



**WEST SENECA
ZONING BOARD OF APPEALS**
1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
July 22, 2026

AGENDA

Meeting # 2026-07

CALL TO ORDER

OPENING OF PUBLIC HEARING

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2026-06

OLD BUSINESS

2026-022

Request of Zachary Schutt property located at 29 Klas Ave. to allow for 14' by 14' parking area in frontyard. (No parking permitted in required frontyard)

NEW BUSINESS

2026-030

Request of Alexander Oar for property located at 48 Hillview Terrace to allow a variance to erect a 6' fence in the front/side yard with 27' projection (maximum 4' height allowed in the front/side yard and 10' projection allowed).

2026-031

Request of Kelly Kostelny at property located at 57 Wood Crest Drive to construct an accessory structure 20" to property line. (36" to property line required)

2026-032

Request of Joseph M. Gerace property located at 5112 Seneca Street to allow for the construction of an accessory structure with 16' height to midspan. (12' height to midspan permitted)

2026-033

Request of Paul Crevatin for property located at 128 Mill Road to allow the installation of a covered front porch with 27' front setback. (40' front setback required)

2026-034

Request of John Keem III for the property located at 304 East and West Road to allow the construction

of a pool deck with 0' separation to house deck. (10' separation required)

ADJOURN

Future meetings are held the fourth Wednesday of the month at 6:00 pm

\$ 160.00

APPLICATION TO BOARD OF APPEALS

Tel. No.

Appeal No. 20210-022
Date 5/28/26

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

I (we) X Zachary Schutt of X 29 Klas Ave.

_____, 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 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 29 KLAS AVE W. SENECA NY 14224

3. State in general the exact nature of the permission required, allow parking in front of the house

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. NA, 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 enclosed 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: _____

X [Signature] Schutt
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 120-44 (B)(1)(b) - NO PARKING PERMITTED IN REQUIRED FRONT YARD - REQUESTING PARKING STALL IN FRONT OF HOUSE

2. Zoning Classification of the property concerned in this appeal R-50

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.

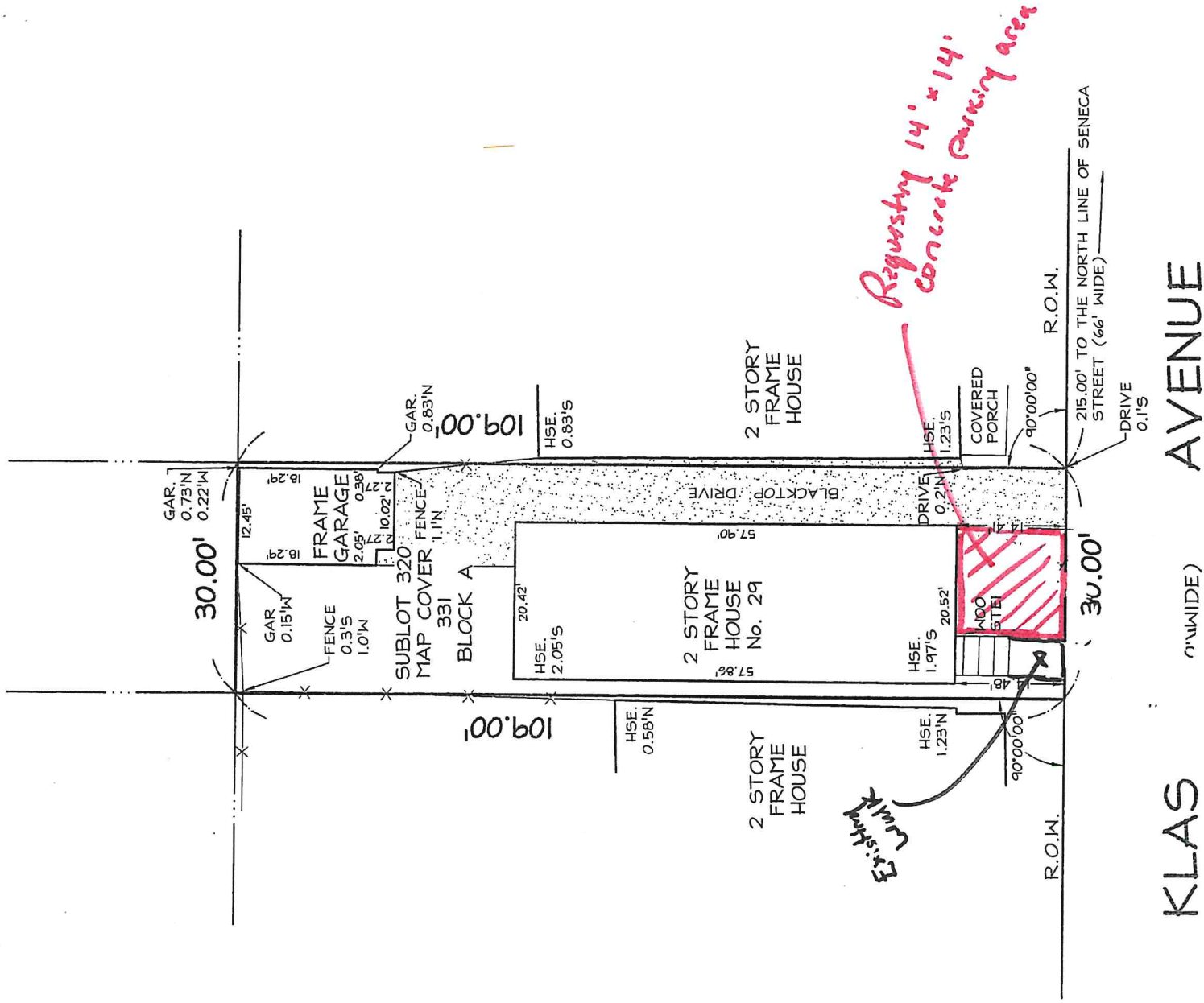
4. A statement of any other facts or data which should be considered in this appeal. _____

Building Inspector [Signature]

To whom it may concern

I Zachary Schutt home owner of address

29 Klas ave west Seneca Ny, 14224 am looking
for a variance on the property. I am looking to
change a 14'x15'8" area of grass
infront of the property to concrete.



KLAS

(11' WIDE)

AVENUE

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com



BOUNDARY SURVEY

29 KLAS AVENUE

Part of Lot 196, Township 10, Range 7

Buffalo Creek Reservation

Town of West Seneca

County of Erie, State of New York

Date of Survey: 08/08/20

Scale: 1" = 20'

Project No.: 20J2-1078

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

Successors to the records of Graf Land Surveyors Successors to the records of James L Shisler, Land Surveyor

APPLICATION TO BOARD OF APPEALS

Tel. No. X

Appeal No. 2026-030
Date 6-24-2026

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

I (we) Alexander Our of 48 Hillview Ter, Buffalo, NY 14224

, 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: install 6 foot fence in front & side yard.

- | | |
|--|---|
| ☐ 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) _____

2. LOCATION OF THE PROPERTY 48 Hillview Ter, Buffalo NY 14224

3. State in general the exact nature of the permission required, Install 6 foot fence in front and side on a corner lot

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: _____

X We would like to get 6ft tall fence for privacy and security of my family.

B. Interpretation of the Zoning Ordinance is requested because: R district fences permit 4 foot maximum front and side yard.

