

EchoPark - Buffalo, NY Rezoning

November 12, 2021

wad

EchoPark
AUTOMOTIVE

These drawings and specifications are intended to express design intent only and do not reflect actual site conditions. Neither party shall have any obligation nor liability to the other (except stated above) until a written agreement is fully executed by both parties.

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Ammenities Offered

Please accept this submission as EchoPark's request for approval from the Town of Hamburg's Town Board and Planning Board to allow the former Pier One store located at 3701 McKinley Parkway to be renovated and reopened as an EchoPark used car delivery center.

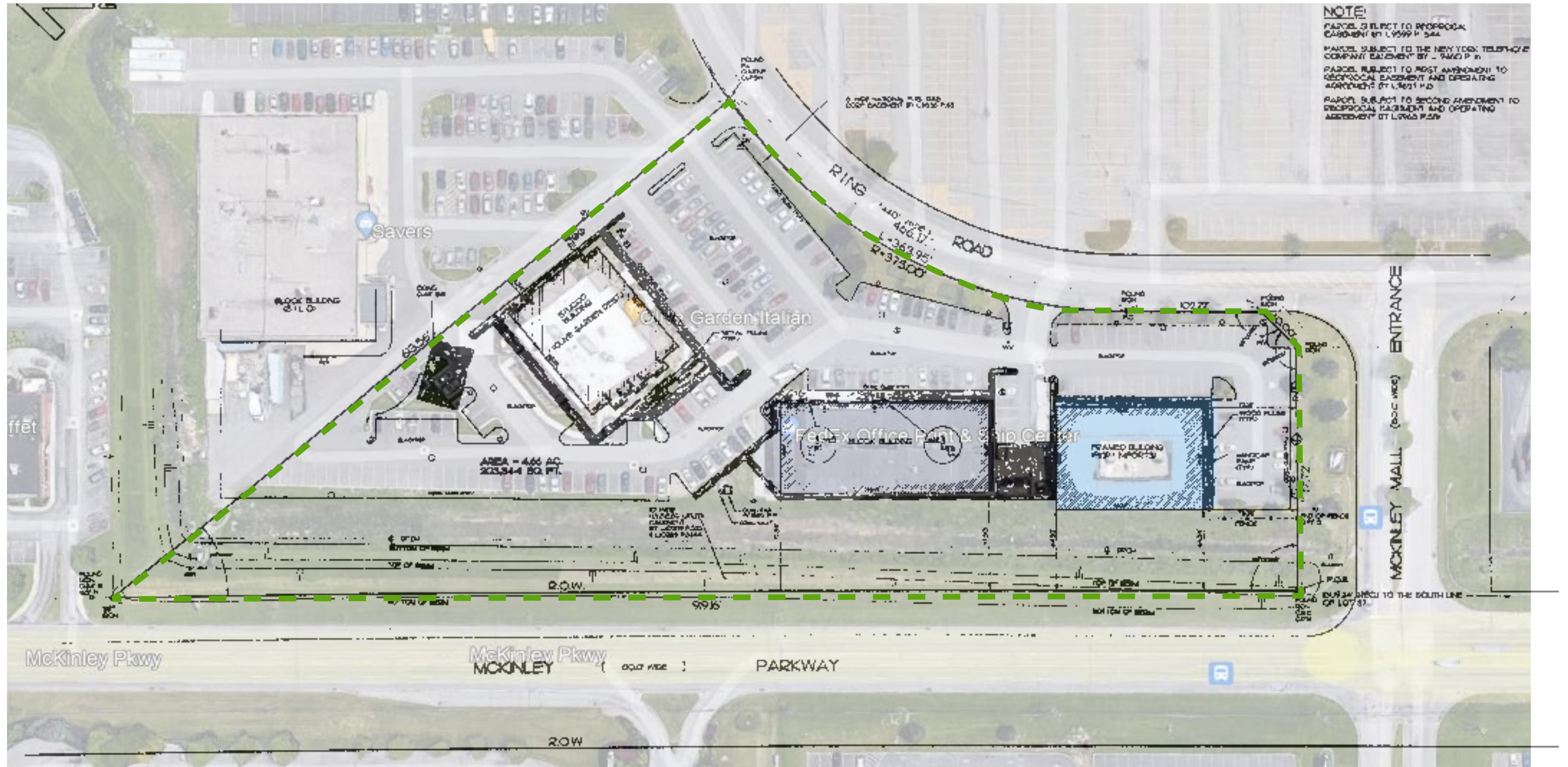
Amenities being offered

- The re-use/transformation of a McKinley Mall Incentive Area building;
- Creation of significant jobs and taxes
- Community facilities including Parks & Recreational facilities through a monitary contribution to improve the Orchard Acres Park sports fields.
- Significant Aesthetic improvements to area

