

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2022-035

Date 6/13/22

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

I (we) DAVID SHERREK + ANDREW CARNES of 1800 UNION RD. (Rockin Buffalo)

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: Front yard setback of 24' + Allow outdoor seating

- 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) Tenant

2. LOCATION OF THE PROPERTY 1800 Union Rd. Rockin Buffalo Suburban

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 Attachment)

B. Interpretation of the Zoning Ordinance is requested because: _____

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: _____

Michael Shea
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
120-30 C District front yard setback 40' ; Requesting 24'
120-20(7)(3) Outdoor seating not permitted ; Requesting outdoor seating

2. Zoning Classification of the property concerned in this appeal C2(S)

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 DJD

May 17, 2022

Letter of Intent:

Regarding the Rockin Buffalo Saloon

1800 Union Road West Seneca NY 14224

It is our intention to construct a covered patio for our patrons to sit and eat in an open-air space. Patrons seem to be more comfortable in an open-air space, from what we have seen in neighboring businesses during these Covid times. In the past 2 years our business has dropped a minimum of 75% due to this Global Pandemic. We are hoping that this new space will bring patrons, who may still feel uncomfortable inside of a building, to our establishment increasing our bottom line. I feel that if we do not have this safe place and Covid starts up again the losses will be unrecoverable.

Anyone who has been around for years will have noticed what kind of improvements that have been made to our establishment in order to make our place to look inviting to all parties.

That being said.

We are looking forward to working with the Town to make the Rockin Buffalo Saloon one of the highlights of the Union Road Corridor.

