

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 7-17-18 FILE# 2018-08
PROJECT NAME QUEEN CITY MEADERY LLC
PROJECT LOCATION (Include address and distance to nearest intersection) 290 CENTER RD #105
WEST SENECA NY 14224
APPLICANT BRIAN BOCKMILLER - QUEEN CITY MEADERY PH/FAX _____
ADDRESS 172 Hillpine, Cheektowaga NY 14227
PROPERTY OWNER CARL BUEME PH/FAX 716-674-3333
ADDRESS 220 Center Rd, West Seneca NY 14224
ENGINEER/ ARCHITECT _____ PH/ FAX _____
ADDRESS _____
SBL # 134.14-2-8.12

PROJECT DESCRIPTION (Include all uses and any required construction)

RECLASS LOCATION TO PRODUCE + SELL WINE

SIZE OF LOT (acres) 1500 sq ft ACREAGE TO BE REZONED _____

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH Center Rd

EXISTING ZONING Comm 2 PROPOSED ZONING COMM 2(S)

EXISTING USE(S) ON PROPERTY Pharmacy

PROPOSED USE(S) ON PROPERTY WINERY - TAVERN

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

COMM 2'S - Buffalo ULTRASOUND, DR. OFFICES

PUBLIC SEWER YES NO _____ PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

NYS WINERY DW301, FEDERAL WINERY LICENSE, SALES TAX + SIGNA

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 07/23/2018 BY J. Felser
PLANNING BOARD MEETING DATE 08/09/2018
TOWN BOARD MEETING DATE _____
TOWN BOARD RESOLUTION DATE _____
NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 175

Building 290
220 Center Road
West Seneca, NY 14224
(716) 674 - 3333

July 2, 2018

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

Attn: Town of West Seneca Planning Board

Gentlemen:

As property owner of Building 290 we know and approve that Queen City Meadery will be operating a licensed winery and tavern in Suite 105 in Building 290 starting October 1, 2018.

Sincerely,



Carl Bueme
Landlord



QUEEN CITY
MEADERY

Brian Bookmiller
Co-Owner and Vice President of Operations
172 Hillpine
Cheektowaga NY 14227

7/12/2018

Town of West Seneca Planning Board and Board Members
1250 Union Road
West Seneca, NY 14224

Dear Board Members:

The purpose of this letter is to provide an overview of Queen City Meadery, LLC which will be located at 290 Center Road, Suite 105, West Seneca, NY 14224. We are hopeful that this overview will assist us in gaining the Board's approval of a Special Unit Permit from the Town of West Seneca. Queen City Meadery, LLC intends to be the first craft Meadery in West Seneca, NY.

What is Mead? Mead is an alcoholic beverage that is created by fermenting honey with water; at times, various fruits, spices, grains, or hops may also be used in the process. The alcoholic content of mead ranges from as low as 5% ABV to more than 20% ABV. The defining characteristic of mead is that the majority of the beverage's fermentable sugar is derived from honey. Mead may be still, carbonated, or naturally sparkling; dry, semi-sweet, or sweet.

Queen City Meadery will be a licensed, Bonded Winery through the New York State Liquor Authority and the Federal Tobacco Tax and Trade Bureau (TBB). After receipt of the necessary approvals from all various agencies, including the Town of West Seneca, our intent is to open Queen City Meadery at 200 Center Road, Suite 105 in October 2018.

For more information on the various types of mead, please visit our website at:
<http://queencitymeadery.com/about>

The Owners and Structure

Queen City Meadery is an LLC that has three owners.

Brian Bookmiller - Vice President of Operations
Robert Schweizer - Vice President of Mead Operations
Ken Voelker - Vice President of Sales and Marketing

Both Robert Schweizer and I are award winning mead makers, with each of us having over 20+ years of business operations experience. Ken Voelker has over 20+ years of Sales and Marketing experience and will primarily focus on educating the public on our business and promoting product awareness.



