

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

October 20, 2021

TO: Honorable Town Board

FROM: Code Enforcement Office

RE: Model Home- Queens Landing Subdivision

Dear Honorable Town Board Members,

Ryan Homes will be building the townhomes at, the almost completed, Queens Landing Subdivision off Abbott Rd. Ryan Homes is requesting approval to construct a model home per the attached documents. Town Code requires the subdivision be accepted and dedicated to the Town before construction can begin. A model home requires the approval of the Town Board in order to permit construction before dedication. A builder typically constructs a model home to allow them an opportunity to showcase their design and have an office there. Please refer to attached documents.

Regards

Jeffrey Schieber

Code Enforcement officer



Marty Moore
1026 Union Rd, Suite 4
West Seneca, NY 14224
10/13/21

Mr. Schieber
1050 Union Road
West Seneca, NY 14224

Dear Mr. Schieber:

My name is Marty Moore and I'm responsible for operations in the Buffalo/Niagara area for Ryan Homes. I'm writing today to request permission to start construction on our model home in the future 'Queens Landing' community (located on South Drive off of Abbot Road) prior to acceptance of dedication. A few key notes:

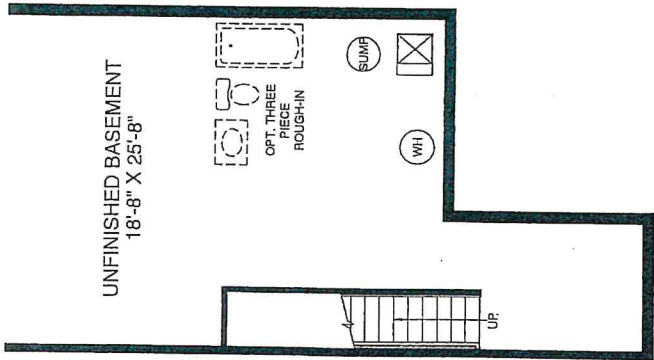
1. The addresses for the model building are: 105 & 103 South Drive, Lackawanna, NY 14218. These addresses represent sublots 147 and 148.
2. The model is a duplex townhome and will be utilized to showcase the home to prospective buyers for the community.
3. Improvements for the community have been installed and utilities are currently underway (electric/gas).
4. I anticipate a request for acceptance of dedication in November 2021.
5. Ryan Homes understands that should the project not be accepted by the town, then Ryan Homes would be responsible to demolish and remove the home in its entirety.
6. Ryan Homes has submitted this letter along with the 4 copies of the floorplan/elevation we intend to build throughout the community and a subdivision map indicating the location of the model home building.

We very much look forward to building homes in the Town of West Seneca again and appreciate your consideration in this matter.

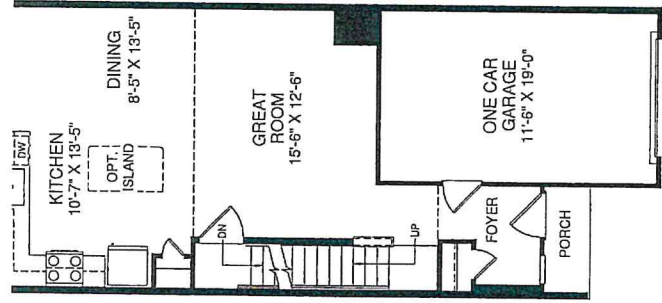
Sincerely,

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

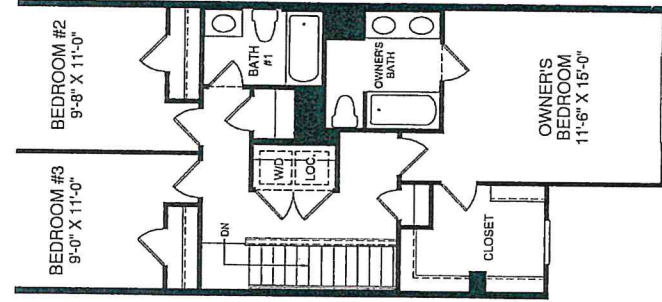
Marty Moore
General Manager
Ryan Homes Buffalo



