

APPLICATION TO BOARD OF APPEALS

rel. No. _____

Appeal No. 2020-43

Date _____

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

I (we) DAVID SITTAL of SUTTON ARCHITECTURE

_____, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT 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 555 ORCHARD PARK RD W. SENECA NY

3. State in general the exact nature of the permission required, _____

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 LETTER

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]
Applicant's 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 120-20 (7)(j) - OPERATION REQUIRED TO BE CONTAINED TO BUILDING - OUTDOOR SEATING REQUESTED

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

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. _____

Building Inspector [Signature]



Q32-7156

Authorization of Representation and Project Summary

DATE: 05-22-20

Current Property Owner: (seller) Robert Funk
Future Property Owners (Purchaser) 555 Orchard Park Road LLC

PROJECT NAME: 555 Orchard Park Road redevelopment project
PROJECT ADDRESS: 555 Orchard Park Road

This document authorizes Sutton Architecture, PLLC to present the redevelopment project at the above stated address. Sutton Architecture shall submit the necessary documentation and provide representation at all Town Board meetings (including but not limited to – Town Board, Planning Board, Zoning Board of Appeal).

The current and future owners of this property agree to allow the Town and/or Planning Board to place restrictions and/or conditions upon the property, in order to allow the presented project to move forward.

Project Summary

There are three phases to this project:

Phase I: The proposed scope of work for this project is to convert the existing Masonry and steel building from Vehicle Storage to Mixed Use (including but not limited to: Restaurant, Brewery (with outdoor seating), Retail/Business).

This Building Has been Vacant for more than Three (3) years. The building will be restored and brought up to compliance with the 2020 Building code of New York State.

General Hours of operation are to be: Sunday – Wednesday – 11:00 am -12:00am
Thursday-Saturday- 11:00am- 2:00am (hours may be extended on occasion for special events)

Phase II: (future) proposed 20,000 sq. ft. two story mixed use building with retail/Business on the first floor and residential on the second floor.

General Hours of operation are to be: Monday – Friday – 8:00 am -9:00pm
Saturday- Sunday 10:00am- 5:00pm (hours may be extended on occasion for special events)

Phase III (Future) proposed 20,000 sq. ft. two story mixed use building with retail/Business on the first floor and residential on the second floor.

