

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

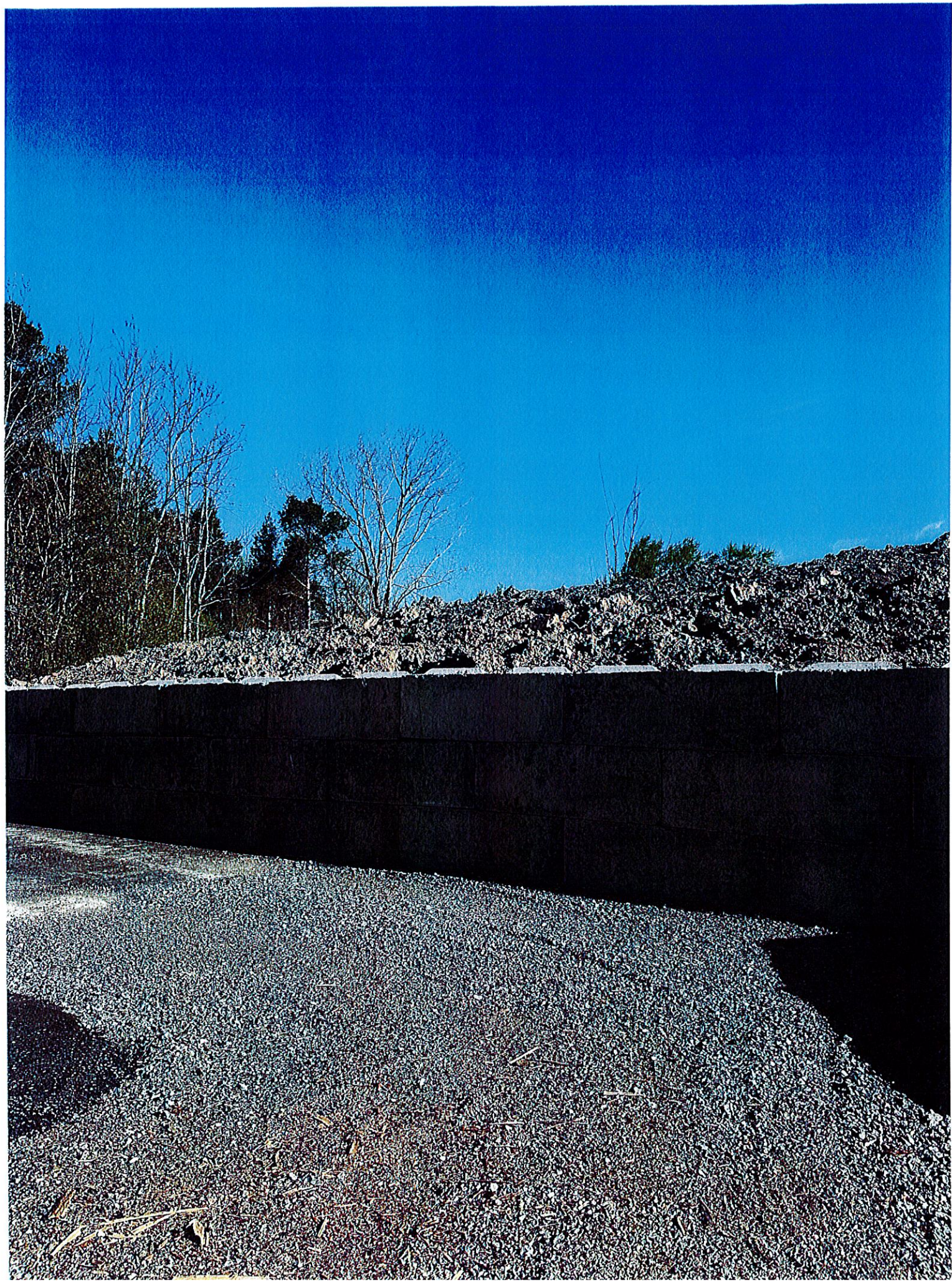
9610 County Road



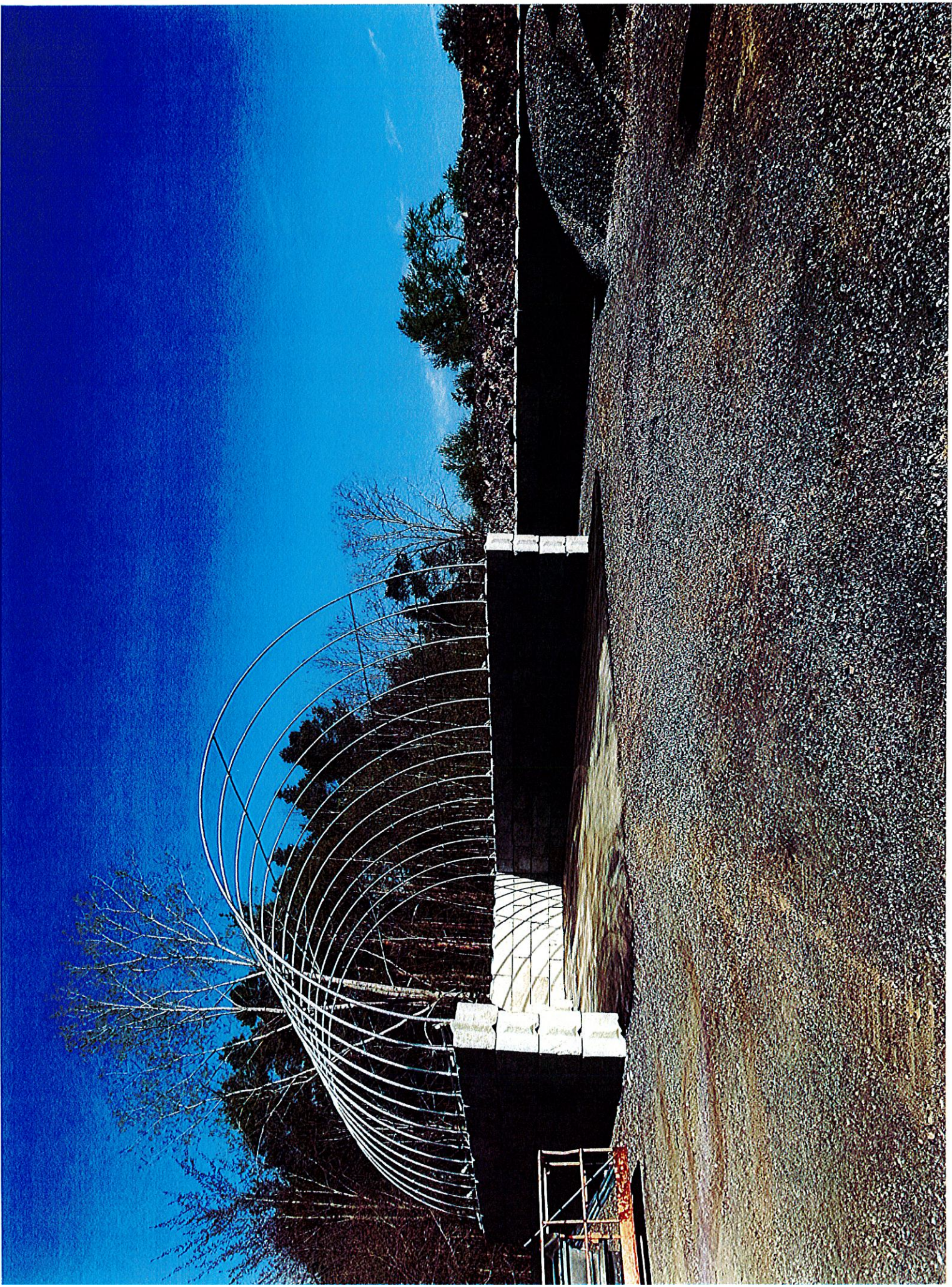
Proposed structure to be located 