

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 5-30-15

FILE # 2015-09

PROJECT NAME DUGAS ELECTRIC INC

PROJECT LOCATION (Include address and distance to nearest intersection) 2990 TRANSIT RD - 1/4 MI N. OF SHOLTZ

APPLICANT PAUL M DUGAS

PH/FAX 716-912-1912

ADDRESS 232 HAMMOCKS DR. O. PARK 14127

PROPERTY OWNER SAME

PH/FAX 716-912-1912

ADDRESS _____

ENGINEER/ ARCHITECT N/A

PH/ FAX _____

ADDRESS _____

SBL # _____

PROJECT DESCRIPTION (Include all uses and any required construction)

GARAGE STORAGE - 2-3 MODERN SERVICE TRUCKS - SIGN
NO CONSTRUCTION - NO ON-SITE BUSINESS - OFF-SITE SERVICE BUS.

SIZE OF LOT (acres) 1.42

ACREAGE TO BE REZONED 1.42

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

EXISTING ZONING C1 PROPOSED ZONING C2

EXISTING USE(S) ON PROPERTY RESIDENCE

PROPOSED USE(S) ON PROPERTY RESIDENCE & GARAGE STORAGE

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

C-1 - RESIDENTIAL

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

NONE

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 06/01/2015 BY [Signature]

PLANNING BOARD MEETING DATE 07/19/2015

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

DUGAS ELECTRIC INC.

RESIDENTIAL – COMMERCIAL - INDUSTRIAL

P.O. BOX 482 ELMA, N.Y. 14059

(716) 652-8618

office@dugaselectric.com

June 1, 2015

West Seneca Planning Board
1250 Union Rd.
West Seneca, NY 14224

Re: Rezoning 2990 Transit Road

Hello,

My name is Paul Dugas and I am the owner of Dugas Electric Inc. I am an electrical contractor with a business located in Elma, NY. I recently purchased the property at 2990 Transit Road in West Seneca. That property is currently zoned as C1 and I am contacting you to request a change to C2 zoning.

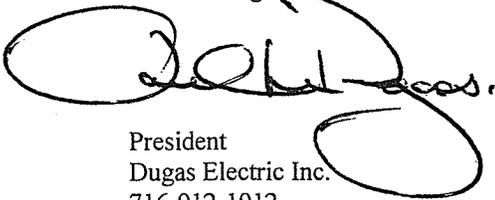
My future intentions include moving my electric service business from its current location in Elma, to 2990 Transit Rd. I will be remodeling this house over the next few months as it will be my personal residence. My electrical contracting business is **strictly an off-site service business which has literally no walk-in trade or on-site customer base**. The present garage would be used only for storage of materials. There is also the possibility of outside storage of 2 to 3 current model KUV utility trucks, as well as a 24 SF-lighted lawn sign near the road.

Presently, I don't have any specific plans to build any additional buildings on my property as my immediate focus will be on my residence.

I would sincerely appreciate your consideration and acceptance of this zoning proposal change and look forward to hearing from you as soon as possible. If there are further steps I need to take to initiate or accomplish this, please advise me of the proper protocol involved.

Sincerely,

Paul M. Dugas

A handwritten signature in black ink, appearing to read "Paul M. Dugas", with a large, stylized flourish extending from the end of the signature.

President
Dugas Electric Inc.
716-912-1912

Box 25

Warranty Deed with Lien Covenant (Individual)
Laws of 1917, Chap. 681, Laws of 1954

THIS INDENTURE,

Made the 21st day of January, 2015, between MARK T. STACK, residing at 6371 Clinton Street, Elma, New York 14059, CHRISTOPHER A. STACK, residing at 50 Carleton Court, Williamsville, New York 14221 and WILLIAM A. STACK, residing at 14 Linden Place, Lackawanna, New York 14218 parties of the first part, and PAUL DUGAS, residing at 232 Hammocks, Orchard Park, New York 14127, party of the second part.

WITNESSETH, that the said parties of the first part, in consideration of One and More (\$1.00 and More) Dollars lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot No. 349 of the Ebenezer Lands so called, and bounded and described as follows:

BEGINNING at a point in the west line of Transit Road 115 feet north of the intersection of the west line of Transit Road with the south line of said Lot No. 349; thence west and parallel with the south line of said Lot No. 349 a distance of 618 feet to the west line of said Lot No. 349; thence north on and along the west line of said Lot No. 349 a distance of 125 feet; thence east and parallel with the south line of said Lot No. 349 a distance of 318 feet to the northwest corner of lands conveyed to Edward C. Denz and wife by deed recorded in the Erie County Clerk's Office in Liber 5631 of Deeds at page 246; thence south and parallel with the west line of Transit Road and along the west line of said Denz Land 50 feet to the southwest corner of said Denz land; thence east and parallel with the south line of said Lot No. 349 and along the south line of said Denz land 300 feet to the west line of Transit Road; thence south on and along the west line of Transit Road 75 feet to the point of beginning.

