

*** note the parcel lines displayed are approximate ***

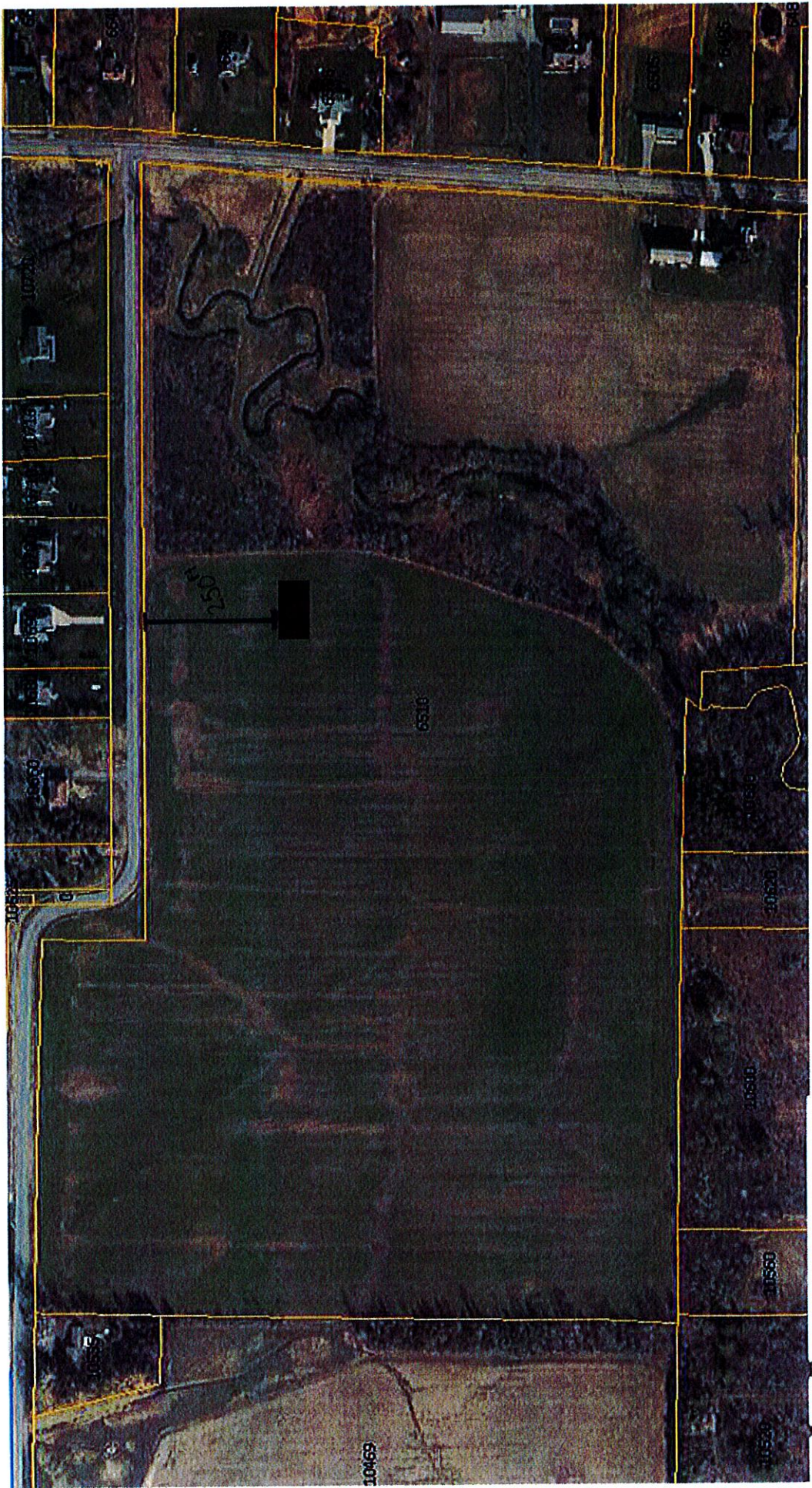
Proposed single-family home fronting Croop Road.

The front yard setback along Croop Road is proposed to be 250'.

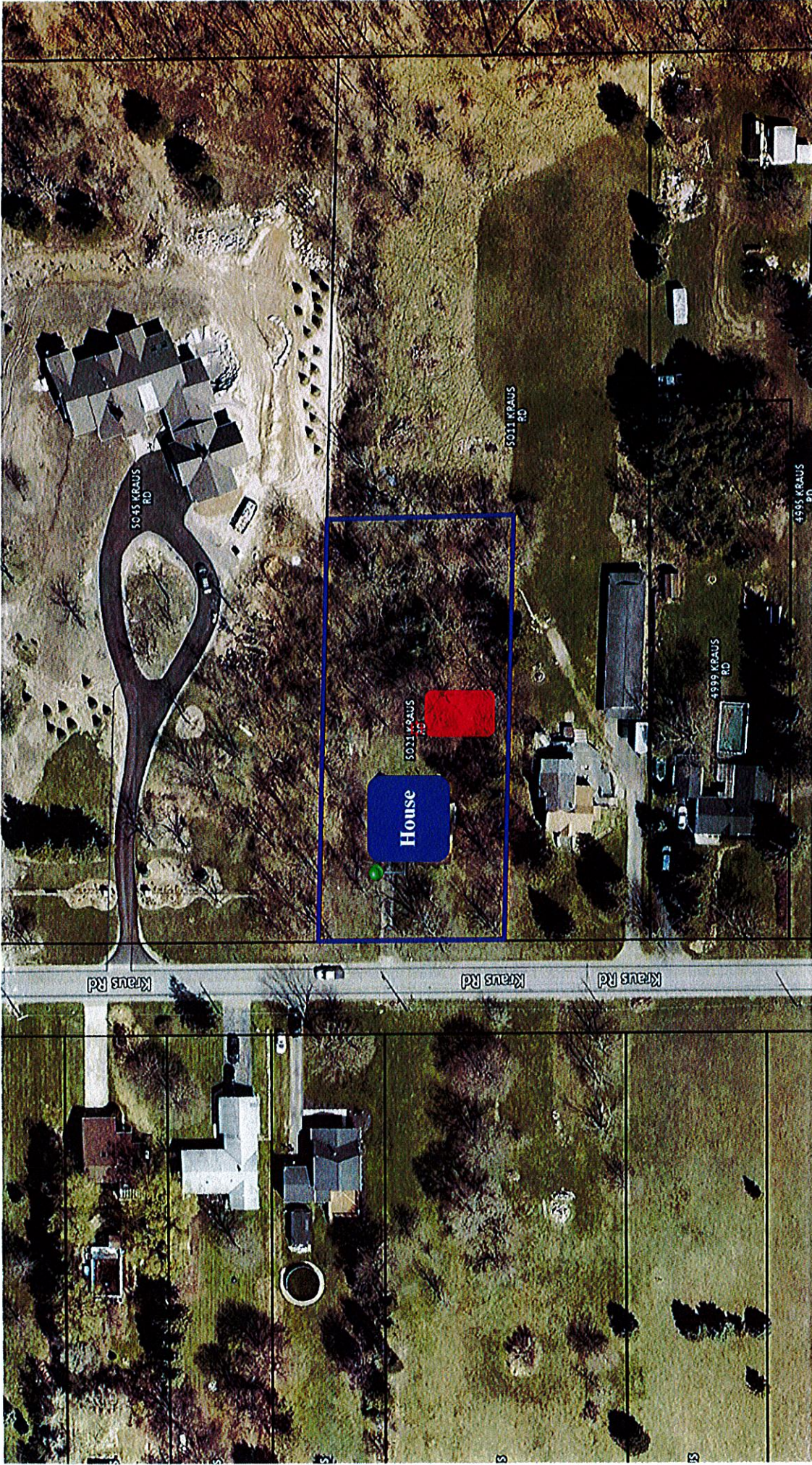
The established front yard setback along Croop Road within 500', excluding parcels that previously received variances, is 55'.



6510 Salt Road







note the parcel lines displayed are approximate

Proposed 1,008 sq.ft. (42' x 24') detached accessory structure.

The maximum allowable square footage for a detached accessory structure when an attached garage exists is 200 sq.ft.

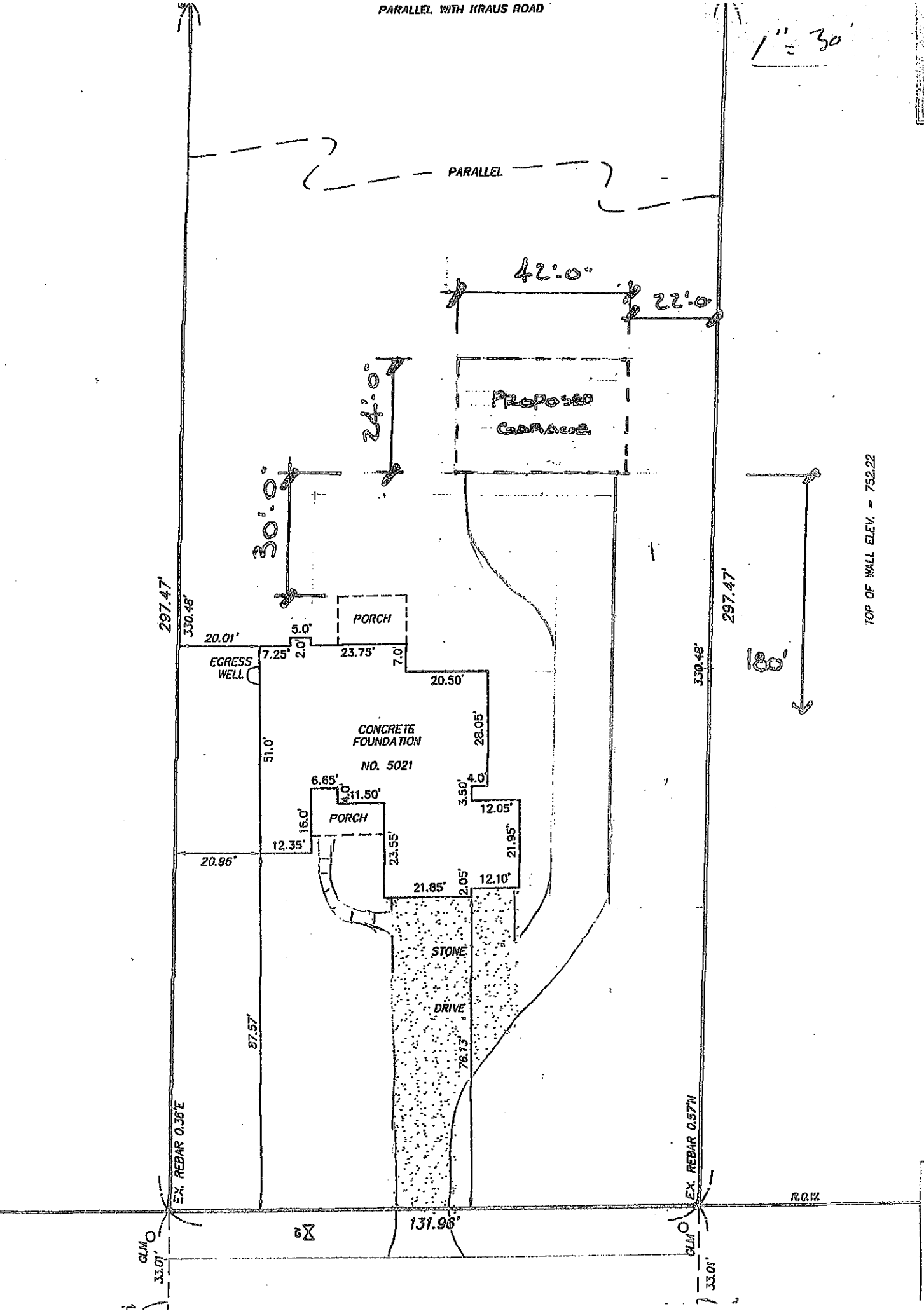


5021 Kraus Road

A 808 sq.ft. variance is requested.

PARALLEL WITH KRAUS ROAD

1" = 30'



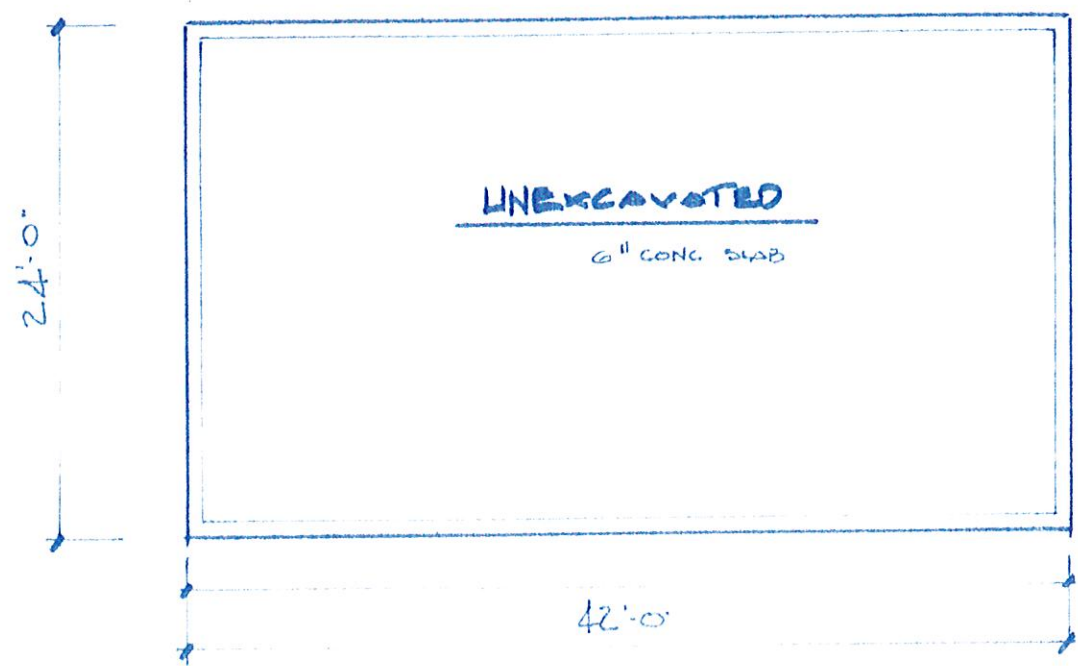
TOP OF WALL ELEV. = 752.22

10 X 10 FT

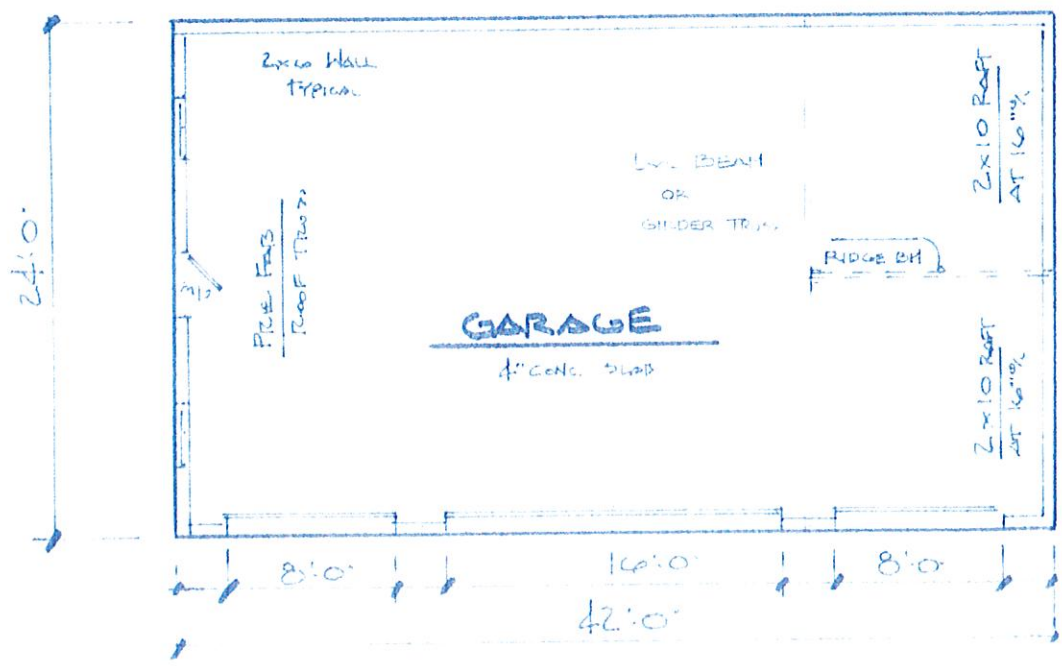
GLMO
33.01'

GLMO
33.01'

R.O.W.



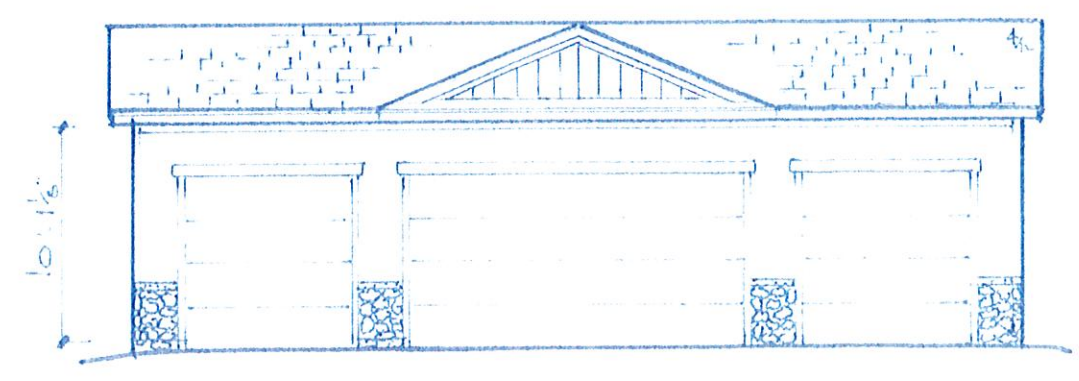
FOUNDATION PLAN
SCALE $\frac{3}{16}"=1'-0"$



