

TOWN OF WEST SENECA



CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

TOWN SUPERVISOR
SHEILA M. MEEGAN

TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY JR.

TO: Honorable Town Board

FROM: Jeffrey Schieber
Code Enforcement Officer

DATE: August 21, 2019

RE: 1005 Center Rd

Dear Honorable Town Board Members:

A request has been made by the owner of the above captioned address for a Home Occupation. For reference, these are regulated by Chapter 120, Article IIIC, out of Town Code, which outlines the procedure and outlines numerous restrictions. The zoning of this property is R-65A, which meets the criteria outlined in code section. The process requires the Town Board to refer this item to the Planning Board for review and recommendation. This recommendation will then be presented to Town Board for your final approval. Enclosed are documents which detail the requested Home Occupation.

If you have any questions, please contact my office.

JS:sl
Attach.

APPLICATION FOR HOME OCCUPANCY
USE PERMIT

DATE 8/2/19
TYPE OF PROPERTY: Single Family

(714) 473-8553
PHONE NUMBER

SINGLE
DOUBLE _____

1005 Center Road
ADDRESS OF PROPERTY

OTHER _____

Bonnie Sciri
OWNER OF PROPERTY

APPLICANT IF DIFFERENT
FROM OWNER

ZONING CLASSIFICATION R 65A

- ATTACHED COPY OF SURVEY
 ATTACHED COPY OF FLOOR PLAN SHOWING
 HOME OCCUPATION SECTION OF DWELLING
N/A ATTACHED PARKING PLAN

HOME OCCUPATION FOR:

Home Bakery

HOME OCCUPATION DEFINED: 120-64
AN ACCESSORY USE OF A DWELLING UNIT FOR GAINFUL EMPLOYMENT
INVOLVING THE MANUFACTURER, PROVISION, OR SALE OF GOODS AND/
OR SERVICES.

APPLICANT MUST ANSWER ALL OF THE FOLLOWING:
THERE IS NO OTHER HOME OCCUPATION PERMIT EXISTING TO THE PIECE OF
PROPERTY NOW BEING APPLIED FOR:

- | | | |
|--|------------|-----------|
| | ----- | ----- |
| | YES | <u>NO</u> |
| A.) WILL THE OCCUPATION BE CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING? (NO OUTDOOR SALES) | ----- | ----- |
| | YES | <u>NO</u> |
| B.) IS THE OCCUPATION CLEARLY INCIDENTAL AND SECONDARY TO THE PRINCIPAL USE OF THE DWELLING? | ----- | ----- |
| | <u>YES</u> | NO |
| C.) WILL THE HOME OCCUPATION CHANGE THE PRINCIPAL CHARACTER OF THE DWELLING? | ----- | ----- |
| | YES | <u>NO</u> |
| D.) WILL THERE BE MORE THAN ONE EMPLOYEE OTHER THAN IMMEDIATE FAMILY MEMBERS RESIDING ON THE PREMISES? | ----- | ----- |
| | YES | <u>NO</u> |
| E.) WILL LESS THAN 25% OF FLOOR AREA OF ONE (1) STORY OF THE DWELLING BE DEVOTED TO THE HOME OCCUPATION? | ----- | ----- |
| | <u>YES</u> | NO |
| F.) WILL THERE BE ANY STOCK IN TRADE OR COMMODITIES SOLD, OTHER THAN INCIDENTAL SUPPLIES FOR AND CONSUMED IN THE CONDUCT OF THE HOME OCCUPATION? | ----- | ----- |
| | YES | <u>NO</u> |

G.) WILL ALL STORAGE OF MATERIALS, GOOD, SUPPLIES OR EQUIPMENT IN THE OPERATION OF THE HOME OCCUPATION BE HIDDEN FROM ANY STRUCTURE LOCATED ON THE PREMISES?

YES NO *scs*

H.) WILL THERE BE ANY MECHANICAL EQUIPMENT USED EXCEPT SUCH AS USED FOR DOMESTIC OR HOUSEHOLD PURPOSES (OR AS DEEMED SIMILAR TO POWER & TYPE) ?

YES NO

I.) WILL THE OCCUPATION REQUIRE ANY INTERNAL OR EXTERNAL ALTERATION OR INVOKE CONSTRUCTION FEATURES NOT CUSTOMARY IN A DWELLING?

YES NO

J.) WILL THE USE GENERATE ANY NOISE, VIBRATION, GLARE, FUMES, ODORS, OR ELECTRICAL INTERFERENCE BEYOND WHAT NORMALLY OCCURS IN THE APPLICABLE ZONING DISTRICT?

YES NO

K.) WILL ANY TRAFFIC BE GENERATED BY THE HOME OCCUPATION IN GREATER VOLUMES THAT WOULD NORMALLY BE EXPECTED IN A RESIDENTIAL NEIGHBORHOOD?

YES NO

K1) WILL ANY INCREASE IN PARKING BE NEEDED?

YES NO

K2) IF YES , WILL THE NEED BE MET WITH OFF STREET PARKING?

YES NO

K3) THERE WILL BE ONLY (1) NON ILLUMINATED NAME PLATE NOT EXCEEDING TWO BY TWO (2 x 2) FEET DISPLAYING THE OCCUPANT AND/OR THE NAME OF THE HOME OCCUPATION?

YES NO

I HAVE READ THIS QUESTIONNAIRE CAREFULLY AND COMPLETED THE NECESSARY APPLICATION REALIZING THAT IF ANY STATEMENT IS NOT TRUE MY HOME OCCUPATION PERMIT MAY BE DENIED OR VOIDED .

