
August 31, 2017

Town of West Seneca Planning Board
1250 Union Road
West Seneca New York, 14224

Re: Shared Parking Agreement
Slade Ave., West Seneca, NY

Dear Honorable Board Members,

We have proposed to construct a new 3 story, 28,500 square feet mixed use development along Slade Ave. We have proposed 68 parking spaces on site for this development and based on our proposed uses we will require 135 spaces per current building code requiring a variance. We also own the adjacent two hotels and additional properties in close proximity to this site. As part of this development we are proposing a Shared Parking Agreement between the Staybridge Suites, Country Inn and Suites and this new mixed-use development we have proposed. I have attached an Exhibit which shows the different uses in the proposed buildings, the number of hotel rooms in each hotel and the number of current and required parking spaces and what is required for each use in the new building. In addition, based on experience also show what we estimate to be the daytime and nighttime actual parking needed for your review. In addition to the Shared Parking Agreement we propose to also add two rows of parking consisting of 30 additional parking spaces behind the Country Inn and Suites if after this new development is done the need for additional parking is necessary. We have done this in Amherst and if the Town or we feel it is necessary the Town can require us to construct and add this additional parking.

The hotel parking has been adequate since opening even on the busiest of nights. As with every development we complete we do not require or look to create more parking than necessary for our uses and that is not because we want to save money. It is not a cost issue. If we don't have enough parking for our uses we are only hurting our own operations. Most municipalities are trying to reduce the amount of parking and encourage other forms of transportation, carpooling, public transportation, biking, taxi services, UBER or Lyft. We encourage the same in our developments. We realize most of these other forms of transportation rarely are used by customers of a hotel as most are traveling from somewhere but the corporate traveler is beginning to use other forms more often especially Uber and Lyft and if more parking is necessary in the future we can create more on other properties we own along Slade.

With regard to the proposed mixed-use development we also will find the tenants and customers to our new development using some of these other forms of transportation which will help reduce our parking counts and therefore require less actual parking on site. The new development is comprised of 8,830 sf of retail on the first floor, 7,838 sf of office on the second floor and 7 units of

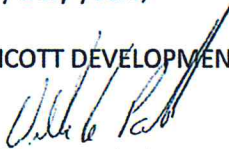
residential units on the third floor. Based on these uses code requires 25 spaces for retail, 78 spaces for office and 14 spaces plus 2 visitors, 16 total, for the residential units for a total of 119 required. As discussed above we have proposed 68 on site. The residential is a mix of 2 one bedroom units, 3 two bedroom and 2 three bedroom units.

Under our Shared Parking Agreement, we will have 304 parking spaces in total in use day and night for customers. We assume day parking to be between the hours of 9:00 am and 5pm and nighttime between 5:10 pm and 8:59 am. The hotel will utilize the majority of the spaces at night and the office during the day except weekends where hotels will use all day and night and the office will be closed. Under this analysis we assume retail and residential parking will remain the maximum required for both day and night which will not be true. We feel the maximum on the busiest days will require a total of 225 spaces and at night a total of 277 spaces. That being said, this Shared Parking Agreement provides more than enough parking for all uses at their busiest times with left over capacity during both the day and night.

Please advise if any further information is necessary at this time.

Very truly yours;

ELLICOTT DEVELOPMENT COMPANY



William A. Paladino
CEO

Enclosures

Slade Ave Parking

Parcel	Use	Square Footage	# of Hotel Rooms	Required # of Parking	# of Proposed Spaces	Day Time	Night Time
A	Staybridge		105	105	151	45	105
B	Country Inn Proposed Mixed-Use :		108	108	55	45	108
C	Retail	8830		25	25	30	30
	Office	7838		78	29	91	20
	Residential (7 units)	7862		14	14	14	14
	Residential Visitor			2	0	0	0
D	Vacant			0	30	0	0
Total				332	304	225	277