

\$175.00

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE JAN 23 2015 FILE # 2015-04
PROJECT NAME REZONE R-65 - R-65A Home Occupation

PROJECT LOCATION (Include address and distance to nearest intersection)
245 Northwood Ave

APPLICANT KRISTEN STOCKMASTER PH/FAX 984-1699

ADDRESS 245 NORTHWOOD AVE. WEST SENECA 14224

PROPERTY OWNER: DAVID VOGT / SEE ENCLOSED LETTER PH/FAX 597-7037

ADDRESS (FATHER)

ENGINEER/ ARCHITECT NA PH/ FAX _____

ADDRESS _____

SBL # 125.13-2-1

PROJECT DESCRIPTION (Include all uses and any required construction)

SEPARATE PORTION OF HOUSE FOR HOME OCCUPATION.

SIZE OF LOT (acres) ~~1.93 +/-~~ .40 AC ACREAGE TO BE REZONED ~~1.93 +/-~~ .40 AC

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

TERRRE BLVD / 254' H-

EXISTING ZONING R-65 PROPOSED ZONING R-65A

EXISTING USE(S) ON PROPERTY RESIDENTIAL

PROPOSED USE(S) ON PROPERTY RESIDENTIAL / HOME OCCUPATION.

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

WEST - School // N/S/E - 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 01/29/2015 BY J. Pelsner

PLANNING BOARD MEETING DATE 02/12/2015

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

Letter of intent for rezoning from R65 to R65A

Property address: 245 Northwood Ave

Hello. My name is Kristen Little and I am the owner and sole employee of my small business, Nail Designs By Kristen. In July 2013 I started renting a small room in a beauty salon where I conduct nail services on my clients.

The property in question is the home where I grew up. It has always been a distant dream of mine to move to this house. With the success of my business it has allowed me to be in a position to move to this property that my father currently owns. If this zoning request gets approved I plan on remaining here, raising a family and making this my forever home.

I have read through and will meet all the conditions and requirements of running a home business in a residence zoned R65A, outlined in chapter 120 of the zoning portion of the town codes. This business will be conducted entirely within the house with a separate entrance and bathroom for clients to use. The business hours are Tuesday-Saturday 12pm-9pm with an average of 5 clients per day. As I am the only employee of Nail Designs By Kristen I can only accommodate one client at a time. This property has a huge driveway to accommodate off street parking. The minimal traffic that will be generated will not exceed that of what would normally be expected in a residential neighborhood. Even during my busiest time of year I can only have one client at a time and will not generate increased traffic during those months.

Zoning restrictions are the only thing holding me back in turning this dream into a reality. If this request is approved I agree to comply with all requirements related to having a home based business. Please consider approving my request and allow me to move to a new and exciting chapter in my life. If you have any questions or concerns you can reach me at 716-984-1699.

Thank you,

Kristen Little

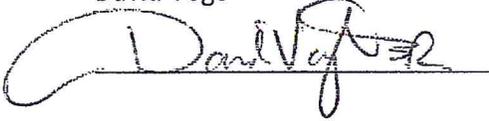
A handwritten signature in cursive script that reads "Kristen Little". The signature is written in black ink and is positioned below the printed name.

Acknowledgement of zoning request for 245 Northwood Ave. West Seneca, NY 14224

I David Vogt consent to the request to Have the properety located at 245 Northwood Ave to be rezoned from R65 to R65A. This request is being submitted by my daughter, Kristen Little. I allow her to submit this request and restrictions or conditions to be placed upon this property by Town or Planning Boards.

