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Project No. 2022-075
Date: 12/19/2022

TO:
Town of West Seneca
Planning Board
1250 Union Road

For:
Site Plan Review for Special Permit
2157 Union Rd.
Doggie Daycare

Dear Planning Board Members,

Thank you for your time and consideration for the attached application for addition and alterations to 2157 Union Rd. The addition will house kennels for a doggie daycare. The project will require minor alterations to the existing building and include the addition of a ramp to the front entrance of the business for ADA accessibility.

The addition is primarily for the kennels with a small portion carved out to replace a residential bath that will be displaced to accommodate access the addition from the dog grooming business.

The addition is adjacent to an existing masonry wall that is to act as a fence in area for an exterior dog run. The dog run fronts union road and is more then 50 feet from the adjacent R-65 residential area. All setbacks as listen in 120-31 are for the property are met.

We worked with the towns code enforcement officer to ensure all requirements of the town zoning code are met prior to the submission of the application for special use permit.

1. Front Yard 40' as per 120-31 (40' min.)
2. For Veterinarian, small animal hospital or Kennel
 - a. 50 feet abutting any R district lot line (120-7 ¼")

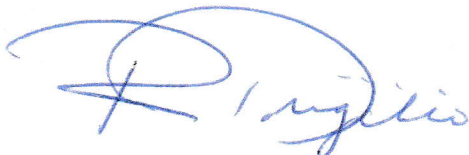
There is no work required for parking requirements as indicated on parking analysis on sheet G001.

Included in this application is

1. Application For Site Plan Review Approval
2. Letter of intent
3. Site Plan G001
4. Copy of the previous Survey
5. Legal description of the Property

If you have any questions, please feel free to contact me.

Ronald Michael Trigilio, R.A. LEED A.P.
Architect



TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 12.19.2022

FILE # _____

PROJECT NAME ADDITION AND ALTERATIONS

PROJECT LOCATION (Include address and distance to nearest intersection)
2157 UNION RD

APPLICANT RONALD TRIGILIO (PH)FAX 716.650.1553

ADDRESS 25 S. ELLICOTT

PROPERTY OWNER KELLI OSBORNE (PH)FAX 716.712.6418

ADDRESS 2157 UNION RD

ENGINEER/ ARCHITECT RONALD MICHAEL TRIGILIO (PH)FAX 716.650.1553

ADDRESS 25 S. ELLICOTT

SBL # 124.20-3-1

PROJECT DESCRIPTION (Include all uses and any required construction)
20' x 32' BUILDING ADDITION, MINOR ALTERATIONS TO THE EXISTING BUILDING, ADA RAMP, FENCE EXTENSION.

SIZE OF LOT (acres) 0.62 ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

UNION ROAD (121.00') / WOODBINE (149.00')

