

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2022-048
Date 9/8/22

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

I (we) Gary Crewson / Masonic Lodge of 647 Main St.

_____, 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: Allow 29.5' front setback

- 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) Project Manager / Member

2. LOCATION OF THE PROPERTY 647 Main St.

3. State in general the exact nature of the permission required, Requesting 29.5' Front setback
40' 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: _____

Gary Crewson
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 R65A 40' Required front setback

Requesting 29.5' w/ New driveway

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. _____

M:11 Rd driveway approved by Highway Superintendent

Building Inspector DJB



West Seneca Central School District

Ebenezer Building • 900 Mill Road • West Seneca, New York 14224-3082

Telephone: 716/677-3681 • Facsimile: 716/674-0152

Joseph M. Farr
*Superintendent of Buildings
& Grounds*

September 12, 2022

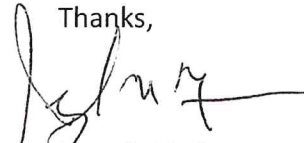
Masonic Lodge West Seneca, NY

Mr. Doug Busse,

Jesse Fodero of the West Seneca Masonic Lodge located at 647 Main Street in the Town of West Seneca, contacted me in June of 2022 inquiring about the possibility of obtaining property from The District. The property that they are interested in abuts that of the lodge and is in fact partially under the Mason's existing structure. July 11, 2022, Jesse supplied me with a request in writing. In late August or early September 2022 Jesse Fodero and Gary Crewson approached me with a drawing of their intent for the Lodge. I requested a copy of the drawing with more details (dimensions). I received that last week.

I will be bringing this information to the School Superintendent to take to the Board of Education for consideration.

Thanks,



Joseph M. Farr



WEST SENECA LODGE NO. 1111
FREE AND ACCEPTED MASONS
OF THE
STATE OF NEW YORK

WOR. EDWARD J. DRAVES
MASTER

WOR. JOSEPH A. HOERNER
SECRETARY

September 5, 2022

Dear Mr Schieber,

The West Seneca Masonic Lodge located at 647 Main Street in West Seneca is going through an exciting renovation for the good of the Lodge and the Community. The building was originally built in 1901 and was used as a school until approximately 1940. Since that time West Seneca Masonic Lodge has used this building as its home for the Masonic Functions, and Community Service for West Seneca. By way of review, the Masons are a coordinated body with Shriners Hospitals for Children. We support the Shriners with Manpower, Gifts and project help on many levels and have our own mission including programs such as support for Kids Escaping Drugs. We host many functions for the Community including breakfasts, marching in various parades, cleaned up many side streets on Saturday work days, and a host of other such activities. Many of our members live in West Seneca, and have become involved with the Town and it's activities.

The building has come to a point where it needs considerable upgrades to make the building more accessible, more user friendly for members and the Community alike. We plan to install an elevator, a new circular driveway, a much more accessible covered entryway, repaint the exterior and fresh paint and some interior work to compliment the exterior.

We have been in this building for over 75 years, and plan to be here for another 75 years. This renovation will help us move into the 21st century to support our members and the goals of the community.

