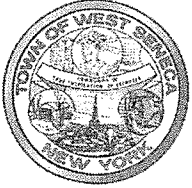


TOWN OF WEST SENECA



JOHN A. GULLO
CODE ENFORCEMENT OFFICER,
CFEI, CHS-IV, CDP-1

TOWN SUPERVISOR
SHEILA M. MEEGAN
TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY, JR.

TO: Honorable Town Board

FROM: John A. Gullo
Senior Code Enforcement Officer

DATE: May 17, 2017

RE: 3385 Clinton Street

Dear Honorable Town Board Members:

A prospective buyer is requesting to re-open the vacant establishment at the above captioned address. The property is currently zoned R-60A, and seeks a rezoning to C-2(S) and a special permit to serve alcohol. Please see the attached.

If you have any questions, please contact my office.

JAG:sl
Attach.

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

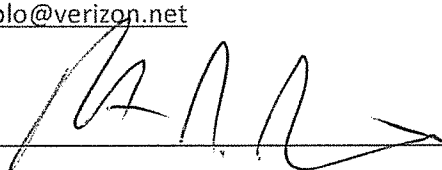
2924 Shenandoah Drive

Hamburg, NY 14075

Phone: 716-367-7557

Email: rjemiolo@verizon.net

Signed: _____



Date: _____

5/15/17

To Whom it May Concern:

Re: 3369-3385 Clinton, West Seneca, NY, 14224

The current owners of 3369-3385 Clinton (listed below) hereby provide permission for Robert J Jemiolo to seek necessary approvals and/or variances for the above referenced property relating to changing zoning back to C2 and obtaining a special permit to serve alcohol for a restaurant/bar.


We appreciate the Town's consideration.

Date: 5/12/2017

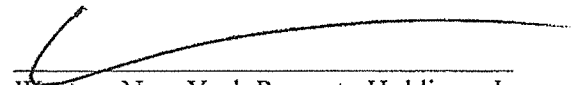
Very Truly,



LEMR, LLC



WNY Real Property Holdings, LLC



Western New York Property Holdings, Inc

SCHEDULE A

PARCEL "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, and being known as the easterly part of Lot No. 28 of said Village, and bounded as follows:

Northerly by Clinton Street, 35 feet, easterly by the easterly line of said Lot, southerly by the Big Buffalo Creek and westerly by a line parallel with the east line of said Lot and distant 35 feet westerly therefrom, about 380 feet, containing more or less.

PARCEL "B"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, and being a portion of the easterly part of Lot No. 28 of said Village, and bounded and described as follows:

COMMENCING at a point in the southerly line of Clinton street, at the distance of 35 feet westerly from the easterly boundary of Lot No. 28, said point being the northeast corner of premises herefore conveyed by Warranty Deed dated July 1, 1903 and recorded July 3, 1903 in Erie County Clerk's Office in Liber 959 of Deeds at page 467; thence southerly along the westerly boundary of lands so conveyed as aforesaid and on a line, parallel to the easterly boundary of the lands, so conveyed as aforesaid and on a line, parallel to the easterly boundary of said Lot No. 28, 151 1/2 feet; thence westerly at right angles, to said last mentioned line 5 feet; thence northerly on a line parallel to the easterly boundary of said Lot 151 1/2 feet to the southerly line of Clinton Street; and thence easterly along the southerly line of Clinton Street 5 feet to the place of beginning.

PARCEL "C"

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 5,000 acre Germain Purchase, and according to a Map of a portion of which Tract of Purchase laid out and surveyed by Peter Emslie, a Map whereof was made and filed in the Erie County Clerk's Office under cover No. 102 and is known as the Map of the Village of Middle Ebenezer, the premises hereby conveyed are known and designated as Lot No. 29.