

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 3/30/16

FILE # 2016-03

PROJECT NAME Mixed Use Development

PROJECT LOCATION (Include address and distance to nearest intersection)

Slade Avenue (140, 144, 154, 158, 160, 162)

APPLICANT Slade Potters, LLC (Ellicott Development)

PH/FAX (716) 854-0060 / (716) 852-2829

ADDRESS 295 Main St., Suite 210, Buffalo, NY 14203

PROPERTY OWNER Slade Potters, LLC

PH/FAX SAME as above

ADDRESS Same as above

ENGINEER/ARCHITECT AP Architects

PH/FAX (716) 854-0062

ADDRESS Same as above

SBL # 143.05-1-20, 21, 22, 23, 24, 25, 1

PROJECT DESCRIPTION (Include all uses and any required construction)

New construction of a 3-story 27,700 sq. ft. mixed-use building to house retail/restaurant, commercial office and residential space.

SIZE OF LOT (acres) 2.04 combined ACREAGE TO BE REZONED 2.04

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Slade Ave: Approximately 346 feet of frontage.

EXISTING ZONING C-1 PROPOSED ZONING C-2 (S)

EXISTING USE(S) ON PROPERTY Single-family residential

PROPOSED USE(S) ON PROPERTY Mixed-use: residential, commercial office, restaurant

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

Hotel, commercial office, single family residential, vacant

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Variations to be determined, planning board site plan approval required

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 03/30/2016 BY [Signature]

PLANNING BOARD MEETING DATE 04/14/2016

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____



ELLICOTT SQUARE BUILDING
295 MAIN STREET, SUITE 210
BUFFALO, NY 14203-2219

TEL: 716.854.0060
FAX: 716.852.2829
EllicottDevelopment.com

March 30, 2016

Town of West Seneca
Planning Board
Attn: Jeffrey Schieber
1250 Union Road
West Seneca, NY 14224

RE: 140 – 162 Slade Avenue Rezoning

Dear Mr. Schieber,

I'm writing to apply for the rezoning of six parcels we own at 140, 144, 154, 158, 160, and 162 Slade Ave. The parcels sit in front of the two hotels we own on Slade, the Country Inn & Suites and the Staybridge Suites. We are requesting the rezoning of the parcels from C-1 to C-2. We're proposing a project would at the site that would involve the demolition of the four single-family houses on 154, 158, 160, and 162, and the construction of a 3-story, 27,700 square foot, mixed-use building with accessory parking. The building would be accessible via the existing entrance to the hotels, and a new curb cut on Slade Ave.

The first floor would include approximately 9,500 square feet of commercial space, which would be potentially split between retail and restaurant space, pending the acquisition of tenants. It also includes a patio to be located on the north side of the building.

The second floor would include approximately 9,100 square feet of commercial office space. The third floor would include approximately 9,100 square feet of residential space, to be split up into seven market-rate apartment units, including two 3-bedroom units, three 2-bedroom units, and two 1-bedroom units.

Since C-1 zoning does not allow for a restaurant use, we're requesting the rezoning to accommodate a potential restaurant tenant on the ground floor of this proposed development. While 140 and 144 Slade are not included in our initial proposed development, we anticipate them being developed in the near future, and are requesting this rezoning to accommodate potential future restaurant tenants.

Please contact me with your comments and concerns.

Sincerely,
ELLICOTT DEVELOPMENT COMPANY

A handwritten signature in black ink, appearing to read 'David M. Hall', is written over a horizontal line.

David M. Hall
Planning & Development Coordinator