

AREA VARIANCE REQUEST

Zoning Ordinance 120-29 – Unit Density

Zoning Ordinance 120-31.1.B.1 – Building Setback – Front Yard

Zoning Ordinance 120-31.1.B.2 – Building Setback – Rear Yard

Zoning Ordinance 120-31.1.B.3.a – Building Setback – Side Yard

Zoning Ordinance 120-34 – Building Height

Zoning Ordinance 120-41 – Parking Count

0, 104, 110, 116, 126, 140, 144, 154, and 158 Slade Avenue

West Seneca, NY

Petitioner: Slade-Potters, LLC



SITE AERIAL – Looking NW



2016 COMPREHENSIVE PLAN STRATEGIC UPDATE

- **SWOT Analysis:**
 - Opportunities – Redevelop the former Seneca Mall property along with the surrounding area
- **CDS – Community Development Strategy:**
 - The CDS identified a Mixed-Use Activity Center at NYS Thruway, Ridge Road and Cazenovia Creek area
 - Most intense commercial activity in West Seneca
 - Comprised of big box and surface parking
 - Comprehensive Plan Recommended the Town foster a more mixed-use approach here

PROPOSED SITE PLAN

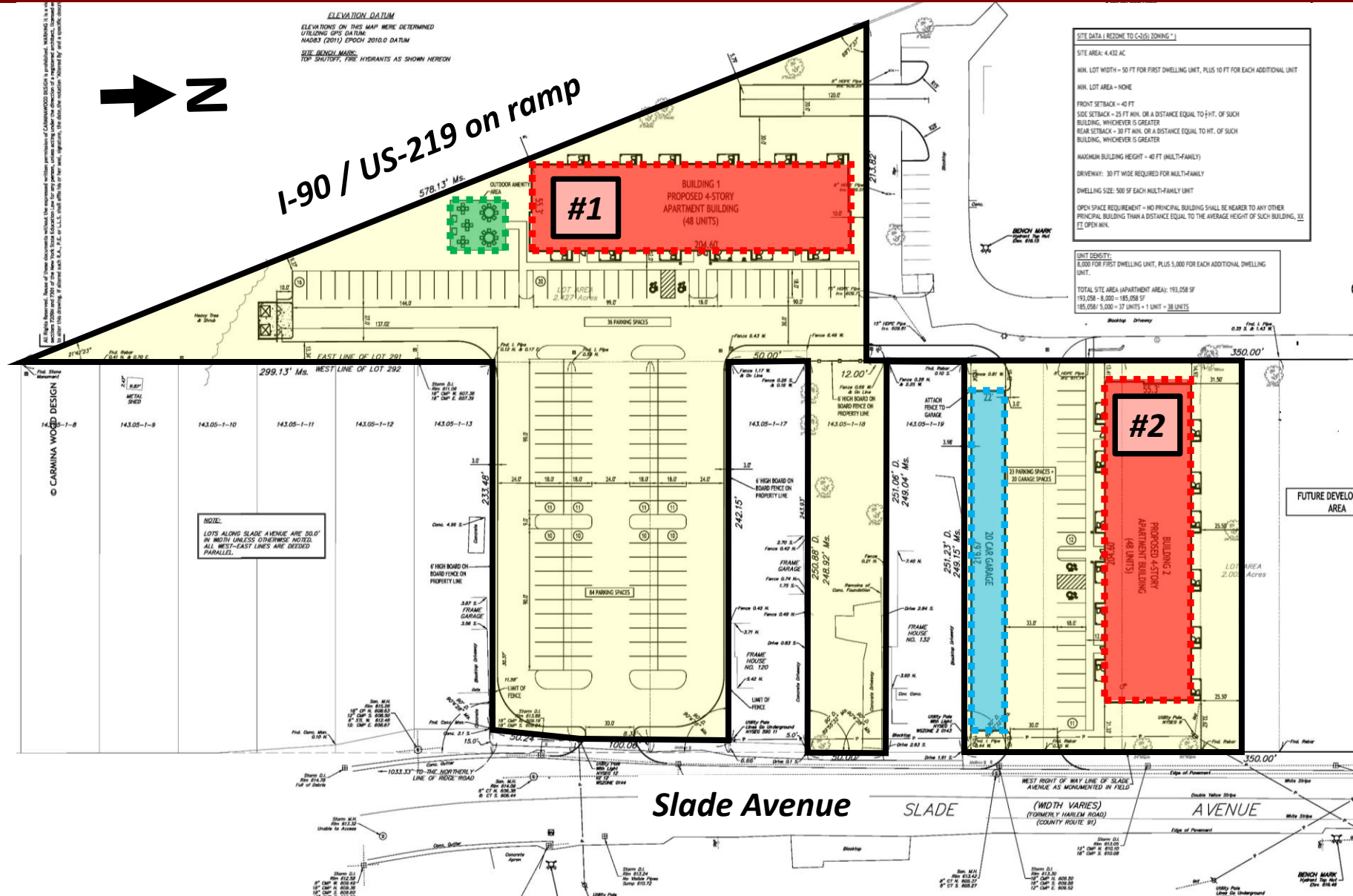
Site Area: 4.43 ac

Multi-Phase Development:

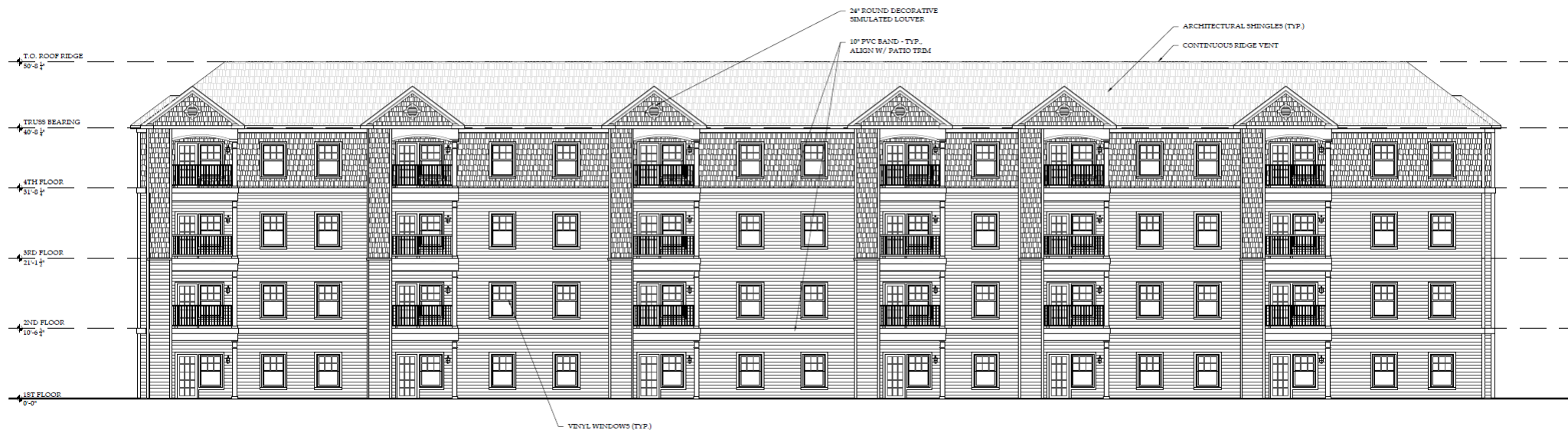
- Two 4-story, 48-unit Multi-Family Buildings
- Outdoor Amenity Space for Tenants
- 20-Car Garage

Parking:

- 163 Total Parking Spaces Provided
- 143 surface parking spaces
- Garage Parking for 20 Residential Tenant Vehicles



PROPOSED MULTI-FAMILY ELEVATIONS



REQUESTED AREA VARIANCE – Unit Density

Unit Density Variance Request:

Code: Max of 38 units allowed

Requesting: 96 Units (48/Bldg)

