

# TOWN OF WEST SENECA



JOHN A. GULLO  
CODE ENFORCEMENT OFFICER,  
CFEI, CHS-IV, CDP-I

TOWN SUPERVISOR  
SHEILA M. MEEGAN  
TOWN COUNCIL  
EUGENE P. HART  
JOHN M. RUSINSKI

TO: Honorable Town Board

FROM: John A. Gullo  
Code Enforcement Officer

DATE: July 1, 2013

RE: **JD's Smokin Grill & Bar**  
**1956 Ridge Road**  
**West Seneca, NY 14224**

Dear Honorable Town Board Members:

The owner of the above-captioned property is requesting an electronic message board to be put on the property. Please see the attached.

Pursuant to Section 120-44 4.G, specialty signs of this type require Town Board approval. The applicant has achieved the required sign variances, as approved by the Zoning Board on June 26<sup>th</sup>.

If you have any questions, please contact my office.

JAG:cam  
Attachs.



# APPLICATION TO BOARD OF APPEALS

Tel. No. 702-575-1486

Appeal No. 2013-037

Date 6-10-13

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

I (we) Joseph GRIMALDI of WORLD BBQ LLC dba

JD's Smokin Grill n Bar - West Seneca, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE  
1956 RIDGE RD

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 1956 RIDGE RD

3. State in general the exact nature of the permission required, PERMISSION REQUESTED TO ALLOW LED SIGN  
WITHIN 500' OF R-DISTRICT, TO ALLOW OUTDOOR SEATING

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. \_\_\_\_\_, 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:

In an effort to provide a superior dining experience outdoor dining is a must. As well we will need it in order to be competitive. Our current pylon sign is 14'x6' and the reader sign is 4'x8'. We wish replace the 4'x8' reader sign with a 19mm 5x7 WhiteFire LED Board.

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: \_\_\_\_\_

Joseph M. Grimaldi  
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  
PERMISSION REQUESTED TO ERECT LED SIGN WITH 500'  
120-20(A) PERMISSION REQUESTED TO OUTDOOR SEATING R-DISTRICT

2. Zoning Classification of the property concerned in this appeal C-2(S)

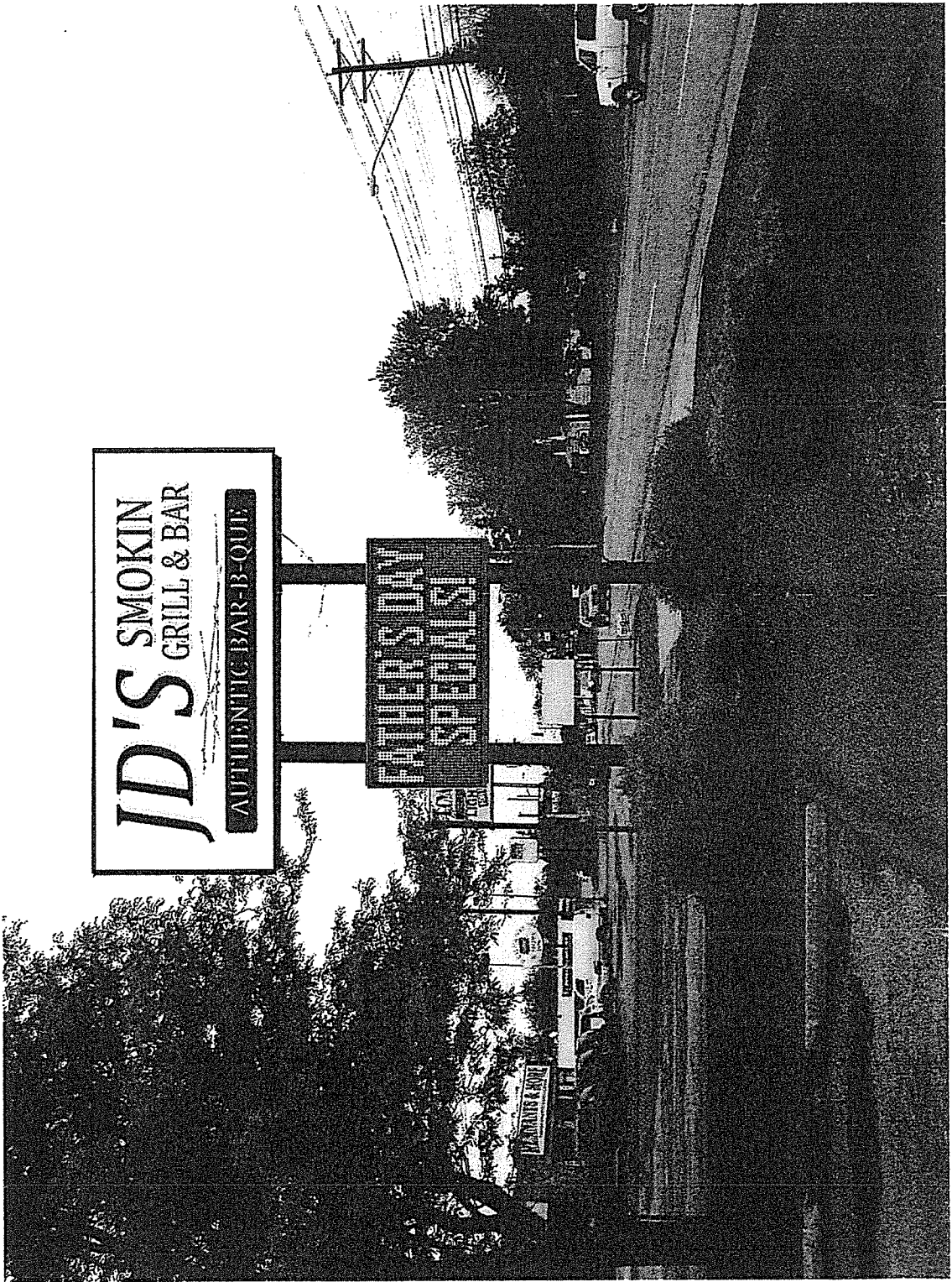
3. Type of Appeal:
- Variance to the Zoning Ordinance.
  - Interpretation of the Zoning Ordinance or Zoning Map
  - Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