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 39, Paragraph B of the Zoning Ordinance, because: R district fences

X [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

TOWNS Zoning Ordinance 120-39 B

2. Zoning Classification of the property concerned in this appeal R-65

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. Corner Lot

Building Inspector [Signature]

APPLICATION TO BOARD OF APPEALS

Tel. No.,

Appeal No. 2026-031
Date 6/30/26

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

I (we) X Kelly Kostelny of X 57 Woodcrest DR

, 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: erect detached garage 20" from rear PL

- | | |
|--|---|
| ☐ 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) _____

2. LOCATION OF THE PROPERTY X 57 Woodcrest DR W. Seneca, NY 14220

3. State in general the exact nature of the permission required, rear setback @ 20" , 36" 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 enclosed

B. Interpretation of the Zoning Ordinance is requested because: R district accessory structures to remain a minimum of 3 feet

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 39, Paragraph _____ of the Zoning Ordinance, because: _____

R district Accessory buildings

X Kelly Kostelny
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

Town Zoning Ordinance 120-39

2. Zoning Classification of the property concerned in this appeal R-75

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. _____

Building Inspector JF BZ

June 30, 2026

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

Re: Variance Request – 57 Woodcrest Drive

Dear Members of the Zoning Board of Appeals,

My name is Kelly Kostelny, and I am the owner of the property at 57 Woodcrest Drive. I respectfully request approval of my variance application to replace my former garage, which had become severely deteriorated, unsafe, and in need of replacement.

The proposed garage is intended to replace the previous structure and serve the same residential purpose. While the new garage is larger than the original, it is not a new use of the property. The replacement is designed as a standard two-car garage, which reflects current residential needs and provides safe, functional space for two vehicles along with reasonable storage for household and maintenance items. A small, attached lean-to is also proposed as an accessory storage area for typical residential items such as lawn equipment and seasonal materials. My goal is simply to replace an unsafe structure with one that is modern, practical, and consistent with the character of the neighborhood.

When the concrete pad was poured, I did not realize that a zoning variance and related approvals were required before construction could begin. My contractor advised me that the concrete pad was necessary before the garage plans could be finalized and a proposal could be completed. I mistakenly believed the approval process applied after the building plans were prepared. As soon as I learned that a variance was required, I immediately spoke with Town inspectors and began following the proper approval process. I accept full responsibility for that misunderstanding and never intended to bypass the Town's regulations. Having not lived in the area for more than 30 years, I was unfamiliar with current local requirements and sincerely regret my oversight.

I have spoken with my neighbors and have enclosed a letter of support from my rear neighbor, Concetta Myers, who has no objection to the proposed garage. She noted that the previous garage occupied essentially the same location and never created any concerns. I have also worked with adjoining property owners to address their concerns. They requested that the concrete along the side property line be reduced by approximately seven inches, and I am willing to make that modification to the project.

Removing and reconstructing portions of the concrete pad, particularly along the rear of the property, has been estimated to cost more than \$6,300. According to a recent quote,

much of this expense is associated with removing and rebuilding the foundation footing, creating a substantial and unexpected financial hardship. I have included photographs of the former garage, the concrete pad, the areas that would need to be removed, and a copy of my property survey for the Board's review.

I believe this project will improve the safety, appearance, and functionality of my property while maintaining the character of the surrounding neighborhood. Because the proposed garage replaces an existing structure in substantially the same location and reflects a standard two-car residential garage, I do not believe it will create an undesirable change or have any adverse impact on neighboring properties. I remain committed to working with the Board and my neighbors to address any reasonable concerns and to comply with any conditions the Board may require.

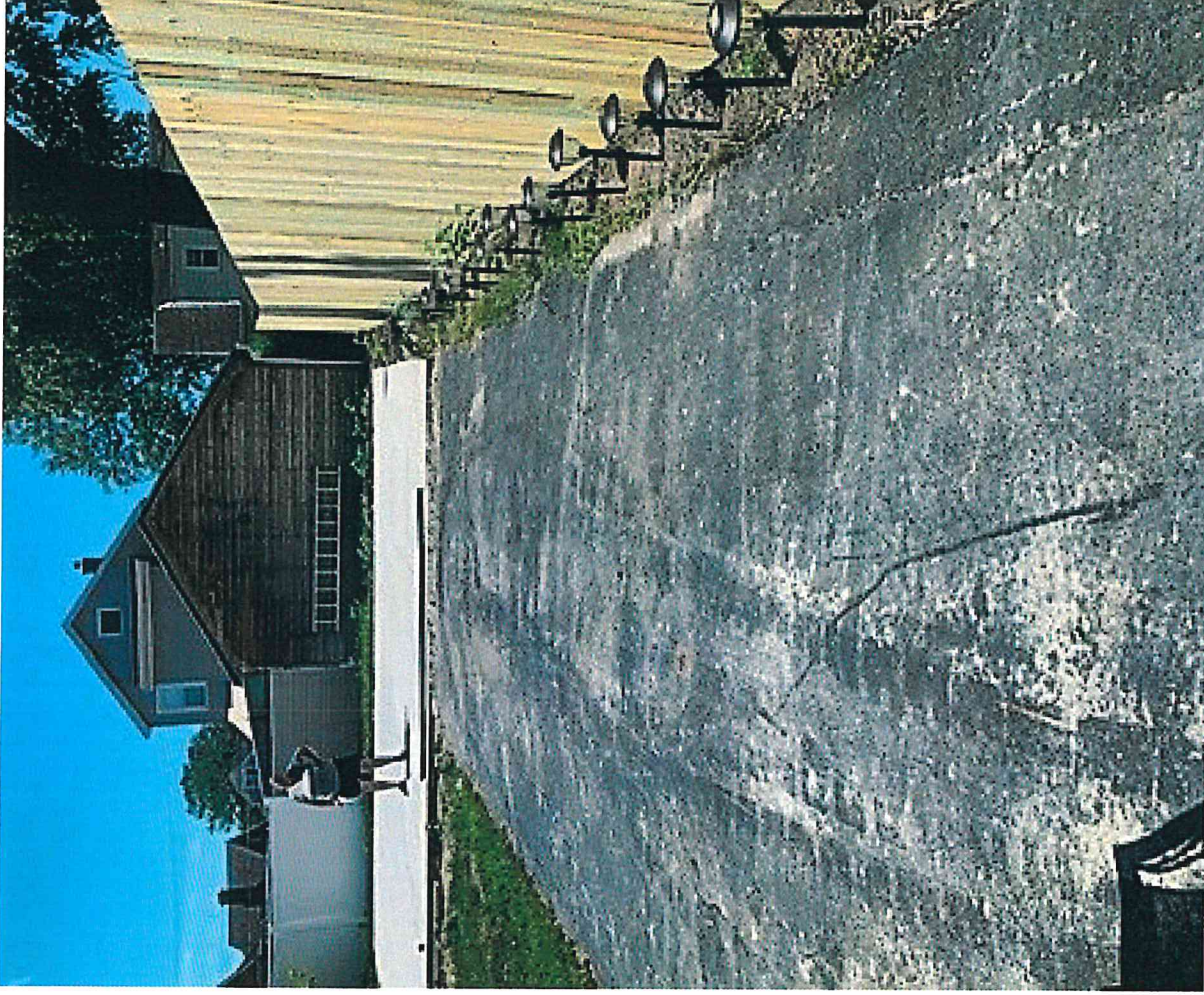
Thank you for your time, consideration, and service to our community. I respectfully request your approval of this variance application.

