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Heavy Civil Construction » Underground Utility Construction » Site/Civil/Utility Design » Energy Services

October 20, 2023

Village of Fayetteville  
Planning Board  
425 E Genesee Street  
Fayetteville, New York 13066

Attn: Chairman Dan Reisman

**Re: Splash Carwash – 129 W Genesee Street**

Dear Mr. Chairman,

On behalf of our client, Splash Carwash Inc, we are submitting the following application materials for an Amendment to the approved site plan for the above referenced project:

- This Letter of Intent
- Response to Town Engineer Comments
- Lighting Cut Sheets
- Updated SWPPP
- Full Size Plan Set
- Architectural Renderings
- Electronic copies of materials, in PDF format, have been emailed to [kshepardson@fayettevilleny.gov](mailto:kshepardson@fayettevilleny.gov)

Approval signatures for the above referenced project were obtained on March 17<sup>th</sup>, 2023. Since then, Splash Car Wash Inc. has purchased the adjacent property to the south and acquired the Fitch Street R.O.W. from the Village. As a result of the land acquisition, Splash Car Wash wishes to modify the approved site plan to allow for even better circulation through the site.

The revisions to the plan set as a result of the recent land acquisition are as follows:

- The pay lanes have been shifted 9' south to further improve site circulation. Larger vehicles are now able to make turns into car wash from inside pay lanes.
- Reduce the building length to 140' from 153' to further improve turning movements.
- Widened pay gate areas from 33' to 35' to further improve site circulation.
- Minor revisions to site, grading, utility, landscaping, and lighting plans to match the new layout.
- Added detail to proposed water reclamation system



During the October 2<sup>nd</sup>, 2023, planning board meeting the revised plans were discussed by the board in detail. Based on our review of the minutes, there were concerns from the planning board regarding the changes to the previously approved site plan. Our responses are shown below in **bold**:

1. Explanation of drive lane location and its accessibility from the parcel to the south.

**The Southern most curb has been extended to delineate the pay lane from the parking area directly south. No accessibility to the site from the parcel to the south is intended.**

2. Explanation of how the proposed shift affects the parking layout on the southern parcel.

**The proposed shift eliminates roughly 8 additional parking spaces from the southern property. The revised plan shows 11 new parking spaces for the property to the south.**

3. Explanation of the stormwater drainage off site.

**With the addition of the curb to the south. Stormwater will no longer drain off site.**

4. Explanation of Planting Changes.

**Some bushes on the southern side of the property have been removed from scope due to the shift in the access drive and pay lanes. The revised plans proposed 15 less Amur Privet shrubs along the southern property line. The intent of the Amur Privet shrubs is to provide a vegetated buffer around the proposed development and is still provided with the revised layout. The remainder of the landscaping is consistent with the previously approved plan. The spelling error in the planting table has been corrected.**

5. Explanation of Lighting Changes.

**Light fixture locations have been adjusted to accommodate the revised drive layout. A revised lighting plan is provided. Proposed light fixtures are the same as the previously approved set. The street side light fixtures are Sternberg fixtures as requested by the Village in the previous approval. A Light pole detail, light pole base detail, and typical light spill detail can be found on sheet C6. Although the light fixtures have not changed from the previous submission, cut sheets have been included within this resubmission for clarity.**

6. Explanation of Crosswalks.

**A crosswalk is proposed in the same location as the previously approved site plan. No changes are proposed to the crosswalk as part of the resubmission. The Crosswalk will be painted on heavy-duty concrete pavement and have been reviewed and approved by OCDOT.**

7. Sidewalk Changes Explanation.

**Sidewalks have been extended/added to reach all of the proposed vacuum stanchions/parking spaces. The sidewalk extensions provide better circulation and safety for patrons.**

8. Curbing is needed for safety purposes, including all along public roads and not just replacing sections of it.

**The sidewalk and curbing replacement along State Route 5 was specifically requested by NYSDOT to remove the existing curb cuts which occupy those locations. No additional work is proposed on the State and County Roads. Final plans have been reviewed and approved by the reviewing agencies.**

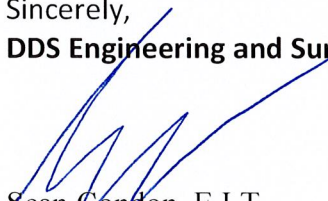
9. The trash dumpster location has not been moved as previously requested by the board and would be the first thing viewed when you enter the site.

**The trash dumpster has not been revised from the approved site plan.**

We respectfully request to be included on the agenda for the November 6<sup>th</sup> Planning Board meeting for review of an amendment to a previously approved Site Plan. Please contact me directly with any questions regarding this matter at 585-340-0537.

Sincerely,

**DDS Engineering and Surveying, LLP**



Sean Condon, E.I.T.  
Senior Project Engineer