Sincerely,

Gary Crewson
west Seneca Masonic Lodge 1111 - Project Manager



WEST SENECA LODGE NO. 1111
FREE AND ACCEPTED MASONS
OF THE
STATE OF NEW YORK

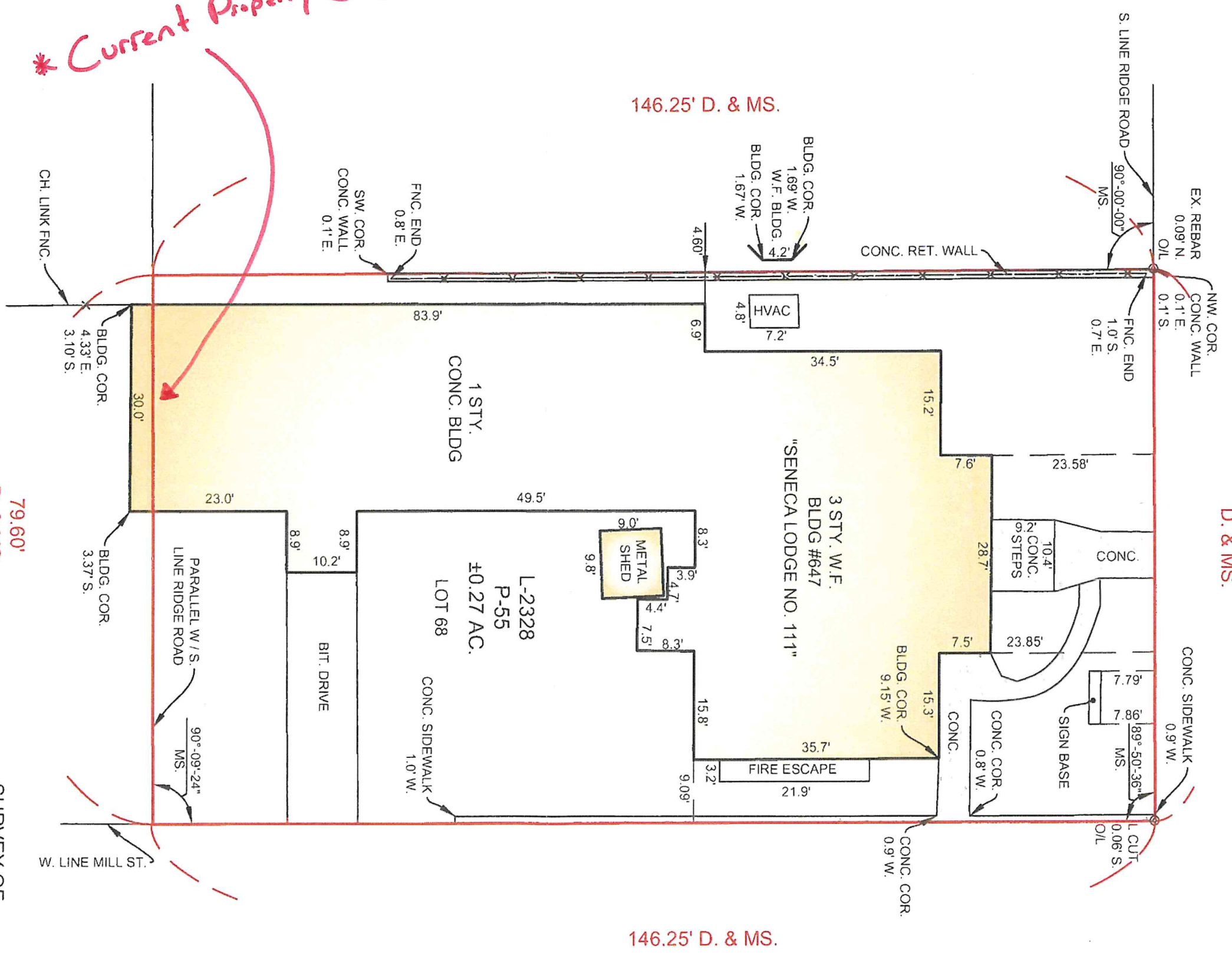
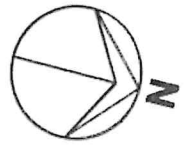
WOR. EDWARD J. DRAVES
MASTER

WOR. JOSEPH A. HOERNER
SECRETARY

DRAWING NAME 01.011	LEGEND: AC = ACRES APPROX. = APPROXIMATE AVE = AVENUE	BIT = BITUMINOUS CB = CATCH BASIN CH = CHAIN CONC. = CONCRETE COR. = CORNER C.T.V. = CABLE TV BOX CL = CENTERLINE	D = DEED DIA. = DIAMETER DIST. = DISTANCE E = EAST EJB = ELECTRICAL JUNCTION BOX ENC. = ENCROACHMENT	ESMT = EASEMENT EX = EXISTING FNC. = FENCE GAR. = GARAGE IP = IRON PIPE L = LIBER MH = MANHOLE	MP = MAP MS = MEASURED N = NORTH O/H = OVERHEAD O/L = ON LINE PO = PORCH PP = POWER POLE	P = PAGE R = PROPERTY LINE PAVT = PAVEMENT RD = ROAD S = SOUTH ST. = STREET STY. = STORY	TJB = TELEPHONE JUNCTION BOX TYP = TYPICAL W = WEST W/ = WITH WD = WOOD W.F. = WOODFRAME
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RIDGE ROAD (70.0')

