

TOWN OF WEST SENECA

APPLICATION FOR REZONING

TO BE COMPLETED BY APPLICANT

DATE 01/12/2018

FILE# 2018-03

PROJECT NAME Beauty Salon

PROJECT LOCATION (Include address and distance to nearest intersection)
1420 Union Road, South of Center Rd

APPLICANT Marty + Michelle Monaco PH/FAX 445-3025

ADDRESS 145 Liberty Lane W. Seneca, NY 14224

PROPERTY OWNER 2855 Clinton St. Inc. PH/FAX 445-3025

ADDRESS 2855 Clinton St. W. Seneca, NY 14224

ENGINEER/ ARCHITECT F.J. Wailand Assoc. Inc (Agent) PH/FAX 674-9245

ADDRESS 3922 Seneca St W. Seneca, NY 14224

SBL# 134.67-5-5.1

PROJECT DESCRIPTION (Include all uses and any required construction)

Convert Existing former residence into a beauty salon with attendant parking on west end of property which exits on Union.

SIZE OF LOT (acres) .484 ACREAGE TO BE REZONED .242

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Union Road, 90' Frontage (East Property Line)

Graymont Ave., 90' Frontage (West Property Line)

EXISTING ZONING .242A-R65 PROPOSED ZONING C-1

EXISTING USE(S) ON PROPERTY Vacant Parcel

PROPOSED USE(S) ON PROPERTY Parking Lot w/ Landscaping

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

Union Side, C-1

Graymont Side, R-65

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Requesting rezoning of west end of parcel to C-1

