



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: July 27, 2017

RE: 172 Westminster Rd.

Dear Honorable Town Board Members:

The owner of the above listed property is requesting that the zoning be changed. It is currently M2 and she would like to change it to C1, so that she can secure funding from a bank. The current Town Code does not allow the house to be rebuilt if something happens to it. Please see the attached.

If you have any questions, please contact my office.

JAG:sl
Attach.

\$175.00

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE July 26 2017

FILE # 2017-011

PROJECT NAME REZONE FROM N-2 to C-1

PROJECT LOCATION (Include address and distance to nearest intersection) 172 WESTMINSTER RD.

APPLICANT Patricia SZARAS PH/FAX 716 341-1240

ADDRESS 172 WESTMINSTER RD.

PROPERTY OWNER SASME PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT _____ PH/ FAX _____

ADDRESS _____

SBL # 134.49 1-5.1

PROJECT DESCRIPTION (Include all uses and any required construction)

SIZE OF LOT (acres) .208 ACREAGE TO BE REZONED .208

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

NA

EXISTING ZONING N-2 PROPOSED ZONING C-1

EXISTING USE(S) ON PROPERTY RESIDENTIAL

PROPOSED USE(S) ON PROPERTY RESIDENTIAL (SASME)

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
WESTMINSTER RD NORTH OF 400 IS ZONED N-2 / NUMEROUS RESIDENTIAL + BUSINESS USES.

PUBLIC SEWER YES NO _____

PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

NA

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 7.26.17 BY JAS

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE 8.10.17

TOWN BOARD RESOLUTION DATE TBD

7-26-17

It is my intention to obtain a loan. Due to my home being zoned commercial I am having trouble doing so. I intend to live at 172 Westminster Rd until I pass away.

Thank you
Patricia Szaras
172 Westminster Rd
W. Seneca NY 14224
Pat Szaras

ADMINISTRATOR'S DEED

THIS INDENTURE, made the 12 day of December, two thousand and thirteen

BETWEEN

Laura Little, 186 Westminster, West Seneca, New York 14224

as administrator(trix) of the Estate of Loretta Nowicki
late of Town of West Seneca
who died intestate on the 23rd day of November, two thousand and eleven,
party of the first part, and

Patricia M. Szaras, 618 Mill Road, West Seneca, New York 1424
party of the second part,

WITNESSETH, that whereas letters of Administration were issued to the
part of the first part by the Surrogate's Court of Erie County, New York on

and by virtue of the power and authority given by Article 11 of the Estates, Powers and
Trusts Law, and in consideration of TWENTY FOUR THOUSAND & 00/100 dollars,
release unto the party of the second part, the distributees or successors and assigns all of
the party of the second part forever.

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 No. 206, Township 10,
Range 7 of the Buffalo Creek Reservation and according to map filed in the Erie
County Clerk's Office under Cover No. 1537 is known as subdivision Lots Nos. 50
and 51 and being 70 feet front and rear by 130 feet in depth, situate on the west side
of Westminster Road, commencing 385 feet north of Whitewood Road.

87783
WSN - 24,000
DIB - 2

TOGETHER with all right, title and interest, if any, of the part of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the part of the first part has or has power to convey or dispose of, whether individually, or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

Subject to the trust fund provisions of section thirteen of the lien law.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:

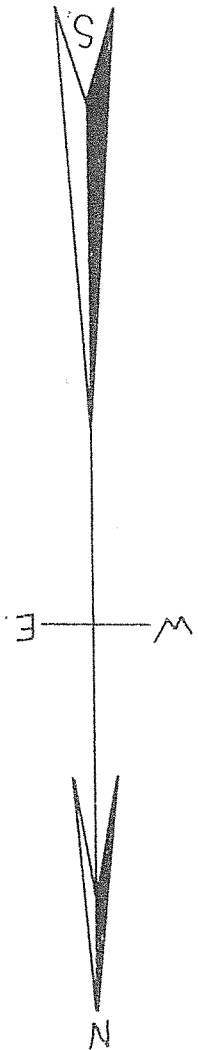
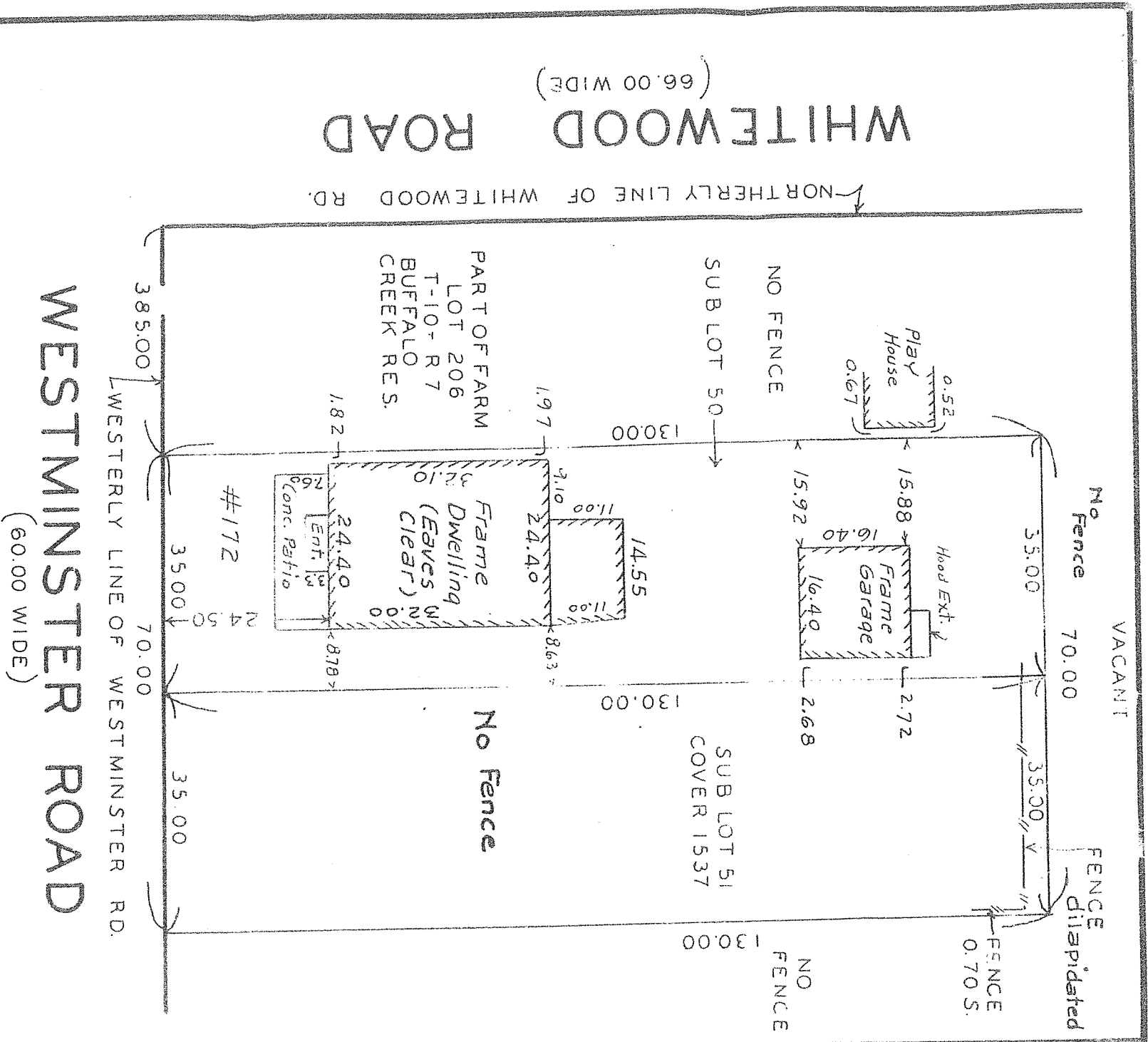
Laura Little (L.S.)
Laura Little

State of New York, County of ERIE ss:

On 12/2/13 before me, the undersigned, personally appeared Laura Little personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Kathleen M. Malinowski
(signature and office of individual taking acknowledgment)

KATHLEEN M. MALINOWSKI
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 12, 2014



TOWN OF
WEST SENECA
ERIE CO. N.Y.

Resurvey
made for

STEVENS & BRAUMEISTER, ATYS.
725 Ellicott Square Building
Nov. 3-1953.

SURVEY
MADE FOR
GEORGE REALTY CO.
2078 SENECA ST.
BUFFALO, N.Y. OCT-11-1949
SCALE 1" = 20'

John W. Darling
ENGINEER

JOHN W. DARLING - LICENSED ENGINEER & SURVEYOR
444 EAST ST. BUFFALO, N.Y. PHONE RIVERSIDE 5686