approval from the Planning Board for proposed redevelopment of 1343, 1347 & 1353 Union Road and 0 Freemont Avenue (collectively the "Project Site") as a car wash facility and related site improvements.

1. Original and eleven (11) copies of the Site Plan Application with attached Exhibits "1" to "8" as follows:
 - **Exhibit 1**: Completed Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA");
 - **Exhibit 2**: Narrative providing Project History and Project Description;
 - **Exhibit 3**: Reduced size copy of Site Plan [Drawing C-100] prepared by Carmina Wood Morris DPC;
 - **Exhibit 4**: Reduced size copy of Topographic Survey prepared by Nussbaumer & Clarke, Inc.;
 - **Exhibit 5**: Reduced size copy of the Planting Plan prepared by Joy Kuebler, Registered Landscape Architect P.C.;
 - **Exhibit 6**: Minutes of the meeting of the Planning Board held on December 12, 2019;
 - **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

HOPKINS SORGI & MCCARTHY PLLC

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- **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(s) and granting a Special Use Permit subject to four conditions
2. Twelve (12) full size sets of the engineered plans for the redevelopment project as prepared by Carmina Wood Morris DPC consisting of the following:
- Cover Sheet;
 - Topographic Survey prepared by Nussbaumer & Clarke, Inc.;
 - Demolition & Erosion Control Plan [Drawing C-001];
 - Demolition & Erosion Control Details Plan [Drawing C-002];
 - Site Plan [Drawing C-100];
 - Site Details Plan [Drawing C-101];
 - Grading Plan [Drawing C-200];
 - Storm Drainage Plan [Drawing C-300];
 - Storm Drainage Details Plan [Drawing C-301];
 - Utility Plan [Drawing C-400];
 - Utility Details Plan [Drawing C-401];
 - Utility Details Plan [Drawing C-402];
 - Site Lighting Plan [Drawing C-500];
 - Site Lighting Details Plan [Drawing C-501];
 - Site Lighting Details Plan [Drawing C-502]; and
 - Planting Plan [Drawing L-100] prepared by Joy Kuebler, Registered Landscape Architect P.C.
3. Three (3) copies of the Stormwater Pollution Prevention Plan (“SWPPP”) prepared by Carmina Wood Morris DPC with the Engineer’s Report provided at Appendix D

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, November 12th at 7:00 p.m.**

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 continued cooperation.

Correspondence to Jeffrey Schieber, Code Enforcement Officer

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Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Amy M. Kobler, Town Clerk
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]