

APPLICATION TO BOARD OF APPEALS

Tel. No. X 716-523-8466

Appeal No. 2024-003

Date 2/21/24

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

I (we) Bruce Vona of 320 East + West Rd.

West Seneca NY 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) Future owner

2. LOCATION OF THE PROPERTY 531 Center Rd.
 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: _____

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: _____

Bruce Vona
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
120-29 (A) C1 zoning 43,000 sq ft. lot required for 8 units
Requesting 16,750 sq ft lot for 8 units

2. Zoning Classification of the property concerned in this appeal C1

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 OJB

REC'D MS TOWN CLERK
24 FEB 21 AM 11:09

SAY C.V. # 3137

Bruce Vona
320 East and West Road
West Seneca, NY 14224

Letter of Intent
for
531 Center Road

531 Center Road is an existing 7,652 sq. ft. office building located on a 0.3794 acre site that is zoned C-1. The building is currently more than 80% vacant, in a market setting that has an extremely low demand for office space, so as the proposed purchaser of the property, I am looking to convert the building into a Multi-family Dwelling as allowed within the R-50 zoning district (which is permitted within the R-60A district, which is permitted within the C-1 District) by special permit authorized by the Town Board. The existing building is divided into 8 distinct tenant spaces (one of which is currently subdivided), that are ideally sized to become 8 separate dwelling units exceeding the 500 sq. ft. minimum size of dwellings.

The Town of West Seneca Zoning Code section 120-29 requires a minimum frontage of 90 feet and a minimum lot size of 43,000 sq. ft. for 8 dwelling units. The existing parcel has 90 feet of frontage on Center Road, but is only 16,750 sq. ft. in size. I am requesting a variance for 26,250 sq. ft. of lot area.

