

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 1.6.17

FILE # 2017-01

PROJECT NAME SPECIAL PERMIT REQUEST

PROJECT LOCATION (Include address and distance to nearest intersection)
1711 UNION RD.

APPLICANT CHRISTOPHER LAFAUCI LA FAUCI PH/FAX _____

ADDRESS 5001 TRANSIT ROAD UNIT 612 Depew NY 14043

PROPERTY OWNER GREAT LAICES BUSINESS PARK LLC PH/FAX _____

ADDRESS 13448 BROADWAY ALBANY NY 14004

ENGINEER/ ARCHITECT NA PH/FAX _____

ADDRESS _____

BL # 134-12-1-16.111

PROJECT DESCRIPTION (Include all uses and any required construction)

EXISTING BUILDINGS, NO CHANGES // NEW TENANT WITH MINOR AUTO USE

SIZE OF LOT (acres) 14.915

ACREAGE TO BE REZONED NA - EXISTING BUILDING TO OBTAIN SPECIAL PERMIT

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

EXISTING ZONING M-1 PROPOSED ZONING M-1(S)

EXISTING USE(S) ON PROPERTY MULTI USE MANUFACTURING SITE

PROPOSED USE(S) ON PROPERTY MINOR ADMINISTRATIVE WORK

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

M-1 AND M-2

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

NA

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 01/04/2017 BY J. Felser

PLANNING BOARD MEETING DATE 02/11/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

SPECTRUM LANDSCAPE SERVICES, LLC.

Spectrum Landscape Services, LLC.
1711 Union Road Suite 4
West Seneca, New York 14224
716-580-3431

To:

The Town of West Seneca
1250 Union Road
West Seneca, NY 14224

To whom it may concern,

Spectrum Landscape Services, LLC. is a hardscape, landscape, and snow plow company established in 2009. We recently signed a 5 year lease which is operating out of the leased (front & rear warehouse) building residing at 1711 Union Road Suite 4 West Seneca, NY 14224 in hopes of expanding. In the couple of months since our move in, we have grown and are interested in getting involved in safety/strobe light, truck body, and light mechanical maintenance work. To continue with our growth, we are requesting the special zoning permits required to take on this kind of work. With approval of our permit, we will be able to create new jobs for the public and greater stability for current employees. Here at Spectrum, we take pride in our employees and vendors with our professionalism by maintaining a safe and clean working environment for them as well as the public. We will continue to improve the surroundings of our area and create more green spaces around the property to beautify it.

Sincerely,



Christopher LaFauci, Office Manager & CFO
Spectrum Landscape Services, LLC.

GREAT LAKES BUSINESS PARK LLC.
13448 BROADWAY
ALDEN, NY 14004
716-937-3170

December 21, 2016

To:
The Town Of West Seneca
1250 Union Road
West Seneca, New York 14224

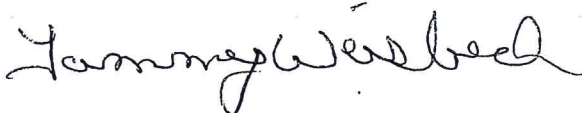
Dear Sirs,

I am the owner of Great Lakes Business Park LLC. which is located at 1711 Union Rd. in West Seneca, NY. My tenant Spectrum Landscape LLC. has been our tenant since July 2016. I am very happy with them. They operate their business very professionally and keep their rented property looking prestine. Which is a great addition to the park.

They are looking to expand their business. They want to get into installing strobe lights, truck bodies and do mechanical maintenance. In order for them to do this they need to be a registered Motor Vehicle Repair shop which requires special zoning. I happily approve of this in my Business Park.

If you have any questions for me please feel free to contact me at anytime.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Weisbeck".

Tammy Weisbeck

All that Tract or Parcel of Land, situate in the Town of West Seneca, County of Erie and State of New York, being part of the Buffalo Creek Reservation, Township 10, Range 7, and being part of Lot Nos. 186, 187 and 198 as shown on a map and survey thereof made by Peter Ermslie and Henry Lovejoy, Surveyors, filed in the Erie County Clerk's Office under Map Cover 58, known as the "Ebenezer Lands," and described as follows:

BEGINNING at the point of the southwest corner of Lot No. 198, which is also the southeast corner of Lot No. 187, and said point also being the southwest corner of lands conveyed to Brownie H. Kaczmarek and Louise J. Kaczmarek, his wife, to Great Lakes Concrete Pipe Company, Inc. by deed recorded in the Erie County Clerk's Office in Liber 3739 of Deeds at page 51; running thence easterly along the southerly line of Lot No. 198 about 554.75 feet to the southeast corner of lands conveyed to Great Lakes Concrete Pipe Company, Inc., by said deed recorded in Liber 3739 of Deeds at page 51; running thence northerly 460.02 feet to the northeast corner of lands so conveyed to Great Lakes Concrete Pipe Company, Inc. by said deed recorded in Liber 3739 of Deeds at page 51; running thence westerly on a line parallel with the south line of Lot No. 198 and along the north line of lands so conveyed to Great Lakes Concrete Pipe Company, Inc., by said deed recorded in Liber 3739 of Deeds at page 51 about 554.75 feet to the northwest corner of lands so conveyed to Great Lakes Concrete Pipe Company, Inc., by said deed recorded in Liber 3739 of Deeds at page 51, and being the west line of Lot No. 198 and also being the east line of Lot No. 187; thence running northerly along the east line of Lot No. 186 a distance of 90 feet to a point being the northeast corner of lands conveyed to Great Lakes Concrete Pipe Company, Inc., by deed recorded in Erie County Clerk's Office in Liber 5269 of Deeds at page 181; thence running westerly along the north line of said lands so conveyed to Great Lakes Concrete Pipe Company, Inc., by deed recorded in Liber 5269 of Deeds at page 181, a distance of 753.32 feet to the northeast corner of lands conveyed by Great Lakes Concrete Pipe Company, Inc. to one James G. Miller by deed recorded in Erie County Clerk's Office in Liber 5399 of Deeds at page 450; thence running southerly along the easterly line of said lands so conveyed by Great Lakes Concrete Pipe Company, Inc. by deed recorded in Liber 5399 of Deeds at page 450, a distance of about 551.25 feet to a point on the south line of Lot No. 187, said point being the southeast corner of said lands so conveyed by Great Lakes Concrete Pipe Company, Inc. by deed so recorded in Liber 5399 of Deeds at page 450; thence running easterly along the south line of Lot No. 187 a distance of 713.35 feet to the east line of Lot No. 187 being the point or place of beginning.

EXCEPTING and reserving that part of the above described premises conveyed by the following deeds recorded in the Erie County Clerk's Office: Liber 10084 of Deeds at page 196, Liber 10925 of Deeds at page 4219, Liber 10925 of Deeds at page 4225, Liber 11092 of Deeds at page 5843, Liber 11197 of Deeds at page 9062 and Liber 11197 of Deeds at page 9225.

TOGETHER with the perpetual easements contained and provided in deeds and instruments recorded in the Erie County Clerk's Office in Liber 3739 of Deeds at page 51, Liber 5399 of Deeds at page 450, and Liber 5513 of Deeds at page 356.

Subject to easements recorded in the Erie County Clerk's Office in Liber 3391 of Deeds at page 567; Liber 5513 of Deeds at page 356; Liber 6144 of Deeds at page 350; Liber 7506 of Deeds at page 407; and Liber 7506 of Deeds at page 401.

Together with any other easements, rights-of-way, other agreements and covenants creating or providing for any benefits, of whatsoever name or nature to or in favor of said real property.