EXISTING ZONING C-1 PROPOSED ZONING _____

EXISTING USE(S) ON PROPERTY RESIDENCE / DOG GROOMING

PROPOSED USE(S) ON PROPERTY ADD DOG KENNEL

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

MIXED USE: RESIDENTIAL & COMMERCIAL

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

SPECIAL USE PERMIT FOR DOG DAY CARE

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

PLANNING BOARD MEETING DATE _____

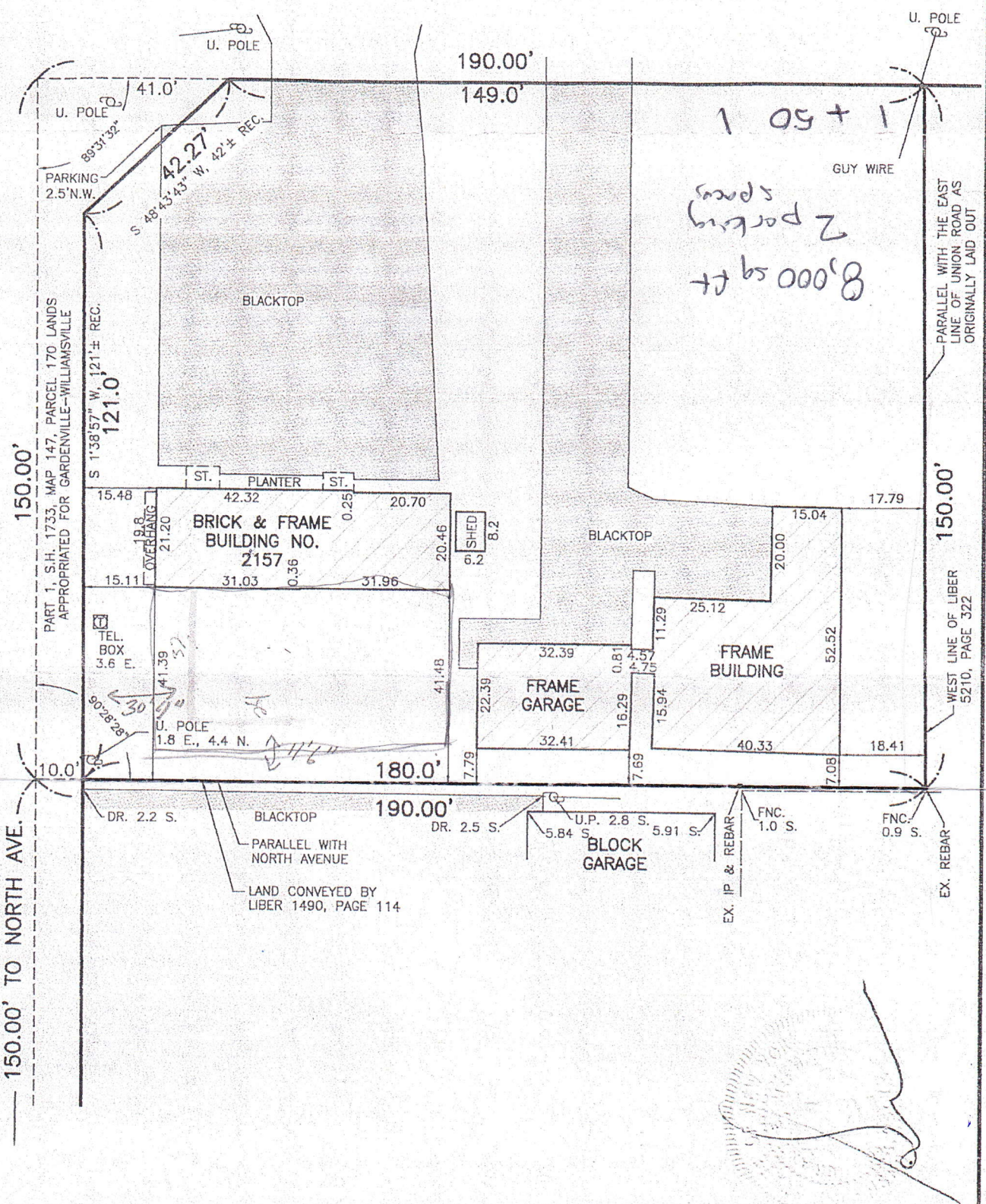
TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ _____

WOODBINE (60' WIDE) AVENUE

UNION ROAD (WIDTH VARIES)



PART OF L 297 S 10 T 7 R 7 OF THE BUFFALO CREEK RESERVATION
 VILLAGE OF _____; CITY/TOWN WEST SENECA; COUNTY OF ERIE; STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION OR REPORT IS A VIOLATION OF SECTION 2000

SCHEDULE A – LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situated in the town of West Seneca, County of Erie and State of New York, bounded as described as follows:

COMMENCING on the easternly line of Union Road 150 feet northerly from the intersection of North Avenue and 10 feet easternly at right angles with Union Road; 121.0 feet northerly; thence at angle of $48^{\circ}43'43''$ for 42.27 feet; thence Easterly parallel to Woodbine Avenue 149.00 feet; thence at right angles with Woodbine Avenue Southernly 150.00 Feet; thence westerly at right angles with Union Road 150.00 feet to the place of beginning.