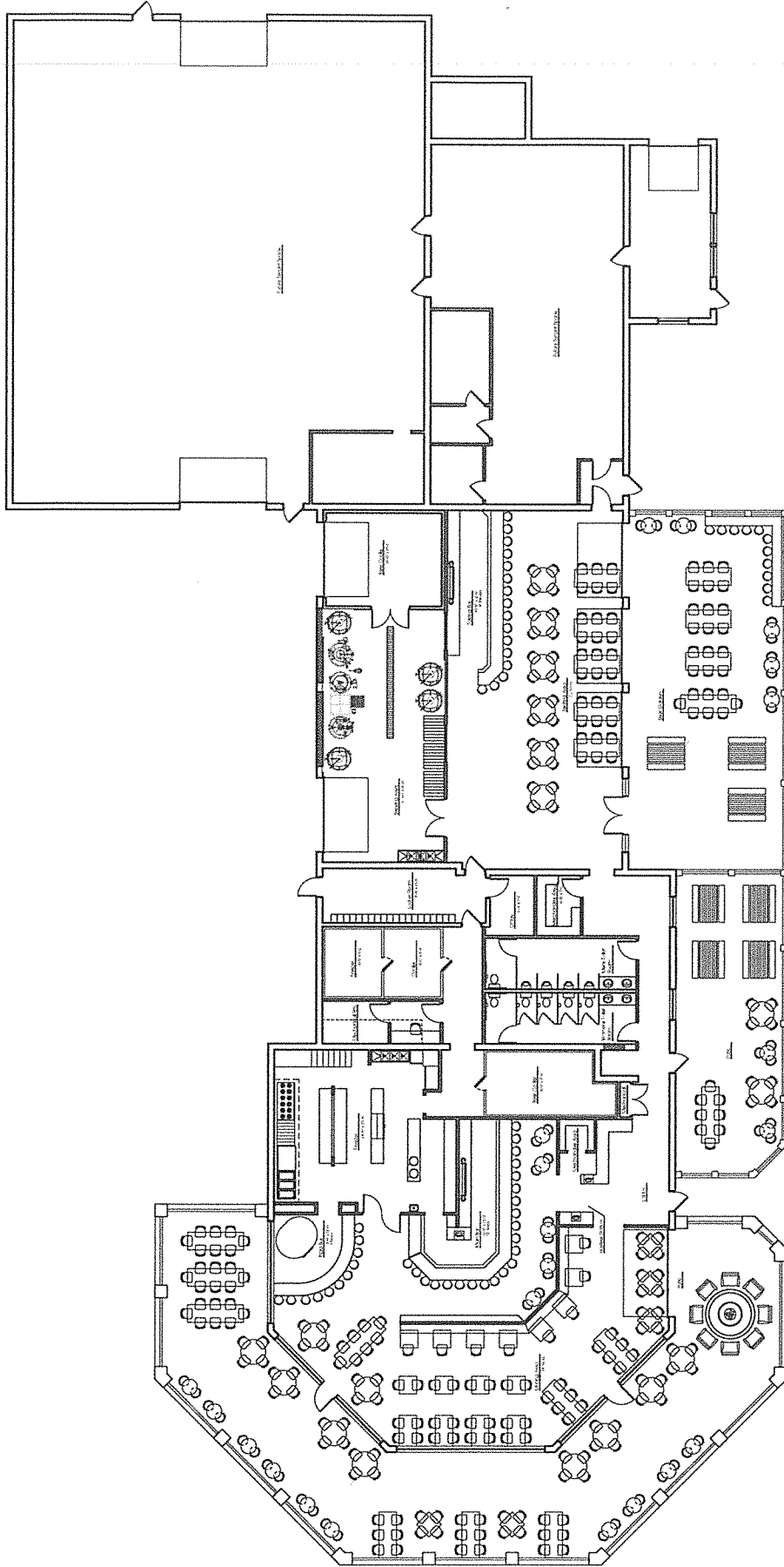
General Hours of operation are to be: Monday – Friday – 8:00 am -9:00pm
Saturday- Sunday 10:00am- 5:00pm
(hours may be extended on occasion for special events)

Sutton Architecture PLLC:

Current Property Owner:

