

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

TB: 10/27/25

PB: 11/5/25

TB:

PH:

Date submitted: 10/3/25
Applicant name: WNV West Falls INC -Vivander Grill
Applicant Phone/Email: 716-725-9972 WNVENERGY@hotmail.com
Applicant address: 1045 Davis Rd West Falls NY 14170
Property owner: WNV West Falls INC
Owner's address: 1045 Davis Rd West Falls NY 14170
Property address: 1045 Davis Rd West Falls NY 14170
SBL # (s) 186.00-5-32.2

Prior owner ✓

Is site adjacent to or within 500 feet of an 'R' District? yes

=====

Proposed Project: Replace Canopy
Commercial ☒ Multi family ☐ Number of dwelling units
Zone: C2 Total property Acreage: 1.87 Acreage covered by bldg .029 Canopy
Square footage of building: 1280 Cubic footage of building: 4/0

Aggregate square footage of other buildings on property: 12,328.5

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250 1.01-5 Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500

Fee: \$ 250

Receipt: #

Received by
Town Clerk/Deputy Clerk

SEQR action: ☐ Type I (Long EAF) ☐ Type II (Long EAF) ☒ Unlisted (Short EAF)

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Town Supervisor Snyder and Town Board
FROM: Richard Miga, Assistant Code Enforcement Officer
DATE: October 14, 2025

The Building Department has accepted a Site Plan application for 1045 Davis Road, West Falls, (SBL # 199.01-1-18), as submitted by WNY West Falls Inc. 1045 Davis Road is located in the C-2 - Commercial zoning district. This application is an amendment to the site plan reviewed and approved on 1/27/25 for the Corner Market. The scope of the amendment is for the replacement of the existing canopy with a new canopy for the existing gas pumps. There are no changes proposed for the mart or self-storage buildings.

Town Code section 95-2C requires the Town Board to refer to the Site Plan application to the Planning Board for their review and recommendation. Additionally, the application shall be referred to Erie County Department of Environment and Planning due to the proximity of the property to a State Highway (Rt. 240/Davis Rd.).

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

Submission Requirements for Town of Aurora Site Plan Review

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable.
2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.**
3. Location of existing and proposed easements.
4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted.
5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more
6. Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district
7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences.
8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc.
9. Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site.
10. Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings.
11. Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals.
12. Location, size and design of all proposed signage and outdoor lighting.
13. Building elevation drawings, when required.
14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction.
15. Location of nearest fire hydrants and access for firefighters and their equipment.
16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening.
17. Short EAF form – see attached
18. If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).
19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval.



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Attica, NY 14011

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West Falls Canopy Drawings

Date October 8, 2025

Regarding Site Location:

Corner Market

1045 Davis Rd

Westfalls, NY 14170

Richard Miga,

Please see the attached drawing sets (CA1 and CA2, 7 copies) as requested for the canopy Site Plan Application Review. Please let me know if you need any additional documentation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dawn Chamberlain', with a long horizontal line extending to the right.

Dawn Chamberlain

C.A. Norris Project and Safety Manager

driedel@canorris.com

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

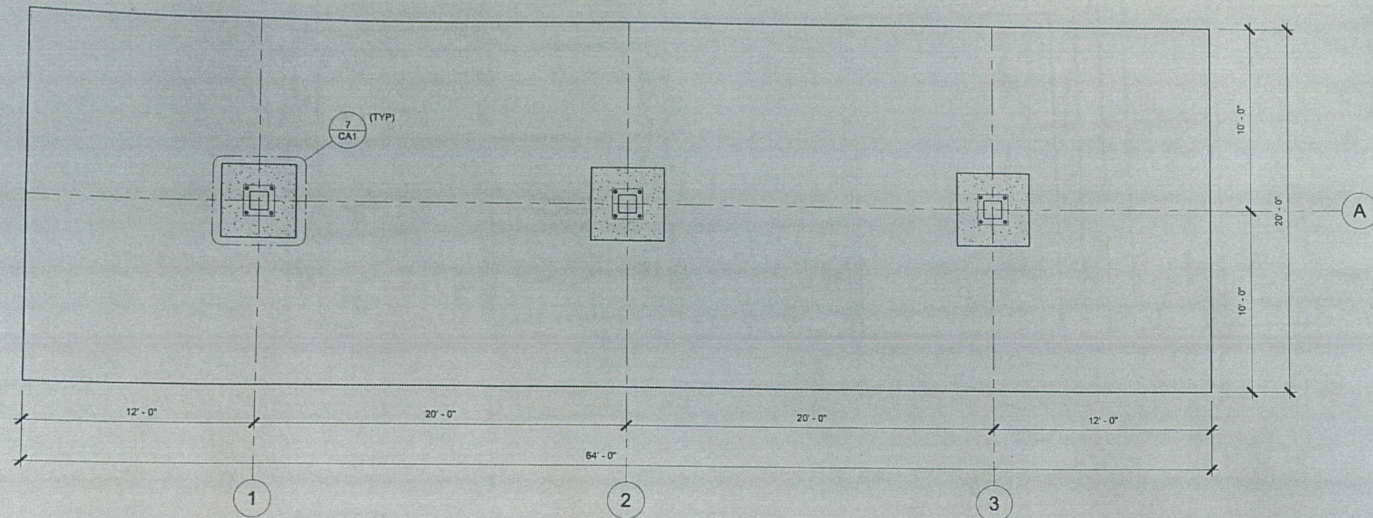
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

