

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
WILLIAM P. HANLEY, JR.

TO: Honorable Town Board
FROM: John Gullo
Code Enforcement Officer
DATE: July 14, 2014
RE: Rezoning Request

Dear Honorable Town Board Members:

The owner of a property located at 1425 Orchard Park Road has submitted a request for a rezoning from R-75 to R-50(S) to construct 24 luxury apartments.

Please review the attached letter and refer to the Planning Board for their recommendation, should you find this favorable.

A handwritten signature in black ink, appearing to read "John Gullo". The signature is fluid and cursive.

JG:cam
Attachs.

July 14th, 2014

Best Brothers Development
c/o West Seneca Self Storage
1711 Union Road
West Seneca, NY 14224

Town of West Seneca NY
1250 Union Road
West Seneca, NY 14224

RE: Re-Zoning of 1425 Orchard Park Road

To Whom It May Concern:

Best Brothers Development proposes to construct two (2) twelve (12) unit two (2) story luxury apartment buildings on a 3.3 acre parcel located at 1425 Orchard Park Road in the Town of West Seneca NY. Each building will be approximately 12,000 square feet for a total project size under roof of 24,000 square feet. The development will be comprised of 24 apartment rental units sized at approximately 1,000 square feet per unit and parking spaces for 48 vehicles has been planned. The required site square feet per building is 63,000 square feet for a total of 126,000 square feet for the two buildings. The total site consists of 143,748 square feet. The site currently has one improvement consisting of a two (2) story 1,664 square foot frame residential home that will remain. The site is located on the west side of Orchard Park Road approximately one quarter of a mile north of Reserve Road. It is bordered to the north by a Sunoco Gas/Service Station and Allendale Elementary School. To the south it is bordered by St. Peter's United Church of Christ. We are currently under contract to purchase the parcel with our primary contingency being zoning approval to build the apartments. The current owner of record is Page 1 Properties, LLC and the SBL# is 143.19-1-8.

We respectfully request re-zoning of the parcel to accommodate our apartment building construction needs. Please contact us with any questions, comments or concerns.