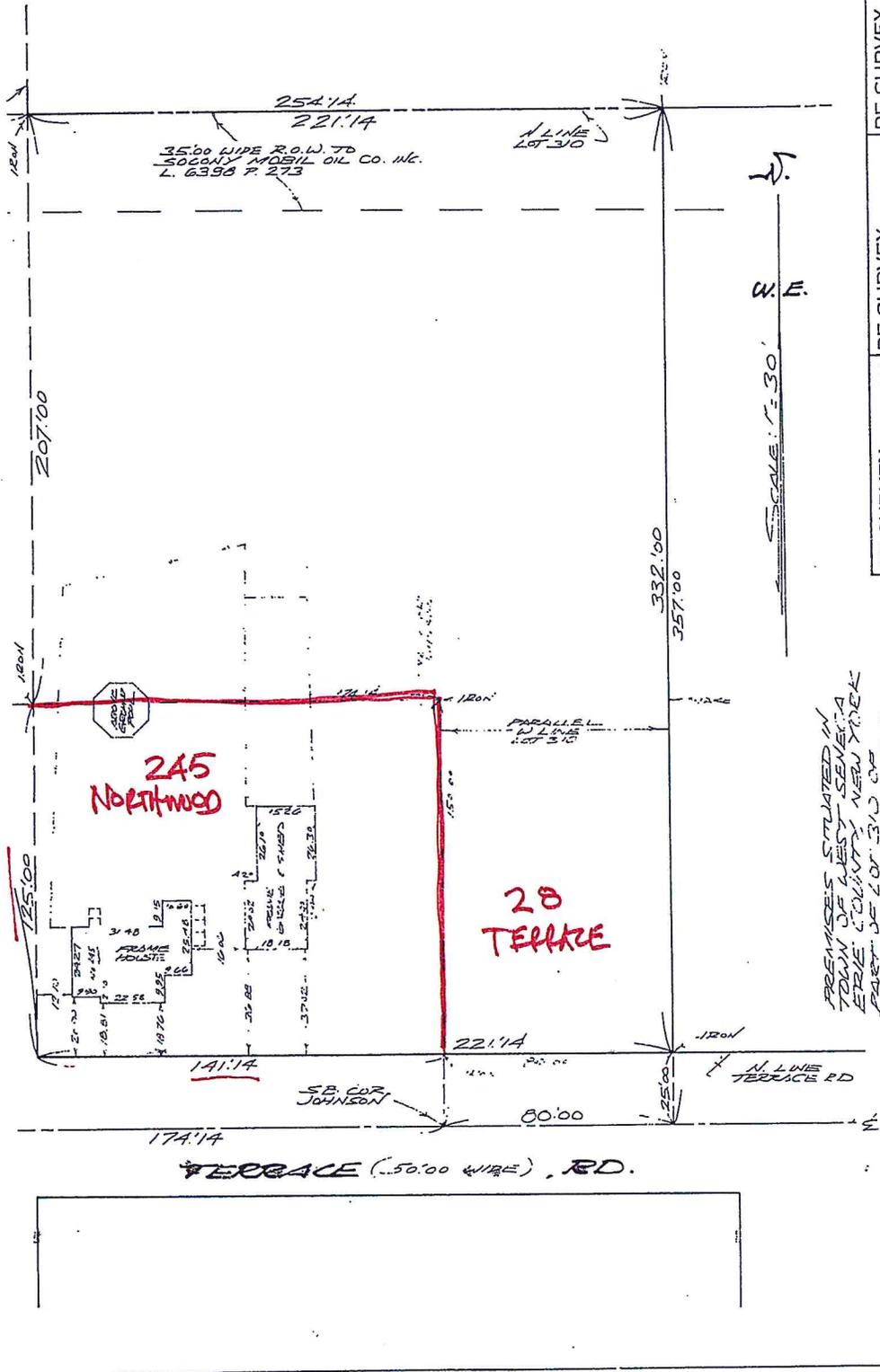
Thank you,

David Vogt

A handwritten signature in black ink that reads "David Vogt". The signature is written in a cursive style with a large, sweeping initial "D" and a long horizontal line extending to the right.

245 Northwood Ave.

245 Northwood Ave.
Not to Scale



PREMISES SITUATED IN TOWN OF WEST SENeca, AERIE COUNTY, NEW YORK PART OF LOT 310 OF THE SEENEZER LANDS UNDER TOWER 58 PART OF LAMIC TOWN ON MAP NO. 15754