The Location and Operations

At the stated location of 290 Center Road, Suite 105, we intend to use the location for the following:

- **Production of Mead**

Using the most current fermentation methods, we can create meads that are ready for sale in weeks or months, depending on the recipe. In order to produce our mead, we will be partnering with New York State companies such as Walker Wine Juice in Forestville, NY and Waterloo Container in Waterloo, NY. We will also be looking to partner with local beekeepers and local farms to source a variety of honey and fruits. Our fermentation process will be completed in 1 bbl stainless steel barrels. Mead is fermented around 62 degrees and smells like honey; the smell may also vary dependent upon the various fruits, spices, grains and/or hops that may also be used in the fermentation process. The mead production will be done inside our business location and does not create a lot of noise. Our production goal will start out at approximately 240 gallons of mead per month.

- **Distribution**

Queen City Meadery intends to sell our product to local bars, restaurants and other retail establishments in the Western New York area. Our bonded wine license will allow us to have a tasting room, which we will have on-site at our business location; this tasting room will attract customers to West Seneca from around the state and Canada. We will utilize our tasting room to sell our product, and will look at the potential to further engage with other WNY businesses to sell their products. As we grow, our intent is to expand our sales and distribution to other states.

- **Tasting Room**

The tasting room will be in the front of our location and will be approximately 20x30 feet. We will have a small bar at the far end of the room. At the bar, we will serve individual glasses and flights of Mead, to allow customers to sample our different varieties.

The tasting room will also sell mead by the bottle. We will sell branded merchandise and other items that are of interest to mead enthusiasts.

The tasting room hours will be limited but subject to change depending on demand.

Monday	Closed
Tuesday	Closed
Wednesday	Closed
Thursday	3 PM-8 PM
Friday	2 PM-8 PM
Saturday	12 PM-8 PM
Sunday	12 PM-4 PM

Thank you for your consideration! Please let me know if you have any questions.

Brian Bookmiller
Co Owner and VP of Operations

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 Lots-102, 103 and 104, of the Ebenezer Lands shown on Map Cover-58.

Bounded and described as follows:

Beginning at a point on the Northerly line of Center Road 65.00 feet West of the Easterly line of Lot-102; thence Northerly parallel to the easterly line of lot-102, 88.00 feet; thence westerly parallel to the northerly line of Center Road 43.00 feet; thence Northerly parallel to the easterly line of Lot-102, 212.00 feet; thence easterly parallel to the northerly line of Center Road, 654.22 feet; thence Southerly 300.00 feet to a point on the Northerly line of Center Road said point being 611.22 feet East of the point of beginning measured along the northerly line of Center Road; thence westerly along the Northerly line of Center Road 611.22 feet to the point or place of beginning.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.


Part 1 - Project and Sponsor Information			
Name of Action or Project: Queen City Meadery LLC at Wimbledon Plaza			
Project Location (describe, and attach a location map): 290 Center Raod, West Senenca NY 14224- Attached			
Brief Description of Proposed Action: Special permit is required along with enviromental impact form to open business that serves alcohol.			
Name of Applicant or Sponsor: Brian Bookmiller\Queen City Meadery		Telephone: 716-807-5326	
		E-Mail: bbookmiller@queencitymeadery.com	
Address: 172 Hillpine Rd			
City/PO: Cheektowaga		State: NY	Zip Code: 14227
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		1550 Sq FT acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