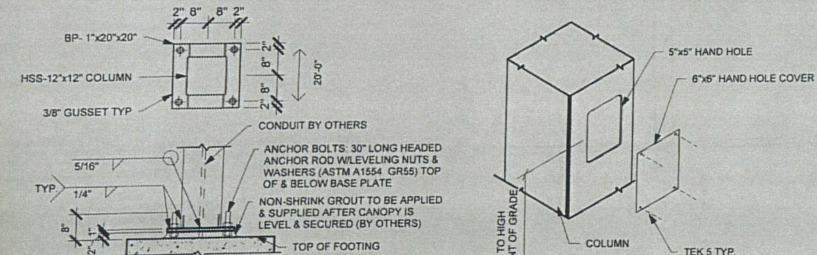
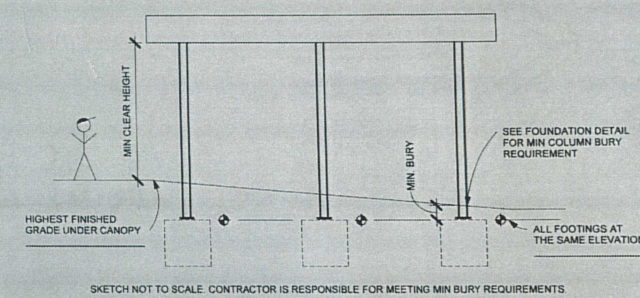
Part 1 – Project and Sponsor Information							
Corner Market Canopy Replacement							
Name of Action or Project: Canopy Replacement							
Project Location (describe, and attach a location map): 1045 Davis Rd West Falls NY 14170							
Brief Description of Proposed Action: Replace Gas Canopy							
Name of Applicant or Sponsor: WNY WEST FALLS INC		Telephone: 716-725-9972					
		E-Mail: wnyenergy@Hotmail.com					
Address: 1045 Davis Rd							
City/PO: West Falls		State: NY	Zip Code: 14170				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		<u>1.87</u> acres					
b. Total acreage to be physically disturbed?		<u>.029</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.87</u> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)							
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):							
☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☐	N/A ☐ ☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☒	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Varinder Gill</u> Date: <u>10/3/2025</u> Signature: <u></u> Title: <u>VP</u>		