Building Permit

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 01/12/2018 BY J. Felser

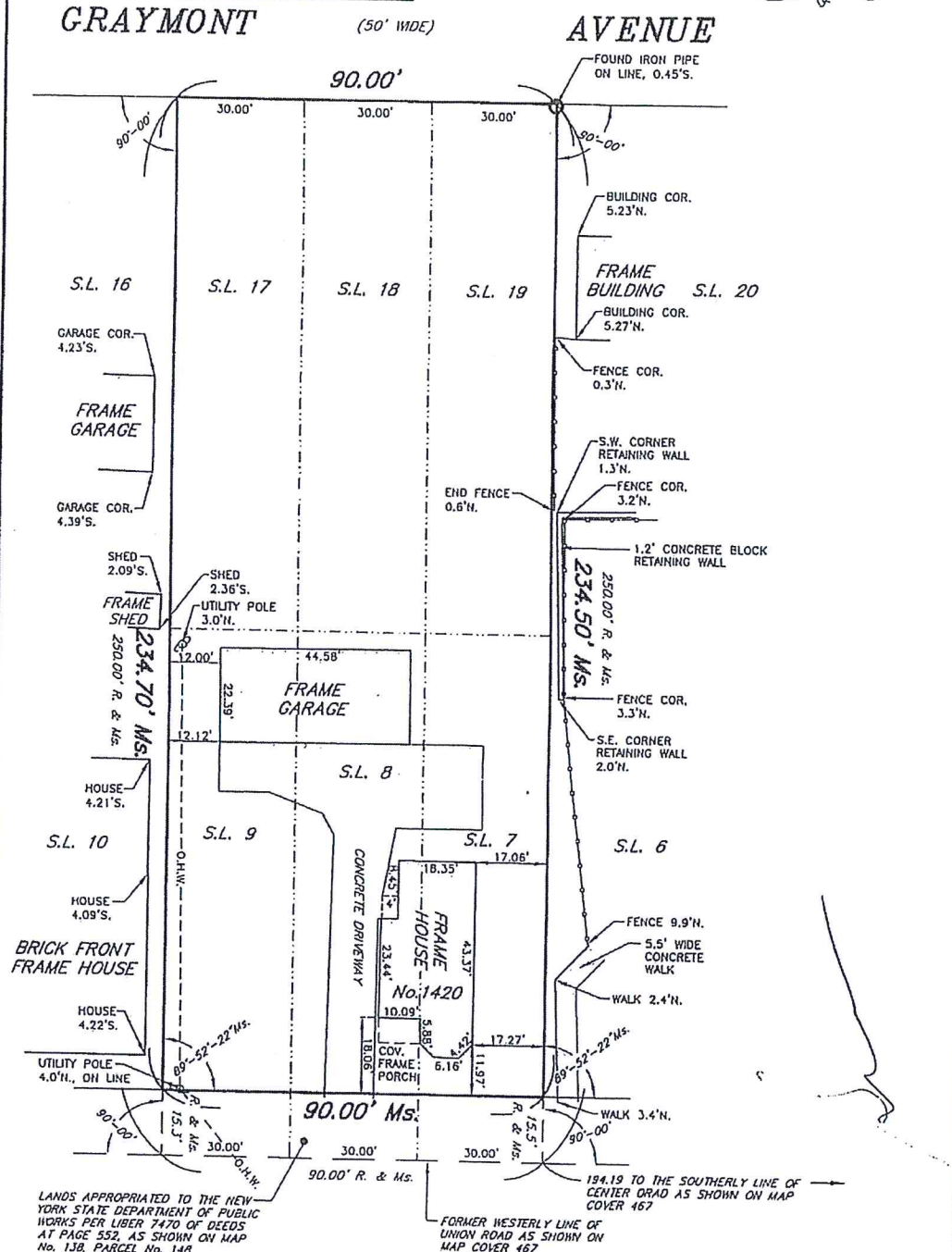
PLANNING BOARD MEETING DATE 02/08/2018

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

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

NOTE: 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.



UNION ROAD (WIDTH VARIES)
 S.L.'s 7,8,9,17,18,19 ~ BLOCK "D" ~ MAP COVER 467
 PART OF L 112 S T R OF THE EBENEZER LANDS
 VILLAGE OF WEST SENeca; COUNTY OF ERIE; STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

REVISION	
DATE	DESCRIPTION

SBL No. 134.67-5-5.1

KHEOPS
 ARCHITECTURE, ENGINEERING & SURVEY, DPC

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 Buffalo, New York 14202
 P. 716.849.8739
 F. 716.856.0981
 WWW.KHEOPSDPC.COM

DRAWN BY GEM SCALE 1"=30' JOB NO. 15NY001.40
 CHECKED BY DRH FIELD DATE 7-14-15
 CAD FILE 1420UNION-62805 OFFICE DATE 8-3-15
 BOOK 412 PAGE 55 MAP 62805

File No. Residential Surveys 12015 Surveys 15NY001.40 1420 Union Ref: C1001420UNION-62805.dwg. Plot Date: 8/5/2015. Plt. Style: FULL-BLACK.CTB

From: Rutkowski, Edward (DOT) [mailto:Edward.Rutkowski@dot.ny.gov]
Sent: Friday, October 14, 2016 3:00 PM
To: Jackie Felser
Subject: 1420 Union Road, Variance Request for Driveway Width and Parking Spaces, Town of West Seneca

Dear Ms. Felser,

New York State Department of Transportation (NYSDOT) reviewed the submission for the subject project and has the following comments:

Based on the information provided, it appears that the applicant is planning to operate a business at this location and retain the existing driveway, which is one lane wide. If the intent is to operate a business at this site, then NYSDOT **objects** to the Town granting a variance to allow the existing width of the driveway to remain. With a business operating at this location, the driveway should be designed to meet the NYSDOT standard width of 24 feet for a minor commercial driveway.

A NYSDOT Highway Work Permit will be required for any work located within the State Highway Right-of-Way of Union Road. More detailed plans will be required for the Highway Work Permit application. Additional site engineering review will be performed as part of the Highway Work Permit process. This correspondence does not constitute approval for the purpose of a Highway Work Permit. The applicant should direct the Highway Work Permit application and/or questions to:

Leon Pieczynski, South Erie Community Resident Engineer
New York State Department of Transportation
3754 Lakeview Road, Hamburg, New York 14075
(716) 649-2157 | Leon.Pieczynski@dot.ny.gov

If you have any questions, please feel free to contact me either by phone or email.

Sincerely,

Ed Rutkowski