

# TOWN OF WEST SENECA

## APPLICATION FOR REZONING - SPECIAL PERMIT

### TO BE COMPLETED BY APPLICANT

DATE 2/27/19

FILE # 2019-03

PROJECT NAME THE CRICK

PROJECT LOCATION (Include address and distance to nearest intersection)  
3364-3385 CLINTON STREET WEST SENECA, NY 14224 .1 Miles From Union

APPLICANT ROBERT JEMIOLO PH/FAX \_\_\_\_\_

ADDRESS 2924 SHENANDOAH DRIVE HAMBURG, NY 14075

PROPERTY OWNER ROBERT JEMIOLO PH/FAX \_\_\_\_\_

ADDRESS 2924 SHENANDOAH DRIVE HAMBURG, NY 14075

ENGINEER/ ARCHITECT N/A PH/ FAX \_\_\_\_\_

ADDRESS \_\_\_\_\_

SBL # 124-20-10.2

PROJECT DESCRIPTION (Include all uses and any required construction)  
Rezoning Special Use Permit Serving Alcohol  
C2 to C2(S)

SIZE OF LOT (acres) 1.52 ACREAGE TO BE REZONED 1.52

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

EXISTING ZONING C2 PROPOSED ZONING C2(S)

EXISTING USE(S) ON PROPERTY Vacated Restaurant

PROPOSED USE(S) ON PROPERTY Re Open Restaurant

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET  
Residential to West + North // Office/Commercial to East.

PUBLIC SEWER YES  NO

PUBLIC WATER YES  NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Not Required.

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

### TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 02/28/2019 BY J. Jansen

PLANNING BOARD MEETING DATE 03/14/2019

TOWN BOARD MEETING DATE \_\_\_\_\_

Dear Town of West Seneca,

I own the property at 3369-3385 Clinton Street in West Seneca, NY and have interest in opening as a full service restaurant. The property is currently zoned as C2 and I would like to have it rezoned with a special permit to serve alcohol to conform to current town code; this special permit had been previously granted and expired after one year of non-use. Due to the magnitude of this project, the restaurant will be opened in phases rather than all at once. Here are the proposed phases:

Phase 1 – Open the kitchen at 3377 Clinton Street (left side of commercial building) for catering and potentially a commissary kitchen to generate cash flow for this large space. I am just finalizing items needed for inspection and this should be operational within the next 30 days.

Phase 2 – Open a small café/bistro in the rear portion of 3377 Clinton with approximately 15-20 seats including the small bar that currently exists there. The bar itself will only seat a maximum of 6 customers and will require a liquor license along with a special permit to serve alcohol. The timeframe for this phase to be completed by is September 2019. The hours of operation for this space will be as follows:

11AM – 9PM Monday-Friday

10AM – 9PM Saturday and Sunday

Phase 3 – Open the bar in the front portion of 3373 Clinton Street (right side of commercial building) along with the kitchen in the rear portion of the building. This space requires the greatest commitment of time and money and will be the last to be operational. The timeframe for this phase to be completed by is January 2020. I will require a liquor license for this bar and the special permit to serve alcohol should cover this space along with the space at 3377 Clinton Street. The bar/restaurant's hours of operation will be as follows:

11AM-11PM Monday – Friday

10AM-11PM Saturday and Sunday

Please contact me with any questions or concerns that you may have.

Thank you,

Robert Jemiolo

2924 Shenandoah Drive

Hamburg, NY 14075

Phone: 716-367-7557

Email: [rjemiolo@verizon.net](mailto:rjemiolo@verizon.net)

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

2/28/19

## SCHEDULE A

### PARCEL "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, and being known as the easterly part of Lot No. 28 of said Village, and bounded as follows:

Northerly by Clinton Street, 35 feet, easterly by the easterly line of said Lot, southerly by the Big Buffalo Creek and westerly by a line parallel with the east line of said Lot and distant 35 feet westerly therefrom, about 380 feet, containing more or less.

### PARCEL "B"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, and being a portion of the easterly part of Lot No. 28 of said Village, and bounded and described as follows:

COMMENCING at a point in the southerly line of Clinton street, at the distance of 35 feet westerly from the easterly boundary of Lot No. 28, said point being the northeast corner of premises herefore conveyed by Warranty Deed dated July 1, 1903 and recorded July 3, 1093 in Erie County Clerk's Office in Liber 959 of Deeds at page 467; thence southerly along the westerly boundary of lands so conveyed as aforesaid and on a line, parallel to the easterly boundary of the lands, so conveyed as aforesaid and on a line, parallel to the easterly boundary of said Lot No. 28, 151 1/2 feet; thence westerly at right angles, to said last mentioned line 5 feet; thence northerly on a line parallel to the easterly boundary of said Lot 151 1/2 feet to the southerly line of Clinton Street; and thence easterly along the southerly line of Clinton Street 5 feet to the place of beginning.

### PARCEL "C"

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 the 5,000 acre Germain Purchase, and according to a Map of a portion of which Tract of Purchase laid out and surveyed by Peter Emslie, a Map whereof was made and filed in the Erie County Clerk's Office under cover No. 102 and is known as the Map of the Village of Middle Ebenezer, the premises hereby conveyed are known and designated as Lot No. 29.