FLOOR PLAN SCALE $\frac{3}{16}"=1'-0"$



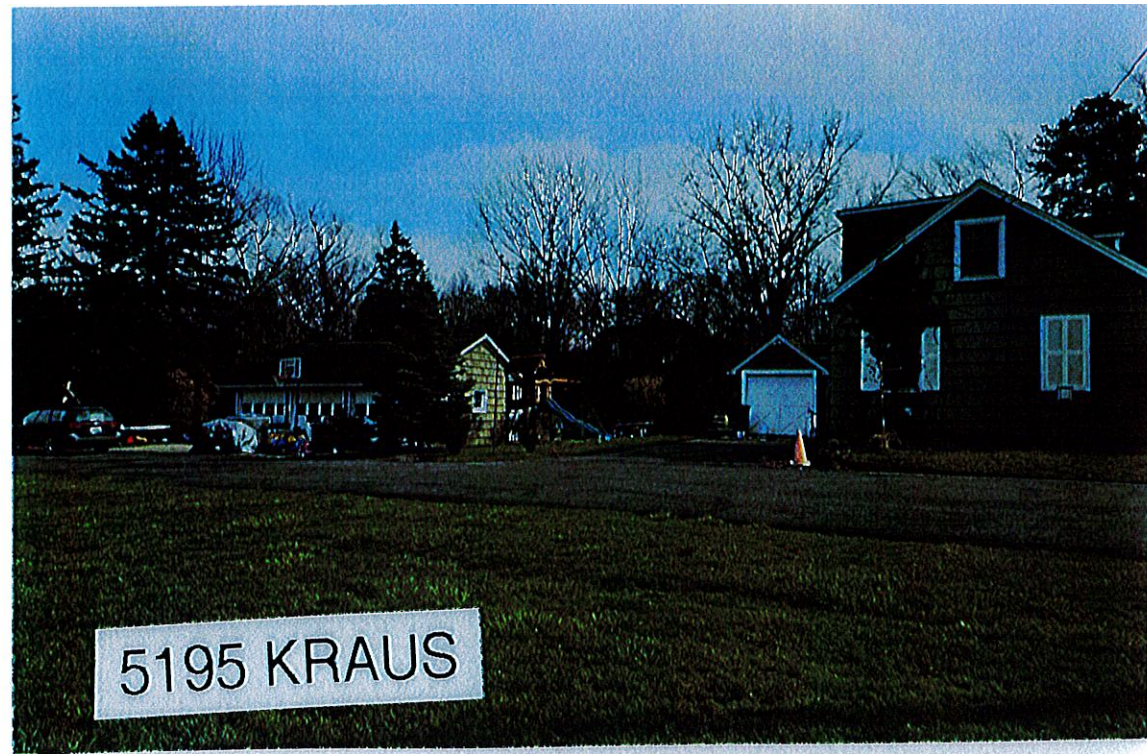
LEFT SIDE SCALE $\frac{3}{16}"=1'-0"$



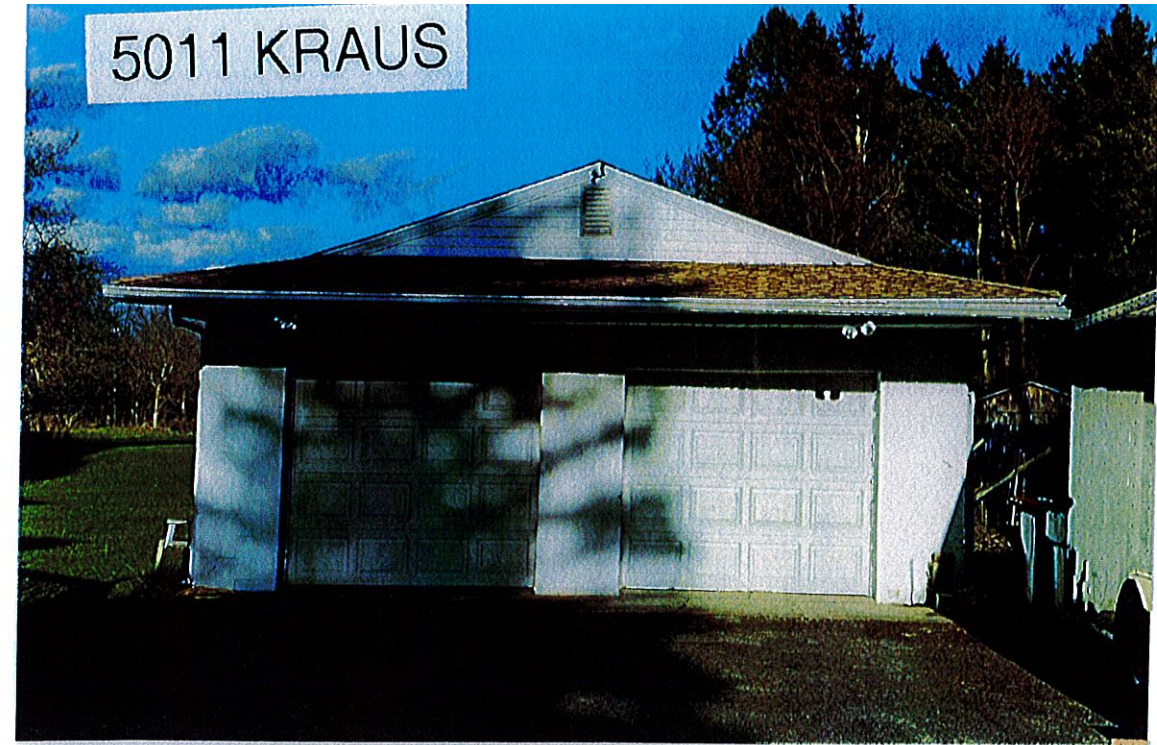
FRONT SCALE $\frac{3}{16}"=1'-0"$

REVISIONS	BY

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets



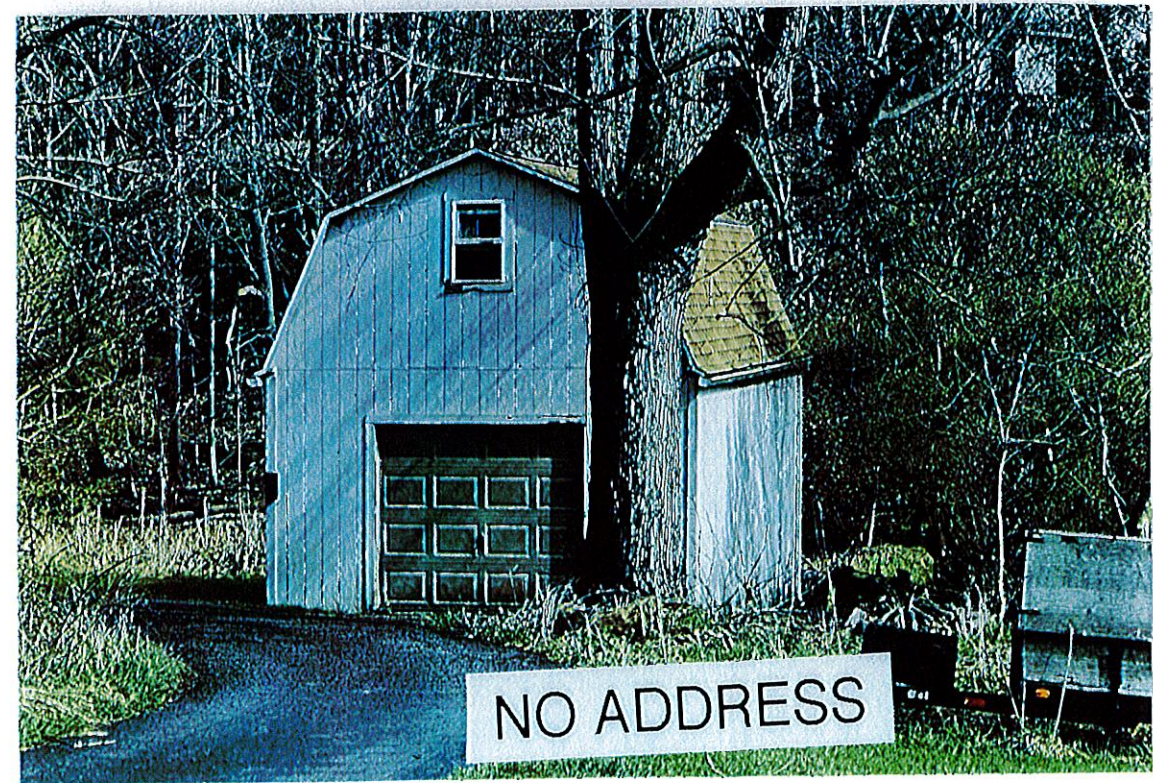
5195 KRAUS



5011 KRAUS



5191 KRAUS

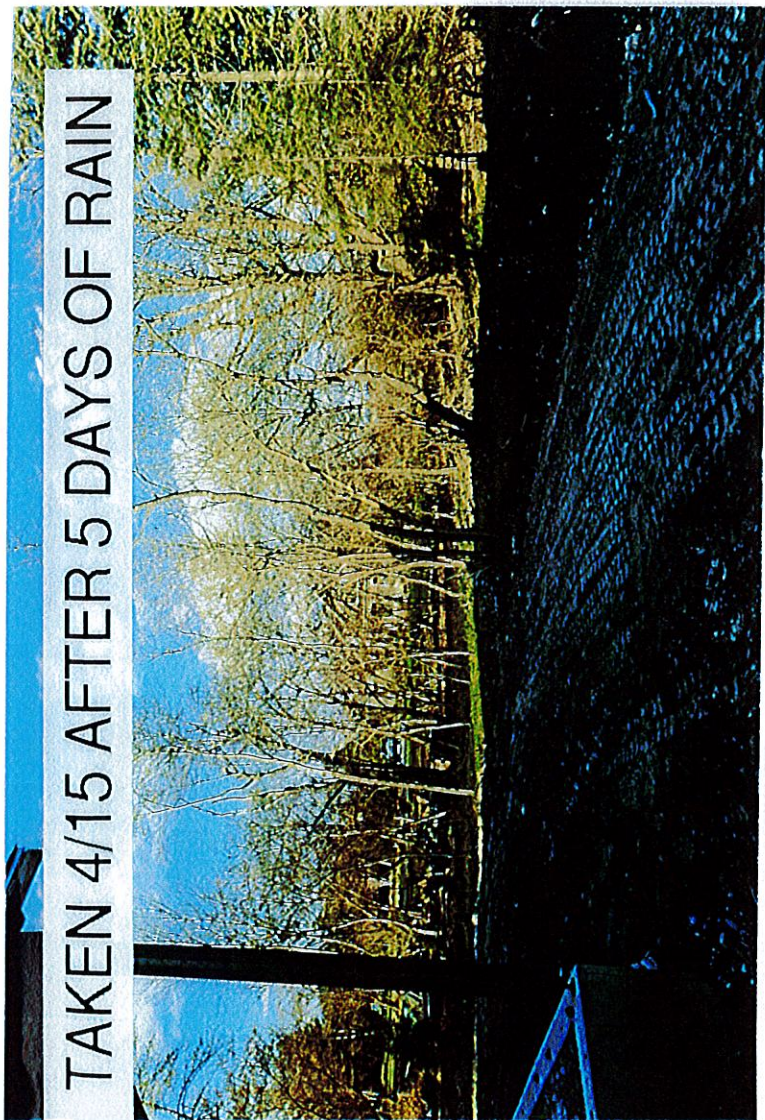


NO ADDRESS

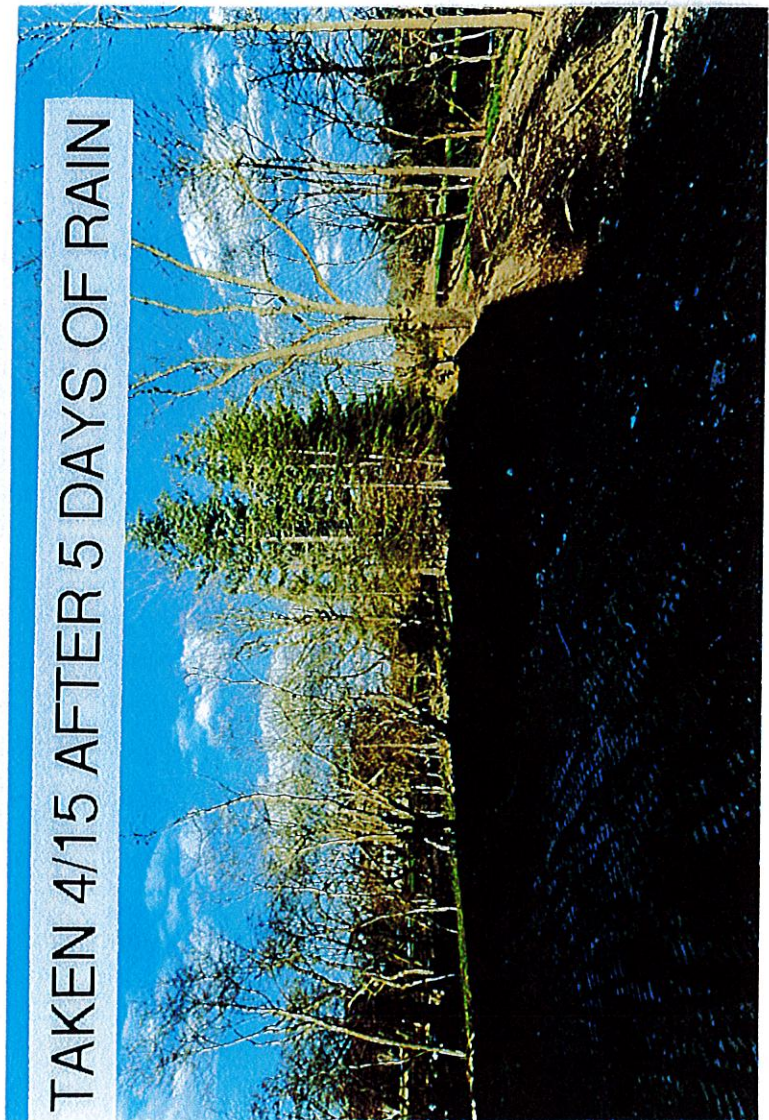




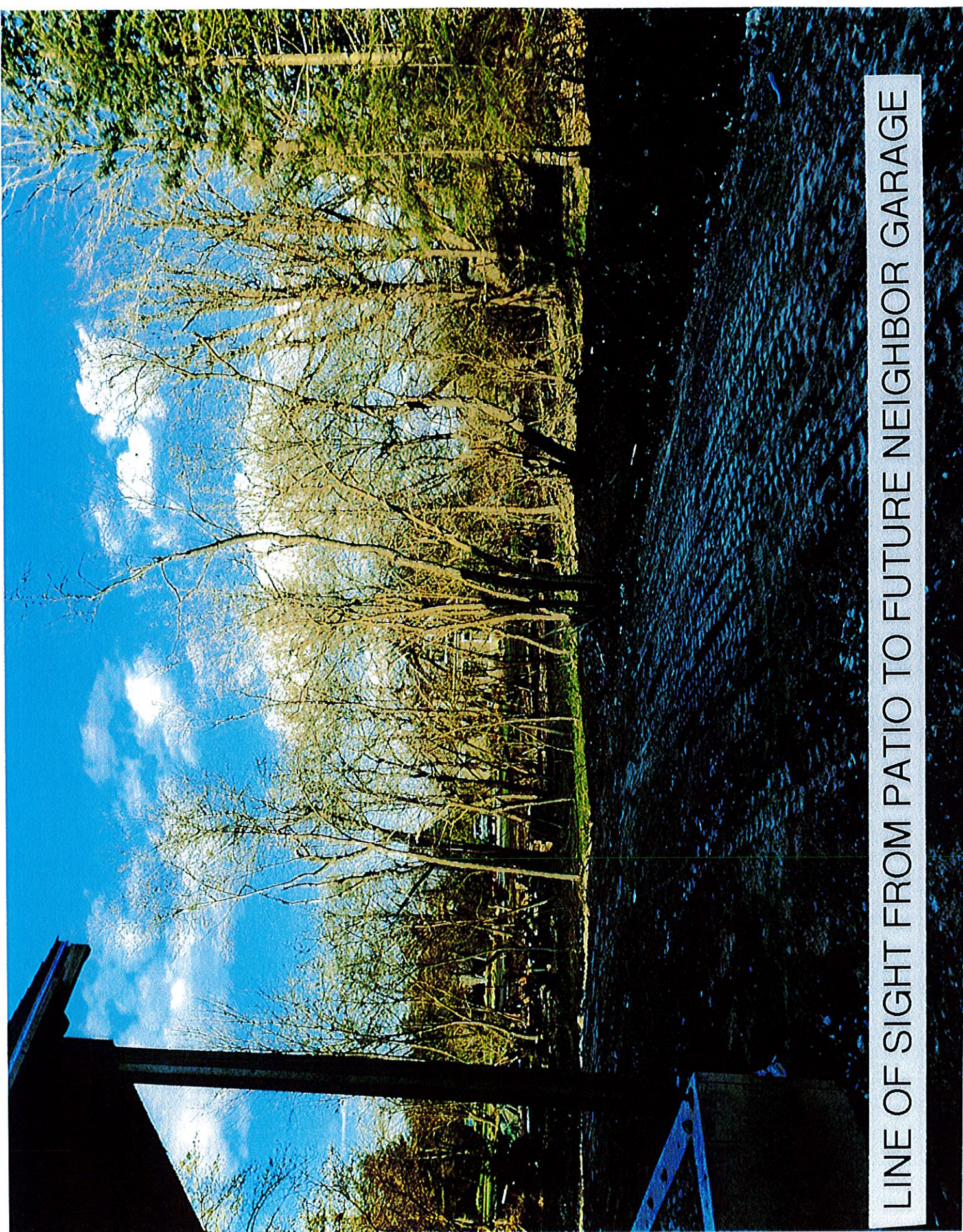
NEIGHBOR FUTURE GARAGE LOCATION



TAKEN 4/15 AFTER 5 DAYS OF RAIN



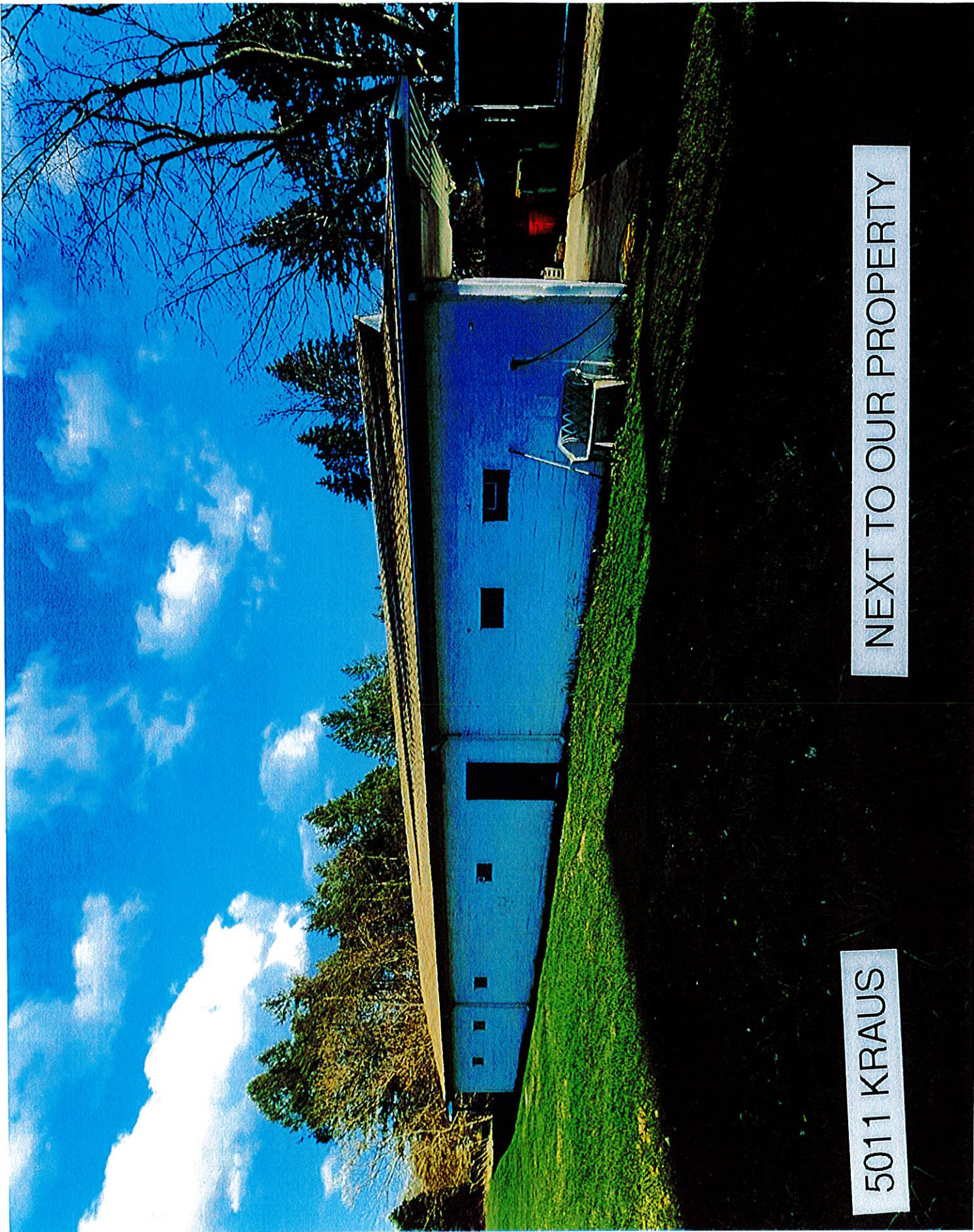
TAKEN 4/15 AFTER 5 DAYS OF RAIN



LINE OF SIGHT FROM PATIO TO FUTURE NEIGHBOR GARAGE

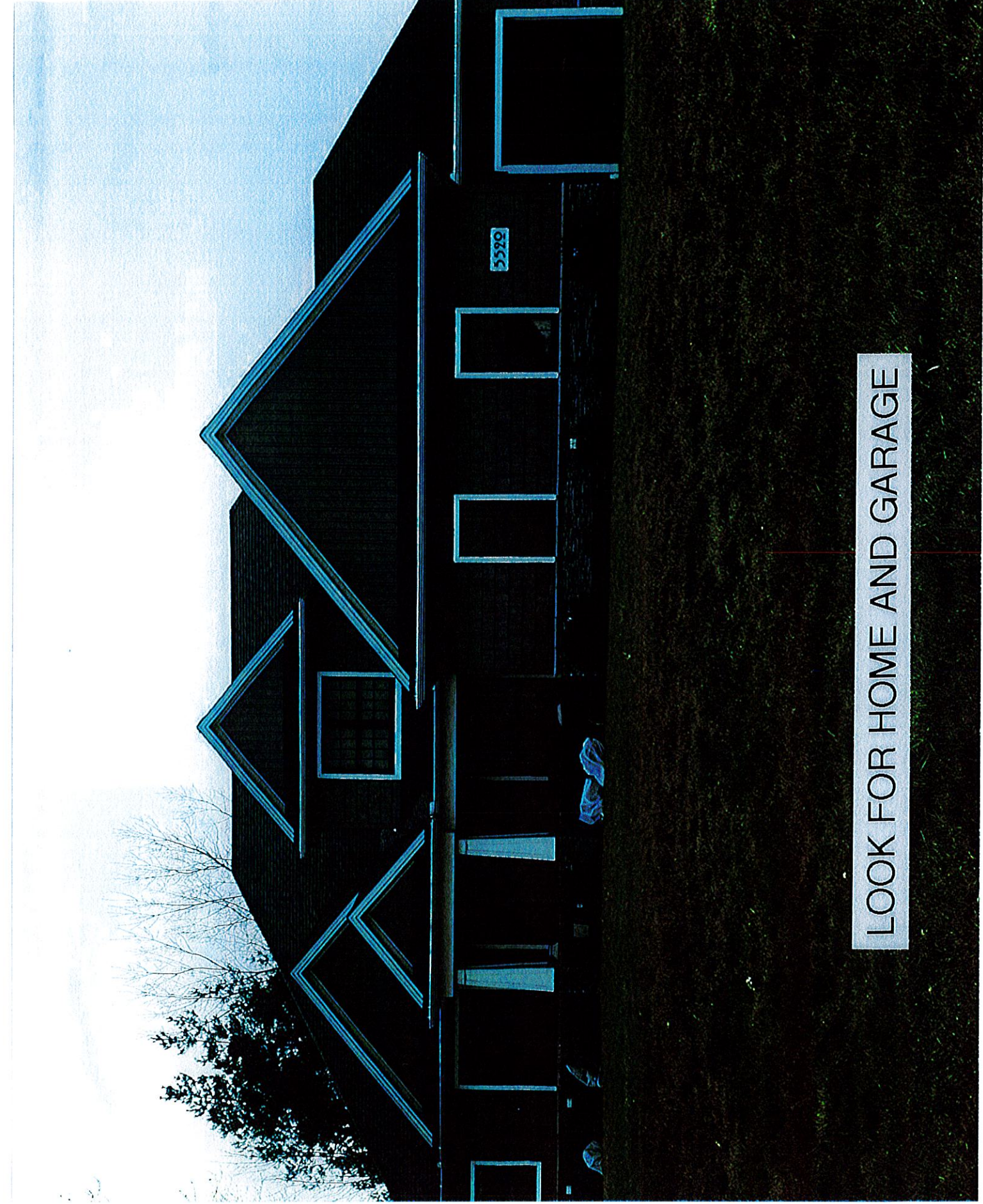


LINE OF SIGHT FROM NEIGHBOR PROPERTY LINE

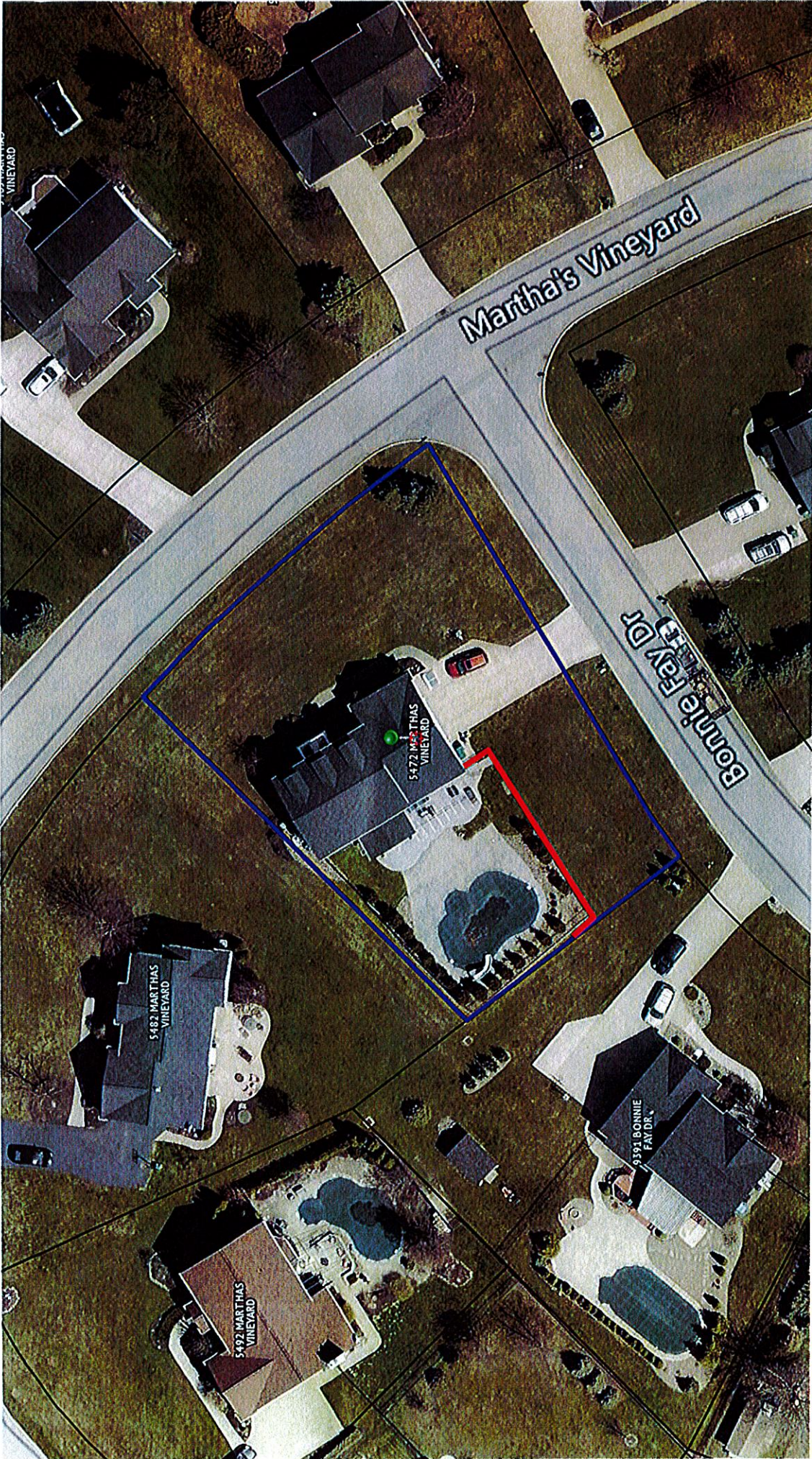


5011 KRAUS

NEXT TO OUR PROPERTY



LOOK FOR HOME AND GARAGE



note the parcel lines displayed are approximate

5472 Martha's Vineyard



Proposed 6' fence to be located within front yard. The maximum allowed height for a fence extending into the front yard is 4'. A 2' variance is requested.