Respectfully,

Rockin Buffalo Saloon

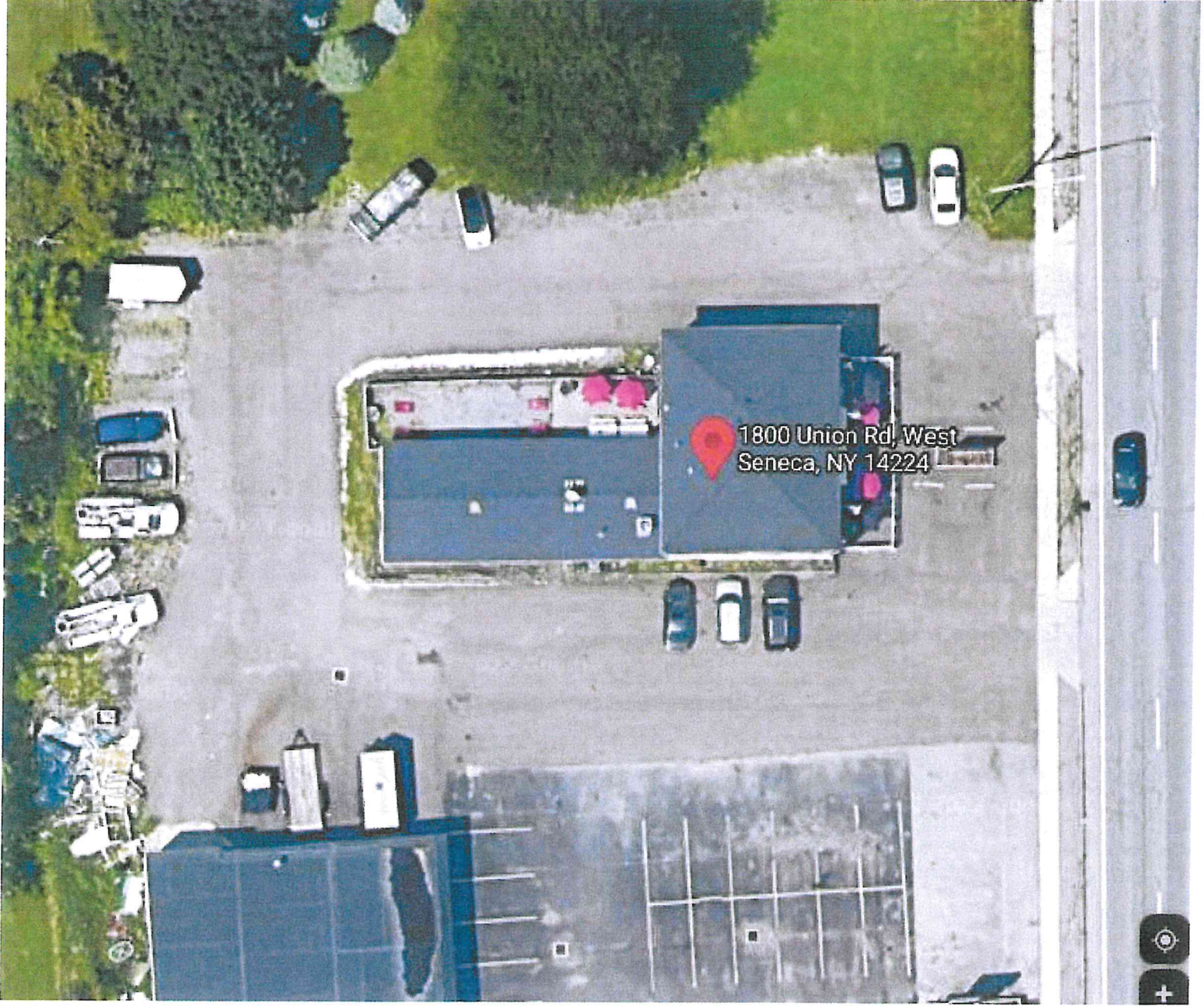
To Whom it may concern,

My name is Joseph DeMarco, in the Town of West Seneca I own the properties addressed as 1780 Union Road as well as 1800 Union Road. The entity that is at the address of 1800 Union Road has my permission to use the parking spaces of my adjacent property at 1780 Union Road.

