

\$160.50

APPLICATION TO BOARD OF APPEALS

Tel. No. 716-633-2601

Appeal No. 2020-03

Date _____

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:

I (we) METZGER CIVIL ENGINEERING of 8245 STEPHAN DR
WILLIAMSVILLE NY 14221

, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE
DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT NO. _____,
DATED _____, 20____, WHEREBY THE BUILDING INSPECTOR DID DENY TO

- A PERMIT FOR USE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A CERTIFICATE OF ZONING COMPLIANCE
- AREA PERMIT

1. Applicant is the PROPERTY OWNER
 CONTRACTOR FOR THE WORK CONCERNED HEREIN
 PROSPECTIVE TENANT
 OTHER (Describe) _____

2. LOCATION OF THE PROPERTY 2810 N. AMERICA DR W. SENECA NY

3. State in general the exact nature of the permission required, ELECT 6' FENCE W/ BARS WIRE

4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. NA, dated _____, 20____.

5. REASON FOR APPEAL.

A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because: SEE ENCLOSED LETTERS

B. Interpretation of the Zoning Ordinance is requested because: _____

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section _____, Subsection _____, Paragraph _____ of the Zoning Ordinance, because: _____

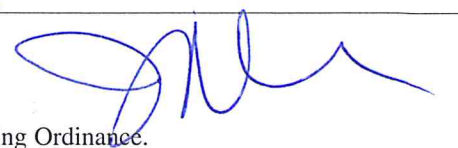

Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance 120-39(B) - 6' FENCE MAX HEIGHT
- 7' REQUESTED W/ BARS WIRE

2. Zoning Classification of the property concerned in this appeal M-1

3. Type of Appeal:
 Variance to the Zoning Ordinance.
 Interpretation of the Zoning Ordinance or Zoning Map
 Special or Temporary Permit or an extension thereof under the Zoning Ordinance.



4. A statement of any other facts or data which should be considered in this appeal. _____

* NO SIGNATURES REQUIRED - NOT ADJACENT TO ANY RESIDENTIAL
* NO BUILDING THERE - NEWLY APPROVED PROJECT.

Raine Logistics

December 30, 2019

Town of West Seneca
c/o Mr. Jeffrey Schieber - Code Enforcement Officer
West Seneca Town Hall
1250 Union Road – Room 210
West Seneca, NY 14224

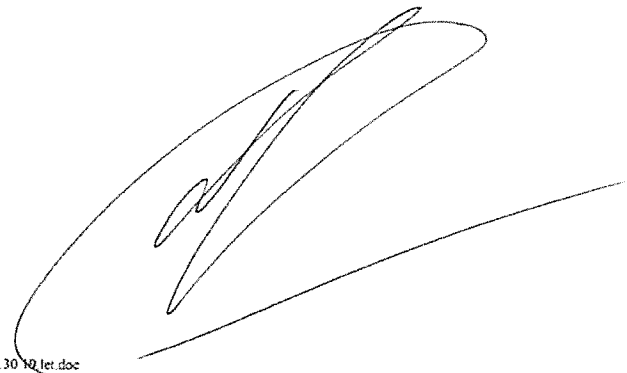
Re: Raine Logistics

To Whom it May Concern:

I hereby authorize Metzger Civil Engineering, PLLC, to represent Raine Logistics regarding all town approvals required for our new facility on North America Drive.

Sincerely,

Peter Kushnir
Owner



z:\mce\m1914 north america drive\correspondence\ince authorization 12.30.19\let.doc

Raine Logistics

December 26, 2019

Zoning Board of Appeals
c/o Mr. Jeffrey Schieber - Code Enforcement Officer
West Seneca Town Hall
1250 Union Road - Room 210
West Seneca, NY 14224

Re: Zoning Area Variance for Fencing

Honorable Board Members:

We are constructing a 14,300 ± square foot facility on North America Drive. The site lies within the "North America Center" business park and consists of 8.0 acres of land. We operate a logistics business that includes some short term warehousing of customer products.

As noted above, we will have customers' products stored on site in our building and at times the trucks and trailers will be staged outside of the building overnight while awaiting transfer.

We will rely strongly on a 6-foot tall chain link fence with barbed wire on top to provide a security barrier to deter theft of our clients' contents and vandalism to our trucks, trailers and building.

It is our understanding that the Town requires that even in a business park such a fence is allowed only through an area variance.

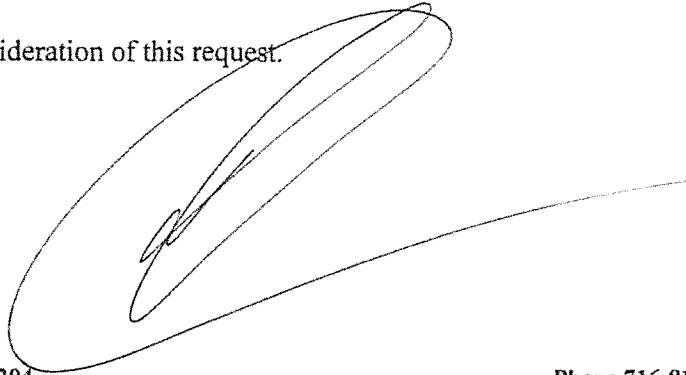
We are hereby requesting an area variance from the Town regulations to allow the construction of the fencing with barbed wire.

A site plan is enclosed depicting the limits of the fencing and a photo of the type of fencing with barbed wire proposed.

Thank you for your consideration of this request.