60' from an adjoining residential zone.

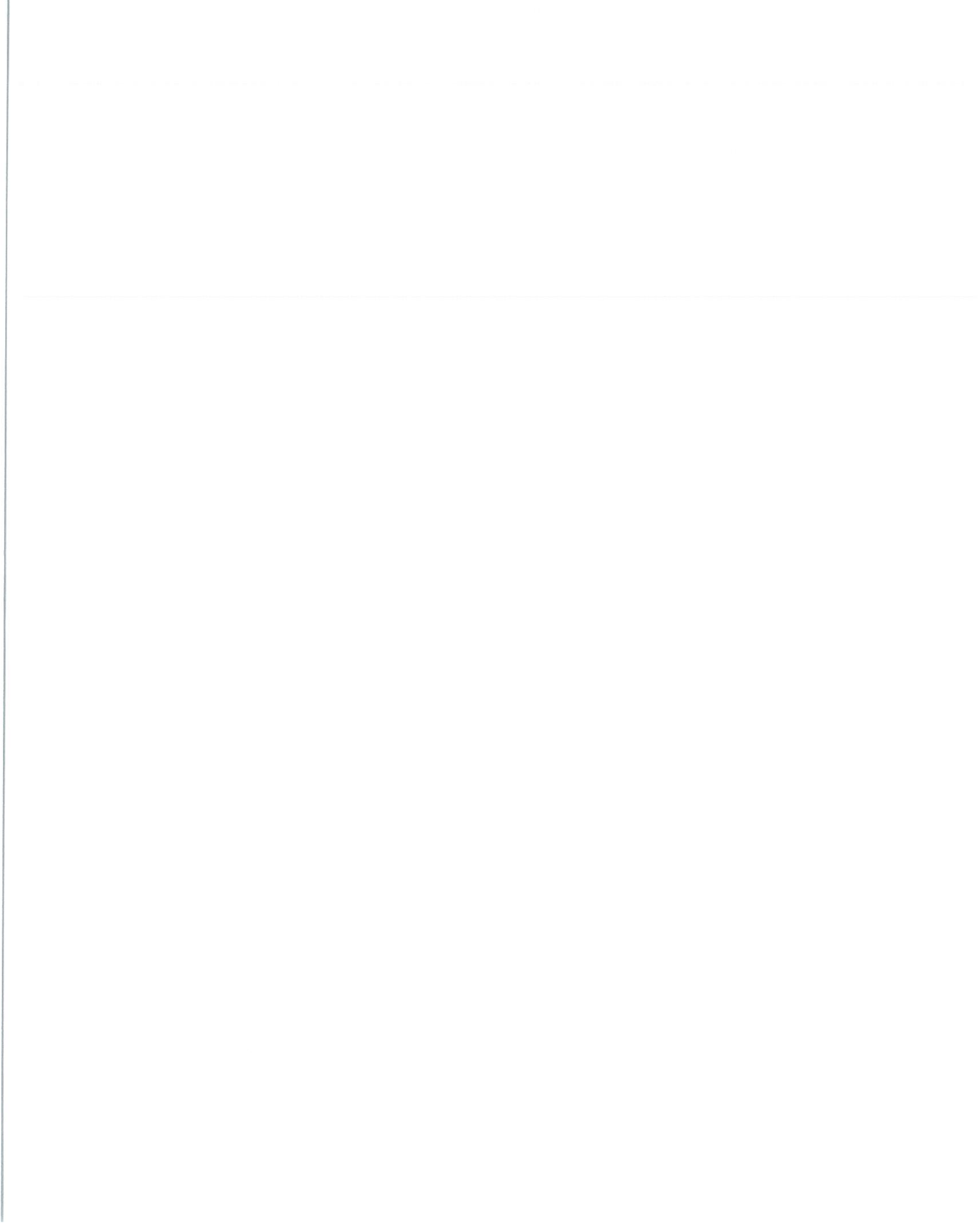
In the Industrial Business Park zone, the minimum required setback to an adjoining residential zone is 100'.