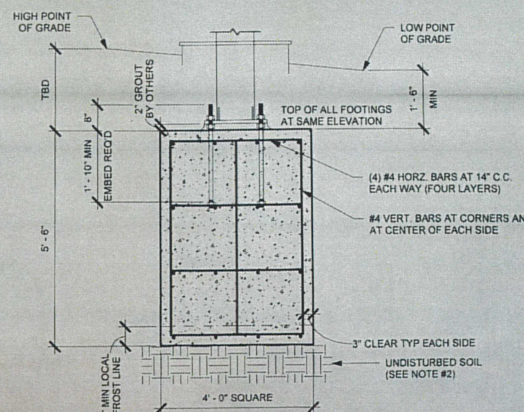


1 FOUNDATION PLAN
1/4" = 1'-0"

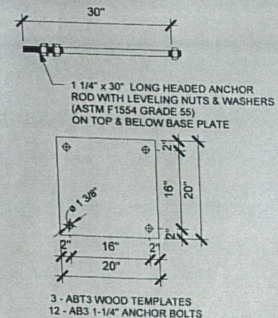


4 BASEPLATE DETAIL
1/2" = 1'-0"

5 D2 HAND HOLE & COVER
3/4" = 1'-0"



7 SQUARE FOUNDATION DETAIL
1/2" = 1'-0"



6 BOLT TEMPLATE
3/4" = 1'-0"

FOOTING NOTES
1. OWNER / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTING AND ANCHOR BOLT INSTALLATION.
2. ALL FOOTINGS SHALL BE CAST ON LEVEL UNDISTURBED SOIL, ROCK OR PROPERLY COMPACTED SUBGRADE. BOTTOM OF FOOTING TO BE ABOVE WATER TABLE. FOOTING SIZE BASED ON MINIMUM 2000 PSF SOIL BEARING CAPACITY AT BASE AND 150 PSF PER FOOT OF DEPTH LATERAL BEARING CAPACITY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SOIL PARAMETERS.
3. FOOTING CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
4. TOPS OF ALL FOOTINGS ARE ASSUMED TO BE AT SAME ELEVATION. OWNER / GENERAL CONTRACTOR SHALL PROVIDE BURIAL DEPTH FROM HIGH GRADE UNDER CANOPY. WHERE TOPS OF FOOTINGS ARE AT DIFFERENT ELEVATIONS, THE OWNER / GENERAL CONTRACTOR SHALL PROVIDE THE CANOPY MANUFACTURER WITH ALL FOOTING AND GRADE ELEVATIONS PRIOR TO CANOPY FABRICATION. VARIATIONS FROM DESIGN ELEVATIONS MAY RESULT IN INADEQUATE CLEARANCE AND UNDER SIZED FOOTINGS.
5. OWNER / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING NON-SHRINK GROUT UNDER ALL COLUMN BASES AFTER CANOPY IS LEVELED AND SECURED.
6. FOOTING REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 DEFORMED BILLET STEEL BARS WITH SPACING AS SHOWN ON DRAWING.
7. FOOTINGS ARE ASSUMED TO BE CONSTRAINED BY DRIVE MAT CONCRETE. WHERE THIS CONDITION DOES NOT EXIST, THE OWNER SHALL NOTIFY CANOPY MANUFACTURER.
8. ANCHOR RODS SHALL BE PLACED IN ACCORDANCE WITH THIS DRAWING. TEMPLATES SHALL BE USED TO ENSURE PROPER PLACEMENT OF ANCHOR RODS. ANCHOR RODS ARE TO BE INSTALLED SUCH THAT A MINIMUM OF 7" OF THREAD IS EXPOSED ABOVE TOP OF FOOTING. BOTTOM OF THREADS SHALL NOT END MORE THAN 3/4" ABOVE TOP OF FOOTER.

