

**EAST AURORA FAMILY DENTAL
359 QUAKER ROAD
TOWN OF AURORA, NEW YORK**

**SPECIAL USE APPLICATION
PROJECT NARRATIVE**

PCW Enterprises LLC is proposing a new dental office at 359 Quaker Road in the Town of Aurora. The project will include a new dental office building, new parking area, and extensive landscape plantings for the redevelopment of the parcel.

The existing building and parking area will be demolished so that current code for parking area setback can be met. The area of the new parking lot will meet code requirements for this use including any future expansion within the building. A main entrance facing the street and employee entrance near the southeast corner of the building will be set at accessible grades with ADA warning panels set within the sidewalk. Accent lighting on the building and parking lot lighting are proposed to provide security and aesthetic enhancement to the exterior building design.

The building will be connected to the public water system and a new connection to the public sanitary sewer will be installed as recommended by the Erie County Division of Sewer Management as shown in the email communication included in this application package. These connections will require a NYS DOT utility work permit which will be obtained prior to construction.

The operation will include 13 employees with operating hours as shown in the SUP application.

Zoning area variances have been obtained from the Aurora Zoning Board of Appeals for building setbacks and greenspace area.

The landscape plan includes extensive screening and buffer to the commercial parcels to the west and south and will retain as much viable existing vegetation as possible. The landscaping is also designed to provide a pleasing view to the patients while they are in the treatment rooms.

The intent of the proposed design is to improve the existing property while keeping a locally owned business in the Town/Village area that provides medical services to many local residents.