

10/27/20

Attention planning board members:

As you are aware, I was at the recent October 8th, 2020 planning board meeting. At that meeting, there was some confusion and questions regarding certain aspects of the property located at 3448 Clinton Street, West Seneca NY 14224. For clarification, I have provided the following updates:

1. An updated property survey has been drawn to scale with future plans for parking equipment and tenants vehicles.
2. Accompanying the survey, I provided 4 overhead drone images giving you the ability to see the gravel driveway, wood chip paths and rear fence that was installed at the back of the property.
3. Two ground level photographs are provided to show sizing of two pieces of equipment in comparison to a vehicle. The second image shows the dense tree line on the west side of the property.
4. I have secured an estimate for black top work and have a contractor available to rearrange the fencing if needed.
5. I am aware that a drainage plan is required and will take the necessary steps to ensure this property has adequate drainage and is up to code.
6. I will resolve any drainage issues in the rear / north side of the property, if needed.

In summary, I am comfortable if the planning board will agree to a compromise that was briefly discussed at the last meeting. This would include the front of the property be changed to a C-2 zone allowing me adequate space for storage while the rear [North side] of the property remains at R60A zone giving the rear residents a permanent buffer zone. I marked the tentative zone line on the updated survey.

Thank you

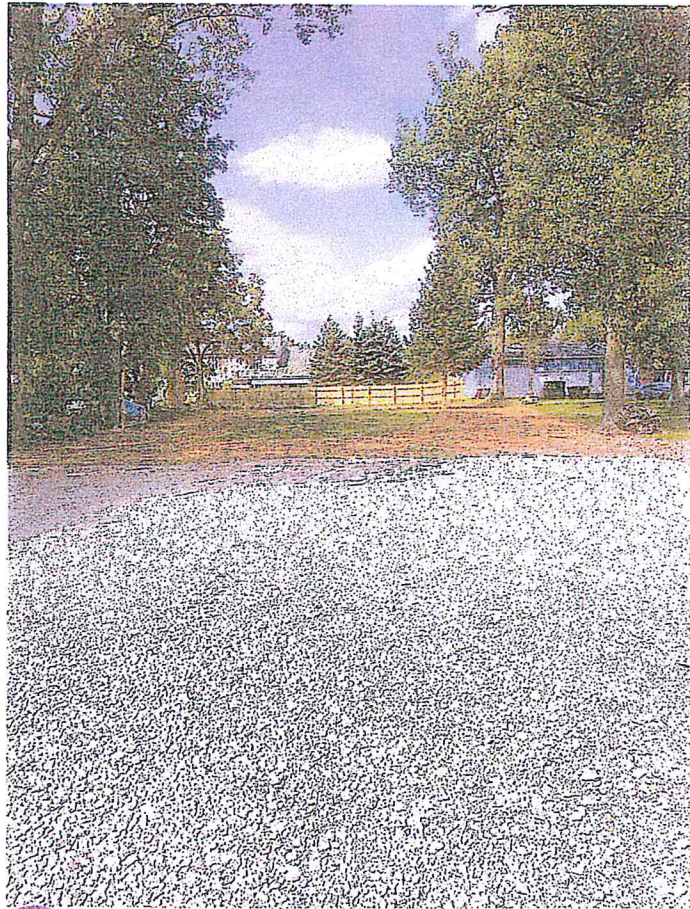
Alexander Miller

Photo #1



EXIST TREES ON WEST SIDE

SIZE OF MACHINES



190' GRAVE LINE

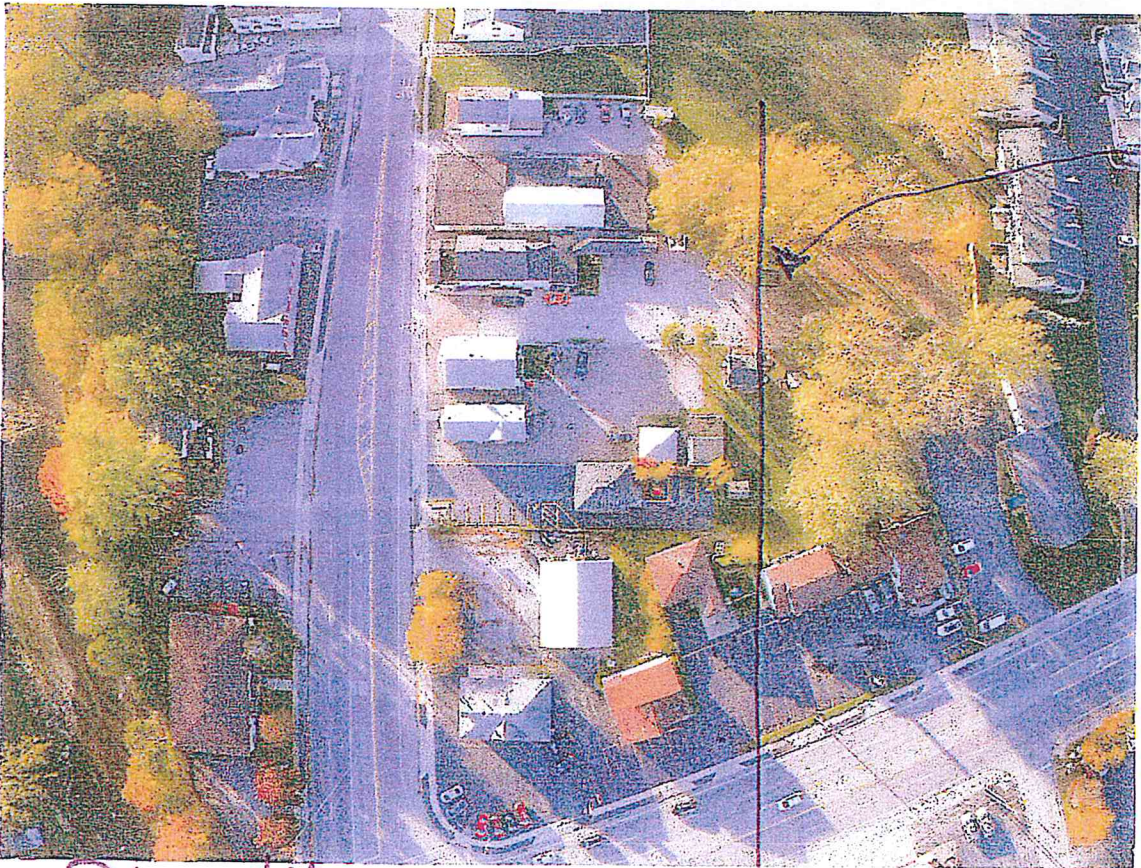
Photo #2

Pic 1

PHOTO #3



GRASS AREA



TRAILER PARKING

Pic 2

PHOTO #4

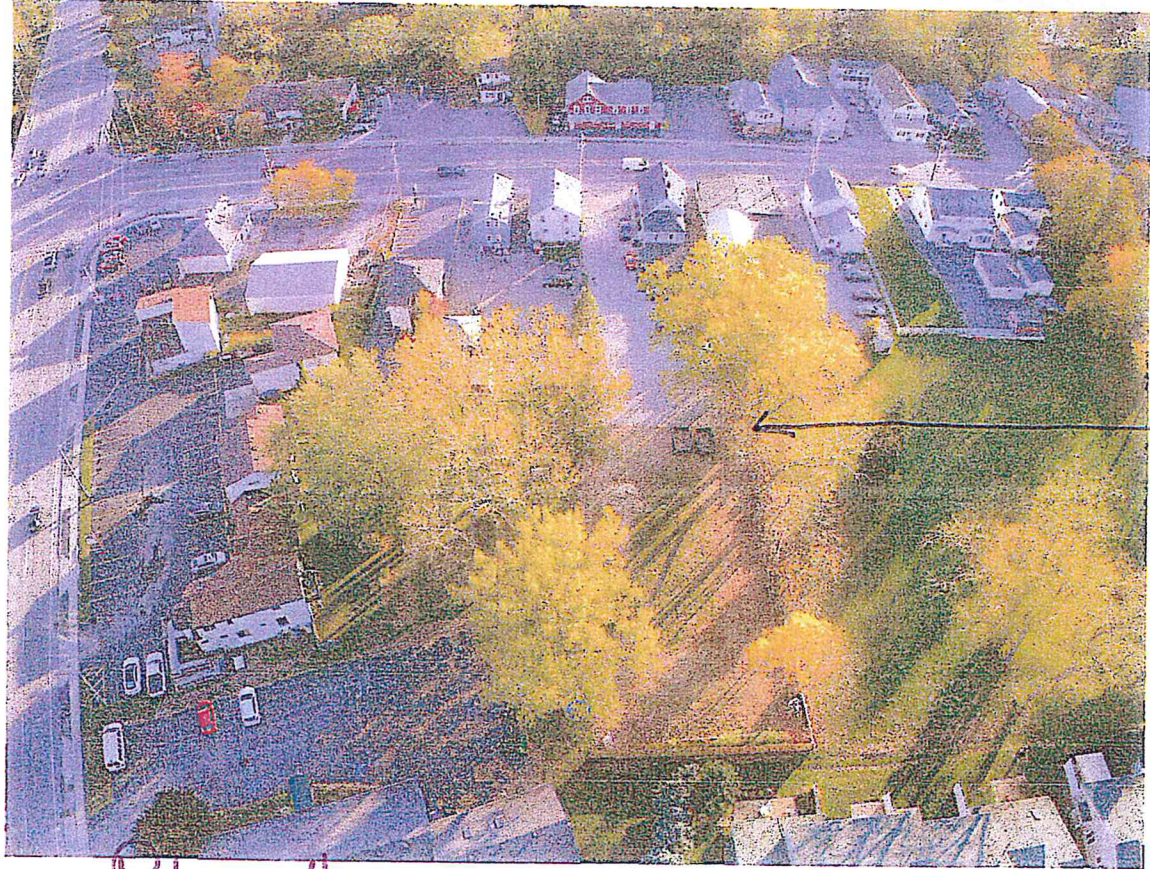
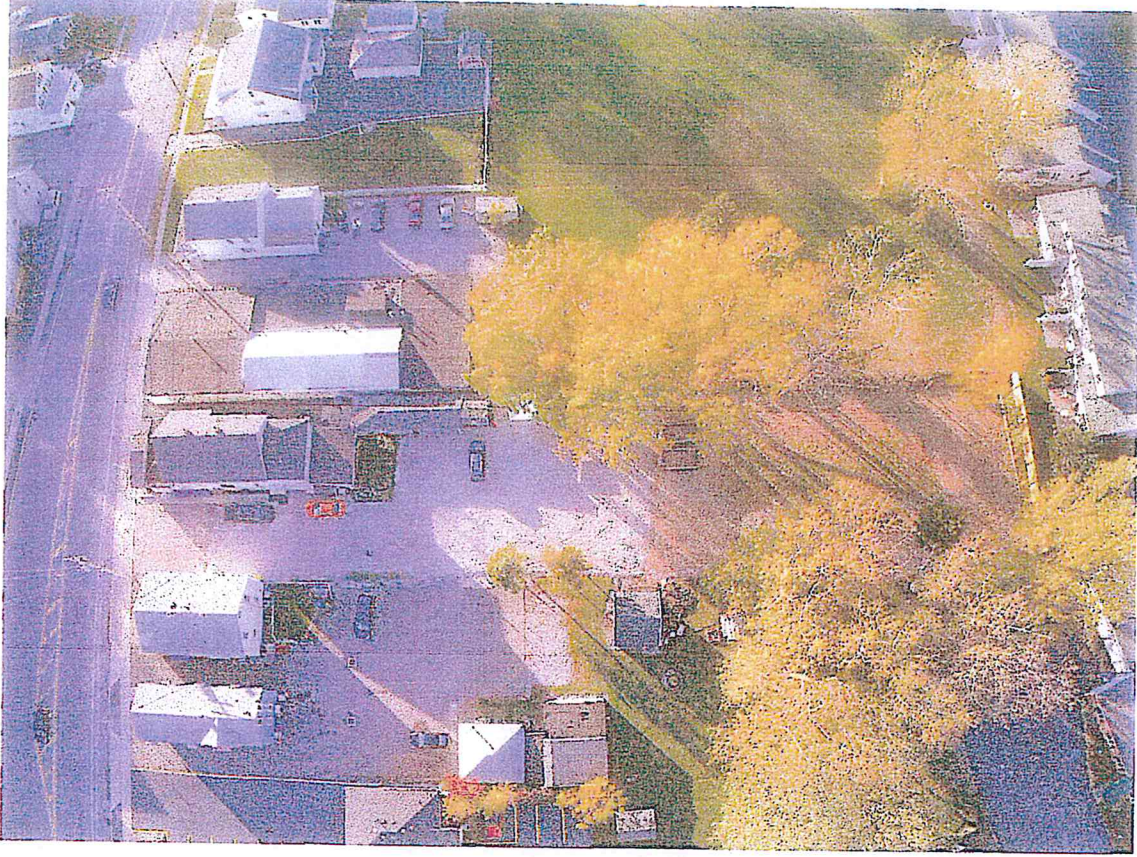
GRAVEL AREA

GRASS AREA



Pic 1

PHOTO #5



190'
GRAVE LINE

Pic 2

PHOTO #6



SET IRON 68.00'

68.00'

11.11' FENCE

CON

