



Commercial Real Estate Development

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November 2, 2020

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

RE: Site Plan Review / 5203 Seneca Street
Letter of Intent

Dear Planning Board Members,

Please accept this as our Letter of Intent to redevelop the property at 5203 Seneca Street.

The project includes the demolition of the existing structure and construction of a new retail store. The proposed store will be approximately 9,100 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. Regarding the parking stalls, we will be seeking an area variance to reduce the requirement of stalls to 30.

At this time, we are requesting a Sketch Plan Review to provide guidance toward our full application for Site Plan Approval.

We look forward discussing our plans in more detail with the Planning Board. Please contact me at tara.mathias@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 Mathias
Development Manager