(ALSO KNOWN AS MAIN STREET)



SURVEY OF
PART OF LOT 68
MAP COVER 101
VILLAGE OF LOWER EBENEZER

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

NOTES:
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES
-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

Handwritten signature: W. Wendel



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Williamsville, New York 14221

PHONE: 716.688.0766 FAX: 716.625.6825
WEBSITE: www.wendelcompanies.com

Wendel WD Architecture, Engineering, Surveying and Landscape Architecture P.C.

PART OF LOT	SEC.	TWP.	RNG.
WEST SENECA	LOWER EBENEZER		
COUNTY	PROJ. NO.	TAX ID No.	SCALE
ERIE, NY	2963-22-01/011	134.20-8-10	1"=20'
CREW	DATE	CHK	
DDA	4/16/2022	GJK	

"WEST SENECA MASONIC LODGE"

Proposed acquire 40'+ off South end of bldg from WSCSD See Attached letters from Mr. Farr.

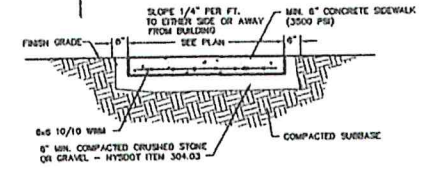
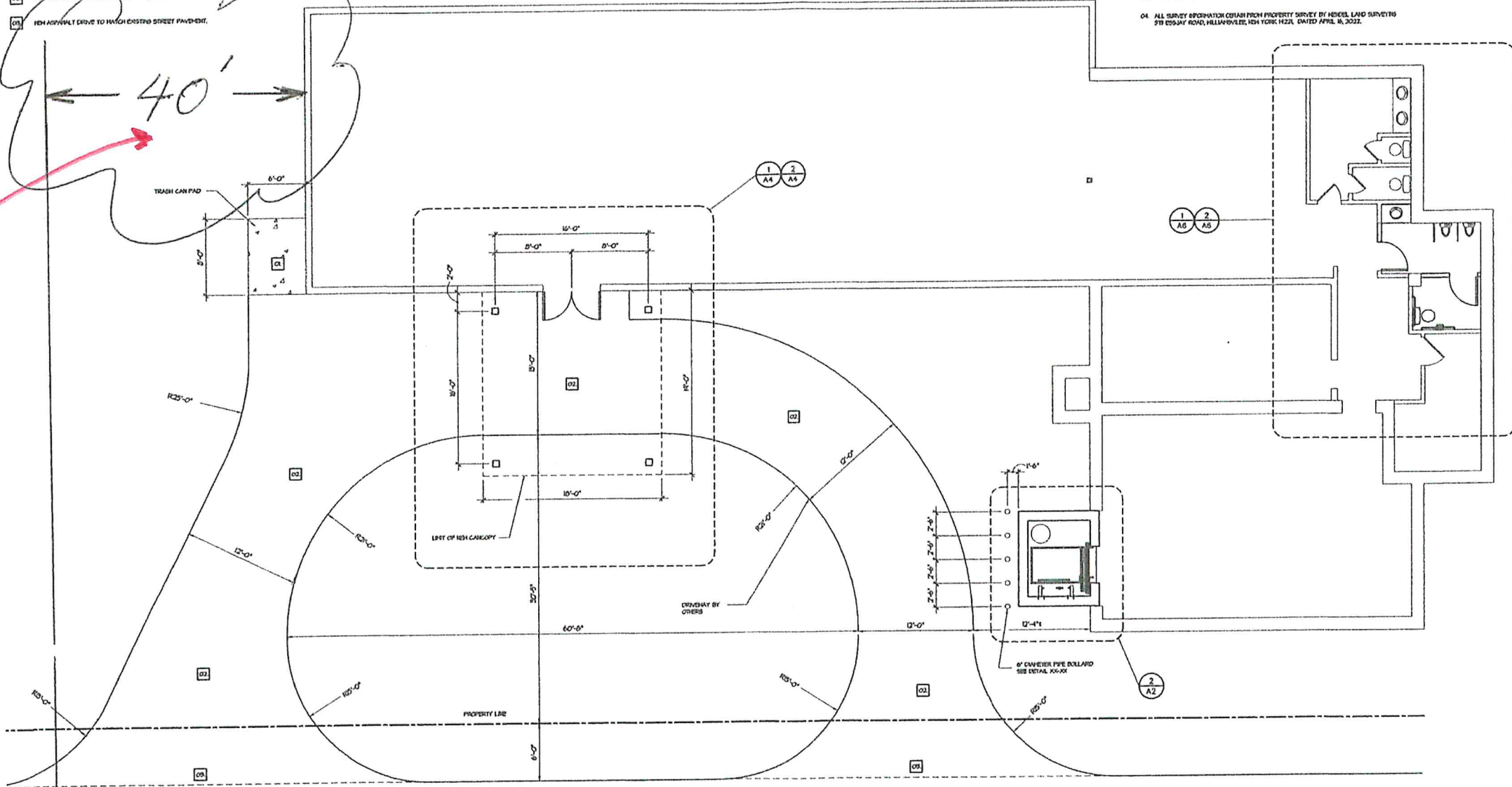
DB.

