2016-04

May 25, 2016

Robert Niederpruem Jr., Chairman
Town of West Seneca Planning Board
1250 Union Road, Room 210
West Seneca, New York 14224

Re: 2nd Amended Application for Special Use Permit
Proposed Residential Project – 4592 Seneca Street
Applicant/Project Sponsor: Ebenezer Community Landings LLC
File No. 10035.4

Dear Chairman Niederpruem and Members of the Planning Board:

Enclosed please find eleven full size copies of the updated Site Plan prepared by Carmina Wood Morris DPC [Drawing C-100 – Revised Date: 05/24/16] that are being submitted on behalf of the Project Sponsor review by the Planning Board during its next meeting on Thursday, June 9th at 7:00 p.m.

The Site Plan presented to the Planning Board during its meeting on May 12th depicted a residential project on the properly zoned Project Site consisting of 67 residential units comprised of the following:

- 37 detached patio homes on the 11.56 acres north of the ditch that bisects the Project Site; and,
- 30 attached residential units comprised of two buildings with six units each and nine buildings with two units each on the 3.62 acres south of the ditch.

The layout of the updated residential project as depicted on the enclosed updated Site Plan consists of 59 residential units comprised of the following:

- 31 detached patio homes on the 11.56 acres north of the ditch that bisects the Project Site; and,
- 28 attached residential units comprised of fourteen buildings with two units each on the 3.62 acres south of the ditch.

As was discussed during the meeting of the Planning Board on May 12th, the lots for the detached patio homes as depicted on the Site Plan have been shown for illustrative purposes only based on

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input received from the Planning Board during its meeting on April 14th. The layout of the patio home portion of the project has resulted in the average lot area for the detached patio homes increasing to 8,328 sq. ft. and a table showing the sizes of the patio homes lots has been added on the enclosed updated Site Plan.

The updated layout dramatically increases the setback of the detached patio homes from the northern property line that is contiguous to the homes on Muriel Drive (minimum setback of 190 ft.) and thereby preserves a large greenspace area on the northern portion of the Project Site.

We look forward to presenting the enclosed updated Site Plan and detailed information regarding the updated project layout for the residential project to the Planning Board on June 9th.

The Project Sponsor is respectfully requesting that the Planning Board issue a favorable recommendation on the pending requested Special Use Permit during its next meeting on June 9th and

If there are any questions regarding the updated Site Plan or the modifications to the previously presented Site Plan, please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com.

Sincerely,

HOPKINS SORGI & ROMANOWSKI PLLC

Sean W. Hopkins, Esq.

Enc.
cc: Donald Mendola, Planning Board
Joseph Ciancio, Planning Board
Jim Rathmann, Planning Board
Joseph Sherman, Planning Board
George Clifford, Planning Board
Margaret Greenan Bebak, Planning Board
Jeffrey Schieber, Code Enforcement Officer
John J. Fenz, Esq., Town Attorney
Kevin Curry
Christopher Wood, P.E., Carmina Wood Morris DPC