

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 10-30-17

FILE# 2018-02

PROJECT NAME 1412 Ridge Rd

PROJECT LOCATION (Include address and distance to nearest intersection)
1412 Ridge Rd, Buffalo, NY 14218

APPLICANT J. Randy Steiner PH/FAX _____

ADDRESS 5 Wainwright Ct, Buffalo, NY 14221

PROPERTY OWNER Racali Holdings LLC PH/FAX _____

ADDRESS 5 Wainwright Ct, Buffalo, NY 14221

ENGINEER/ ARCHITECT _____ PH/FAX _____

ADDRESS _____

SBL# 142-08-6-63

PROJECT DESCRIPTION (Include all uses and any required construction)

Auto Repair Shop - no construction required

SIZE OF LOT (acres) .33 ACREAGE TO BE REZONED .33

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH Ridge Road - 105'

EXISTING ZONING C1 PROPOSED ZONING C2(S)

EXISTING USE(S) ON PROPERTY VACANT

PROPOSED USE(S) ON PROPERTY Auto Repair Shop

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET C1, C2

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 12/27/2017 BY Dolson

PLANNING BOARD MEETING DATE 01/11/2018

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 175.00

February 14, 1930

Description

PARCEL "A"

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 Lot No. 289, Township 10, Range 7 of the Buffalo Creek Reservation and according to a Map filed in the Erie County Clerk's Office under Cover No. 1193 is known and distinguished as Subdivision Lot No. 35 and being 35 feet front and rear, situate on the south side of Ridge Road, commencing 1,185 feet east of Abbott Road.

PARCEL "B"

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 Lot No. 289, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as Subdivision Lot Nos. 36 and 37, as shown on a Subdivision Map by White and Getman, Engineers and filed in the Erie County Clerk's Office under Cover No. 1193.

Warranty Deed

Victor Hill Land Company

To

Steve Kapetanovich

(No Search Vs Grantor)

