

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2021-35

Date 5/10/21

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

I (we) Alexander Suttoletto of 3016 cloverbank rd

Hamburg NY 14075, 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 220 Center Rd.

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 - 30 C zoning district 40' Required front yard. Requesting 20'

2. Zoning Classification of the property concerned in this appeal C1

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. _____

[Signature]
Building Inspector

EXAMPLES



Amalfi Express Café Abbreviated Business Plan

Amalfi Express Café is designed to combine the fast paced, high volume fast food industry with the gourmet café industry thus filling a void in the market for quality products in seconds. We will accomplish this goal by using the highest end ingredients and equipment, implementing a double-sided drive-thru system and using ordering ahead features to expedite the pickup time.

Product line

Our product line will include all the drinks that can be found on a typical café menu with the addition of blended drinks including smoothies. We will only serve food that requires no preparation (i.e. fruit, muffins, cookies) to maintain our high volume goals. We will also be selling our specialty coffee beans by the pound and our loose and bagged tea.

Business Hours

Monday – Saturday 6a.m. - 4p.m. Sunday 7a.m. - 2p.m.

We will have 5 employees with the addition of the two partners working the café.

Building Plans

The Building will be 8'x16' with 2 drive-thru lanes located in Wimbledon Plaza at 220 Center rd. It will only require an electric hookup; the water and waste system will all be self contained and waste will be dumped at an offsite location. The structure will be built off site and brought in by Semi-trailer and put into place with a crane, only requiring minor assembly on location. The offsite build time estimation is two months; on location assembly is one day.

We look forward to serving our community a great line of products by a small local company. We also look forward to our future relationships with Carl Bueme of Wimbledon Plaza and the Town of West Seneca.

Attached you will find site plans and the blueprints of Wimbledon Plaza along with a consent form signed by the owner of the plaza. Pictures of similar business our design will be loosely based off will also be included. We thank you for your time and would be happy to provide any more information upon request. We can be reached at any time at the contact information below.

Alexander Suffoletto

Al.Suffoletto@gmail.com

716-861-7375

Randi Olson

Rolson1090@gmail.com

716-560-7586

Property Owner Authorization Letter

5/9/2021

Wimbledon Plaza
220 Center Rd
Buffalo Ny, 14224

This letter is to certify that I, Carl Bueme am the owner of the property located at 220 Center Road Buffalo, NY.

I understand and am consenting that Alexander Suffoletto & Randi Olson will be building a new structure and has applied for a business license from West Seneca and that their business will be located at the above described address. I hereby give my permission to permit this activity on my property and allow West Seneca to issue the appropriate business license.

Thank you,

Printed Name Carl Bueme
Signature Carl Bueme

Café Site Plans with street proximity variance



8'x16' BUDG
Coffee shop