

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE OCTOBER 12, 2018

FILE # SPR 2018-11

PROJECT NAME SITE PLAN REVIEW OF CURRENT SITE

PROJECT LOCATION (Include address and distance to nearest intersection)

APPLICANT JUSTIN + SARAH HARMON PH/FAX _____

ADDRESS 821 SENECA CREEK RD.

PROPERTY OWNER SAME PH/FAX _____

ADDRESS SAME

ENGINEER/ ARCHITECT NA PH/ FAX _____

ADDRESS _____

SBL # 135.06-5-30

PROJECT DESCRIPTION (Include all uses and any required construction)

RESIDENTIAL USE IN FRONT AND BUSINESS USE IN REAR.

SIZE OF LOT (acres) 2.92 ACREAGE TO BE REZONED NA

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

NA

EXISTING ZONING R-65A + M-1 PROPOSED ZONING SKMP

EXISTING USE(S) ON PROPERTY RESIDENTIAL + BUSINESS.

PROPOSED USE(S) ON PROPERTY SAME

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

RESIDENTIAL ALONG SENECA CREEK, FEW BUSINESS IN REAR.

PUBLIC SEWER YES NO _____ PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

NONE

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 10/12/2018 BY J. Tolson

PLANNING BOARD MEETING DATE 11/01/2018

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

To whom it may concern,

The property we own at 821 Seneca Creek road in West Seneca is both our residential property and a business property. Any business activity is in the appropriately zoned area located in the rear. Like many properties on Seneca creek, the property has dual zoning. The property was purchased because of its zoning which allows us to have acreage as part of our residence and the ability to store equipment for the business. We had a new house built closer to the road and had the existing house knocked down. No concerns from neighbors have ever been brought to our attention regarding the nature of our property.

We have our small seasonal landscape business utilizing part of the lot for storage. This consists of a metal garage that was on the property at the time of purchase. At least 90% of the week the property and garage are only used for personal/residential purposes as no work is conducted onsite. Business activities include loading landscape trailers with mowers and other landscape tools and putting it all back at the end of the workday. Under normal circumstances, this equals to one hour in the morning and one hour at the end of the day Monday through Friday during traditional business hours.

Currently, we park 3 trucks to the left of the garage out of sight from the road. The business is licensed and insured. As previously stated, all services are performed offsite. This area is used for storing and loading/unloading. Customers do not come to our property. Most equipment is stored within the structure. There are a few trailers, snow machines and a tractor which are parked behind the garage adjacent to the business residing next door. Employees park on the right side behind the fence (approximately 2-4 cars between April-November), also not in view from the road. Recently, the fence has been extended where the previous home had been demolished to provide further blockage.

Electric is run from the side of the house to the garage in the back. The property is our primary residence so there was no reason to separate meters/accounts. The business, home and property are owned by the same party. The cable is only separated due to configurations needed for alarm system and it was already installed prior to the new home being built. The concerns related to our property were not brought to our attention until midway through the build. We spoke to the previous Code Officer immediately and wanted to address whatever the concerns were before the home was completed however we never received a response after that day. As they were doing our final inspections, we were informed that our final C.O would be withheld pending further assessment of our property by the Planning board.

Sincerely,

Justin and Sarah Harmon

PARALLEL WITH THE EAST LINE OF LOT 255
453.00'

ASPHALT DRIVE

PARALLEL WITH THE WEST LINE OF LOT 255

648.94'

