



October 26, 2020

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

Re: Proposed Residential Project at 945 Center Street  
Rezoning and Special Use Permit Application  
Applicant/Project Sponsor: Young Development Inc.  
File No. 10023.12

Dear Mr. Schieber:

Our firm represents Young Development Inc. (“Project Sponsor”) in connection with its proposed residential project at 945 Center Street (“Project Site”) consisting of three (3) single-story buildings totaling sixteen (16) attached residential units for lease and related site improvements as depicted on the Site Plan [Drawing C-100A] prepared by Christopher Wood, P.E., of Carmina Wood Morris DPC.<sup>1</sup>

Each of the single-story multiple dwelling units will include an attached garage. The Project Site is zoned R-65A and R-75 and the Project Sponsor is requesting that the zoning classification of the Project Site be amended to R-60A(S) for multiple dwelling use.

Enclosed are an original and eleven (11) copies of the Rezoning and Special Use Permit Application which includes attached full size copies of the Site Plan [Drawing C-100A] and the Landscape Plan [Drawing L-100A] prepared by Christopher Wood, P.E., of Carmina Wood Morris DPC as well as the following Exhibits:

- **Exhibit 1**: Short Environmental Assessment Form Prepared Pursuant to the State Environmental Quality Review Act (“SEQRA”) with Attachments “A”, “B” and “C” as follows:
  - **Attachment A**: Response to Question of the Short EAF regarding required approvals and permits for the proposed project;

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<sup>1</sup> The previously proposed project consisted of three 2-story buildings consisting of 10 units per building [total of 30 units]. The proposed project includes screening to be provided on the southern portion of both 945 Center Road and the adjacent previously developed property 965 Center Road. The screening will consist of 6 ft. board on board fence along the southern boundary of the Project Site along with Norway Spruce trees. The proposed screening on the southernmost portion of 945 and 965 Center Road reflects input received during an informational meeting held on October 5, 2020 with interested residents including homeowners on Brantwood Drive.

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- Attachment B: Nationwide Permit No. 29 issued by the United States Army Corps of Engineers (“USACE”) on April 24, 2020; and
- Attachment C: No Impact determination letter issued by Josalyn Ferguson of the New York State Office of Parks, Recreation and Historic Preservation dated January 30, 2020
- Exhibit 2: Narrative with Project Description, Description of Requested Rezoning of Project Site and Justification for Requested Special Use Permit for Multiple Family Dwellings;
- Exhibit 3: Reduced size copy of the Site Plan [Drawing C-100A – Date: 10/08/20] prepared by Carmina Wood Morris DPC;
- Exhibit 4: Reduced size copy of the Landscape Plan [Drawing L-100A – Date: 10/08/20] prepared by Carmina Wood Morris DPC;
- Exhibit 5: Reduced size copy of the Boundary and Topographic Survey of 945 Center Road Prepared by Millard, MacKay & Delles Land Surveyors, LLP dated December 23, 2019;
- Exhibit 6: Reduced size copy of the Site Plan [Drawing C-100 – Date: 10/2/19] for the previously proposed project consisting of three 2-story buildings totaling 30 units [Note: The current layout consists of three 1-story buildings totaling 16 units]
- Exhibit 7: Legal Description of 945 Center Road; and
- Exhibit 8: Excerpt of Town of West Seneca Zoning Map

The Project Sponsor is requesting that the request to amend the zoning classification of the Project Site and the requested special use permit for multiple family dwelling use be placed on the agenda of the next meeting of the Planning Board to be held on **Thursday, November 12<sup>th</sup> at 7:00 p.m.**

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, the enclosed Rezoning and Special Use Permit Application and supporting documentation or the proposed residential project.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Amy M. Kobler, Town Clerk

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Bryan Young, Young Development Inc. [Via e-mail and mail]

Christopher Wood, P.E., Carmina Wood Morris DPC [Via e-mail]