Sincerely,



Kelly Kostelny
57 Woodcrest Drive
West Seneca, NY

Existing Driveway and Garage Location



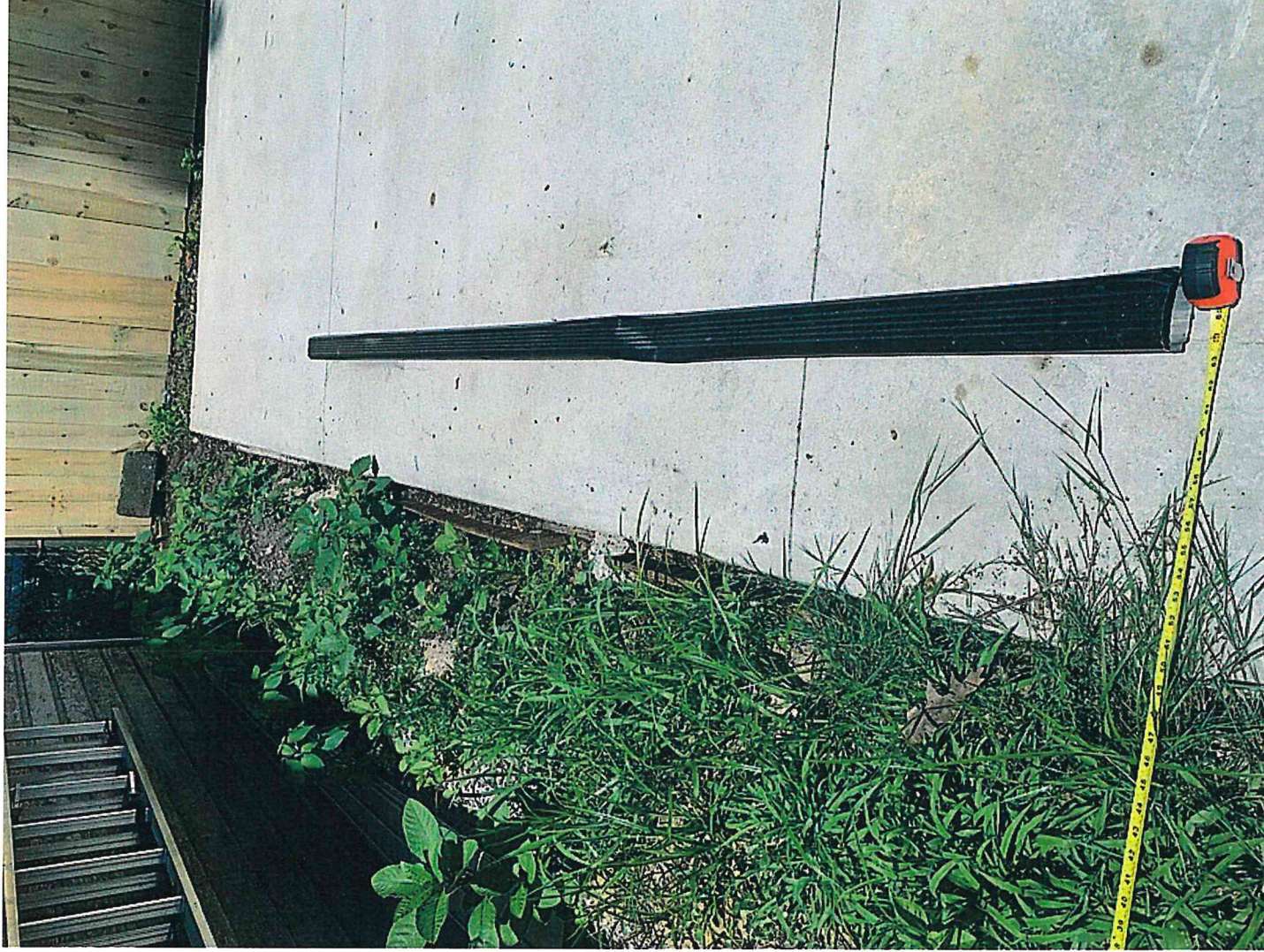
As shown in the enclosed photograph, the existing driveway has always provided a straight, direct approach to the garage. The proposed garage is aligned with that existing driveway, allowing vehicles to enter and exit safely without requiring additional pavement, awkward turning movements, or changes to the established traffic pattern on the property. Maintaining this alignment is the most practical and safest use of the existing driveway while minimizing any impact on neighboring properties.

Neighbors to the Right Side



I am workin with the adjoining property owners to address their concerns. They requested that the concrete along the shared side property line be reduced by approximately seven inches.

Neighbors in Back



The adjoining property owner to the rear does not object to the project. She noted that the previous structure was located in this same area and it did not cause any issues for them in the past. That being said, removing this portion of the work would create the greatest financial hardship. According to the estimator, removing and resetting the footer in this area represents the bulk of the project cost.

The old garage was deteriorated and unsafe.



The existing garage had deteriorated significantly over the years and had become unsafe. The foundation and concrete floor were failing, reinforcing steel was exposed, several windows were broken, and the overall condition of the structure continued to decline. Rather than attempting costly repairs to an aging building, I believed replacing the garage was the safest and most practical long-term solution.

The proposed garage is intended to replace the existing structure and serve the same residential purpose. Although it is larger than the original, its location is based on the existing driveway and the layout of the property. Positioning the garage in this location provides the safest and most practical vehicle access while making efficient use of the available space. I believe the new garage will improve the safety, functionality, and appearance of my property with minimal impact on neighboring properties.

June 1, 2026

West Seneca Town Hall
1250 Union Rd
West Seneca, NY 14224

To the West Seneca Zoning Board of Appeals:

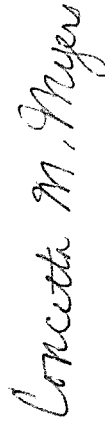
I am Concetta Myers, owner of the property located at 64 Brookside Drive, which is directly behind the property owned by Kelly Kostelny at 57 Woodcrest Drive.

I have reviewed the proposed garage project and the requested setback variance. I have no objection to the variance being granted and do not believe the proposed garage will have any negative impact on my property, including drainage, access, visibility, or the reasonable enjoyment of my property.

I support this request and respectfully ask the Zoning Board of Appeals to consider approving the variance.

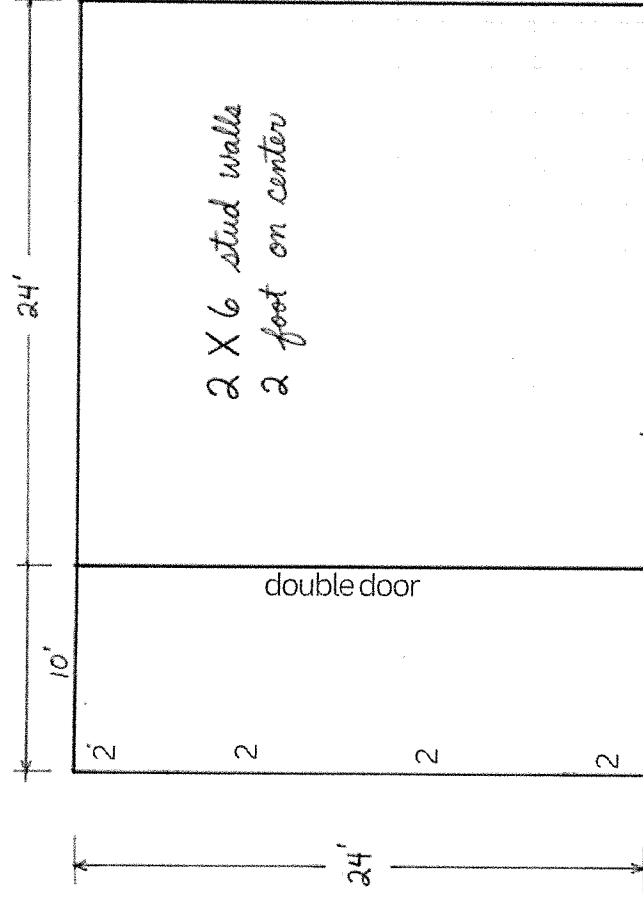
Thank you for your time and consideration.