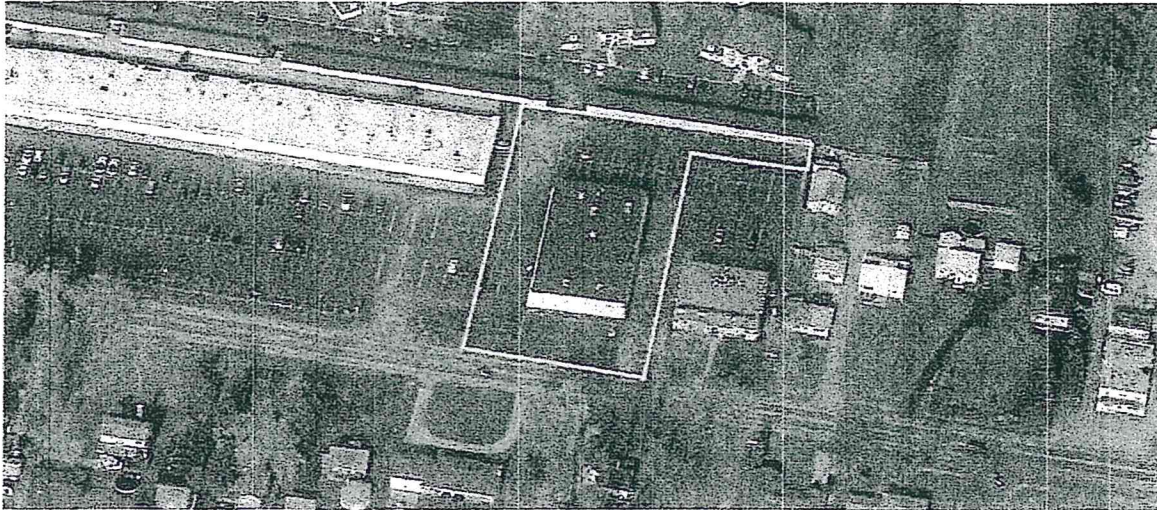
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Brian Bookmiller

Date: 6/29/18

Signature: 

Identification of the Subject Property:*Aerial View - outline is approximate*

The subject property is located on the northern side of Center Road (SR 16) in the Town of West Seneca, County of Erie and State of New York. The property is further identified as follows:

<u>Legal Address</u>	<u>SBL #</u>	<u>Site Dimensions</u>
290 Center Road	134.14-2-8.12	148' X Irregular

Ownership / Sales History and Occupancy:

As of the date of this report the reputed ownership of the property is in the name of Santo J. Bueme and Carl Bueme with a mailing address of 220 Center Road, West Seneca, New York 14224. The following table compares the historical market activity to the appraisal conclusion.

History	Date	Liber/Page	Sale Price	\$/SF
Last Market Sale	N/A	N/A	N/A	N/A
Current Listing	N/A	N/A	N/A	N/A
Current Contract	N/A	N/A	N/A	N/A
Appraisal Conclusion:				
As Is Market Value	4/10/2015	N/A	\$1,370,000	\$69.08

The subject has not transferred in an arm's length transaction within the past five years. I am not aware of any transactions or contracts involving the subject property other than if noted above.

As of April 10, 2015 the property was owner & tenant occupied operating at 92% occupancy.

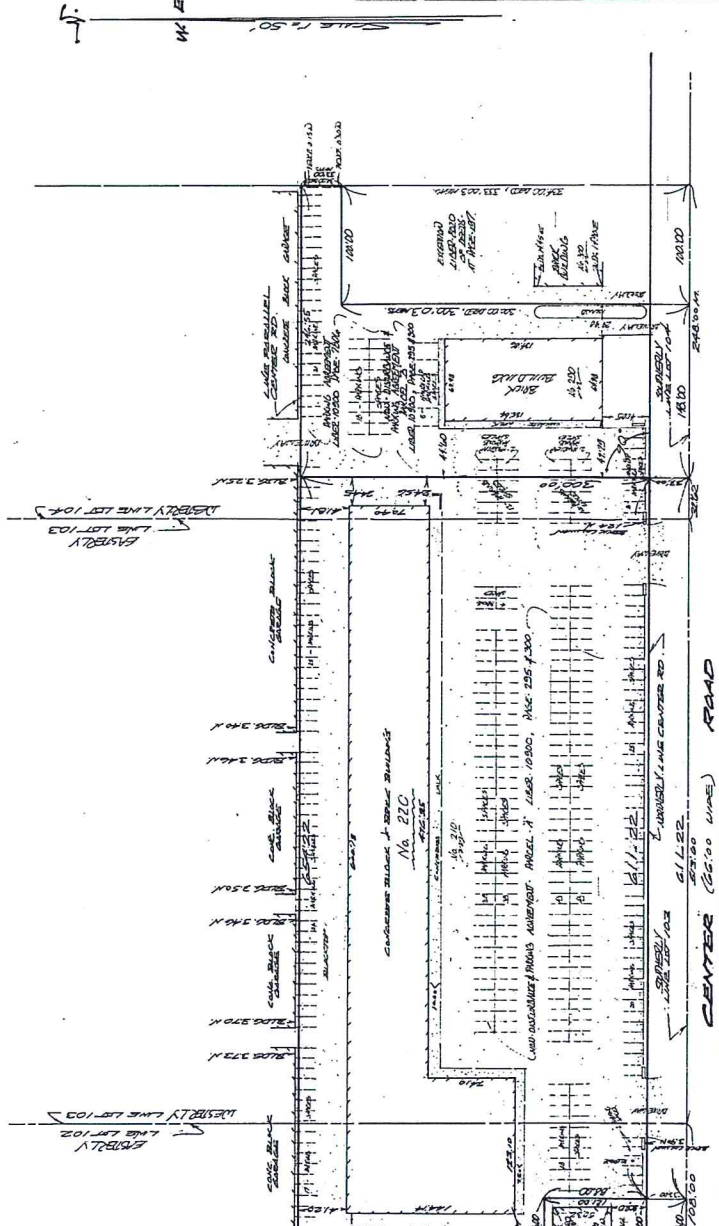
PREMISES SITUATED IN
TOWN OF WEST SENeca
ERIE COUNTY, NEW YORK
PART OF LOTS 102, 103, & 104 TOWNSHIP 13, RANGE 3
COVER 5B

