

ASSESSOR
BUILDING
INSPECTOR
PLUMBING
INSPECTOR

TOWN OF LOCKPORT

MUNICIPAL BUILDING - 6560 DYSINGER ROAD
LOCKPORT, NEW YORK 14095

OFFICE OF LANDS,
BUILDINGS, AND CODE ENFORCEMENT

**ZONING
BOARD**

(716)439-9526
439-9527
FAX 439-9532

ZONING BOARD OF APPEALS MEETING NOTICE

DATE: Tuesday, June 26, 2012

TIME: 7:00 PM

MEETING HELD IN MUNICIPAL BUILDING
(6560 DYSINGER ROAD)

SCHEDULED AGENDA FOR MEETING TO DATE

1. Approval of May 22, 2012, minutes.
2. 6719 S Transit Rd– SBL # 152.03-1-27 Elmwood Real Estate/Craig Heidemann: Requesting an area variance to construct a car wash facility closer than the required front and rear setbacks.

Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

TOWN OF LOCKPORT

**6200 ROBINSON RD
LOCKPORT NY 14094**

BUILDING DEPT. - 439-9526

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE:
 - AREA
 - USE ()

(PLEASE PRINT)
PROPERTY LOCATION:

Transit Road
STREET #: 6719

(PLEASE PRINT)
PROPERTY OWNER:

Craig Heidemann
OWNER ADDRESS: 104 Rod Circle
CITY/STATE/ZIP: Middletown, MD 21769
PHONE #: 301-639-2273
SIGNATURE: K Howard (Agent Advanced Design Group)

NE Corner of
Located on the N-S-E-W side. Between Transit Road/Drive and Bartz Road/Drive.
Property is located in an area zoned B-1

(PLEASE PRINT)
APPLICANT NAME:

Same
STREET: _____
CITY/STATE/ZIP: _____
PHONE #: _____
SBL #: 152.03-1-27

DESCRIPTION OF PROPOSAL: Construction of a 3,800⁺-sq. ft. car wash facility w/ associated infrastructure, utilities, parking and landscaping.

APPLICATION WAS DENIED FOR THE FOLLOWING REASON Relief from the front yard and rear yard setback is requested.

	Required	Provided	Variance
FRONT	75ft	50ft	25ft
REAR	100ft	84.6	14.4ft.

