

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 A. Gullo
Senior Code Enforcement Officer

DATE: October 23, 2017

RE: 965 Center Rd

Dear Honorable Town Board Members:

The owners of the above listed property are requesting that the zoning be changed. It is currently R-60 and they would like to change it to R-60(S) which allows use as a multiple dwelling. Please see enclosed information.
If you have any questions, please contact my office.

JAG:sl
Attach.





October 23, 2017

Jeffrey Schieber, Code Enforcement Officer
Town of West Seneca Town Hall
1250 Union Road, Room 210
West Seneca, New York 14224

Re: Special Use Permit Application - 965 Center Street from R-60A to R-60(s)
Applicant/Project Sponsor: Young Development Inc.

Dear Mr. Schieber:

Our firm represents Young Development Inc. ("Project Sponsor") in connection with its proposed residential project at 965 Center Street ("Project Site") consisting of six townhome style buildings for lease totaling 22 attached residential units. Each townhome style unit, will include an attached garage.

The Project Site is zoned R-60A and the Project Sponsor is requesting a Special Use Permit such that the zoning classification of the Project Site would be rezoned to R-60(s) to accommodate the proposed residential project.

This letter is being submitted on behalf of the Project Sponsor to request that the application to amend the zoning classification of the Project Site from R-60A to R-60A(s) be placed on the agenda of the upcoming meeting of the Town Board on Monday, October 30th for the purpose of making the required referral to the Planning Board. The next meeting of the Planning Board is scheduled for Thursday, November 2nd at 7:00 p.m.

Pursuant to An original and ten copies of the Special Use Permit Application and supporting documentation including the Short Environmental Assessment Form ("Short EAF"), the survey, a legal description of the Project Site along with full size copies of the Concept Plan for the proposed residential project as well as a check payable to the Town of West Seneca for the filing fee in the amount \$450.00 will be submitted to your office prior to 4:00 p.m. tomorrow afternoon.

Please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com if you have any questions regarding this letter or the proposed residential project.

Sincerely,

HOPKINS SORGI & ROMANOWSKI PLLC

A handwritten signature in black ink, appearing to read "Alan S. Hopkins", is written over the printed name of the law firm.

