

**QUAKER ESTATES 1 LP
PO BOX 2014
BOSTON, NEW YORK 14025**

November 2, 2017

**Re: Invitation to Attend Informational Meeting to be held at the
Town of Boston Town Hall on Wednesday, November 8 at 6:30 p.m.
Proposed Mixed Use Project - Town of Boston**

Dear Neighbor:

I am sending you this letter to invite you to attend an informational meeting to be held on Wednesday, November 8th at 6:30 p.m. at the Town of Boston Town Hall at 8500 Boston State Road with respect to the above referenced pending proposed project.

The Project Site consists of approximately 36.59 acres with frontage on Boston State Road that is currently zoned C-1 Local Retail Business District ("C-1"). The existing C-1 expressly permits the Project Site to be developed for various commercial uses.

The Town Board held a public hearing on the previous request to amend the zoning classification of portions of the Project Site from C-1 to R-3 Two-or-More Family Residence District ("R-3") and C-2 General Commercial District ("C-2") during its meeting on July 5, 2017.

An updated project submission has been made to the Town of Boston that incorporates various modifications to the conceptual project layout presented during the public hearing held by the Town Board on July 5th including the following:

- The acreage to be rezoned from C-1 to R-3 has been reduced from 21 acres to 17.03 acres
- 17.03 acres of Permanent Open Space will be provided and the substantial portion of the Project Site that will consist of Permanent Open Space will be permanently protected via the recording of a Declaration of Restrictions at the Erie County Clerk's Office in order to ensure the Permanent Space remains permanently undeveloped. The proposed Permanent Open Space includes an approximately sixty foot wide Permanent Open Space buffer along the rear yard of the homes on Meadow Drive contiguous to portion of the Project Site to developed as single-family homes as well as a large Permanent Open Space area on the rear portion of the Project Site.
- The three previously proposed single-story commercial buildings have been eliminated in order to accommodate the substantial amount of Permanent Open Space as described above and also in order to improve the layout of the multifamily component of the Project by providing additional greenspace surrounding the proposed two-story buildings and parking areas.
- The number of residential lots for detached single-family homes has been reduced from 20 lots to 17 lots.

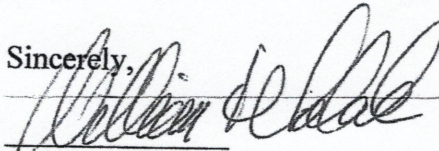
Invitation Letter to Informational Meeting
November 2, 2017
Page 2 of 2

The purpose of the upcoming informational meeting will be to present the updated plans for the proposed project and to solicit input and answer questions of interested property owners. We will be bringing full size copies of the updated plans depicting the above described modifications to the informational meeting.

If you are unable to attend the upcoming informational meeting but have any questions regarding the proposed project or the information contained in this letter, please feel free to contact me to discuss at 941-0057.

Thank you for taking the time to review this letter.

Sincerely,

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

William Solak