A 40' variance is requested.



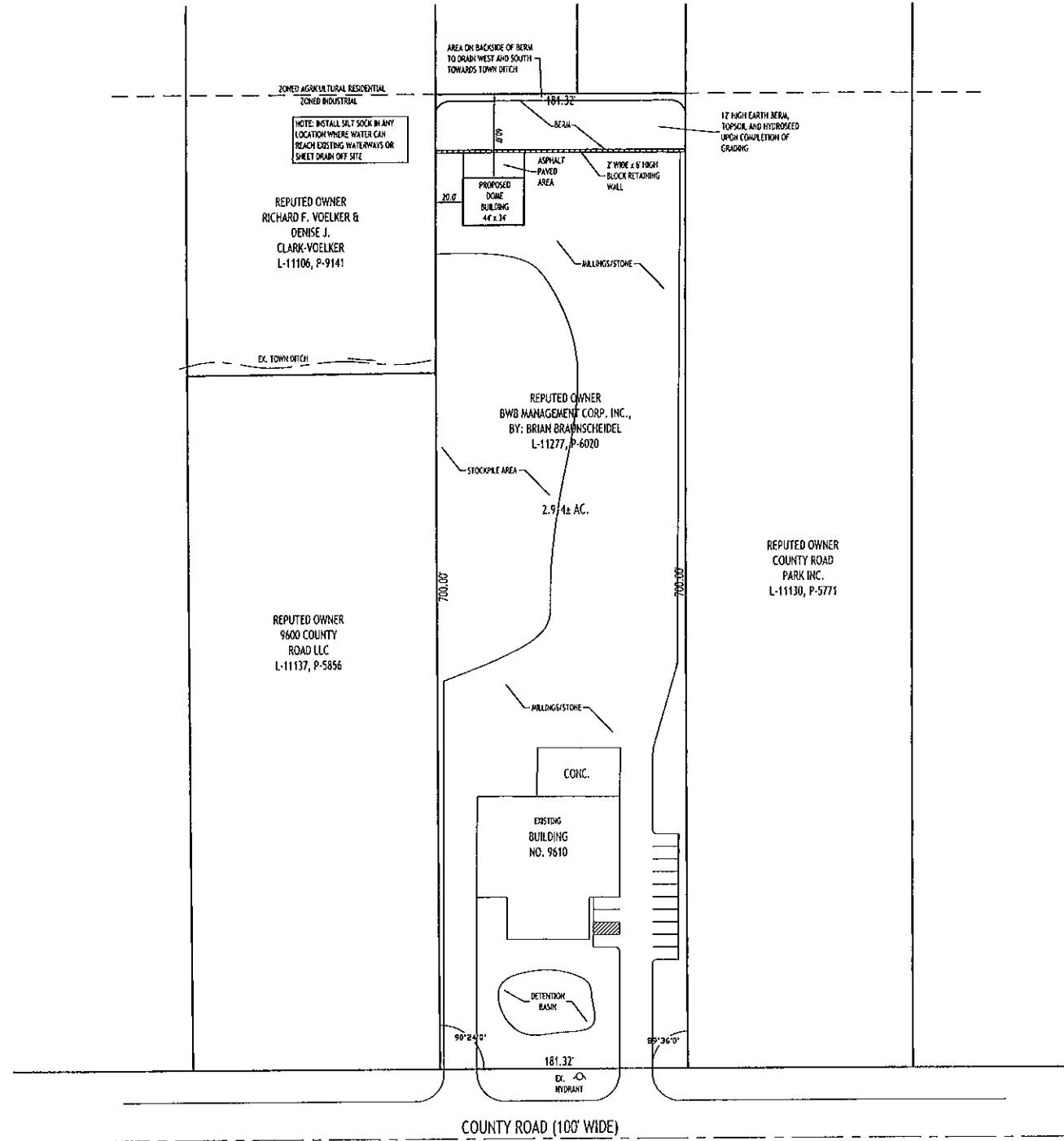






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© CARMINWOOD DESIGN



SITE DATA		
TOTAL SITE AREA = 2.94 ACRES		
ZONED: INDUSTRIAL BUSINESS PARK		
USE: PROPOSED 1,496 DOME BUILDING		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	80 FT MIN.	> 80 FT
SIDE:	20 FT MIN.	20.0 FT MIN.
REAR:	10 FT MIN.	N/A
SIDE/REAR (ADJACENT RESIDENTIAL):	100 FT MIN.	80 FT
LOT WIDTH:	125 FT MIN.	> 125 FT
LOT DEPTH:	200 FT MIN.	> 200 FT
SETBACKS - PARKING		
ADJACENT RESIDENTIAL:	45 FT	> 45 FT
OTHER PROPERTY LINES:	5 FT	> 5.0 FT
MAX BUILDING HEIGHT:	45 FT	< 45 FT
LOT COVERAGE (FOR ALL BLDGS):	NOT TO EXCEED 75% OF GROSS LOT AREA (126,534 SF)	10,872 SF (8.5%)

*VARIANCE REQUIRED

GENERAL NOTES:

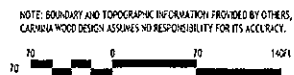
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
- ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

- ALL ROOMS SHALL BE 7'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE LEGEND	
PROPERTY LINE	---
PROPOSED CONCRETE CURB	====
PROPOSED SIDEWALK / CONCRETE PAD	▨
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	▼
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	▨
PROPOSED LIGHT POLE	⊙
PROPOSED WALL MOUNTED LIGHT	⊙

N Site Plan
SCALE: 1"=70'



