

APPLICATION TO BOARD OF APPEALS

X Tel. No. _____

Appeal No. 2025-001
Date 1/7/24

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

I (we) Joe DeMarco of 236 PELLMAN PL.

WEST SENECA NY 14218, 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: _____

- | | |
|--|---|
| <input type="checkbox"/> A PERMIT FOR USE | <input type="checkbox"/> A CERTIFICATE OF EXISTING USE |
| <input type="checkbox"/> A PERMIT FOR OCCUPANCY | <input type="checkbox"/> A CERTIFICATE OF ZONING COMPLIANCE |
| <input type="checkbox"/> A TEMPORARY PERMIT OR EXTENSION THEREOF | <input checked="" type="checkbox"/> AREA PERMIT |

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

2. LOCATION OF THE PROPERTY 238 Pellman

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 letter)

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: _____

Joe DeMarco
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 R75 zoning Requires 75' Road Frontage
Requesting 54' Frontage

2. Zoning Classification of the property concerned in this appeal R75

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]

Joseph DeMarco
236 Pellman Place
West Seneca NY 14218
deanie434@gmail.com

716-481-8775

12/27/2024

Town Board
West Seneca
1250 Union Road
West Seneca NY 14224

Dear Members of the Town Board,

I hope this letter finds you well. I am writing to formally inform the Town Board of our intent to build a new home on a recently purchased parcel of land adjacent to our current property at 236 Pellman Place. We have owned the adjacent property since 1984, and after careful consideration, we would like to build a home on this land for our son and his fiancée.

This new house will not only provide them with a home of their own but also allow our family to remain in close proximity as we continue to enjoy and contribute to the community we've been part of for over four decades. We are committed to ensuring that the new home will adhere to all local zoning, building codes, and other regulations that may apply.

We are happy to provide any further details or documentation that may be required, including property surveys, building plans, or any other information the Board may need to proceed with reviewing our request.

Thank you for your time and consideration. We look forward to your support in making this new chapter in our family's life possible.

Sincerely,
Joseph J. DeMarco Sr.



Nadine DeMarco <deanie434@gmail.com>

236 Pellman Pl West Seneca

2 messages

Adam R. Massaro <amassaro@ecwa.org>
To: "DEANIE434@GMAIL.COM" <DEANIE434@gmail.com>

Thu, Dec 26, 2024 at 11:48 AM

Joe,

ECWA will provide a water service to the parcel to the east of 236 Pellman Pl., in the Town of West Seneca. The new service would be tapped at the end of Pellman Pl.

Attached is the detail that shows where the main is located.

Thanks,

Adam Massaro

Distribution Engineer

ERIE COUNTY WATER AUTHORITY

3030 Union Rd.

Cheektowaga, NY 14227

(716)-685-8207

amassaro@ecwa.org

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j14f41.pdf
15K

Adam R. Massaro <amassaro@ecwa.org>
To: "deanie434@gmail.com" <deanie434@gmail.com>

Mon, Jan 6, 2025 at 10:26 AM

[Quoted text hidden]

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Part of Lot (Plan) 425, Section 10, Range 7, of the BUFFALO GREEN RESERVATION, Town of WEST SENeca, County of ERIE, State of New York.
 Notes:
 1) This Survey is VOID unless endorsed with New York State Licensed Land Surveyors Seal #009102.
 2) A platting may have been taken in violation of law, excepting as provided in Section 7200 Part 2 of the New York State Education Law.
 3) The Survey may have been prepared with the benefit of an Aerial Photograph and is subject to any rights of title that may be revealed by an examination of the Aerial Photograph.
 4) The Survey was prepared with the benefit of an Aerial Photograph and is subject to any rights of title that may be revealed by an examination of the Aerial Photograph.

Marshall L. Mill PLS
Krause & Ganzer
Land Surveyors
13 Clean Street
East Aurora, New York 14052

Date of Survey: JULY 27, 2021
 Signature: [Handwritten Signature]

ESTABLISHED 1810

PLS No. 171,764 II 9422

1 inch	0.83
2 inches	0.42
3 inches	0.28
4 inches	0.21
5 inches	0.16
6 inches	0.13
7 inches	0.10
8 inches	0.08
9 inches	0.06
10 inches	0.05
11 inches	0.04
12 inches	0.03

SUBJECT TO EASEMENT TO NEW YORK STATE
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 NEW YORK TELEPHONE COMPANY
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