SUBJECT to agreements, easements, restrictions and/or rights-of-way of record, if any.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said party of the second part.

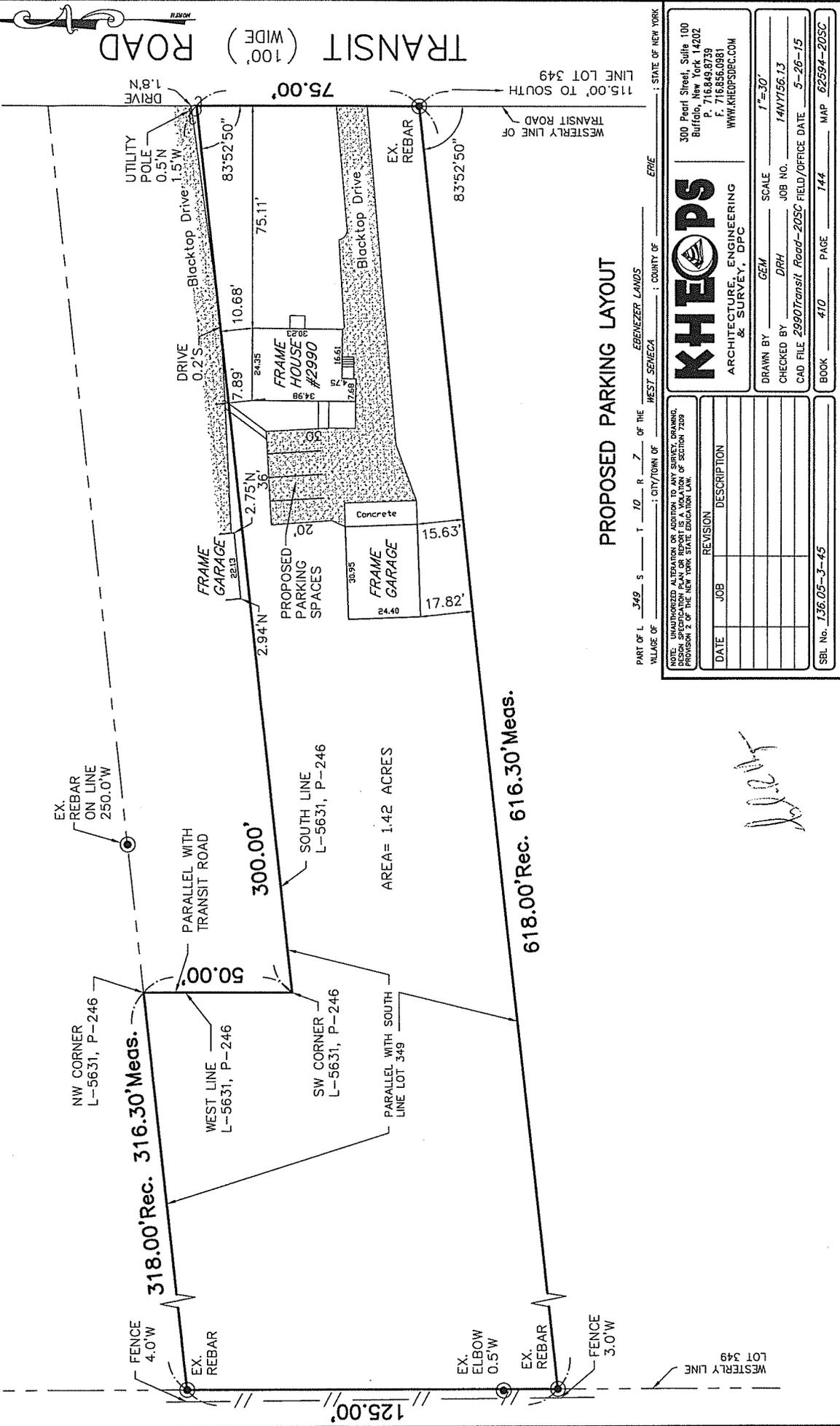
AND the said parties of the first part do covenant with said party of the second part as follows:

FIRST.-That the party of the second part shall quietly enjoy the said premises.

SECOND.-That the parties of the first part will forever **WARRANT** the title to said premises.

THIRD.-Subject to the trust fund provisions of section thirteen of the lien law.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



PROPOSED PARKING LAYOUT

PART OF L. 349 S. 1 TO R. 7 OF THE WEST SENECA COUNTY OF ERIE STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

DATE	JOB	REVISION	DESCRIPTION

KHEOPS
ARCHITECTURE, ENGINEERING & SURVEY, DPC
300 Pearl Street, Suite 100
Buffalo, New York 14202
P. 716.849.8739
F. 716.856.0881
WWW.KHEOPSDPC.COM

DRAWN BY GCM SCALE 1"=30'
CHECKED BY DRH JOB NO. 14NY156.13
CAD FILE 2990Transit Road-205C FIELD/OFFICE DATE 5-26-15
BOOK 410 PAGE 144 MAP 62594-205C

Handwritten signature