

# APPLICATION TO BOARD OF APPEALS

Tel. No. \_\_\_\_\_

Appeal No. 2018-26  
Date 5/18/2018

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

I (we) Robert D. Pattison of 100 Lein Rd. West Seneca, NY, 14224

, 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 100 LEIN RD. W. SENECA NY 14224

3. State in general the exact nature of the permission required, NEW ELECTRONIC SIGN + FUTURE STORAGE BLDG.

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 PACKET.

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: \_\_\_\_\_

R. Pattison

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

SIGN - 120-40.9 (H) 500' AWAY FROM RESIDENTIAL // +/- 80' REQUESTED  
BUILDING - 120-34 (C)(1) - 12' HGT TO MID POINT // +/- 20' - 6" TO MID POINT

2. Zoning Classification of the property concerned in this appeal R-75A

3. Type of Appeal:

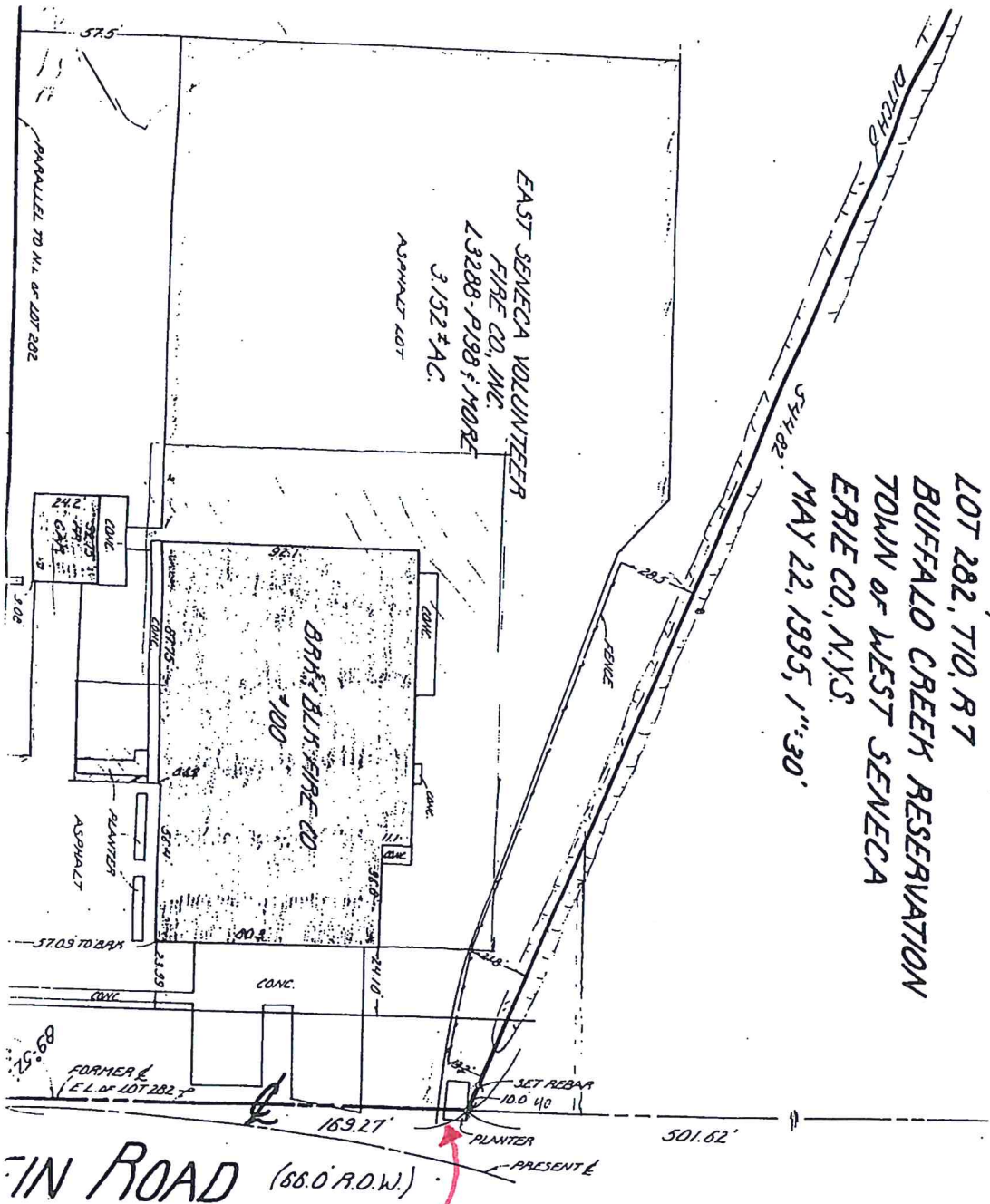
- Variance to the Zoning Ordinance.
- Interpretation of the Zoning Ordinance or Zoning Map
- Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