Respectfully Submitted,



Larry Best
Managing Member
716-861-3355

1425 Orchard Park Road
3.3 Acres (143,748 SF)

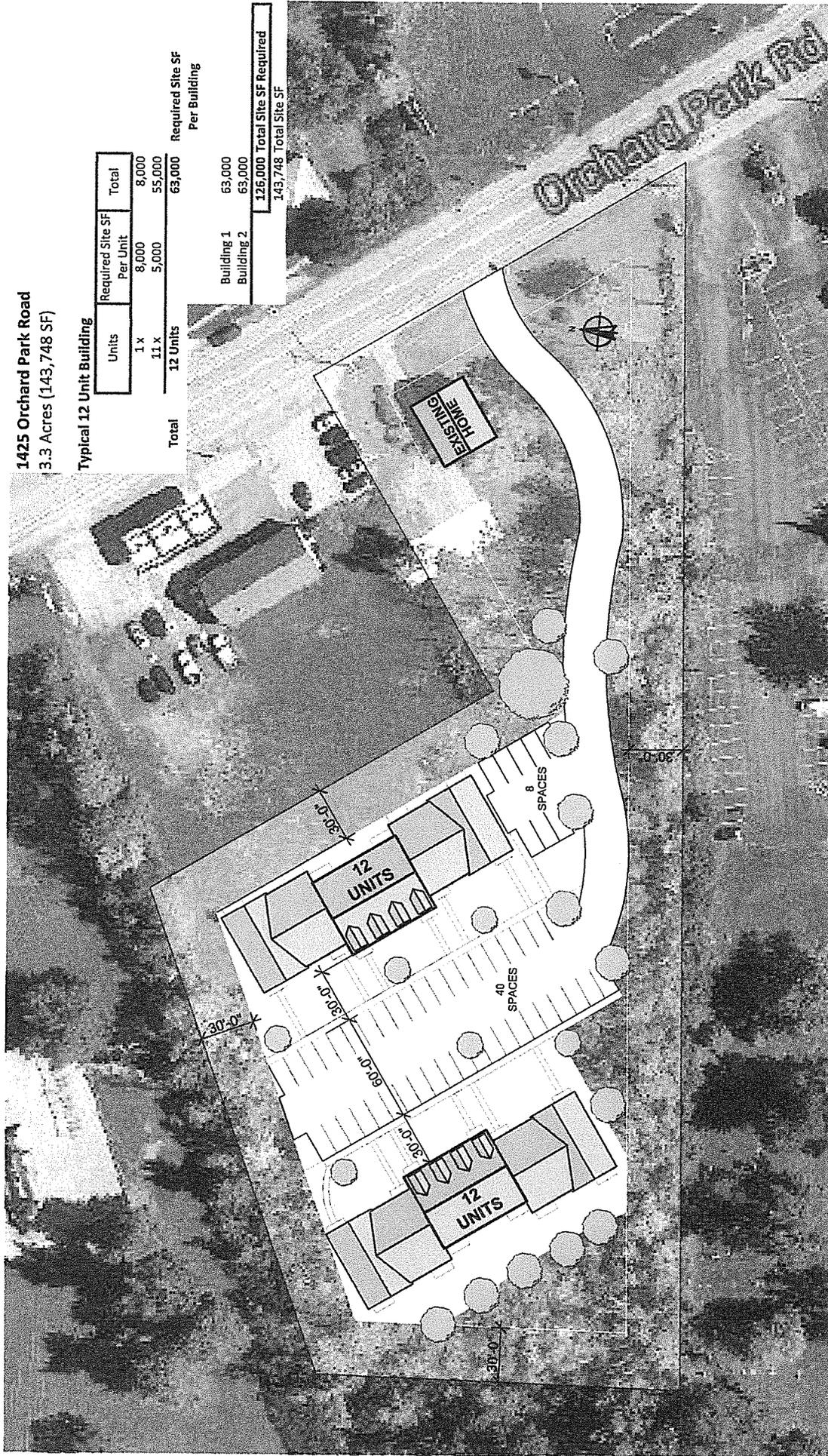
Typical 12 Unit Building

Units	Required Site SF Per Unit	Total
1 x	8,000	8,000
11 x	5,000	55,000
12 Units		63,000

Total Required Site SF Per Building

Building 1 63,000
 Building 2 63,000

126,000 Total Site SF Required
143,748 Total Site SF

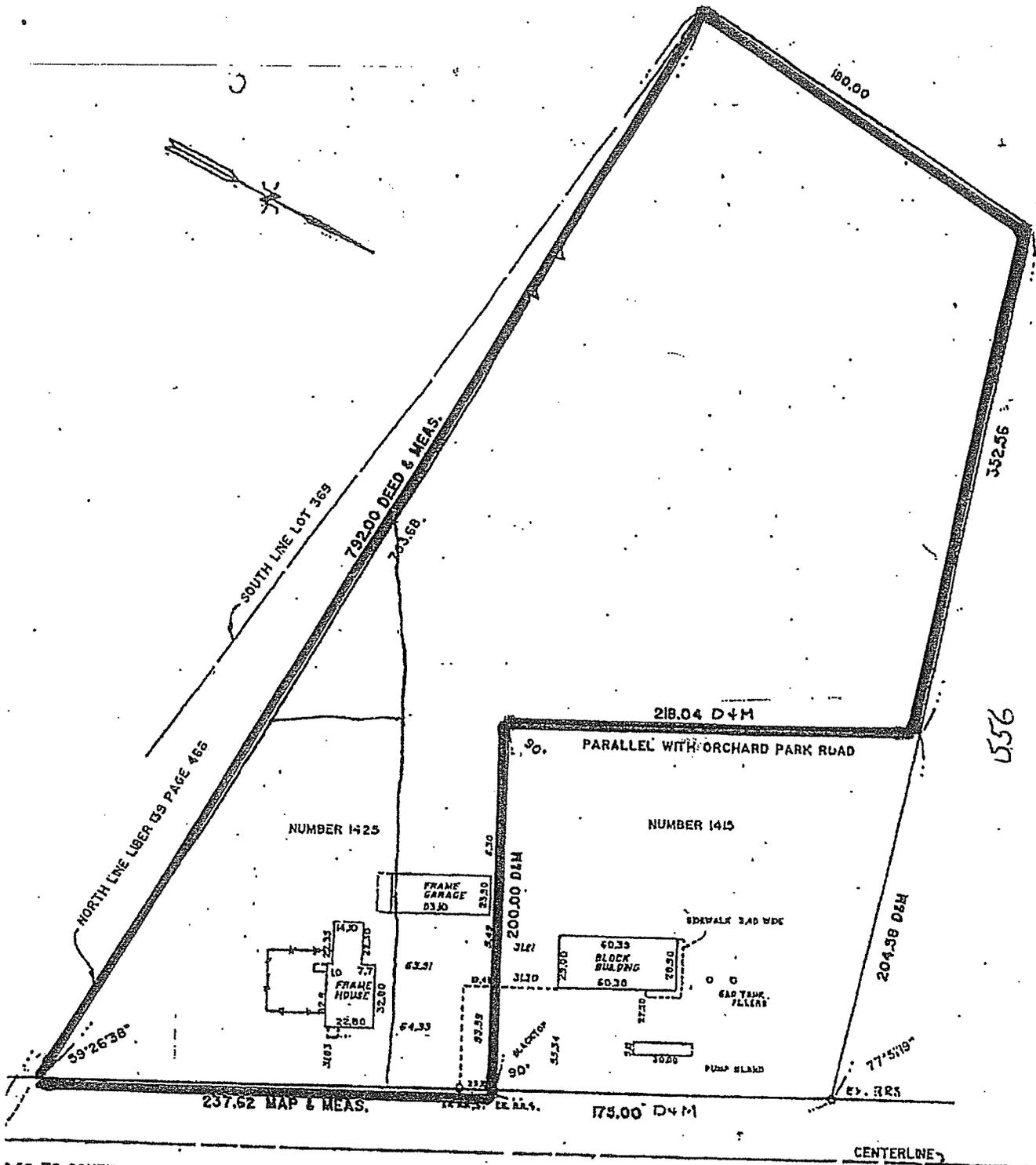


Orchard Village
 West Seneca, NY
 July, 2014



Schematic Site Layout





2.50 TO SOUTH
NE OF LOT 369

ORCHARD PARK ROAD

66' WIDE

1st
200ft c-1.