

# 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.

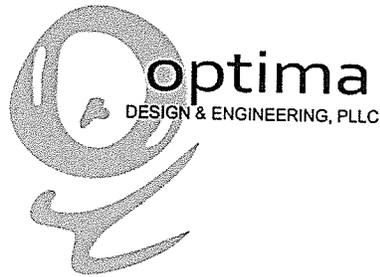
TO: Honorable Town Board  
FROM: Jeffrey Schieber  
Code Enforcement Officer  
DATE: April 1, 2014  
RE: Rezoning Request

Dear Honorable Town Board Members:

The property owner for the property located at 4592 Seneca Street has submitted a request for a rezoning from R-75 to R-50(s) to allow a private residential development.

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

JAG:cam  
Attach.



March 31, 2014

Town of West Seneca Building Department  
ATTN: Jeffrey Schieber  
1250 Union Road  
West Seneca, New York 14224

Reference: **Letter of Intent for  
Proposed Ebenezer Woods Townhomes  
4592 Seneca Street  
West Seneca, New York 14224  
Project #11-289**

Mr. Schieber

On behalf of my Client 4592 Seneca, LLC we are proposing a new townhome development at 4592 Seneca Street. Enclosed please find three (3) copies of our proposed Site Plan.

The new road will be a private driveway. A total of 26 townhome buildings are being proposed. Each building will have two (2) units each. Each townhome building is 4,345 square feet (gross footprint).

We are requesting a Town Board Approval for a re-zone from the current R75 Zoning to R50 Zoning.

We trust you will find our proposal acceptable. Please send any written or review comments to us in writing, else please notify us of the Town Board's approval in writing so that we can proceed with SEQR / Site Plan Review.

Thank you for your consideration,  
**OPTIMA DESIGN & ENGINEERING, PLLC**

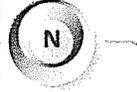
*Andrew Ferragnoli*

Andrew Ferragnoli, P.E.  
Managing Member

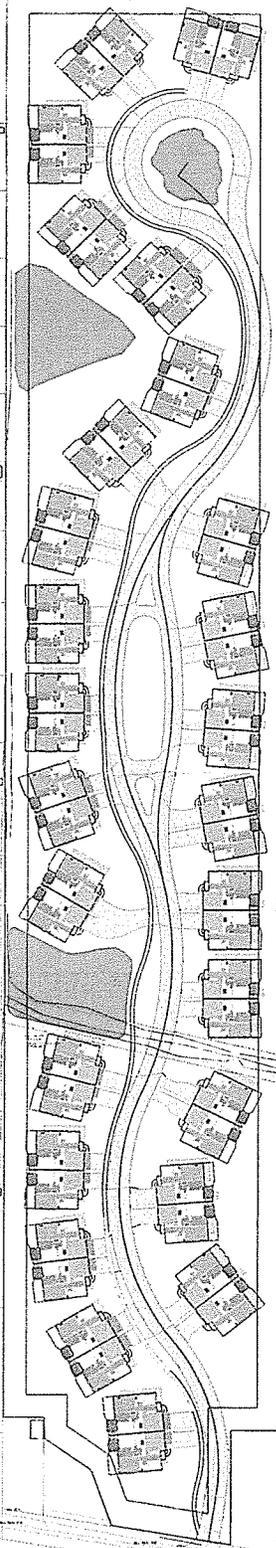
# Seneca Street Townhomes

## 62 Units

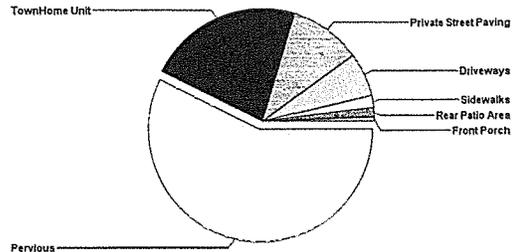
### West Seneca, New York



1" = 40 feet



Environmental Density (42.7%)



Total Site: 502,326 ft<sup>2</sup> (11.5318 acres)

| Component             | Percentage | Area (ft <sup>2</sup> ) | Area (acres)   |
|-----------------------|------------|-------------------------|----------------|
| Front Porch           | 0.3%       | 2,480 ft <sup>2</sup>   | (0.0569 acres) |
| Rear Patio Area       | 1.4%       | 6,878 ft <sup>2</sup>   | (0.1579 acres) |
| Sidewalks             | 1.8%       | 8,843 ft <sup>2</sup>   | (0.2030 acres) |
| Driveways             | 6.3%       | 31,857 ft <sup>2</sup>  | (0.7313 acres) |
| Private Street Paving | 10.4%      | 52,098 ft <sup>2</sup>  | (1.1960 acres) |
| TownHome Unit         | 22.4%      | 112,541 ft <sup>2</sup> | (2.5836 acres) |
| Pervious              | 57.3%      | 287,629 ft <sup>2</sup> | (6.6031 acres) |