SCHEDULE A

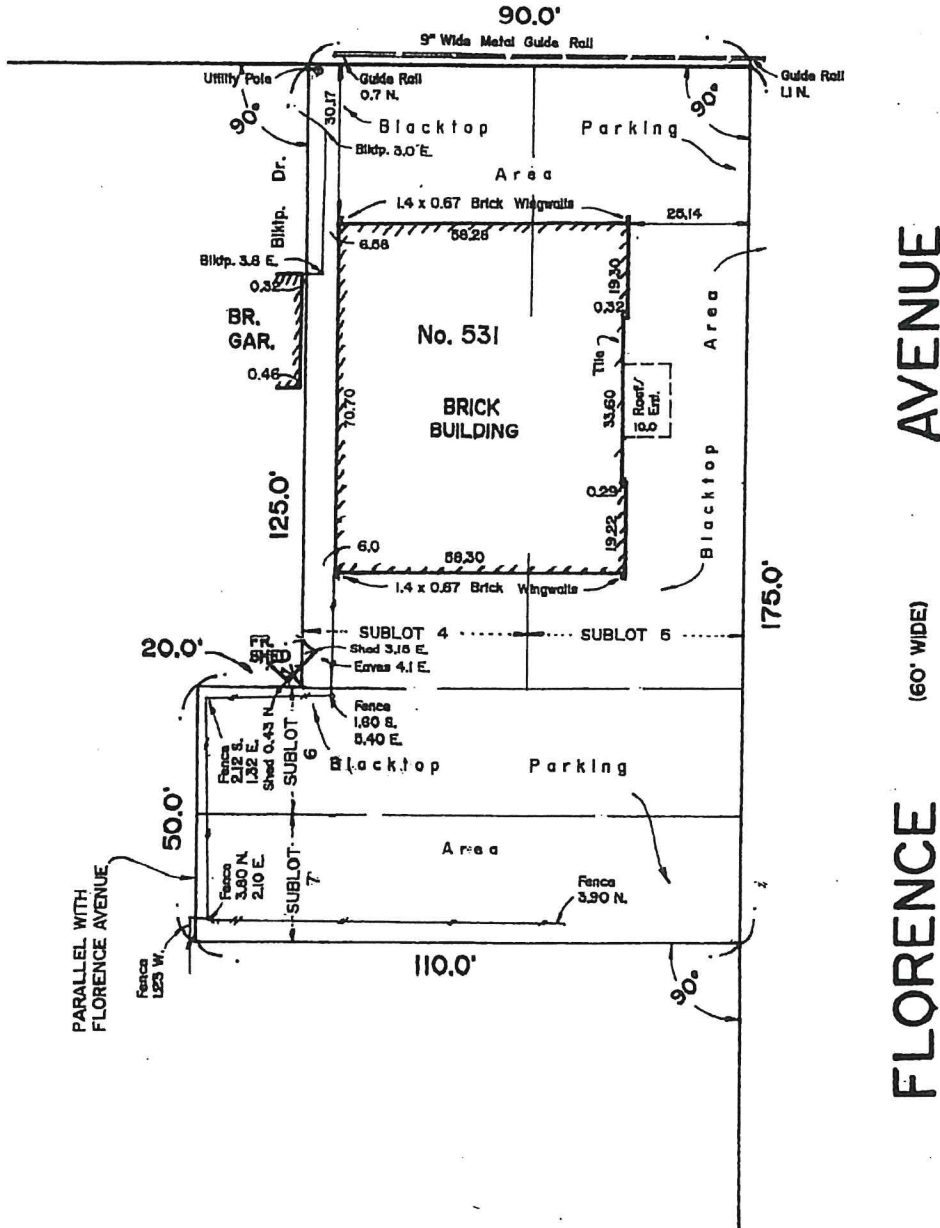
Legal Description

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 117 of the Ebenezer Lands and according to map of Center Park Subdivision filed in the Erie County Clerk's Office under Cover Number 1322 is known and distinguished as Subdivision Lots Numbers 4, 5, 6 and 7 in Block "D".

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT FULL ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAME.

CENTER (66' WIDE) ROAD

(CENTER STREET-MAP COVER 1322)



SUBLOTS 4, 5, 6 & 7
 BLOCK "D" - MAP COVER 1322
 PART OF LOT 117
 OF THE EBENEZER LANDS
 TOWN OF WEST SENECA
 ERIE COUNTY, NEW YORK

Ray L. Sonnenberger
 Land Surveyor
 N.Y.S. Lic. No. 030193
 60 Niagara Street
 Buffalo, New York

Phone: 716-854-0159 Fax: 716-854-1462

Scale 1" = 30'

Date DEC. 28, 2005

Sheet 17007

No. 05-800

Michalek & Michalek LLC
300 Center Rd.
West Seneca, Ny 14224

February 10, 2024

Town Of West Seneca
1250 Union Road
West Seneca, NY 14224

Dear Town of West Seneca Board,

I Paul & Judy Michalek owners of 531 Center Road, West Seneca, NY 14224, herby authorize Bruce Vona and its affiliates and agents to work with the Town regarding development approval for this property.

Thank you for your consideration on this matter, and please don't hesitate to contact me if any questions should arise.