HOPKINS SORGI & ROMANOWSKI PLLC

Attorneys at Law

5500 Main Street, Suite 343 • Williamsville, New York 14221

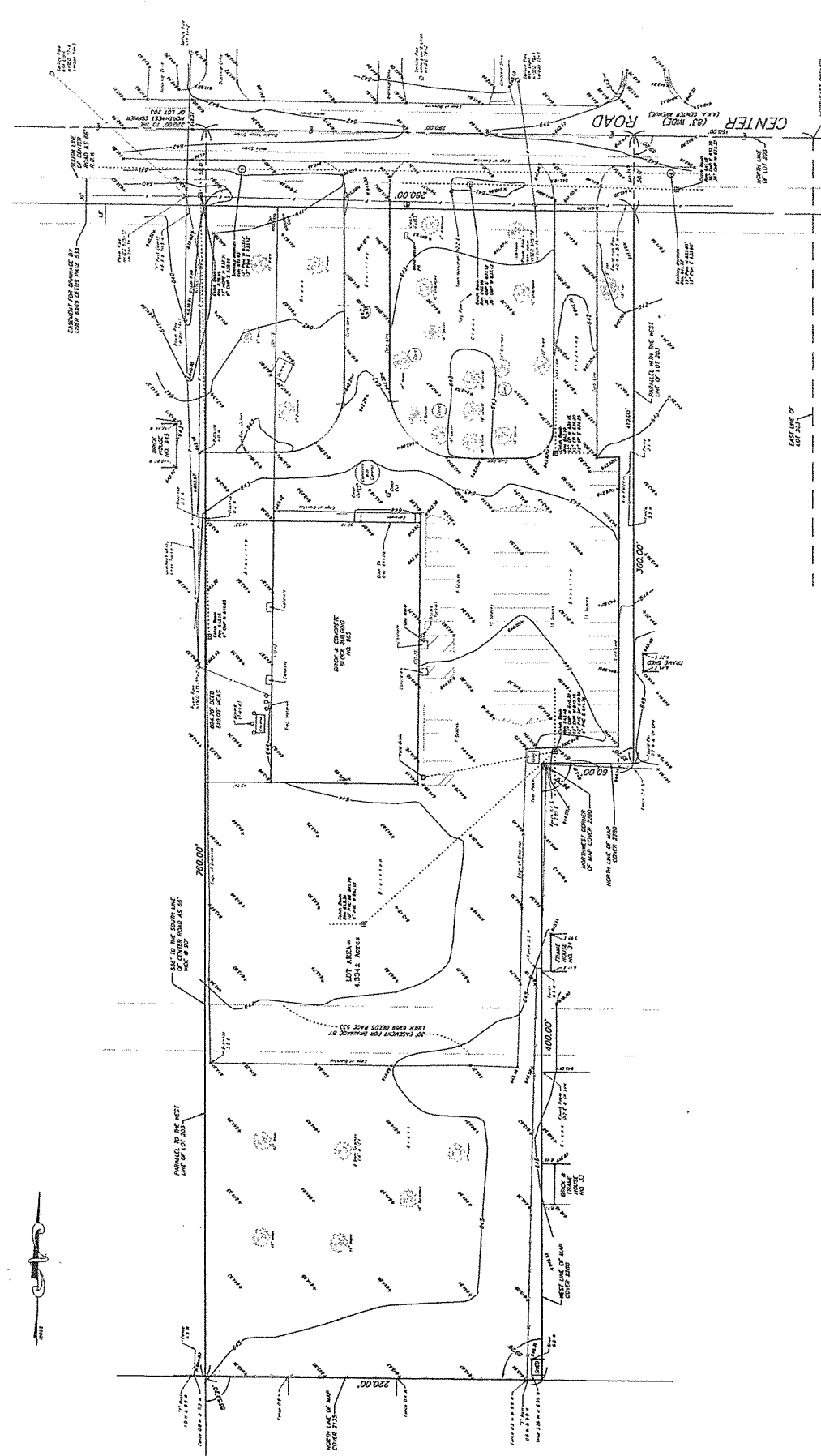
Direct: 716-510-4338 • Fax: 716-242-0606 • E-mail: shopkins@hsr-legal.com

Correspondence to Jeffrey Schieber, Code Enforcement Officer
October 23, 2017
Page 2 of 2

Sean W. Hopkins, Esq.

cc: Bryan, Young Development Inc.
Christopher Wood, P.E., Carmina Wood Morris DPC

RECORDING INFORMATION



UTILITIES.
 The utility symbols shown here were obtained from their respective utility companies. The utility symbols shown here are not intended to be a warranty of the utility company's location or depth. The utility symbols shown here are not intended to be a warranty of the utility company's location or depth. The utility symbols shown here are not intended to be a warranty of the utility company's location or depth.

LEGEND

○	UTILITY / SERVICE AREA
○	WATER
○	GAS
○	ELECTRIC
○	SEWER
○	TELEPHONE
○	COAXIAL
○	OTHER
○	AC INTERCEPT

GENERAL NOTES

BOUNDARY OF LOT 203, SECTION 17, TOWNSHIP 17N, RANGE 17E, COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.

ALL DIMENSIONS ARE AT TOP OF CURB AND TYPICAL 4.5 DOWN TO FINISH.

1 INCH = 30 FT.

BOUNDARY & TOPOGRAPHIC SURVEY

FOR PART OF LOT 203, SECTION 17, TOWNSHIP 17N, RANGE 17E, COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.

DATE: 12-17-17

SCALE: 1" = 30'

ALL RIGHTS RESERVED

Millard Mackay & Dolles
 LAND SURVEYORS, LLP
 1400 ANDERSON DRIVE, SUITE 200
 WASHINGTON, DC 20004
 (202) 462-1100

STATE OF MARYLAND
 DISTRICT OF COLUMBIA

SITE DATA ANALYSIS

EXISTING ZONING: R-100

MAXIMUM ALLOWED GROSS FLOOR AREA: 140,000 SQ. FT.