ALL RIGHTS RESERVED
NO PART OF THIS MAP
SHALL BE REPRODUCED
OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY
INFORMATION STORAGE
RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION
OF THE SURVEYOR.

NO PART OF THIS MAP
SHALL BE REPRODUCED
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RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION
OF THE SURVEYOR.

TOWN OF WEST SENeca
SET BACK REQUIREMENTS:
FRONT SET BACK - (if parking is from) 30'
SIDE LINE SET BACK - Residential - 30'
Commercial - 5'
REAR SET BACK - 30'

CONSIDERED BETWEEN LINES
AT PACE 0.3 BARS AND
AFFECT THEREAFTER

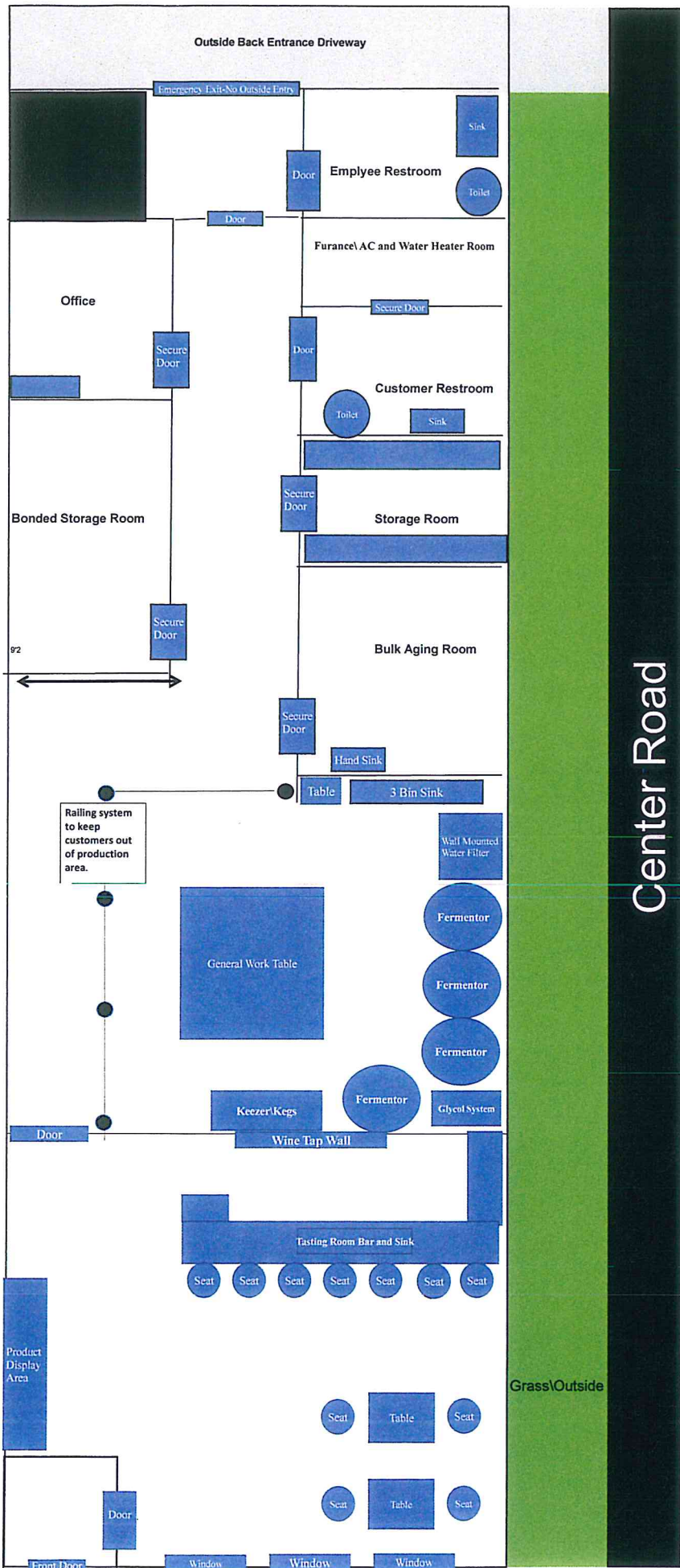


AWARDED: DECEMBER 1, 2003
BY SURVEYOR

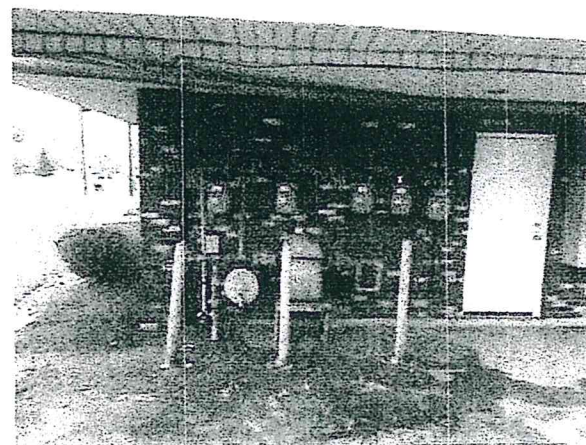
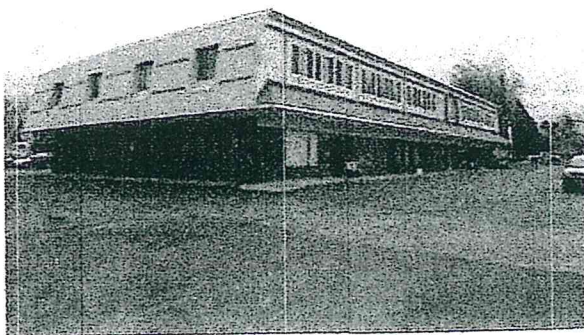
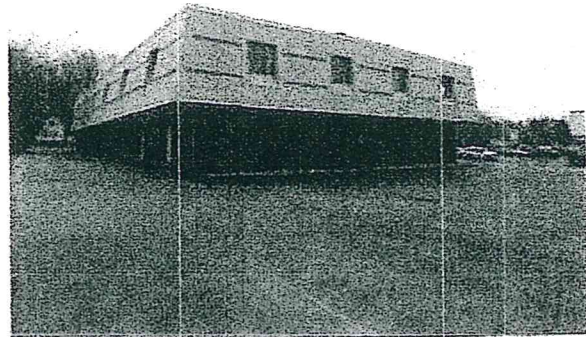
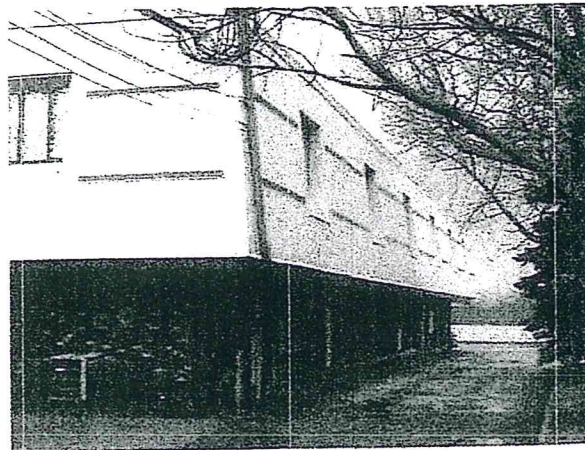
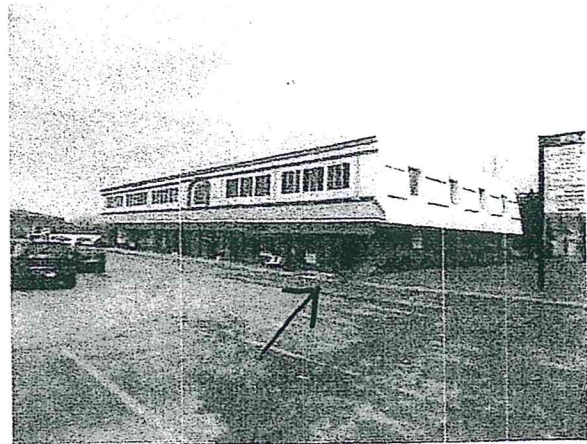
346 ANKAS SPACES
17,400 SQ. FT. ANKAS SPACES
387,700 SQ. FT. ANKAS SPACES