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

CARMINWOOD
DESIGN
Buffalo | Utica | Greensboro

Proposed Dome Building
9610 County Road
Clarence, NY 14032

REV. NO.	DESCRIPTION	DATE

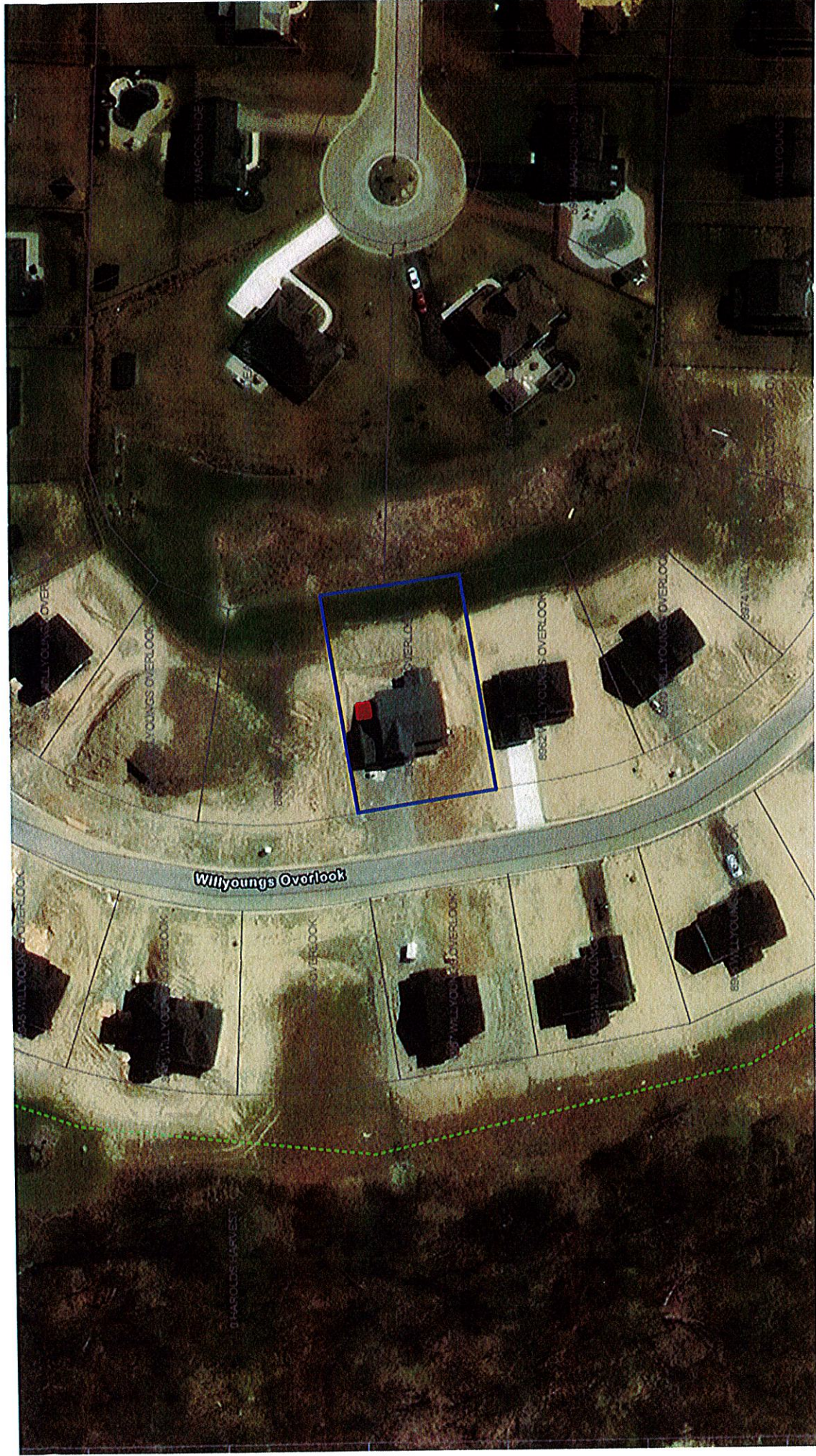
DRAWING NAME:
Site Plan

Date: 05.01.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.:

C-100