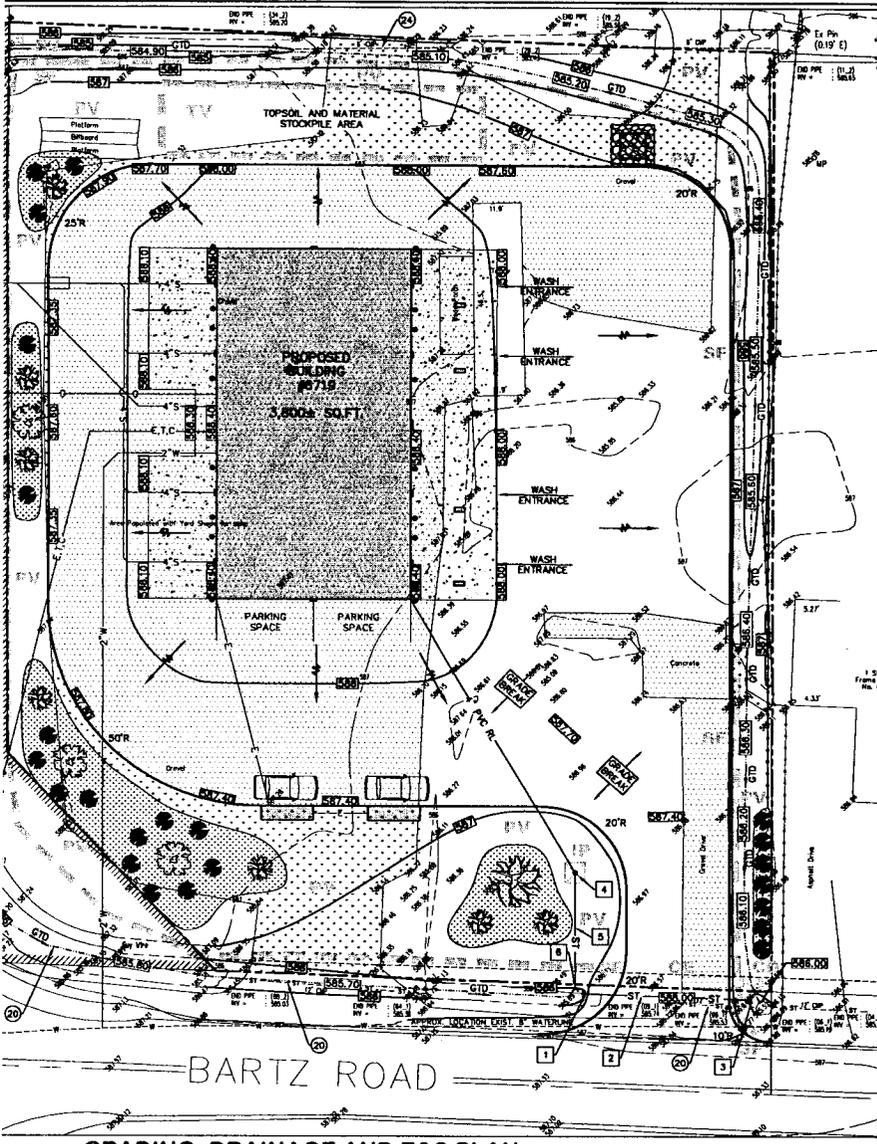
APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS AND DATA REQUIRED TO THE BUILDING DEPARTMENT

APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL

I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE.
K Howard - agent Advanced Design Group
(Signature of Applicant)

DATE: 6-6 2012

APPLICANTS SIGNATURE: K Howard agent Advanced Design Group
G.M.D.



GRADING, DRAINAGE AND E&S PLAN

LEGEND

EXISTING	PROPOSED	GAS
— G —	— E.T.C —	UNDERGROUND ELEC/TELE/CABLE
— OH —	— W —	OVERHEAD ELEC/TELE
— S —	— ST —	WATER
— ST —	— DS —	SANITARY SEWER
— 349 —	— CON —	STORM SEWER
— XXX X —	— CON —	DRY SWALE
	— CON —	CONTOUR
	— CON —	SPOT ELEVATIONS
	— CON —	FENCE
	— CON —	PROPERTY/ROW LINE
	— CON —	EASEMENT
	— CON —	UTILITY POLE
	— CON —	LIGHT
	— CON —	SANITARY MANHOLE
	— CON —	STORM MANHOLE
	— CON —	CATCHBASIN (ROADWAY)
	— CON —	YARD DRAIN (INLET)
	— CON —	HYDRANT
	— CON —	SIGN
	— CON —	GRADE TO DRAIN
	— CON —	DRAINAGE FLOW ARROW
	— CON —	SELECT BACKFILL
	— CON —	WATER SERVICE
	— CON —	SANITARY SERVICE
	— CON —	BENCH MARK
	— CON —	WATER VALVE
	— CON —	TEST PIT
	— CON —	SANITARY CLEANOUT
	— CON —	ROOF LEADER
	— CON —	TO BE REMOVED
	— CON —	TBR
	— CON —	SILT FENCE
	— CON —	CONSTRUCTION ENTRANCE
	— CON —	TEMPORARY VEGETATION
	— CON —	PERMANENT VEGETATION
	— CON —	INLET PROTECTION
	— CON —	CHECK DAM

LANDSCAPE LEGEND

SYMBOL	PLANT	QUANTITY
(Symbol)	FLOWERING SHRUB	7
(Symbol)	FLOWERING CRABAPPLE	3
(Symbol)	JUNIPER	23
(Symbol)	RED MAPLE	1