Sincerely,

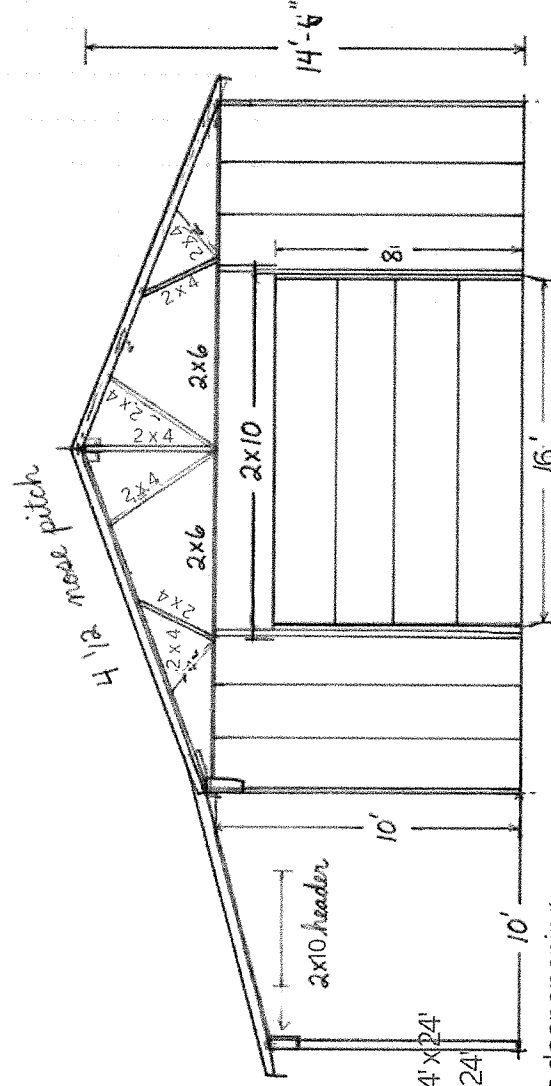
A handwritten signature in cursive script that reads "Concetta M. Myers".

Concetta Myers
64 Brookside Drive
West Seneca, NY

Cc: Kelly Kostelny



- 6' setback from back wall
- 12' double door area
- 6' setback from front wall



*2 X 8 rafters
for lean-to 2' o.c.*

Overall garage footprint: 24' x 24'
Lean-to footprint: 10' x 24'

double 2x10 header over 16' garage door opening

Building footprint: 24' x 24'

Lean-to/pergola area: 10' x 24'

Wall construction: 2x6 stud walls, 24" O.C.

Garage door opening: 16' wide x 8' high

Roof pitch: 4:12

Trusses: 24" O.C.

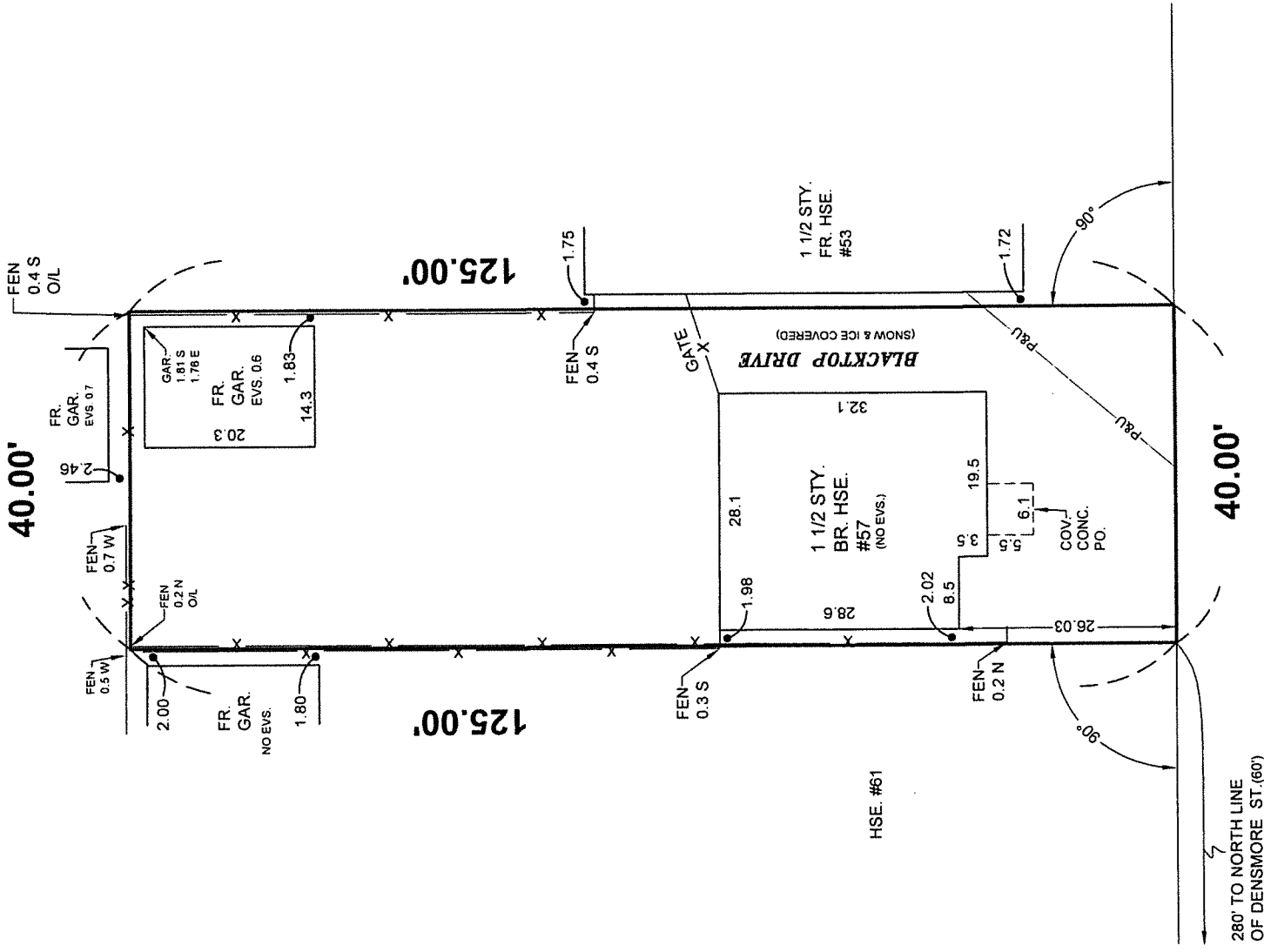
Overall height: 14' 6"

Lean-to height: 10'

*2 X 10 header for garage
door*

4/12 roof pitch trusses 2' on center

Prefabricated roof trusses, 24" O.C., 4:12 pitch



WOODCREST (60' WIDE) DR.