Project No: 24.4055



note the parcel lines displayed are approximate

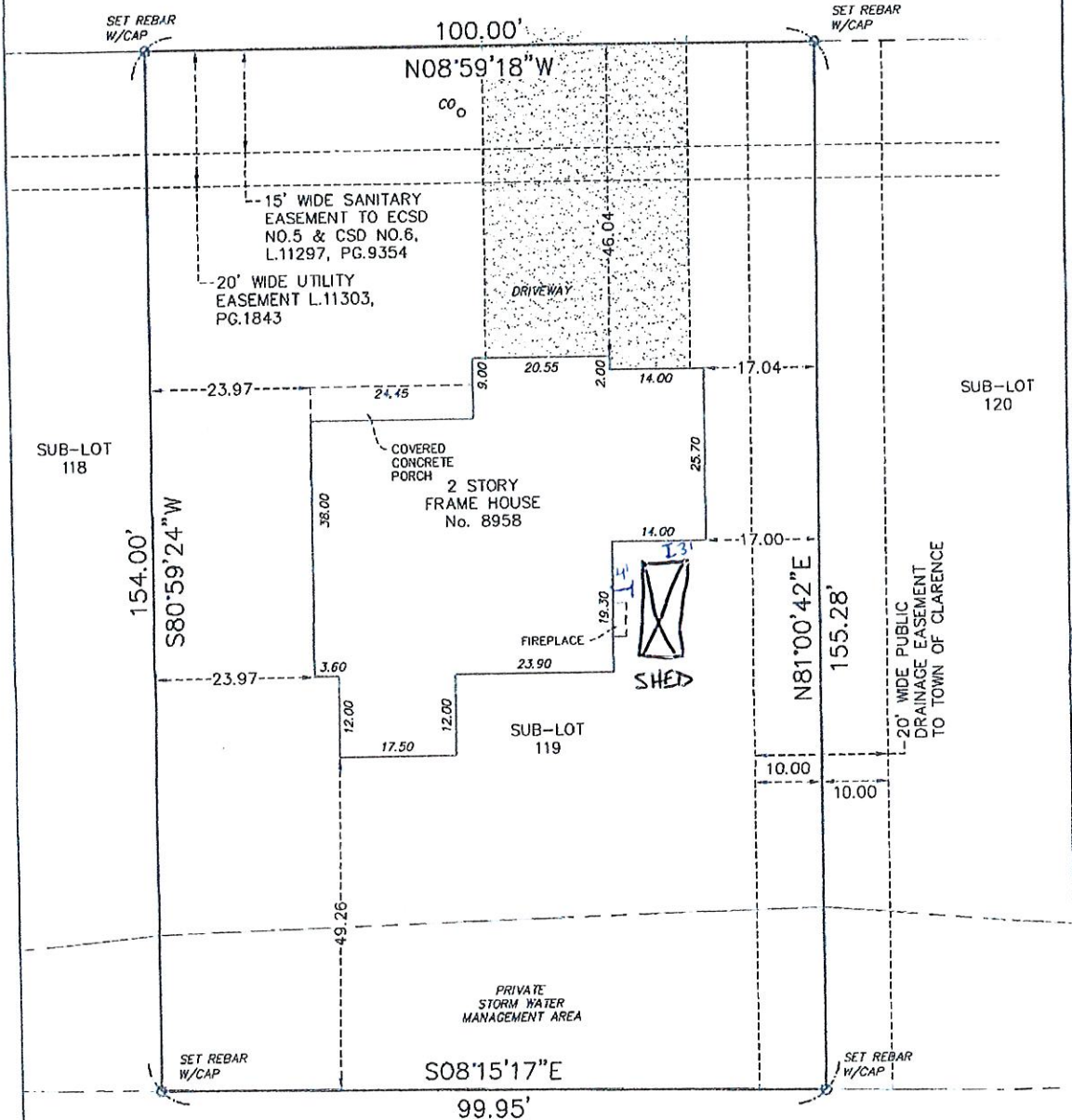
8958 Willyoungs Overlook



Proposed detached accessory structure (shed) setback 3' from the principal structure.
The minimum accessory structure setback from the principal structure is 6'.
A 3' variance is requested.

