

TOWN OF WEST SENECA



JOHN A. GULLO
CODE ENFORCEMENT OFFICER,
CFEI, CHS-IV, CDP-1

TOWN SUPERVISOR
SHEILA M. MEEGAN
TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY, JR.

TO: Honorable Town Board

FROM: John Gullo
Senior Code Enforcement Officer

DATE: November 17, 2016

RE: Rezoning Request

Dear Honorable Town Board Members:

The owner of the property located at 2730 Transit Road has submitted a request for a rezoning from M-1 to C-2(S).

In combination with the parcel rezoning, it is proposed to divide the property into two separate parcels. The front property would encompass the existing corporate headquarters and associated parking. The remaining acres would be utilized for the proposed multi-family housing project consisting of 4-unit and 2-unit housing in the form of attached patio homes. A total of 30 units are proposed. Please review the attached letter and refer to the Planning Board for their recommendation, should you find this favorable.

JG:ss
Attachs.





November 16, 2016

Mr. John Gullo
Town of West Seneca Building Department
1250 Union Road
West Seneca, NY 14224

**Re: Proposed Parcel Rezoning
2730 Transit Rd
Town of West Seneca, NY**

Dear Mr. Gullo:

Marrano Marc Equity owns a total of 8.4+/- acres at 2730 Transit Rd in the Town of West Seneca. The front portion of the parcel has been and will remain occupied by Marrano Marc Equity corporate headquarters. For the remaining parcel area, it is proposed to create a multi-family housing development in the form of attached townhomes.

The site is presently zoned M1, Manufacturing District. It is proposed to rezone the entire 8.4+/- acre parcel to C2, Commercial District. In combination with the parcel rezoning, it is proposed to then divide the property into two separate parcels. The front 1.9+/- acres, including 288 feet of frontage along Transit Rd, would encompass the existing corporate headquarters and associated parking. The remaining 6.5+/- acres, including 40-ft of frontage along Transit Rd, would be utilized for the proposed multi-family housing development. The proposed multi-family housing project consists of a combination of 4-unit and 2-unit attached townhomes. A total of 40 units are proposed.

Please find attached for your review and distribution, five (5) copies of the Conceptual Site Plan, and five (5) copies of a typical building profile for the proposed townhomes.

At this time we request placement on the November 21st Town Board agenda for consideration of our request to rezone the parcel at 2730 Transit Rd, from M1 to C2.

Sincerely,
THE MARRANO/MARC EQUITY CORPORATION

A handwritten signature in black ink that reads "David A. DePaolo". The signature is written in a cursive, flowing style.

David A. DePaolo
Executive Vice President

cc: Pat Bittar