NOTE: ±2' SNOW & ICE COVER

NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT. MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION, ALTERATION AND/OR ADDITION TO THIS SURVEY MAP. IT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

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All Rights Reserved

Successor to the Records of:

- Newton Land Surveying..... Est. 1995
- Wilson, M.F. Est. 1989
- Newton, W.J. Est. 1960
- Poyer, F. J. Est. 1956
- Covey, J. E. Est. 1955
- Richards, E.S. Est. 1955
- Basinski, I.S. Est. 1950
- Devlin, J. Est. 1945
- Kuster, A.S. Est. 1922
- Houlliston, G. Est. 1904

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Erie County (716) 854-6338
> Fax (716) 731-4499

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Licensed in the State of New York and Florida

Paul D. D'Amico PLS

THIS MAP VOID
UNLESS EMBOSSED WITH
NYSPLS SEAL 49969

TOWN OF WEST SENECA	COUNTY OF ERIE	NEW YORK
PART OF LOT - 273	TOWNSHIP- 10	RANGE- 7
S.L. 141	M.C. 1217	
SBL # 133.20-2-17	SCALE 1" = 20'	JOB # 2220127
		DATE : 02/10/2022

BUFFALO CREEK RESERVATION

APPLICATION TO BOARD OF APPEALS

X Tel. No

Appeal No. 2024-032
Date 6/30/24

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

X I (we) Joseph M. Gerace of 5112 Seneca St

_____, 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) _____

2. LOCATION OF THE PROPERTY SAME

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: _____

Joseph M. Gerace
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

120-34(B) Accessory Buildings max height 12' to midspan
Requesting 16' to mid span

2. Zoning Classification of the property concerned in this appeal R25A

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. _____

Building Inspector DJB

Joseph M. Gerace

5112 Seneca St
West Seneca Ny 14224
716-601-5912

June 30, 2026

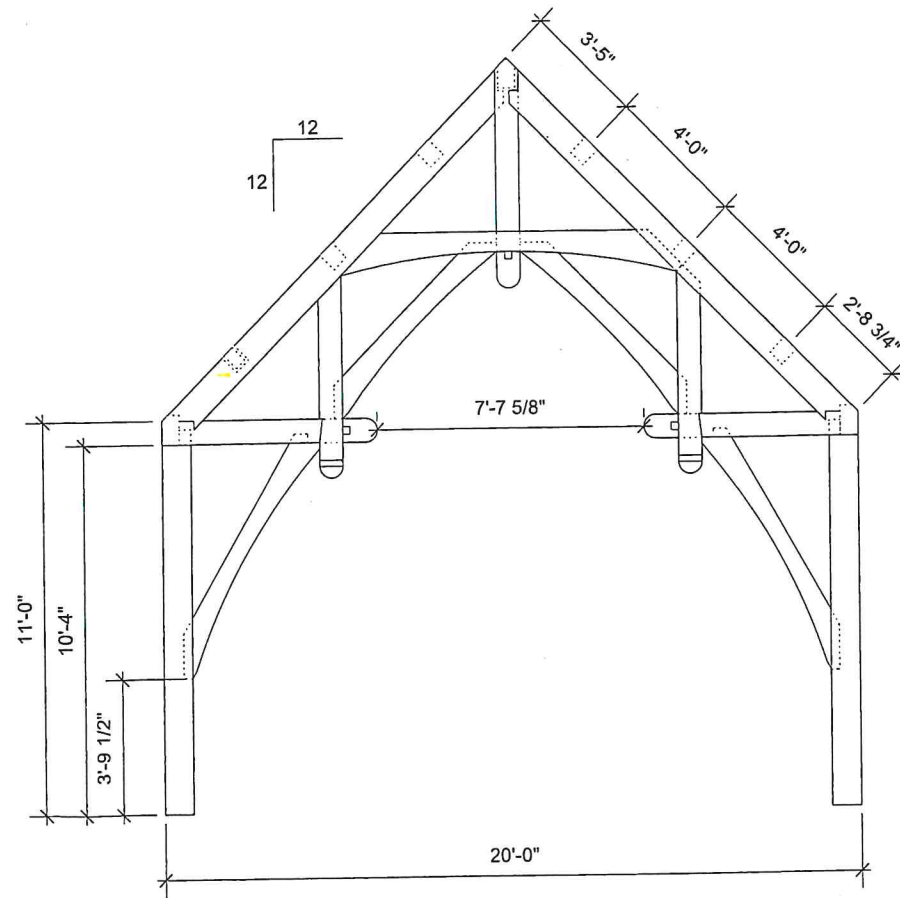
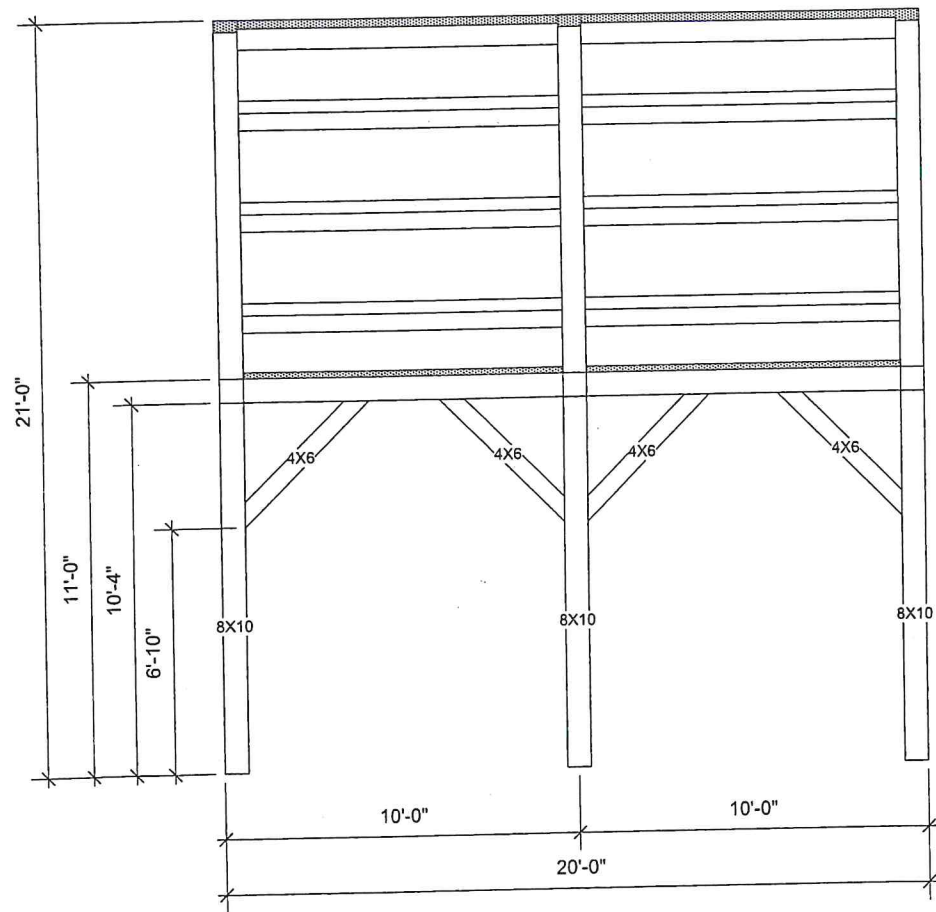
West Seneca Planning Board
1300 Union Rd
West Seneca NY 14224

Dear Board Members,

I am writing to request a variance to the height restriction for the purpose of building a pavilion on my two acre property located at the above address. This is a timber frame structure with six posts supporting hammer beam trusses, with a roof on top. This style was chosen to compliment the aesthetics of the property, and a 12/12 roof pitch will be used to maximize the rigidity of the structure.

