

# TOWN OF WEST SENECA

## APPLICATION FOR ~~REZONING~~ - SPECIAL PERMIT

### TO BE COMPLETED BY APPLICANT

DATE 10-23-17

FILE # 2017-13

PROJECT NAME Multifamily Housing Development

PROJECT LOCATION (Include address and distance to nearest intersection)

216 Orchard Park Road (Approximately 600' north of the intersection with Potters Road)

APPLICANT Green Organization

PH/FAX 716-471-2806

ADDRESS 48 Birchwood Ct - Williamsville, NY 14221

PROPERTY OWNER REL Properties

PH/FAX \_\_\_\_\_

ADDRESS 3590 Southwestern Blvd - Orchard Park, NY 14127

ENGINEER/ ARCHITECT Metzger Civil Engineering PLLC

PH/FAX 716-633-2601

ADDRESS 8245 Sheridan Drive - Williamsville, NY 14221

SBL # 134.17-2-1.1

PROJECT DESCRIPTION (Include all uses and any required construction)

Construction of two apartment buildings. The first will be 2-story 10-unit building. The second will be a 3-story 23-unit building. Additional improvements include a 10-unit detached garage with associated paved parking/driveways

SIZE OF LOT (acres) 3.91 acres

ACREAGE TO BE REZONED n/a

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

65.00' of frontage along Orchard Park Road

EXISTING ZONING C-2

PROPOSED ZONING C-2

EXISTING USE(S) ON PROPERTY Vacant - unused

PROPOSED USE(S) ON PROPERTY Residential Apartments

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

Mixed uses including commercial, residential and retail. Existing zoning within 500' of the subject property include:

M-1, C-2, R-60A and R-65

PUBLIC SEWER YES  NO

PUBLIC WATER YES  NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Special Use Permit for multi-family residential apartments

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

### TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 10/23/2017

BY J. Pelser

PLANNING BOARD MEETING DATE 11/02/2017

TOWN BOARD MEETING DATE \_\_\_\_\_

TOWN BOARD RESOLUTION DATE \_\_\_\_\_

## METZGER CIVIL ENGINEERING, PLLC

October 23, 2017

Mr. John Gullo - Senior Code Enforcement Officer  
Department Manager  
West Seneca Town Hall  
1250 Union Road – Room 210  
West Seneca, NY 14224

*Re: Multifamily Housing Development  
216 Orchard Park Road  
Request for Special Use Permit*

Dear Mr. Gullo:

On behalf of our client, The Green Organization, we are pleased to submit the enclosed materials in support of a Special Use Permit (SUP) application for the above referenced development.

The project consists of two apartment buildings, the first of which is a proposed 2-story, 10-unit apartment. The second apartment building will consist of a 3-story, 23-unit apartment. In addition to the apartment buildings, a 10-unit detached garage is also proposed. Additional improvements include paved parking / driveways and infrastructure to serve the buildings.

Orchard Park Road is highly developed with a mix of commercial, residential and retail uses. It is our belief that this 33-unit multifamily development project will meet the needs of the community. Its location immediately adjacent to a major grocery store and other services clearly meets the goals of the town in providing varying housing types in walkable, convenient locations. The site is also located along major transportation routes including the NYS Thruway. We feel the proposed project will assimilate seamlessly into the surrounding mixed-use area.

In support of SUP application eleven (11) copies of the following materials are included for your review:

- Application for Special Use Permit
- Concept Plan (CP-1)
- Legal Description
- Property survey

A letter from the current property owner authorizing this request will be forwarded under separate cover.

Please review the enclosed materials at your convenience. Should you have any questions please don't hesitate to contact our office at 716-633-2601 or via email at [meteng@roadrunner.com](mailto:meteng@roadrunner.com)

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Metzger', with a stylized flourish at the end.

Jacob Metzger, PE  
Project Engineer

CC: Matt Green

1. 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 No. 282, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as part of Subdivision Lot No. 6 as shown on a map recorded in Erie County Clerk's Office in Liber 269 of Deeds at page 433, bounded and described as follows:

BEGINNING at a point in the easterly line of Orchard Park Road at the northwest corner of lands conveyed to Laura Mann by deed recorded January 17 1947 in Liber 4053 of Deeds at page 535; running thence southerly along the east line of Orchard Park Road a distance of 65.00 feet to the northwest corner of lands conveyed to Elisabeth Baldauf and Ilse Mueller by deed recorded August 24 1988 in Liber 9907 of Deeds at page 572; thence easterly at right angles and along the north line of last aforementioned deed a distance of 200 feet to the northeast corner of said Baldauf's land by last mentioned deed; thence southerly at right angles and along the east line of last mentioned deed a distance of 115.0 feet to the southeast corner of last mentioned deed, said point also being in the north line of lands conveyed to Edward J. Wieland and Annette H. Wieland, his wife by deed recorded October 24 1956 in Liber 6077 of Deeds at page 374; thence easterly at right angles and along the north line of last mentioned deed a distance of 154.56 feet to the northeast corner of said Wieland's land by last mentioned deed; thence southerly at right angles and along the easterly line of said Wieland's land a distance of 120.0 feet to the north line of lands conveyed to Anthony Scalfaro and Rose Scalfaro, his wife by deed recorded November 28 1944 in Liber 3636 of Deeds at page 445; thence easterly along said north line a distance of 386.71 feet to the southeast line of Subdivision Lot No. 6 under map filed in Liber 269 of Deeds at page 433; thence northeasterly along the southeast line of Subdivision Lot No. 6 a distance of 65.00 feet more or less to the water's edge of Cazenovia Creek; thence northerly along the water's edge of Cazenovia Creek to the north line of lands conveyed to Laura Mann on January 17 1947 in Liber 4053 of Deeds at page 535; thence westerly along the north line of last mentioned deed 787.0 feet more or less to the east line of Orchard Park Road at the point of beginning.

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