Note: A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.

Assessors

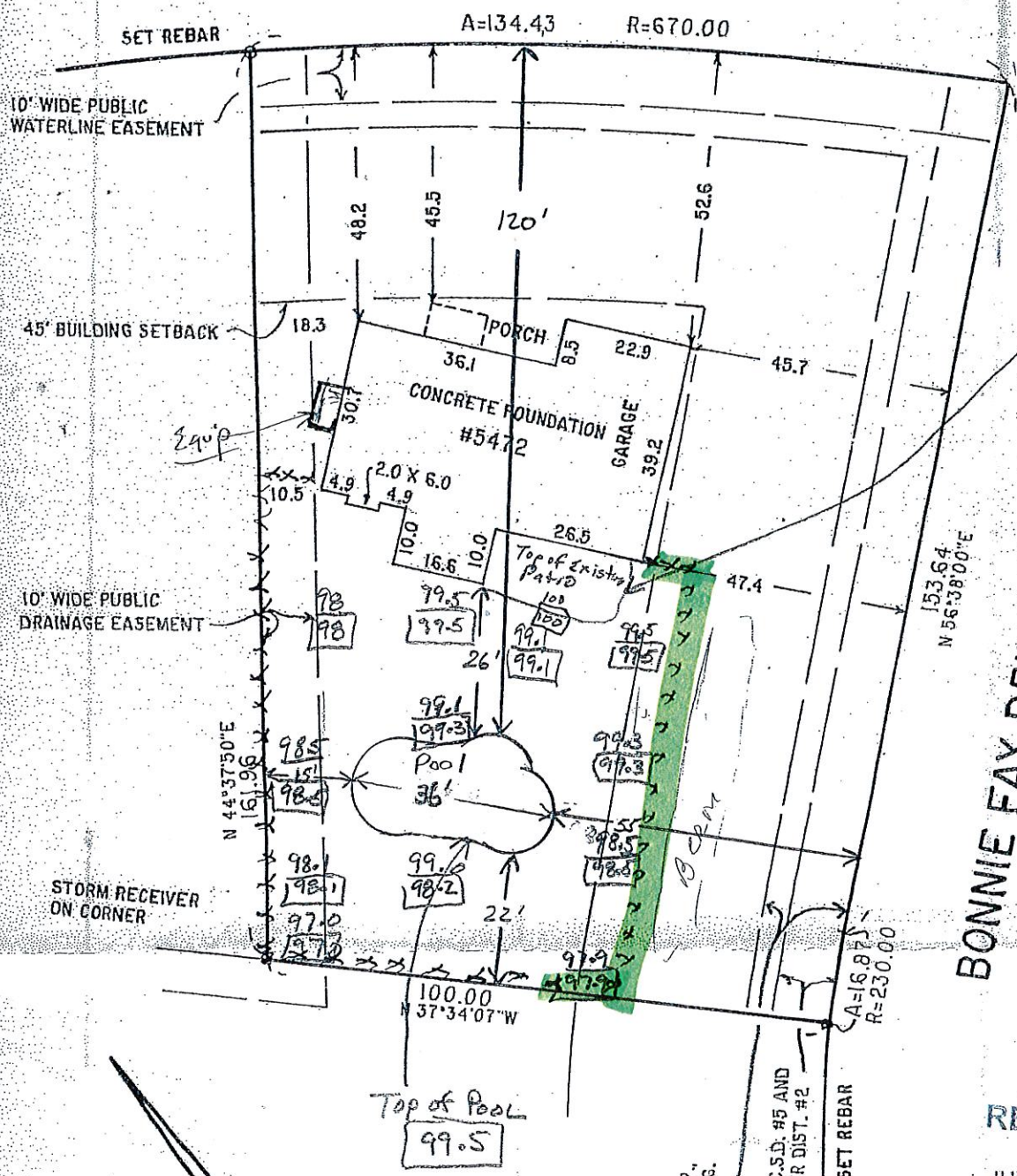
58.06-5-10

Pool Permit # 12-26500
Issued 7/17/12

FILE NO. 52153

PARCEL NOT AFFECTED BY THE
FOLLOWING EASEMENTS:
L.5056 P.303, L.7247 P.223,
L.10233 P.599, L.10634 P.532
AND L.10656 P.613

5472 MARTHA'S VINEYARD (60' WIDE)



B.M. Top of Raised Patio 100
100

BONNIE FAY DRIVE (60' WIDE)

153.64
N 56°38'00"E

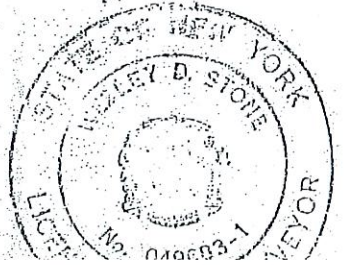
6' tall
Vinyl fence
within front yard
Setback

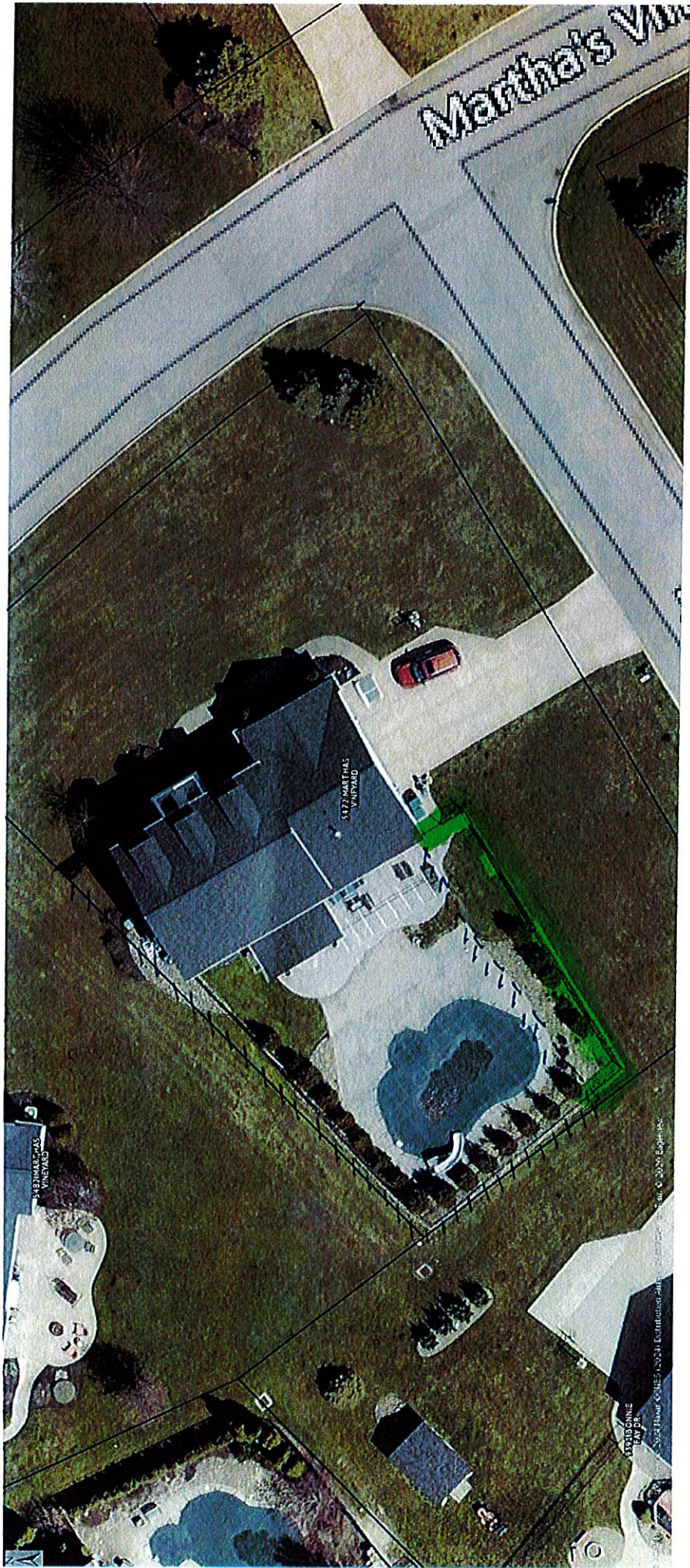
RECEIVED
JUL 17 2012
ASSESSOR'S OFFICE

OFFSETS
FRONT 120'
LEFT 55'
RIGHT 15'
REAR 22'

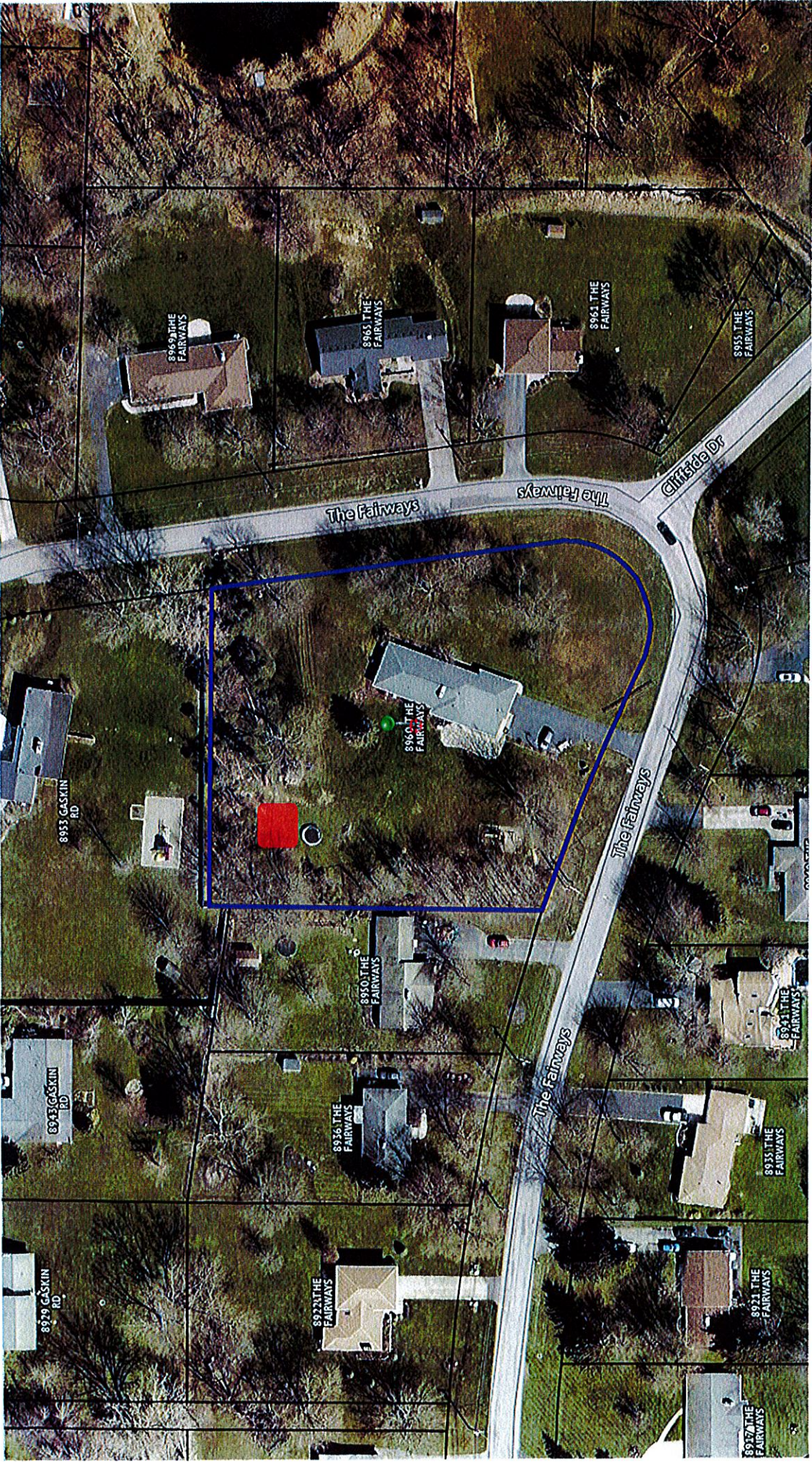
15' WIDE EASEMENT TO
NAT. FUEL GAS DIST. CORP.,
N.Y. TELE. CO. AND N.Y.S.E.G.
L.80925 P.2122

10' WIDE EASEMENT TO E.C.S.D. #5 AND
TOWN OF CLARENCE SEWER DIST. #2





 = 6' Vinyl fence within front yard setback



****note the parcel lines displayed are approximate****

Proposed 560 sq.ft. detached accessory structure (shed). The maximum allowable square footage for a detached accessory structure when an attached garage exists is 200 sq.ft. A 360 sq.ft. variance is requested.

Proposed detached accessory structure with metal siding. Accessory structures with a total area exceeding 400 sq.ft. shall be constructed using materials and features similar to the principal structure.



8960 The Fairways

Addendum and list of attachments:

Attachments:

- A- Copy of Survey for Property located at 8960 the Fairways, Clarence
- B- Copy of Survey (expanded view) showing proposed outbuilding and approximate location/distances from current house/residence, as well as approximate distances from property lines(PL) using set iron pins as noted in survey as reference (distances are 22' from west PL, 46' from North PL). Also noted in this view are the drainage lines, septic lines, and electric line from house to Septic well/pump
- C- Photo of similar building located 8654 Kenfield Rd, Clarence. The proposed outbuilding while similar in nature will be somewhat smaller in Dimensions (building in photo looks to be approx. 24'x 24' with similar 8' lean-to, proposed outbuilding will be 20' x 20' with 8' lean-to)

Photos of site:

1-Looking North, arrows show location of Property Line Pins as outlined in Survey (attached). Measurements taken from pins, and 90 degrees East and South of Pins to get measurements in marked up survey showing distances, and location of outbuilding. Distance between Proposed outbuilding North Wall and property Line with Lot 245 is approximately 46 feet, running approximately parallel with property line.

2-Photo of Pin used to denote property lines, additional pin due south of this one along fence line. Apparently used when owners of subplot 245 installed fence.

3- Looking East showing existing 10'X10" shed (to be removed) and approximate location of proposed new outbuilding. Green stakes in distance are where septic and installed drainage lines are.

4- Looking south at proposed site of new outbuilding, green stake at right is for installed drainage (installed circa 2017 H.Seigel Co.) Distance between subplot 241 property line and proposed building is approximately 22 feet running parallel to property line.

5—Looking west at proposed site of new outbuilding. Property line is approximately where the ground swells up at back of tree line. (22 feet away from proposed building)

6-Additional view looking north

7- View of house and location of possible electrical entry to Basement Panel from secondary panel in proposed outbuilding(if this is done). Entry locates 131 feet from proposed outbuilding with approximately an additional 30 feet run to Basement electrical panel. 200 amp service/new meter/garage panel to/in home installed 2021 by Brady Electric. Generator also connected/auto start.

8- view from home looking Northwest to site of proposed outbuilding (yellow arrow indicates southeast corner of proposed outbuilding). Green arrows show approximate location of Septic system and line to drainage field and ditch (ditch itself was covered and pipe installed by town of Clarence) on North edge of property along property line.

9- closer view looking North west showing Septic vent/pump and approximate location of proposed outbuilding

NOTES:

-Ditch of North Side of property along property line had pipe installed and was covered by Town of Clarence at 8960 The Fairways owner expense for materials circa 2013-14

-Drainage along West Side, and North side (to behind existing shed) of property along tree line installed 2017 by H.Seigel Landscaping Co. In considering new outbuilding it was decided to locate the new building within the drain tile, approximately 2 ft away from tile/pipe. The Drain tile/pipe that was installed is connected to larger pipe installed by Town Of Clarence. This will provide adequate drainage away from proposed outbuilding given the current proposed location.

April 5, 2024

Town of Clarence
Office of Planning and Zoning
1 Town Place, Clarence, New York 14031

Re: Request for non-commercial variance and building permit for:

8960 The Fairways, Clarence, NY 14031

To All Concerned,

Attached please find completed "Request for Action" and additional forms for a request for a variance for the property address of 8960 The Fairways, Clarence, New York 14031, (Sublots 241-244 as identified in attached survey).

The purpose of the request is to build an outbuilding of 20' x 20' size (28' with attached lean-to, so 20' x 28' "footprint") to replace the existing 10' x 10' shed identified in the attached survey. As understood with phone conversation with the Town Office, the variance is required because the proposed outbuilding exceeds the 200 square foot dimensional maximum for outbuildings contained in the Town of Clarence Zoning and Planning building codes.

In requesting said variance, the Town supplied information for variance criteria which it is hoped will be answered below. The following answers to the questions posed for the "area variance" requested (copy attached for ready reference):

1- There will be no undesirable change to the character of the property or surrounding properties. In fact the new outbuilding, while slightly larger in size will be far more appealing, secure, and will replace an existing 10' x 10' shed which has outgrown both its' usefulness, and its' original physical appearance.

2- The benefit sought is to replace the existing shed on the property with a marginally larger, yet more secure and physically appealing building. Given the size of the property (4 sublots, or approximately 1.5 acres), there is a requirement for machinery (Lawnmowers/tow behind spreaders/leaf sweepers) to maintain the property, as well as ordinary items required for home ownership/personal use (ladders/wheelbarrows/lawn furniture). The outbuilding will provide secure, neat, and ample storage not currently obtained in the use of the current 10' x 10' shed.

3- The requested variance is not substantial when viewed with the approval for other structures similar in nature and size, constructed on similar sized lots within the Town of Clarence. We hope the Board will share this view.

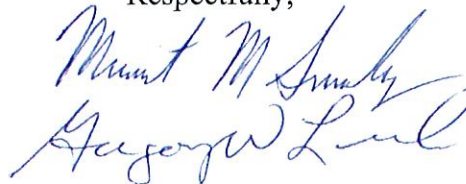
4- The proposed variance for the outbuilding will not in our view have an adverse impact on any physical or environmental conditions. In fact the measures previously taken by us as the property owners (i.e. drainage, paying for Town to install pipe/cover exposed ditch) improved the conditions to where we could consider the proposed outbuilding, and also improved conditions for the adjoining properties (no more extreme wet soil/yard conditions for extended periods). The proposed outbuilding will be built to standards not unknown to the Board, as PARCO, the proposed contractor, has conducted numerous site builds within the Town, and as such is familiar with Town of Clarence Zoning/Planning and code requirements. If there was any issue arising that might affect any physical or environmental requirement, there is no doubt it would be made known and any change made to bring the project to within Town zoning/code requirements. This would include notifying us as property owners, and subsequent notification of the Town of any such issue or change required.

5-Any difficulty alleged, was not self imposed, and is primarily because of the size of the property, equipment involved in maintaining the property, and the need for additional space, secure space to store equipment and items currently unable to be stored.

Additionally, the proposed outbuilding while it may be used as a "personal shop" (woodshop/ place to repair personal equipment) it will NOT be used for any commercial purpose.

Thanking you for your time and consideration.