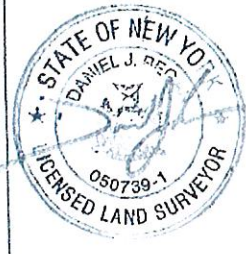


WILLYOUNGS (60' WIDE) OVERLOOK



OFFSET MEASUREMENTS ARE TAKEN TO THE CONCRETE FOUNDATION
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

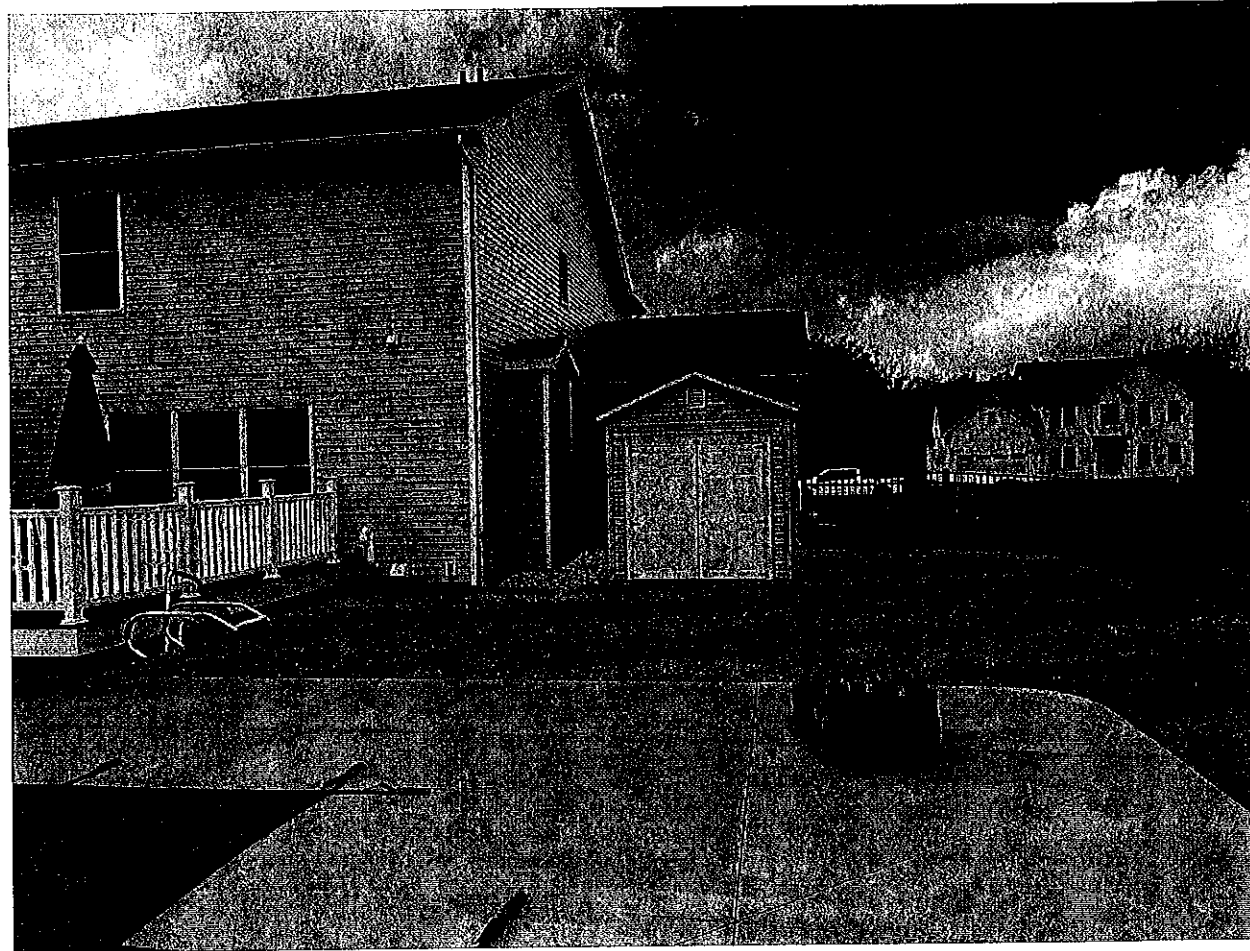
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



PART OF LOT: 10		SECT: 10	TWP: 12	RGE: 6
MAP COVER: 3884		SUB LOT: 119		BLK:
LOCATED IN: TOWN OF CLARENCE, COUNTY OF ERIE, STATE OF NEW YORK				
DATE	DRAWING REVISIONS			
02/22/2023	FOUNDATION LOCATION			
04/18/2023	FINAL SURVEY			
WARNING: UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7203, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. © COPYRIGHT 2022 W.M. SCHUTT & ASSOCIATES				
SCALE: 1"=20'	DATE: 11/21/2022	SURVEY FILE: A/22235-01		



37 CENTRAL AVE.
 LANCASTER, NY 14086-2143
 PH. 716-683-5961
 FAX 716-683-0169
 WWW.WMSCHUTT.COM





note the parcel lines displayed are approximate

8305 & 8325 Wolcott Road



Proposed single-family home fronting Wolcott Road.

The front yard setback along Wolcott Road is proposed to be 400'.