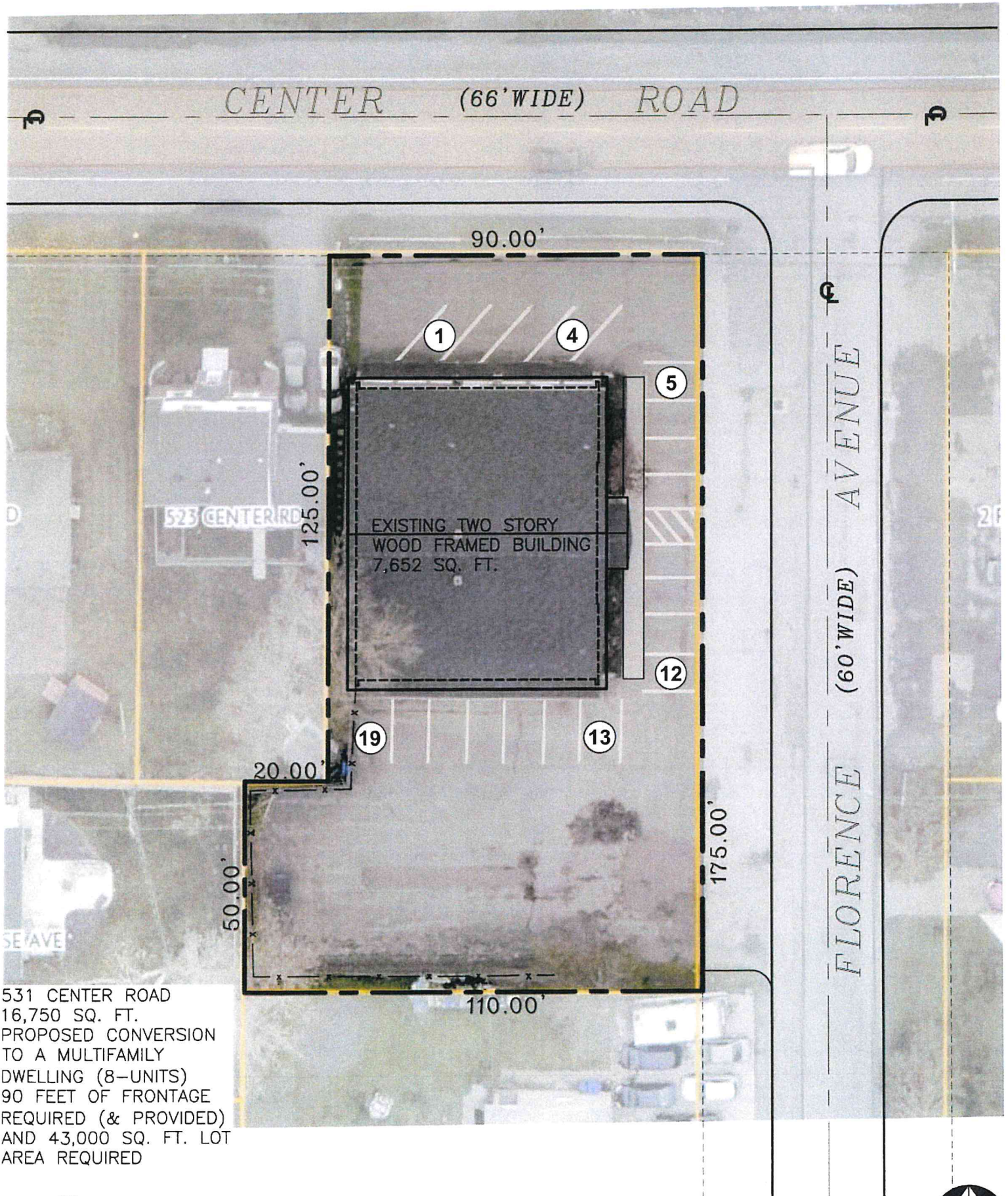
Sincerely,

Paul Michalek
Owner

Authentisign
Paul Michalek 02/11/24

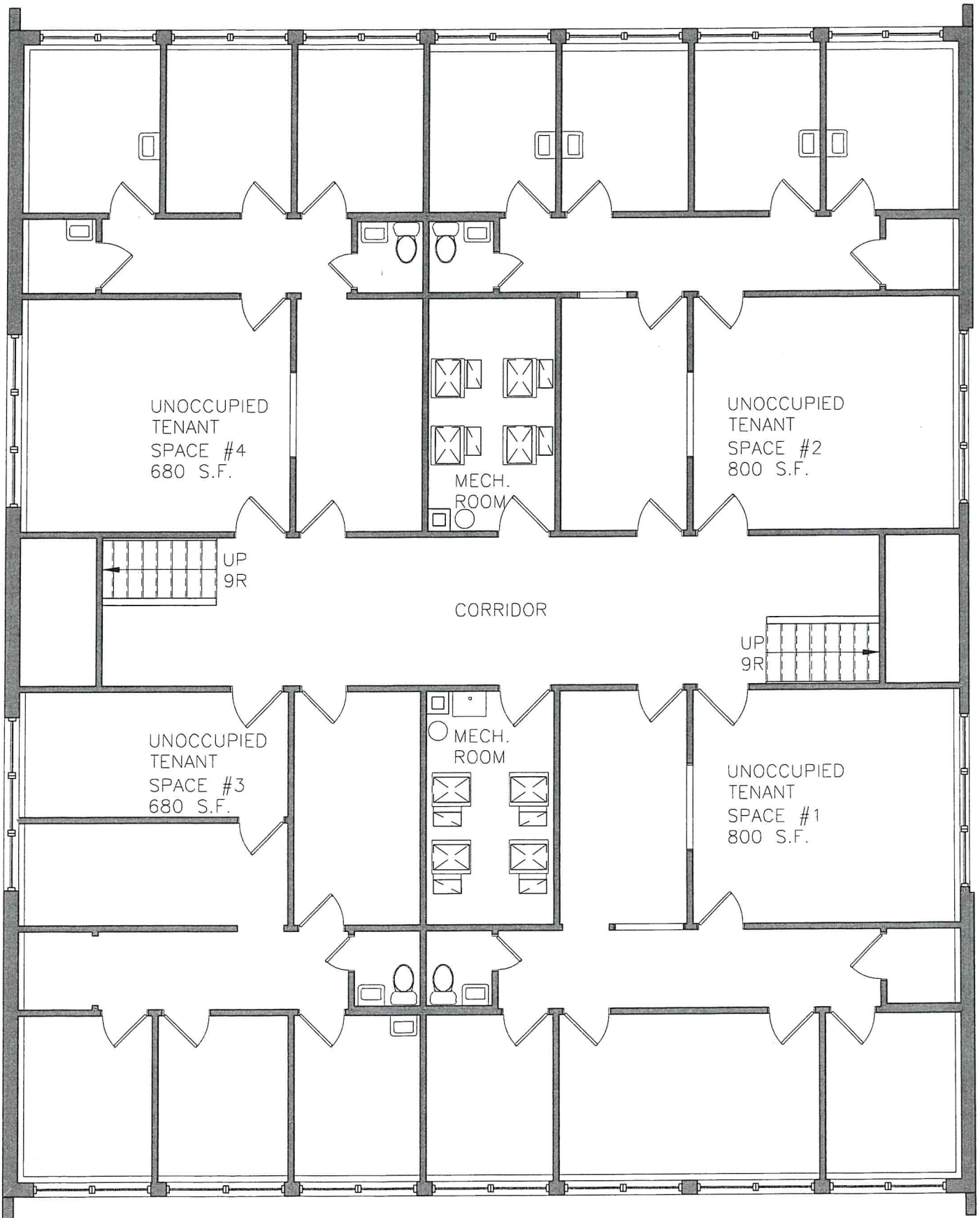
Judith Michalek
