

TOWN OF WEST SENECA



JOHN A. GULLO
CODE ENFORCEMENT OFFICER,
CFEI, CHS-IV, CDP-1

TOWN SUPERVISOR
SHEILA M. MEEGAN
TOWN COUNCIL
EUGENE P. HART
JOHN M. RUSINSKI

January 23, 2014

Dear Honorable Town Board:

The potential owners of the property located at 2400 Seneca St are proposing a new building in excess of 40' in height. Pursuant to Section 120-34B, a building height variance would be granted by the Town Board. Please see attached letter outlining the building height requested.

If you have any questions in regards to this matter, please contact my office.

Sincerely,

Jeffrey A Schieber

Jeffrey Schieber
Code Enforcement Officer

JAS:cam



6.
JAN 27 2014



R O C K S O L I D

THE PIANO WORKS
349 W. COMMERCIAL STREET
SUITE 3200
EAST ROCHESTER, NY 14445
T 585.586.0200
F 585.586.6752
WWW.PARRONEENG.COM

January 23, 2014

Mr. Jeffrey Schieber
Code Enforcement Officer, Town of West Seneca
1250 Union Road
West Seneca, New York 14224

Re: DePaul Properties Redevelopment of 2412 Seneca Street

Dear Jeffrey,

On behalf of our client, DePaul Properties, Inc., we are requesting to be placed on the January 27, 2014 Town Board agenda for a request for approval of a building height of 54 feet for the proposed DePaul Properties redevelopment of 2412 Seneca Street.

DePaul Properties is proposing to construct a 3-story, 100-unit multiple-family apartment complex on the vacant retail building site at 2412 Seneca Street. As part of this project the existing 124,00 sf building would be demolished and the existing parking/storage areas would be removed. A new 35,000± sf building foot-print with associated utilities and parking would then be constructed on the site.

The site is zoned C-1 which under Town Code allows a multiple-family dwelling. The Code also allows, under section 120-34 "Maximum heights of buildings and structures", building heights greater than 40 feet for multiple-family buildings with Town Board approval. This request for a 54 foot height is only for a small part of the building at the main entrance with the majority of the remaining roof peaks at 46 feet.

Attached with this letter of intent is an 11"x17" copy of the conceptual site which highlights the area where the roof peak would be at 54 feet. If you should have any questions or need any further information please contact our office.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Gary Smith".

Gary Smith
PARRONE ENGINEERING

cc: Gillian Conde
Joe Gibbons

S | W
B | R
SWER ARCHITECTS

357 East Main Street
Rochester, NY 14604-2107
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ROCHESTER, NEW YORK

REVISIONS	
NO.	DATE

PROJECT: DEPAUL BUFFALO APARTMENTS

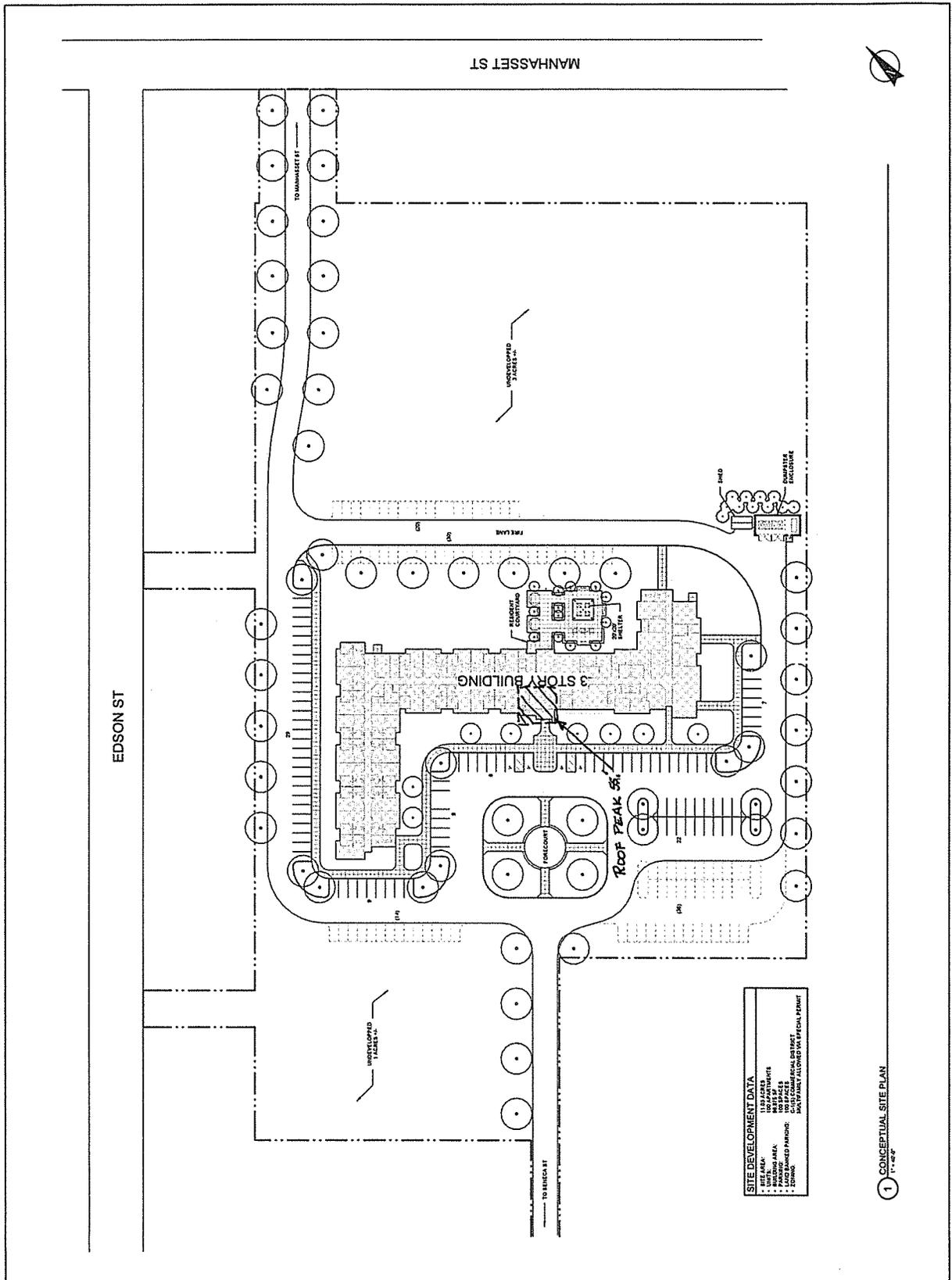
CLIENT: DEPAUL
181 BUFFALO ROAD
ROCHESTER, NY 14624

DRAWING TITLE
CONCEPTUAL SITE PLAN
2412 SENeca ST.
WEST SENeca

DRAWING NO.
L-100

DATE BY TITLE
10/20/14 TJC

STATE: FEASIBILITY STUDY
ISSUE DATE: 10/20/14



SITE DEVELOPMENT DATA

1	APARTMENTS
2	RELOCATED COURTYARD
3	ROOF PEAK ST.
4	PERMITS ENCLOSURE
5	UNDEVELOPED
6	DEVELOPED

1 CONCEPTUAL SITE PLAN
1" = 48'