Respectfully,

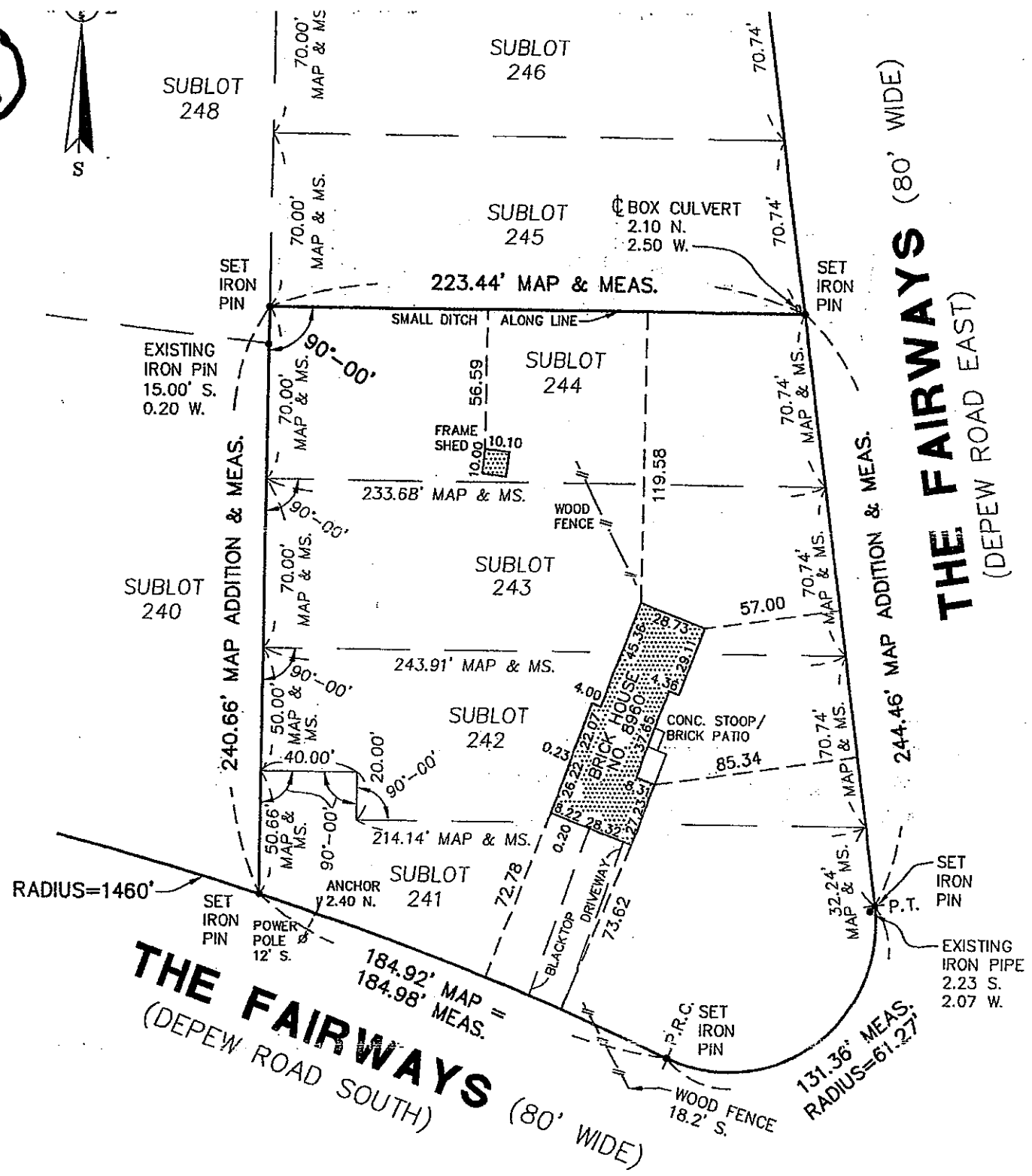


Margaret M. Smeeding

Gregory W. Lund (spouse)

Property owners 8960 The Fairways, Clarence, NY

(A)



MAP REFERENCE - "SUBLOTS 241, 242, 243 & 244, COVER NO. 1483, "MEADOWBROOK PART TWO" FILED IN THE ERIE COUNTY CLERK'S OFFICE.

APEX CONSULTING
 SURVEY & ENGINEERING SERVICES, P.C.
 SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE
 102 EAST AVENUE, LOCKPORT, NEW YORK 14094
 Phone: (716) 439-0188 FAX: (716) 439-0189

SURVEY OF PART OF:
 LOT - 7 & 9 LOCATION - TOWN OF CLARENCE
 SECTION - 10
 TOWNSHIP - 12 COUNTY - ERIE
 RANGE - 6 STATE - NEW YORK
 TRACT: HOLLAND LAND COMPANY'S SURVEY
 DATE: 11/4/08 JOB NO. 081148
 SCALE: 1"=60' RESURVEY:
 SBL NO. - 70.08-4-11
 REVISIONS:

Christian J. Voss

NOTE: UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC. 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

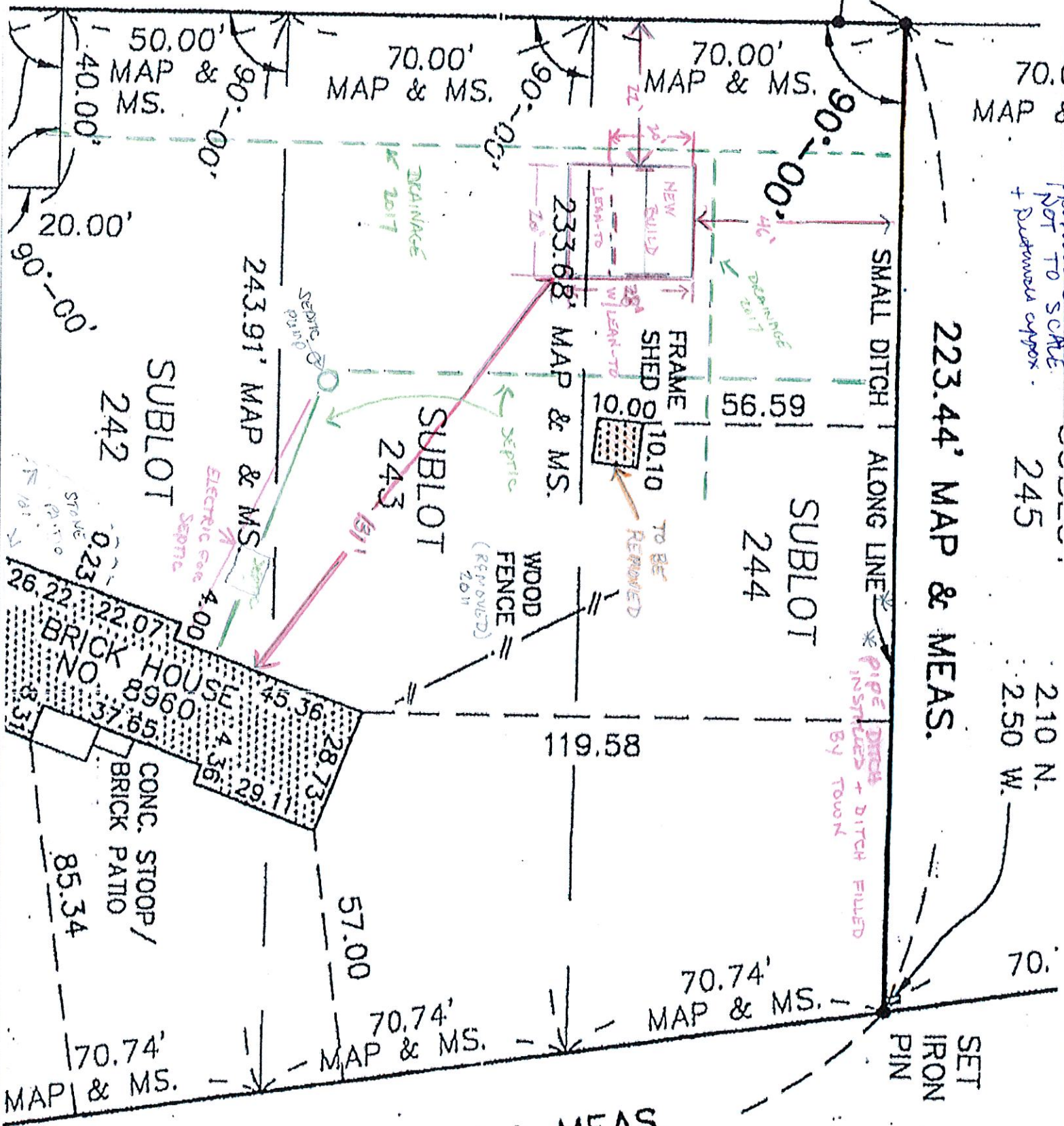
NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.

NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

CHRISTIAN J. VOSS, L.S.
 N.Y.S. LICENSE NO. 050637

240.66' MAP ADDITION & MEAS.

ING PIN S. W. SET IRON PIN



223.44' MAP & MEAS.

NOT TO SCALE + Distances approx.

245

2.10 N. 2.50 W.

244.46' MAP ADDITION & MEAS.

FAIRWAYS

©











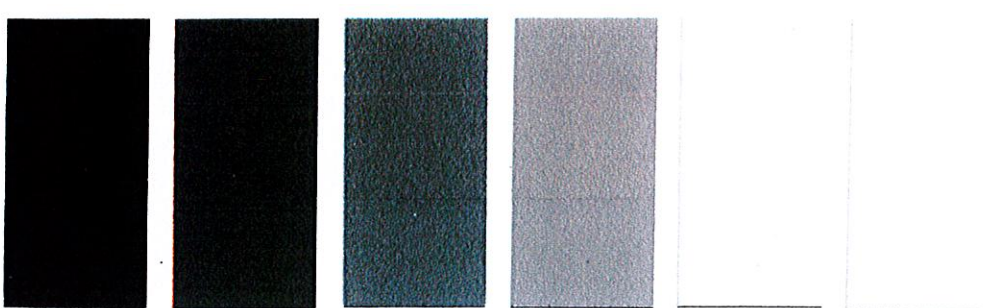












Black STANDARD | PRIME | ULTRA
Charcoal STANDARD | PRIME | ULTRA
Pewter PRIME
 Trim in 29ga only.
Gray STANDARD | PRIME | ULTRA
Alamo STANDARD | PRIME | ULTRA
 Trim in 29 ga only.
Brilliant STANDARD | PRIME | ULTRA

ULTRA may not be available in all locations.



Choose CentralGuard for the best protection and a lifetime warranty.

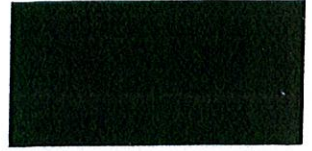
↑
Roofing

↑
TRIM & DOORS

Forest
STANDARD | PRIME | ULTRA



Hunter
STANDARD | PRIME | ULTRA



Colony
PRIME

Trim gauge varies by location



Crimson
PRIME | ULTRA

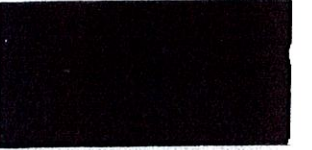


↓
SIDING

Rustic
STANDARD | PRIME | ULTRA



Burgundy
STANDARD | PRIME | ULTRA



Gallery
PRIME | ULTRA

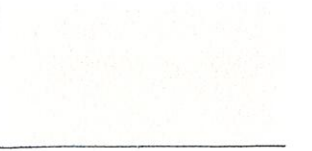


Ocean
PRIME | ULTRA
Trim in 29ga only.

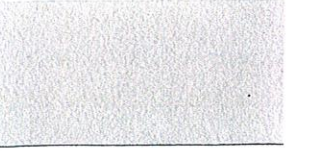


Ivory
PRIME

Trim in 29 ga only.



Light Stone
STANDARD | PRIME | ULTRA



Desert
PRIME

Trim in 26 ga only.

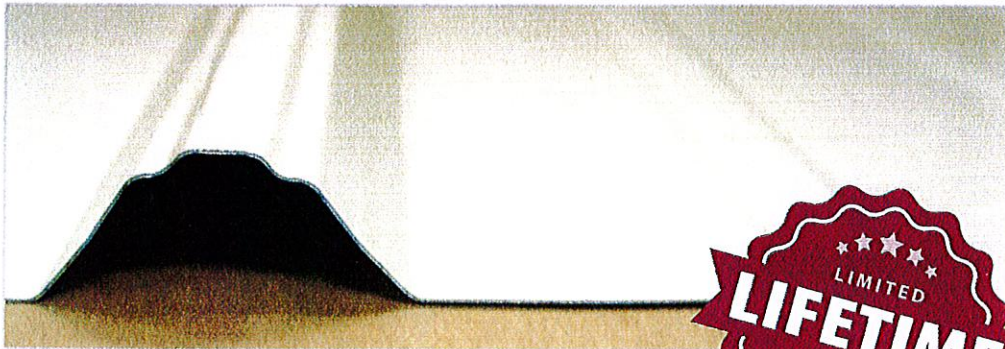


Taupe
STANDARD | PRIME | ULTRA



Panel-Loc Plus™

Color Selection Tool



20' x 20' x 9' 12/4 Roof
8' LEAN-TO



*Contact your salesperson for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

CHRT_PLPN_2320120

SHERWIN-WILLIAMS.
Coil Coatings

Copper Metallic*
PRIME



Clear acrylic coating
Galvalume®†
STANDARD | PRIME | ULTRA



Burnished Slate
STANDARD | PRIME | ULTRA



Brown
STANDARD | PRIME | ULTRA



Tan
STANDARD | PRIME | ULTRA



LUND

POST FRAME BUILDING

8960 The Fairways, Clarence, NY 14031

GENERAL NOTES:

1. COMPLY WITH ALL CURRENT LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
2. MAINTAIN INSURANCE AS REQUIRED BY NEW YORK STATE AND TOWN OF CLARENCE.
3. OBTAIN ALL NECESSARY PERMITS FOR THE WORK.
4. REVIEW AND VERIFY ALL EXISTING CONDITIONS AND THE SCOPE OF WORK PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. NO SUBSTITUTIONS WITHOUT AUTHORIZATION OF OWNER AND ARCHITECT.
6. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION OF ALL PRODUCTS USED IN CONSTRUCTION.

STRUCTURAL DESIGN CRITERIA:

TRUSS DESIGN SHALL SUPPORT:

SNOW LOAD : ROOF 33 psf
 GROUND 50 psf
DEAD LOAD : 5 psf

WIND LOAD : EXPOSURE C (115 mph)
RISK CATEGORY II

1. IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, LOAD BEARING PRESSURE OF 1500 psf IS ASSUMED. AFTER POST HOLE EXCAVATION, CONTRACTOR SHALL NOTIFY ARCHITECT OF OTHER SOIL BEARING CONDITIONS.
2. ALL CONCRETE TO BE MIN. 4000 psi COMPRESSIVE STRENGTH.
3. BOTTOM OF POST FOOTINGS TO BE MINIMUM 4'-0" BELOW FINISHED GRADE ON UNDISTURBED SUBGRADE.
4. ALL LUMBER SPF #2 OR BETTER.
5. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

DRAWING INDEX

A-0 GENERAL NOTES
A-01 FLOOR PLAN
A-02 EXTERIOR ELEVATIONS
A-03 WALL SECTION

sandra heiser
architect

3821 Stone Road
Middleport, NY 14105
716.417.3925



WARNING : ALTERATIONS OF THIS DOCUMENT EXCEPT IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION LAW, SECTION 7209, PROVISION 2, IS ILLEGAL. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE CODE AND ORDINANCES. THIS DOCUMENT IS FOR DESIGN PURPOSES ONLY. CONSTRUCTION MEANS AND METHODS BY OTHERS. COPYRIGHT 2024 SANDRA HEISER RA

LUND

8960 The Fairways,
Clarence, NY 14031

POST FRAME BUILDING

March 26, 2024

DWG. TITLE

COVER

SHEET NO.

008-2024

A-0

sandra heiser
architect

3821 Stone Road
Middleport, NY 14105
716.417.3925



PARCO
BUILDING SYSTEMS
716-778-8552
PARCOBUILDINGS.COM

WARNING: ALTERATIONS OF THIS DOCUMENT EXCEPT IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION LAW, SECTION 7209, PROVISION 2, IS ILLEGAL. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE CODE AND ORDINANCES. THIS DOCUMENT IS FOR DESIGN PURPOSES ONLY. CONSTRUCTION MEANS AND METHODS BY OTHERS. COPYRIGHT 2024 SANDRA HEISER RA

LUND

8960 The Fairways,
Clarence, NY 14031

POST FRAME BUILDING

March 26, 2024

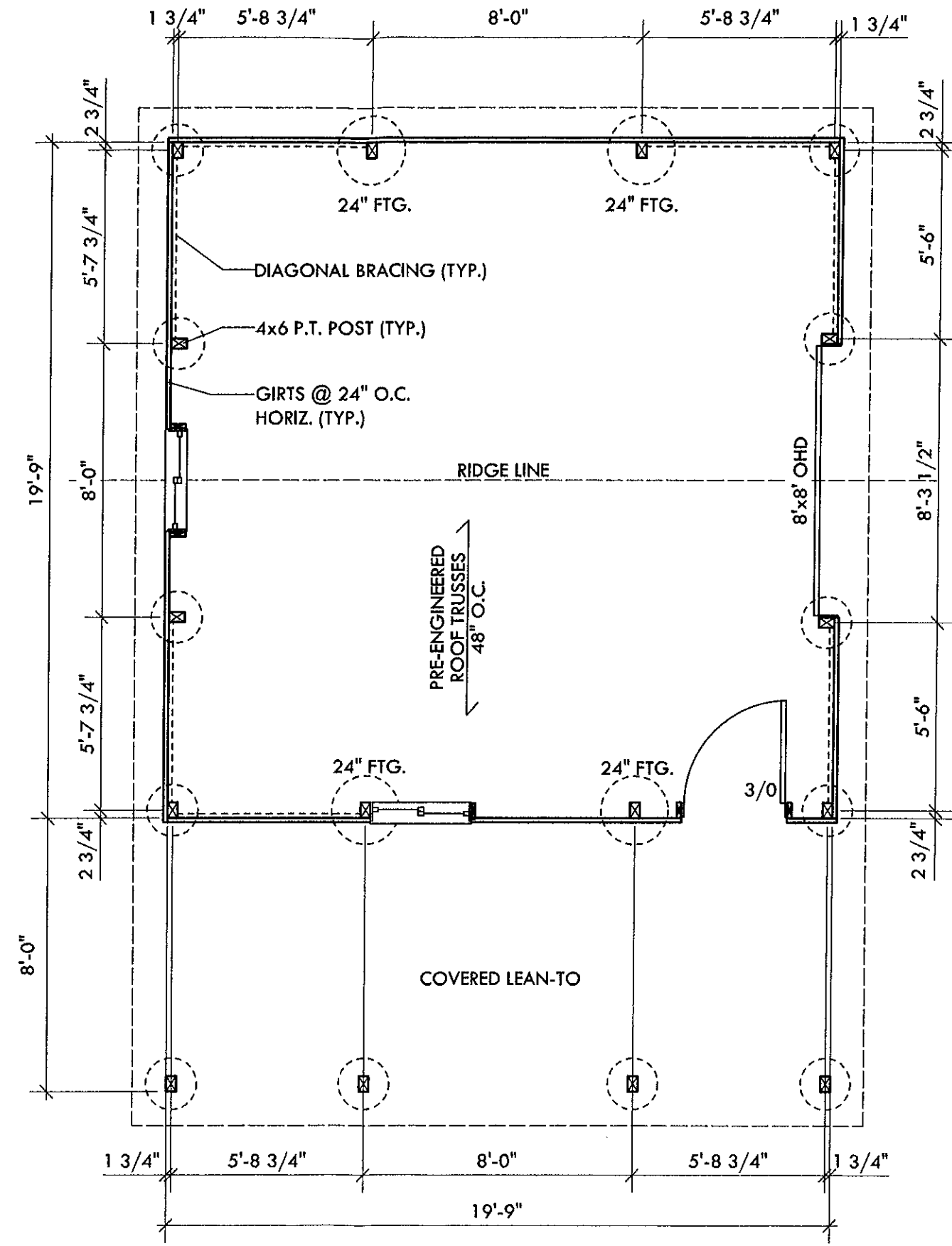
DWG. TITLE

FLOOR PLAN

SHEET NO.

008-2024

A-01



NOTE:
18" DIAMETER FOOTINGS UNLESS NOTED OTHERWISE

sandra heiser
architect

3821 Stone Road
Middleport, NY 14105
716.417.3925



PARCO
BUILDING SYSTEMS
716-778-8552
PARCOBUILDINGS.COM

WARNING : ALTERATIONS OF THIS DOCUMENT EXCEPT IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION LAW, SECTION 7209, PROVISION 2, IS ILLEGAL. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE CODE AND ORDINANCES.

THIS DOCUMENT IS FOR DESIGN PURPOSES ONLY. CONSTRUCTION MEANS AND METHODS BY OTHERS. COPYRIGHT 2024 SANDRA HEISER RA

LUND

8960 The Fairways,
Clarence, NY 14031

POST FRAME BUILDING

March 26, 2024

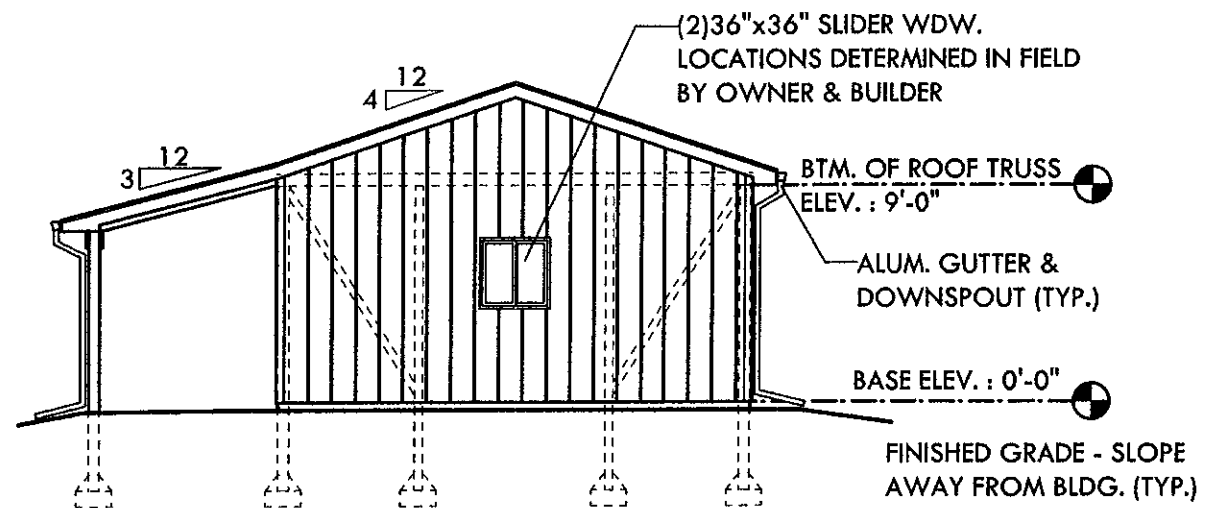
DWG. TITLE

ELEVATIONS

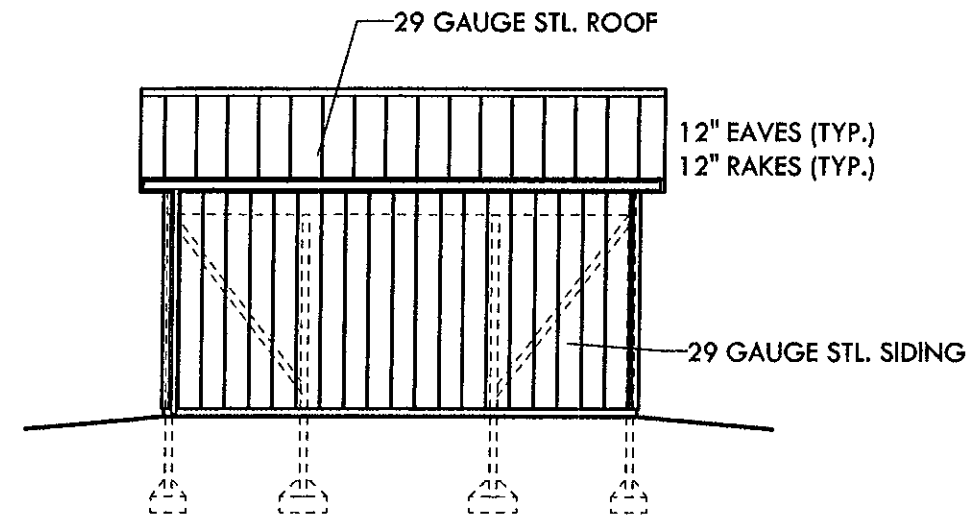
SHEET NO.