Truck parking

equipment storage

Employee parking

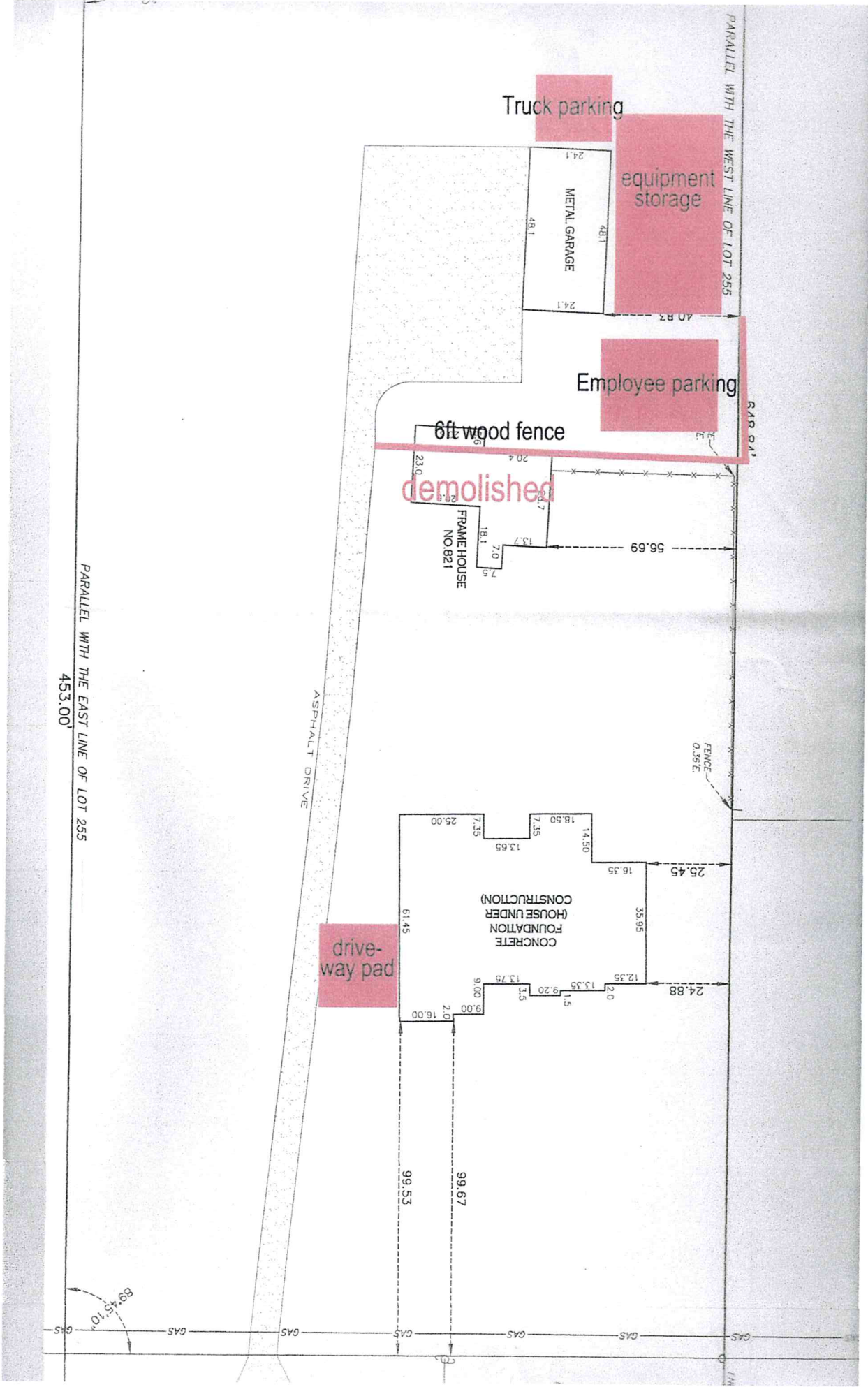
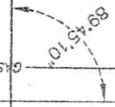
6ft wood fence
demolished

