

# 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 8, 2014

RE: Rezoning Request

Dear Honorable Town Board Members:

The owner of a 34-acre property located on the west side of town off Abbott Road, known as Queens Landing, has submitted a request for a rezoning from R-65 to R-65A to permit a residential subdivision. This project was previously approved for single family homes.

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".

JG:cam  
Attachs.

1000 Queens Grant LLC  
470 Cayuga Road  
Buffalo, New York 14225  
(716) 688-5597

July 3, 2014

Town of West Seneca Town Board  
1250 Union Road  
West Seneca, New York 14224

Dear Town Board Members,

Our company is the owner and sponsor of the recently approved, but as yet unimproved, Queens Landing Subdivision. The development is zoned R-65, but it is in an area of the town that is segmented from the rest of West Seneca by the Route 219 limited access arterial highway. As such, the future neighborhood is an extension of a City of Lackawanna neighborhood, with streets that likewise are an extension of City of Lackawanna roads. Accordingly, this development will be accessed exclusively through that municipality.

The adjoining streets that Queens Landing Subdivision extend from are occupied by a mix of one and two family homes. In keeping with the character of the adjoining neighborhood, we are respectfully requesting that the Town of West Seneca rezone the lands comprising the Queens Landing Subdivision to R-65A, to allow the construction of two-family homes on the lots of the existing development. All other aspects of the approved development will remain unchanged.

Our intention is to simply modify the allowed use on the existing lots to include two family homes as well as single family. This modification does not require any change to the layout of the approved subdivision, or the design of the approved infrastructure.

Included in this submittal is the filing fee and the requisite twenty (20) copies each of the Rezoning Application, a Short Environmental Assessment Form, a Legal Description, and a copy of the Queens Landing Subdivision Map. In addition, I am also including two (2) copies of a supplemental Engineer's Report prepared by Greenman-Pedersen, Inc., documenting that the existing sanitary sewer collection and public water supply systems can accommodate the proposed change in allowable use, without modification to the approved plans, which will be constructed as approved.

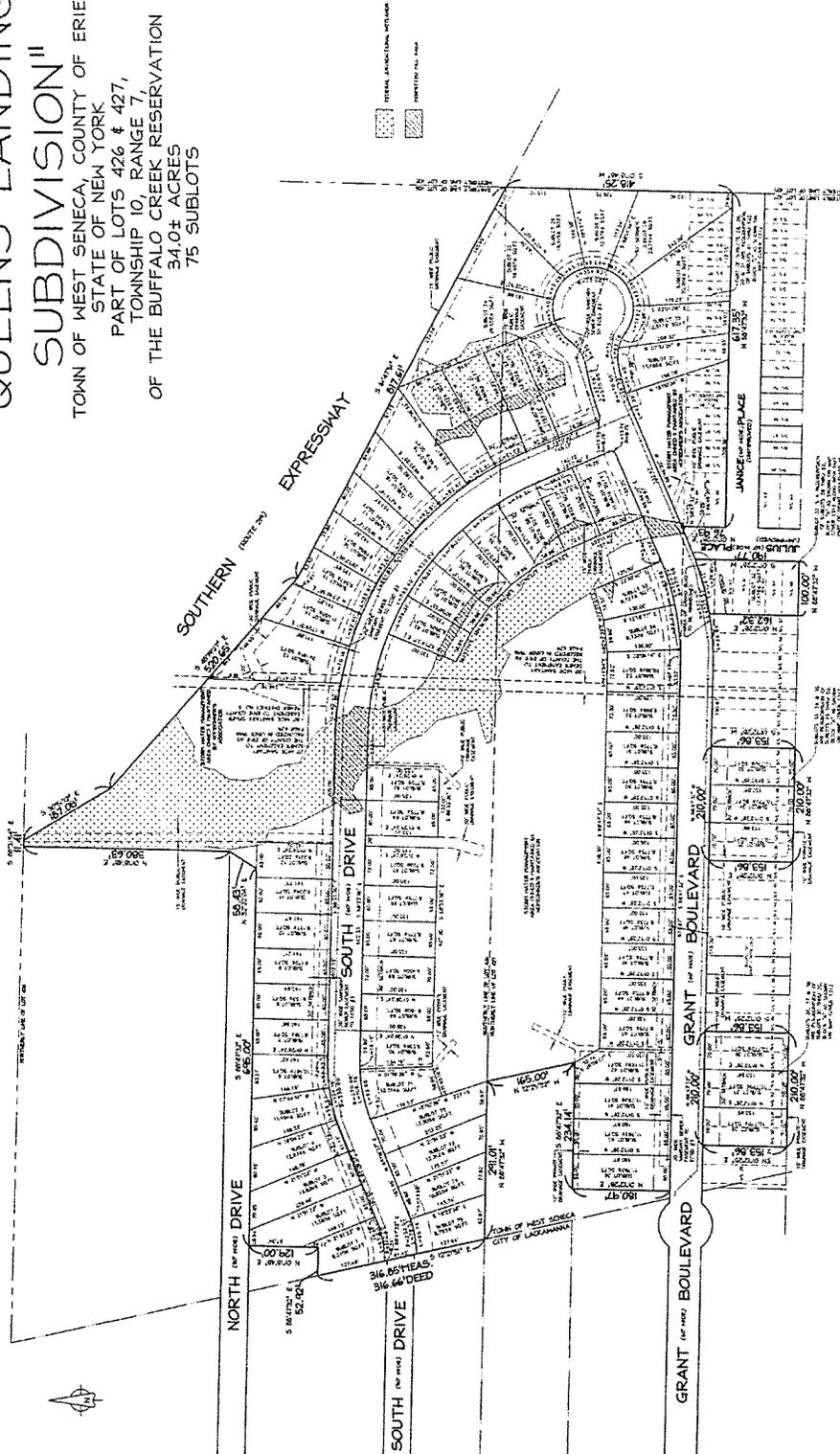
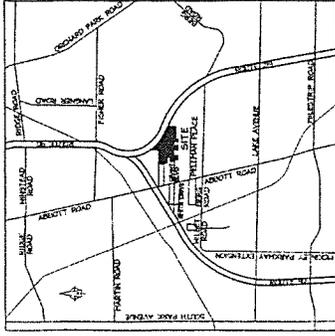
Should you have any questions regarding our petition, please do not hesitate to contact me at 688-5597, and thank you for your consideration in this matter.