008-2024

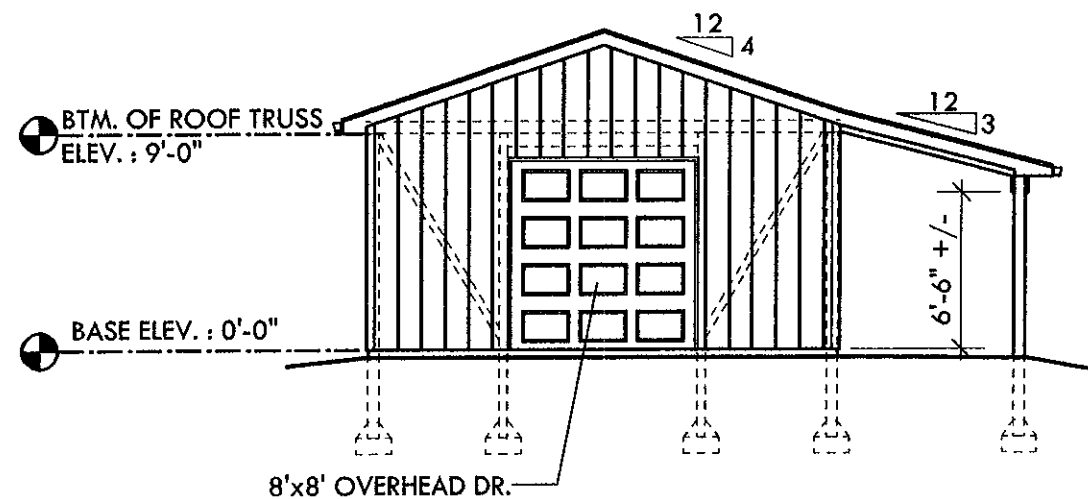
A-02



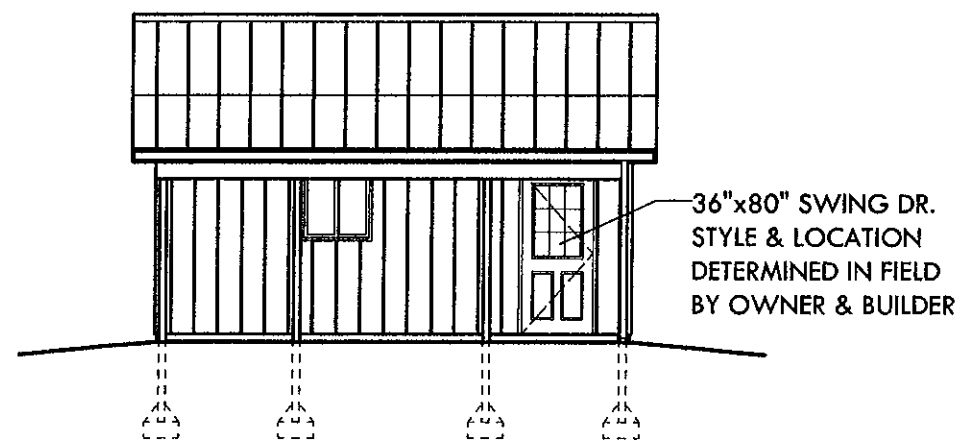
WEST ELEVATION



NORTH ELEVATION



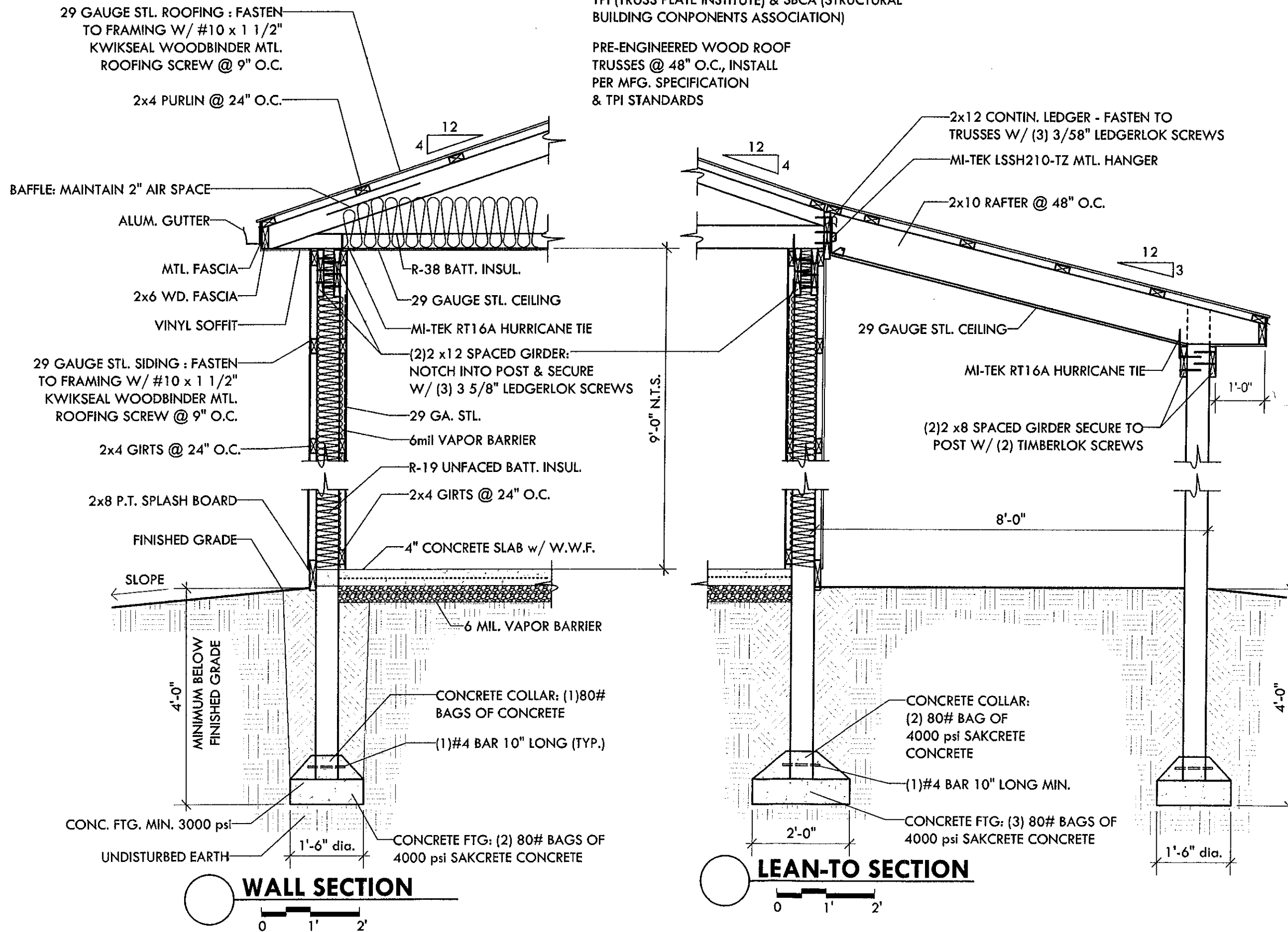
EAST ELEVATION



SOUTH ELEVATION

TRUSS BRACING IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES BY TPI (TRUSS PLATE INSTITUTE) & SBCA (STRUCTURAL BUILDING COMPONENTS ASSOCIATION)

PRE-ENGINEERED WOOD ROOF TRUSSES @ 48" O.C., INSTALL PER MFG. SPECIFICATION & TPI STANDARDS



sandra heiser
 architect

3821 Stone Road
 Middleport, NY 14105
 716.417.3925



PARCO
 BUILDING SYSTEMS
 716-778-8552
 PARCOBUILDINGS.COM

WARNING : ALTERATIONS OF THIS DOCUMENT EXCEPT IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION LAW, SECTION 7209, PROVISION 2, IS ILLEGAL. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE CODE AND ORDINANCES. THIS DOCUMENT IS FOR DESIGN PURPOSES ONLY. CONSTRUCTION MEANS AND METHODS BY OTHERS. COPYRIGHT 2024 SANDRA HEISER RA

LUND
 8960 The Fairways,
 Clarence, NY 14031
POST FRAME BUILDING
 March 26, 2024

DWG. TITLE
ELEVATIONS
 SHEET NO.
A-03
 008-2024



Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: April 23, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 4921 Kraus Road

SBL #: 71.02-5-10.12

Action Desired:

Applicant requests relief from a previously imposed Zoning Board condition of approval limiting the total amount of living space; therefore, the applicant is seeking a variance of 437 sq.ft. to allow a total of 2,687 sq.ft of living space for a single-family home located at 4921 Kraus Road in the Residential Single-Family zone.

Reason:

Town Code Reference:

Relief from Zoning Board of Appeals Condition of Approval on 6/14/2011.

CONTACT INFO:

APPLICANT INFO

Name / Business: Jamie & Nathaniel Streicher

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Project Sponsor

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: _____

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: Signature On File

Town Use Only:

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____



note the parcel lines displayed are approximate

Proposed conversion of unfinished storage space to living space, measuring 528 sq.ft. (22' x 24'), above the existing attached garage.

The Zoning Board of Appeals Condition of Approval from June 14, 2011 placed a limitation that no home on the subject property shall exceed 2,250 sq.ft. of living space.

The existing square footage of the home is 2,159 sq.ft.

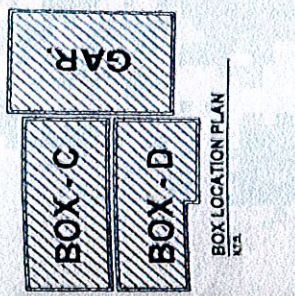
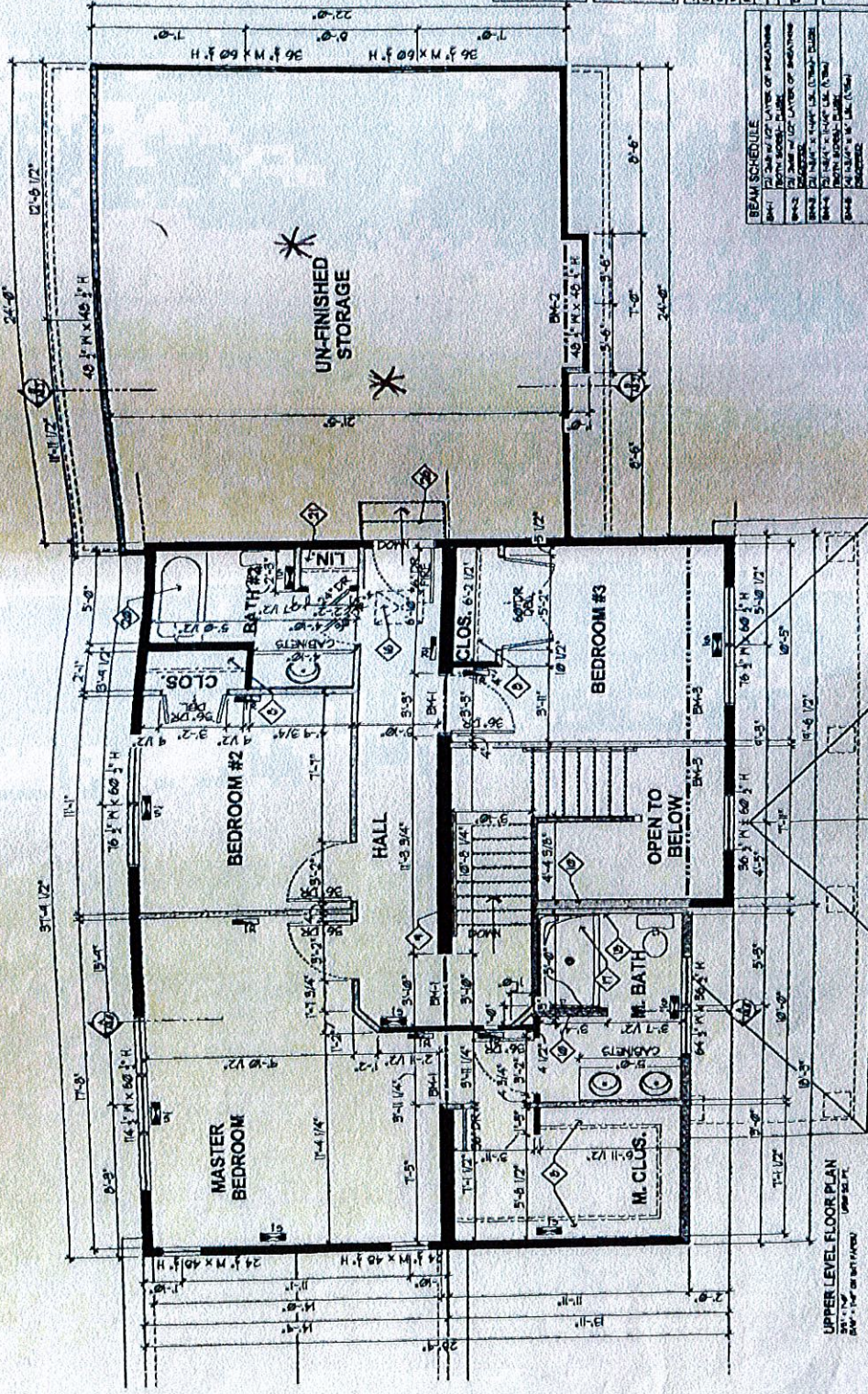
A 437 sq.ft. variance is requested.



4921 Kraus Road

LIGHT & VENT CALCULATIONS

ROOM	AREA (SQ. FT.)	VENT AREA (SQ. FT.)	WALL AREA (SQ. FT.)	GLASS AREA (SQ. FT.)
MASTER BEDROOM	116.5	1.0	116.5	0.0
BEDROOM #2	76.5	1.0	76.5	0.0
BEDROOM #3	76.5	1.0	76.5	0.0
BATH	5.0	0.5	5.0	0.0
HALL	11.3	0.5	11.3	0.0
M. CLOS.	6.2	0.5	6.2	0.0
CLOS.	6.2	0.5	6.2	0.0
OPEN TO BELOW	36.5	0.0	36.5	0.0



- KEYED NOTES**
- 1. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 2. DRESS VENT HAS PRE-CAST BOLT HORIZONTAL AT HOLES IN FIRST FLOOR
 - 3. 2" x 4" STUDS TO BE FINISHED
 - 4. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 5. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 6. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 7. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 8. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 9. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 10. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 11. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 12. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 13. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 14. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 15. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 16. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 17. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 18. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 19. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 20. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 21. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 22. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 23. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 24. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 25. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 26. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 27. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 28. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 29. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 30. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 31. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 32. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 33. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 34. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 35. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 36. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 37. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 38. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 39. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 40. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 41. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 42. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 43. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 44. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 45. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 46. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 47. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 48. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 49. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 50. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 51. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 52. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 53. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 54. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 55. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 56. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 57. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 58. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 59. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 60. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 61. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 62. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 63. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 64. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 65. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 66. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 67. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 68. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 69. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 70. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 71. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 72. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 73. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 74. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 75. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 76. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 77. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 78. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 79. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 80. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 81. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 82. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 83. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 84. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 85. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 86. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 87. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 88. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 89. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 90. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 91. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 92. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 93. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 94. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 95. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 96. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 97. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 98. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 99. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR
 - 100. 4" x 4" COLUMN BOLT THROUGH FIRST FLOOR

STERLING MODULAR HOMES
 344 TRAMONT ROAD
 DEPT. NEW YORK 10445
 NY 10445-0000
 TEL: (718) 665-9900
 FAX: (718) 665-9900

Streicher
 2 Story

BEAM SCHEDULE

BM-1	2" x 4" x 8" LAYER OF INSULATION
BM-2	2" x 4" x 8" LAYER OF INSULATION
BM-3	2" x 4" x 8" LAYER OF INSULATION
BM-4	2" x 4" x 8" LAYER OF INSULATION
BM-5	2" x 4" x 8" LAYER OF INSULATION
BM-6	2" x 4" x 8" LAYER OF INSULATION
BM-7	2" x 4" x 8" LAYER OF INSULATION
BM-8	2" x 4" x 8" LAYER OF INSULATION
BM-9	2" x 4" x 8" LAYER OF INSULATION
BM-10	2" x 4" x 8" LAYER OF INSULATION

UPPER LEVEL FLOOR PLAN
 DWG. 114 OF 114 (REV. 11/14/00)

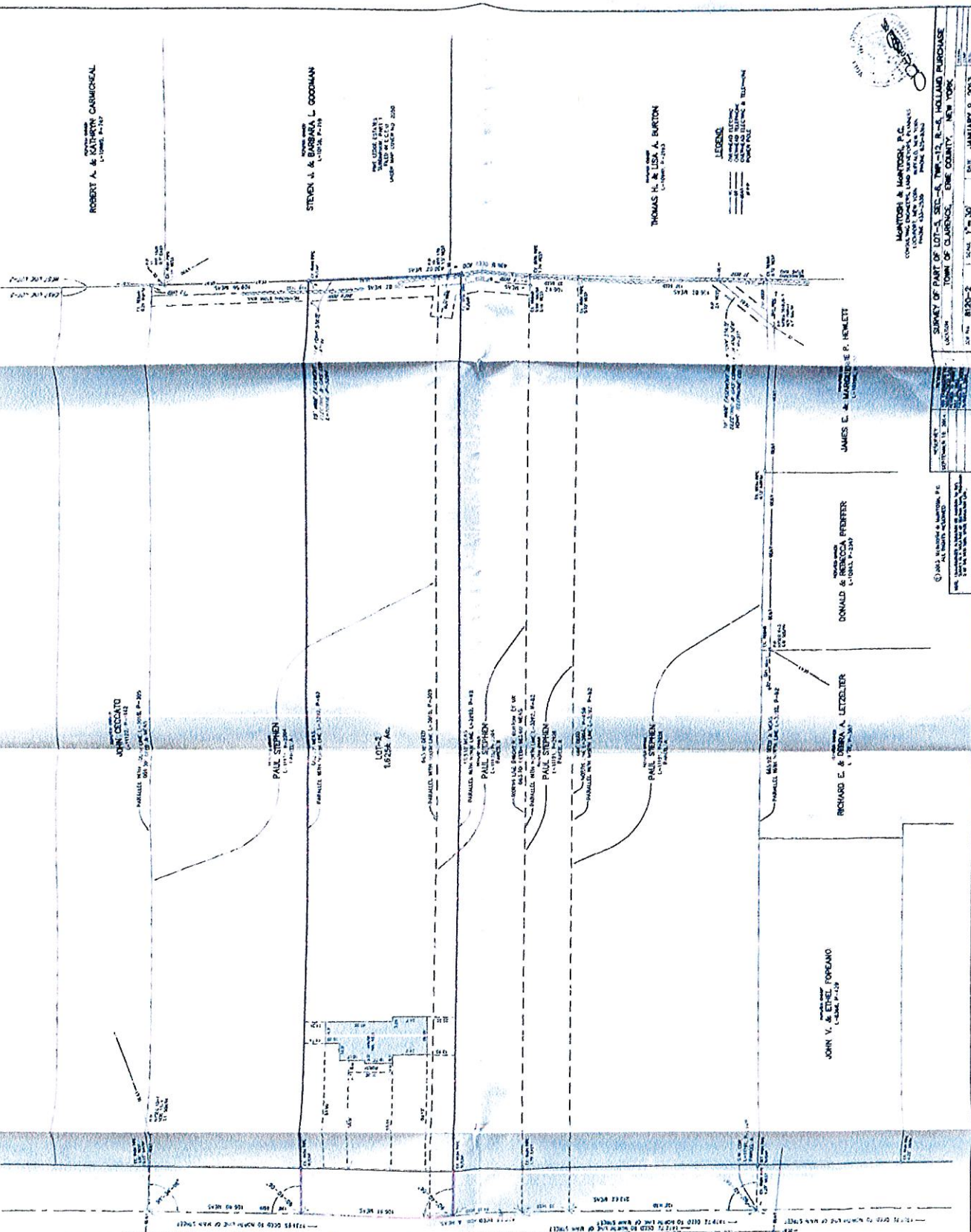
Scale: A1.3
 UPPER FLOOR PLAN

* Area to be finished



SMILEY TERRACE

KRAUSS ROAD (66' WIDE) (ALSO KNOWN AS KRAUSS ROAD) (GRUDGE ROAD)



ROBERT A. & KATHRYN CARMIKEL
L-10981 P-119

STEVEN J. & BORGANA L. GOODMAN
L-10182 P-119

THE LUSK LOT
WAD # 1211
UNDER DEED DATED 01/05/00

THOMAS H. & LISA A. BURTON
L-10981 P-119

LEGEND

--- WATER
--- SEWER
--- GAS

MONTOSH & MONTOSH, P.C.
CONVENEY ENGINEERS, LAND SURVEYORS, PLANNERS
10000 BROADWAY, SUITE 200
PARK RIDGE, N.Y. 10964

SUMMARY OF PART OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
TOWN OF CLAIRBORNE, ONE COUNTY, NEW YORK
DATE: JANUARY 8, 2003

JAMES E. & MARLENE P. HEWETT
L-10981 P-119

DONALD & DONALD P. PERFFER
L-10981 P-119

RICHARD E. & DEBRA A. LETZLER
L-10981 P-119

JOHN V. & ERIK FORCANO
L-10981 P-119

NOTES:
1. SEE EXHIBIT TO MAP FOR LOTS 1 THROUGH 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
2. THE LUSK LOT IS A PART OF LOT 11.
3. THE LUSK LOT IS A PART OF LOT 11.
4. THE LUSK LOT IS A PART OF LOT 11.
5. THE LUSK LOT IS A PART OF LOT 11.
6. THE LUSK LOT IS A PART OF LOT 11.
7. THE LUSK LOT IS A PART OF LOT 11.
8. THE LUSK LOT IS A PART OF LOT 11.
9. THE LUSK LOT IS A PART OF LOT 11.
10. THE LUSK LOT IS A PART OF LOT 11.