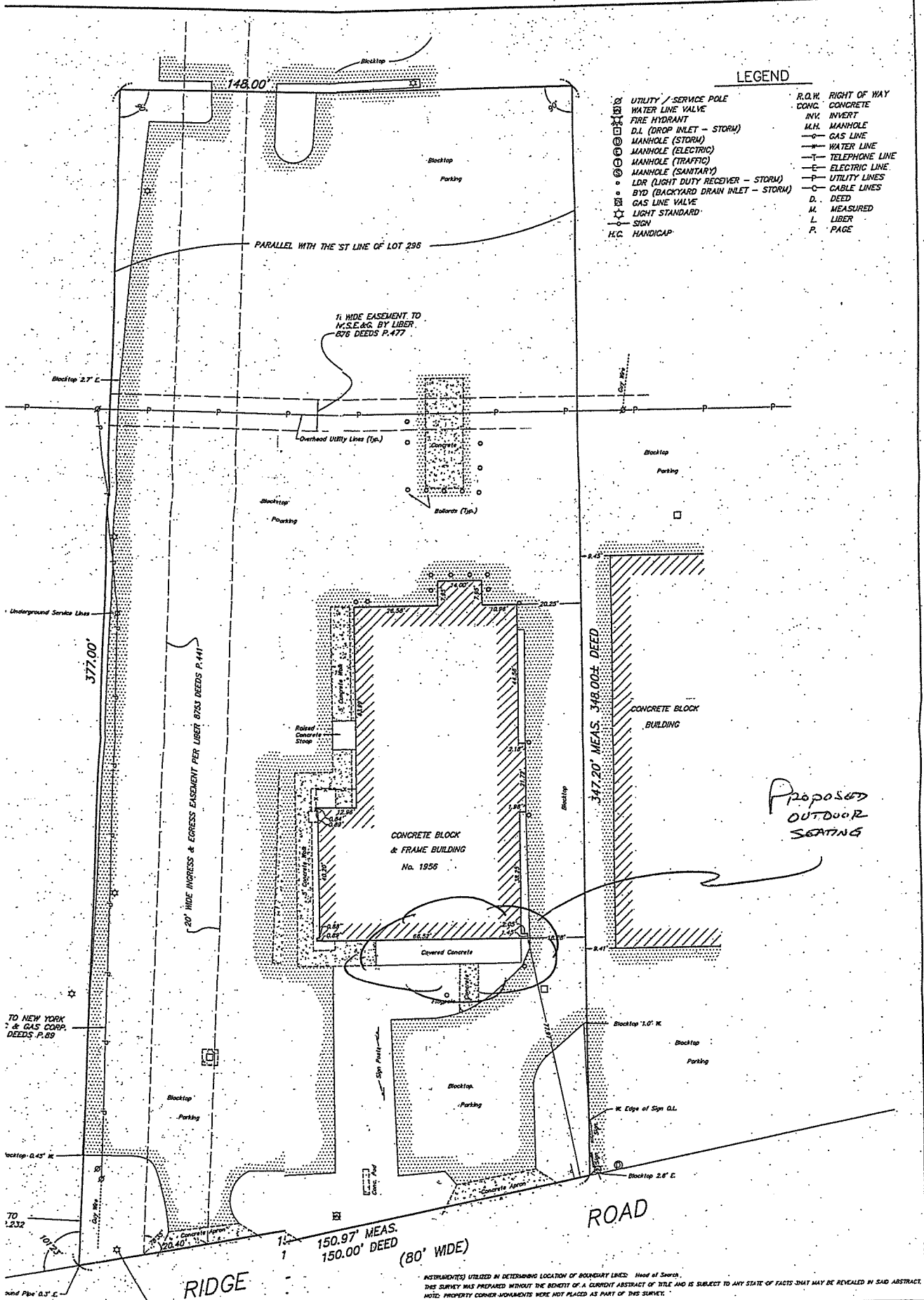
4. A statement of any other facts or data which should be considered in this appeal. \_\_\_\_\_