Respectfully,


Joseph M. Gerace



PROJECT TITLE: THE BRISTOL		DATE: 3/31/2021
CLIENT:		
SHEET TITLE: ELEVATIONS		
NOTES: NOT FOR CONSTRUCTION		

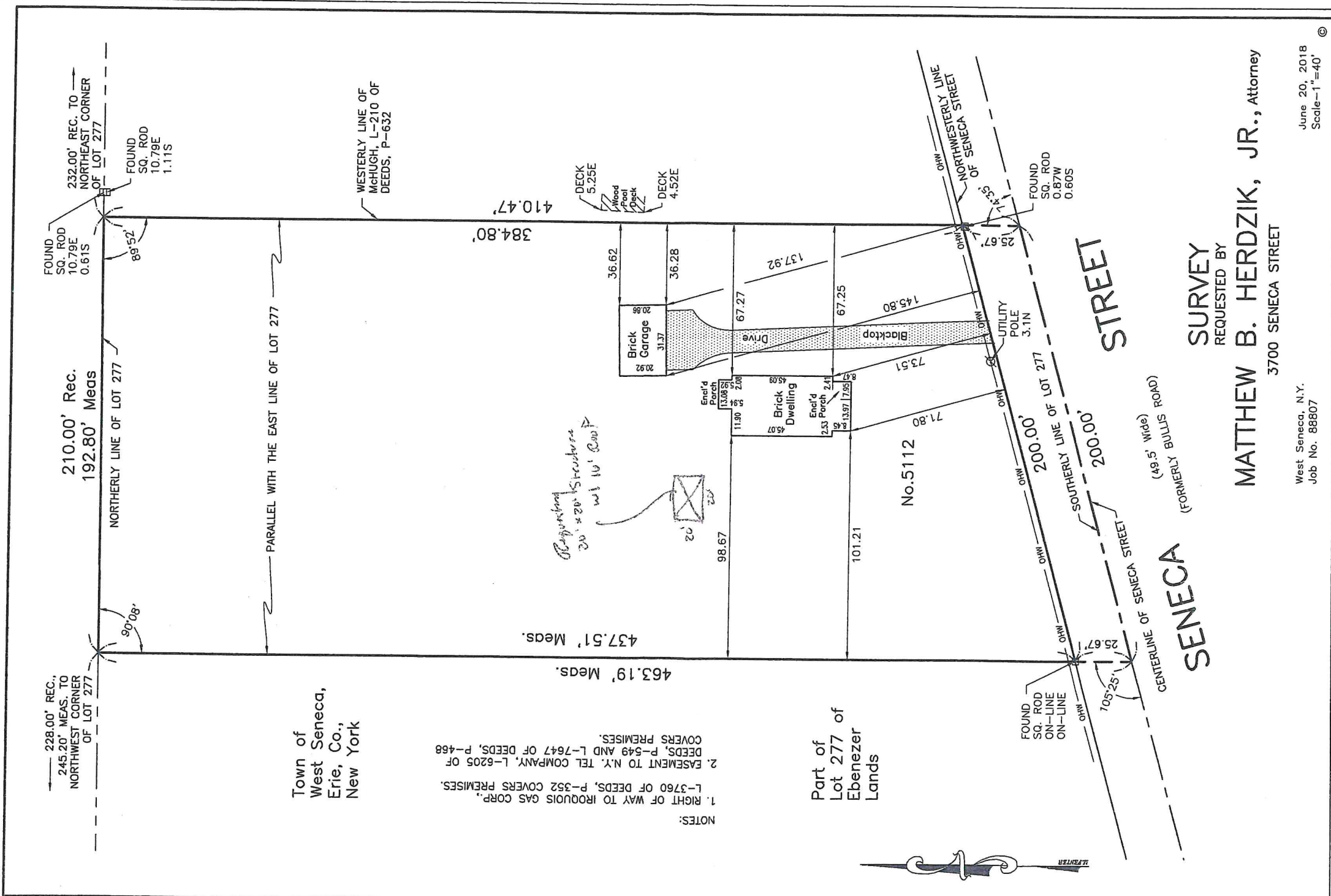


SHILLER
DESIGN BUILD

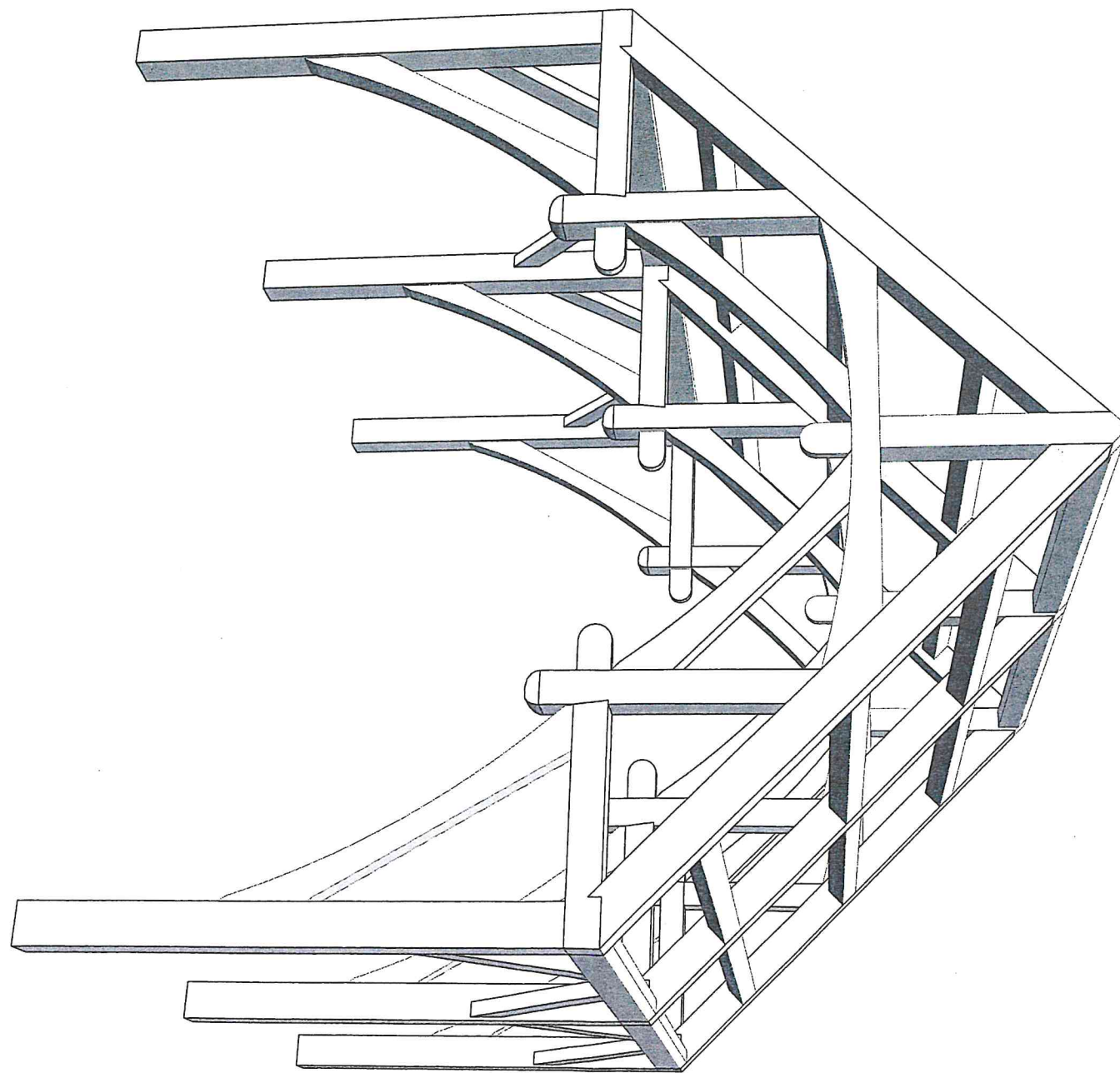
873 ROUTE ONE
WOOLWICH, ME 04579
www.shillerinstitute.com
P. 207-442-7938
F. 207-442-7939