The approval of the incentive zoning request will benefit the community in the following ways: Bring a new business into an existing building that has been vacant for over a year. EchoPark will employ approximately six employees at an average wage of \$67,500.00. We expect to sell 300 cars per month at an average price of \$22,500. This would equal \$81,000,000 in annual revenue, resulting in significant sales tax revenue for the town of Hamburg.

Because the building and infrastructure are already in place, there is no risk of inadequate sewer, water, transportation, waste disposal or fire protection facilities to handle the demands of the proposed use. The amenities of revitalization of an existing building and creation of well-paying jobs with accompanying benefits implement the goals of the Master Plan by creating tax income and providing a stable employment option for the residents of Hamburg, NY. No residential buffers will be altered. The renderings/sketches contained within this slide show are representative of the project and aesthetics of the proposed use and renovations to be completed. We respectfully request the incentive of "Change in use" as the property is not currently zoned for used car sales.

Existing Site Plan



Neighboring Lot Owners to Subject Site



— Subject Site
 Owner: MCKLINLEY ENTERPRISES LLC
 Tax Account Number: 160.07-2-29

- | | |
|--|--|
| <p>① Neighboring Site
 Owner: McKinley-Hamburg Building LLC
 SBL 160.07-2-28.2</p> <p>② Neighboring Site
 Owner: MCKINLEY MALL LLC
 SBL 160.07-2-26.111</p> <p>③ Neighboring Site
 Owner: RAHIMZADA FARIDUN
 SBL 160.07-2-40</p> <p>④ Neighboring Site
 Owner: MCKINLEY SAVERS LLC</p> <p>⑤ Neighboring Site
 Owner: SMBSIRIS LLC
 SBL 160.07-2-1.12</p> <p>⑥ Neighboring Site
 Owner: 9274 GROUP INC
 SBL 160.07-2-20.1</p> <p>⑦ Neighboring Site
 Owner: 9274 GROUP INC
 SBL 160.07-2-31</p> <p>⑧ Neighboring Site
 Owner: SUNEED MED LLC
 SBL 151.19-1-16.1</p> <p>⑨ Neighboring Site
 Owner: STAEDT WILLIAM J
 SBL 151.19-2-25</p> <p>⑩ Neighboring Site
 Owner: TIRADO JEREMIAS & BETSAIDA
 SBL 151.19-2-26</p> | <p>⑪ Neighboring Site
 Owner: NATIONAL FUEL GAS DISTRIBUTION
 SBL 151.19-3-30</p> <p>⑫ Neighboring Site
 Owner: DOWNS DAVID G & SUZANNE M
 SBL 151.19-3-29</p> <p>⑬ Neighboring Site
 Owner: HAMBURG MCKINLEY PKWY LLC
 SBL 151.19-9-3.1</p> <p>⑭ Neighboring Site
 Owner: HAMBURG MCKINLEY PKWY LLC
 SBL 151.19-9-4</p> <p>⑮ Neighboring Site
 Owner: STAR REV LIVING TRUST PAUL J
 SBL 160.07-2-19</p> <p>⑯ Neighboring Site
 Owner: G & I IX EXPIRE MCKINLEY
 SBL 160.07-2-17.21</p> <p>⑰ Neighboring Site
 Owner: G & I IX EXPIRE MCKINLEY
 SBL 160.07-2-17.22</p> <p>⑱ Neighboring Site
 Owner: MPH ASSOC I LLC TEN IN CMN
 SBL 160.07-2-38</p> |
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EchoPark Delivery Center References