RE-SURVEY	RE-SURVEY	RE-SURVEY
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102
103	104	105
106	107	108
109	110	111
112	113	114
115	116	117
118	119	120
121	122	123
124	125	126
127	128	129
130	131	132
133	134	135
136	137	138
139	140	141
142	143	144
145	146	147
148	149	150
151	152	153
154	155	156
157	158	159
160	161	162
163	164	165
166	167	168
169	170	171
172	173	174
175	176	177
178	179	180
181	182	183
184	185	186
187	188	189
190	191	192
193	194	195
196	197	198
199	200	201
202	203	204
205	206	207
208	209	210
211	212	213
214	215	216
217	218	219
220	221	222
223	224	225
226	227	228
229	230	231
232	233	234
235	236	237
238	239	240
241	242	243
244	245	246
247	248	249
250	251	252
253	254	255
256	257	258
259	260	261
262	263	264
265	266	267
268	269	270
271	272	273
274	275	276
277	278	279
280	281	282
283	284	285
286	287	288
289	290	291
292	293	294
295	296	297
298	299	300
301	302	303
304	305	306
307	308	309
310	311	312
313	314	315
316	317	318
319	320	321
322	323	324
325	326	327
328	329	330
331	332	333
334	335	336
337	338	339
340	341	342
343	344	345
346	347	348
349	350	351
352	353	354
355	356	357
358	359	360
361	362	363
364	365	366
367	368	369
370	371	372
373	374	375
376	377	378
379	380	381
382	383	384
385	386	387
388	389	390
391	392	393
394	395	396
397	398	399
400	401	402
403	404	405
406	407	408
409	410	411
412	413	414
415	416	417
418	419	420
421	422	423
424	425	426
427	428	429
430	431	432
433	434	435
436	437	438
439	440	441
442	443	444
445	446	447
448	449	450
451	452	453
454	455	456
457	458	459
460	461	462
463	464	465
466	467	468
469	470	471
472	473	474
475	476	477
478	479	480
481	482	483
484	485	486
487	488	489
490	491	492
493	494	495
496	497	498
499	500	501
502	503	504
505	506	507
508	509	510
511	512	513
514	515	516
517	518	519
520	521	522
523	524	525
526	527	528
529	530	531
532	533	534
535	536	537
538	539	540
541	542	543
544	545	546
547	548	549
550	551	552
553	554	555
556	557	558
559	560	561
562	563	564
565	566	567
568	569	570
571	572	573
574	575	576
577	578	579
580	581	582
583	584	585
586	587	588
589	590	591
592	593	594
595	596	597
598	599	600
601	602	603
604	605	606
607	608	609
610	611	612
613	614	615
616	617	618
619	620	621
622	623	624
625	626	627
628	629	630
631	632	633
634	635	636
637	638	639
640	641	642
643	644	645
646	647	648
649	650	651
652	653	654
655	656	657
658	659	660
661	662	663
664	665	666
667	668	669
670	671	672
673	674	675
676	677	678
679	680	681
682	683	684
685	686	687
688	689	690
691	692	693
694	695	696
697	698	699
700	701	702
703	704	705
706	707	708
709	710	711
712	713	714
715	716	717
718	719	720
721	722	723
724	725	726
727	728	729
730	731	732
733	734	735
736	737	738
739	740	741
742	743	744
745	746	747
748	749	750
751	752	753
754	755	756
757	758	759
760	761	762
763	764	765
766	767	768
769	770	771
772	773	774
775	776	777
778	779	780
781	782	783
784	785	786
787	788	789
790	791	792
793	794	795
796	797	798
799	800	801
802	803	804
805	806	807
808	809	810
811	812	813
814	815	816
817	818	819
820	821	822
823	824	825
826	827	828
829	830	831
832	833	834
835	836	837
838	839	840
841	842	843
844	845	846
847	848	849
850	851	852
853	854	855
856	857	858
859	860	861
862	863	864
865	866	867
868	869	870
871	872	873
874	875	876
877	878	879
880	881	882
883	884	885
886	887	888
889	890	891
892	893	894
895	896	897
898	899	900
901	902	903
904	905	906
907	908	909
910	911	912
913	914	915
916	917	918
919	920	921
922	923	924
925	926	927
928	929	930
931	932	933
934	935	936
937	938	939
940	941	942
943	944	945
946	947	948
949	950	951
952	953	954
955	956	957
958	959	960
961	962	963
964	965	966
967	968	969
970	971	972
973	974	975
976	977	978
979	980	981
982	983	984
985	986	987
988	989	990
991	992	993
994	995	996
997	998	999
1000	1001	1002

HAROLD L. GANTZER
KRAUSE & GANTZER
CIVIL ENGINEERS & LAND SURVEYORS
1110 W. WASHINGTON ST.
BUFFALO, N. Y. 14202

This Indenture,

Made the 20th day of May, Nineteen Hundred and Eighty-Seven

Between WALTER S. JOHNSON, Individually and as surviving tenant by
245 Northwood the entirety of ELAINE F. JOHNSON
West Seneca, NY 14224
Grantor(s), and

DAVID VOGT SR. and KAREN R. VOGT, his wife
123 Lyndale Court
West Seneca, NY 14224
Grantee(s).