DRAWN BY: EPC
SCALE: 1/4"=1'-0"
PAGE: 1 OF 1

NOTE: Altering this document is violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.



MARK A. FENTER — Professional Licensed Surveyor No.49810
5355 Main Street, Williamsville, N.Y.14221, Phone (716)631-1515, Fax 631-1085
Successor to the Records of C.E.Hartke & J.W.Darling—Established Since 1923



APPLICATION TO BOARD OF APPEALS

X Tel. No

Appeal No. 2026-033
Date 7/1/26

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

X I (we) PAUL CREVATIN of 128 MILL ROAD,
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) _____

2. LOCATION OF THE PROPERTY SAME

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: _____

X I WOULD LIKE TO COVER MY FRONT PORCH FOR COSMETIC AND WINTER SEASON FOR NOT CLEANING SNOW FROM MY PORCH.

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: _____

X Paul Crevatin
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

120-30 R75A Front Yard Required 40'
Requesting 27' front yard setback

2. Zoning Classification of the property concerned in this appeal R75A

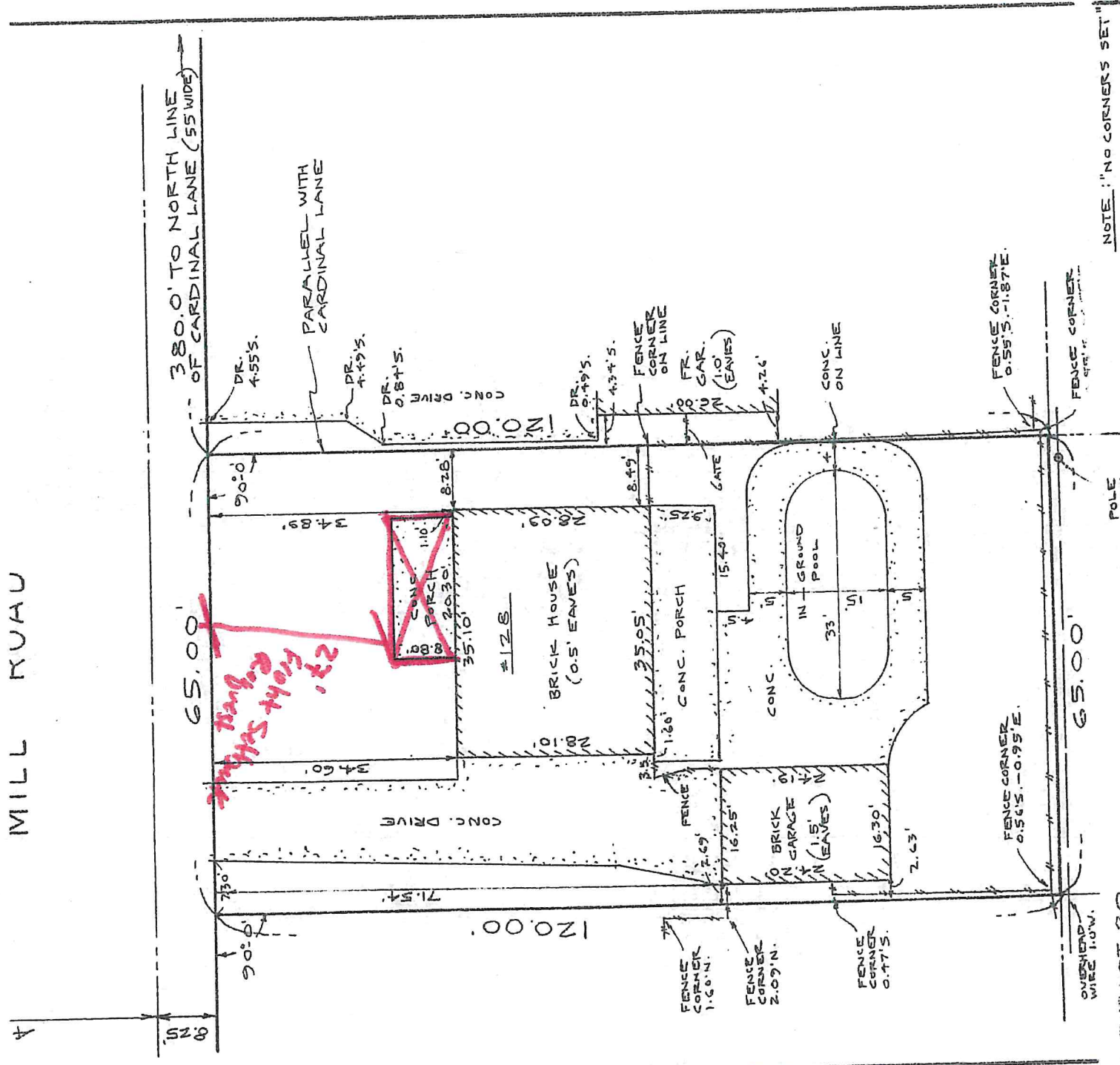
3. Type of Appeal:

- ☒ 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. _____

Building Inspector DJB

MILL KUAU



SUBLOT 20
 MAP COVER 1995
 GREENHILL ACRES - PART 1
 PART OF L. 382 S. T. 10 R. 7 OF THE BUFFALO CREEK RESERVATION
 VILLAGE OF : : COUNTY OF : STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7208, PROMISION 2 OF THE NEW YORK STATE EDUCATION LAW.

REVISION

DATE	JOB	DESCRIPTION

IVGA ENGINEERING, SURVEYING, P.C.
 ENGINEERS & SURVEYORS & PHOTOGRAMMETRISTS
 1000 MAPLE ROAD, P.O. BOX 11
 ELMA, NEW YORK 14059-0264
 TEL (716) 655-1VGA
 FAX (716) 655-0837

DRAWN BY N.L. SCALE 1" = 20'

CHECKED BY DATE SEPT. 21, 1998

ACAD FILE JOB NO 288565

SBL No 144 17-3-20 BOOK 37 PAGE 56 MAP 56756

APPLICATION TO BOARD OF APPEALS

X Tel. No. —

Appeal No. 2026-034
Date 7/6/26

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

I (we) John Klem III of 7661 ERIER
Darby NY 14047, 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) _____

2. LOCATION OF THE PROPERTY 304 East + West.

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: _____

[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
120-39 (F) Pools/Decks shall be min. 10' from house/structure
Requesting 0' separation from pool deck to existing deck.