David J. Sutton RA
Date: 05-22-20

Printed Name: Robert Funk
Date: _____



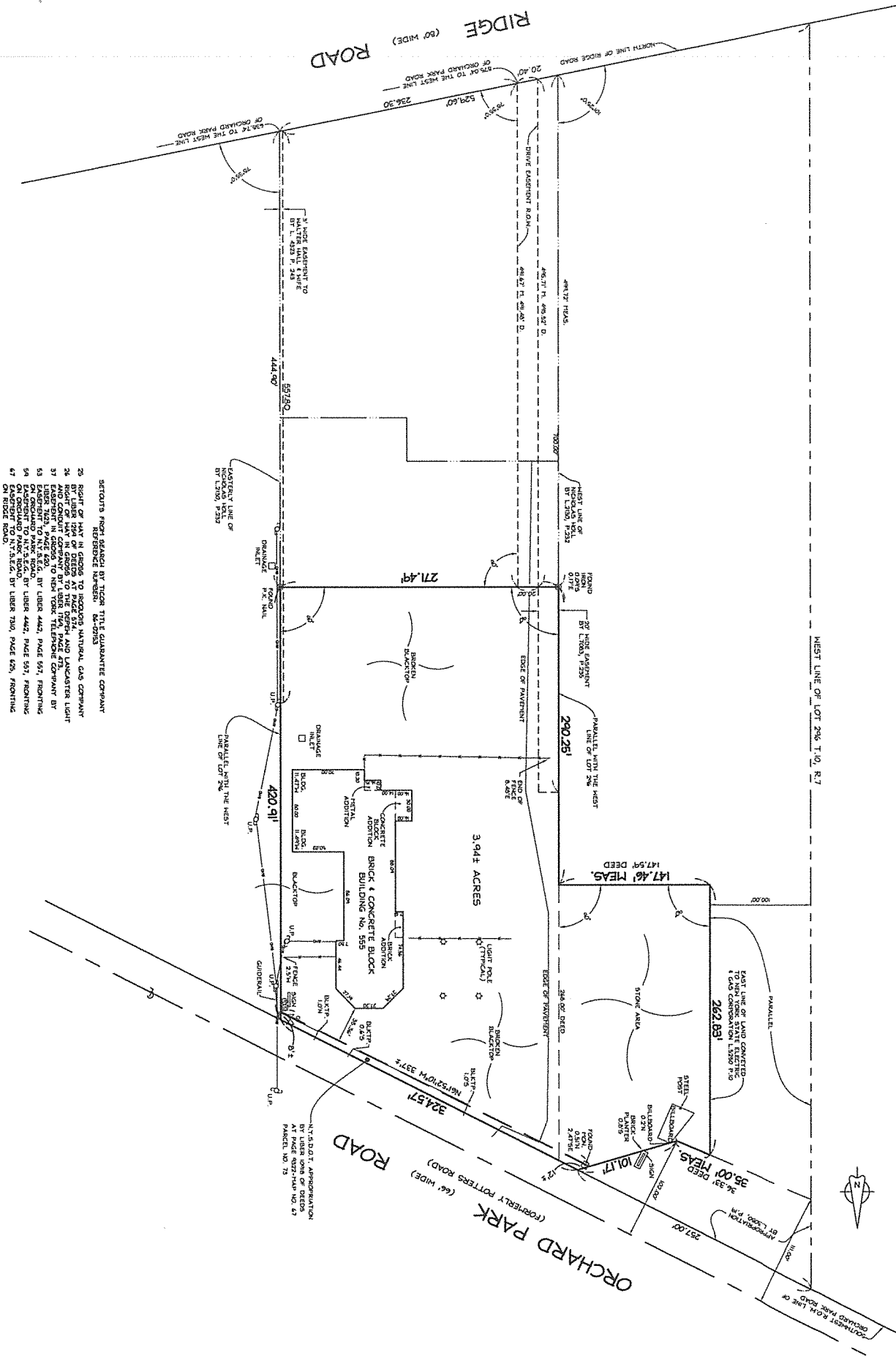
Concept Floor Plan

1/8" = 1'-0"

Concept Floor Plan For:
Steel Leaf Brewery

555 Orchard Park Road, West Seneca, NY 14224
 6/15/2020





- SETBACKS FROM SEASCO BY TIGER TILE & QUARTZITE COMPANY
 REFERENCE NUMBERS: 84-0763
- 25 RIGHT OF WAY IN GRASS TO ISCOROS NATURAL GAS COMPANY BY LIBER 1244 OF DEEDS AT PAGE 524
 - 26 AND CONDUIT COMPANY BY LIBER 1754 PAGE 473
 - 27 AND CONDUIT COMPANY BY LIBER 1754 PAGE 473
 - 31 LIBER 7423, PAGE 650 TO NEW YORK TELEPHONE COMPANY BY LIBER 4422, PAGE 551, FRONTING
 - 53 EASEMENT TO N.Y.S.E.C. BY LIBER 4422, PAGE 551, FRONTING
 - 54 EASEMENT TO N.Y.S.E.C. BY LIBER 4422, PAGE 551, FRONTING
 - 47 EASEMENT TO N.Y.S.E.C. BY LIBER 7300, PAGE 426, FRONTING ON RIDGE ROAD.

