

# TOWN OF WEST SENECA

## APPLICATION FOR REZONING – SPECIAL PERMIT

### TO BE COMPLETED BY APPLICANT

DATE 09/15/2014

FILE # 2014-12

PROJECT NAME 3470 Transit Road (Northeast Collision)

PROJECT LOCATION (Include address and distance to nearest intersection)  
3470 Transit Road, 562.62' north of Clinton Street

APPLICANT John Fisher PH/FAX (716) 652-8831

ADDRESS c/o 900 Maple St., Elma, NY 14059

PROPERTY OWNER Hutch Enterprises, Inc. PH/FAX (716) 297-8401

ADDRESS 7510 Porter Road, Niagara Falls, NY 14304

ENGINEER/ARCHITECT Greenman-Pedersen, Inc. PH/FAX (716) 633-4844

ADDRESS 4950 Genesee Street, Suite 100, Buffalo, NY 14225

SBL # 126.13-4-12.1

PROJECT DESCRIPTION (Include all uses and required construction)

Applicant seeks to use a vacant auto parts store for auto collision repair/vehicle disassembly. Anticipated construction will be the installation of an overhead door on the north side of the building.

SIZE OF LOT (acres) 1.09± Acres

ACREAGE TO BE REZONED 1.09± Acres

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

176 foot frontage on Transit Road (State Route 78)

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

EXISTING USE(S) ON PROPERTY Vacant Auto Parts Store

PROPOSED USE(S) ON PROPERTY Auto Collision Repair

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

Zoning consists of C-2, C-2 (S) and R-65. Existing uses include residential, auto repair and auto service, restaurant, storage, and vacant land.

PUBLIC SEWER YES  NO

PUBLIC WATER YES  NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Special Use Permit

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

### TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 09/15/2014 BY J. Pelser

PLANNING BOARD MEETING DATE 10/09/2014

TOWN BOARD MEETING DATE \_\_\_\_\_

TOWN BOARD RESOLUTION DATE \_\_\_\_\_

NON-REFUNDABLE FILING FEE (Payable to the Town Clerk): \$ 500.00

3470 TRANSIT ROAD  
SUGGESTED DESCRIPTION  
JOB NO. 2014092  
September 5, 2014

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of West Seneca, County of Erie, State of New York being part of Lot 343, Township 10, Range 7 of The Ebenezer Lands according to a map filed in the Erie County Clerk's Office under Cover No. 58, bounded and described as follows:

Beginning at a point in the west line of Lot no. 343, at a distance of 547.31 feet southerly from the northwest corner of said lot; said point being the southwest corner of lands conveyed by deed recorded in said Clerk's Office in Liber 11118 of Deeds at page 8392;

THENCE: Easterly along the southerly line of said Liber 11118 of Deeds at page 8392, a distance of 267.80 feet to the westerly boundary line of Transit Road as Appropriated by the State of New York by instrument recorded in the Erie County Clerk's Office in Liber 4278 of Deeds at page 114;

THENCE: Southerly along the westerly boundary line of said Liber 4278 of Deeds at page 114 a distance of 156.04 feet to an angle point in said westerly boundary;

THENCE: Easterly along the southerly boundary line of said Liber 4278 of Deeds at page 114 a distance of 20.00 feet to the southeast corner of said Liber 4278 of Deeds at page 114, said point being on the westerly boundary of Transit Road as Appropriated by the County of Erie by instrument recorded in the Erie County Clerk's Office in Liber 2136 of Deeds at page 483;

