

# APPLICATION TO BOARD OF APPEALS

Tel. No. \_\_\_\_\_

Appeal No. 2022-14

Date 3/8/22

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK: Alymoth Crossroads

I (we) Jennifer McAndrew of P.O. Box 1130  
14224

\_\_\_\_\_, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT TO: \_\_\_\_\_

- A PERMIT FOR USE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A CERTIFICATE OF ZONING COMPLIANCE
- AREA PERMIT

1. Applicant is the  PROPERTY OWNER  
 CONTRACTOR FOR THE WORK CONCERNED HEREIN  
 PROSPECTIVE TENANT  
 OTHER (Describe) Executive Director

2. LOCATION OF THE PROPERTY 3984 Clinton St.

3. State in general the exact nature of the permission required, \_\_\_\_\_

4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_\_.

### 5. REASON FOR APPEAL.

A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because: \_\_\_\_\_

( See Attached )

B. Interpretation of the Zoning Ordinance is requested because: Interpreting proposed use of home in R65A zoning.

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_ of the Zoning Ordinance, because: \_\_\_\_\_

Jennifer McAndrew  
Applicant's Signature

### TO BE COMPLETED BY THE BUILDING INSPECTOR

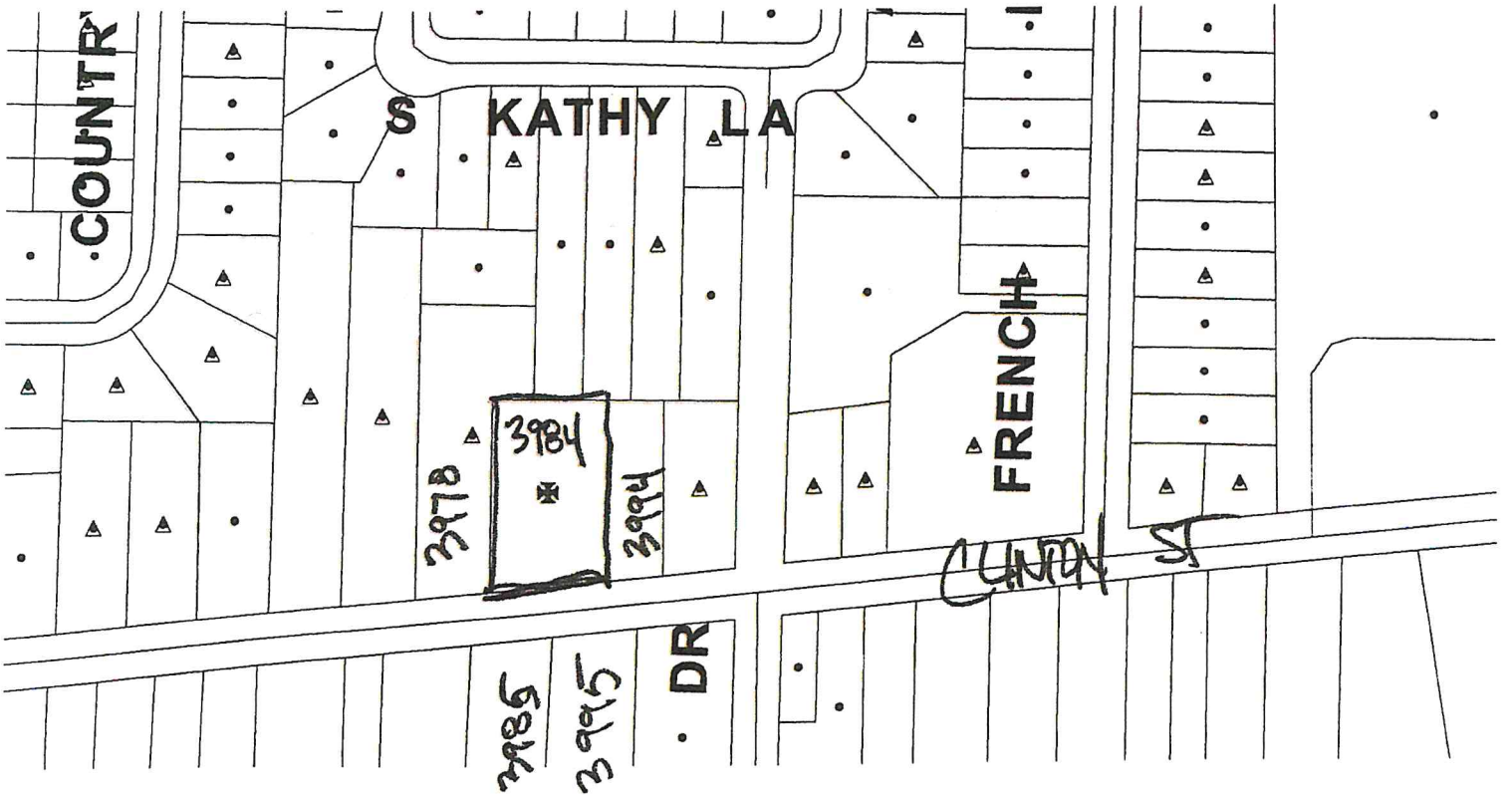
1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance  
~~120~~ 120-14 Permitted use in R65A Zoning.  
Requesting interpretation of proposed use.

2. Zoning Classification of the property concerned in this appeal R65A

3. Type of Appeal:  
 Variance to the Zoning Ordinance.  
 Interpretation of the Zoning Ordinance or Zoning Map.  
 Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

4. A statement of any other facts or data which should be considered in this appeal. \_\_\_\_\_

Building Inspector [Signature]





# Plymouth Crossroads

Dear Neighbor,

March 1, 2022

I am thankful for the opportunity to write to you and introduce myself, and more importantly, share a bit about Plymouth Crossroads with you.