R. Pattison SG TR

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

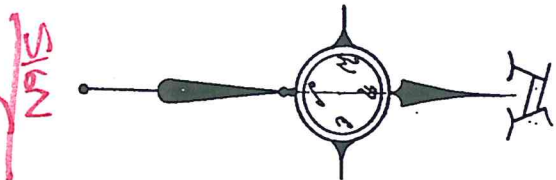
EMAILED EC DOT REGARDING EXISTING SIGN LOCATION.

# SURVEY



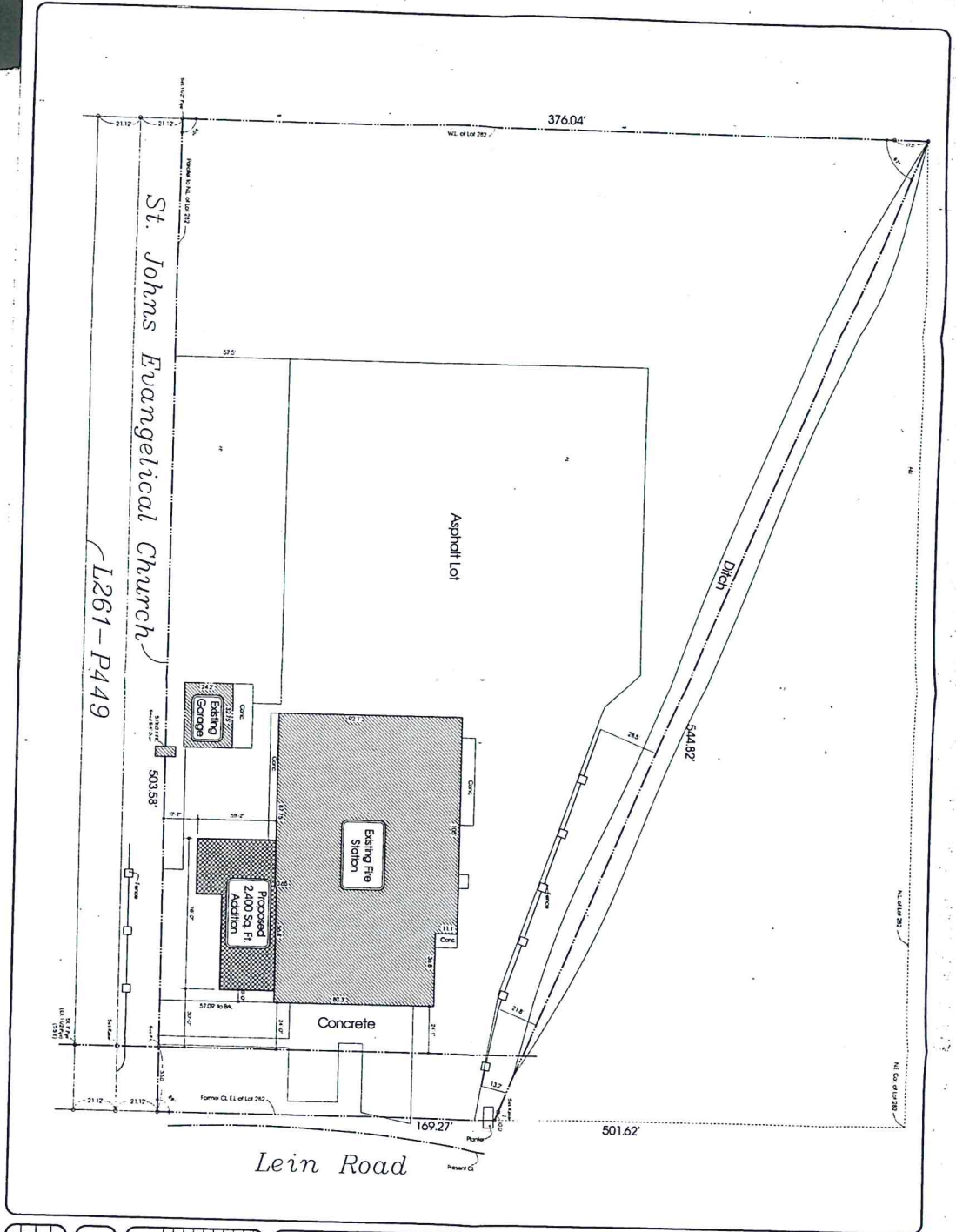
LOT 282, T10, R7  
BUFFALO CREEK RESERVATION  
TOWN OF WEST SENECA  
ERIE CO., N.Y.S.  
MAY 22, 1995, 1"=30'

