

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 9.18.20

FILE # 2020-08

PROJECT NAME REZONE REQUEST

PROJECT LOCATION (Include address and distance to nearest intersection) 3448 Clinton Street West Seneca, NY 14224 (0.1 miles)

APPLICANT Alexander Miller PH/FAX 481-4656

ADDRESS 23 W. Willowdale Dr. W. Seneca NY

PROPERTY OWNER SAME PH/FAX

ADDRESS

ENGINEER/ ARCHITECT NA PH/FAX

ADDRESS

BL # 124.20-11-38

PROJECT DESCRIPTION (Include all uses and any required construction)

REZONE REQUEST TO STORE SMALL AMOUNT OF CONSTRUCTION EQUIP.

SIZE OF LOT (acres) .55 ACREAGE TO BE REZONED .55

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

CLINTON ST

EXISTING ZONING R-60A PROPOSED ZONING C-2

EXISTING USE(S) ON PROPERTY FORMER BAR

PROPOSED USE(S) ON PROPERTY SAME WITH STORAGE OF EQUIP. TRAILERS

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

RESIDENTIAL D NORTH (GARDENVILLE ON THE GREEN) // C-2 TO THE EAST

PUBLIC SEWER YES X NO PUBLIC WATER YES X 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 9.18.20 BY JKS

PLANNING BOARD MEETING DATE 10.8.20

TOWN BOARD MEETING DATE

BOARD RESOLUTION DATE

Cash man

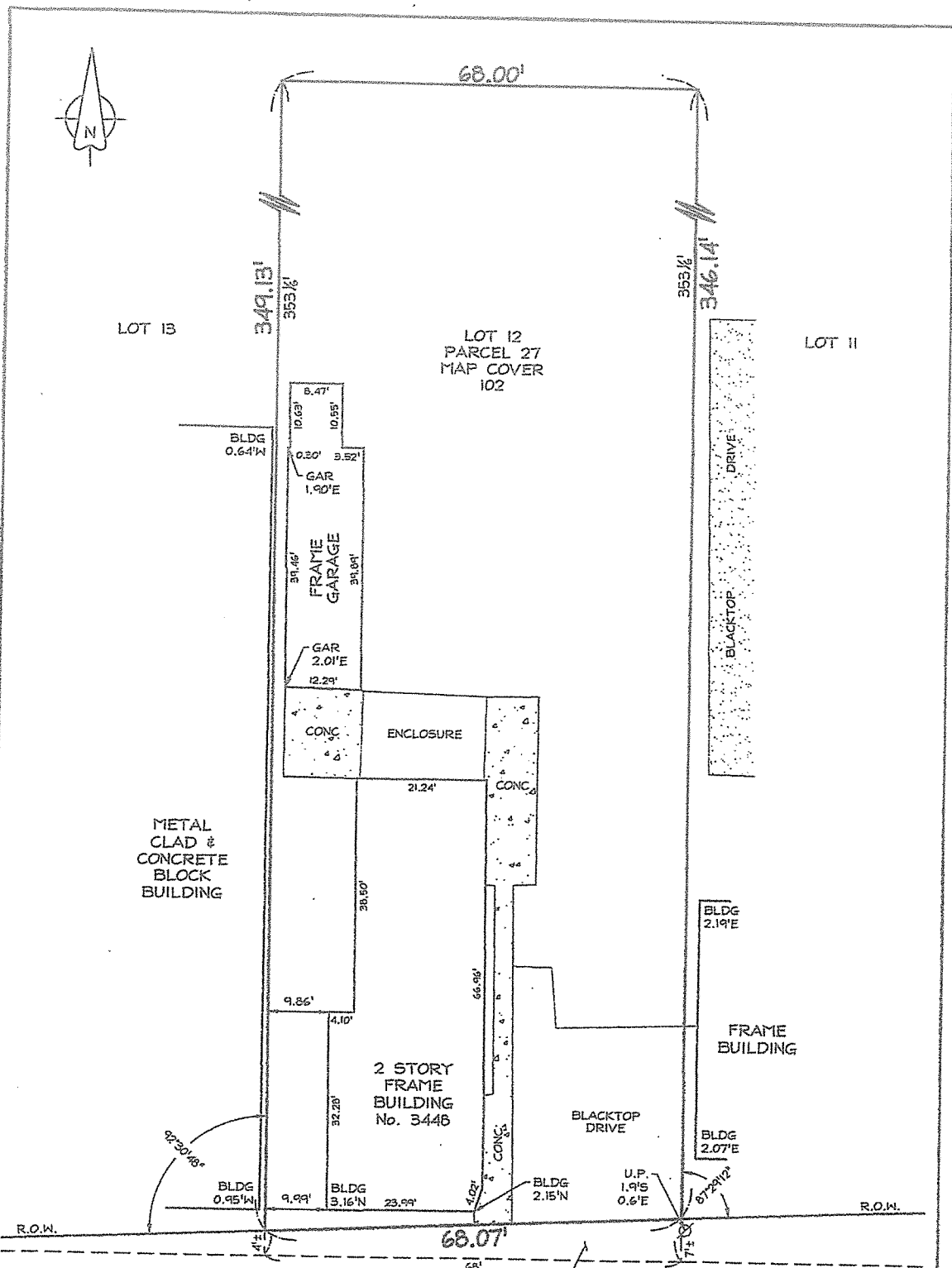
2020.09.21 PM 1:41

Property: 3448 Clinton Street. West Seneca, NY 14224

The rear property of 3448 Clinton St. will be utilized as a storage hub for trailers and light-duty equipment. The equipment will not be larger than something that can be moved with a regular pickup truck and not be taller than 10 feet. The Bobcat Skid-Steer will be utilized during the winter season for snow removal. The trailers will leave the premises during most of the spring and summer months and stored stationary during