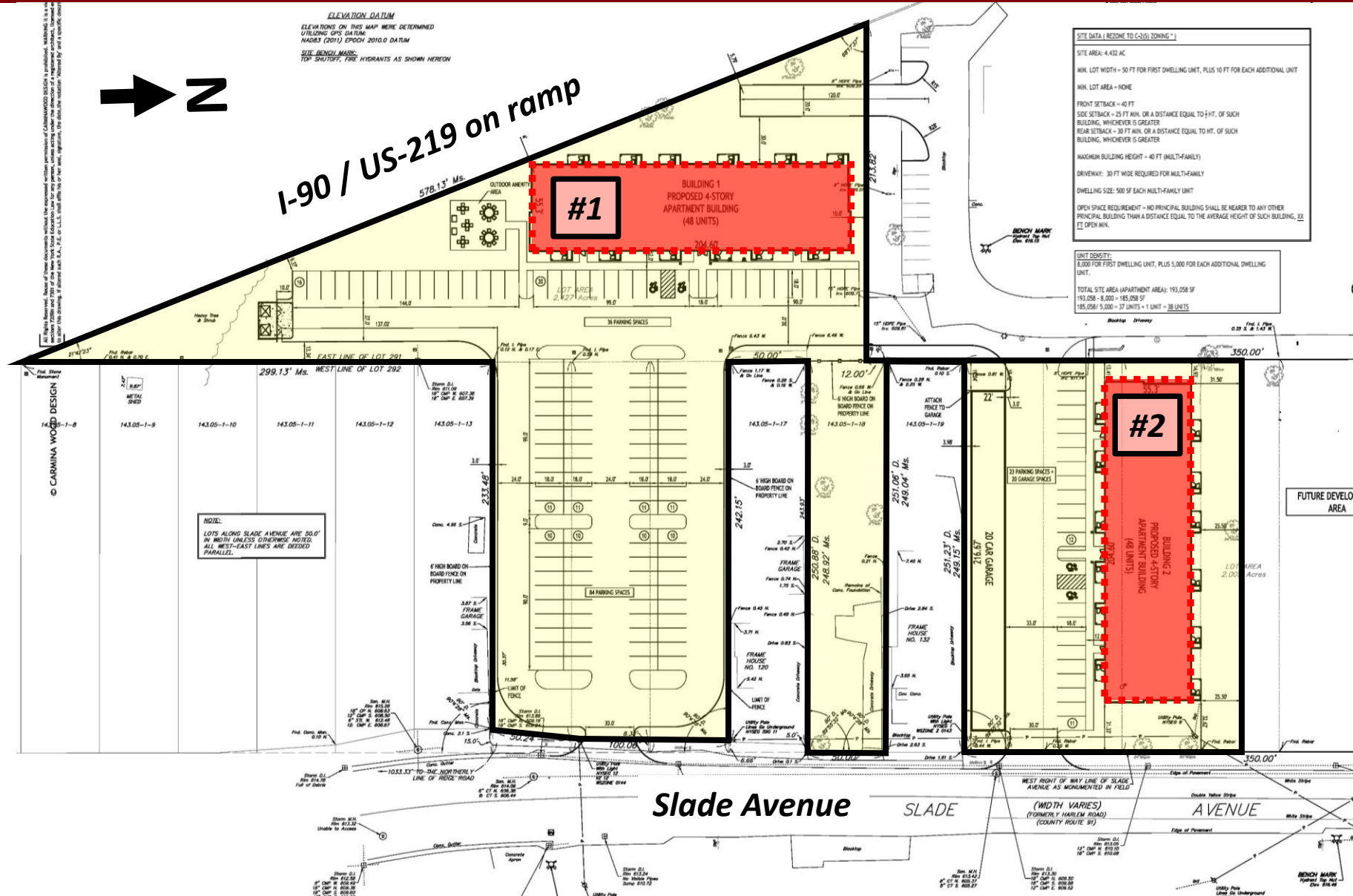
Density as Proposed: 21.67/acre

Nearby Property Density:

Hampton Inn (105 rooms):
37.1 rooms/acre

Staybridge Suites (105 rooms):
32.3 rooms/acre

Country Inn (108 rooms):
51.2 rooms/acre

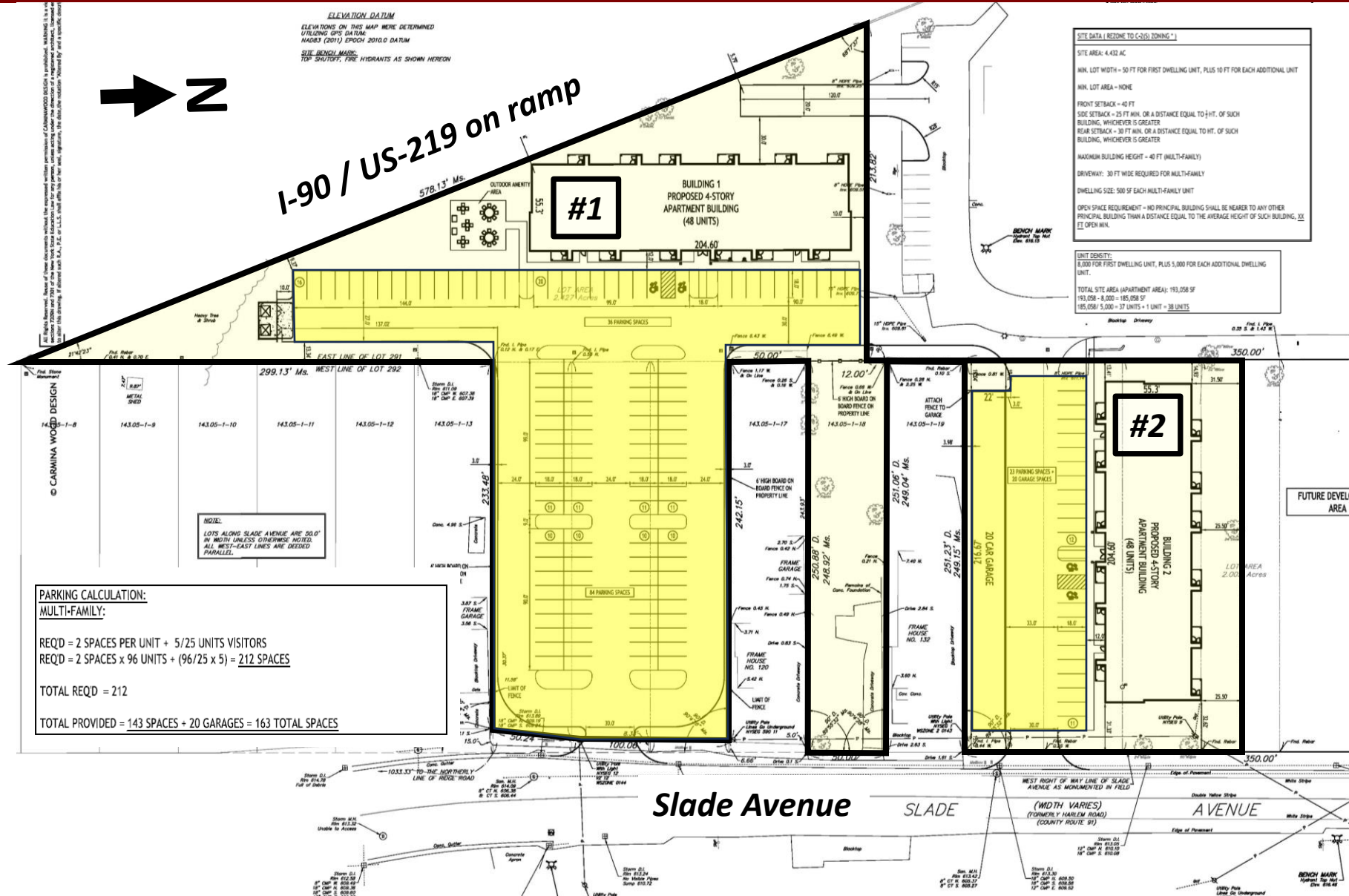


REQUESTED AREA VARIANCE – Parking Count

Parking Count Variance Request:

Code:
212 Parking Spaces Required

Requesting:
163 Parking Spaces

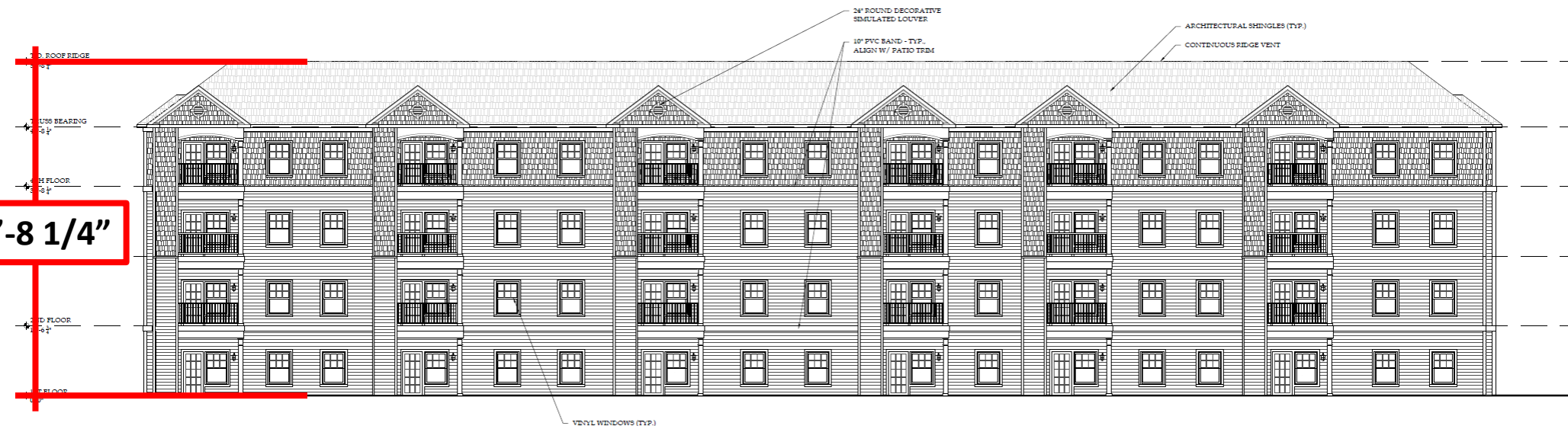


REQUESTED AREA VARIANCE – Building Height

Building Height Variance Request:

Code:
Max Building Height
of 40'

Requesting:
50'-8 1/4" Building
Height



REQUEST FOR AREA VARIANCES

- The requested Area Variances would benefit the applicant by allowing them to efficiently re-develop the project site in such a way that is consistent with the surrounding neighborhood both in form and function and aligns with the goals identified in the Town of West Seneca's 2016 Comprehensive Plan Strategic Update
- **NYS Law mandates a Balancing Test of 5 Criteria for a ZBA's Consideration of a Requested Area Variance:**
 - 1) The requested area variances will not create an undesirable change in the character of the neighborhood, nor will they result in a detriment to nearby properties
 - 2) The benefits sought by the Applicant cannot be achieved by some other feasible method
 - 3) The requested area variances are not substantial in nature. Granting of the requested variances will allow for the construction of a project that aligns with the goals identified in the Town of West Seneca's 2016 Comprehensive Plan Strategic Update.
 - 4) The proposed variances will not have an adverse impact on the physical or environmental conditions in the neighborhood or district as demonstrated with the submitted Short EAF.
 - 5) The alleged difficulty is self-created, however this fact should be given little weight as it's important to consider that the applicant's goal to create new multi-family infill development at the project site in alignment with the recommendations in the 2016 Comprehensive Plan Strategic Update.

Q&A