1556 Lake Shore Road, Suite 500, Buffalo, NY 14219
 P (716) 827-8000 F (716) 270-5091 www.nussbaumer.com

NUSSBAUMER & CLARK, INC.
 ENGINEERS AND SURVEYORS

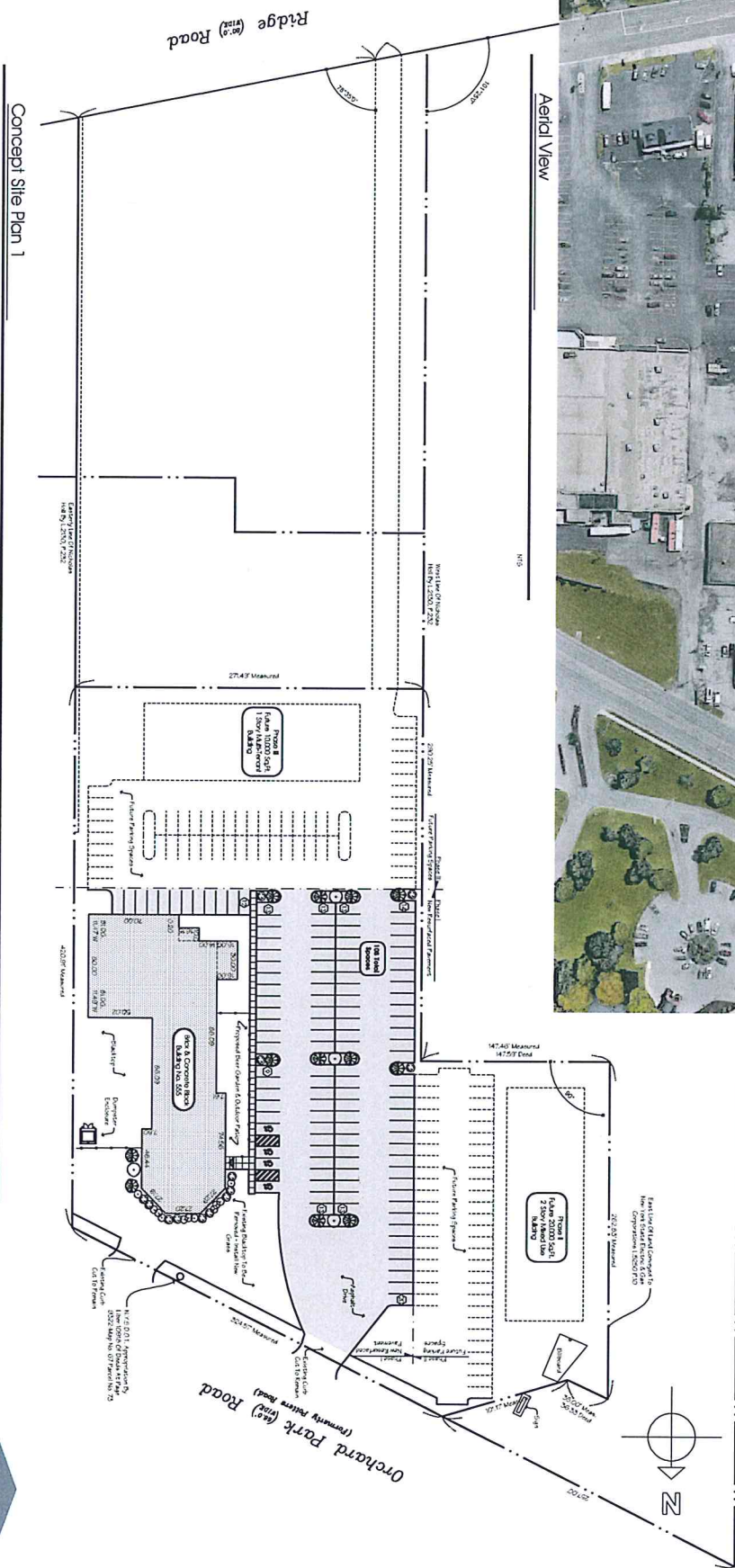
BOUNDARY SURVEY
 555 Orchard Park Road
 Buffalo Creek Reservation
 Town of West Seneca
 County of Erie, State of New York