Owner

Authentisign
Judith Michalek 02/11/24

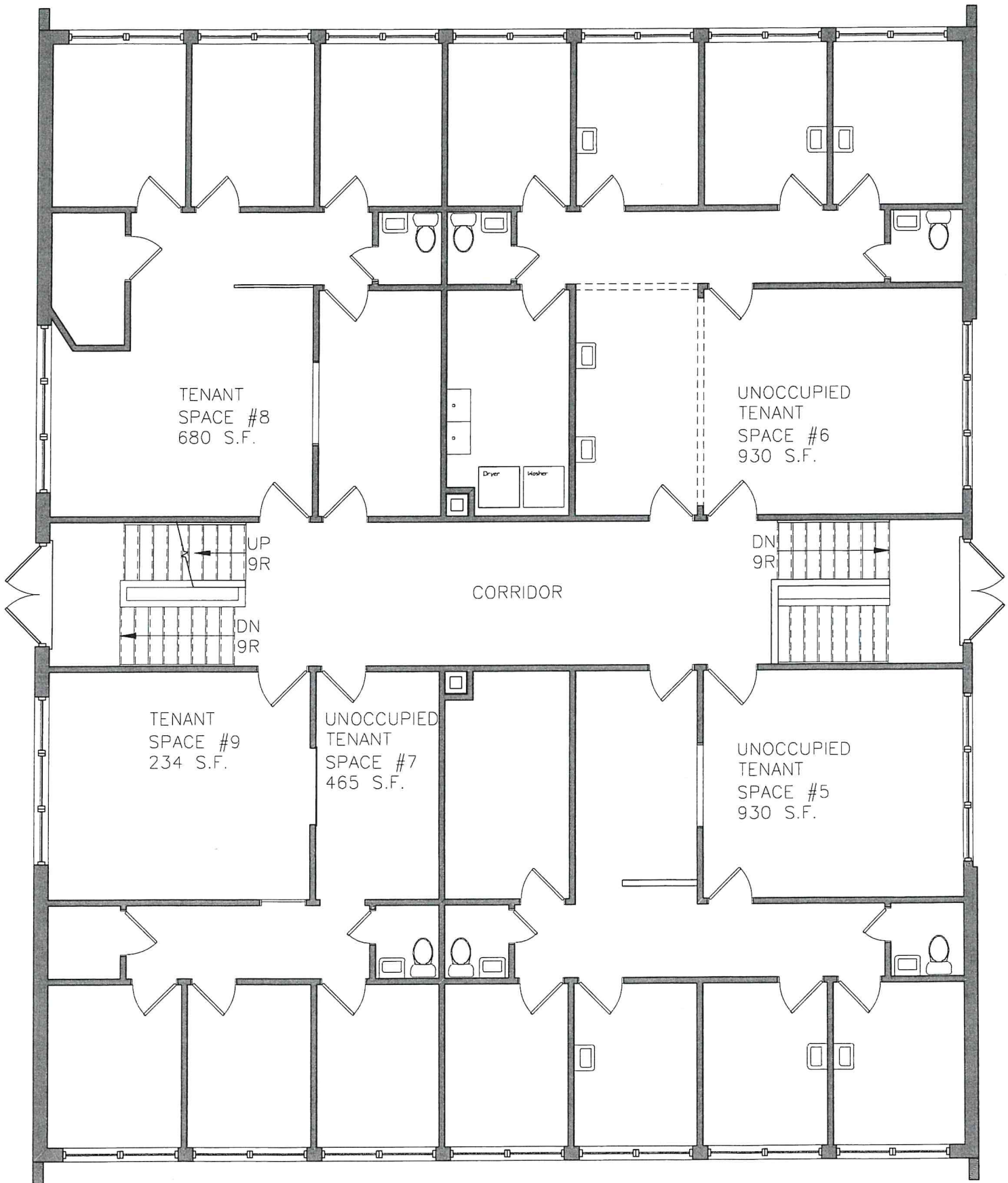


1 SITE PLAN - EXISTING
1" = 30'-0"

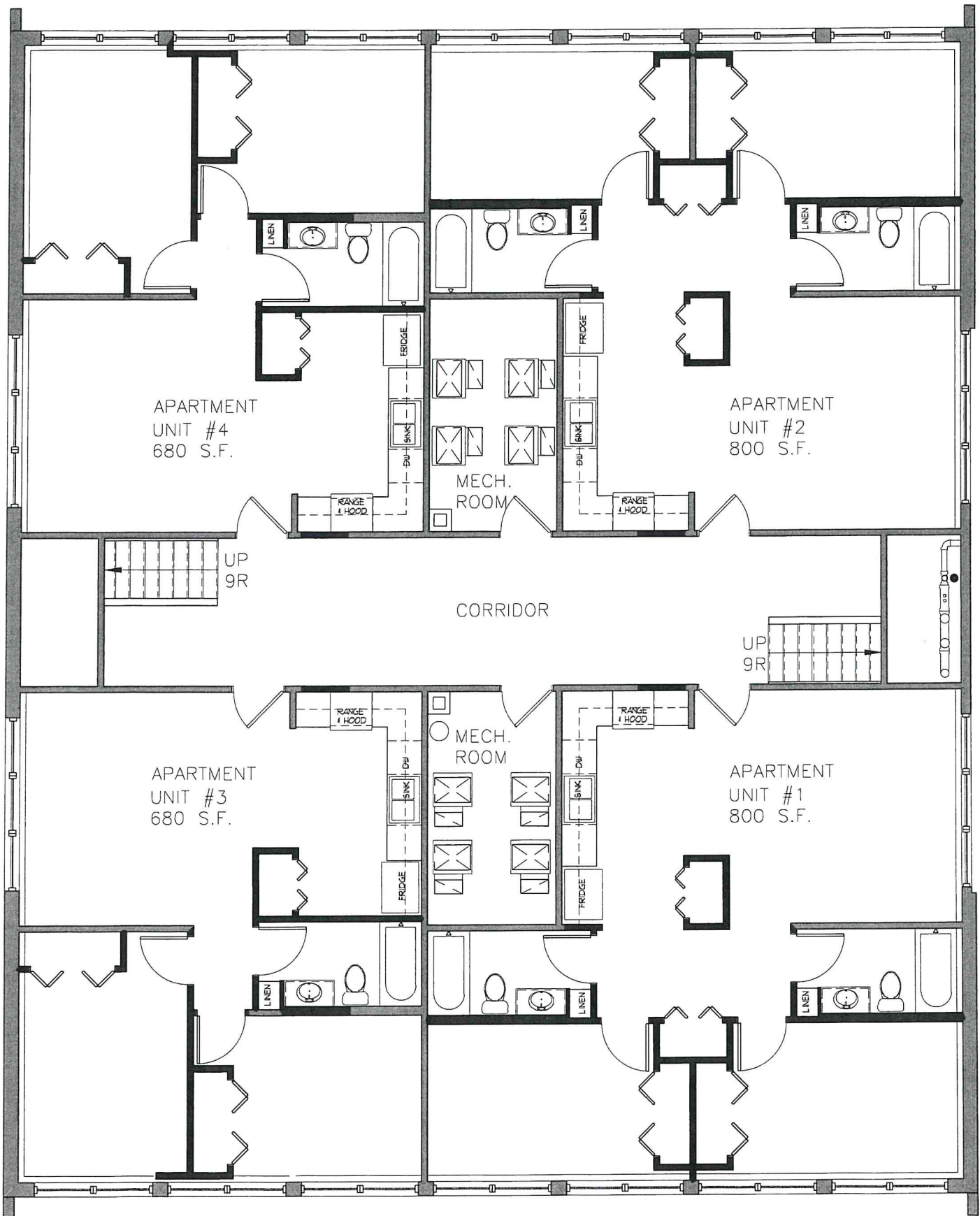