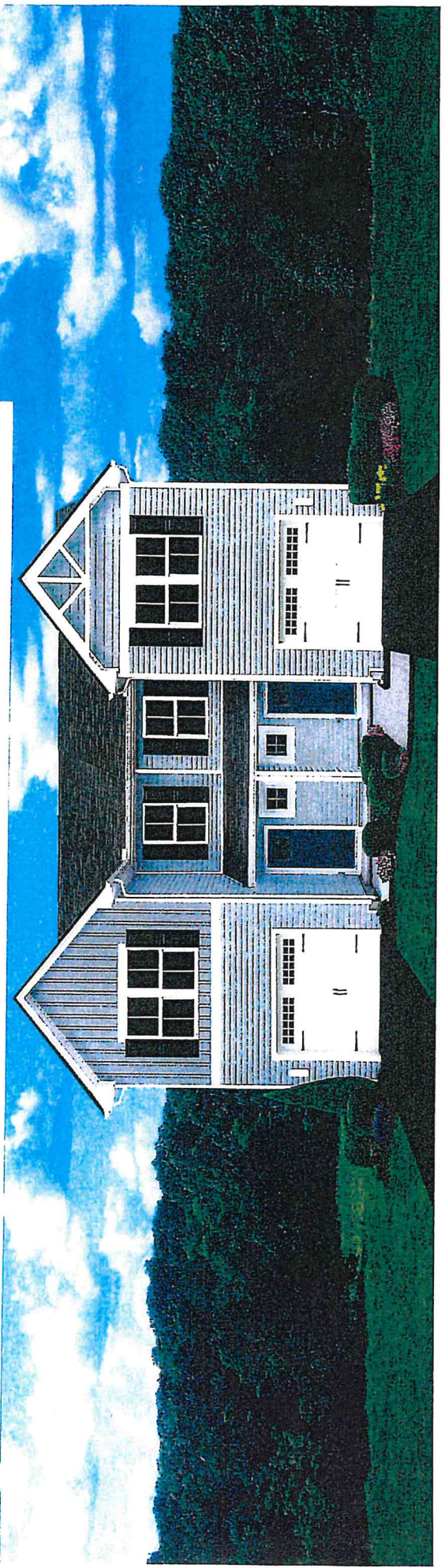
LOWER LEVEL



MAIN LEVEL

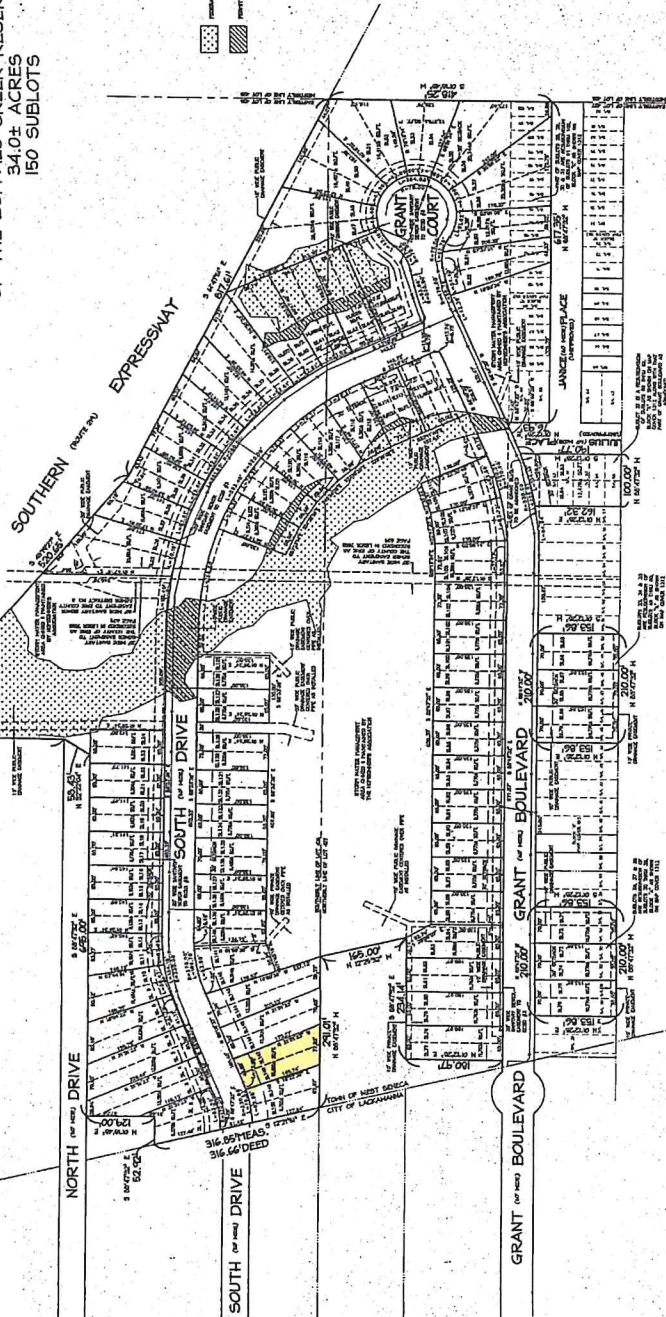
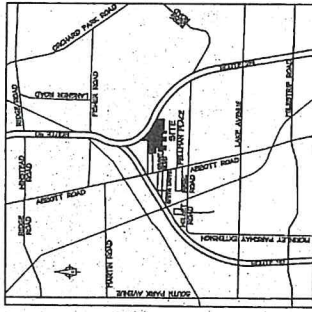


