

APPLICATION TO BOARD OF APPEALS

Tel. No. 434-0167

Appeal No. 2024-002

Date 1/26/24

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

I (we) Chris McCaffery - Ulrich Signs of 177 Oakhurst St.
Lockport NY 14094, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE
DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING
INSPECTOR DID DENY PERMIT TO: LED Sign within 500' of residential

- | | |
|--|---|
| <input type="checkbox"/> A PERMIT FOR USE | <input type="checkbox"/> A CERTIFICATE OF EXISTING USE |
| <input type="checkbox"/> A PERMIT FOR OCCUPANCY | <input type="checkbox"/> A CERTIFICATE OF ZONING COMPLIANCE |
| <input type="checkbox"/> A TEMPORARY PERMIT OR EXTENSION THEREOF | <input checked="" type="checkbox"/> AREA PERMIT |

1. Applicant is the PROPERTY OWNER
 CONTRACTOR FOR THE WORK CONCERNED HEREIN
 PROSPECTIVE TENANT
 OTHER (Describe) _____

2. LOCATION OF THE PROPERTY 2177 Union Rd. - Applegate Dental

3. State in general the exact nature of the permission required, _____

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: _____

(See Letter)

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: _____

Chris McCaffery
Applicant's 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
120-40.12 (B) Maximum Area 40 SF Allowed; Requesting 53 SF
120-40.9 LED Signs Not Permitted within 500' of residential zoning.

2. Zoning Classification of the property concerned in this appeal C1

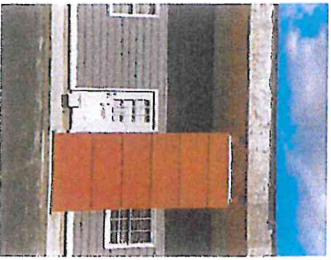
3. Type of Appeal:

- 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. _____

(Emailed Neighbor signature sheet to sign company 1/26/24)

Building Inspector D. J. [Signature]



D/F Illuminated Pole Sign
 Sign 1 - Option 2

*THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF LURICH SIGN CO.
 UNIT APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.
 Client Approval _____

Revised 11-6-23

DATE _____



777 Oakhurst Street
 Lockport, New York 14094
 Phone (716) 434-0167
 Fax (716) 434-0226
 www.lurichsigns.com

Customer

Applegate Dental

Location

Date

8/31/21

Sales Representative

Chris

Designer

A. Boehmer

File Name

Applegate Dental

Colors

TBD

Due to differences in monitors and printers, colors you see may vary from final product.

Description

D/F
 Illuminated Pole Sign



LISTED

UL Inspected and labeled in accordance with UL standard #48 for electric signs installed using UL listed parts and methods of installation in accordance with the National Electric Code.
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

THIS DESIGN PROPOSAL IS THE PROPERTY OF LURICH SIGN CO. IT IS APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.



ERIE COUNT

Interactive Mapping Viewer

Search...