It is hard to believe that it has been over 10 years since the inception of Plymouth Crossroads, a home for runaway and homeless young men. For the 170 young men that walked through the doors, it was truly a gift that in some cases was even lifesaving. These boys have cried on our shoulders, walked across the stage for graduation, celebrated their birthdays for the first time, got the keys to their first car, have learned what it means to trust and be trusted, to love and be loved. The residence (once located at 5522 Broadway in the village of Lancaster), was home for up to 8 youth at a time. They could reside in the home for 18 months or until their 21<sup>st</sup> birthday. It was a voluntary program (no court mandates) that assisted and supported boys who had no safe place to call home. Did you know that 51% of homeless youth are unsheltered-sleeping outside, in a car, or someplace not meant for human habitation?

Unfortunately, the residence (certified by New York State through the Office of Children and Family Services) was forced to close October 2020. Plymouth Crossroads faced multiple funding challenges due to the pandemic. We simply could not sustain the costs of the home. Plymouth Crossroads wanted to ensure that the hundreds of alumni that had come to know us as family, could still reach us. Additionally, with NO OTHER transitional home for this population in all of Erie and Niagara counties and beyond, we wanted to ensure that we were still able to provide as much help and support as possible to the runaway and homeless youth with literally nowhere else to turn. Plymouth Crossroads moved to a satellite office in West Seneca (Inside Ebenezer United Church of Christ), maintained the van, filled 2 storage units with housewares, clothing, bikes and emergency items, and created a rec space. But the urgent need remains, to get beds back in a home for these underserved kids.

Working and partnering with numerous members of the community, we have identified a property at 3984 Clinton that can do just that! In the upcoming months, Plymouth will begin to transform a house into a home for male youth, ages 18- 24. Plymouth will have a screening process for youth to ensure that it is an appropriate fit. This will be a voluntary program, providing life skills and a safe environment for these youth to transition to independence, save money for their own apartments, enlist in the military, enroll in trade school or college, finish their High School educations and obtain full time employment. Residents will be productive young men, working and/or attending school. The home will have house rules, including abstinence from drugs, maintaining the property and meeting with our staff regularly to set and achieve their personal goals. Plymouth Crossroads has an 89% success rate with youth achieving the goals they have set.



# Plymouth Crossroads

It is important for Plymouth to partner with our community members. After all, they say “it takes a village to raise a child...” To that end, we have been working with the town and recognize that there aren’t any specific codes to address this. Plymouth Crossroads is requesting an interpretation of code from the Zoning Board of Appeals later this month and wanted to inform you out of consideration as our new neighbors. In many ways, this will look similar to a landlord renting out a house, which of course does not require meeting codes.

I write to you today as a resident of West Seneca, myself. Additionally, I am also a mom of two young children. Let me assure you that these young men are simply victims of circumstance from all walks of life. Some have lost both parents due to terminal illness, addiction, or accident. Some have been raised by their grandparents, now aging and in need of assisted living, while others are escaping a world of abuse and neglect. As the Executive Director since inception, I can honestly say these kids have become family. Plymouth is not just a shelter; it is a home. And just like a home with parents and their children, Plymouth will have staff checking in to offer guidance and fill the fridge 😊 There is a brotherhood and respect for Plymouth that I am confident you will see as you encounter one of these fine young men. We are truly grateful to finally have a home once again!

Should you have any additional questions or need something clarified further, please don’t hesitate to contact me or Jeffrey Schieber (Town Code Enforcement Officer) at 716-558-3242.

Very Best,

Jennifer McAndrew  
Executive Director



## Plymouth Crossroads: Non-Residential Services

PARTNERING WITH YOUTH TO INCREASE THEIR PERSONAL SAFETY, REMOVE BARRIERS, CREATE OPPORTUNITIES, EDUCATE AND PROMOTE SOCIAL JUSTICE



### Mentoring

Creating opportunities for our youths futures begins increasing their connections and refining their skills. Though mentoring we are able to cover a variety of things including:

- Life-skills groups
- Interviewing/job retention skills
- Transportation assistance
- Arrange for Guest Speakers/i.e. Tax prep, GLYS, and more.
- Individual appointments to enroll in school



### Street Outreach (Rural Outreach is in high need)

Street outreach is vital to assisting youth out of homelessness and into safe shelters. Our connection with them and local organizations increases success in our program. This service is supported via:

- Working with Crisis Services
- Teaching Survival Care
- Referrals made to other agencies/supports



### Clothing Closet/ Food Cupboard\*

Having access to properly fitting clothing, a steady source of food, and hygienic items is knowing to create a sense of normalcy and eases the stress that comes from uncertainty. We create this sense by stocking up on:

- Non-perishable foods
- Gift Cards
- Hygiene items
- Household Supplies
- Clothing/Shoes

*\*The clothing closet/ food cupboard can be mobile*



### Alumni Supports

Visualizing where one is going, is easier when you know people who have been in your shoes before. We lean on our alumni to encourage one another and also current youth. With them we are able to:

- Provide recreation activities
- Celebrate Holidays
- Organize Family Reunions
- Maintain an Alumni Facebook Group/ Message Board
- Conduct wellness checks
- Host monthly pizza nights

Visit Our Website: [www.plymouthcrossroads.org/](http://www.plymouthcrossroads.org/)

Give Us A Call: (716) 393-3906