

# TOWN OF WEST SENECA

## APPLICATION FOR REZONING - SPECIAL PERMIT

### TO BE COMPLETED BY APPLICANT

DATE 02/15/19

FILE # 2019-02

PROJECT NAME The Vault

PROJECT LOCATION (Include address and distance to nearest intersection)  
3036 Seneca St., West Seneca, N.Y. 14224 (corner of Seneca St & Center St.)

APPLICANT The Vault Restaurant & Lounge LLC PH/FAX \_\_\_\_\_

ADDRESS 49 Marigold St., Buffalo, N.Y. 14215

PROPERTY OWNER 3036 Seneca St. LLC PH/FAX (716) 824-7200

ADDRESS 101 Slade Ave., West Seneca, N.Y. 14224

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

ADDRESS \_\_\_\_\_

SBL # 134.13-4-2

PROJECT DESCRIPTION (Include all uses and any required construction)

Restaurant & Sports Bar

SIZE OF LOT (acres) 198.77 x 320 ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Center Street

EXISTING ZONING C-2 PROPOSED ZONING Alcohol use C-2(s)

EXISTING USE(S) ON PROPERTY VACANT BLDG.

PROPOSED USE(S) ON PROPERTY Service of Alcohol

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

Commercial

PUBLIC SEWER YES  NO

PUBLIC WATER YES  NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Permit for service of Alcohol

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

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

DATE RECEIVED 02/20/2019 BY [Signature]

PLANNING BOARD MEETING DATE 03/14/2019

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

TOWN BOARD RESOLUTION DATE \_\_\_\_\_

SCHEDULE "A"

PARCEL "1"

1. 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 west  $\frac{1}{2}$  of Lot No. 127 of the Ebenezer Lands as laid out on a map filed in the Erie County Clerk's Office under Cover No. 58, bounded and described as follows:-

COMMENCING at a point in the center line of Center Road, distant 40 feet easterly from the northwesterly corner of said Lot No. 127 according to a monument to determine the west line of said Lot No. 127 placed by White & Getman, Surveyors, July 1924, said monument being placed on the westerly line of said Lot No. 127 at a point where same intersects the southerly line of said Center Road; thence southerly and parallel with the westerly line of said Lot No. 127, 262.83 feet to the center of Seneca Street; thence southeasterly along the center line of Seneca Street to a point where said center line of Seneca Street is intersected by a line drawn parallel with and 140 feet easterly from the said westerly line of said Lot No. 127; thence northerly parallel with said westerly line of said Lot No. 127 to the center line of Center Road; thence westerly along the center line of Center Road, 100 feet to the place of beginning.

PARCEL "2"

ALSO 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 west  $\frac{1}{2}$  of Lot No. 127, of the so-called Ebenezer Lands, bounded and described as follows:-

BEGINNING on the southwest corner of said Lot No. 127, being the center of Seneca Street; thence running north along the west line of said Lot No. 127, 237.60 feet to the center of Center Road; thence east along the center line of Center Road 30 feet; thence south and parallel with the west line of said lot, 256.52 feet to the center of Seneca Street; thence along the center of Seneca Street 35.43 feet to the place of beginning.

PARCEL "3"

ALSO ALL THAT OTHER PIECE OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, known and distinguished as being part of Lot No. 128 of the Ebenezer Lands, so-called, bounded and described as follows:-

BEGINNING on the southeast corner of said Lot No. 128 being the center of Seneca Street; thence running north along the east line of said Lot No. 128, 237.60 feet to the center of Center Road; thence west along the center of said Center Road 30 feet; thence south and parallel with the east line of said lot, 218.68 feet to

SCHEDULE "A" continued

the center of Seneca Street; thence easterly along the center of Seneca Street 35.43 feet to the place of beginning.