Sincerely,

Joseph DeMarco

5/22/2022



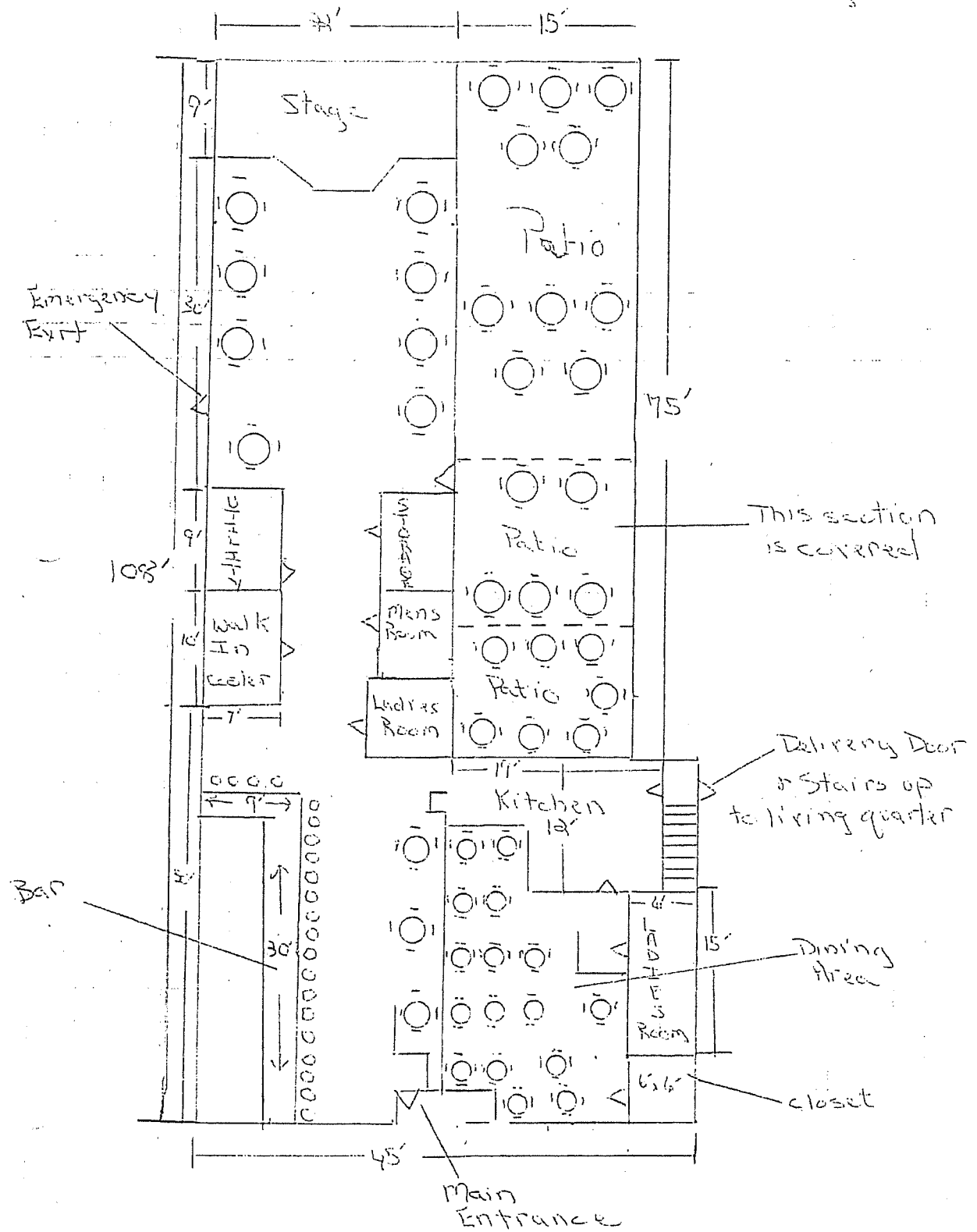






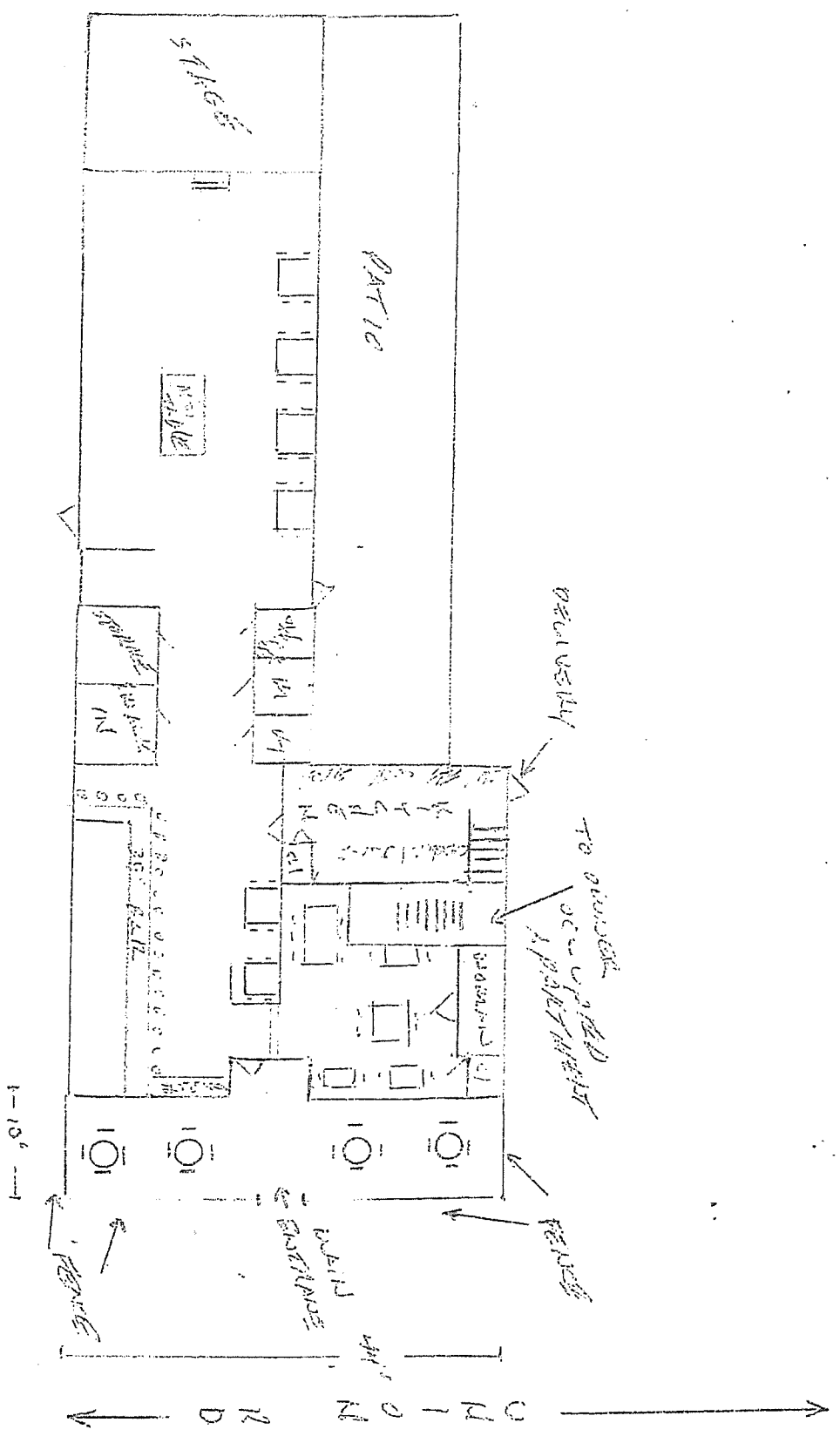
Serial # 3152502 current

Tortise And The Hare
of Buffalo Inc.
1st Floor
Diagram



Serial # 3152502

Proposed
First Floor





Sample Rendering
for future completed Roof

6/13/22

