



December 27, 2016

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

Re: Proposed Croglio Estates Subdivision;  
Property is a 40± acre parcel located south of  
Chancellor Lane in the Princeton Estates Subdivision  
Applicant: Nicholas Croglio  
NCI Job No. 13J5-0034A

Dear Chairman Niederpruem and Members of the Planning Board:

This letter and the enclosed Final Plat plans are being submitted to the Planning Board on behalf of Nicholas Croglio ("Project Sponsor") for review and approval at the board's January 12, 2017 meeting.

The following copies the Final Plat plans are enclosed which were approved by the Erie County Department of Health on December 22, 2016:

1. Three (3) Mylar
2. Six (6) paper

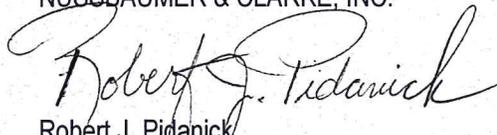
Also enclosed is a plan identified as Exhibit 1 which has been prepared to show a proposed house located on Lot No. 48. The Board has previously expressed concern that Lot No. 48 was not a buildable lot. The Marrano Marc Equity Corporation, who will be purchasing the subdivision from the Croglio's, has provided a plan for the "Discovery IX," a 1,995 sq. ft. home they would typically build on a lot like this. The footprint measures 40 ft. x 38 ft. and is depicted on Exhibit No. 1. Marrano has also provided a cut sheet for the house showing the elevation and floor plan. This unique lot, measuring 0.62± acres and includes a stream and wooded wetland area, is a buildable lot.

The Croglio's will retain Lot Nos. 1 & 12 to build their homes within this subdivision.

Please contact me if you have any questions at 827-8000 x 230 or via email at [rpidanick@nussclarke.com](mailto:rpidanick@nussclarke.com)

Sincerely,

NUSSBAUMER & CLARKE, INC.



Robert J. Pidanick  
Senior Project Manager

Copies to:

John Fenz, Town Attorney  
Donald Mendola  
George Clifford  
James F. RathmannJ  
Margaret Bebak

Joseph R. Ciancio  
Joseph Sherman  
Jacqueline A. Felser, Secretary  
Jeffery Schieber, Code Enforcement Officer/ SEQRA  
Coordinator

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Marrano Homes > Home Designs > Discovery IX

# Discovery IX

Two-story colonial; 1,995 sq. ft. living space; 4 bedrooms; 2 1/2 baths; second floor laundry; family room; open two-story foyer; dining room. Vinyl siding.

The Marrano family has been building quality homes throughout Western New York since 1955. A tradition of designing and building beautiful homes, with the latest innovations our customers want.

Marrano sets the standard of excellence in the community and industry by providing a streamlined process for new home construction. We support local vendors and suppliers who provide superior workmanship, materials and products. Unique tools like Marrano's state-of-the-art Design Center and personalized interior design services help you with selections to make the home your own. With Marrano's Peace-of-Mind Warranty included with every home, you can be certain we're committed to exceeding your expectations and earning your trust in every aspect of the building process.

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## HOME DESIGN DETAILS

Square Feet: 1995-2500  
Bedrooms: 4  
Bathrooms: 2.5  
Garage: 2  
Features: Covered porch  
Covered entry  
Garage gable

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BROCHURE**

## Exterior Options



First Name

Last Name

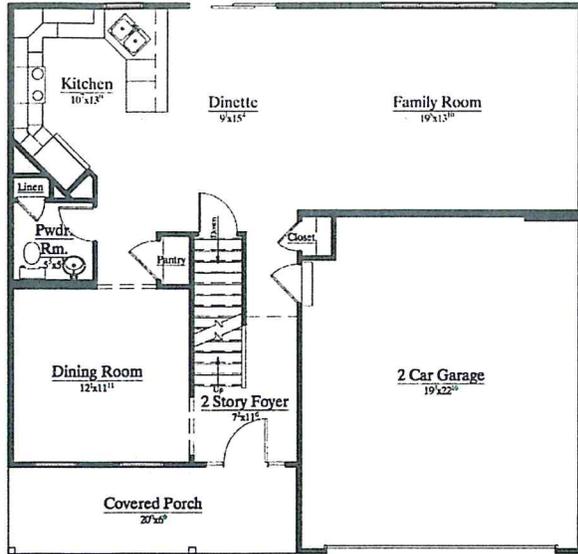
Email Address

Phone Number

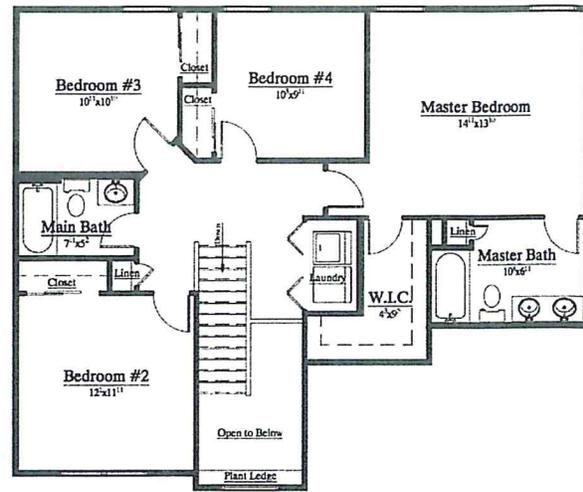
How can we help?

**SUBMIT**

Floor Plan: First Floor



Floor Plan: Second Floor



This home design can be found in the following communities:

- Hamburg
  - Deer Springs
- West Seneca
  - Princeton South

Marrano Homes / Marc Equity Corporation  
2730 Transit Road West Seneca, NY 14224

 Google Map

(716) 675-1200

Serving Western New York & Buffalo, NY



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