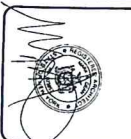
71N ROAD (68.0' R.O.W.)




SIGN

UPDATED SITE PLAN







**DEANSUTTON**  
ARCHITECTS  
L.L.C.

**04-259**

Proposed  
Expansion,  
East Seneca  
Volunteer Fire  
Company

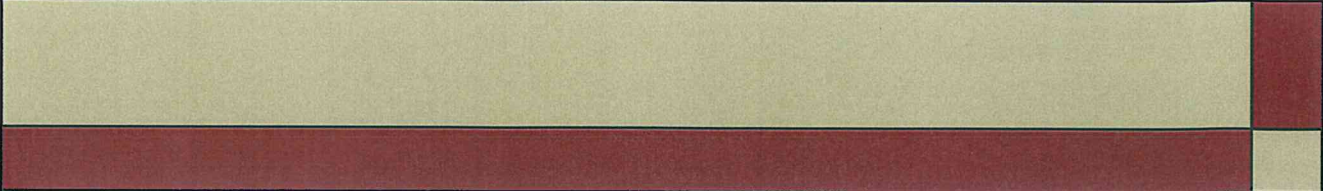
110 Lein Rd  
West Seneca NY 14224

Copyright/Designer/Architect/2009

**Site Plan**

**C-1**





EAST SENECA VOL.  
FIRE COMPANY

100 LEIN RD  
WEST SENECA, NEW YORK

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APPLICATION TO THE TOWN  
OF WEST SENECA ZONING  
BOARD OF APPEALS  
2018



# OVERVIEW

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- The East Seneca Vol. Fire Dept. is seeking approval from the Zoning Board of Appeals for 2 items.
  
- The first requested approval will be for the installation of a new Electronic sign that will replace the existing sign.
  
- The second request will be for the construction of a new free standing storage garage in the rear of property.



# SIGN LETTER OF INTENT

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The East Seneca Fire Vol. Fire Co. is seeking the approval of the Zoning Board of Appeals for a new LED Electronic Sign to replace the existing sign located in the front of property along Lein Rd. The current sign has been there for numerous years and serve the Fire Company well. In its current state, it requires some repair. The Fire Company has sought estimates to repair the sign, but are seeking an alternative to completely replace the sign with a Electronic sign. The proposed sign, which is included in the subsequent packet, will allow the Fire Co. to utilize the sign in a much more efficient manner. We have sought the input of a Town of West Seneca sign contractor who has provided us with some recommendations.

We are fully aware that there are numerous residential properties which surround the Fire Dept property. We have reviewed the Electronic Sign requirements, as outlined in section 102-40.9 of the newly adopted sign regulations. We have gone to all surrounding properties to speak with neighbors, provide them the documents detailing sign and ultimately seek their signature of approval.





