

TOWN OF WEST SENECA



CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
WILLIAM BAUER
JOSEPH J. CANTAFIO
WILLIAM P. HANLEY JR.
JEFF PIEKAREC

TO: Honorable Town Board

FROM: Jeffrey Schieber
Code Enforcement Officer

DATE: August 18, 2021

RE: **1997-2003 Ridge Road
Rezoning Request**

Dear Honorable Town Board Members:

The prospective buyers of 1997-2003 Ridge Road are seeking a change in zoning from R-60A to C-2 to allow the construction of a free-standing restaurant with drive thru.

Please review the attached letter and the attached documents and refer this matter to the Planning Board for their recommendation, should you find this favorable.

If you have any questions, please contact my office.

A handwritten signature in black ink, appearing to be "JS", written over a horizontal line.

JS:sl
Attachs.

MARK LORENZ
146 Paradise Road
East Amherst, NY 14051
(716) 380-4957

August 16, 2021

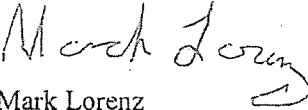
Town of West Seneca
Planning Board
1250 Union Road
West Seneca, NY 14224

RE: 2003 and 1997 Ridge Road





Ladies and Gentlemen,

As the owner of the referenced premises I authorize JSC West Seneca Land LLC to seek rezoning of the premises to C-2. This rezoning is a condition of the sale of the premises to JSC West Seneca Land LLC

Sincerely,


Mark Lorenz



 P.O. Box 217 Lyndonville, NY 14098
 p: 585.735.7198
 f: 585.735.9278
 www.jscmanagement.com

August 9, 2021

Town of West Seneca
1250 Union Road
West Seneca, NY 14224

RE: Property at 1997-2003 Ridge Road – Authorization Letter

We at JSC Management Group, LLC are under contract to purchase the property noted above contingent upon securing all required municipal approvals. With that in mind, we are pursuing those necessary approvals at this time, and authorize APD Engineering & Architecture, PLLC. to act on our behalf as needed including any required coordination with the Town, submittals, presentation at meetings, etc.

We appreciate your understanding and look forward to working with the Town through this approval process. Please feel free to contact us with any questions.

Sincerely,

A handwritten signature in cursive script that reads 'James Cammilleri'.

James Cammilleri
Owner, Franchisee
JSC Management Group, LLC

APD ENGINEERING | ARCHITECTURE

APD Project No. 21-0239

August 12, 2021

Town of West Seneca Town Board
c/o Jeffrey Schieber
Code Enforcement Officer
1250 Union Road, Room 210
West Seneca, NY 14224

RE: Burger King (1997-2003 Ridge Road) – Change of Zone Petition

Dear Mr. Jeffrey Schieber,

On behalf of our Client, JSC Management Group, LLC, we are enclosing the rezoning application and supporting information for the above-referenced property for change of zone. Based on our review of the Town zoning map, we are requesting a change of zone from R-60A Residential to C-2 Commercial, which would be an extension of the zone across the roadway.

The proposed project includes demolition of the existing houses and construction of a new Burger King restaurant with an associated drive-thru. This includes a ±2,730 SF building with associated sitework including site access and proposed cross-access with the medical center to the south. The tentative business hours are 7 AM to 12 AM. The survey of the site is in progress and will be submitted for the planning board meeting.

As required, we are submitting hard copies of the following items for your review and consideration:

- Letter of Intent
- Change of Zone Petition
- Site Plan
- Owner Authorization Letter

We are requesting to be placed on the August 23rd, 2021 Town Board agenda for initial presentation of the project, with the hope to achieve Change of Zone Approval. Should you have any comments, questions, or are in need of additional information, please feel free to contact me at (585) 742-2222.

Sincerely,

Todd Markevicz

Todd Markevicz, P.E.
Owner/Member

Headquarters

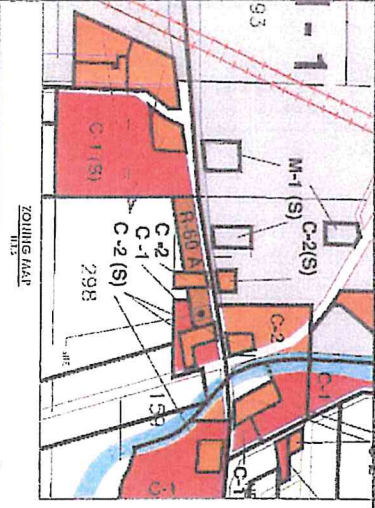
615 Fishers Run, Victor, NY 14564
phone 585.742.2222 • fax 585.924.4914
web www.apd.com • email info@apd.com

Office Locations

P.O. Box 11626, Santa Ana, CA 92711 • phone/fax 714.987.1380



SITE DATA:	
172 W. JACKSON	NEIGHBORHOOD:
CHICAGO, ILLINOIS 60612	172 W. JACKSON, CHICAGO, ILLINOIS 60612
OWNER:	PREPARED FOR:
DATE:	DATE:
PROJECT NAME:	PROJECT NUMBER:



Scale: 1" = 30'

REFERENCE

CHICAGO ZONING ORDINANCE, SECTION 17-21-01 (M-1) AND 17-21-02 (C-2) DISTRICTS, CHICAGO ZONING ORDINANCE, SECTION 17-21-01 (M-1) AND 17-21-02 (C-2) DISTRICTS, CHICAGO ZONING ORDINANCE, SECTION 17-21-01 (M-1) AND 17-21-02 (C-2) DISTRICTS, CHICAGO ZONING ORDINANCE, SECTION 17-21-01 (M-1) AND 17-21-02 (C-2) DISTRICTS.

NORTH

APD ENGINEERING ARCHITECTURE

172 W. JACKSON, CHICAGO, ILLINOIS 60612
 TEL: 773.754.1111
 WWW.APDARCHITECTURE.COM

burger KING
 172 W. JACKSON, CHICAGO, ILLINOIS 60612
 TEL: 773.754.1111
 WWW.BURGERKING.COM

Project No. 21-0238

Scale: 1" = 30'

Date: 04/29/21

Drawn by: D3L

Check by: SKS

Site Plan