PARCEL "4"

ALSO ALL THAT OTHER PIECE OR PARCEL OF LAND situate in the Town of West Seneca, County of Erie and State of New York, being part of the west ½ of Lot No. 127 of the Ebenezer Lands, so-called as shown on map filed in the Erie County Clerk's Office under Cover No. 58, bounded and described as follows:-

BEGINNING in the center of Center Road at a point distant 30 feet easterly from the northwesterly corner of said Lot No. 127 according to a monument to determine the west line of said Lot No. 127 placed by White and Getman Surveyors, July 1924, said monument being placed on the westerly line of said Lot No. 127 at a point where the same intersects the southerly line of said Center Road; running thence southerly and parallel with the westerly line of said Lot No. 127, 256.52 feet to the center of Seneca Street; thence southeasterly along the center of Seneca Street 11.81 feet to a point 10 feet easterly measured at right angles to the said last described line; thence northerly and parallel with the westerly line of said Lot No. 127, 262.83 feet to the center of said Center Road; thence westerly along the center of said Center Road to the place of beginning.

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Law Office of  
**Ralph C. Lorigo**

101 SLADE AVENUE  
WEST SENECA, NEW YORK 14224  
(716) 824-7200

RALPH C. LORIGO  
ROBERT R. VARIO  
ROBERT BATTISTA

Facsimile No. (716) 824-8728  
(not for service of process)

MARY BETH AQUILINE  
FRANK J. JACOBSON  
JOSEPH C. LORIGO  
JON F. MINEAR\*

\*Also Admitted in FL

February 15, 2019

Francesca Falzone, Esq.  
215 Hampshire Street  
Buffalo NY 14213

RE: 3036 Seneca Street, West Seneca


Dear Francesca:

This letter will confirm that on November 14, 2018, I entered into a lease with Barbara Laster to the lease the property at 3036 Seneca Street, which I own.

The lease is to operate a restaurant and sports bar. It is my understanding that they have incorporated the name "The Vault Restaurant and Lounge" and will be operating under that name.

This letter is to confirm to the Town of West Seneca that I am fully aware the tenant intends to serve alcoholic beverages at the premises. This facility has been used as a restaurant/bar for decades. If there is any question, please have any town official contact me directly.

Very truly yours,



RALPH C. LORIGO

RCL:maw

January 24, 2019

Town of West Seneca  
1250 Union Rd.  
West Seneca, NY 14224

Re: The Vault  
Application for Rezoning  
Special Permit

To Whom It May Concern:

Please be advised that I, Barbara Laster, am the sole owner manager of "The Vault Restaurant and lounge, LLC," a limited liability company formed in the State of New York. It is my intention to open a Restaurant and Bar at 3036 Seneca St. West Seneca, NY 14224.

The Restaurant will serve a variety of American style foods. The Restaurant and Bar will be open from Monday through Wednesday for dinner service from 4:00 p.m. until 11:00 p.m.; Thursdays will be open from 4:00 p.m., until 1:00 a.m.; and Fridays and Saturdays will be open from 4:00 p.m. until 3:00 a.m. Reservations will be accepted. A carryout service will be available in addition to dining in. The restaurant will be closed on Sundays.