SEED MIXTURE FOR PERMANENT VEGETATION

MIXTURE	RATE PER 1,000 SQ. FT. (LBS.)
KENTUCKY BLUEGRASS	0.60
CREeping RED FESCUE	0.50
PERENNIAL RYEGRASS	0.20

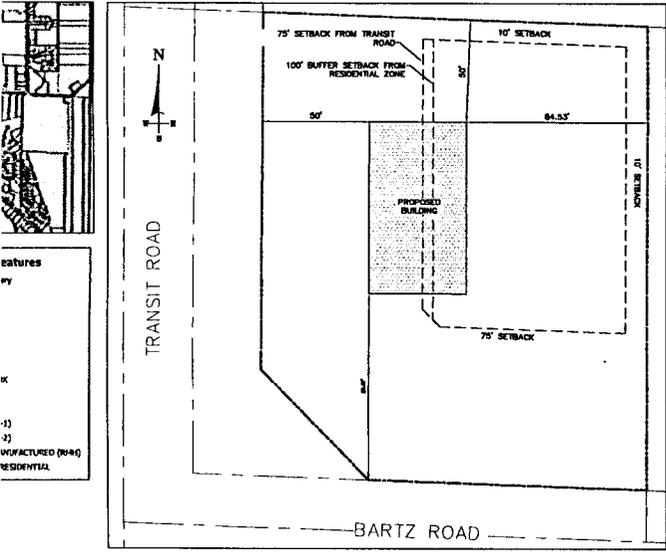
STORM STRUCTURE TABLE

- PIPE INLET WITH END SECTION
INV=585.58 (12")
- 3/8" 12" HDPE @ S=0.2%
- PIPE OUTLET WITH END SECTION
INV=585.30 (12")
- YARD DRAIN
R#-585.6
INV=585.6 (HW 4", S 6")
- 27" 6" PVC @ S=0.2%
- PIPE OUTLET WITH ROCK OUTLET PROTECTION
INV=585.75

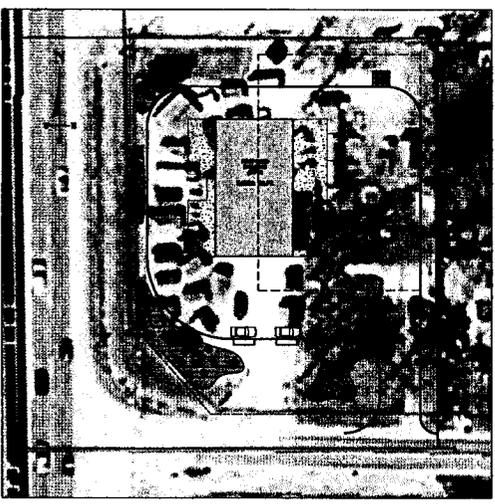
NO.	DATE	BY	REVISIONS
2	5-24-12	KLS	ENGINEERING SUBMITTAL
1	5-21-12	KLS	SITE PLAN SUBMITTAL
0	3-13-12	KLS	SKETCH PLAN SUBMITTAL

UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS PROHIBITED BY SECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ADVANCED DESIGN GROUP
Professional Engineers, Architects
 761 Cayuga Street - Lewiston, NY - 14092
 716-754-2256



ZONING & BUFFER SETBACKS
1" = 40'