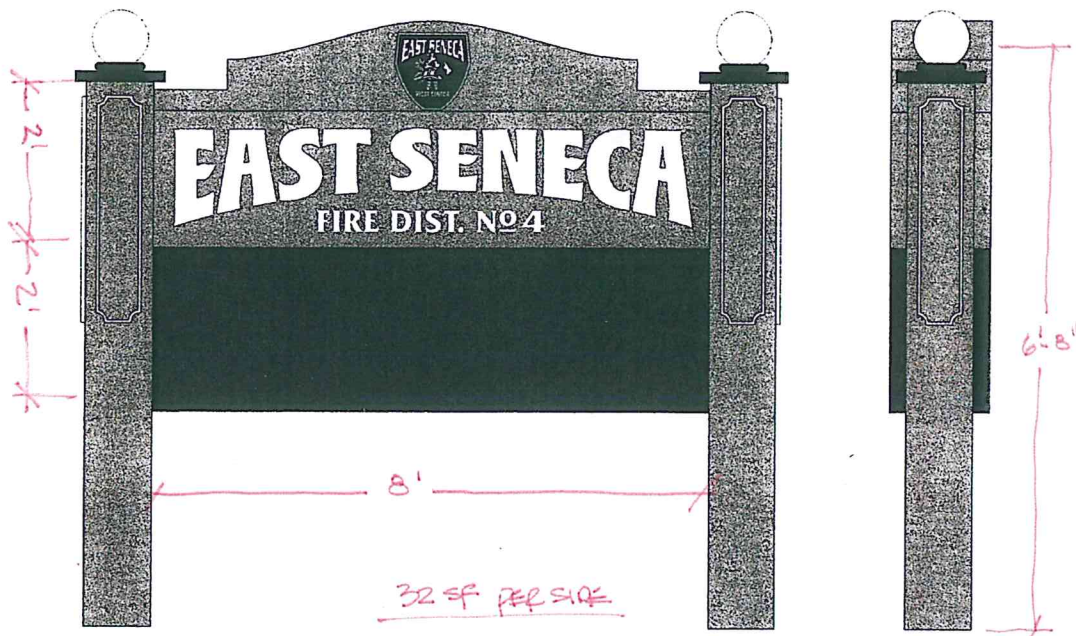
# OVERVIEW OF TOWN SIGN REGULATIONS

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## SECTION 120.40.9

- A- The proposed sign will be freestanding.
- B- the electronic portion of sign will be less than 75% of the total sign SF.
- C- The messages displayed will be standard text or basic pictures. No effects will be added.
- D- If a message is going to be changed, it will be displayed for at least 30 seconds. This is not for business purposes like a retail or restaurant.
- E- The sign will be turned off by 11:00 pm.
- F- The sign will comply with all brightness requirements, the sign contractor advises the sign comes with the photosensitive device on it.
- G- Sign will be turned off when not functioning properly
- H- The proposed sign will be located in the current location. This does not meet the 500' dimensional requirement and requires the variance.