ZBA
mtg.
5-10-11 Appeal No. 1
Stephen Development/Noel Dill
Residential Single Family

Requests the Board of Appeals approve and grant four (4) variances consisting of an 18.2' variance each to allow for the creation of four (4) building lots having 106.8' of public road frontage spanning between 4905 and 4915 Kraus Road.

Appeal No. 1 is in variance to § 229-50 (A).

DISCUSSION:

Noel Dill with Stephen Development is present. He explained that an application for a minor subdivision was submitted to the Planning Board but was denied because the project does not meet the required 125' of frontage. Mr. Dill referred to a document entitled lot width display prepared by Metzger Civil Engineering dated April 15, 2011. Mr. Dill explained the lots would be 1.56 acres each with frontage at 106.8' (each). The document also provides frontages of the surrounding properties on Kraus Road for each of the existing homes. The relief that the applicant is looking for is small in comparison to what the overall code calls for and is more in character with the surrounding neighborhood than the 125' that is required by Code. Of the 30 lots shown on the document less than 1 in 6 lots conforms with the code. The project will not have an adverse impact on the neighborhood and will improve the two (2) lots that

ZBA
mtg
5-10-11

have existing homes on them. The plan is to build a 2,000 square foot home with a two (2) car garage; this fits the character of the neighborhood. The setbacks for the homes would be similar to those in the surrounding community.

There are two (2) neighbor notification forms on file.

Mr. Geiger asked why the applicant is proposing four (4) lots instead of three (3). Mr. Dill said the project with four (4) lots would require assembly of the frontage from two (2) existing homes. The cost of acquiring the homes and demolishing them is cost prohibitive. Financially, it makes better sense to ask for a variance that would allow four (4) lots. If there were three (3) lots, the cost per lot would require much larger homes that would not fit the character of the neighborhood. If only three (3) lots were allowed it would be a financial hardship. The homes will not be trailers or mobile homes. The property has already been purchased by the applicant. It was a recent purchase; the applicant was aware of the 125' frontage requirement when he purchased the property. The house on the south portion of the property is a rental; it is currently empty.

Mr. D'Amato asked for clarification on the house on the north end of the property. Mr. Dill said that house is a rental.

Mr. Mills asked for details on the construction of the proposed homes and asked if Mr. Dill could make the commitment that it will not be panelized construction. Mr. Dill said they have not finalized anything but they are looking at a single family home that is marketable at approximately \$200,000; this will not be a trailer court. Mr. Mills said Mr. Dill is asking for a very precise variance, but is only providing vague and ambiguous details. Mr. Dill does not know the means and methods of construction for the homes but they will meet the State and Town Building Codes; the homes will be energy efficient. Mr. Dill said the two (2) existing homes are definitely going to be demolished prior to any construction of the four (4) new homes.

Mr. Dill said Paul Stephens of Stephen Development wants to build the homes and sell them individually. Mr. Michnik asked if the applicant would be amenable to tabling the request and provide floor plans for the proposed homes. Mr. Dill said he would be comfortable making the stipulation that the homes would be three (3) or four (4) bedroom, two (2) story homes with two (2) car attached garages. Mr. Michnik does not want the homes to be built far back on the property as that would encroach on the privacy of the current residents. Mr. Dill understands that there will be a calculation of the surrounding area and that will become the frontage for these proposed homes. Mr. Michnik asked if basements can be dug for the homes. Mr. Dill said the existing home on the north end of the property has a basement.

John Fopeano of 4895 Kraus Road has no problem with the request.

Another resident asked for details on the footprint of the house. Mr. Dill said the frontage of the home will be the same or smaller than the neighbor's next to it.

Larry Ives, of 4920 Kraus Road, asked if the project will go forward if the variance request for four (4) lots is denied. Mr. Dill said if there are only three (3) lots to distribute the cost, the project really isn't practical because the cost of the land becomes so much along with the demolition of the homes. If the variance is denied Mr. Dill does not plan on bringing a project back to the Planning Board with three (3) lots.

ZBA
mtg
5-10-11

A resident said the neighborhood has not changed in 50 years, he is not looking to have construction across the street from his house nor is he looking for anything to change. If something is going to happen he would like to know exactly what it will be, if the Board is going to allow a variance he would like restrictions placed on the variance. He would like to know if the driveways are going to drain into his yard. Mr. Michnik explained that the property will be checked for proper drainage via the Engineering Department. Mr. Michnik also explained that this project may help the existing drainage issue in the resident's backyard. The resident said he can live with the current drainage. The resident said the reason the house on the north side of the property has a basement is because it is raised up.

David Audino said the project should conform to the new frontage that is part of the Town's Master Plan for more appropriate growth; this needs to be taken into account. The building footprint is vague. If the Board approves the variance, what will stop the applicant from building a 3,000 square foot house? There should be more definite plans for the homes. He wants it done so the neighborhood isn't affected. Mr. Audino is also concerned with blasting. He is also worried about water run-off.

Another resident voiced her concern saying she doesn't know who would want to buy a \$200,000 house with such small frontage; she does not see the marketability of the street.

Mr. Dill said he would agree to stipulate that the properties would not be used as rentals.

Mr. Geiger noted that there was an undetermined pollution problem years ago at the end of this street. He asked if this was something that went through the neighborhood, Mr. Dill said no. There was a lot of testing done in the area, but no issues were found.

Mr. D'Amato asked the neighbors what size their homes are. The sizes ranged from 1800 to 2400 square feet.

A resident voiced his concern that his taxes will go through the roof if larger homes are built across the street.

ACTION:

Motion by Ryan Mills, seconded by David D'Amato, to **table** Appeal No. 1 as it is a substantial request. More information is needed concerning elevations and floor plans. Mr. Mills suggested a concept plan drawing as to what is going to be on the lots, he wants to see something more definitive; provide the nature of construction.

Robert Geiger	Aye	David D'Amato	Aye
Ryan Mills	Aye	Daniel Michnik	Aye
Arthur Henning	Aye		

MOTION CARRIED.

ZBA
mtg
6-14-11

Appeal No. 1

Stephen Development/Noel Dill
Residential Single Family

Requests the Board of Appeals approve and grant four (4) variances consisting of an 18.2' variance each to allow for the creation of four (4) building lots having 106.8' of public road frontage spanning between 4905 and 4915 Kraus Road.

Appeal No. 1 is in variance to § 229-50 (A).

DISCUSSION:

Chairman Henning explained that Mr. Dill, representing Stephen Development, was present at last month's ZBA Meeting and presented this request. At the time of that meeting, the Board decided to table the discussion, pending more information regarding the type of homes Stephen Development was planning to build on the property. Mr. Dill explained that there were no plans to blast the area for construction. The plan for the property is to build four, three bedroom, two-story homes with a two-car garage with varying square footages (between 1850 – 2400 sq. ft.) He presented possible floor plans to the

ZBA
mg
6-14-11

Board. His plan is to raise the southernmost lot, then build two homes (one modular and one stick build) to decide which type of construction is superior and decide which type will be used to build the other two homes. Mr. Dill feels as though these homes would be consistent with the style of other homes in the neighborhood. Each of these homes would have approximately 106' of road frontage, which, Mr. Dill pointed out, is larger than many of the lots surrounding them. Paul Stephen expressed that his desire is to build homes that are affordable but still makes sense in that area.

Mr. Geiger asked how much the homes will cost. Mr. Stephen said between \$260,000-\$299,000. He explained that constructing basements in a rocky area is difficult work and would result in a higher cost to build. He believes this will help that area of Kraus Road. He has no intention of selling the lots to a builder. The homes will be sold; there will be no rentals. Mr. Stephen said he plans to build two homes at once. One home will be modular and one home will be stick built. He will see which type of build makes more sense for the construction of the remaining two homes. He explained that the modular-type home would be delivered and then constructed on-site, and would follow all local Building codes.

Mr. Dill explained that there would be approximately 65' in between each home. He believes that the construction of these homes will benefit the neighbors by increasing their property value. The homes will be landscaped and attractive. They will also be energy efficient.

Mr. D'Amato thinks that constructing four homes in that area is too much. Mr. Stephen explained that there is a cost to take down the existing homes and for them to construct any fewer than four homes would be too financially straining. There is a lot of cost to demolishing the homes that are currently on the property, on top of the cost to build the new homes. To build fewer than four is not a possibility for them. Mr. Dill said these lots would be the largest on the block and would have more open space than the lots surrounding them.

Mr. Mills shared the concerns of Mr. D'Amato. He agreed that the lot size would match well with the immediately surrounding properties. But, if the entirety of Kraus Road is considered, as well as nearby streets, the lots in question would be significantly smaller by comparison. He asked if the applicants are representatives of Champion Homes. They are.

Mr. Michnik asked if Mr. Stephen intends to hold the mortgages on the homes. Mr. Stephen responded that he expects the homes to sell very quickly to conventional mortgage holders. He plans to build the first two homes and own them until they sell. He does not intend to hold the mortgages on the homes, and plans for the future occupants of the homes to secure their own financing.

Mr. Michnik asked if there had been any concrete interest from any potential buyers of these proposed homes. Mr. Stephen said that he has heard from many people who are looking to buy their own home, who want new, reliable and economical options. He believes that this project fits their needs.

Mr. Michnik asked the applicants if they knew of any hazardous materials used in the homes that are to be demolished. They don't know of any currently, but understand that in following the legal demolition process that they may find some to be inexistence. They stated that they would then deal with these hazardous materials in the proper manner before demolition. It was asked if either of the homes proposed for demolition has historic importance. Mr. Dill does not believe them to be historic, but would be willing to go through the review process if necessary.

ZBA
mtg
6-14-11

The applicants said they did have approval from both neighbors, and one of the neighbors even came to the last meeting to speak positively for the project. Mr. Stephen intends to build a fence at the adjoining property. The driveways will be blacktop.

There were concerns about drainage and water crossing over the street into other properties. The applicants stated that they fully intend to take care of any potential drainage issues, and follow all Town requirements when installing drainage. Mr. Dill believes that this project may actually improve the drainage in the area.

Mr. Michnik asked if Mr. Stephen had intention to ever rent these properties. To which Mr. Stephen responded that he does not intend them to be rentals. He does own rentals in other parts of Clarence, but that is certainly not his intention with this project.

Chairman Henning asked when the applicants intended to begin construction, should their variance be approved immediately. Mr. Stephen intends to demolish the home that is there and build the initial two homes within the next year. Mr. Dill pointed out that the rest of the process that they need to complete before proceeding would likely take a minimum of three months. It was asked what the applicants would do with the property if their variance was denied. Mr. Stephen responded that he would probably remodel one of the older homes that currently stands on the property and would turn it into a rental. He is unsure what he would do with the other home on the property, because it is in such disrepair.

Chairman Henning asked Mr. Stephen if he knew that the property was substandard lots when he bought it. Mr. Stephen said that he was not aware that he would run into a problem.

Mr. Michnik asked if the applicants would be comfortable with the Board placing a restriction on the square footage of the homes that will be built on the lots. Mr. Dill responded that he would be agreeable to a restriction on the initial build, but would like the future owners of the homes to not be restricted from adding any additional square footage to their home once purchased.

ACTION:

Motion by Daniel Michnik seconded by Arthur Henning, to **approve** Appeal No.1 under Old Business with the limitation that no home built would exceed 2250 square feet of living space. Also requiring that the two existing homes on the property be removed (the first home shall be removed within one year of this approval). Four (4) single-family homes are to be built on the property and will not be used as rental properties. Of the two homes built initially, one must be stick built and the other must be modular.

Chairman Arthur Henning	Aye	Vice-Chairman Daniel Michnik	Aye
Ryan Mills	Nay	David D'Amato	Nay
Robert Geiger	Aye		

MOTION CARRIED.



July 16, 2014

Mr. Paul Gross

Stephen Development has informed us that the building variance limits them to building and selling a home at the maximum 2250 square feet of living space as a single family home.

At any point in time in the future that we would like to increase the living space, we understand that we must submit an application to the zoning board, and any and all proper permits must be applied for and approved before modifications may be made.

Jamie Streicher

Nathan Streicher



STEPHEN
DEVELOPMENT

Rock Oak Estates | Rock Garden Properties | The Chalets at Red Rock | Stephen Homes of Clarence
The Jefferson | Green Kangaroo Self Storage | Sleep Inn and Suites Buffalo Airport | Lakeside Village | Silver Village

September 15, 2014

Re: 4921 Kraus Road, Clarence NY 14031

To whom it may concern:

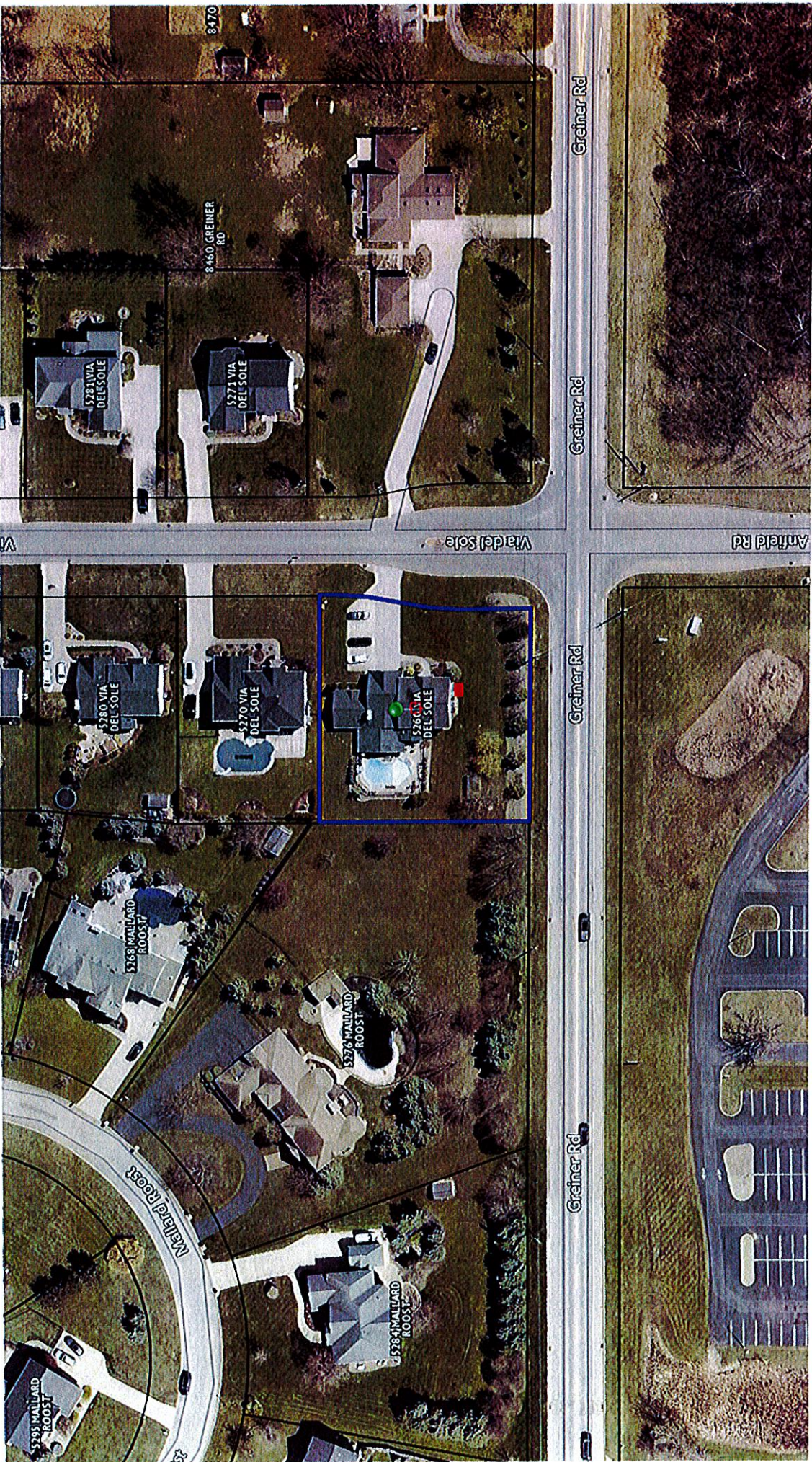
Please accept this letter acknowledging I Nathaniel / Jaime Streicher the homeowner have been advised that should we wish to finish any unfinished spaces (cold storage above the garage/basement) in the home located at 4921 Kraus Road Building Permits need to be filed.

Sincerely,



Nathaniel / Jaime Streicher
Home Owner





note the parcel lines displayed are approximate

5260 Via Del Sole



Proposed emergency generator in the front yard setback.

Emergency generators are only allowed in the side and rear yard setbacks.

A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.

ROAD

(66' WIDE)

GRIENER

15' WIDE PRIVATE DRAINAGE EASEMENT PER MAP COVER

150.00'

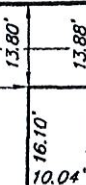
S00°01'15"E

Yard Drain
0.25 W & 1.75 S

Fnd. Rebar 0.1 N & On Line

Fence 0.66 N & 1.34 E

Fnd. Rebar (Bent) 0.18 S & On Line



FRAME SHED

RIGHT OF WAY PER L.9099 P.437

6' Wood Fence

Concrete

S89°58'45"W

160.00'

150.00'

S89°51'10"E

56.68'

19.04'

16.41'

10.38'

47.37'

10.71'

Fence 0.42 N

FRAME HOUSE NO. 5260

25.08'

10.90'

15' WIDE SANITARY SEWER EASEMENT PER L.10913 P.1035

Conc. Step

Concrete Drive

Sanitary Manhole

RAD. = 200'

Elec. Box 10.2 W & 0.8 S

Tele. Ped. 3.2 S & 7.1 W

Cable Ped 1.8 N & 5.0 W

N00°01'15"W

49.87'

44.82'

Fnd. Rebar (Bent)







Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: April 25, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 9762 Cobblestone Drive

SBL #: 58.19-4-21

Action Desired:

Applicant requests a variance of 127 sq.ft. to allow for a total of 1,087 sq.ft. of attached garage space located at 9762 Cobblestone Drive in the Planned Unit Residential Development zone.

Reason:

Town Code Reference:
§229-55(D)

CONTACT INFO:

APPLICANT INFO

Name / Business: Joel & Katie Blanchet

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Project Sponsor

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: _____

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: Signature On File

Town Use Only:

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

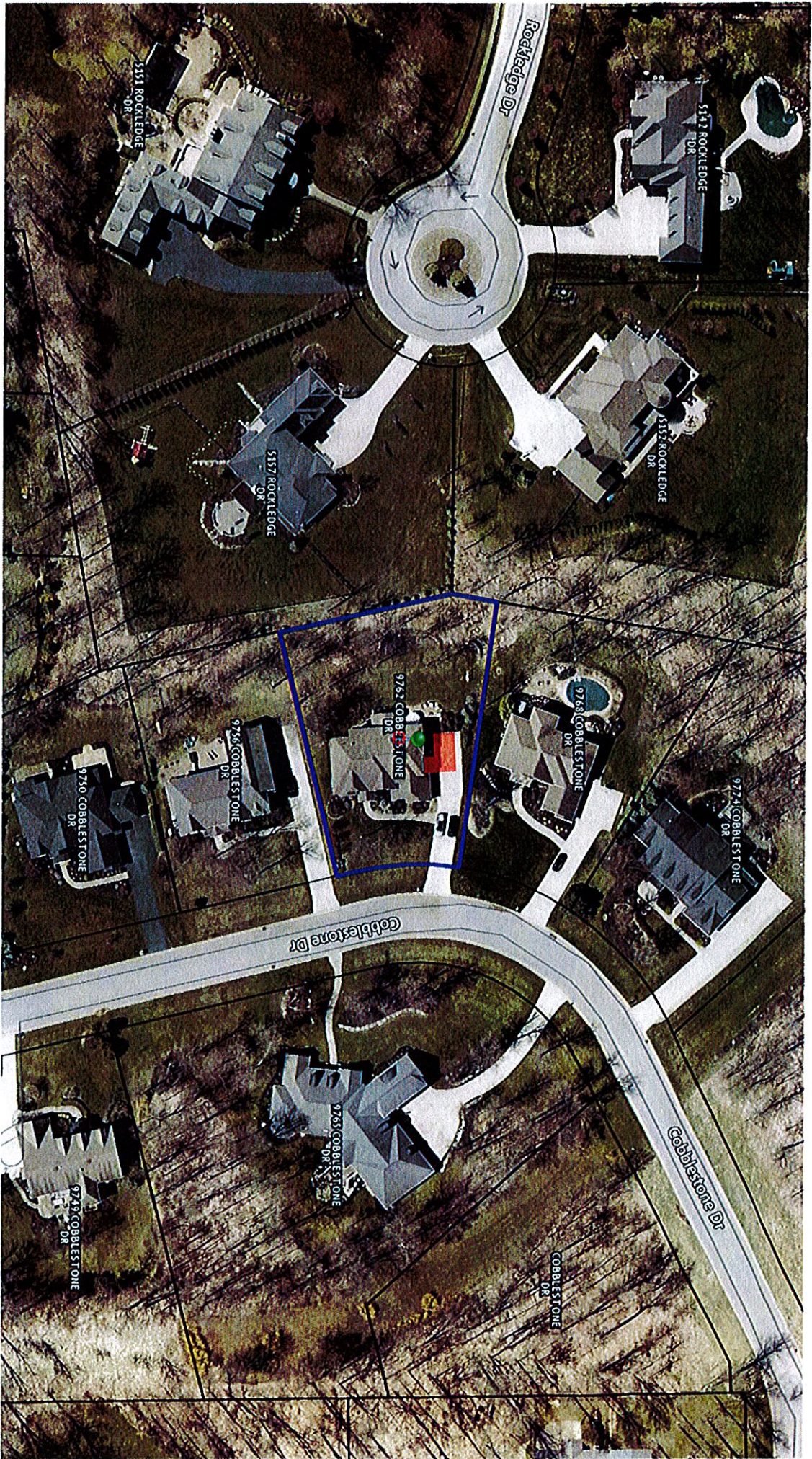
Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____



note the parcel lines displayed are approximate

9762 Cobblestone Drive

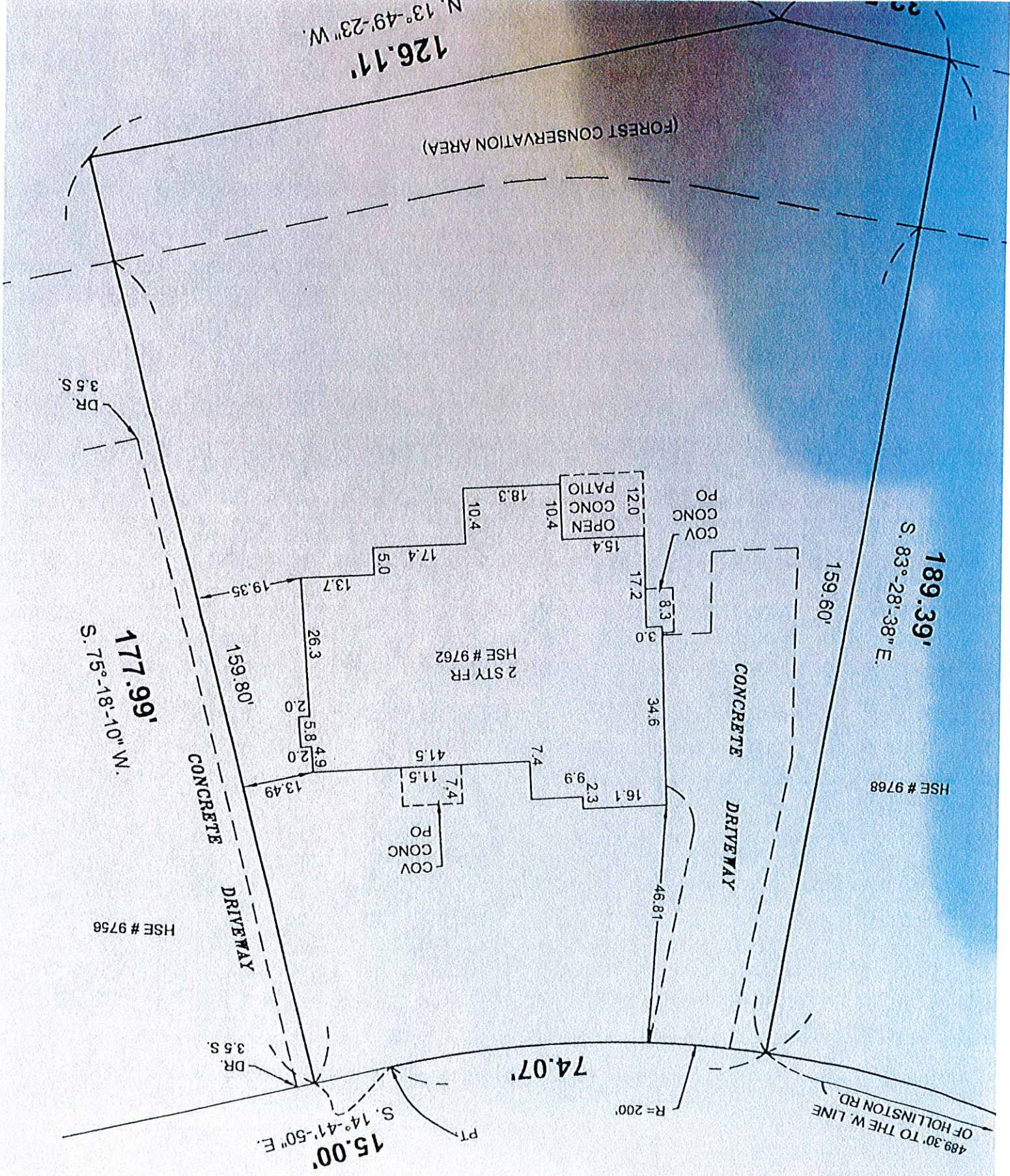


Proposed attached accessory structure (garage) addition totaling 327 sq. ft.

The proposed total square footage of the attached accessory structures would be 1,087 sq. ft.

Attached accessory structures shall not exceed 960 sq.ft. A 327 sq.ft. variance is requested.

COBBLESTONE DRIVE (70' WIDE)



(FOREST CONSERVATION AREA)

$189.39'$
 $S. 83^{\circ}28'38'' E.$

HSE # 9768

$159.60'$

CONCRETE DRIVEWAY

2 STY FR
 HSE # 9762

COV
 CONC
 PO

OPEN CONC
 PATIO

COV
 CONC
 PO

CONCRETE DRIVEWAY

HSE # 9756

$177.99'$
 $S. 75^{\circ}18'10'' W.$

$15.00'$
 $S. 14^{\circ}41'50'' E.$

$74.07'$

$R=200'$

489.30' TO THE W. LINE
 OF HOLLISTON RD.

DR
 3.55

DR
 3.55

13.7
 26.3
 2.0
 5.8
 4.9
 13.49

4.5
 11.5
 7.4

7.4
 9.9
 2.3
 16.1

46.81

34.6

3.0

17.2

15.4

10.4

18.3

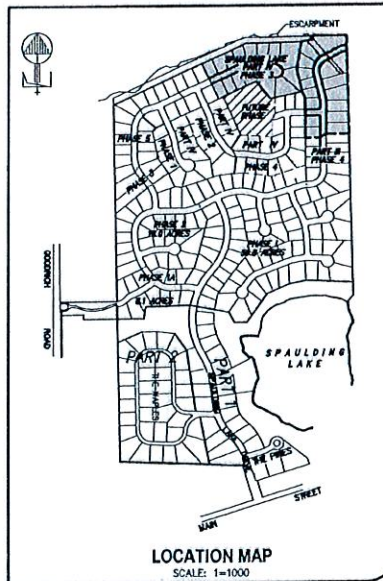
10.4

5.0

17.4

19.35

$159.80'$



GENERAL NOTES

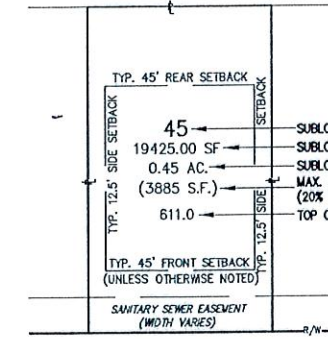
- APPROVED BY THE TOWN BOARD OF CLARENCE
- TOWN CLERK: *Marie C. Mangan*
- APPROVED BY THE PLANNING BOARD OF CLARENCE
- CHARTERED DATE: *12/20/04*
- FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER MAP COVER: **3234**
- LIBER PAGE DATE: *12/20/04*
- PRIVATE STORM DRAINAGE & SANITARY SEWER EASEMENTS SET FORTH ON THIS SUBDIVISION MAP ARE FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION AND THE BENEFIT DERIVED FROM THESE EASEMENTS IS FOR THE CONTIGUOUS PROPERTIES ONLY AND THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE.
- SANITARY SEWER AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE SHOWN ONLY FOR COMPLIANCE WITH THE NEW YORK STATE REALTY SUBDIVISION LAW. CONSTRUCTION TEAM MANAGEMENT, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR APPROVAL, CONSTRUCTION OR ACCEPTANCE BY THE APPROPRIATE AGENCIES OF SAID FACILITIES.
- OWNER'S CONSENT TO FILE: *Robert G. Smith* DATE: *12/10/04*

FILED
DEC 20 2004
ERIE COUNTY
CLERK'S OFFICE

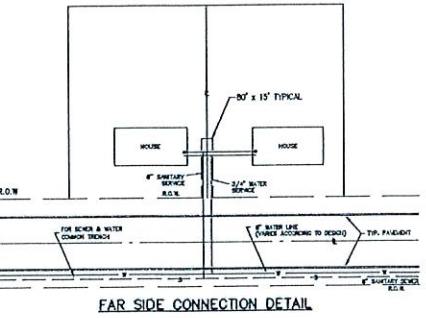


TOP OF MONUMENT DETAIL
SET AT EACH LOT ADJOINING
FOREST CONSERVATION AREA

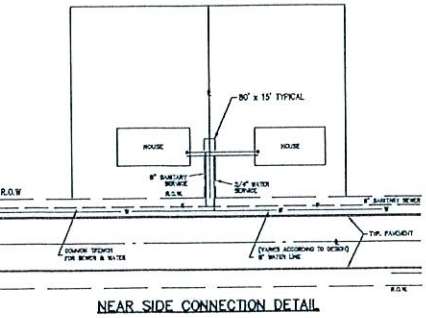
NOTE: ALL SETBACKS ARE 45.0' UNLESS OTHERWISE NOTED.



TYPICAL LOT LEGEND



FAR SIDE CONNECTION DETAIL



NEAR SIDE CONNECTION DETAIL

SUBLOT NUMBER	BASEMENT TYPE
97	DAYLIGHT
98	DAYLIGHT
99	DAYLIGHT
100	WALKOUT
101	WALKOUT
102	WALKOUT
103	WALKOUT
104	WALKOUT
105	WALKOUT
106	WALKOUT
107	DAYLIGHT
108	DAYLIGHT
109	DAYLIGHT
110	DAYLIGHT
111	DAYLIGHT
112	TRADITIONAL
113	TRADITIONAL
114	TRADITIONAL
115	TRADITIONAL
116	TRADITIONAL
117	TRADITIONAL
118	TRADITIONAL
119	TRADITIONAL
120	TRADITIONAL
121	TRADITIONAL
122	TRADITIONAL
123	TRADITIONAL
124	TRADITIONAL
125	TRADITIONAL
126	TRADITIONAL
127	TRADITIONAL
128	TRADITIONAL
129	TRADITIONAL
130	TRADITIONAL
131	TRADITIONAL
132	TRADITIONAL
133	TRADITIONAL
134	TRADITIONAL
135	TRADITIONAL
136	TRADITIONAL
137	TRADITIONAL
138	TRADITIONAL
139	TRADITIONAL
140	TRADITIONAL
141	TRADITIONAL
142	TRADITIONAL
143	TRADITIONAL
144	TRADITIONAL
145	TRADITIONAL
146	TRADITIONAL
147	TRADITIONAL
148	TRADITIONAL
149	TRADITIONAL
150	TRADITIONAL
151	TRADITIONAL
152	TRADITIONAL
153	TRADITIONAL
154	TRADITIONAL
155	TRADITIONAL
156	TRADITIONAL
157	TRADITIONAL
158	TRADITIONAL
159	TRADITIONAL
160	TRADITIONAL
161	TRADITIONAL
162	TRADITIONAL
163	TRADITIONAL
164	TRADITIONAL
165	TRADITIONAL
166	TRADITIONAL
167	TRADITIONAL
168	TRADITIONAL
169	TRADITIONAL
170	TRADITIONAL
171	TRADITIONAL
172	TRADITIONAL
173	TRADITIONAL
174	TRADITIONAL
175	TRADITIONAL
176	TRADITIONAL
177	TRADITIONAL
178	TRADITIONAL
179	TRADITIONAL
180	TRADITIONAL
181	TRADITIONAL
182	TRADITIONAL
183	TRADITIONAL
184	TRADITIONAL
185	TRADITIONAL
186	TRADITIONAL
187	TRADITIONAL
188	TRADITIONAL
189	TRADITIONAL
190	TRADITIONAL
191	TRADITIONAL
192	TRADITIONAL
193	TRADITIONAL
194	TRADITIONAL
195	TRADITIONAL
196	TRADITIONAL
197	TRADITIONAL
198	TRADITIONAL
199	TRADITIONAL
200	TRADITIONAL
201	TRADITIONAL
202	TRADITIONAL
203	TRADITIONAL
204	TRADITIONAL
205	TRADITIONAL
206	TRADITIONAL
207	TRADITIONAL
208	TRADITIONAL
209	TRADITIONAL
210	TRADITIONAL

SUBDIVISION MAP COVER
SPAULDING LAKE PART IV PHASE 3
BEING PART OF LOT-7, SEC.-6, TWP.-12, R.-6
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

TOTAL LOTS = 29
TOTAL AREA = 24.86± AC.

- ▨ = FOREST CONSERVATION AREA NOT TO BE DISTURBED
- = SET CONSERVATION MARKER
- ▲ = SET CONCRETE MONUMENT

UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC-209 STATE EDUCATION LAW

I, the undersigned Deputy Commissioner of Finance of the County of Erie, do certify, pursuant to Section 334 of the Real Property Law as amended, that all County and State taxes affecting the land identified herein have been paid to the satisfaction of the County and State. I have also verified the accuracy of the information provided to me by the applicant for this subdivision map. I have also verified the accuracy of the information provided to me by the applicant for this subdivision map. I have also verified the accuracy of the information provided to me by the applicant for this subdivision map.

ERIE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health Services
Buffalo, New York, Oct 13 2004
This is to certify that the proposed arrangements for water supply and sewage disposal for SPAULDING LAKE PART IV PHASE 3, TWP. 12, R. 6, ERIE COUNTY, NEW YORK, as shown on the subdivision map cover 3234, have been approved by the Erie County Health Department and the Erie County and Local legislatures.

SUBDIVISION MAP COVER
SPAULDING LAKE PART IV PHASE 3

LAND DESIGN
SURVEYORS & ENGINEERS P.C.
8800 MAIN STREET
WILLIAMSVILLE, NY 14221
PHONE: (716) 632-1013 FAX: (716) 632-8341

LOT 7 (PART OF)
TWP 12 SEC. 6 R. 6
TOWN CLARENCE
SCALE 1"=100'
APP. RCR
OWN. BY RRE

JOB No. 88-120
DATE 1/9/04
SCALE 1"=100'
APP. RCR
OWN. BY RRE

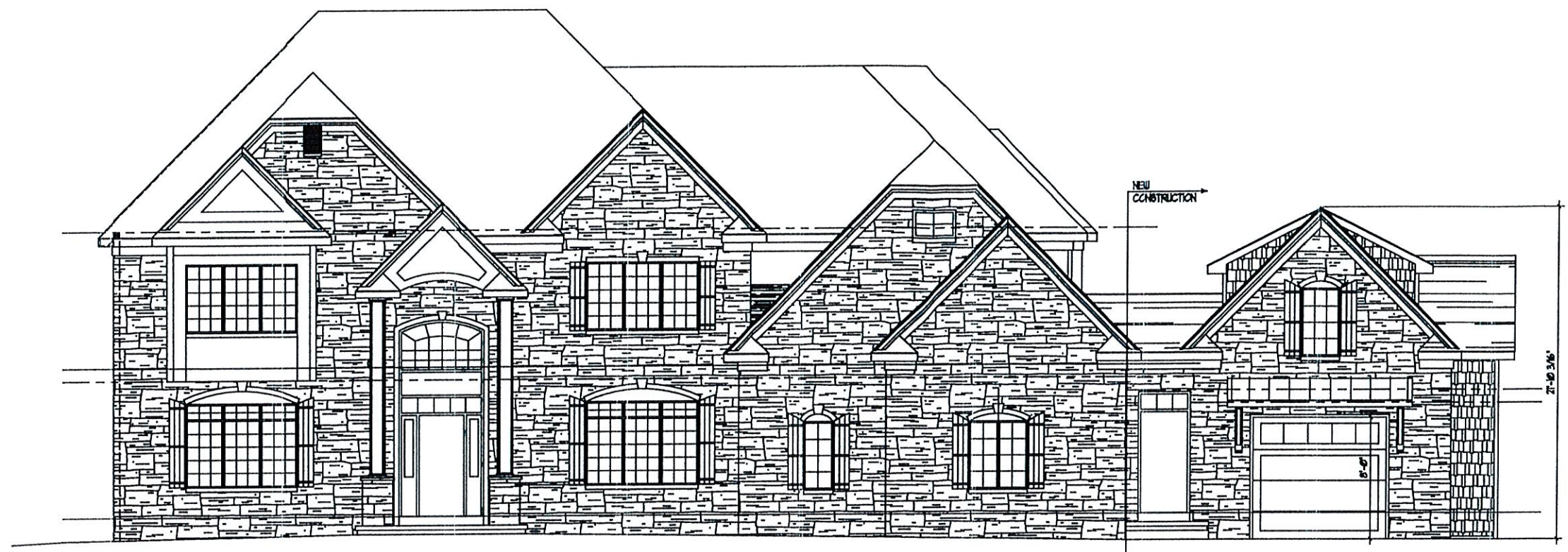
REVISIONS:
DATE BY
4/9/04 RRE 11/15/04 RRE
5/9/04 RRE
10/1/04 RRE

FILE 120PT4P3
REDATE
CERTIFICATION

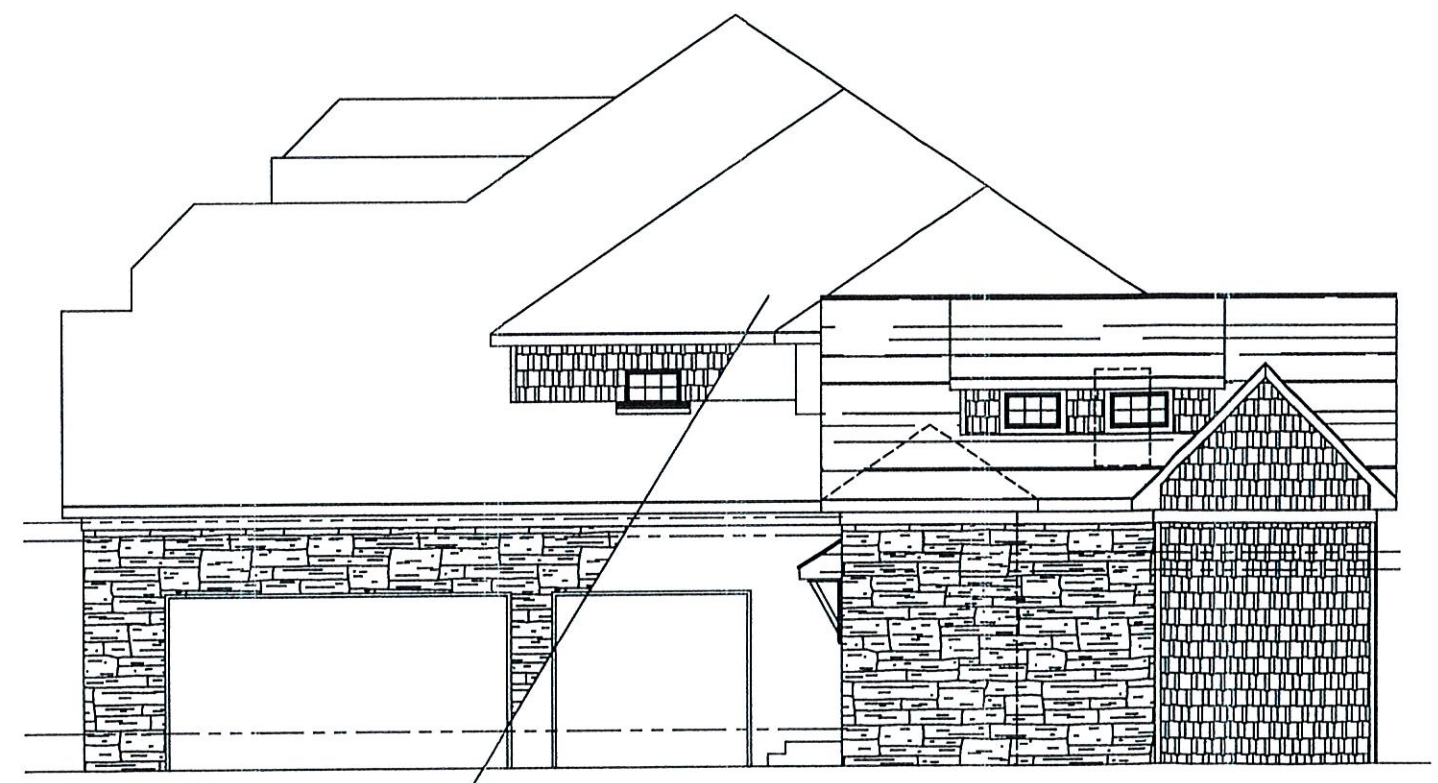
LAND SURVEYOR

RECEIVED
101 1701
403

L.A. Hauer-LaDuca Architect P.C. These documents and their contents are the property of L.A. Hauer-LaDuca and are loaned only for the specific project noted on these drawings. Any reproduction, modification, or distribution of these documents without the expressed written consent of L.A. Hauer-LaDuca Architect P.C. is prohibited by law.