Sincerely  
1000 Queens Grant, LLC

  
William W. Tuyn

# "QUEENS LANDING" SUBDIVISION

TOWN OF WEST SENECA, COUNTY OF ERIE, STATE OF NEW YORK  
 PART OF LOTS 426 & 427, TOWNSHIP 10, RANGE 7, OF THE BUFFALO CREEK RESERVATION  
 34.0± ACRES  
 75 SUBLOTS



**CERTIFICATE OF APPROVAL BY THE TOWN ENGINEER**  
 DATE: \_\_\_\_\_  
 TOWN ENGINEER: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE BOARD OF ZONING REGULATIONS**  
 DATE: \_\_\_\_\_  
 BOARD OF ZONING REGULATIONS: \_\_\_\_\_

**OWNERS CERTIFICATION**  
 THE OWNER OF LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SET FORTH HEREIN, HEREBY CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY, THAT ALL STATE, TOWN, AND COUNTY TAXES OR OTHER ASSESSMENTS DUE ON THIS LAND HAVE BEEN PAID.

AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ORDER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHARTERMAN: \_\_\_\_\_

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/14/01	ADDED DRAINAGE EASEMENT
2	11/14/01	REVISED DRAINAGE EASEMENT
3	11/14/01	REVISED DRAINAGE EASEMENT
4	11/14/01	REVISED DRAINAGE EASEMENT
5	11/14/01	REVISED DRAINAGE EASEMENT
6	11/14/01	REVISED DRAINAGE EASEMENT

**NOTES:**

1. 15' WIDE UTILITY EASEMENTS TO BE MAINTAINED FOR TABLE UTILITY COMPANIES.
2. ALL LOTS SHOWN ON THIS PLAT ARE APPROVED FOR THE TOWN OF WEST SENECA.
3. ALL LOTS SHOWN ON THIS PLAT ARE APPROVED FOR THE TOWN OF WEST SENECA.
4. ALL NECESSARY STATE EASEMENTS TO BE GRANTED TO ROAD NO. 8.

**UNAUTHORIZED ALTERATION ON THIS PLAT IS PROHIBITED AND CONSIDERED A VIOLATION OF THE ERIE COUNTY ZONING AND SUBDIVISION REGULATIONS.**

IF YOU HAVE ANY QUESTIONS OR NEED MORE INFORMATION, PLEASE CONTACT THE TOWN ENGINEER AT THE OFFICE OF THE TOWN ENGINEER, 100 WEST SENECA AVENUE, WEST SENECA, NY 14168.

**ERIE COUNTY DEPARTMENT OF FINANCE**

**ERIE COUNTY HEALTH DEPARTMENT**

**ERIE COUNTY CLERKS OFFICE**

MAP COVER NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
 COUNTY CLERK: \_\_\_\_\_

**QUEENS LANDING SUBDIVISION**  
 MAP COVER

**MISSBAUMER & CLARKE, INC.**  
 ENGINEERS, ARCHITECTS, PLANNERS  
 100 WEST SENECA AVENUE, WEST SENECA, NY 14168  
 PHONE: 716.835.1234

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**GRAPHIC SCALE**  
 0' 100' 200' 300'  
 (IN FEET)  
 1 inch = 100 ft.

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