Witnesseth, that the said Grantor(s), in consideration of ONE DOLLAR AND MORE-----
Dollars (\$1.00 & More)
lawful money of the United States, paid by the Grantee(s), do es hereby grant and release unto the Grantee(s),
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 Number three hundred ten (310) of the "Ebenezer Lands", so called,
bounded and described as follows:

COMMENCING at the point of intersection of the center line
of Northwood Avenue with the center line of Terrace Road; thence
easterly along the center line of Terrace Road, one hundred seventy-
four and fourteen hundredths (174.14) feet; thence northerly parallel
with the east line of said Lot Number three hundred ten (310), a
distance of one hundred fifty (150) feet; thence westerly parallel
with the center line of Terrace Road, one hundred seventy-four and
fourteen hundredths (174.14) feet to the center line of Northwood
Avenue; thence southerly along the center line of Northwood Avenue,
one hundred fifty (150) feet to the point or place of beginning.

SUBJECT to the rights of public in and to that portion of above
described premises lying within the boundries of said Terrace Road
and Northwood Avenue, for highway purposes.

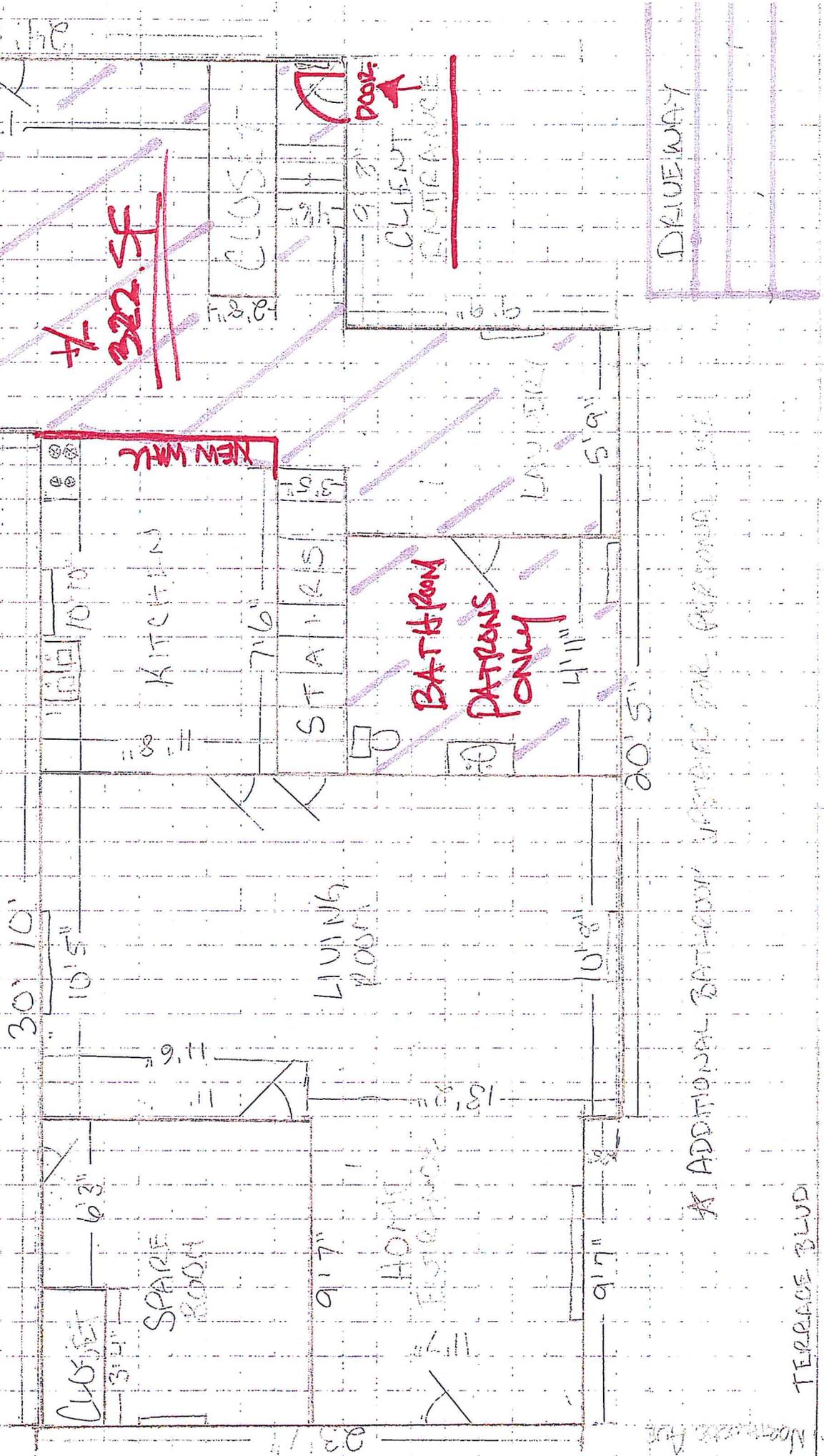
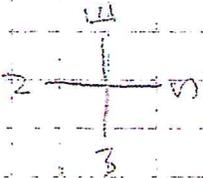
AND ALSO SUBJECT to any and all public utility easements, rights
of way and agreements of record, if any.

