

CARMINA/WOOD

DESIGN

June 2, 2022

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

ATTN: Jeff Schieber, Code Enforcement Officer

RE: **Rezoning Submittal**
Proposed Multi-family Community
1130-1140 Orchard Park Road (NYS Rte 240)
West Seneca, New York

Dear Mr. Schieber:

On behalf of our client, Hanley Development of WNY, we are submitting the following information for rezoning of the above parcel from C-1 & R-75 to R-50(s) to allow construction of the proposed project. Hanley Development of WNY as the properties under contract, this contract allows them to pursue land use approvals. This letter shall also serve as the Letter of Intent for this project.

Please find enclosed the following items:

- This Letter of Intent describing the general aspects of the proposed project
- (12) copies of the Application for Rezoning - Special Permit
- (12) copies of the short EAF
- (12) copies of the deeds with legal descriptions
- (12) copies of C-100 Site Plan
- (12) copies of C-100 site Plan w/aerial mapping
- (12) copies of a portion of the West Seneca Zoning Map
- (3) copies of the downstream sanitary sewer capacity analysis
- (1) copy of the purchase contract

It is proposed to develop an apartment community consisting of 45 units located in (5) five 2-story buildings. It is proposed to provide approximately 1.5 acres of permanent open space on the east portion of the property which is directly adjacent to the rear of the adjacent single family home properties. Existing vegetation will remain in this

north property line and 165' from our south property line. A heavy vegetated buffer is proposed along both the north and south property lines, adjacent to the proposed developed portion of the property. The site is currently occupied by a bar (Flattery's) which will be demolished.

The project is located on the west side of Orchard Park Road, across from Fisher Road. The total property area is 5.3 acres. The site is bounded by vacant land & residential uses to the north, residential uses to the east, residential uses to the south and commercial & residential uses across Orchard Park Road to the west. Note that there are existing multi-family developments in the vicinity of the project, including 1108 Orchard Park Road, 1156 Orchard Park Road and 1197 Orchard Park Road.

Zoning

The site is currently zoned C-1 & R-75 and it is proposed to rezone the property to R-50(s) to allow the proposed use. The property a short distance away from existing R-50(s) zoned property at 1197 Orchard Park Road and is directly adjacent to properties to the north, south and west across Orchard Park Road which are zoned C-1 which allows multi-family development.

Site Access

A new driveway will be constructed onto Orchard Park Road, aligned with Fisher Road. This driveway will have to be reviewed and approved by NYSDOT.

Storm Drainage

The developed portion of the property will have a storm water system which will pick up runoff from the parking lots, driveways and roof tops and convey it to a storm water management area located along the Orchard Park Road frontage. The system will discharge to the NYSDOT storm water system in Orchard Park Road.

This development project will follow the storm water design requirements of the Town of West Seneca, NYSDOT and NYSDEC for the construction of the improvements. The land disturbance is greater than 1 acre, therefore NYSDEC SPDES General Permit for Stormwater Discharges from Construction activity, Permit No. GP-0-20-001 will apply.

Utilities

Sanitary sewer will be provided by connecting to the Town of West Seneca sanitary sewer main located on Orchard Park Road. A downstream sanitary sewer capacity analysis has been prepared and is included with this submission. Water will be provided by tapping the existing ECWA water main on Orchard Park Road.

Gas and electric utilities are also available along the property frontage.

Wetlands/Flood Plain

State or Federal Wetlands are not located on the site.

The project is not located in the 100-year floodplain.

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, D.P.C.

A handwritten signature in black ink, appearing to read 'Chris Wood', with a large loop at the end.

Christopher Wood, PE

cc: Hanley Development of WNY