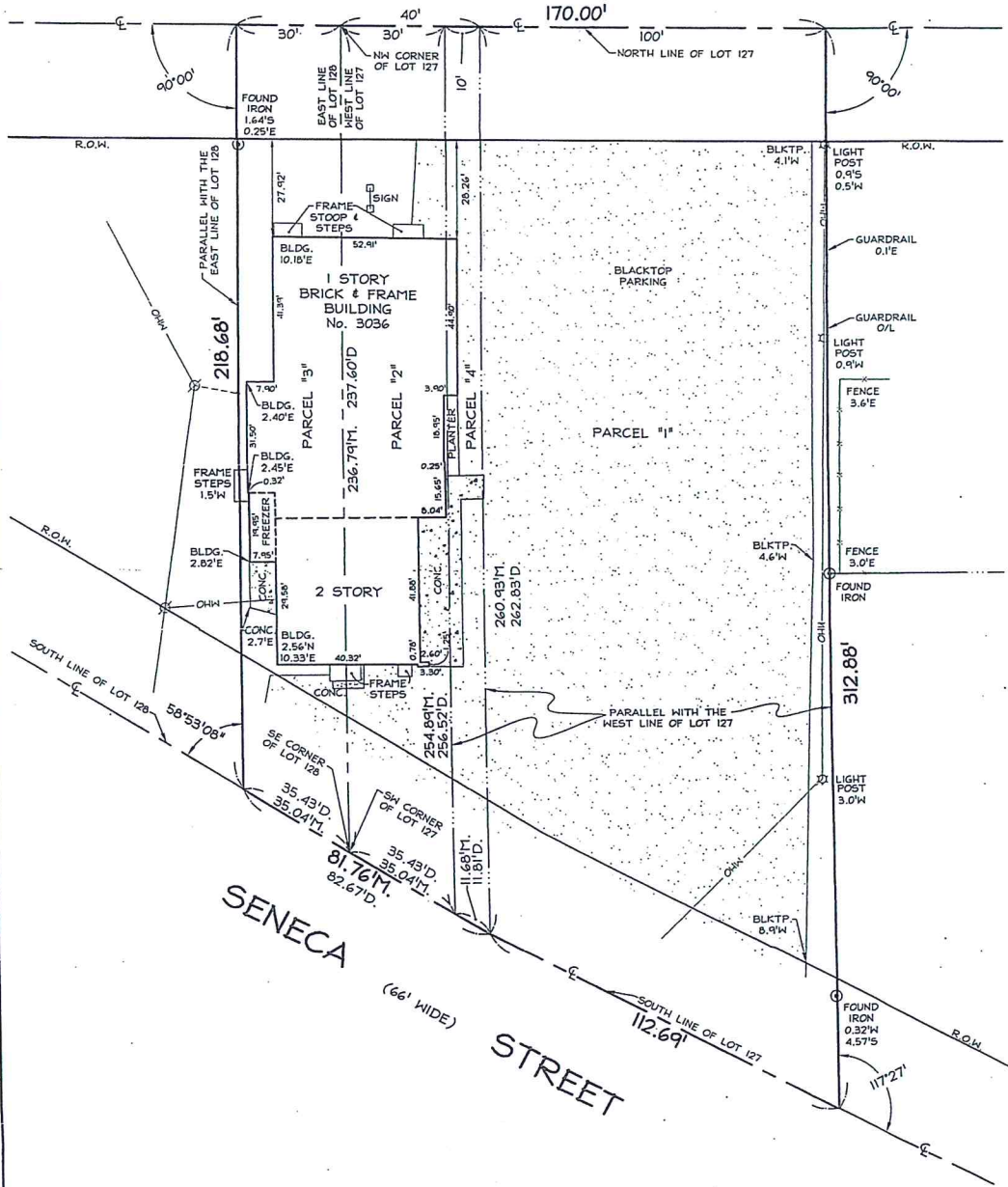
I do intend to serve alcohol on premises once a Liquor license from New York State is received. I will also be employing security personal during the hours of operation.

Respectfully Submitted,

s/Barbara Laster  
Barbra Laster



# CENTER (WIDTH VARIES) ROAD



This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

*Melvin J. ...*

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

PART OF LOT 127 & 128 OF THE EBENEZER LANDS		COUNTY OF ERIE		STATE OF NEW YORK		SCALE: 1"=30'
LOCATION: TOWN OF WEST SENeca						
KIND	DATE	REQUESTED BY			JOB NO.	
SURVEY	08/14/13	LAW OFFICE OF RALPH C. LORIGO			13J2-0862	

**Nussbaumer & Clarke, Inc.**  
 Engineers and Surveyors  
 3556 Lake Shore Road  
 Buffalo, New York 14219-1494  
 (716) 827-8000