

APPLICATION TO BOARD OF APPEALS

Tel. No. 716-903-1350

Appeal No. 2024-011

Date 3/28/24

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

I (we) PAUL NOTARO, ER ANTHONY BOCCIELLA AND CHARLIE SCHULTZ OF WEST SENECA

_____, 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: _____

☒ A PERMIT FOR USE

☐ A CERTIFICATE OF EXISTING USE

☐ A PERMIT FOR OCCUPANCY

☐ A CERTIFICATE OF ZONING COMPLIANCE

☐ A TEMPORARY PERMIT OR EXTENSION THEREOF

☐ AREA PERMIT

1. Applicant is the ☐ PROPERTY OWNER

☐ CONTRACTOR FOR THE WORK CONCERNED HEREIN

☐ PROSPECTIVE TENANT

☒ OTHER (Describe) Purchaser

2. LOCATION OF THE PROPERTY 735 Union Rd.

3. State in general the exact nature of the permission required, Requesting Private Hair Salon
Home Occupation

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: _____

[Signature]
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

120-14 (B)(2) Private Hair Salon Requested

Private Hair Salon Not listed as permitted accessory use.

2. Zoning Classification of the property concerned in this appeal R75 A

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. Previous Attorney's Office

Home Occupation Permitted at home

Building Inspector [Signature]

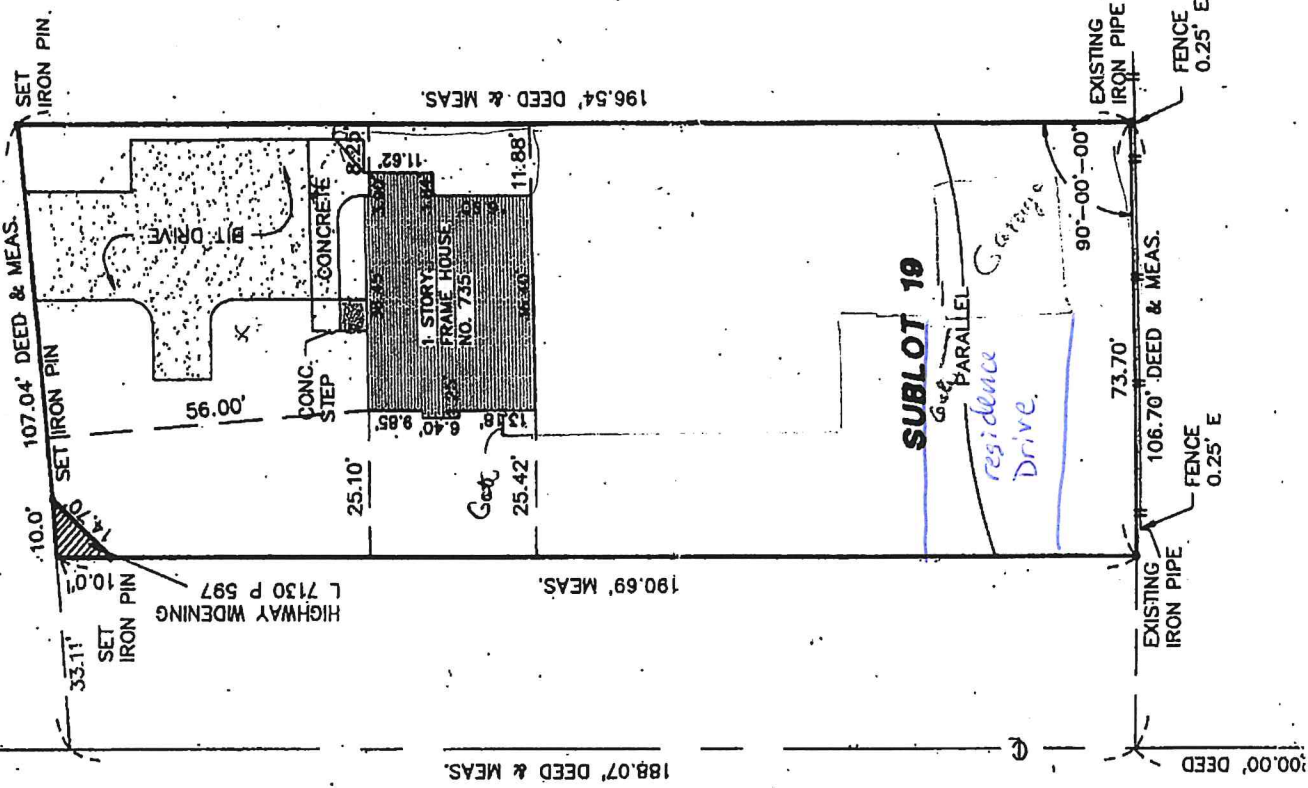
SURVEY REQUESTED BY:
SUSAN B. COLLINS
 ATTORNEY AT LAW

SBL# 143.12-4-34

735 UNION ROAD
 WEST SENECA, NEW YORK 14224-9422
 PHONE AND FAX NO.: (716) 675-6813



UNION ROAD (100.0' WIDE)





LAW OFFICE OF PAUL NOTARO

4268 SENECA STREET, WEST SENECA, NEW YORK 14224
TELEPHONE (716) 677-0337
FACSIMILE (716) 677-0229 (NOT FOR SERVICE OF PROCESS)

March 28, 2024

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

RE: Variance Request
753 Union Road, West Seneca, NY

Honorable Board Members:

Please be advised that I represent Anthony Buccella and Carina Schultz. They are the purchasers of the above property. A variance is being requested to allow for the operation of a hair salon within the residence. Although the current code does allow for home occupation within the residence, it does not allow for a hair salon as a permitted business use.

Currently, there is a law office being operated within the facility. There is proper paved parking with a separate business entrance on Union Road. For the residence there is a separate drive and garage with access from East and West Road. There would be no modifications made to the exterior of the current structure. Interior renovations to the existing office space would be performed after receiving any proper permits.

My client currently operates a hair salon by appointment only from Tuesday to Friday during normal business hours. There are and may be occasional appointments scheduled outside the current hours of operation. During hours of operation there are customarily no more than two customers on premises at one time. The traffic would be no more than that of your typical law office or similar business..

Thank you for your consideration in this regard. Should you have any questions in this regard do not hesitate to contact my office.

Sincerely,

Paul Notaro



KATE NEWTON
TOWN CLERK

RECEIVER OF TAXES
REGISTRAR OF VITAL STATISTICS
NOTARY PUBLIC
RECORDS MANAGEMENT OFFICER

TOWN OF WEST SENECA

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
ROBERT J. BREIDENSTEIN
SUSAN K. KIMS
JEFFREY A. PIEKAREC
SCOTT D. ROBERTSON

April 10, 2024

Paul Notaro, Esq.
4268 Seneca Street
West Seneca, NY 14224

Re: **Zoning Board Meeting – Variance Annual Review**

Dear Applicant:

Enclosed is a Notice of a Public Hearing of the Zoning Board of Appeals of the Town of West Seneca scheduled to be held on **April 24, 2024**, at the West Seneca Community Center, 1300 Union Road at 6:00 PM.

A case in which you are the petitioner will come before this hearing. It will be necessary for you or your authorized representative to be present at this hearing to address and answer any questions of the Zoning Board Members.

Sincerely yours,

Kate Newton
Town Clerk
Zoning Board Secretary

cc: Code Enforcement Officer
Zoning Board Chairwoman