



Carmina ♦ Wood ♦ Morris<sup>DPC</sup>

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December 28, 2016

Mr. Jeffrey Schieber  
Town of West Seneca Building Inspector  
1250 Union Road  
West Seneca, New York 14224

RE: **Subdivision Submittal**  
Reserve Road & Westgate Boulevard  
West Seneca, New York

Dear Jeffrey:

On behalf of our client, Peter Libertore, we are submitting the following information for the Planning Board consideration to start the process for subdivision approval.

Please find enclosed the following items:

- This Letter of Intent describing the general aspects of the proposed project
- Check in the amount of \$900 (\$100/lot)
- (12) Copies of Boundary & Topographic Survey
- (12) Copies of Proposed Site Plan (1 copy with existing contours)

Mr. Libertore has recently purchased the vacant land located on the southwest side corner of Reserve Road and Westgate Boulevard. The overall site is currently vacant and the existing house at 599 Reserve Road is an "exception" lot which was not part of the transaction. The site is bounded by vacant land and single family homes. It is proposed to develop a 9-lot single subdivision with a combination of road frontage (7 lots) and flag lots (2 lots). The parcel is currently zoned R75A along Reserve Road and R65 along Westgate Boulevard and will remain as such.

Note that lot 1 will require an area variance as the frontage of the flag lot 35' vs. the 40' required.

#### Site Access

Currently, the property fronts on both Reserve Road and Westgate Boulevard. The submitted plan proposes to have seven (7) residential lots which would front Reserve Road and Westgate Boulevard, these would directly access their respective road via new standard residential

driveways. Lots 1 & 2 would be flag lots, lot 1 would access Reserve Road and Lot 2 would access Westgate Boulevard. This project does not proposed any new public roadways.

#### Grading/Storm Drainage

The project area slopes to the north and southwest towards the existing ditch which the areas immediately adjacent to the roadways sloping towards the road. The proposed lots will keep the same general drainage paths following construction of the homes. While the disturbance may be over 1 acre but less than 5 acres, the project would fall under Table 1 of Appendix B of the SPDES General Permit from Construcion Activity GP-0-15-002. This states that for a subdivision of this type, only an SWPPP which includes an Erosion and Sediment Control Plan would be required. Storm water treatment and attenuation would not be required.

#### Utilities

Sanitary sewer discharge from lots 2 thru 9 will discharge to the new sanitary sewer installed along Reserve Road and Westgate Boulevard. This main will tie into the existing main on the north side of Reserve Road. This extension will be designed and paid for by the developer. Lot 1 will connect to the existing sanitary sewer main located on the south side of Reserve Road along the frontage of this lot. Water service will be provided by tapping the existing ECWA water main on either Reserve Road or Westgate Boulevard. Electric and gas are present along both roads to service these lots.

#### Wetlands/Flood Plain

The existing wetland areas will remain undisturbed with the exception of the portion required for for access to lot 1. This disturbance will be held under 0.1 acres and the proper permits will be obtained for this work. The proposed development is not located in a 100-year floodplain per the current FEMA maps.

Should you have any questions or require additional information, please do not hesitate to contact me at 842-3165, ext 103. Thank you.

Sincerely,  
CARMINA WOOD MORRIS, P.C.

A handwritten signature in black ink, appearing to read 'C. Wood', written over a horizontal line.

Christopher Wood, PE

cc: Peter Libertore