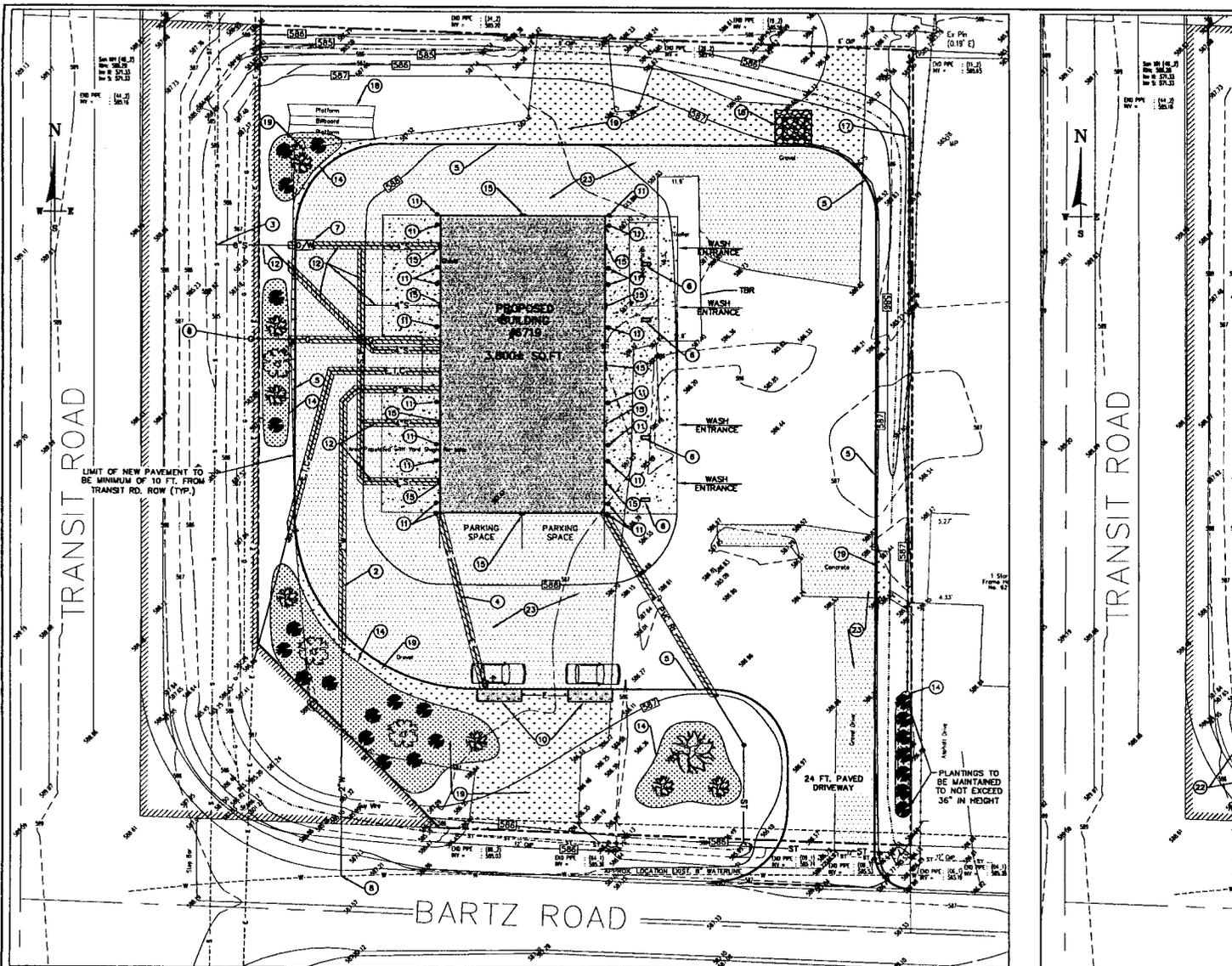
PROPOSED SITE LAYOUT AERIAL PHOTO
1" = 40'

SITE PLAN

Magic Mist Auto Wash

6719 Transit Road
 Town of Lockport, NY 14094
 prepared for:
 Craig Heidemann
 104 Road Circle, Middletown, MD 21769
 (301) 635-2273

scale: AS NOTED date: 3-16-12 by: KLS project no.: 11-4787 sheet: 1 of 2



NOTES:

- 1 SURVEY NOTES: (SEE SIGNED AND STAMPED COPY OF MAP SHOWING BOUNDARY SURVEY OF PROPERTY OWNED BY ELMWOOD REAL ESTATE GROUP, INC. AS PREPARED BY NIAGARA BOUNDARY AND MAPPING SERVICES DATED 4/25/2012 FOR FULL SURVEY INFORMATION)
VERTICAL CONTROL: ELEVATIONS AS SHOWN ON THIS MAP ARE BASED ON NAVD 1988.
SOURCE BENCHMARK: "C" CUT IN NORTH BOLT OF FIRE HYDRANT, ELEVATION=588.88'
- A. UTILITIES AS SHOWN ON THIS MAP ARE PLOTTED FROM FIELD EVIDENCE AND INFORMATION SUPPLIED BY VARIOUS UTILITY AGENCIES. NIAGARA BOUNDARY AND MAPPING SERVICES ALONG WITH THE CERTIFYING SURVEYOR ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES. CONTRACTORS MUST CALL U.F.P.O. AT TWO WORKING DAYS PRIOR TO ANY EXCAVATION 1-800-962-7962.
- B. CONTOUR INTERVAL IS ONE FOOT.
- 2 APPROXIMATE LOCATION PROPOSED WATER SERVICE. ACTUAL TRENCH LOCATION AND ORIENTATION TO BE COORDINATED WITH THE TOWN OF LOCKPORT WATER DEPARTMENT AND OWNER. THE TOWN OF LOCKPORT WATER DEPARTMENT IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE NEW WATER SERVICE.
- 3 APPROXIMATE LOCATION EXISTING SANITARY SEWER. LOCATION AND ELEVATION TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- 4 PROPOSED ELECTRIC CONDUIT FOR VACUUM ISLAND. SEE PLUMBING AND MECHANICAL PLANS FOR DETAILS AND LOCATION.
- 5 APPROXIMATE LOCATION PROPOSED EDGE OF NEW ASPHALT PAVEMENT - NO CURBING (TYPICAL).
- 6 PROPOSED AUTO CASHIER - SEE ARCHITECTURAL PLANS FOR DETAILS.
- 7 PROPOSED 2,000 GAL. OIL/WATER SEPARATOR.
- 8 THE CONTRACTOR TO BE AWARE THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 9 CONTRACTOR TO REFER TO PLUMBING AND MECHANICAL PLANS FOR UTILITY DESIGN INFORMATION.
- 10 SINGLE VACUUM ISLAND WITH LIGHTING - SEE ARCHITECTURAL PLANS FOR DETAILS.
- 11 6" DIA. X 4'-0" HIGH PIPE BOLLARD
- 12 ALL 4-INCH SANITARY SEWER LINES SHALL BE SET AT A MINIMUM OF 0.6% SLOPE. ALL 6-INCH SANITARY SEWER LINES SHALL BE SET AT A MINIMUM OF 0.5% SLOPE. CONTRACTOR TO COORDINATE WITH THE TOWN OF LOCKPORT AND OWNER REGARDING FINAL SANITARY SERVICE LOCATIONS AND ELEVATIONS.
- 13 THE CONTRACTOR SHALL COORDINATE THE INSTALLATION, LOCATION AND TESTING OF THE BACKFLOW PREVENTION DEVICE WITH THE TOWN OF LOCKPORT WATER DEPARTMENT.
- 14 PROPOSED PLANTING BED AND VEGETATION - SEE LANDSCAPING SCHEDULE FOR ADDITIONAL INFORMATION.
- 15 PROPOSED BUILDING TO HAVE DARK SKY FRIENDLY LIGHTING. LIGHTS TO BE LOCATED AT BUILDING ENTRANCES (MAN-DOORS AND OVERHEAD DOORS) FOR SAFETY.
- 16 PROPOSED DUMPSTER LOCATION - DUMPSTER TO BE ENCLOSED WITH 6-FOOT HIGH CHAIN LINK FENCE WITH PRIVACY SLATS.
- 17 PROPOSED 180± L.F. 6" HIGH STOCKADE FENCE. FENCE TO BE INSTALLED ONE (1) FOOT WITHIN PROPERTY LINE.
- 18 EXISTING BILLBOARD SIGN TO REMAIN.
- 19 EXISTING GRAVEL AREAS OUTSIDE OF FUTURE PAVEMENT TO BE STRIPPED OF GRAVEL, SPREAD WITH TOPSOIL, SEEDED/PLANTED AND MAINTAINED AS GRASS/PLANTING BED.
- 20 REMOVE 47 L.F. EXISTING 12" CMP AND REGRADE DITCH. SLOPE = 0.2%
- 21 REMOVE 21 L.F. EXISTING 12" CMP. INSTALL 38 L.F. HDPE - SEE STORM STRUCTURE TABLE
- 22 PROPOSED DITCH HIGHPOINT AT 585.88. 20 LF OF TRANSIT ROAD DITCH (TO NORTH) TO BE REGRADED TO THE INTO EXISTING DITCH ELEVATION OF 585.25.
- 23 EXISTING GRAVEL AREA TO BE REGRADED AS NECESSARY AND PAVED.
- 24 REMOVE 40 L.F. EXISTING 8" CMP PIPE AND REGRADE DITCH AS SHOWN.
- 25 A MINIMUM OF 10.0 FEET OF HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
- 26 SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH ANY PAVEMENT AREA.
- 27 THE TOWN OF LOCKPORT SEWER DEPARTMENT IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE NEW SANITARY SEWER SERVICE.