CONCRETE - 145 PCY
CANOPY USE GROUP "M" / CONSTRUCTION TYPE II-B



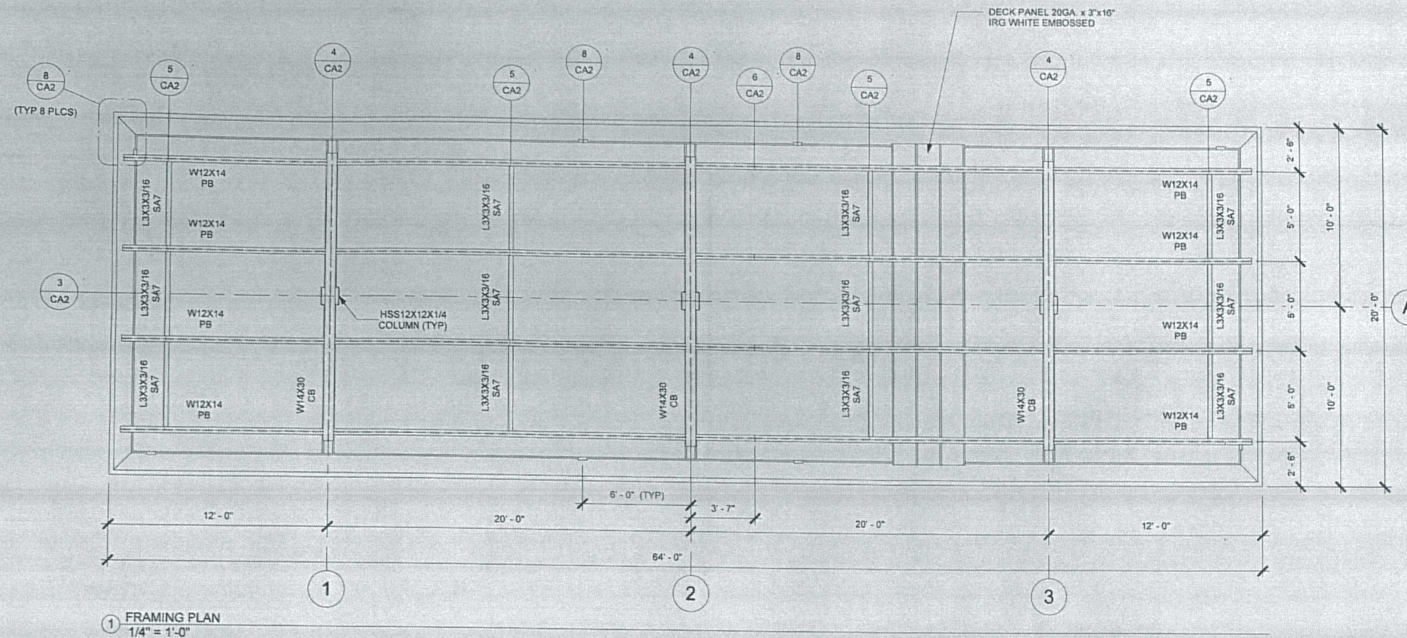
LAWRENCE R. PILON, PE
51 MAPLEVIEW DR.
PENNELVILLE, NY 13132
LICENSE # 073336

VFS

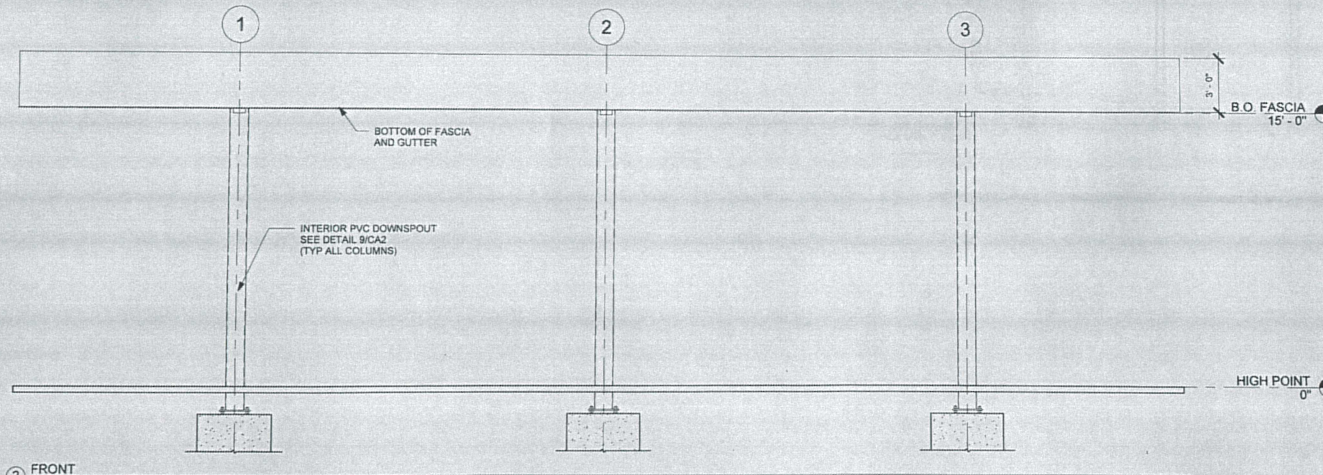
P.O. Box 90
Cayville, NY 13322
Phone: 315.867.9799

THESE PLANS ARE SUBJECT TO
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ANY USE OF SAME WITHOUT THE
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OF VFS IS PROHIBITED