the winter. They will be located to the left of the property, along the tree line and not visible from the street. No movement of trailers will occur after 7:30 PM. There will not be any noise disturbances. The rear property will house 4 dump trailers and 1 landscaping trailer.

The back parking lot has been extended for residential tenant parking and storage. A 6' fence has been installed at the rear property line. The left property line is lined with large trees. The right side property is blacktopped.

I have no intention to lease the front commercial space at this time.



EXCEPTION TO N.Y.S.D.O.T. BY MAP 27, PARCEL 27

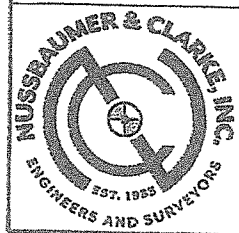
CLINTON STREET (S.H. 371)

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

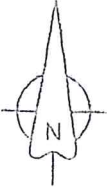
3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

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.



BOUNDARY SURVEY
3448 Clinton Street
Part of Lot 12, Township 10, Range 7
Buffalo Creek Reservation
Town of West Seneca
County of Erie, State of New York
Date of Survey: 11/21/19 Scale: 1" = 20' Project No.: 19J2-1916



LOT 13

349.13'




353 1/2'

LOT 12
PARCEL 27
MAP COVER
102

353 1/2'

346.14'

LOT 11

-  - Trailer parking location
-  - gravel
-  - rear fence

METAL
CLAD &
CONCRETE
BLOCK
BUILDING

BLDG
0.64'W

8.47'
10.63'
10.55'

0.30'
3.52'

GAR
1.90'E

FRAME
GARAGE

39.46'

39.84'

GAR
2.01'E

12.29'

ENCLOSURE

21.24'

216.50'

3.86'

4.10'

2 STORY
FRAME
BUILDING
No. 3448

32.20'

BLDG
0.95'W

3.99'

BLDG
3.16'N

25.89'

66.96'

BLDG
2.15'N

U.P.
1.9'S
0.6'E

BLDG
2.19'E

FRAME
BUILDING

BLDG
2.37'E

BLACKTOP
DRIVE

DRIVE

BLACKTOP

R.O.W.

68.07'

68'

R.O.W.