CONSTRUCTION NOTES:

- 01 CONCRETE PAD, REFER TO DETAIL 2 ON SHEET A1.
- 02 ASPHALT PAVEMENT SECTION REFER TO DETAIL 3 ON SHEET A1.
- 03 REHABILITATE DRIVE TO MATCH EXISTING STREET PAVEMENT.

SCHEMATIC SITE PLAN NOTES:

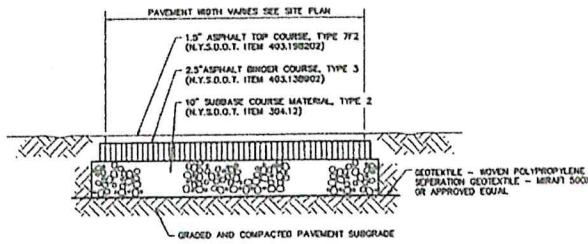
- 01 THE SITE PLAN SHOWN IS FOR SCHEMATIC PURPOSES ONLY. OWNER TO PROVIDE ACTUAL PROPERTY SURVEY TO THE NEW YORK STATE GOVT. OFFICIAL FOR REVIEW AND SET BACK, BOUND LINES.
- 02 ALL FRESH FLOOR ELEVATIONS, FINISHES AND DRAINAGE REQUIREMENTS TO BE COORDINATED WITH THE OWNER, CONTRACTOR, LOCAL CODE ENFORCEMENT OFFICIAL AND THE FORTH ENGINEER.
- 03 THE OWNER AND CONTRACTOR TO COORDINATE ALL UTILITIES WITH THE LOCAL MUNICIPALITY AND UTILITY COMPANIES.
- 04 ALL SURVEY INFORMATION OBTAIN FROM PROPERTY SURVEY BY NIELSEN LAND SURVEYING 578 CROSSWAY ROAD, HILLVAPOURVILLE, NEW YORK 14224, DATED APRIL 16, 2022.



- NOTES:
1. CONTROL JOINTS TO BE AT 10'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
 2. CONCRETE DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.