Warranty Deed

Dated February 14, 1930

Acknowledged February 21, 1930

Recorded July 9, 1930

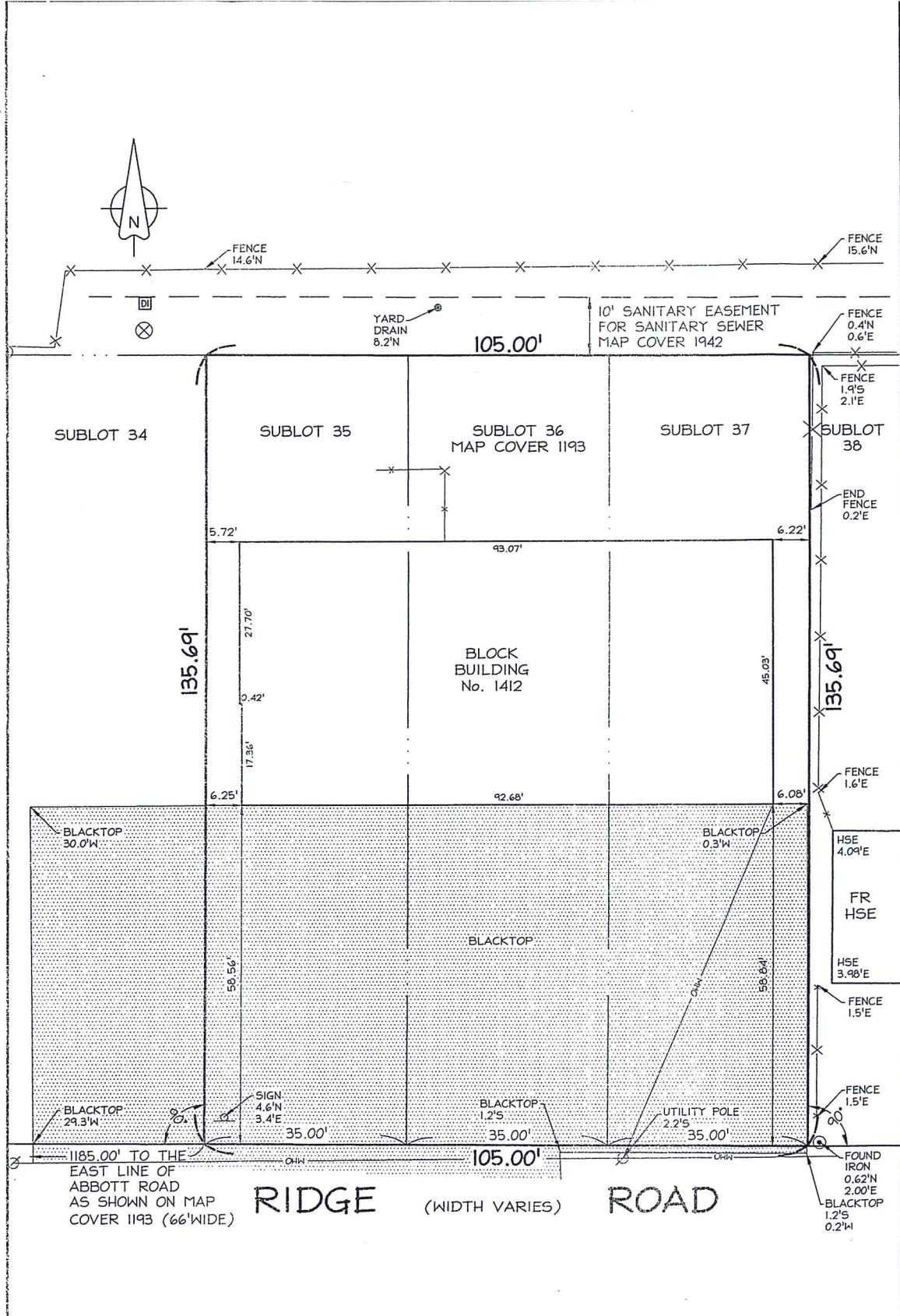
Liber 2064 of Deeds Page 375

Consideration \$1.00 and more

Conveys Parcel "A"



Proposed.



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

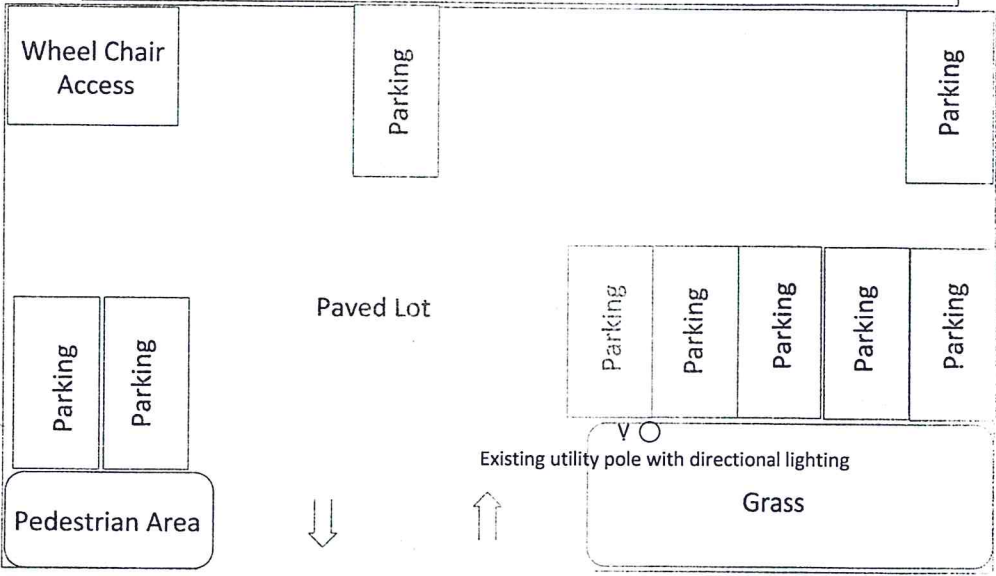
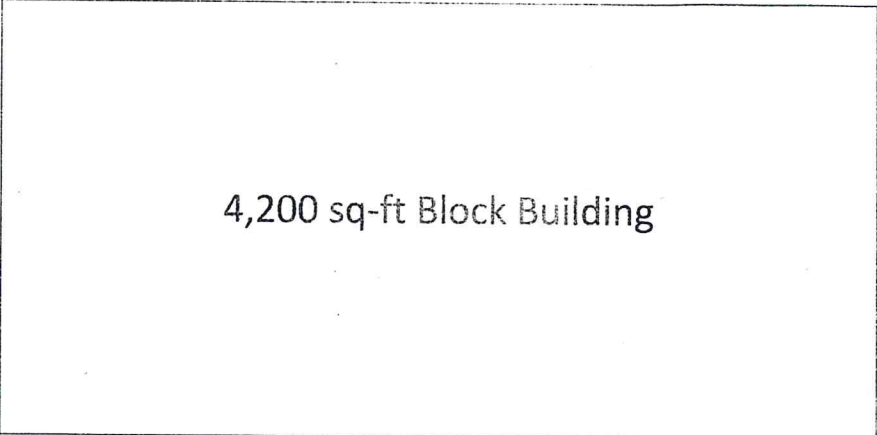
Nussbaumer & Clarke, Inc.
 ENGINEERS AND SURVEYORS
 509 Main Street, P.O. Box 516 | East Aurora, NY 14052
 (716) 655-1058 | (716) 655-1964 fax
 www.nussclarke.com
 Erie | Niagara | Chautauqua | Cattaraugus

BOUNDARY SURVEY
 - 1412 RIDGE ROAD -
 Part of Lot 289, Township 10, Range 7
 Buffalo Creek Reservation
 Town of West Seneca
 County of Erie, State of New York
 Date of Survey: 4/4/17 Scale: 1" = 20'

Thornton A. Kenyon
 Project No.: 16J3-0469A



Present



Ridge Road