SITE AND UTILITY PLAN

GRAPHIC SCALE



PROJECT LOCATION

6719 TRANSIT ROAD (NORTH-EAST CORNER OF BARTZ ROAD AND TRANSIT ROAD)
SBL: 192.03-1-27

ZONING USE:

CAR WASH FACILITY
PER ARTICLE X LOCAL BUSINESS (B-1) DISTRICTS: 6200-64-A SPECIAL USES WHICH ALLOWS OTHER RETAIL USES WHICH ARE PRINCIPALLY DIRECTED TO SERVICING THE DAY-TO-DAY CONVENIENT SHOPPING AND PERSONAL NEEDS OF THE AREA.

ZONING:	REQUIRED	PROVIDED
ZONED:	B-1 LOCAL BUSINESS USE DISTRICT WITH TRANSIT RD OVERLAY	
MIN. LOT AREA	25,000 SQ.FT.	1.41 AC. INC. HWY R.O.W.
MIN. LOT WIDTH	125 FT.	0.90 AC. EXCL. HWY R.O.W.
MIN. LOT DEPTH	200 FT.	250 FT.
MIN. FRONT YARD SETBACK	75 FT.	50 FT.*
CORNER LOTS EACH STREET	75 FT.	95.5± FT.
MAX. FRONT YARD SETBACK	100 FT.	75 FT.
MIN. SIDE YARD SETBACK	10 FT.	50 FT.
MIN. REAR YARD SETBACK TO RESIDENTIAL ZONE	10 FT.	84.6± FT.*
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
MAX. BUILDING SQ.FT.	15,000	3,800
MIN. GREENSPACE	25% OF LOT	
MAX. LOT COVERAGE	30%	10%

* VARIANCE REQUIRED

LOCATION / ZONING I

N.T.S.

PROPOSED PROJECT WILL REQUIRE THE FOLLOWING VARIANCES:

- FRONT YARD: 25 FT. VARIANCE REQUIRED
REQUIRED: 75 FT. FROM TRANSIT ROAD
PROVIDED: 50 FT. FROM TRANSIT ROAD
- REAR YARD: 15.4 FT. VARIANCE REQUIRED
REQUIRED: 100 FT. FROM RESIDENTIAL ZONE
PROVIDED: 84.6 FT. FROM RESIDENTIAL ZONE