2 TYPICAL CONCRETE PAVEMENT DETAIL
SCALE: NOT TO SCALE

1 PROPOSED FLOOR PLAN
3/16" = 1'-0"



3 STANDARD DUTY ASPHALT SECTION DETAIL
SCALE: NOT TO SCALE

NO.	DATE	DESCRIPTION

MASONIC LODGE
RENOVATIONS AND ALTERATIONS
647 MAIN STREET, WEST SENECA, NEW YORK 14224
SITE LAYOUT AND CANOPY PLAN

JDS ASSOCIATES
ARCHITECT, P.C.
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 (716) 352-5747
 EMAIL: jds_associates@optonline.com
 WEB SITE: jdsassociates.com

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 DRAWN BY: JDS
 CHECKED BY: JDS
 DATE: AUGUST 2022
 SCALE: NOTED
 PROJECT NO: 2022-054
 SHEET NO:

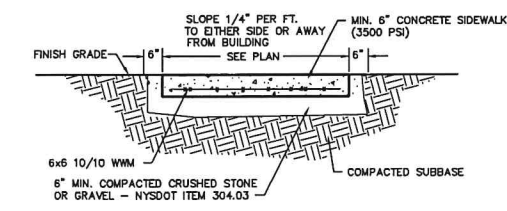
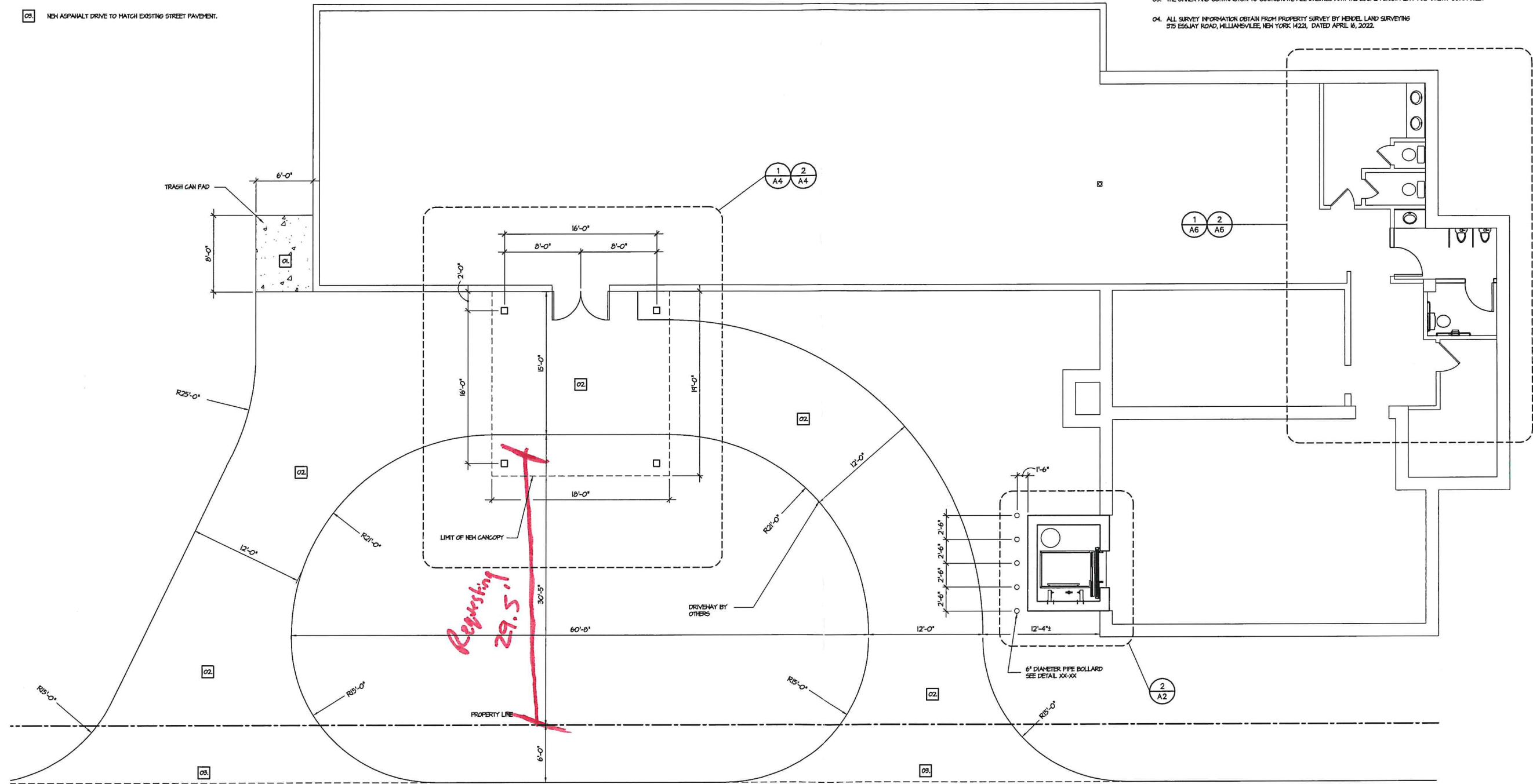
A1