FRAME HOUSE
NO. 821

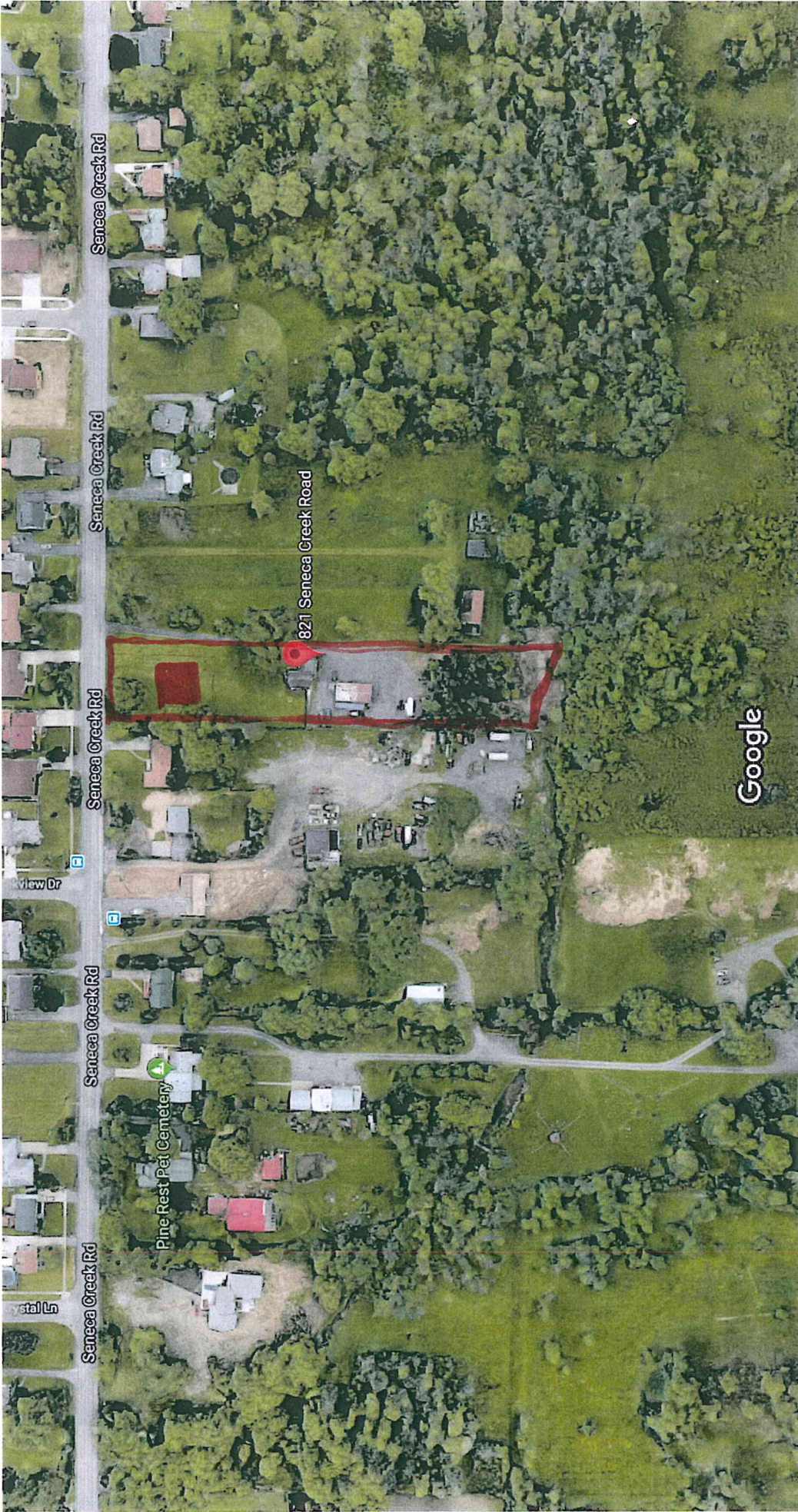
CONCRETE
FOUNDATION
(HOUSE UNDER
CONSTRUCTION)

drive-way pad

FENCE
0.38E.



Google Maps 821 Seneca Creek Rd



Imagery ©2018 Google, Map data ©2018 Google 100 ft