Knoxville TN



Greensboro NC



Charleston SC



Salt Lake City UT



Existing Building Exterior Photos



Proposed Exterior Design

Main Street facade



Mall Road site entry

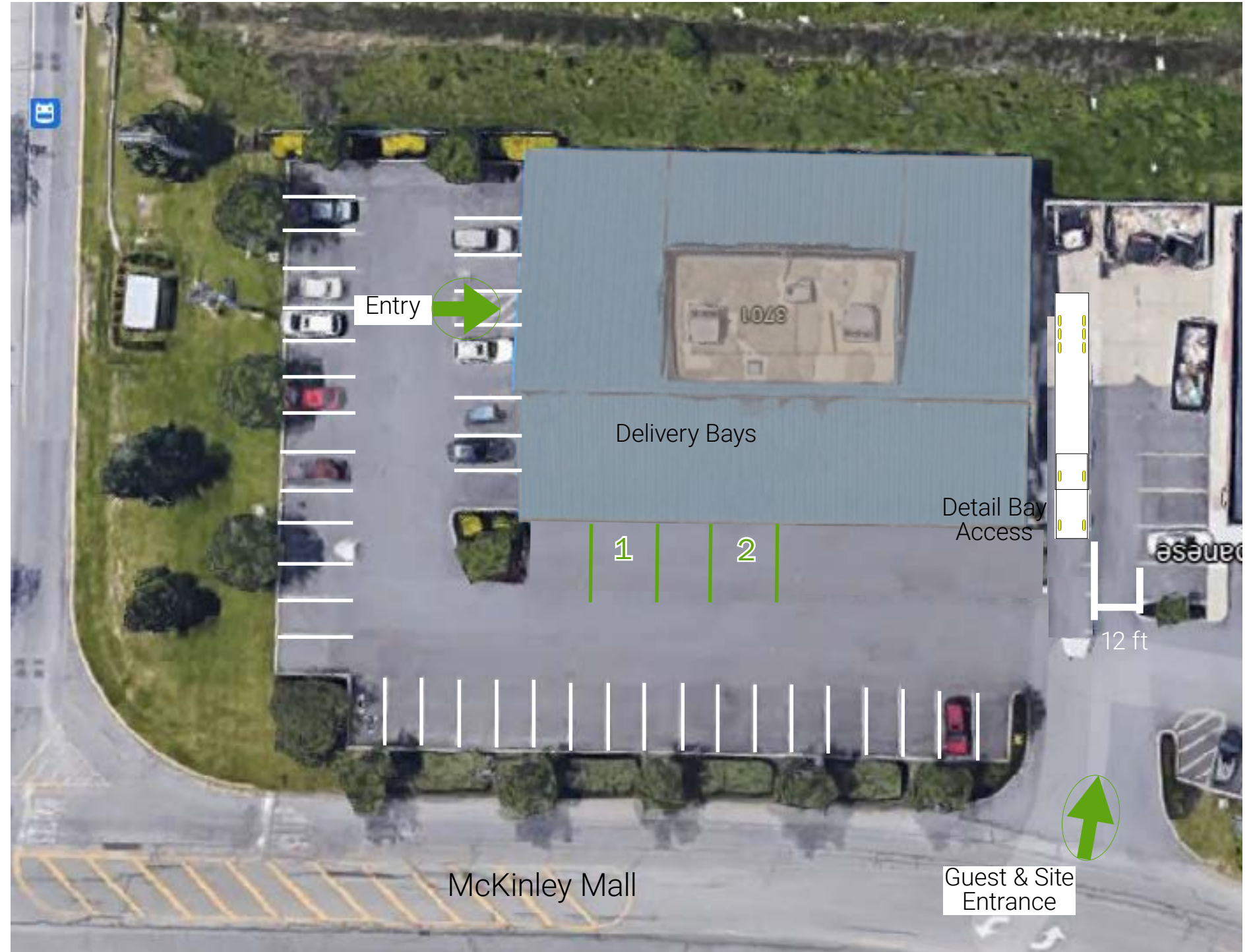


Proposed Site Plan

On-Site Parking

- 46 Guest Parking
- 2 Accessible Parking
- 2 Indoor Delivery
- 50 Total Parking stalls

Vincinity Map



THANK YOU