# SIGN RENDERING



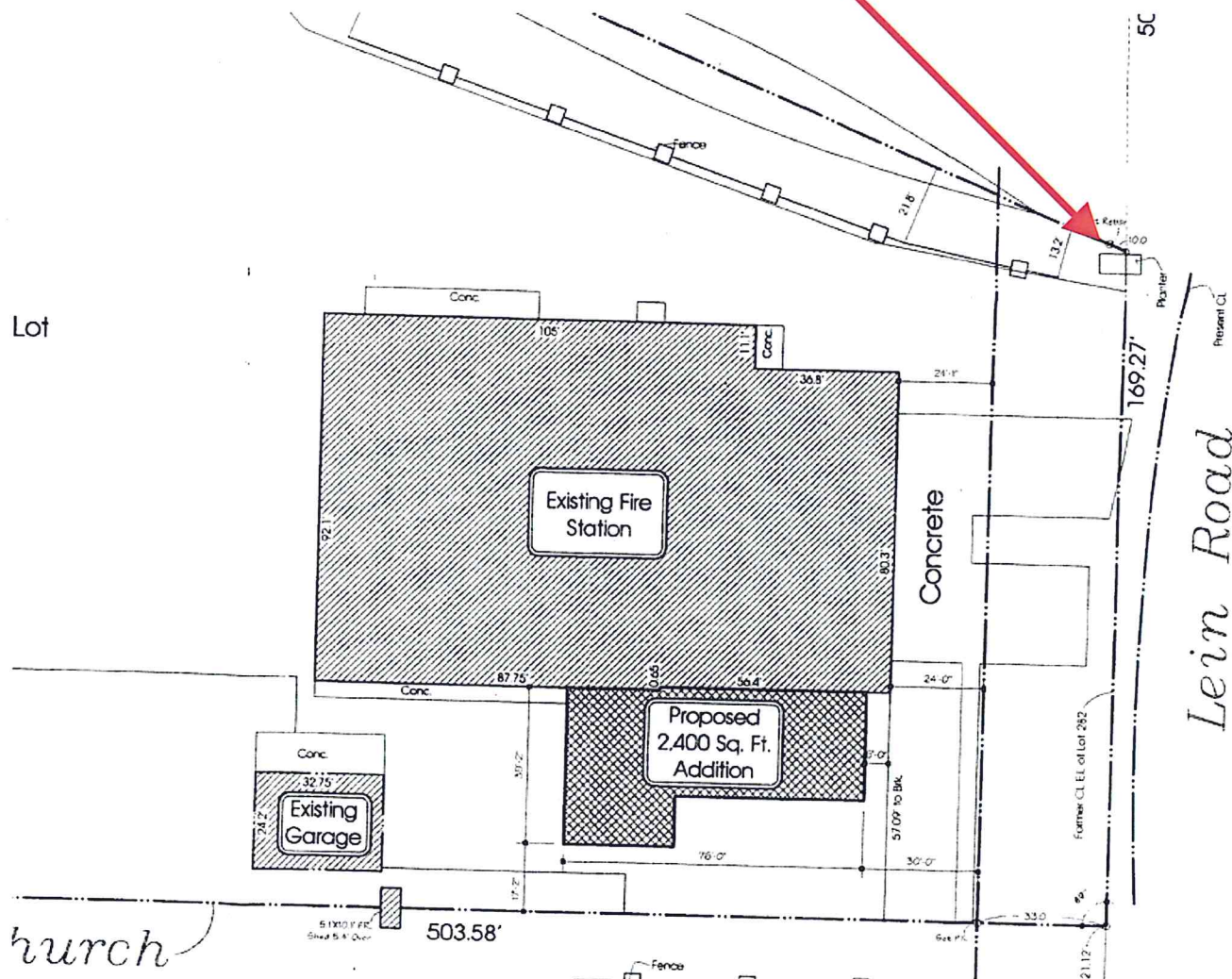
2'x8' Illuminated sign  
with watchFire Full Color LED message center





# SIGN LOCATION

## PROPOSED SIGN LOCATION



# EXISTING SIGN







# BUILDING LETTER OF INTENT

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The East Seneca Fire Vol. Fire Co. is seeking the approval of the Zoning Board of Appeals to construct a new garage in rear of property. Currently, the Fire Dept has a rather large utility trailer and a ATV type vehicle. The utility trailer is equipped with emergency supplies. The trailer is used for major events in Town. It transports the ATV unit when needed. In addition, the Fire Dept. has been deployed out of Town to assist various other Depts. throughout NYS. The trailer is currently being stored in the front lot, adjacent to the residential house. We would like to store it inside a building to protect it from weather elements and more importunately, store it so the neighbors do not have to stare at it. The storage garage would also allow the storage of the ATV unit. This is currently tucked in a corner of the fire station behind the fire trucks. The proposed building would also have the flexibility of having another garage bay to store a fire truck in an emergency. But also allow an additional area for training and storage of equipment, such as the numerous racks of fire hose we are required to have. The Fire Dept. went to adjacent neighbors to seek signatures of approvals.



# PHOTOS

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TRAILER ADJACENT TO RESIDENTIAL HOUSE

- THIS IS WHAT WOULD BE STORED IN GARAGE TO  
ELIMINATE VIEW FOR NEIGHBOR

# PHOTOS

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REAR LOT WHERE PROPOSED GARAGE WOULD BE

NOTE: EXISTING TREE LINE ALONG CEMETERY  
PROPERTY



# TOWN CODE SECTIONS

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SECTION 120-34 (1):

MAX HGT.– 12 FEET. WHICH IS MEASURED TO THE  
MIDPOINT OF THE ROOF.