UPPER LEVEL



"QUEENS LANDING" SUBDIVISION"

TOWN OF WEST SENECA, COUNTY OF ERIE,
STATE OF NEW YORK
PART OF LOTS 426 & 427,
TOWNSHIP 10, RANGE 7,
OF THE BUFFALO CREEK RESERVATION
34.0± ACRES
150 SUBLOTS



FILED
MAR 18 2021
ERIE COUNTY
CLERK'S OFFICE

ERIE COUNTY DEPARTMENT OF FINANCE

ERIE COUNTY CLERK'S OFFICE
 COUNTY CLERK: _____
 DATE: _____
 OWNERS CERTIFICATION
 THE OWNER OF LAND SHOWN ON THIS PLAN AND THESE HAVE IS
 SUBSCRIBED HERETO, IN PERSON OR THROUGH AN AUTHORIZED
 FIELD AGENT, THAT ALL TAXES AND COUNTY ASSESSMENTS
 OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID,
 AGENT: _____
 DATE: _____
 OWNER: _____
 DATE: _____

CERTIFICATE OF APPROVAL BY
THE TOWN ENGINEER

DATE: 3/18/21
TOWN ENGINEER: _____

CERTIFICATE OF APPROVAL BY
THE PLANNING BOARD

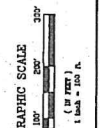
RESIDENT TO THE TOWN OF WEST SENECA LAND SUBDIVISION
 HAS BEEN FULLY FILED. THIS FINAL PLAN HAS GIVEN FINAL
 APPROVAL BY THE TOWN OF WEST SENECA PLANNING BOARD.
 DATE: _____
 CHAIRMAN: _____

- NOTES:
1. USE UTILITY EASEMENTS TO BE RESERVED FOR PUBLIC UTILITY.
 2. DRAINAGE EASEMENTS SHOWN WITHIN THE ASSOCIATION LOTS TO BE GRANTED TO THE TOWN OF WEST SENECA.
 3. CONVEYANCE OF SUBLOT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150 TO BE MADE TO THE TOWN OF WEST SENECA.
 4. ALL UNPAID TAXES AND ASSESSMENTS TO BE PAID TO THE TOWN OF WEST SENECA.
 5. DRAINAGE EASEMENTS SHOWN WITHIN THE ASSOCIATION LOTS TO BE GRANTED TO THE TOWN OF WEST SENECA.
 6. CONVEYANCE OF THE ASSOCIATION LOTS TO BE MADE TO THE TOWN OF WEST SENECA.



ROBERT J. CLARKE, INC.
 ENGINEER
 100 N. STATE ST.
 BUFFALO, NY 14202
 DATE: 03/07/21
 SCALE: 1"=100'
 JOB NO. 08.05-0041
 DRAWING NO. 5C-3591C

UNAUTHORIZED ALTERATION OR
 REVISION OF THIS PLAN OR
 ANY PART THEREOF IS
 PROHIBITED.
 IN THE STATE OF NEW YORK, CONTRACT NO. 100-08.05-0041



REVISIONS TO THIS PLAN SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:
 1. ALL CHANGES SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER.
 2. ALL CHANGES SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER.
 3. ALL CHANGES SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER.