

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE August 24, 2016

FILE # 2016-09

PROJECT NAME Dr. Dhafir Medical Office Building

PROJECT LOCATION (Include address and distance to nearest intersection) .
4378 Seneca St, West Seneca, NY - 1,763.10 ft to easterly line of Mill St. from west property line.

APPLICANT Dr. Mazin Dhafir PH/FAX (716) 674-1180

ADDRESS 4085 Seneca St, West Seneca, NY 14224

PROPERTY OWNER Dr. Mazin Dhafir PH/FAX (716) 674-1180

ADDRESS 4085 Seneca St, West Seneca, NY 14224

ENGINEER/ ARCHITECT Architectural Resources PH/ FAX (716) 883-5566

ADDRESS 505 Franklin St, Buffalo, NY 14202

SBL # Parts of Lots 58 & 59 - Map Cover 101 - Village of Lower Ebenezer - Town of West Seneca

PROJECT DESCRIPTION (Include all uses and any required construction)
Demolition of existing residence, garage and shed. Construction of new 4,120 sf,
1-1/2 story, wood framed medical office building.

SIZE OF LOT (acres) .809 acres ACREAGE TO BE REZONED .809 acres

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH
Seneca St: 166.27' frontage on south side of property

EXISTING ZONING Residential R65 PROPOSED ZONING Commercial C-1

EXISTING USE(S) ON PROPERTY Single family residence

PROPOSED USE(S) ON PROPERTY Medical office practice

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
West: Commercial C-1 North: Single family and Multi family residential. East: Single family residential
South side of Seneca St: Vacant

PUBLIC SEWER YES NO PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED
Planning Board approval, demolition and building permits

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 08/24/2016 BY J. Palsen

PLANNING BOARD MEETING DATE 09/08/2016

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

Mazin A. Dhafir, M.D.
Colleen M. Dhafir, FNP
1714 East River Road , Grand Island , New York 14072
Tel. 716-674-1180 (office)
E-Mail : jenna4us@roadrunner.com

Mr. John Gullo
Code Enforcer Officer
Town Hall Of West Seneca
1250 Union Rd.
West Seneca , New York 14224

RE: 4378 Seneca Street Zoning change

8/17//2016

Dear Mr. Gullo:

I have been practicing dermatology for 30 years in West Seneca. Due to the growth in the number of patients and advances in technology, we are looking to upgrade our office to meet those demands.

The medical office building we are proposing to be located at 4378 Seneca St will be the new location for our dermatology practice which is currently located at 4085 Seneca St. The building will contain three examination rooms, two office/consultation rooms, reception/waiting area, restrooms, records storage, staff support areas and a partial second floor space (920 sf) used primarily for archived files. Our office is open from 7:00 to 4:00, Monday thru Thursday for seeing patients and Friday for office paperwork and medical consultations. The office is closed on Sat-Sun.

This request is for re-zoning of the existing property from residential to commercial to allow the use for a medical office practice. I understand that the demolition of the existing buildings on the site will be handled under a separate permit and will include a Hazardous Materials and Lead Paint report for the existing buildings. I also acknowledge that as part of this request, restrictions or conditions may be placed on the property by the Town or Planning Boards.”

Thank you very much

Sincerely,

Mazin A. Dhafir, M.D.

Mazin A. Dhafir, M.D.

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THIS INDENTURE, made the 30th day of **DECEMBER**, 2004.

WITNESSETH, that **CHARLOTTE E. GUNDLACH**, individually and as surviving spouse of **DAVID^E GUNDLACH**, residing at 4378 Seneca Street, West Seneca, NY 14224

Grantor

in consideration of \$1.00 and no more received by Grantors subject to the trust provisions of Section Thirteen of the lien law, hereby grant and release unto **BEVERLY^A GUNDLACH**, residing at 3892 Old Transit Road, Orchard Park, New York 14127

Grantee

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 Lots. Nos. 58 and 59 of the Village of Lower Ebenezer, described as follows:

BEGINNING at a point in the northerly line of Seneca Street, 1763.10 feet (measured along the northerly line of Seneca Street) easterly from the point of intersection of the northerly line of Seneca Street with the easterly line of Mill Street, said point of intersection of streets being determined by a concrete monument; thence northerly at right angles to Seneca Street about 264.53 feet to the southwest corner of lands conveyed to Joseph S. Chimera by deed recorded in Erie County Clerk's Office in Liber 4809 of Deeds at page 317 October 20, 1950; thence easterly along the south line of said lands and lands conveyed to Joseph S. Chimera and Antonina his wife by deed recorded in Erie County Clerk's November 13, 1957, in Liber 6240 of Deeds page 119, 73.30 feet to the southeast corner of said lands; thence southerly along the west line of lands conveyed to Jerry Secord and Helen his wife by deed recorded in Erie County Clerk's Office May 15, 1968, in Liber 7467 of Deeds page 171 to the southwest corner of said lands; thence easterly along the south line of said lands to the west line of lands conveyed to Edwin W. Stumpf and Ruth M. his wife by deed recorded in Erie County Clerk's Office October 15, 1962, in Liber 6825 of Deeds page 121; thence southerly along the west line of said lands to the north line of Seneca Street; thence westerly along the north line of Seneca Street to the point of beginning.

RESERVING in and to the Grantor a life estate in the subject premises. It is the responsibility of the Grantor to pay all taxes, assessments, repairs and upkeep of said property.

This conveyance is for no consideration, is not made in defraud of creditors and does not render the Grantors insolvent and/or bankrupt.

Together with the appurtenances to and all the estate and rights of Grantors in and to the said premises,

To have and to hold the above granted premises unto the said Grantee, its successors and assigns forever.

And Grantors covenant as follows: First, that Grantee shall quietly enjoy the said premises, and Second, that Grantors will forever warrant title to the said premises.

In Witness Whereof, Grantors have hereunto set their hands and seals the 30th day of **DECEMBER**, 2004.

Charlotte E. Gundlach
Charlotte E. Gundlach

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