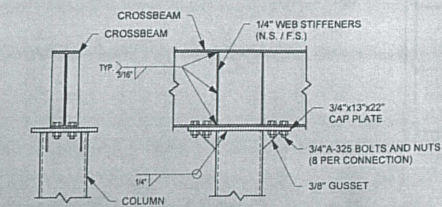
UNBRANDED		
WEST FALLS, NY		
20' x 64' (3) COLUMN CANOPY		
DATE: 8/14/25	DRAWN BY: TJH	CHECKED BY: LRS
JOB NUMBER: 465370		
SHEET TITLE: FOUNDATION PLAN		
SHEET NUMBER: CA1		



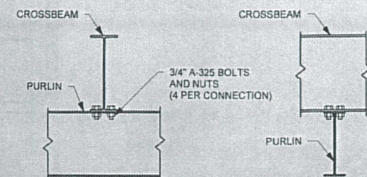
1 FRAMING PLAN
1/4" = 1'-0"



2 FRONT
1/4" = 1'-0"



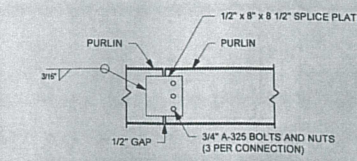
3 S10 - CB TO CL 8 BOLT W/ GUSSETS
3/4" = 1'-0"



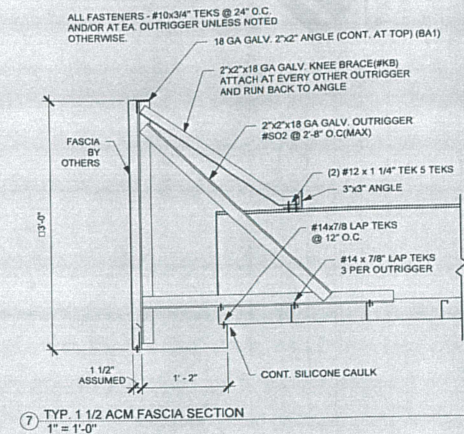
4 S20 CB TO PB
3/4" = 1'-0"



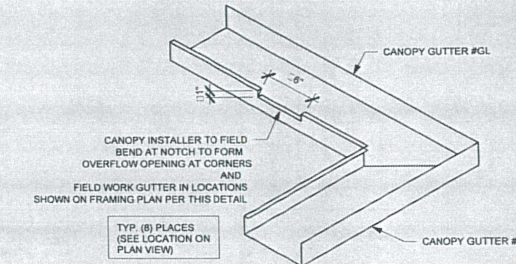
5 S30 ANGLE BRACE
3/4" = 1'-0"



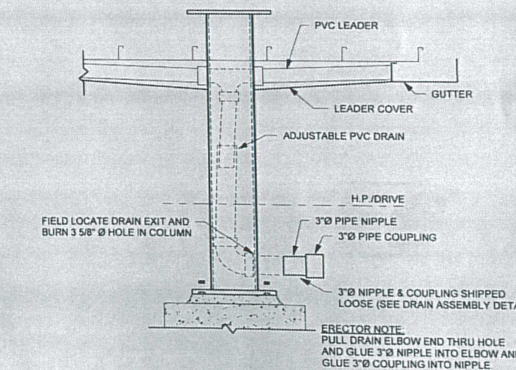
6 S62 SHEAR SPLICE
3/4" = 1'-0"