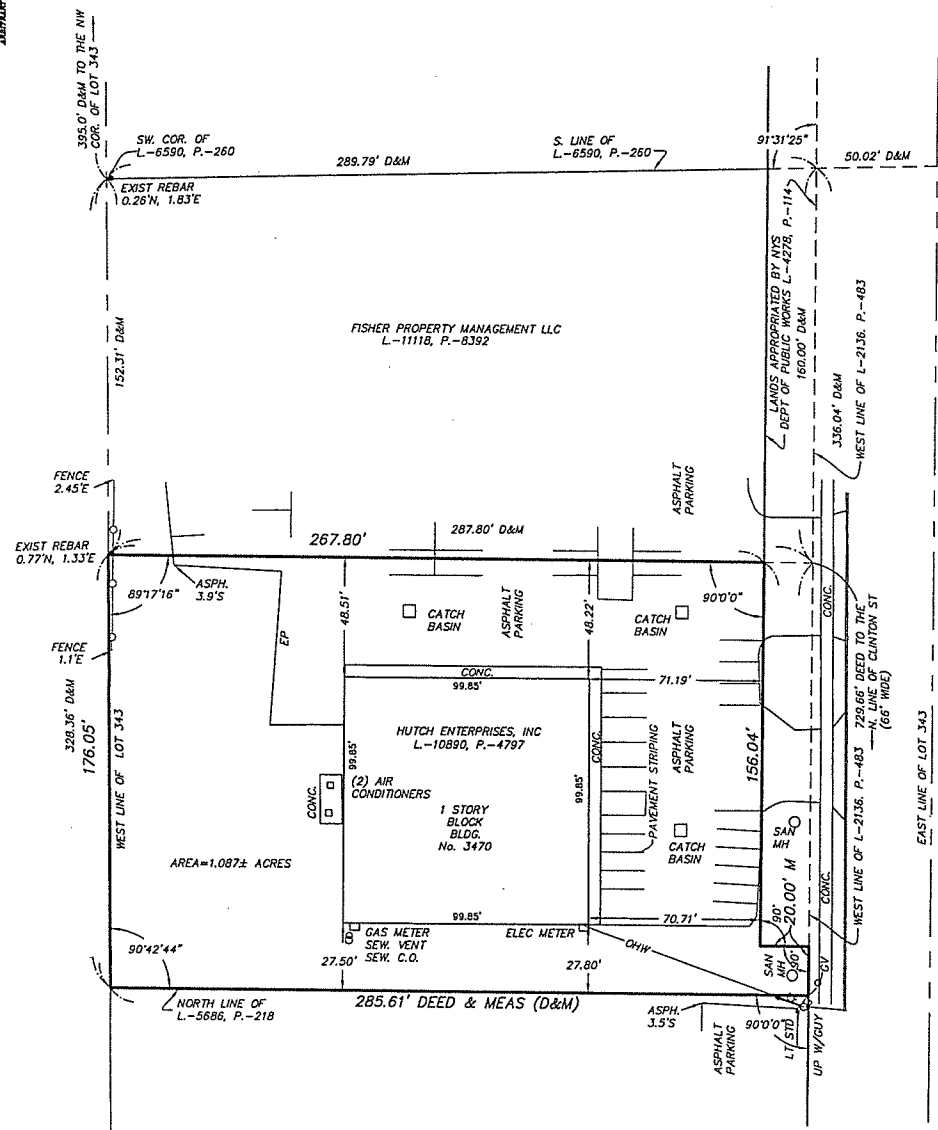
THENCE: Southerly along the westerly boundary line of said Liber 2136 of Deeds at page 483 a distance of 20.00 feet to the southeast corner of lands conveyed by deed recorded in said Clerk's Office in Liber 10890 of Deeds at page 4797;

THENCE: Westerly along the southerly line of said Liber 10890 of Deeds at page 4797, said line being the northerly line of liber 5686 of deeds at page 218 a distance of 285.61 to a point in the west line of said Lot no. 343;

THENCE: Northerly along the westerly line of said Lot no. 343 a distance of 176.05 feet to the Point of Beginning containing 1.087 more or less acres.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.  
 NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

• SET OR EX. 5/8" REBAR



TRANSIT (WIDTH VARIES) ROAD

SURVEY OF  
 PART OF LOT 343, TOWNSHIP 10, RANGE 7  
 OF THE EBENEZER LANDS  
 MAP COVER 58  
 TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