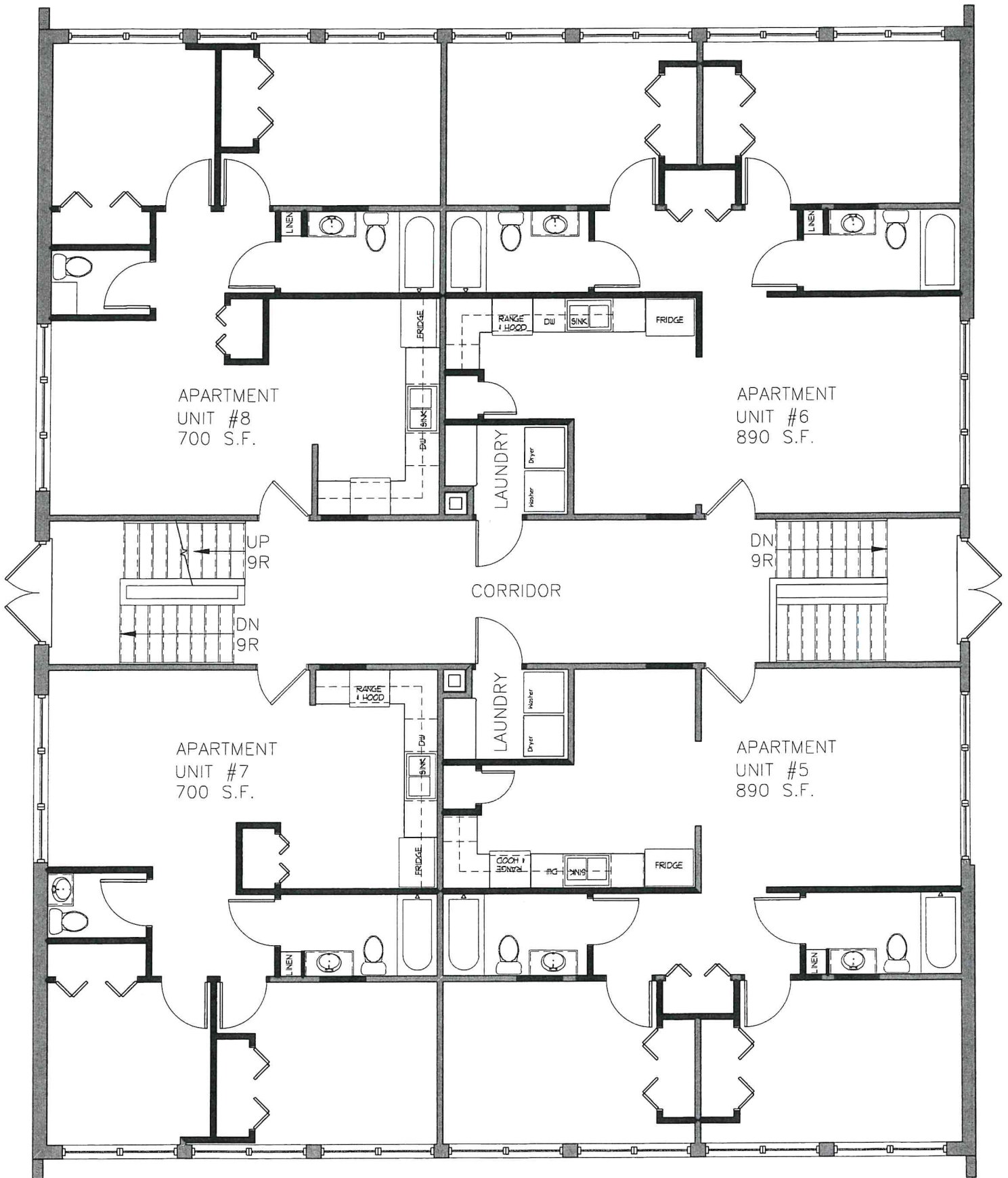
2 LOWER LEVEL FLOOR PLAN - EXISTING
 1/8" = 1'-0"



3 UPPER LEVEL FLOOR PLAN - EXISTING
 1/8" = 1'-0"



4 LOWER LEVEL FLOOR PLAN – PROPOSED
1/8" = 1'-0"



APARTMENT
UNIT #8
700 S.F.

APARTMENT
UNIT #6
890 S.F.

CORRIDOR

APARTMENT
UNIT #7
700 S.F.

APARTMENT
UNIT #5
890 S.F.

5

UPPER LEVEL FLOOR PLAN - PROPOSED - OPTION 4

1/8" = 1'-0"



Photo of Existing Building From intersection of Center Road and Florence Avenue



Photo of Existing Front Entrance