7 TYP. 1 1/2 ACM FASCIA SECTION
1" = 1'-0"



8 G2 SECONDARY OVERFLOW DETAIL
3/4" = 1'-0"



9 G9 DRAIN DETAIL (BELOW GRADE)
3/4" = 1'-0"

STEEL NOTES
1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISI SPECIFICATIONS. DESIGN, FABRICATION AND ERECTION OF COLD FORMED STEEL SECTIONS SHALL CONFORM TO THE LATEST AISI SPECIFICATIONS.
2. STRUCTURAL MATERIALS:
WIDE FLANGE SECTIONS - ASTM A992 OR A572 GRADE 50 (Fy = 50 KSI)
ANGLES / CHANNELS - ASTM A36 (Fy = 36 KSI)
HOLLOW STRUCTURAL SECTIONS (TUBE) - ASTM A500 GRADE B (Fy = 46 KSI)
PIPE SECTIONS - ASTM A53, GRADE B (Fy = 35 KSI)
PLATE - ASTM A36 (Fy = 36 KSI)
ROOF DECK - ASTM A653, GRADE 50 (Fy = 50 KSI), GALVANIZED (G60) WITH FULL COAT OF POLYESTER PAINT BAKED ON OVER AN EPOXY PRIMER
STEEL OUTRIGGERS - ASTM A653 GR. CS (Fy = 25 KSI), GALVANIZED (G60) PER ASTM 924
STRUCTURAL BOLTS - ASTM F3125 GR. A325
ANCHOR RODS - ASTM F1554 GR. 55 (Fy = 55 KSI)
3. WELDING OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH LATEST ANSI / AWS D1.1
4. FIELD CONNECTIONS SHALL BE BOLTED CONNECTIONS UNLESS SPECIFIED ON DRAWING
5. ALL STRUCTURAL BOLTED CONNECTIONS SHALL USE ASTM A325 BOLTS BOLTED JOINTS SHALL BE TIGHTENED TO SNUG TIGHT PER LATEST RCSC SPECIFICATION
6. STRUCTURAL STEEL SHALL BE SHOP COATED WITH A RED-OXIDE RUST INHIBITIVE PRIMER. FIELD TOUCH-UP, FINISH PAINTING, AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER (UNLESS OTHERWISE SPECIFIED)
7. DESIGN LOADS PER 2020 NYS UNIFORM BLDG CODE (2018 IBC WITH NYS AMENDMENTS) REQUIREMENTS.

RISK CATEGORY II
ROOF LIVE LOAD = 30 PSF (ERECTION AND MAINTENANCE ONLY - NO PUBLIC ACCESS)

FLAT ROOF SNOW LOAD = 50 PSF
BASED ON GROUND SNOW LOAD: 50 PSF
Is = 1.0, Ce = 1.0, Cf = 1.2

WIND LOADS:
LATERAL = +/- 25 PSF (MWFRS) USING 0.6 W FOR ASD)
UP/LIFT = +/- 20 PSF (MWFRS) USING 0.6 W FOR ASD)
BASED ON 115 MPH ULTIMATE WIND SPEED PER ASCE 7 EXPOSURE "B" OPEN STRUCTURE

DEAD LOADS:
DECK / GUTTER / LIGHTS - 5 PSF
FASCIA - 15 PLF
STRUCTURAL STEEL - SELF WT
CONCRETE - 145 PCF

8. CANOPY USE GROUP "M" / CONSTRUCTION TYPE II-B



IMAGE
RESOURCE
GROUP

CA2

DESCRIPTION

REVISION HISTORY

DATE

BY

REV.