The established front yard setback along Wolcott Road within 500', excluding parcels that previously received variances, is 90'.



Request for Action

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

Town Use Only

Date: 3/22/2024

Received By: [Signature]

APPLICANT REQUEST:

Project Address: 8285 Wolcott

SBL #: 17.00-3-12-111

Action Desired:

Approve variance for approximately 400^{ft} property setback.

Reason: To appropriately locate the dwelling on its site and provide adequate privacy and proper landscaping

CONTACT INFO:

APPLICANT INFO

Name / Business:

Vinay Rajendran

all mail case

E-Mail:

Phone #:

Address:

Town:

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:

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

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

Platfmm LLC, Jeff Platt

E-Mail:

Phone #:

Address:

Town:

Town Use Only:

Action:	By:	On:	Fee:	Paid:
			\$500	Cash Kit
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:

REQUEST TABLING UNTIL MAY

Zoning Board of Appeals

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 1708 PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW & SET ON EX. 5/8" REBAR



WOLCOTT (65' WIDE) ROAD





Request for Action

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

Town Use Only

Date: March 22, 2024

Received By: Planning & Zoning Office

Project Address: 9712 Keller Road

SBL #: 44.11-4-11

APPLICANT REQUEST:

Action Desired:

Applicant requests variances:

- 1) to allow a secondary detached garage (pole barn); and
- 2) of 632 sq.ft. to allow an 832 sq.ft. detached accessory structure (pole barn); and
- 3) of 1' to allow a 17' tall detached accessory structure (pole barn); and
- 4) to allow an accessory structure (pole barn) greater than 400 sq.ft. to use materials different from the principal structure; located at 9712 Keller Road in the Residential Single-Family zone.

Reason:

Town Code Reference:

- 1) §229-55(H)
- 2) §229-55(H)
- 3) §229-55(E)(2)
- 4) §229-55(F)

CONTACT INFO:

APPLICANT INFO

Name / Business: Mark Clement

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: _____

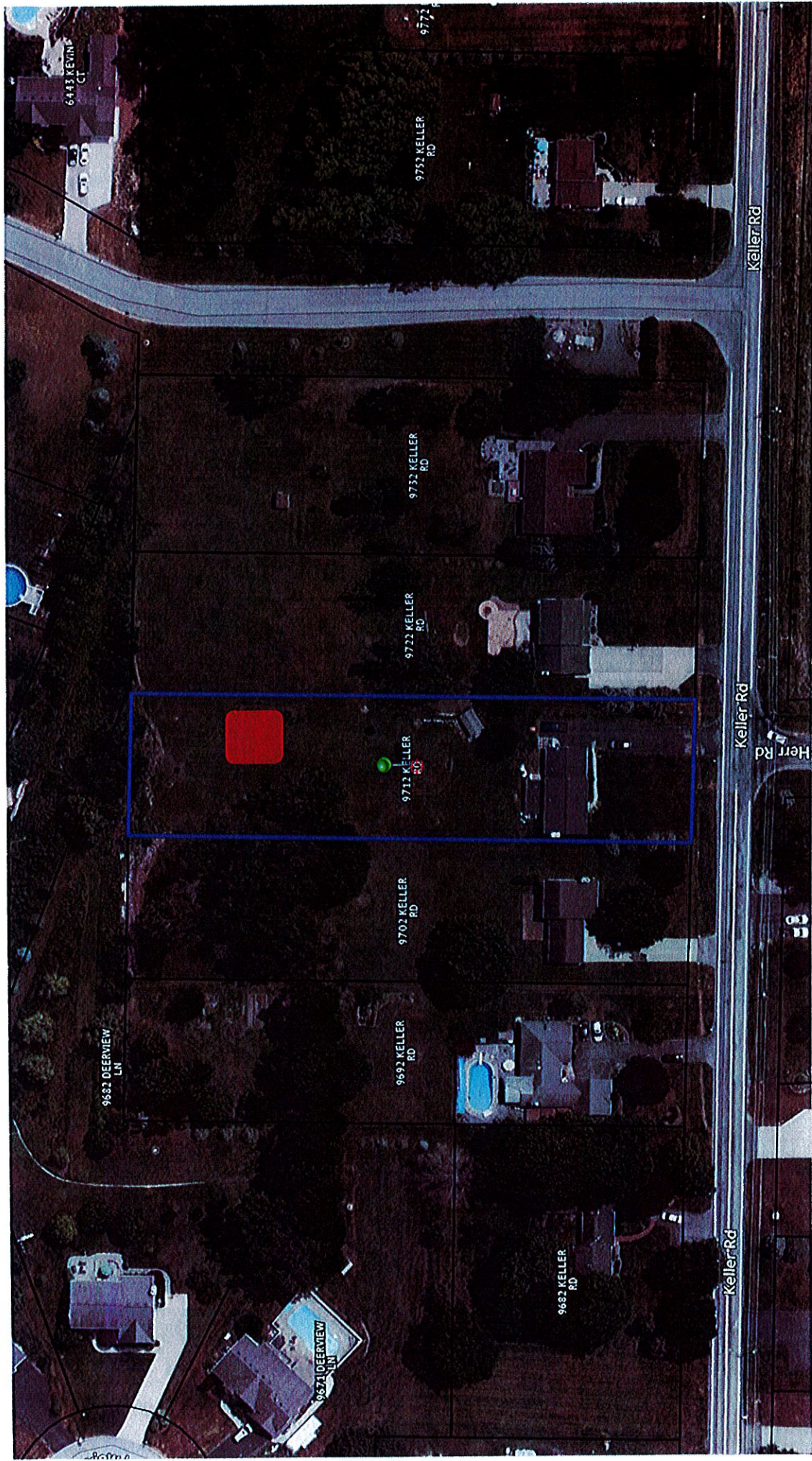
Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

