

INTER-OFFICE MEMORANDUM

To: Supervisor of Landscape and Park Design

From: Patricia Greco
Planning Department

Date: January 16, 2024

Subject: **Planning Board Case PB-2023-034**
Scheduled February 12, 2024
1195 & 1207 Hamburg Turnpike, Block 2711, Lots 105 & 106
1195 & 1207 Hamburg Tpke LLC (Spark Car Wash)
Preliminary and Final Site Plan

Delivered to your office, please find the following documents:

- Application Package signed by Kyle Van Decker dated July 17, 2023
- EP Calculation sheet stamped December 18, 2023 with TADA for Lots 105 & 106 of 119,723 square feet, TADA for Lot 105 of 65,051 square feet, and TADA for Lot 106 of 54,672 square feet.
- Affidavit of Disclosure for Corporations and Partnerships, signed by Kyle Van Decker, dated July 17, 2023
- Tax Office Release, signed by Ashley Neale, Deputy Tax Collector dated November 13, 2023.
- Property Owner List certified by James B. Kreitz, Chief Tax Assessor, dated April 18, 2023 Block 2711, Lot 105.
- Property Owner List certified by James B. Kreitz, Chief Tax Assessor, dated April 18, 2023 for Block 2711, Lot 106.
- Addendum to Site Plan Application, Prepared by Mark Semeraro, dated July 20, 2023.
- Traffic Impact Study signed and sealed by Matthew J. Seckler, last revised December 8, 2023.
- Stormwater Management Statement, signed and sealed by Paul D. Mutch, Jr., P.E., dated June 6, 2023.
- Checklist Waiver Memorandum, dated May 24, 2023.
- Wetland Certification Memorandum, dated June 6, 2023, signed by Paul D. Mutch, Jr. P.E.
- Location and Topographic Survey, signed and sealed by Miloslav Rehak, P.L.S., last revised July 1, 2021
- Architectural plans signed and sealed by Gary Kliesch, R.A., dated June 16, 2023 consisting of five sheets.
- Preliminary and Final Major Site Plan, signed and sealed by Paul D. Mutch, Jr., P.E., dated June 7, 2023, revised through December 13, 2023, consisting of 15 sheets.
- Environmental Factors Exhibit signed and sealed by Paul D. Mutch, Jr., P.E., dated November 6, 2023, revised through December 13, 2023, consisting of one sheet.
- Detour Plan signed and sealed by Paul D. Mutch, Jr., P.E., dated June 7, 2023, revised

through November 3, 2023, consisting of two sheets.

Please review the package and provide your comments by **February 2, 2024** for distribution in Board packets.

Reviewer's Response (*use additional sheet if necessary*):

1. Plant multiple perennials and/or small grasses in the proposed beds instead of large pockets of one particular planting.
2. There are four trees proposed along Hamburg Turnpike labeled COR, but they are not listed on the plant list.
3. I don't recommend planting Shademaster Honeylocust or Red Oak along the entry road that leads into the facility on the property's east side. The acorns generated from the Oak and the miniscule leaves on the Honeylocust could cause issues with cleaning machinery in the building if they are tracked in on automobile wheels.

Name Ryan Edge

Date 2/1/2024