MAXIMUM HEIGHT: 35 FT.

MAXIMUM LOT AREA: 140,000 SQ. FT.

MINIMUM LOT AREA: 140,000 SQ. FT.

MINIMUM FRONT SETBACK: 10 FT.

MINIMUM SIDE SETBACK: 5 FT.

MINIMUM REAR SETBACK: 10 FT.

MINIMUM FRONT YARD SETBACK: 10 FT.

MINIMUM REAR YARD SETBACK: 10 FT.

MINIMUM SIDE YARD SETBACK: 5 FT.

MINIMUM FRONT YARD SETBACK: 10 FT.

MINIMUM REAR YARD SETBACK: 10 FT.

MINIMUM SIDE YARD SETBACK: 5 FT.

MINIMUM FRONT YARD SETBACK: 10 FT.

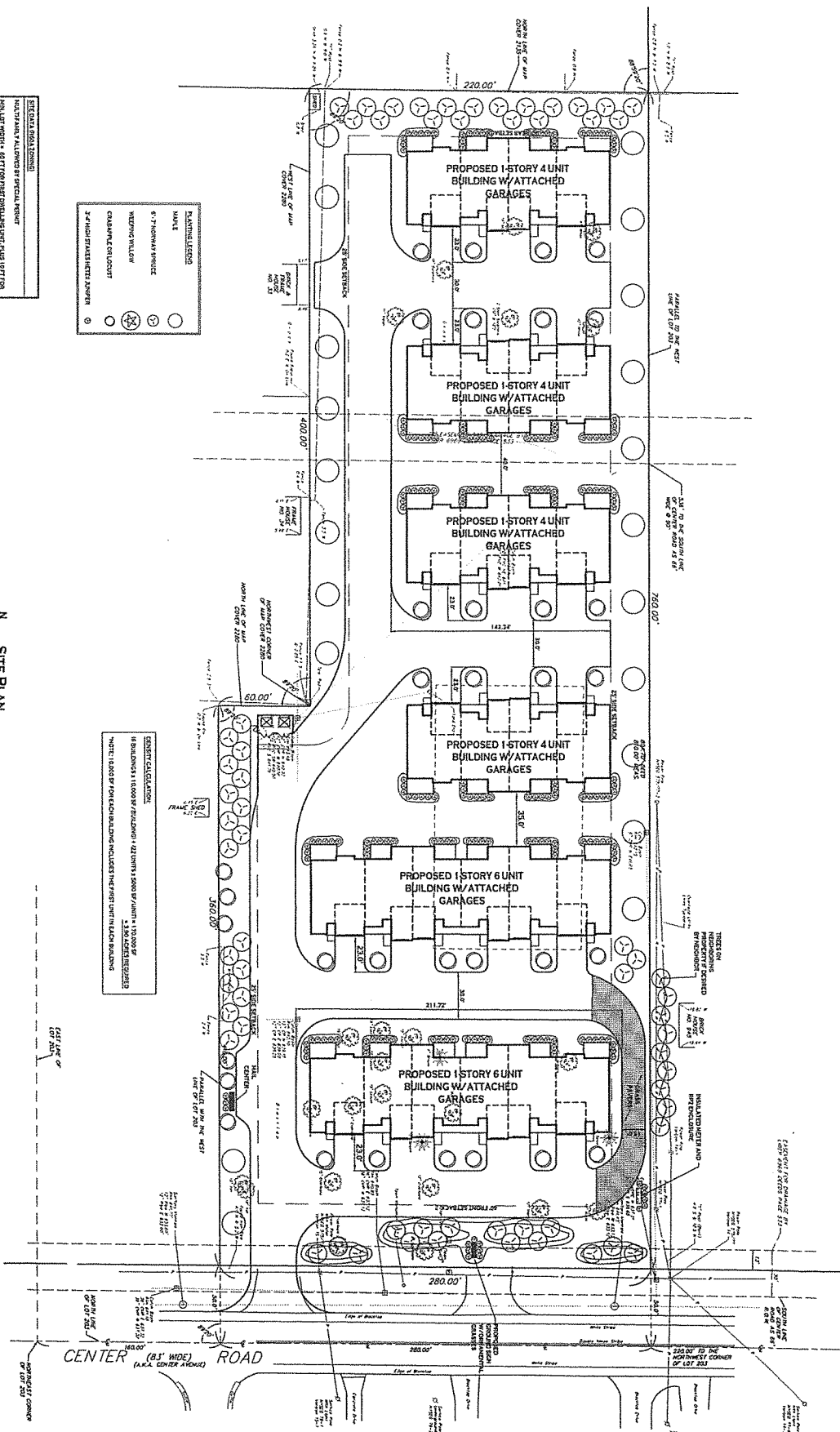
MINIMUM REAR YARD SETBACK: 10 FT.

