



Commercial Real Estate Development

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December 20, 2022

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

RE: Site Plan Review / 3030 and 3036 Seneca Street  
Letter of Intent

Dear Planning Board Members,

Please accept this as our Letter of Intent to redevelop the property at 3030 and 3036 Seneca Street.

The project includes the demolition of the existing structures and construction of a new retail store. The proposed store will be approximately 10,640 sq ft and will provide general variety merchandise to serve the everyday needs of the surrounding community. Our plan will include storm water management, connection to public utilities, landscaping, building façade enhancements, and parking spaces sufficient for store operations. Additionally, the project will require combination of the 2 lots (SBL 134.13-4-1 and 134.13-4-2).

We initially presented the Sketch Plan to the Planning Board on 11/10/22. Subsequently, then ZBA approved area variances for the building and parking area setbacks and to reduce the required number of stalls to 45 at their meeting on 12/15/22.

We are now seeking site plan approval from the Planning Board so that we may proceed with the project.

We look forward discussing our plans in more detail at the meeting on 1/12/2023. Please contact me at [tara.bennett@broadwaygroup.net](mailto:tara.bennett@broadwaygroup.net) or (256) 533-7287 if there is any way I can be of assistance to the Town during this project.

Warm Regards,

Tara Bennett  
Development Manager