



Jesse C. Jesonowski, Member

Date: 12/16/2020

Planning Board
West Seneca Town Hall
1250 Union Rd. Room 210
West Seneca, NY 14224

Re: Proposed Laundry Mat – 1450 Ridge Road

On behalf Jesco Industries, LLC. (“Applicant”), please accept this letter and accompanying documents as our letter of intent for the proposed development of 1450 Ridge Road, SBL 142.08-6-72.1 (“the property”), as a Laundry Mat (the “Development”). The applicant is currently under contract to purchase the Property. A signed authorization from the Property owner is enclosed.

The property, located on Ridge Road is Zoned C-1, where the proposed use is permitted. As depicted in the enclosed site plan, elevations, and renderings, the proposed facility will have a contemporary aesthetic and pleasing façade. Additionally, the Applicant proposes upgrades in landscaping to enhance curb-appeal and buffer the adjacent neighbors.

The proposed Development will not add a significant amount of traffic or alter the existing streetscape. Similarly, the Property contains no wetlands or areas of environmental significance, and the Development has no potentially significant environmental impact.

Variances

To authorize the proposed Development, the Applicant requires a 32.97’ front building setback variance under Town Code **Article III § 120-31 B.(1) whereas zoning law requires 40’**, also requires a 4’ side yard parking setback variance on the west under Town Code **Article IV § 120-144 B.(2) whereas zoning law requires 10’**

Enclosed with this letter are the following:

1. Application
2. Detailed Site Plan
3. Environmental Assessment Form (Short Form)
4. Property Survey

5. Landscaping Plan
6. Elevations and Floorplans
7. Renderings
8. Letter of Authorization

On behalf of the Applicant, we respectfully request the opportunity to introduce this project to the Town and look forward to receiving input from the Town Boards, agencies and departments. Should you require anything additional, please do not hesitate to contact me. Thank you for your consideration.

Thanks,
Jesse C. Jesonowski Member/Owner
Jesco Industries, LLC.
P.O. Box 1003
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