EXCEPTION TO N.Y.S.D.O.T.
BY MAP 27, PARCEL 27

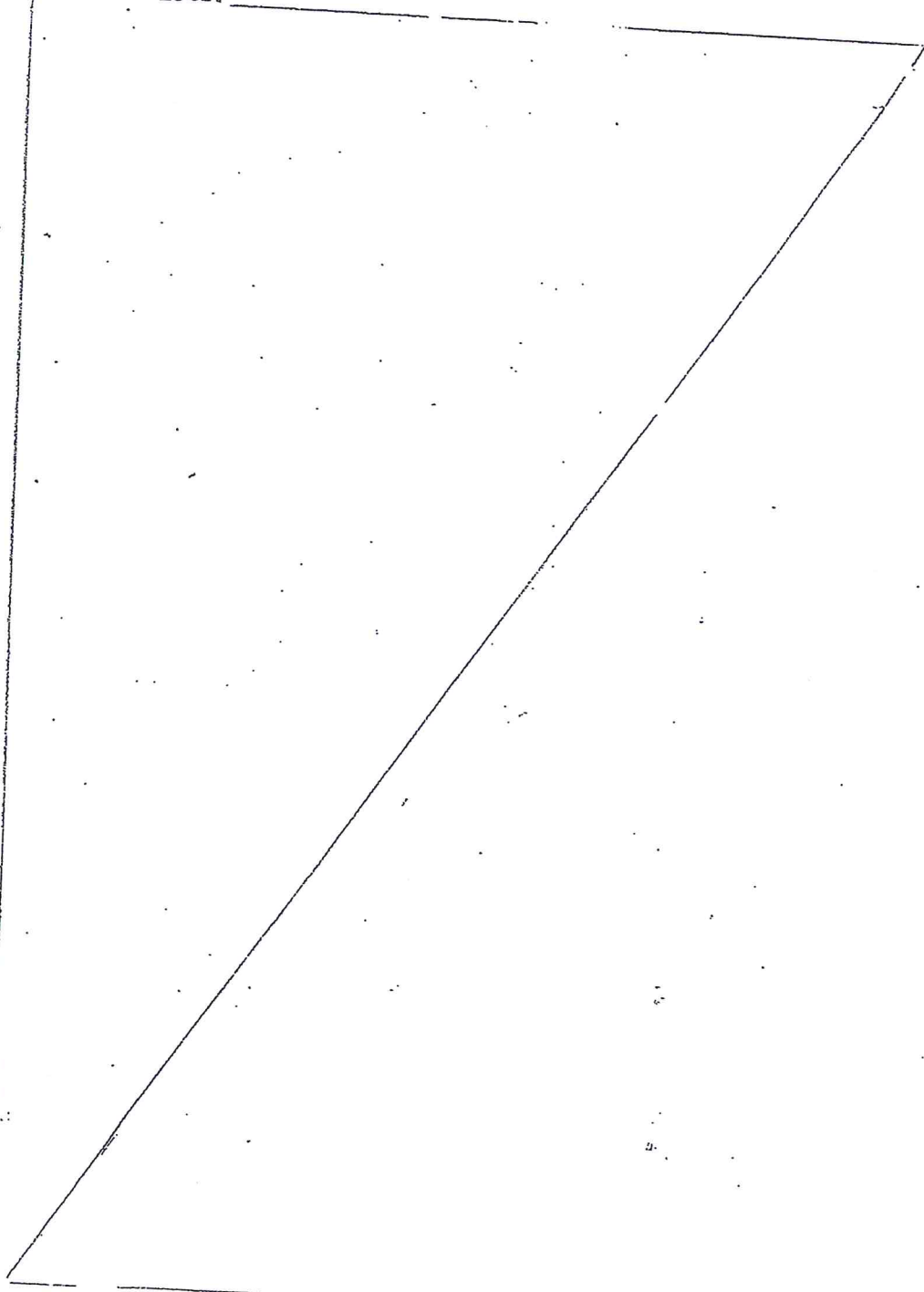
CLINTON

STDEET

Parcel

nA¹²

All that tract or parcel of land situate in the Town of West Seneca, County of Erie and State of New York, being Lot Number twelve (12) of the Village of Middle Ebenezer, and containing fifty-five hundredths (.55) of an acre, be the same more or less.





Imagery ©2020 Maxar Technologies, New York GIS, U.S. Geological Survey, Map data ©2020 50 ft

PROPERTY LOCATION