

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 6-26-17

FILE # 2017-008

PROJECT NAME THE CRICK

PROJECT LOCATION (Include address and distance to nearest intersection)

3385 / ~~3369~~ CLINTON ST WEST SENECA NY

APPLICANT ROBERT JEMIOLO

PH/FAX 716-367-7557

ADDRESS 2924 SHENANDOAH DR. HAMBURG, NY 14075

PROPERTY OWNER LLMR / WNY PROPERTY HOLDINGS INC

PH/FAX

ADDRESS 6 N. PEARL ST BUFFALO NY 14202

ENGINEER/ ARCHITECT NA.

PH/ FAX

ADDRESS

SBL # 124.20-10-2

PROJECT DESCRIPTION (Include all uses and any required construction)

REZONE FROM R-50 TO C-2(S) TO REOPEN EXISTING ESTABLISHMENT

SIZE OF LOT (acres) 1.52.

ACREAGE TO BE REZONED 1.52.

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

EXISTING ZONING R-50 PROPOSED ZONING C-2(S)

EXISTING USE(S) ON PROPERTY VACATED RESTAURANT / APARTMENTS

PROPOSED USE(S) ON PROPERTY RE OPEN RESTAURANT / EXISTING APARTMENTS.

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

RESIDENTIAL TO WEST & NORTH // OFFICE / COMMERCIAL TO EAST

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

NONE REQUIRED.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 06/26/2017 BY [Signature]

PLANNING BOARD MEETING DATE 07/13/2017

TOWN BOARD MEETING DATE

TOWN BOARD RESOLUTION DATE

Dear Town of West Seneca,

I have interest in purchasing the property at 3369-3385 Clinton Street, West Seneca, NY 14224 and opening as a full service restaurant that serves alcohol. This property is currently zoned as R60A due to the fact that it has been closed for over a year. Since I am required to go through the rezoning process, I am attempting to have this property rezoned as C2 with special permit to serve alcohol to conform to current town code. The intended use of the property will be same as it was previously and no building expansion is planned. The restaurant is planned to be open 7 days a week with the following hours of operation:

11AM-11PM Monday-Saturday

10AM-9PM Sunday

Please contact me with any questions or concerns that you may have.

Thank you.

Robert Jemiolo

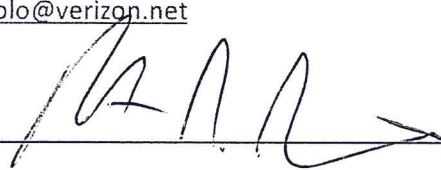
2924 Shenandoah Drive

Hamburg, NY 14075

Phone: 716-367-7557

Email: rjemiolo@verizon.net

Signed: _____



Date: _____

5/15/17

Dear West Seneca Town Planning Board,

I am attempting to purchase and reopen 3369-3385 Clinton Street and it has been brought to my attention that additional paving will now be required to accommodate the occupant load that was determined by New York State building codes and West Seneca town codes. Currently, I do not own the property and cannot pave to meet these new requirements that were set during the time this establishment was closed; it was not required when it was previously open. The estimated cost to pave this area is \$20,000 and the seller is not going to absorb the cost. I would like the Planning Board to consider granting me 12 months from the time of closing to bring the parking lot in to compliance with state and town codes. Upon opening, I do not plan to use the entire space for seating as it's too much to take on at once. I plan to start slow and grow in to the space; 12 months should be a sufficient amount of time to become established and have the cash flow to pay these unforeseen costs. This purchase is contingent on Planning Board approval of rezoning to C2 with special permit to serve alcohol and it would be unfortunate for the deal to be broken because my hands are tied at this juncture. I look forward to discussing this situation in more detail on 7/13/2017.

Thank you for your consideration.

