

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
Senior Code Enforcement Officer

DATE: October 6, 2015

RE: Rezoning Request

Dear Honorable Town Board Members:

The owner of the property located at 1371 Indian Church Road, as well as 1377 Indian Church Road, 1926 Union Road, 1934 Union Road and 1954 Union Road, has submitted a request for a rezoning from C-1 to C-2 to permit a restaurant and a retail building.

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

JG:cam
Attachs.

Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying



Project Management
Construction Support Services
Landscape Architecture
SWPPP Services

October 1, 2015

Mr. John Gullo
Town of West Seneca Building Department
1250 Union Road
West Seneca, NY 14224

Re: Proposed Rezone of Commercial Property
Letter of Intent
1371 Indian Church Road
(T) West Seneca, NY

Dear Mr. Gullo:

Wm. Schutt and Associates has been retained by Silvertip Ventures, LLC to pursue approval of a Rezone request for a combination of parcels in the Town of West Seneca. The parcels slated for rezoning are the following: 1371 Indian Church Road, 1377 Indian Church Road, 1926 Union Road, 1934 Union Road and 1954 Union Road. Each of these parcels are currently zoned C-1 Commercial and we are requesting the parcels be rezoned to C-2 Commercial. The parcels are currently owned by Peter L. Goszewski and a letter of authorization from Mr. Goszewski has been included with the rezone application package.

The proposed project intends to develop a Tim Horton's Café and Bake Shop with a single drive thru lane as well as a separate +/- 5,800 square foot retail building. It is proposed to extend the required utilities (i.e. sanitary, water, storm, etc...), construct parking and provide new landscaping. The proposed restaurant will have an interior seating capacity of 28 seats and the drive thru will have an eleven (11) car queue capacity. The restaurant is proposed to operate from the hours of 5 am to 10 pm daily, with staff arriving at 4 am and leaving at 11 pm. The retail building will likely operate between the hours of 10am and 8pm. The retail building is estimated to house a maximum of three tenants. Possible uses being considered include a dry cleaner with drop off, florist shop, tanning bed salon, massage therapy office, cellular phone store, NYSDMV office or a liquor store. The parcel rezone is necessary to allow for the proposed restaurant and drive thru establishment per Town Code.

The site is currently occupied by a mix of vacant land with grass/trees or asphalt surface as well as dilapidated buildings that will be demolished. It is planned to combine the five (5) separate parcels into one parcel at a future date in the development. A Conceptual Site Plan has been prepared to showcase the proposed restaurant established at the northern end of the site with a driveway access to Indian Church Road and the retail building located at the southern end of the project site. A second driveway access onto Union Road will be shared by both the restaurant and retail establishments.

15-09-30-gullo-l-pmb.doc

Mr. John Gullo
Town of West Seneca

October 1, 2015
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At this time, please find attached the following information for your review and distribution:

- Five (5) copies of the Rezone Application
- Five (5) copies of the Site Plan meeting all current Town Code requirements
- Five (5) copies of the property legal description
- Five (5) copies of the property survey
- One (1) half size (11" x 17") set of site plan and survey
- One (1) set of documents in PDF format on CD
- One (1) copy of the legal description in MS Word format on CD

We ask that this rezone application package be placed on the next Town Board agenda (October 16, 2015) for consideration and referral to the Town Planning Board.

Please review and contact me with any questions.

Sincerely,



Patricia Bittar
Senior Project Manager

cc: Judy Stamm, Silvertip Ventures LLC
15264