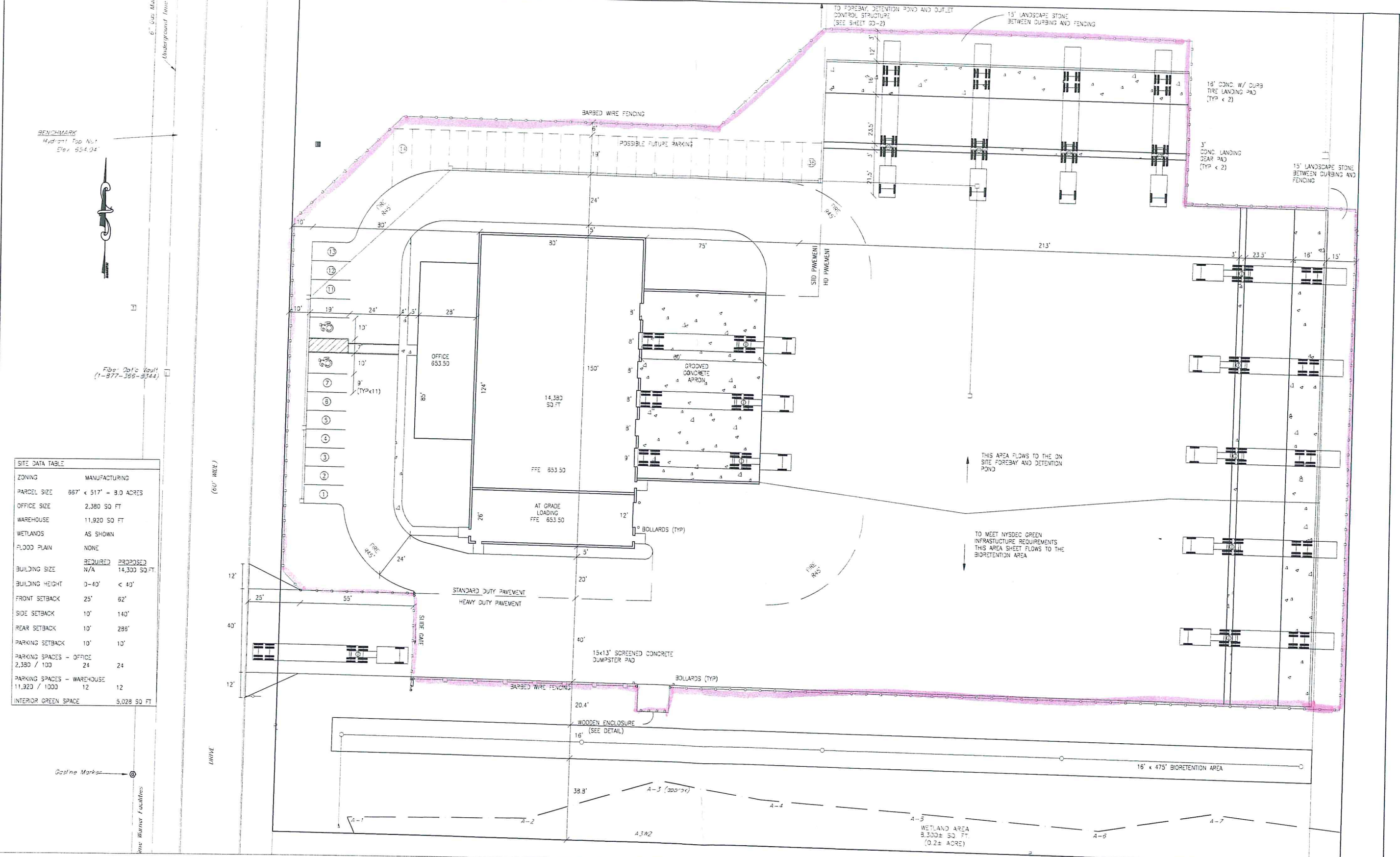
Sincerely,

Peter Kushnir
Owner



43 Hamburg Street - Buffalo, NY 14204

Phone 716-810-9471



SITE DATA TABLE		
ZONING	MANUFACTURING	
PARCEL SIZE	667' x 517' = 8.0 ACRES	
OFFICE SIZE	2,380 SQ FT	
WAREHOUSE	11,920 SQ FT	
WETLANDS	AS SHOWN	
FLOOD PLAIN	NONE	
BUILDING SIZE	REQUIRED	PROPOSED
	N/A	14,300 SQ. FT.
BUILDING HEIGHT	0-40'	< 40'
FRONT SETBACK	25'	62'
SIDE SETBACK	10'	140'
REAR SETBACK	10'	288'
PARKING SETBACK	10'	10'
PARKING SPACES - OFFICE	2,380 / 100	24
PARKING SPACES - WAREHOUSE	11,920 / 1000	12
INTERIOR GREEN SPACE	5,028 SQ FT	

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NOTES

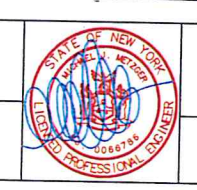
- 1) BASED ON SURVEY BY GRI DATED 05.15.19
- 2) THIS IS NOT A PROPERTY SURVEY

DESIGNED BY	ARH
DRAWN BY	ARH
CHECKED BY	JDM
CAD FILE	M1914
NOTE:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 2209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW
REVISIONS	DATE BY/CHK

MCE METZGER CIVIL ENGINEERING, PLLC

8245 SHERIDAN DR
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING



RAINE LOGISTICS
NORTH AMERICA DRIVE
TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

SITE PLAN - 1

SCALE	1"=20'
DATE	08/25/19
DWG NO	M-1914
DRAWING NO	SP-1