DESCRIPTION

DATE

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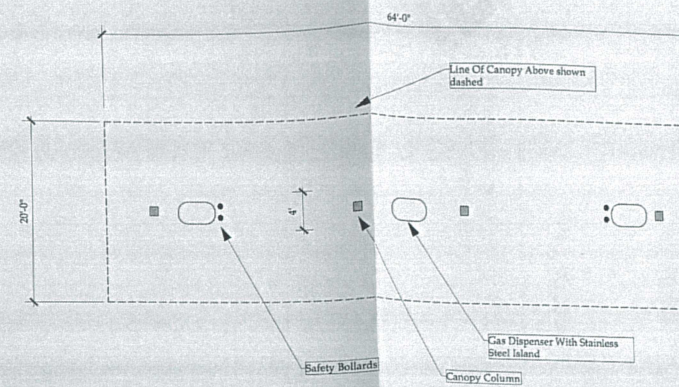
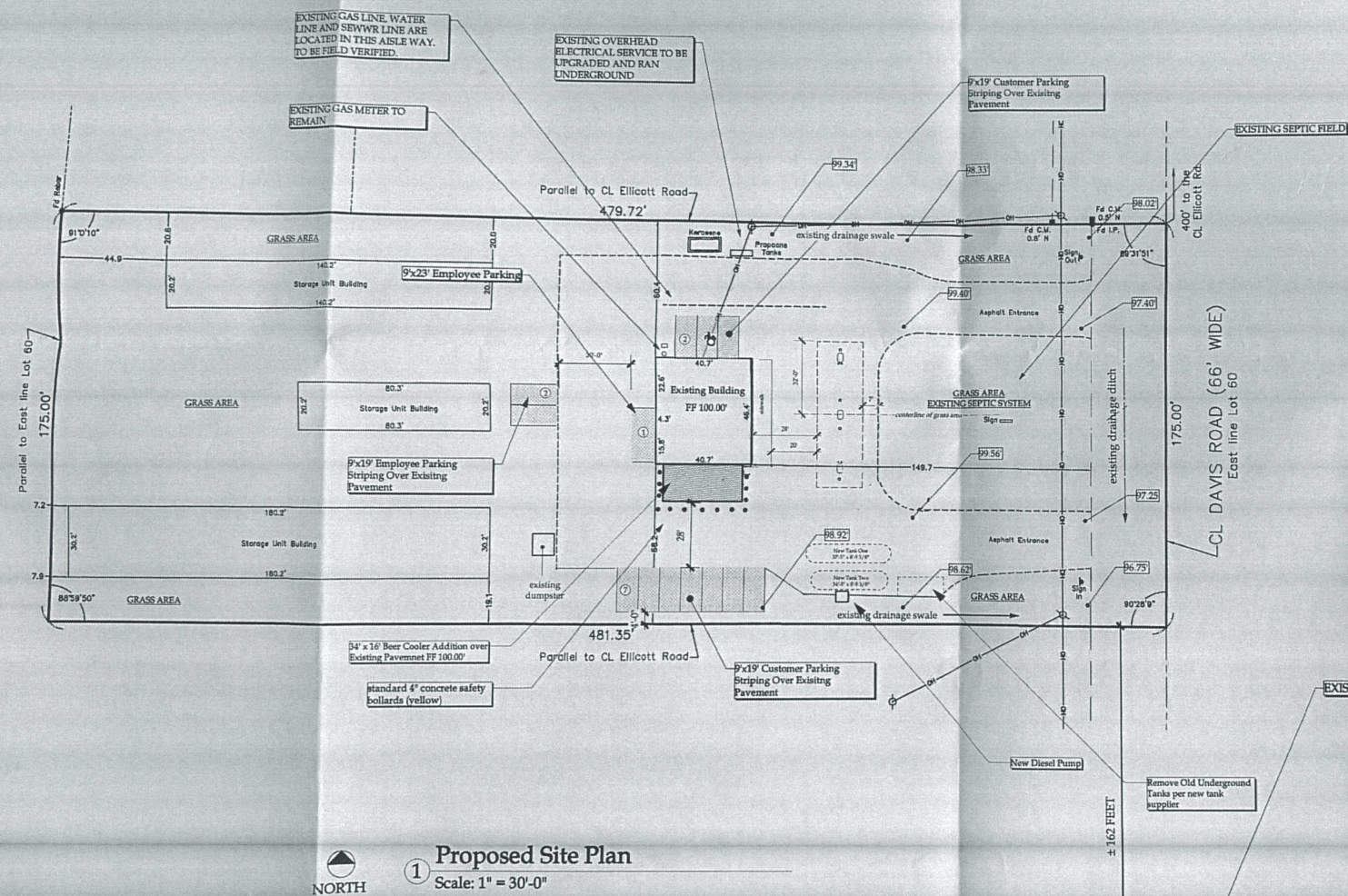
REV.

DESCRIPTION

DATE

BY

REV.



Note: this drawing is for tank and new gas dispensing canopy location only. See detailed engineered plans from Gas dispensing canopy / tank suppliers for all other required NYS Code, DEC, and Local Requirements and Engineered stamped plans and details.

K1 Architecture PLLC

Robert F. Kasprzak, AIA
716-908-1755
567 Exchange Street
Suite 403
Buffalo, New York 14210

Corner Market
1045 Davis Road
West Falls, NY 14170

K1 Architecture PLLC

These documents and their contents are the property of K1 Architecture PLLC and are submitted only for the specific project noted on these drawings. Warning: It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless acting under the direction of a Licensed Architect or Professional Engineer, to alter in any way, plans or specifications or reports to which the seal of a Licensed Architect or Professional Engineer has been approved.



REVISIONS			DATE
NO	DESCRIPTION		
DRAWN BY: K1			CHECKED BY: K1

Site &
Grading
Plan
C-1

JOB NO. 2023-20

DATE: OCTOBER 7, 2025

☐	BUDGET PLANS	☐	BID SET	☒	PERMIT SET	☒	FINAL FOR CONSTRUCTION
REV	DATE	BY	DESCRIPTION				
REVISION HISTORY							