Sign in

Tools

Find Data

Draw Graphics

Measure



Tool Labels



Distance



Line



Plot Coordinates



Linked Maps



Print



Export

Measure

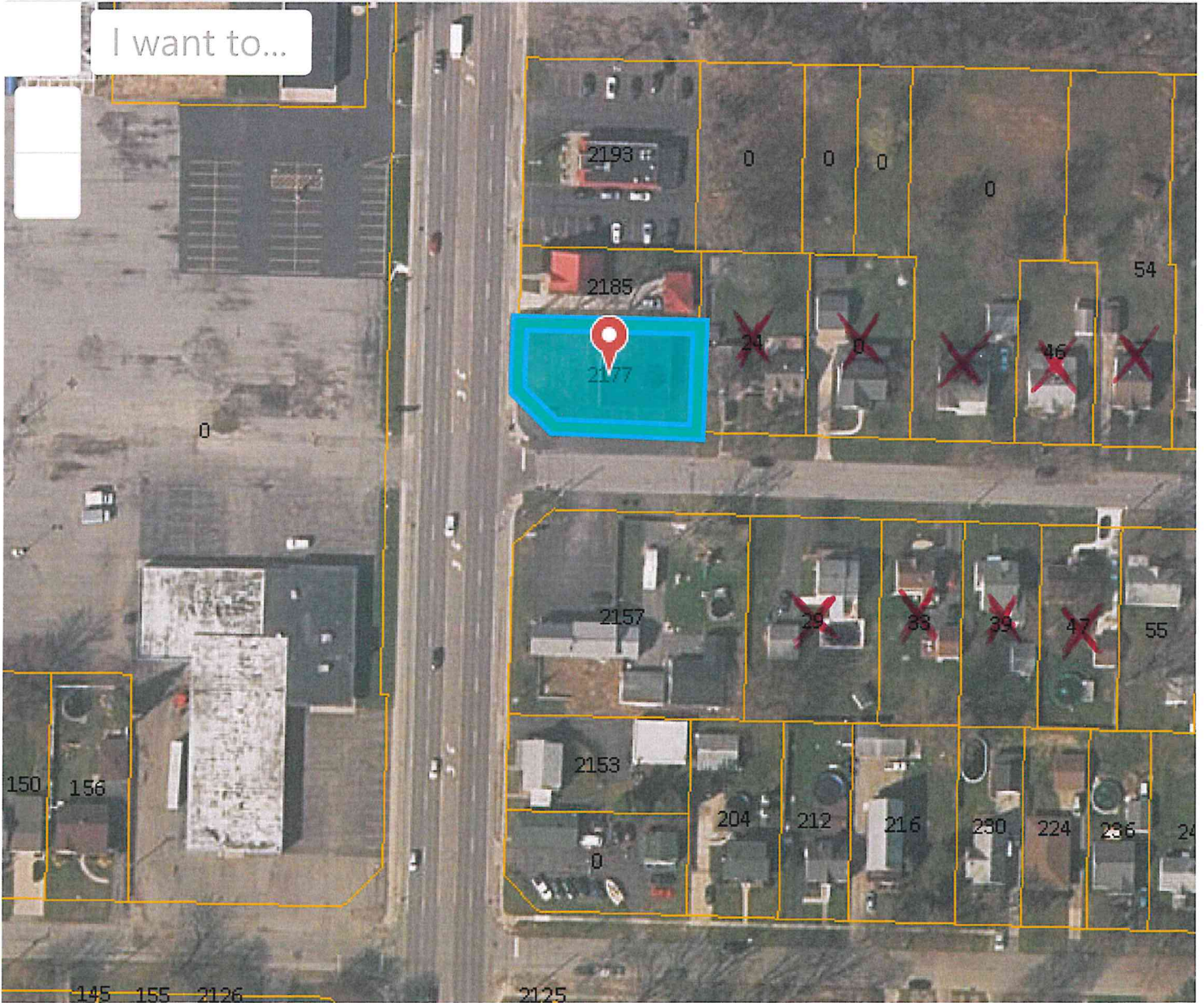
Advanced M...