*Malcolm*

DATE	REVISION/TYPE

GPI

GPI ENGINEERING & SURVEYING, LLP

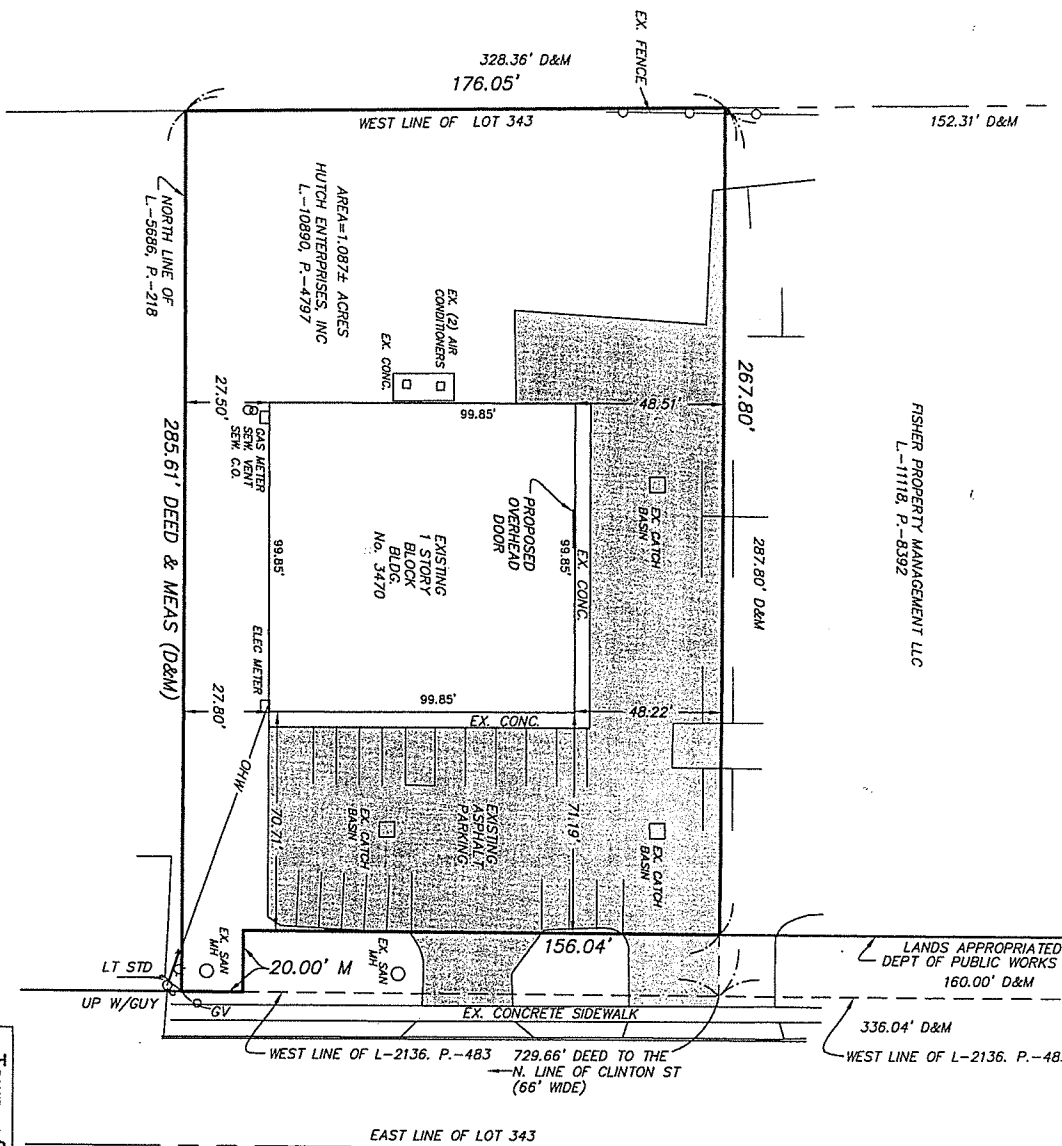
FORMERLY PRATT & HUTH ASSOCIATES, LLP

ENGINEERING • SURVEYING • PLANNING

4950 GENESEE STREET, SUITE 100  
 BUFFALO, NEW YORK 14225

(716) 633-4844      FAX 633-4940

Job No. 2014092      Date: SEPTEMBER 3, 2014  
 Scale 1" = 50'      Tax No.



Applicant: Northeast Collision  
 c/o John Fisher  
 900 Maple Street  
 Elma, NY 14059

**Town of West Seneca**  
 ERIE COUNTY NEW YORK  
 TOWN JOB NO.: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_

**3470 Transit Road**  
 NORTHEAST COLLISION  
**SITE PLAN**

**GPI**  
 GREENBERG FOSTER INC.  
 CONSULTING ENGINEERS  
 ENGINEERING - SURVEYING - PLANNING  
 1000 WEST 10TH STREET SUITE 400  
 BUFFALO, NY 14202  
 TEL: (716) 835-1100  
 FAX: (716) 835-1101

JOB NO.: 201002  
 DATE: 02/10/11  
 SHEET NO.: 1 of 1

**TRANSIT (WIDTH VARIES) ROAD**

**Site Data**  
 Existing Zoning: C-2  
 Proposed Zoning: C-2(S)  
 Site Area: 1.087± Acres

