



June 8, 2016

Jeffrey Schieber, Code Enforcement Officer  
Town of West Seneca Town Hall  
1250 Union Road, Room 210  
West Seneca, New York 14224

Re: Proposed Residential Project – 4592 Seneca Street  
Town of West Seneca Zoning Board of Appeals  
Applicant: Ebenezer Community Landings LLC  
File No. 10035.4

Dear Mr. Schieber:

This letter is being submitted on behalf of Ebenezer Community Landings LLC in connection with its proposed development of the property at 4592 Seneca Street (“Project Site”) as a residential project as depicted on the current Site Plan prepared by Carmina Wood Morris DPC.

The Site Plan included with the previously filed Variance Application that was presented to the Planning Board during its meeting on May 12<sup>th</sup> 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 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 12<sup>th</sup>, the lots for the detached patio homes as depicted on the Site Plan have been shown for illustrative purposes only based on input received from the Planning Board during its meeting on April 14<sup>th</sup>. The layout of the patio home portion of the project has resulted in the average lot area for the detached patio homes

**Correspondence to Jeffrey Schieber, Code Enforcement Officer**

**June 8, 2016**

**Page 2 of 2**

increasing to 8,328 sq. ft. and a table showing the sizes of the patio homes lots has been added on the 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.

The Zoning Board of Appeals was not in a position to hold a public hearing in connection with the area variances required for the residential project during its meeting on May 25<sup>th</sup> since the Planning Board did not finalize its review of the pending request for a special use permit during its meeting on May 12<sup>th</sup>.

Per our telephone conversation on Monday, June 6<sup>th</sup>, thanks for confirming that the residential project will be placed on the agenda of the next meeting of the Zoning Board of Appeals on Wednesday, June 27<sup>th</sup> so that the Zoning Board of Appeals can consider the area variances required for the residential project based on the updated Site Plan that has been submitted to the Planning Board for its review during its meeting on June 9<sup>th</sup>.

If there are any questions regarding this letter or the status of the proposed residential project, please feel free to contact me at 510-4338 or via e-mail at [shopkins@hsr-legal.com](mailto:shopkins@hsr-legal.com).

Sincerely,

HOPKINS SORGI & ROMANOWSKI PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Kevin Curry  
Christopher Wood, P.E., Carmina Wood Morris DPC