



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

July 6, 2022

Jeffrey A. Schieber
Code Enforcement Officer
1250 Union Road
West Seneca, NY 14224

Re: **Multi-family Housing**

Location: **1130 & 1140 Orchard Park Road**
Review No.: **ZR-22-382**

Dear Jeffrey:

Pursuant to Section 239-m of the New York General Municipal Law, and Article 8 of the New York Environmental Conservation Law, the Erie County Department of Environment and Planning has reviewed the above-referenced project referred to us on June 6, 2022 and offers the following comments:

- According to the Erie-Niagara Framework for Regional Growth (2006), the proposed project is located in a Developed Area. Projects in the Developed Area should, "Spark reinvestment, attract new households and businesses, and improve the livability and economic vitality of the region's existing communities". The Framework can be found at erie.gov/regionalframework.
- According to the West Seneca Comprehensive Plan Strategic Update (2016), the proposed project is located near a Neighborhood Commercial Corridor area. The Plan recommends, "Require the location of parking lots to be to the rear or side of buildings as well as requiring adequate landscaping and screening", and "Encourage the development of human scaled and visually interesting buildings that reflect the desired character of the area" (Page 63)
- The Town should ensure that the applicant provides a full schedule of the proposed landscape planting species, and that any proposed site lighting is Dark Sky compliant.

This review pertains to the above-referenced action submitted to the Erie County Department of Environment and Planning. This should not be considered sufficient for any County approvals. The Town of West Seneca and/or the developer must still obtain any other permits and regulatory approvals applicable to this project.

Sincerely,

A handwritten signature in blue ink that reads "Timothy P. German".

Timothy P. German
Planner