

Lauer-Manguso & Associates Architects

July 21, 2021

Jeffrey Schieber, Code Enforcement Officer
West Seneca Town Hall
1250 Union Road – Room 210
West Seneca, NY 14224

RE: Proposed Rachel's Mediterranean Grill
310 Orchard Park Road
Letter of Intent

Dear Mr. Schieber:

On behalf of our client, Rachel's Mediterranean Grill, we are requesting a Site Plan Review for a proposed 1,800 SF one-story restaurant to be located on a proposed subdivided parcel at 310 Orchard Park Road. Rachel's has recently obtained a contract for the purchase of this 0.35 acres parcel and has arranged for a thorough topographic and utility survey to be created. Therefore, we will be submitting the remainder of the required information associated with the Town's comprehensive review process as the supplemental materials become available.

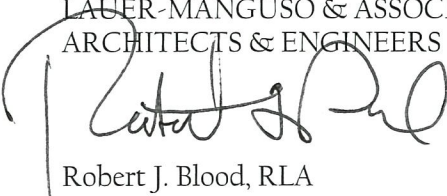
Based on your preliminary review of the proposed Concept Site Plan, we will be requesting area variances from the Zoning Board of Appeals for building and parking/pavement setback distances. It is our intention to submit the ZBA application in time to appear on the August 25, 2021 meeting agenda.

The proposed site improvements associated with the project will include demolition of the existing insurance agency building, construction of the new restaurant building, and installation of the proposed parking areas, access drives, pedestrian accommodations, trash enclosure, landscaping, stormwater facilities, and utility connections. Our client intends to propose a cross-access easement and potentially a shared parking agreement with both of the adjacent property owners.

We look forward to meeting with the Planning Board on August 12, 2021 to discuss this project in more detail. Should you have any questions or require any additional information please do not hesitate to contact us.

Respectfully submitted,

LAUER-MANGUSO & ASSOCIATES
ARCHITECTS & ENGINEERS



Robert J. Blood, RLA