MARSHALL L. MILL PIS
KRAUSE AND GANTZER
LAND SURVEYORS
ESTABLISHED 1870
13 OLEAN STREET
EAST AURORA
NEW YORK, 14032
Phone (716) 685-0018
Fax (716) 685-2818

110,195, 0719
L.L. 541

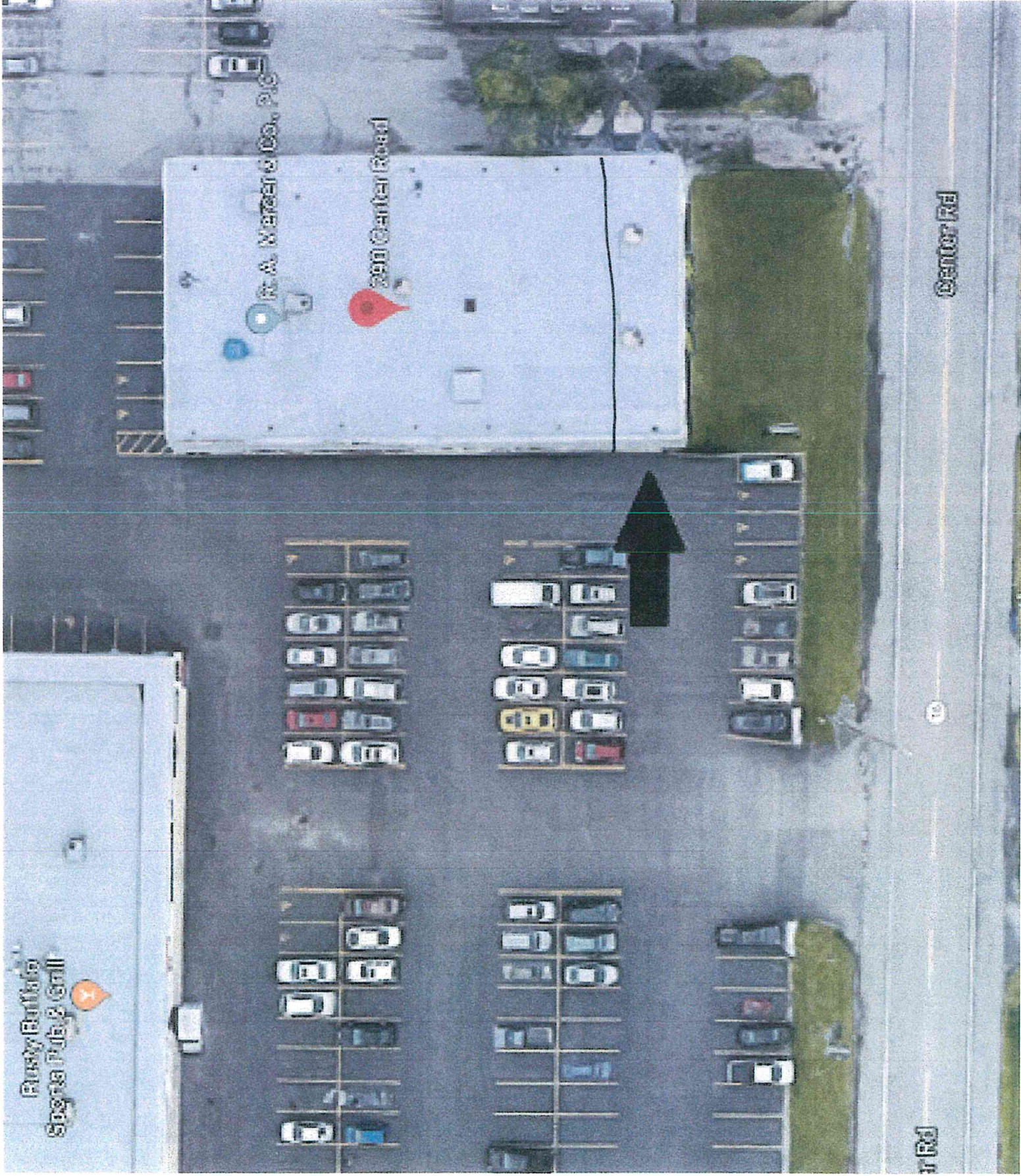


Subject Photographs:





Queen City Laundry 290 Center Road, STE 105
View #2



Rusty Bar/Grill
Sports Pub & Grill

R. A. Verzere Co., P.C.

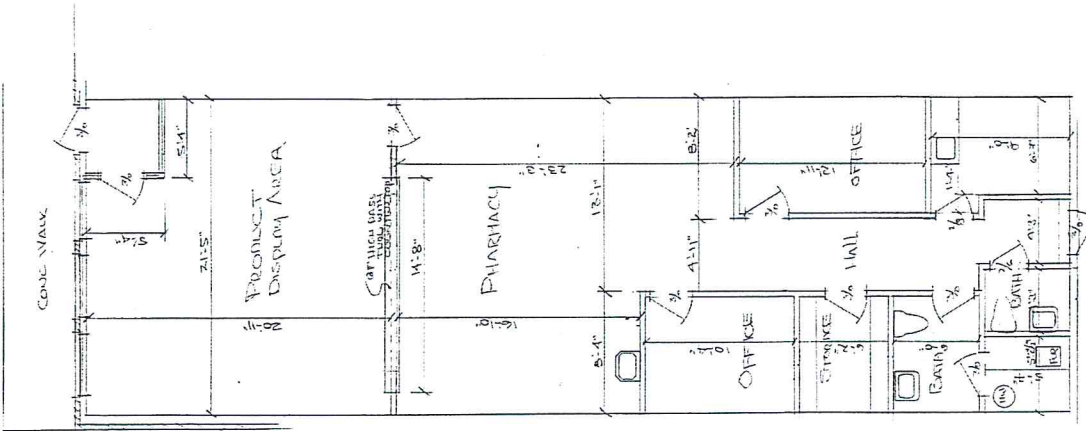
290 Center Road

Center Rd

19

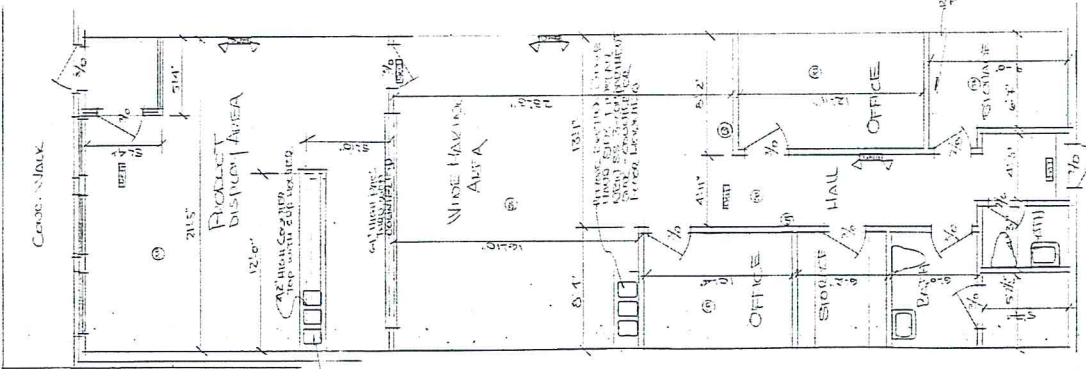
Center Rd

PLAZA PARKING AREA



EXISTING FLOOR
1/4" = 1'-0"

PLAZA PARKING AREA



NEW PROPOSED FLOOR
1/4" = 1'-0"

- 1. 1/4" = 1'-0"
- 2. 1/4" = 1'-0"
- 3. 1/4" = 1'-0"
- 4. 1/4" = 1'-0"
- 5. 1/4" = 1'-0"
- 6. 1/4" = 1'-0"
- 7. 1/4" = 1'-0"
- 8. 1/4" = 1'-0"
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- 10. 1/4" = 1'-0"
- 11. 1/4" = 1'-0"
- 12. 1/4" = 1'-0"
- 13. 1/4" = 1'-0"
- 14. 1/4" = 1'-0"
- 15. 1/4" = 1'-0"
- 16. 1/4" = 1'-0"
- 17. 1/4" = 1'-0"
- 18. 1/4" = 1'-0"
- 19. 1/4" = 1'-0"
- 20. 1/4" = 1'-0"

DATE

CONTRACTOR TO CHECK ALL DIMENSIONS
AND LOCATIONS OF ALL FIXTURES
AND EQUIPMENT TO BE INSTALLED
AND REPORT TO ARCHITECT
AND APPROVED FOR CONTRACTORS

ALL WORK SHALL BE DONE IN ACCORDANCE
WITH THE CITY OF NEW YORK
BUILDING CODE AND ALL APPLICABLE
LAW AND REGULATIONS
AND SHALL BE SUBJECT TO THE INSPECTION
OF THE CITY ENGINEER

THE ARCHITECT ASSUMES NO LIABILITY
FOR THE ACCURACY OF THE DIMENSIONS
OR LOCATIONS OF THE FIXTURES
AND EQUIPMENT SHOWN ON THESE
PLANS UNLESS THE CONTRACTOR
ADVISES HIM OF ANY DISCREPANCY
BEFORE THE COMMENCEMENT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE
FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM
THE CITY ENGINEER AND ALL
APPLICABLE AGENCIES AND
FOR OBTAINING ALL NECESSARY
INSURANCE COVERAGE

ALL WORK SHALL BE DONE IN ACCORDANCE
WITH THE CITY OF NEW YORK
BUILDING CODE AND ALL APPLICABLE
LAW AND REGULATIONS
AND SHALL BE SUBJECT TO THE INSPECTION
OF THE CITY ENGINEER

Engineer not responsible for any site inspections
not shown on these plans. The contractor
shall be responsible for all site inspections
and shall be subject to the inspection
of the City Engineer. The contractor
shall be responsible for obtaining all
necessary permits and approvals from
the City Engineer and all applicable
agencies and for obtaining all necessary
insurance coverage.



Do Not Scale Drawings

DATE	1/1/16
PROJECT NO.	210 CENTRAL PARK
CLIENT	210 CENTRAL PARK
SCALE	AS SHOWN
DATE	1/1/16
SCALE	AS SHOWN

All dimensions shown on these drawings are to be taken from the center of lines unless otherwise indicated. The contractor shall be responsible for obtaining all necessary permits and approvals from the City Engineer and all applicable agencies and for obtaining all necessary insurance coverage.

These drawings are prepared in accordance with the provisions of the City of New York Building Code and all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals from the City Engineer and all applicable agencies and for obtaining all necessary insurance coverage.