



Commercial Real Estate Development

The Broadway Group, LLC • 216 Westside Square • Huntsville, AL 35801 • Phone: 256.533.7287 • Fax: 256.533.7236

October 17, 2022

Town of West Seneca  
1250 Union Road  
West Seneca, NY 14224

RE: Sketch Plan Review / 3030 and 3036 Seneca Street  
Letter of Intent

Dear Planning Board Members,

Please accept this as our Letter of Intent to redevelop the property at 3030 and 3036 Seneca Street.

The project includes the demolition of the existing structures and construction of a new retail store. The proposed store will be approximately 10,640 sq ft and will provide general variety merchandise to serve the everyday needs of the surrounding community. Our plan will include storm water management, connection to public utilities, landscaping, building façade enhancements, and parking spaces sufficient for store operations. We will be seeking area variances for the setbacks and to reduce the required number of stalls to 45. Additionally, the project will require combination of the 2 lots (SBL 134.13-4-1 and 134.13-4-2)

At this time, we are requesting a Sketch Plan Review to receive guidance from the Planning Board toward our full application for Site Plan Approval.

We look forward discussing our plans in more detail at the meeting on 11/10/2022. Please contact me at [tara.bennett@broadwaygroup.net](mailto:tara.bennett@broadwaygroup.net) or (256) 533-7287 if there is any way I can be of assistance to the Town during this project.

Warm Regards,

Tara Bennett  
Development Manager