6' 6" BRICK

12' 6" TV ALLEY

6' 6" GRASS

12' 6" GRASS & WALKWAY

349.13'

346.14'

LOT 13

LOT 12
PARCEL 27
MAP COVER
102

LOT 11

353 1/2'

353 1/2'

BLDG
0.64'W

GAR
1.90'E

GAR
2.01'E

CONC
0.22'W

ENCLOSURE

CONC
31.24'

BLDG
2.15'N

BLDG
3.16'N

BLDG
0.95'W

BLDG
2.15'N

BLDG
2.07'E

BLDG
2.19'E

METAL
GLAD
&
CONCRETE
BLOCK
BUILDING

FRAME
BUILDING

2
STORY
FRAME
BUILDING
No.
3448

82°30'48"

88°06'28"

BLACKTOP
DRIVE

U.P.
1.9'5
0.6'E

BLDG
2.15'N

BLDG
2.07'E

BLDG
2.19'E

81°10'18"

81°10'18"

81°10'18"

68.07'

68.07'

68.07'

R.O.W.

R.O.W.

EXCEPTION TO N.Y.S.D.O.T.
BY MAP 27, PARCEL 27

CLINTON STREET (WIDTH VARIES)
(S.H. 371)

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
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BOUNDARY EXHIBIT
3448 Clinton Street

Part of Lot 12, Township 10, Range 7
Buffalo Creek Reservation
Town of West Seneca

County of Erie, State of New York

Date of Survey: 11/21/19

Scale: 1" = 30'

Project No.: 19J2-1916

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.