Coordinates

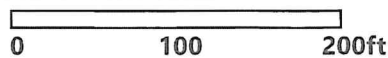
Linked Maps

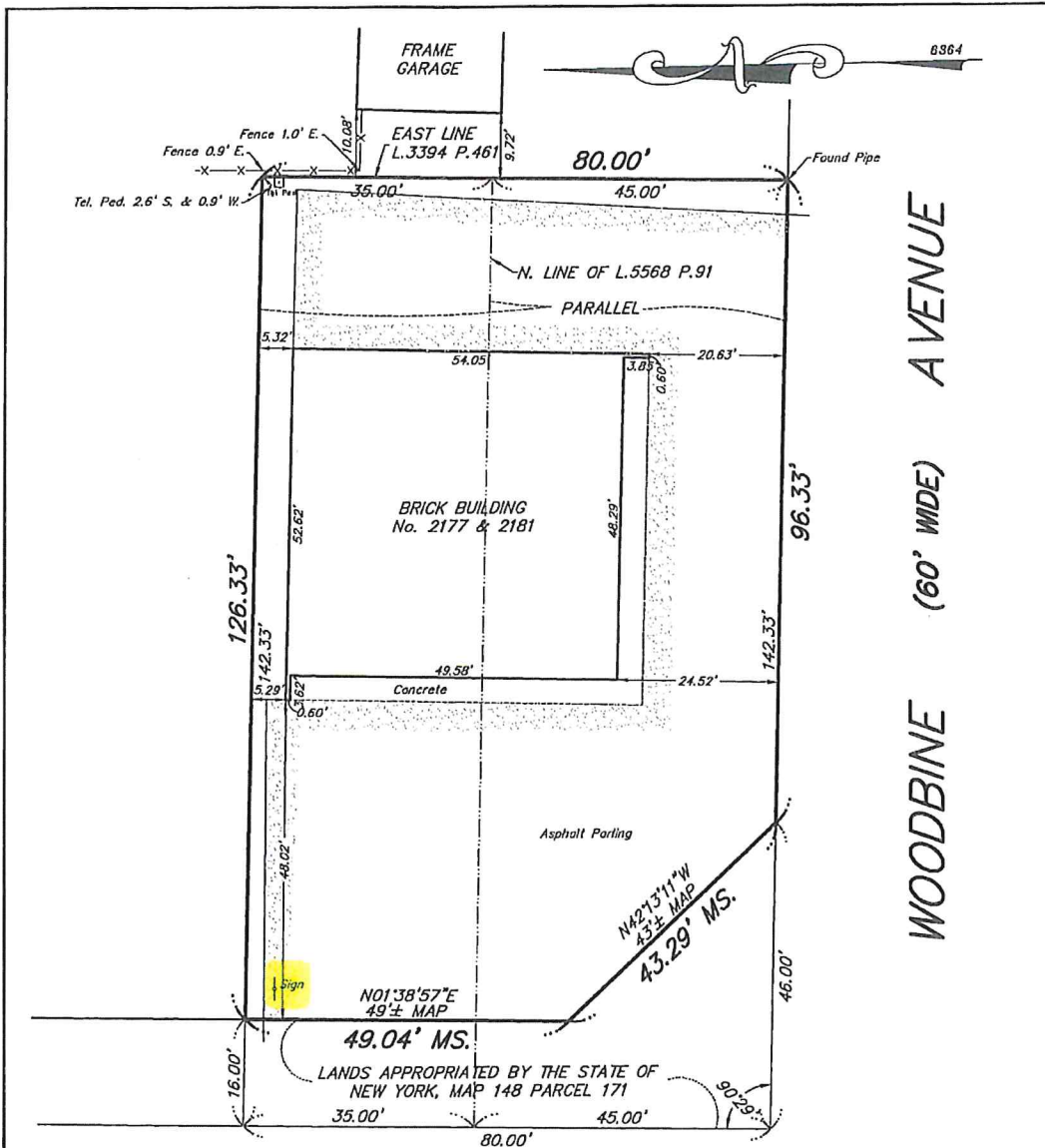
Tasks

I want to...



2021





UNION (100' WIDE) ROAD

WOODBINE AVENUE (60' WIDE)

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Head of Search
 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: First Niagara Funding, Inc., Its successors and/or assigns, and Ticor Title Guaranty Company

THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARD FOR LAND SURVEYS ADOPTED BY THE ERIE COUNTY BAR ASSOCIATION. THIS CERTIFICATION SHALL EXTEND ONLY TO THE ENTITIES LISTED HEREON AND TO THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. THIS CERTIFICATION IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT DINNARS OTHER THAN STATED ABOVE.

FRANCIS C. DELLES NYSPLS No. 050477

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Millard, MacKay & Delles
 LAND SURVEYORS, LLP

150 AERO DRIVE
 BUFFALO, NEW YORK 14225
 PHONE (716) 631-5140 ~ FAX 631-3811

AMEND: "A"

SURVEY DATE: 9-13-07

DRAWING DATE: 9-17-07

SCALE: 1" = 20'

"ALL RIGHTS RESERVED"

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

PART OF SUB LOTS 238 & 239, COVER 1383
 PART OF LOT 297 SECTION _____ TOWNSHIP 10 RANGE 7 OF THE:
 Ebenezer Lands SURVEY - Erie COUNTY, N.Y.

SURVEY OF: 2177 Union Road, Town of West Seneca

SBL No. 124.20-2-27

FILE NO. 124.20-2-27



January 25, 2024

Town of West Seneca
Zoning Board of Appeals
1250 Union Road
West Seneca, NY 14224

Dear Zoning Board Members,

Applegate Dental has contracted with Ulrich Sign Company to obtain approval to install a new pylon sign for their office at 2177 Union Road. We are requesting two variances. The first variance to install (1) 29" x 99" double sided electronic changeable copy sign as part of the new pylon sign. The second variance is for overall square footage. The proposed sign is 53 square feet. Code allows 40 square feet, requiring a variance of 13 square feet. The sign will meet the required 10' setback.

The new sign is part of the extensive remodeling project at the dental office. The sign will replace the former monument sign. The new sign is designed with the same features, materials, and colors as the building. The sign will enhance the overall appearance of the property. The LED message center is an important part of the sign. The message center will allow Applegate Dental to communicate with current and prospective patients. The lighting will be constant and not blink or flash.

The sign will be professionally manufactured and installed. The sign includes a decorative top with the address number and a pole cover to conceal the steel pole. The sign size is consistent with other signs in the area and is appropriate for the location. The first variance is required due to the property being located within 500' of a residentially zoned property. The second variance is for size and is not substantial. Please let me know if you need any additional information.

Sincerely,



Chris McCaffrey

177 Oakhurst Street, Lockport, New York 14094

Phone 716.434.0167 • www.ulrichsigns.com



Applegate Dental, PLLC

2177 Union Road • West Seneca, NY 14224

www.Applegatedentalpllc.com • 716.668.4646

December 18, 2023

Town of West Seneca
Town Board
1250 Union Road
West Seneca, New York 14224

Dear Sirs,

Re: 2177 Union Road
Applegate Dental, PLLC
Electronic Message Sign Request

Please allow this letter to confirm that Applegate Dental, PLLC has retained Ulrich Signs to apply for approval on its behalf to install an electronic message sign at its offices.

If there are any questions, please contact me at (716) 390-8512.

Very truly yours,

Lee M. Shainbrown
Managing Member