RECEIVED  
TOWN CLERK'S OFFICE  
WEST SENECA, N.Y.  
2013 JUN 10 PM 2:21  
6/10/13 1:50 PM

**JD'S** SMOKIN  
GRILL & BAR  
AUTHENTIC BAR-B-QUE

FATHER'S DAY  
SPECIALS!





**LEGEND**

- |      |                                    |        |                |
|------|------------------------------------|--------|----------------|
| U    | UTILITY / SERVICE POLE             | R.O.W. | RIGHT OF WAY   |
| W    | WATER LINE VALVE                   | CONC.  | CONCRETE       |
| F    | FIRE HYDRANT                       | INV.   | INVERT         |
| D.I. | D.I. (DROP INLET - STORM)          | M.H.   | MANHOLE        |
| M.S. | MANHOLE (STORM)                    | ---    | GAS LINE       |
| M.E. | MANHOLE (ELECTRIC)                 | ---    | WATER LINE     |
| M.T. | MANHOLE (TRAFFIC)                  | ---    | TELEPHONE LINE |
| M.S. | MANHOLE (SANITARY)                 | ---    | ELECTRIC LINE  |
| LDR  | LDR (LIGHT DUTY RECEIVER - STORM)  | ---    | UTILITY LINES  |
| BYD  | BYD (BACKYARD DRAIN INLET - STORM) | ---    | CABLE LINES    |
| G.V. | GAS LINE VALVE                     | D.     | DEED           |
| L.S. | LIGHT STANDARD                     | M.     | MEASURED       |
| S    | SIGN                               | L.     | LIBER          |
| H.C. | HANDICAP                           | P.     | PAGE           |

*Proposed  
OUTDOOR  
SEATING*

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Head of Storch.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.  
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

I HEREBY CERTIFY TO: MAY BANK, ITS SUCCESSORS AND/OR ASSOCIATES AND TO CHICAGO TITLE INSURANCE COMPANY

THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE NEW YORK COUNTY SURVEYORS ASSOCIATION. THIS CERTIFICATION SHALL EXTEND ONLY TO THE ENTIRE LITTED HEREON AND TO THE SUCCESSORS AND/OR ASSOCIATES OF THE LENDING INSTITUTION. THIS CERTIFICATION IS NOT APPLICABLE TO ADDITIONAL INSTRUMENTS OR TO SUBSEQUENT OWNERS OTHER THAN STATED ABOVE.

*John C. Miller*  
 TRUSTEE & CLERK

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**Millard, MacKay & Delleo**  
 LAND SURVEYORS, LLP  
 150 AERO DRIVE,  
 BUFFALO, NEW YORK 14225  
 PHONE (716) 631-5140 ~ FAX 631-3811

AMEND:  
 SURVEY DATE: 3-12-13  
 DRAWING DATE: 3-14-13  
 SCALE: 1" = 20'  
 "ALL RIGHTS RESERVED"

THIS MAP VOID UNLESS  
 EMBOSSED  
 WITH NEW YORK STATE LICENSED LAND  
 SURVEYORS' SEAL. ALTERING ANY ITEM  
 ON THIS MAP IS A VIOLATION OF THE