Ronni Jari 8/1/19

SIGNATURE OF APPLICANT DATE

SIGNATURE OF PROPERTY OWNER DATE
IF DIFFERENT FROM APPLICANT

REVIEWED BY *Dwight Busse*
BUILDING INSPECTOR

8/2/19

\$50.00

Application For Home Occupancy

8/20/19

To Whom It May Concern.

Hi my name is Bonnie Scirri, I reside at 1005 Center Road in West Seneca. I recently Purchase the house at this location with the intentions of building a small addition for my father to live with us in the near future.

I owned and closed my bakery, Bon Bon's Gluten Free Bakery which was located at 1298 Orchard Park Road, West Seneca. I closed the bakery on January 1st 2018 to help my father with my mom who had Alzheimer's. My mom became unexpectedly ill in March, and never got better. She died on April 20th 2018.

Since things have settled down in my life, I am ready to get back to baking. I am writing this letter, because I would be interested in doing my baking at my home. There is a small attached room off from the kitchen, 16' x 18' that I would be using to make my bake goods. With this letter I attached a layout of my home and where I would be doing the baking.

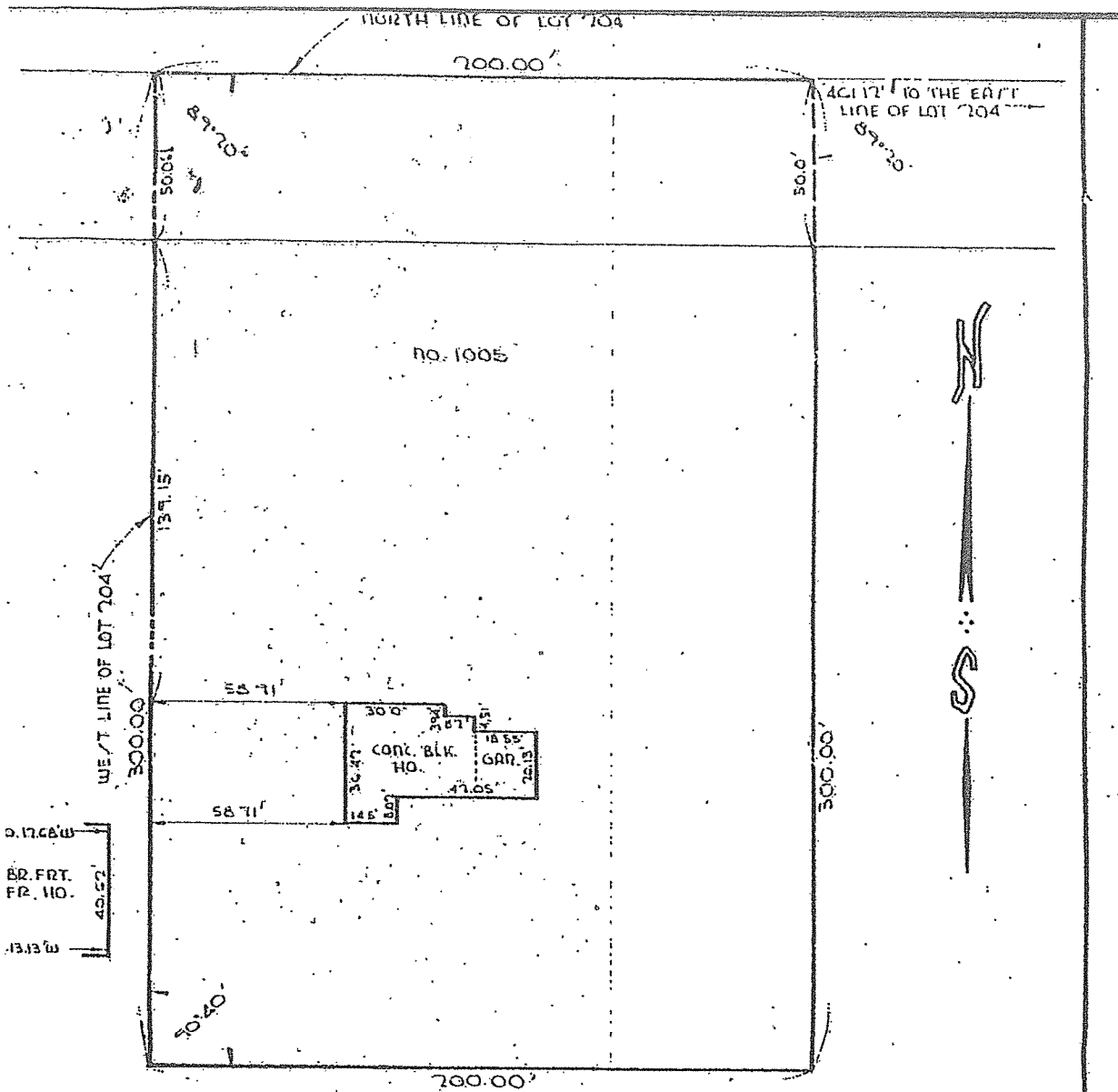
The majority of my baking will be wholesale, gluten free pizza crust to previous restaurants. I will also be baking for a few friends and customers, but these will also be delivered to their homes. If there were an occasional pick up at my residence, they would be far and few and only be to scheduled people I know.

I feel very confident that there will be no change in traffic flow. If there are any questions or concerns that you may have, please feel free to call me at

I would also like to thank you for your time and consideration.

Sincerely,

Bonnie Scirri



SURVEY OF		NO. 1005 CENTER ROAD	
LOCATION PART OF LOT 704, COVER 58, WEST SENECA, ERIE CO., N.Y.			
DATE	10-17-64	SCALE	1" = 40'
RESURVEYED			
		ROY D. MILLARD LAND SURVEYOR WEST SENECA 24 N.Y. N.Y. STATE LICENSE NO. 2112 EXPIRES 12/31/66	