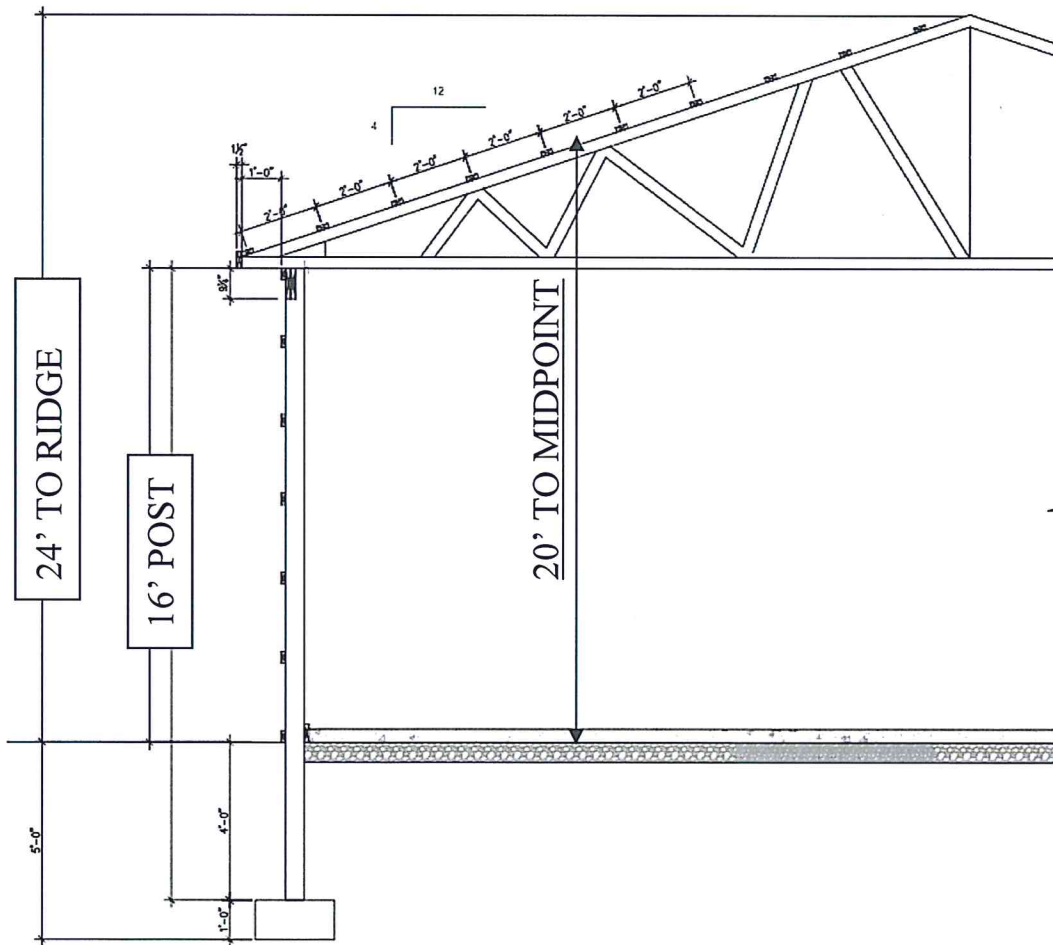
## **BUILDING SUMMARY:**

- 50' X 50' BUILDING
- 16' HIGH SIDE WALLS
- 4:12 ROOF PITCH



# BUILDING SECTIONS

## DRAWING OF BUILDING WITH DIMENSIONS



1 TYPICAL SECTION  
SCALE: 1/2" = 1'-0"

# BUILDING ELEVATIONS

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EXAMPLE OF BUILDING



# SITE LOCATION

100 LEIN RD  
PROPOSED BUILDING LOCATION



PROPOSED BUILDING

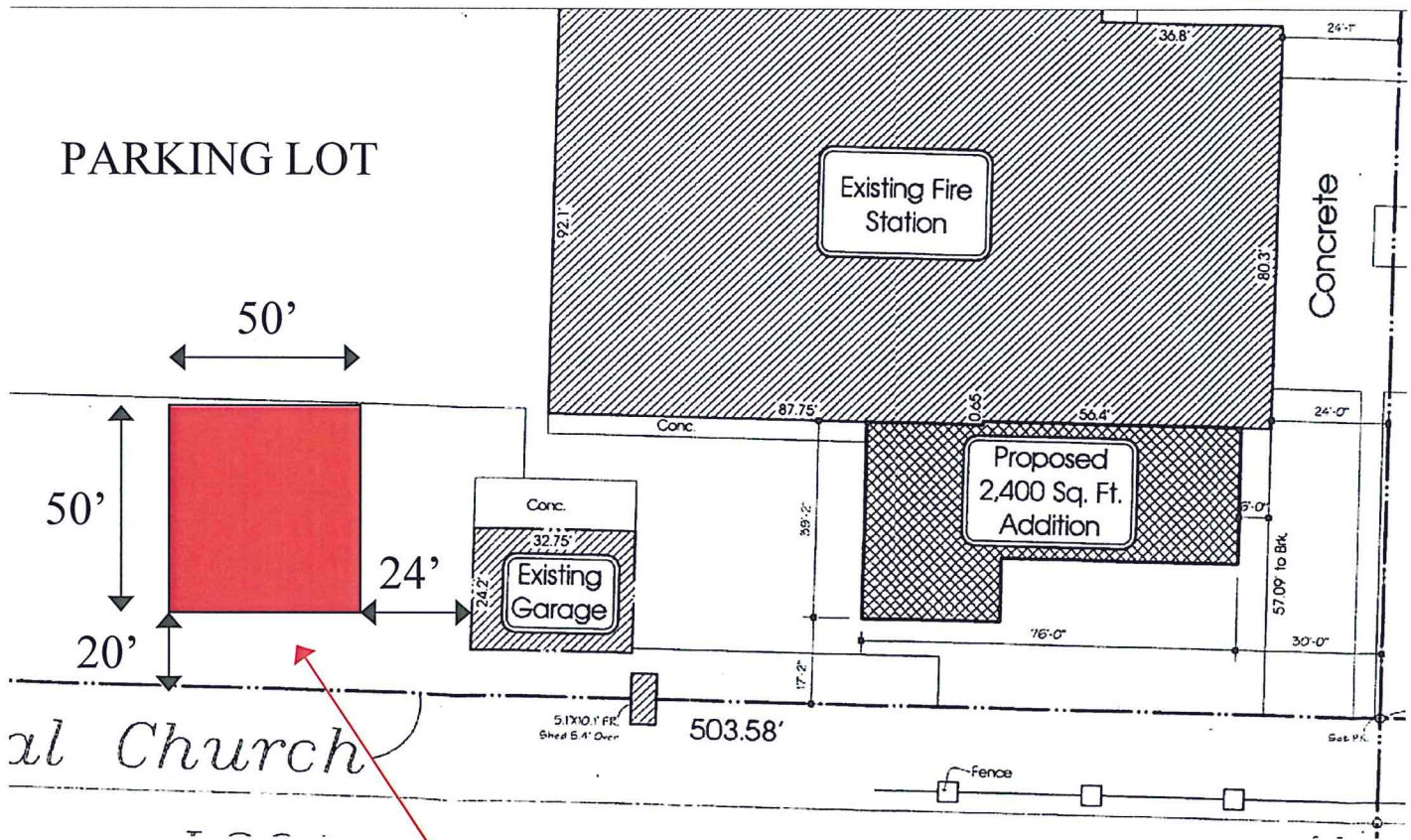


# SITE LOCATION

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# SITE LOCATION



PROPOSED BUILDING



# SUMMARY

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The Fire Dept. has done its best to represent to surrounding neighbors and the Zoning Board of Appeals out intent and purpose. We feel by granting permission to build storage garage, we can make the surrounding neighbors happier by not looking at the equipment stored outside.

We would be happy to answer any questions you may have.