MINIMUM SIDE YARD SETBACK: 5 FT.

PLANT/FEATURE	NOTE
(Symbol)	6" 7" HOODS & SPOUTS
(Symbol)	WADING WALKWAY
(Symbol)	EXHAUST COLLECTOR
(Symbol)	2" HOODS/STAIRS/STAIRWAY

SITE PLAN

SCALE: 1"=30'



EXISTING CALCULATIONS

REAR YARD SETBACK: 10 FT.

FRONT YARD SETBACK: 10 FT.

MINIMUM SIDE YARD SETBACK: 5 FT.

MINIMUM FRONT YARD SETBACK: 10 FT.

MINIMUM REAR YARD SETBACK: 10 FT.

MINIMUM SIDE YARD SETBACK: 5 FT.

MINIMUM FRONT YARD SETBACK: 10 FT.

MINIMUM REAR YARD SETBACK: 10 FT.

MINIMUM SIDE YARD SETBACK: 5 FT.

MINIMUM FRONT YARD SETBACK: 10 FT.

MINIMUM REAR YARD SETBACK: 10 FT.

MINIMUM SIDE YARD SETBACK: 5 FT.

NOT TO SCALE

0 30 60

1"=30'

DRAWING NO.: C-100

Project no.: 17xxx

CONCEPT PLAN

DRAWING NAME: Concept Plan

DATE: 10/18/2018

DESIGNED BY: C. Wood

DRAWN BY: A. Wood

PROJECT NAME: New Construction

Address: Park Lane Villas North
965 Center Road
West Seneca, New York

REVISIONS:		Date
No.	Description	



Carmina Wood Morris

ARCHITECTS

1000 WEST 10TH STREET

WEST SENeca, NY 14224

P: 716.875.2222

LEGAL DESCRIPTION
965 CENTER ROAD, TOWN OF WEST SENECA

All that tract or parcel of land, situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot 203 of the Ebenezer Lands described as follows;

Beginning in the centerline of Center Road, the north line of Lot 203, 160 feet west of the northeast corner of Lot 203;

Thence westerly along the centerline 280.00 feet to a point 220.00 feet east of the northwest corner of Lot 203;

Thence southerly parallel to the west line of Lot 203 810.00 feet to the north line of the Norwood Subdivision Part II according to a map filed in the Erie County Clerk's Office under Cover 2135;

Thence easterly along the north line of Cover 2135 220.00 feet to the west line of the Idlewood Subdivision Part III according to a map filed in the Erie County under 2280;

Thence northerly along the above mentioned west line 400.00 feet to the northwest corner of lands shown under Cover 2232;

Thence easterly and along the north line of Cover 2232 60.00 feet;

Thence northerly parallel to the west line of Lot 203 410.00 feet to the centerline of Center Road at the point of beginning.

Excepting and reserving there from that portion lying within the bounds of Center Road.

Parcel containing 4.334 acres of land, more or less.