CONSTRUCTION NOTES:

- 01. CONCRETE PAD, REFER TO DETAIL 2 ON SHEET A1.
- 02. ASPHALT PAVEMENT SECTION, REFER TO DETAIL 3 ON SHEET A1.
- 03. NEW ASPHALT DRIVE TO MATCH EXISTING STREET PAVEMENT.

SCHEMATIC SITE PLAN NOTES:

- 01. THE SITE PLAN SHOWN IS FOR SCHEMATIC PURPOSES ONLY, OWNER TO PROVIDE ACTUAL PROPERTY SURVEY TO THE NEW YORK STATE CODE OFFICIAL FOR REVIEW AND SET BACK GUIDE LINES.
- 02. ALL FINISH FLOOR ELEVATIONS, GRADING AND DRAINAGE REQUIREMENTS TO BE COORDINATED WITH THE OWNER, CONTRACTOR, LOCAL CODE ENFORCEMENT OFFICIAL AND THE TOWN ENGINEER.
- 03. THE OWNER AND CONTRACTOR TO COORDINATE ALL UTILITIES WITH THE LOCAL MUNICIPALITY AND UTILITY COMPANIES.
- 04. ALL SURVEY INFORMATION OBTAIN FROM PROPERTY SURVEY BY MENDEL LAND SURVEYING 975 ESSAY ROAD, WILLIAMSVILLE, NEW YORK 14221, DATED APRIL 16, 2022.

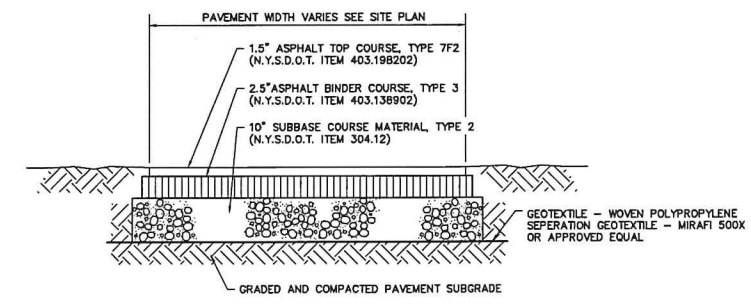


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 - 2. CONCRETE DRIVEWAY MATERIAL SHALL CONFORM TO NYS DOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYS DOT STANDARD SPECIFICATION 608-3.

2 TYPICAL CONCRETE PAVEMENT DETAIL
SCALE : NOT TO SCALE

MILL STREET

1 PROPOSED FLOOR PLAN
3/16" = 1'-0"



3 STANDARD DUTY ASPHALT SECTION DETAIL
SCALE : NOT TO SCALE

DRAWING REVISIONS	
ITEM	DESCRIPTION

MASONIC LODGE
RENOVATIONS AND ALTERATIONS
647 MAIN STREET, WEST SENECA, NEW YORK 14224
SITE LAYOUT AND CANOPY PLAN

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 DATE: AUGUST 2022
 SCALE: NOTED
 PROJECT NO.: 2022-084
 SHEET NO.