

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 04/27/2017

FILE # 2017-07

PROJECT NAME Rusty Nickel Brewing Co.

PROJECT LOCATION (Include address and distance to nearest intersection)
4350 Seneca Street (Behind the Ebenezer Ale House)

APPLICANT Rusty Nickel Brewing Co. PH/FAX _____

ADDRESS 4350 Seneca St., West Seneca NY 14224

PROPERTY OWNER Schweels Springer LLC PH/FAX _____

ADDRESS 4348 Seneca St. West Seneca NY 14224

ENGINEER/ ARCHITECT Jason Havens, P.E. PH/ FAX 585-218-4731

ADDRESS 755 Rounds Avenue, Buffalo, NY

SEL # 135.17-3-8.2

PROJECT DESCRIPTION (Include all uses and any required construction)
Serving of alcohol at a New York State Farm Brewery

SIZE OF LOT (acres) 0.85 ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Seneca Street 0 frontage Main Street 138.92 ft

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

EXISTING USE(S) ON PROPERTY Brewery/Tasting Room

PROPOSED USE(S) ON PROPERTY Continue Existing

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

C-2 front (Bar/Restaurant), Remainder residential

PUBLIC SEWER YES NO

PUBLIC WATER YES NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

yearly variance to allow the use of the patio

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 04/27/2017 BY Dalser

PLANNING BOARD MEETING DATE 05/11/2017

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____



04-25-2017

RUSTY NICKEL BREWING CO. BREWED JUST A LITTLE DIFFERENT

Town Board Members,

Rusty Nickel Brewing Co., RNBC, is filing for a special permit for the serving of alcohol at our establishment and within the Town within the limitations of the NYS Farm Brewery Laws.

RNBC is a NYS Farm Brewery whose main business is to manufacture and sell at retail and wholesale NYS labeled and produced beer and cider. We also, per the NYS Farm Brewery law, operate and maintain a tasting room which allows for the retail sales of NYS Farm Cider, Wine, Spirits and Beers. In addition, we can and will be selling home brewing supplies and equipment as well as serving food and non-alcoholic beverages which may or may not be manufactured by our business.

Our hours of operation are currently (but subject to change for seasonal hours):

M – F: 5pm open and Last Call made at 12am
Saturday: 12noon and Last Call made at 12:30am
Sunday: 11am and Last Call at 9pm

We also currently offer bookings, meetings, events and the like at hours between 8am and 5pm on weekdays. However, this is seldom utilized at this time.

The use of the property is for manufacturing, retail and wholesale sales, relaxed tasting area both in our tasting room and the outdoor patio.

A current, yet expanding, annual list of events is as follows:

- Sausage Fest – A celebration of locally made sausages paired with beer. The last weekend in January
- St. Patrick's day celebration - A date coinciding with the Ebenezer Ale House annual (Mid-March)
- A newly created 'Farm to Pint Festival', Created by the Buffalo Niagara Brewers Association who has asked us as a NYS Farm Brewery to host an event that has not yet been defined. Early May.
- The weekend before or after May 31st for celebration of the Brewery Anniversary (Live Music)
- Rusty Nickel Brewing Co's "Malt Fest", a celebration of heavy malt beers (Live Music Possible). Date TBD, late summer.
- Harvest Festival – Celebrating the fall agriculture harvest. A weekend in early October (Live Music)
- New Years Eve (10 minute outdoor celebration around midnight)
- One or two other Saturdays may evolve in to enjoyable afternoon as well where pleasant family style live music may take place.
- An occasional (once or twice a year) and usually date TBD fundraiser for groups like Roswell Park and the University at Buffalo (live music possible)
- Sunday afternoons from May through September have become acoustic open mic nights (ranked in the top 5 in the region) where guests come and play soft music.

*All of our events are family friendly, thereby ensuring there is no vulgar language or inappropriate activity.

**Please note that we do not run live music past 10pm for nearly any occasion. If it were to occur it would be but once or twice a year and announced as such on all advertisements.

Respectfully,
Jason Havens - President / Co-Owner, Rusty Nickel Brewing Co
Dave Johnson - VP / Co-Owner, Rusty Nickel Brewing Co

4350 Seneca Street
West Seneca, NY 14224
RustyNickelBrewing.com



04-25-2017

RUSTY NICKEL BREWING CO.
BREWED JUST A LITTLE DIFFERENT

Town Board Members,

Rusty Nickel Brewing Co., RNBC, with address 4350 Seneca Street, West Seneca, NY, 14224 has notified the owners of Schweis Springer LLC, Shawn Schweis and Nathan Springer, that we are filing for a special permit with the Town of West Seneca to serve alcohol at our facility.

They acknowledge that the Town may put restrictions on the referenced property as part of the issuance of this permit.

PROPERTY OWNER ACKNOWLEDGMENT:

4350 SENECA STREET, WEST SENECA, NY 14224

PRINT NAME: Shawn A. Schweis

SIGN NAME: Shawn A. Schweis

DATE: April 27, 2017

Respectfully,

Jason Havens - President / Co-Owner, Rusty Nickel Brewing Co
Dave Johnson - VP / Co-Owner, Rusty Nickel Brewing Co

Legal Description – Property

4350 Seneca Street, West Seneca, NY 14224

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 Lot Number 59 of the lower Ebenezer and according to a map filed in Erie County Clerk's Office under Cover no. 101, described as follows:

BEGINNING at a point in the southwesterly line of Main Street at the northwest corner of lands conveyed to Neal Harris Thompson by deed recorded in the Erie County Clerk's Office in Liber 6589 of Deeds at page 427; thence southeasterly along the southwest line of Main Street, 181.53 feet; thence southwesterly at an interior angle of $98^{\circ} 40' 14''$, 129.65 feet; thence southerly at an interior angle of $197^{\circ} 12' 3''$, 107.19 feet; thence westerly at right angles, 125 feet; thence northerly at right angles, 310.25 feet to the southwest line of Main Street at the point of beginning.

Together with the rights and subject to the burdens of easements, restrictions and rights-of-way of record, if any.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, being parts of Village Lots Numbers 59 and 104 of Lower Ebenezer, so called, bounded and described as follows:

BEGINNING at a point in the northerly line of Seneca Street, 1463.10 feet easterly from the point of intersection of the northerly line of Seneca Street with the easterly line of Mill Road, said point of intersection being determined by an iron pipe in the ground; thence northerly at right angles to the northerly line of Seneca Street, 200 feet; thence easterly and parallel with the north line of Seneca Street, 150 feet; thence southerly and parallel with the first mentioned line, 200 feet to the northerly line of Seneca Street; thence westerly along the northerly line of Seneca Street, 150 feet to the place of beginning.