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

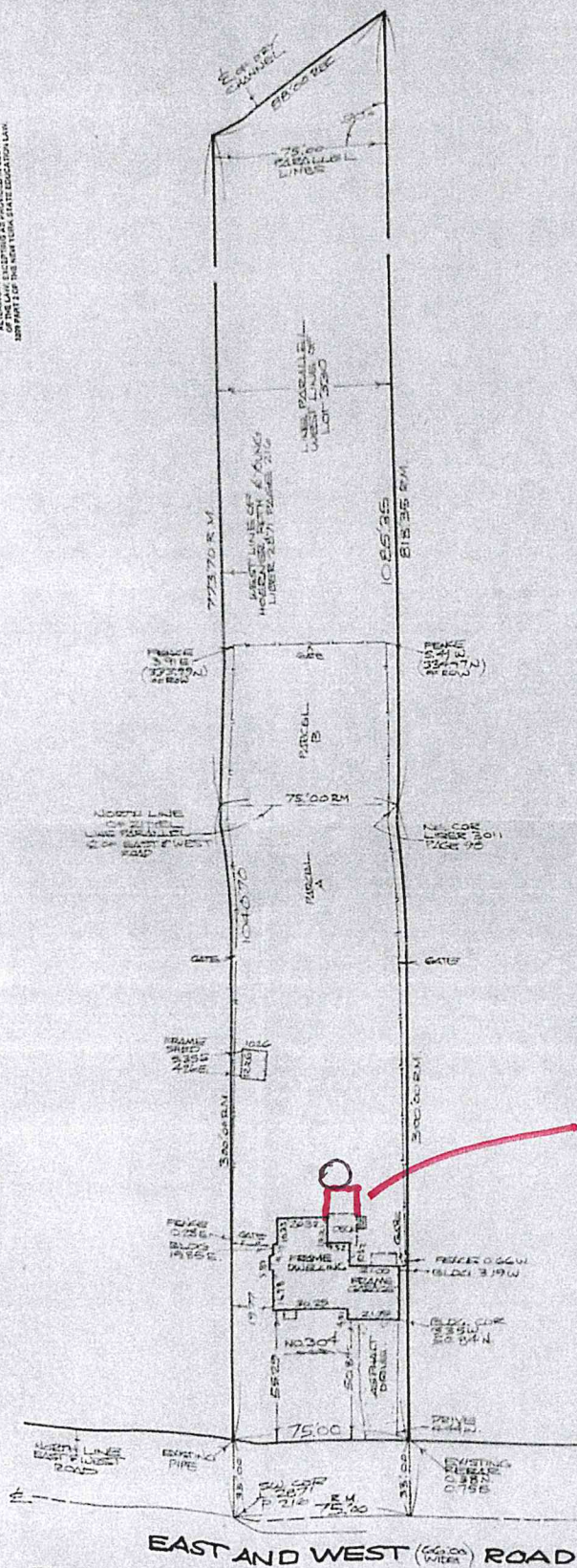
3. Type of Appeal:

- ☒ 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. _____

Building Inspector [Signature]

ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION
OF THE LAW, EXCEPTING AS PROVIDED IN SECTION
229 PART 2 OF THE NEW YORK STATE EDUCATION LAW.



1-30
291- Fund

PREMISES SITUATED IN
TOWN OF WEST SENeca
ERIE COUNTY, NEW YORK
PART OF LOT 331,
TOWNSHIP 10 RANGE 7
BUFFALO CREEK RESERVATION

THIS MAP VOID UNLESS EMBOSSED
WITH NEW YORK STATE LICENSED LAND
SURVEYORS SEAL NO. 11716

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OR FACT THAT MAY BE REVEALED BY AN EXAMINATION OF ALL RECORDS.

RE-SURVEY	RE-SURVEY	RE-SURVEY
1	Date of Survey	DEC. 12, 2007
2	1	
3	2	
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5	4	
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35	34	
36	35	
37	36	
38	37	
39	38	
40	39	
41	40	
42	1	

HAROLD L. GANTZER
KRAUSE & GANTZER
CIVIL ENGINEERS & LAND SURVEYORS
1188 LIBERTY BUILDING
JULIETTA, NEW YORK 13023

Harold L. Gantzer
Signature

No. 156,067
44-5452

Homeowner: Leslie Tripi
Property Address: 304 East and West Road
West Seneca, NY 14224
716-430-2879
ltripi08@gmail.com

Contractor: Superior Decks, Inc.
Business Address: 7661 Erie Rd
Derby, NY 14047
716-972-3325
wnydecks@gmail.com

Date:

Town of West Seneca Zoning Board of Appeals
1300 Union Road
West Seneca, NY 14224

RE: Letter of Intent for Area Variance – Pool Deck Construction at 304 East and West Road

Dear Members of the Zoning Board of Appeals,

I respectfully submit this letter of intent in support of my application for an area variance related to the construction of a pressure-treated pool deck at my property located at 304 East and West Road, West Seneca, New York.

The proposed project consists of a pressure-treated pool deck extending approximately 3 inches over the lip of the pool, with a white vinyl rail and 2x2 balusters, a pressure-treated 5/4" x 6" skirt extending to grade, one set of stairs, and a self-closing, self-locking safety gate. The deck is intended to improve the safety, accessibility, and enjoyment of the pool area while remaining consistent with the residential character of the neighborhood.

In consideration of the factors reviewed by the Board, I respectfully offer the following:

1. Undesirable Change to the Neighborhood or Nearby Properties
Granting this variance will not produce an undesirable change in the character of the neighborhood nor create a detriment to nearby properties. The proposed pool deck is residential in nature and similar to outdoor structures commonly found within the community. The design and materials will complement the existing home and surrounding properties while maintaining a clean and attractive appearance.
2. Feasible Alternatives
There are no practical alternative methods to achieve the intended benefit without the requested variance. Due to the existing pool placement and yard configuration, the proposed layout is the most reasonable option to provide safe and functional

access to the pool area, including adequate stair access and required safety features.

3. Substantiality of the Variance

The requested variance is minimal and represents the least amount of relief necessary to complete the project. The deck dimensions and placement have been carefully planned to comply with all applicable requirements wherever possible while still providing safe and usable access around the pool.

4. Physical or Environmental Effects

The proposed deck will not create any adverse physical or environmental impacts within the neighborhood. Construction will comply with all applicable building and safety codes, including the installation of a self-closing and self-locking gate for pool safety. The project will not negatively affect drainage, neighboring properties, or environmental conditions.

5. Self-Created Difficulty

While the need for the variance may be considered self-created, the request is being made in good faith to improve the property in a safe, responsible, and aesthetically appropriate manner. The deck is intended solely for private residential use and to enhance safe access to the pool area.

I respectfully request the Board's favorable consideration of this application. Thank you for your time and attention to this matter. I am available to answer any questions or provide any additional documentation the Board may require.

Sincerely,