The grantor certifies that this conveyance is being made by the
surviving tenant by the entirety for a full and adequate considera-
tion to a bonafide purchaser for value and for fair consideration
as setforth in Section 6324 of the Internal Revenue Code and Section
249bb of the New York Tax Law.

RECEIVED
\$... 187...
REAL ESTATE
MAY 22 1987
TRANSFER TAX
2547.60
ERIE COUNTY

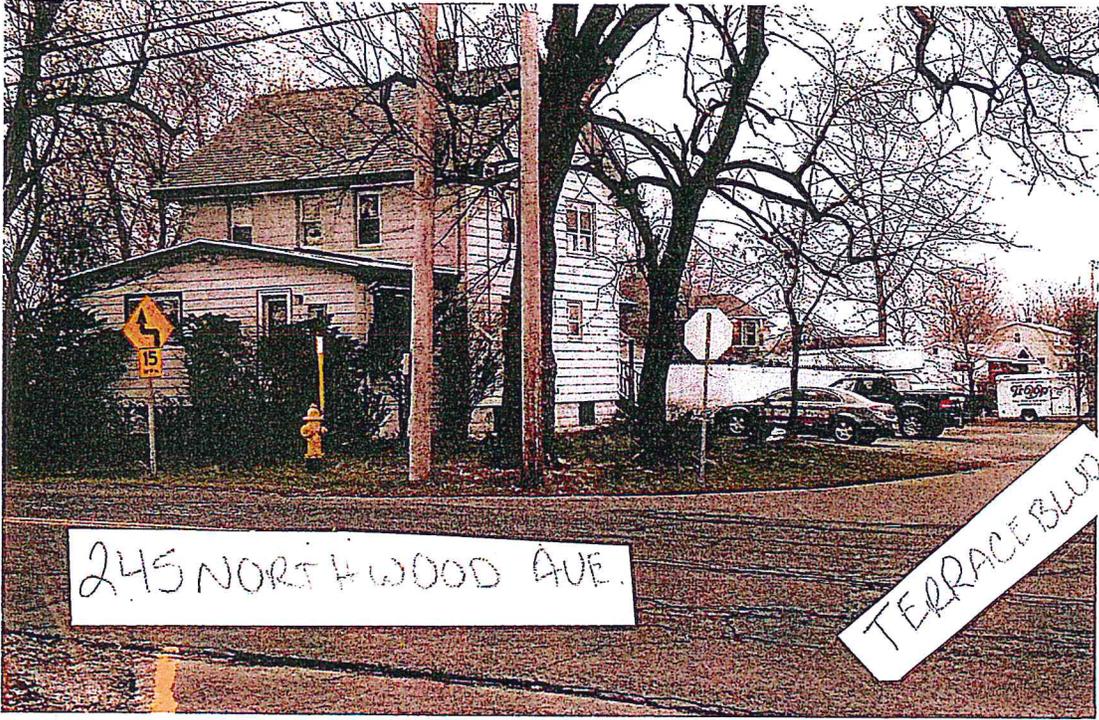
PROPERTY AT 845 NORTH WOOD AVE WEST SEARCH 1/20/15