Robert Jemiolo

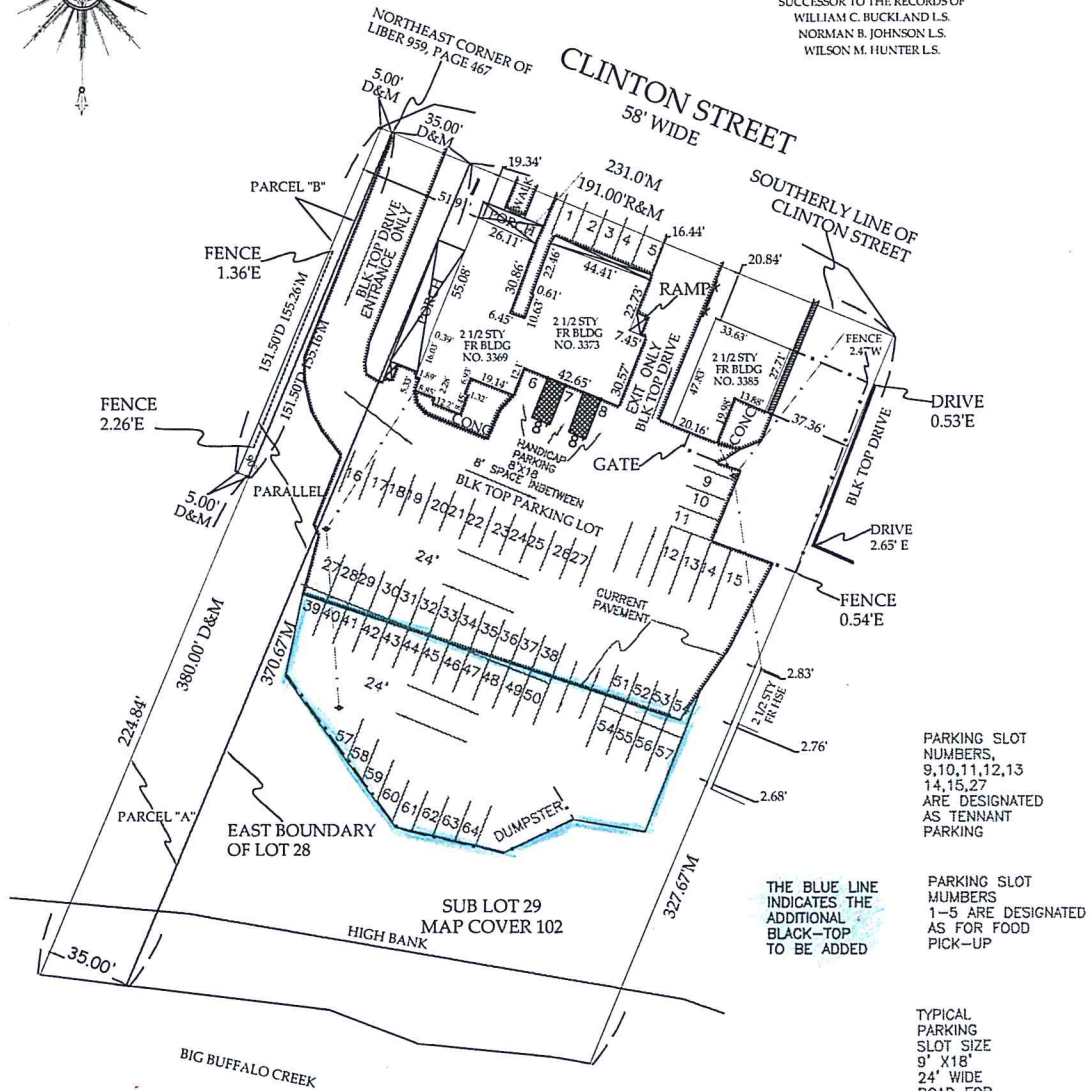
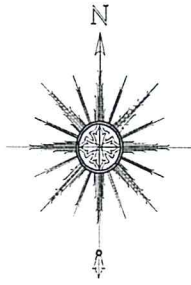
MANGUSO LAND SURVEYING, P.C.
FREDERICK M. MANGUSO, 049775-1
TRACY A. SPADA, 050806

572 TUSCARORA RD.
 ANGOLA, NY 14006

PHONE & FAX 716 549 4717

EMAIL OFFICE@MangusoLandSurveying.com

SUCCESSOR TO THE RECORDS OF
 WILLIAM C. BUCKLAND L.S.
 NORMAN B. JOHNSON L.S.
 WILSON M. HUNTER L.S.



PARKING SLOT NUMBERS, 9, 10, 11, 12, 13, 14, 15, 27 ARE DESIGNATED AS TENNANT PARKING

THE BLUE LINE INDICATES THE ADDITIONAL BLACK-TOP TO BE ADDED

PARKING SLOT NUMBERS 1-5 ARE DESIGNATED AS FOR FOOD PICK-UP
 TYPICAL PARKING SLOT SIZE 9' X 18' 24' WIDE ROAD FOR INGRESS AND EGRESS FOR BETWEEN ROWS

SURVEY NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7006 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
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6. THE LOCATION OF THE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN, AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS THAT MAY ARISE THEREFROM.
8. NO STAKES SET AS PER CONTRACT
9. THIS SURVEY NOT VALID WITH AFFIDAVIT OF NO CHANGE.
10. THIS SURVEY IS NOT VALID FOR SUBSEQUENT OWNERS, MORTGAGES OR TITLE INSURERS UNLESS THIS SURVEY HAS BEEN RESURVEYED BY THIS SURVEYOR.

06/15/17
 PROPOSED
 PARKING LOT

LEGEND

- These standard symbols may be found in the drawing.
- EXISTING IRON PIPE
 - SET IRON PIPE UTILITY POLE
 - BOUNDARY
 - - - CENTERLINE OF ROAD
 - - - FENCE
 - DRIVE
 - OVERHEAD UTILITY LINE



3369-3385 CLINTON STREET

PROPOSED PARKING LOT

DRAWN JLP	DATE 06/06/17	EASTERLY PART OF LOT 28 TOWN OF WEST SENECA COUNTY OF ERIE STATE OF NEW YORK
APPROVED TAS	DATE 06/06/17	
SCALE 1" = 50'	SHEET	PROJECT NO. 20170659