FRONT ELEVATION
SCALE: 1/4"=1'-0"



SIDE ELEVATION - NORTH FACING
SCALE: 1/4"=1'-0"

LA
Hauer-LaDuca
ARCHITECT P.C.
Architecture & Design
10940 Main Street
Clarence, NY 14031
Phone: 716-759-1965
Fax: 716-759-1966

Patio Roof & Garage Addition
The Blanchet Residence
9762 Cobblestone Drive, Clarence, New York 14031

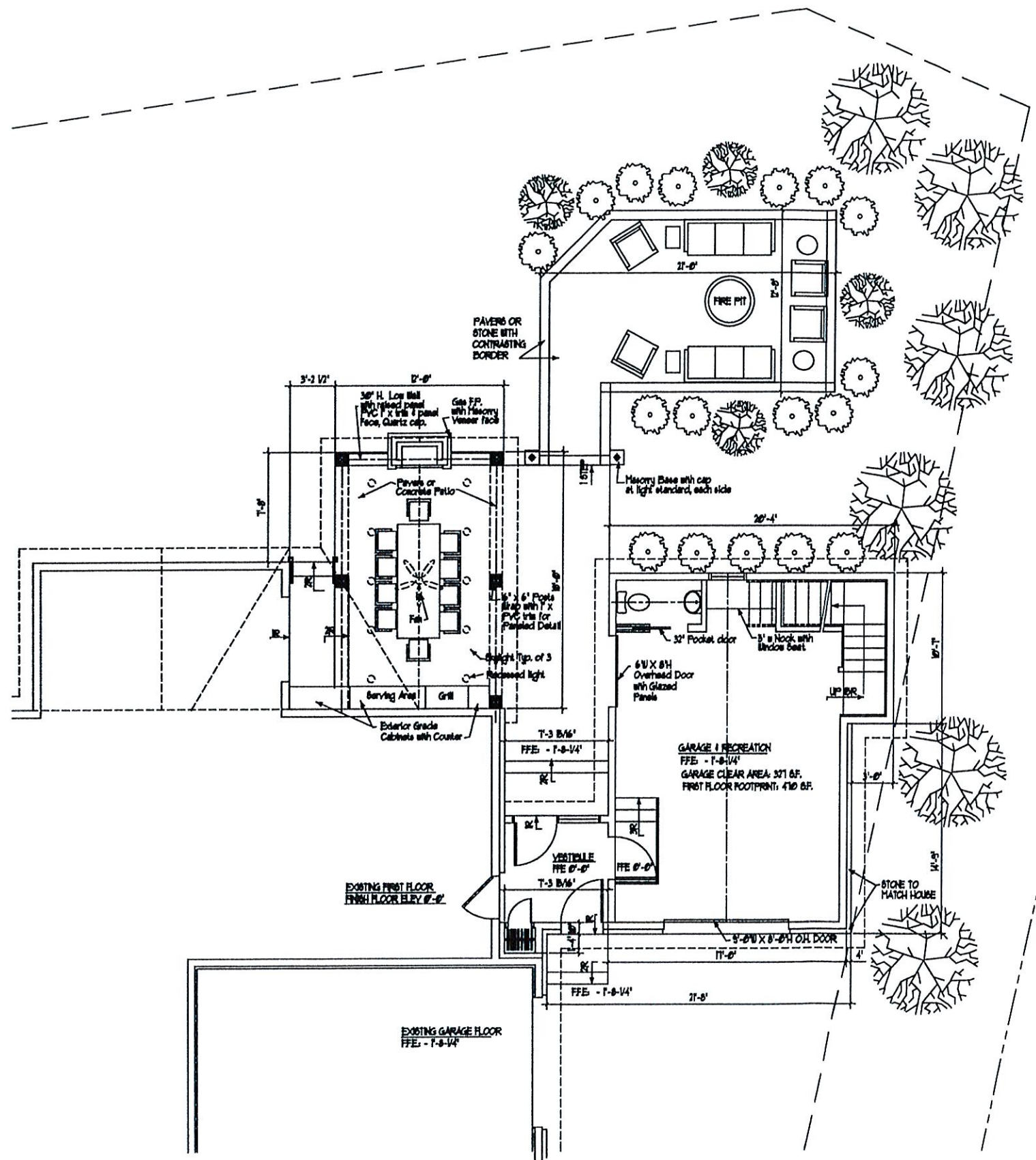
PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

REVISION	DATE	BY

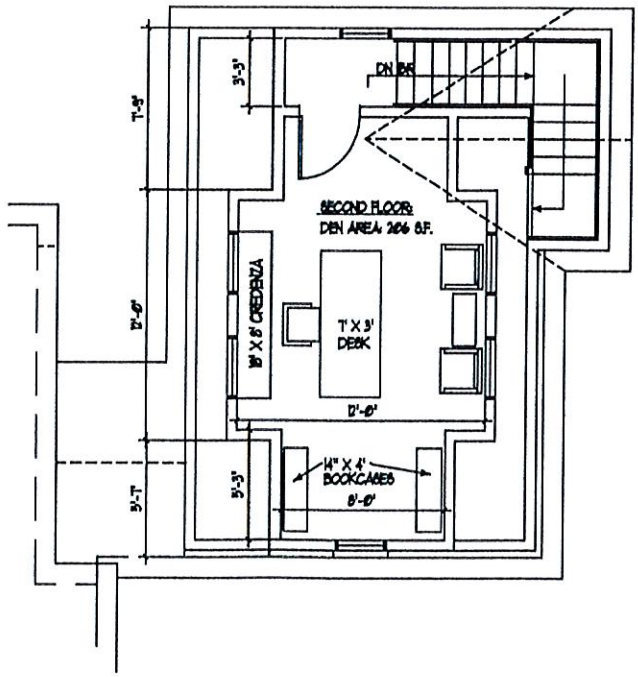
ELEVATIONS
AND DETAILS

SHEET NUMBER
A-2

L.A. Hauer-LaDuca Architect P.C. These documents and their contents are the property of L.A. Hauer-LaDuca and are loaned only for the specific project noted on these drawings. Any reproduction, modification, or distribution of these documents without the expressed written consent of L.A. Hauer-LaDuca Architect P.C. is prohibited by law.



FIRST FLOOR & EXPANDED PATIO PLAN
SCALE: 1/4"=1'-0"



GARAGE SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



Hauer-LaDuca

ARCHITECT P.C.
Architecture & Design

10940 Main Street
Clarence, NY 14031
Phone: 716-759-1965
Fax: 716-759-1966

Patio Roof & Garage Addition
The Blanchet Residence
9762 Cobblestone Drive, Clarence, New York 14031

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

PROJECT NUMBER	20-01
REVISION	DATE BY
DATE	4-20-04
DRAWN BY	LAL/PL
APPROVED BY	
CHECKED BY	

FIRST AND
SECOND FLOOR
PLANS

SHEET NUMBER
A-1



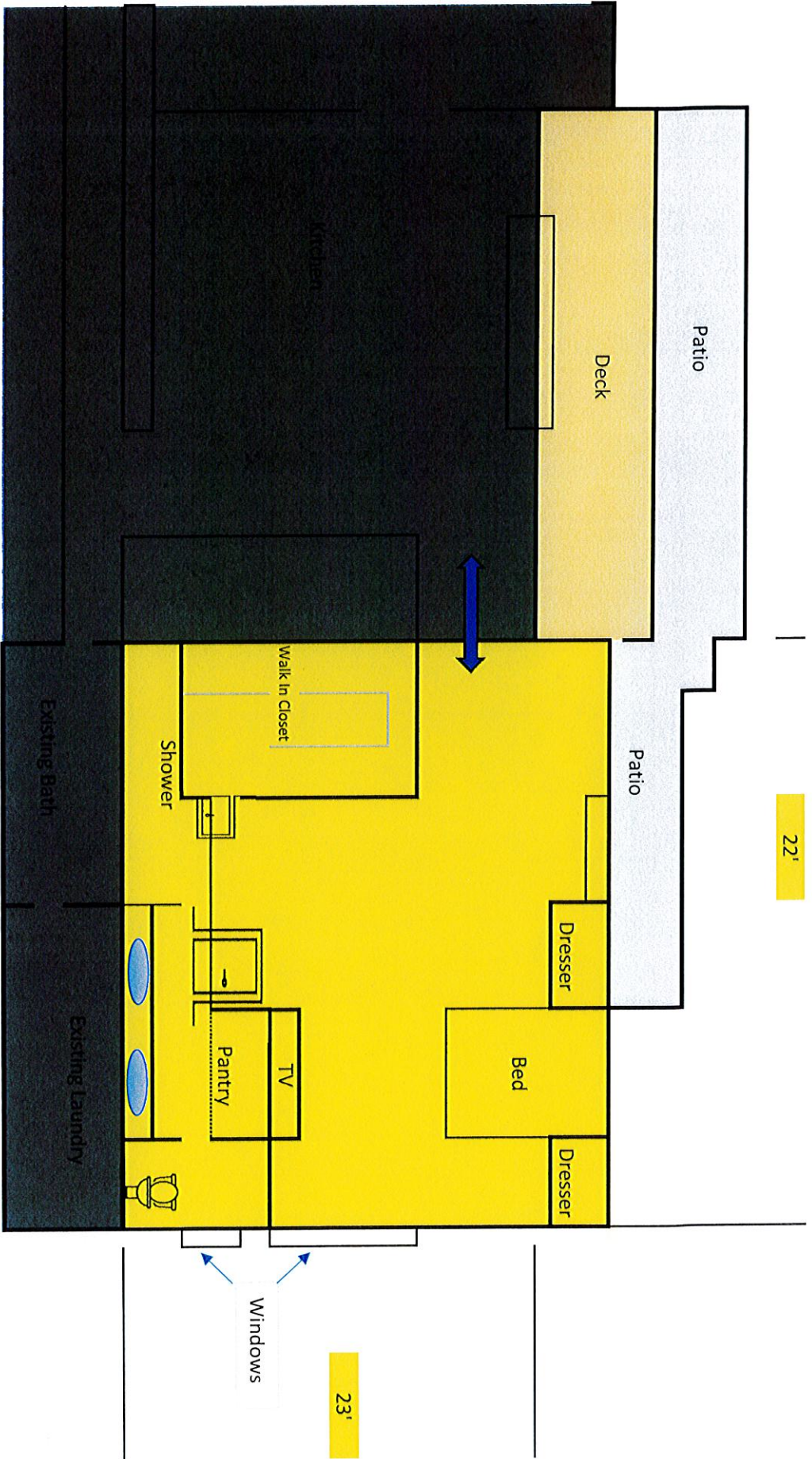
note the parcel lines displayed are approximate

8911 Michael Douglas

Proposed 23' x 22' addition to the principal structure, resulting in a total lot coverage of 21%.

The maximum allowable lot coverage is 18% for a single-story structure.

A 3% variance is requested.



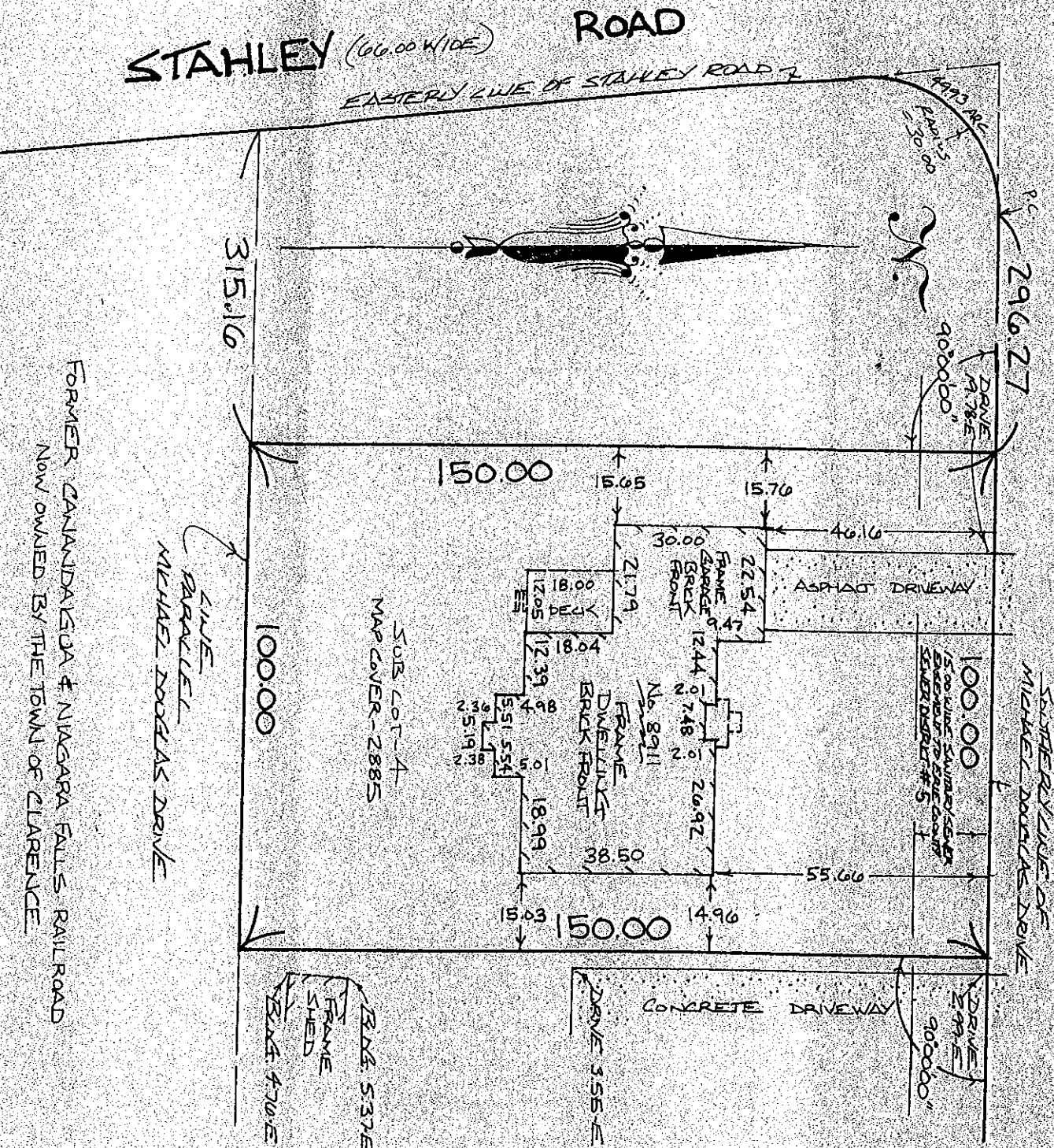
22'

23'

Windows



MICHAEL DOUGLAS (60.00 WIDE) DRIVE



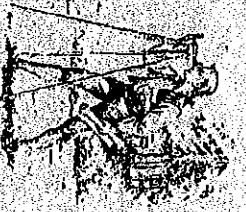
FORMER CANANDAIGUA & NIAGARA FALLS RAILROAD
 NOW OWNED BY THE TOWN OF CLARENCE

Part of Lot(s) 4 Section 11 Township 12 Range 6 of the ADLARD LAND COMPANY SURVEY
 City (or Village) of CLARENCE Town of CLARENCE County of ERIE State of New York

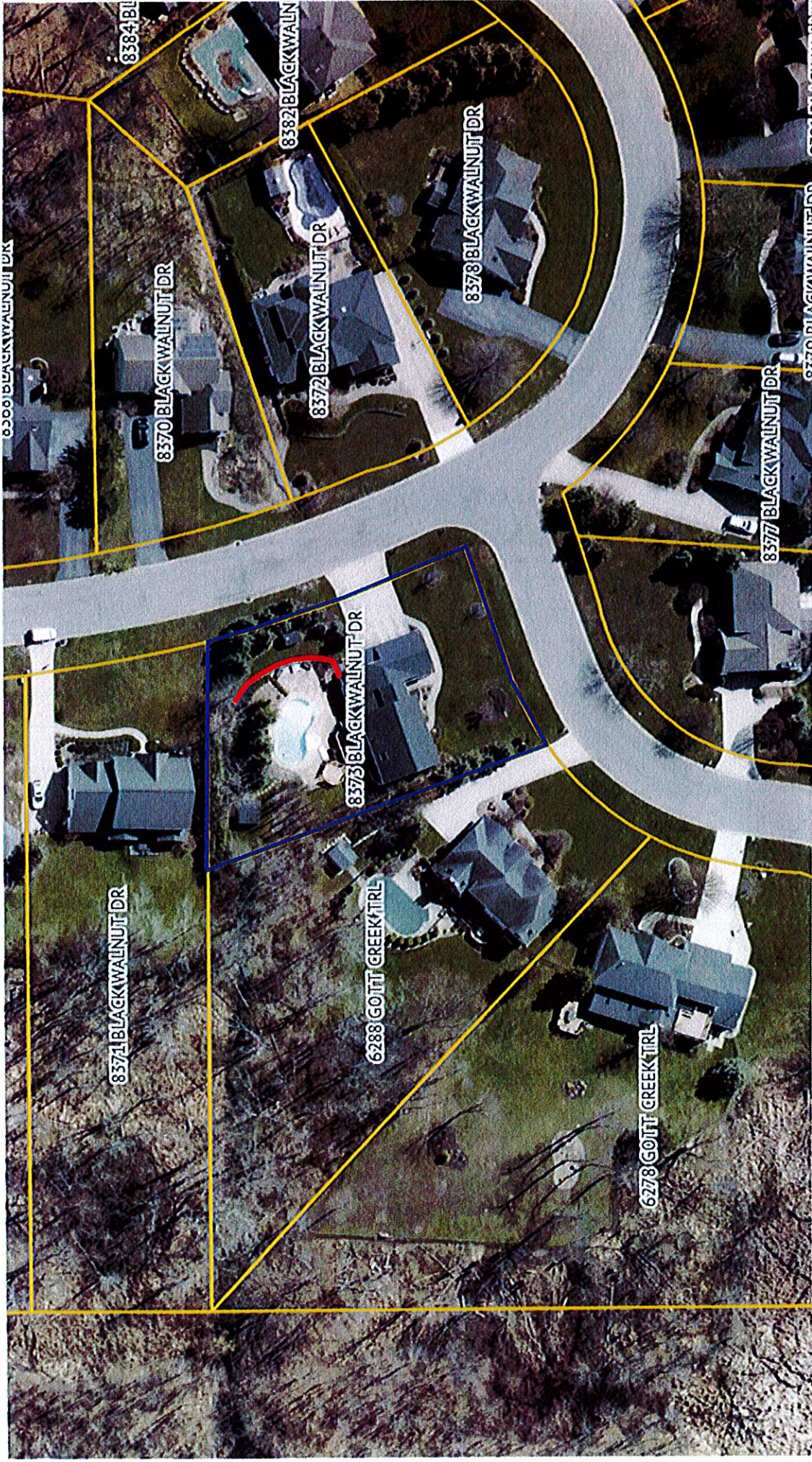
Notes:
 1) This map is void unless embossed with New York State licensed Land Surveyors seal #050182
 2) Altering any item on the map is in violation of the law, excepting as provided in section 7209 part 2 of the New York State Education Law.
 3) This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of same.

Date of Survey: OCTOBER 18, 2010 Signature: *[Signature]* Drawing Scale: 1" = 30'

MARSHALL L. MILL PIJS
 KRAUSE AND GANTZER
 LAND SURVEYORS
 13 OLEAN STREET
 EAST AURORA
 NEW YORK, 14052



Feet	Inches	Feet	Inches
0.08	1 inch	0.58	7 inches
0.17	2 inches	0.67	8 inches
0.25	3 inches	0.75	9 inches
0.33	4 inches	0.83	10 inches
0.42	5 inches	0.92	11 inches
0.50	6 inches	1.00	12 inches



note the parcel lines displayed are approximate

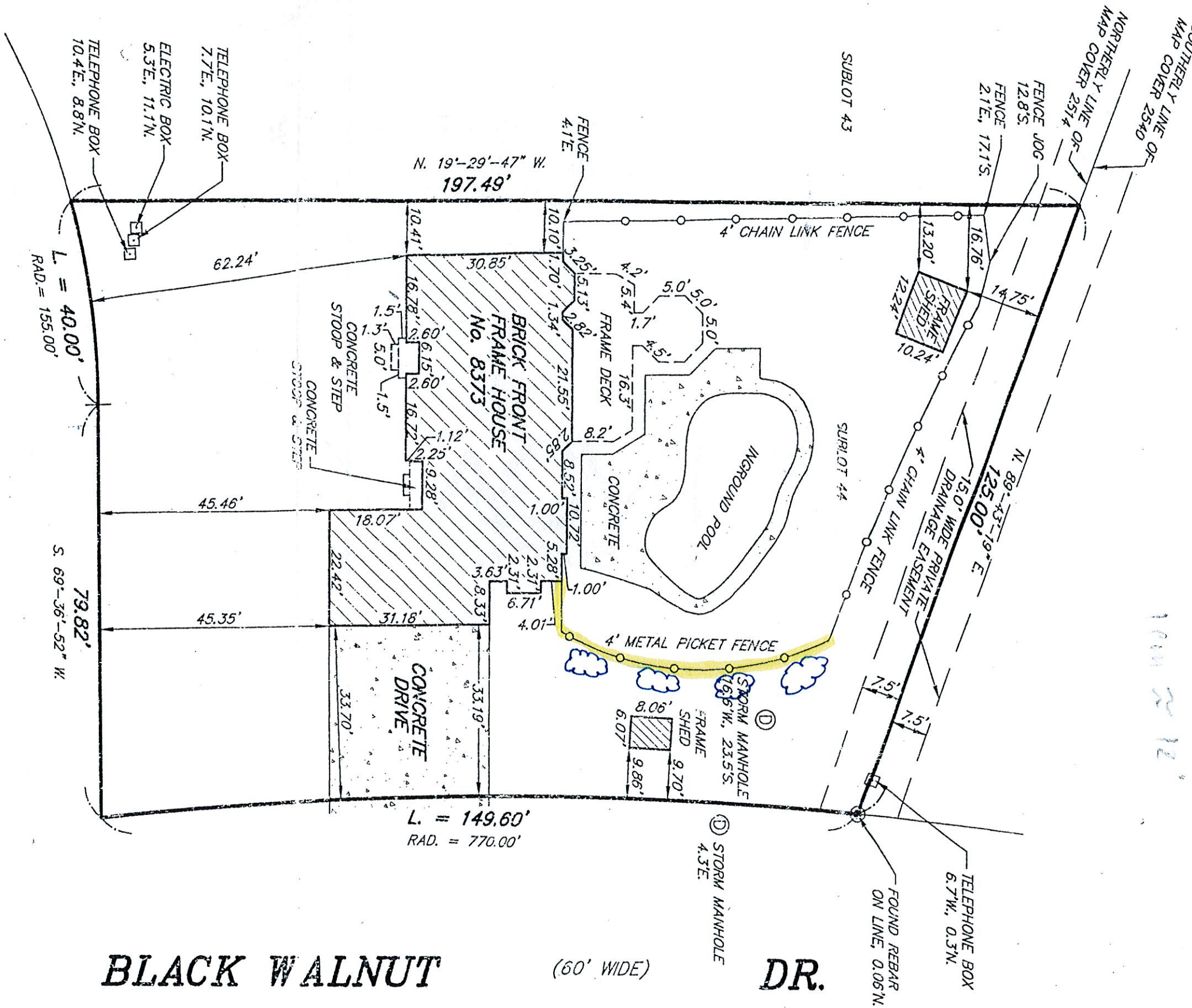
8373 Black Walnut Drive

Proposed 6' fence to be located within front yard. The maximum allowed height for a fence extending into the front yard is 4'. A 2' variance is requested.

Note: A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.



NOTE: 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.



GOTT CREEK TRAIL (60' WIDE)

BLACK WALNUT DR. (60' WIDE)



SUBLOT 44 ~ MAP COVER 2514 ~ THE WOODS PHASE 3
 PART OF L 4 S 15 T 12 R 6 OF THE HOLLAND LAND COMPANY
 VILLAGE OF _____ : _____ : COUNTY OF _____

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

TVG