Date of Survey 8/16/19 Scale: 1" = 60'

Project No.: 1922-1312



Aerial View



Concept Site Plan 1

| Site Data: | |
|---------------------------------|-------------------------|
| Total Site Area: | 171,627 sq./1.34 Acres |
| Building Areas: | 16,478 sq./0.3782 Acres |
| Existing: | -Restaurant |
| Proposed Phase I: | -Brewery |
| Proposed Phase II: | -Future Retail Tenant |
| Proposed Phase III: | -Future Retail Tenant |
| Total Coverage: | 10,000 sq./0.2295 Acres |
| Existing: | 10,000 sq./0.2295 Acres |
| Total Including Phase II & III: | 9.6 % |
| | 21.3% |

| Parking: | |
|-----------------------|--------------------------------------|
| Phase I: | -Restaurant |
| Phase II: | -121 Seats (2 Per 5 Seats) = 50 Req. |
| Phase III: | -50 Units (2 Per 5 Seats) = 28 Req. |
| Total Phase I: | 7,912 sq./6 Per 1000 sq/ = 40 Req. |
| Total Phase II: | 118 Req. - 120 Provided |
| Proposed Phase II: | -Future Retail Tenant |
| Proposed Phase III: | -Future Retail Tenant |
| Total Phase II & III: | 10,000 sq./6 Per 1000 sq/ = 50 Req. |
| Total Phase II & III: | 8 Units (2 Per Unit) = 16 Req. |
| Total Phase II & III: | 10,000 sq./6 Per 1000 sq/ = 50 Req. |
| Total Phase II & III: | 8 Units (2 Per Unit) = 16 Req. |
| Total Phase II & III: | 10,000 sq./6 Per 1000 sq/ = 50 Req. |
| Total Phase II & III: | 8 Units (2 Per Unit) = 16 Req. |

Concept Site Plan
 555 Orchard Park Road
 5/22/2020





Aerial Photo

N.T.S.



Existing Photo

N.T.S.



Concept Rendering

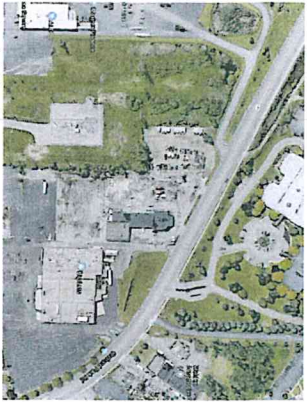
N.T.S.

Proposed Renovation For:

555 Orchard Park Road West Seneca, NY

5/22/2020





Aerial Photo

N.T.S.



Existing Photo

N.T.S.



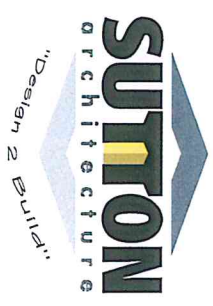
Concept Rendering

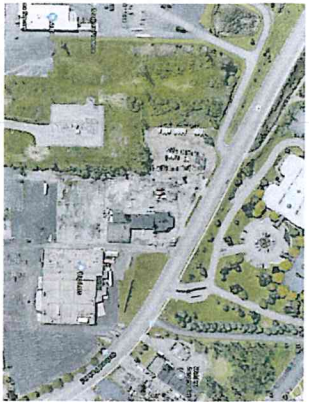
N.T.S.

Proposed Renovation For:

555 Orchard Park Road West Seneca, NY

5/22/2020





Aerial Photo

K172



Existing Photo

K178



Concept Rendering

K175

Proposed Renovation For:

555 Orchard Park Road West Seneca, NY

5/22/2020