KRISTEN STACH MASTER BATHROOM 1/20/15



* ADDITIONAL BATHROOM WANTED FOR PERSONAL USE

TERRACE BLVD

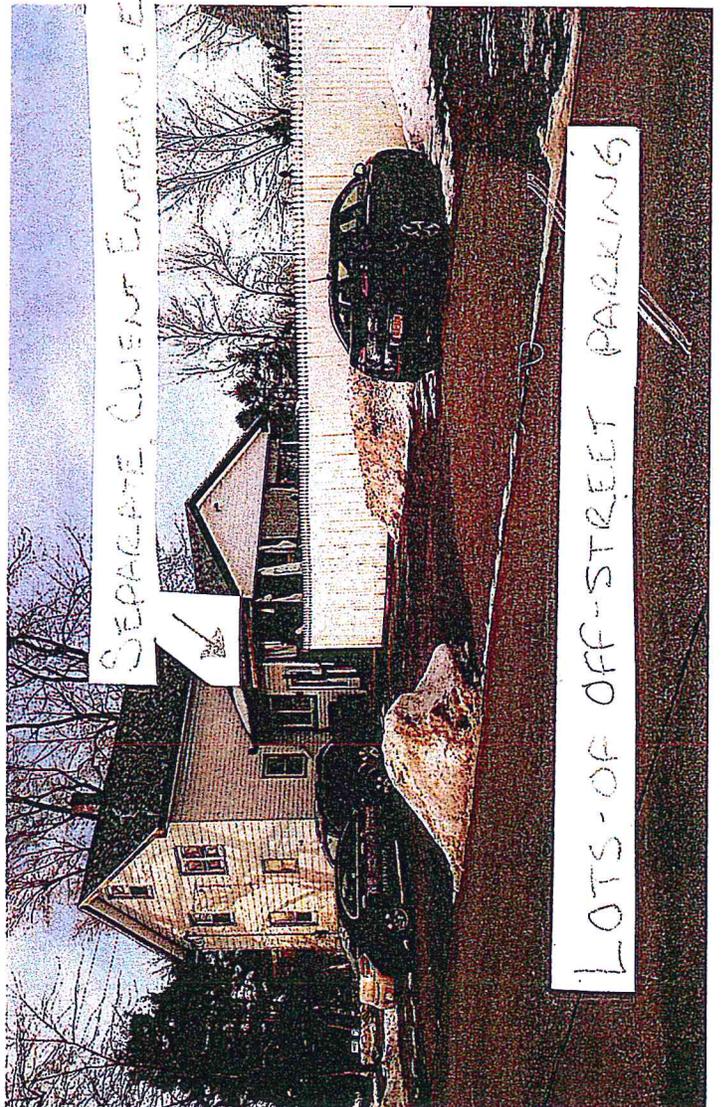


245 NORTH WOOD AVE.

TERRACE BLVD.



SEPARATE PERSONAL ENTRANCE



SEPARATE CLIENT ENTRANCE

LOTS OF OFF-STREET PARKING

Petition for home based business within 245 Northwood Ave.

To: Town of West Seneca

This petition, signed by all immediate neighbors is for the town of West Seneca to approve the rezoning of 245 Northwood Ave from R65 to R65a to accomodate a the home based business Nail Designs By Kristen.

The property in question is the home where I grew up. It has always been a distant dream of mine to move to this house. With the sucess of my business it has allowed me to be in a position to move to this property that my father currently owns.

I have read through and will meet all the conditions and requirements of running a home business in a residence zoned R65A, outlined in chapter 120 of the zoning portion of the town codes. This business will be conducted entirely within the house with a separate entrance and bathroom for clients to use. The business hours are Tuesday-Saturday 12pm-9pm with an average of 5 clients per day. As I am the only employee of Nail Designs By Kristen I can only accomodate one client at a time. This property has a huge driveway to accomodate off street parking. The minimal traffic that will be generated will not exceed that of what would normally be expected in a residential neighborhood. Even durring my busiest time of year I can only have one client at a time and will not generate increased traffic durring those months.

Please sign this petition so I may hopefully start a new and exciting chaper in my life. If you have any questions or concerns you can reach me at 716-984-1699.

Thank You,

Kristen Little

Handwritten signature 4 Terrace Blvd.

Mr. Byers Mike Byers, 36 Terrace Blvd.
West Seneca NY
14224

JOHNA AND SUE EVANS WERE NOT HOME

BUT ARE GOOD FRIENDS OF OUR FAMILY

FOR OVER 10 YEARS.

225 NORTHWOOD AVE.