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

9712 Keller Road



Proposed 832 sq.ft. detached accessory structure (pole barn). The maximum allowable square footage for a detached accessory structure when an attached garage exists is 200 sq.ft. A 632 sq.ft. variance is requested.

Proposed 17' tall detached accessory structure (pole barn). The maximum allowable height of a detached accessory structure is 16'. A 1' variance is requested. This excludes the any architectural cupolas.

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.

NEW BUSINESS

Appeal No. 1

Mark Clement
Residential Single-Family

Town Code Reference:

1. §229-55(H)
2. §229-55(H)
3. §229-55(E)(2)
4. §229-55(I)
5. §229-55(F)

Applicant requests variances:

1. to allow a secondary detached garage (pole barn); and
2. of 692 sq. ft. to allow an 892 sq. ft. detached accessory structure (pole barn); and
3. of 3' to allow a 19' tall detached accessory structure (pole barn); and
4. of 1' to allow a 10' tall overhead door; and
5. to allow an accessory structure (pole barn) greater than 400 sq. ft. to use materials different from the principal structure; located at 9712 Keller Road.

DISCUSSION:

Mark Clement was present to represent his request, explaining that he would like to place a 26 x 32 sq. ft. pole barn on his property to be used for storage, and a place to work on his woodworking hobby.

Mrs. Burkard noted that she did not see any other similar structures in the area, and whether the neighbors objected to this structure going up.

Mr. Clement responded no; they are on board.

Mrs. Burkard noted that Mr. Clement has chosen to place the proposed structure to the rear of his backyard because of his gardens.

Mr. Clement responded yes; he has multiple different gardens, plus his children play in the backyard and placing the proposed structure in the middle of the yard would basically take away a large portion of his back yard property, and they won't be able to see the kids when they are out there.

Mrs. Burkard asked Mr. Clement if he intends to run a business out of the proposed structure.

Mr. Clement responded no.

Mr. McNamara asked if Mr. Clement plans to run a driveway back to the proposed structure.

Mr. Clement responded no.

Mr. McNamara asked if utilities would be run to the proposed structure.

Mr. Clement responded yes; he would like to run electric for sure.

Mr. Krey asked how large Mr. Clement's home is.

Mr. Clement responded that his residence is 2,300 sq. ft. and this proposed structure is 892 sq. ft.

Mr. Krey asked Mr. Clement if he is aware of any similar pole barns in the area.

Mr. Clement responded that there is one on Herr Road near where his house is, and two on Keller Road all within approximately 1/4 mile from his property.

ZBA 1-9-2024

ZBA 1-9-2024

Chairman Mills asked Mr. Bleuer if the properties with these pole barns are agricultural or residential zones.

Mr. Bleuer responded that it is a mixture of both.

Mr. Clement noted that the ones he is referring to are single-family.

Mr. Krey asked why the materials proposed are different than what is on the principal structure.

Mr. Clement responded that it is cost related.

Mr. Skaine stated that he does not think it will look as good as people thinks it will. As he drove around the area, there are no similar size structure, and this would stick out like a sore thumb.

Mr. Skaine asked Mr. Clement why he wants a 10 ft. door.

Mr. Clement noted that Stately Builders recommended it, but also, he needs the room to be able to get his truck in and out to work on it, as well as potentially a tractor in the future.

Mr. Drinkard stated that as previously discussed, the part that bothers him is the proximity to the neighbors to the north. The proposed pole barn would be located at the very back of his property, locating it close to the neighbor's property.

Mr. Drinkard asked Mr. Clement if he would consider moving the proposed pole barn 75 ft. to 100 ft. forward, closer to the house and moving the gardens to the backside of the pole barn.

Mr. Clement responded that he would consider it, but if he had to do that then he would not put up the pole barn. Moving it forward essentially makes the land behind it unusable in his opinion. If the kids are outside and they are behind the barn, he and his wife can't see them from their backyard and porch.

Furthermore, Mr. Clement explained that he doesn't see his neighbors much, they don't have much interaction and he does not think it will be an issue for them.

Referring to the renderings that were submitted with the application, Mr. Drinkard asked Mr. Clement for clarity on the doors.

Mr. Clement stated that he only wants one 10 ft. door in the middle of the proposed structure.

Chairman Mills stated that he shares similar concerns as the other board members in regards to character and aesthetics, because there are no similar structures in the immediate neighborhood. It is a fairly large structure and there are several homes behind the property that would be in direct view of the proposed structure.

Chairman Mills asked Mr. Clement if he would be willing to reduce the size.

Mr. Clement responded no.

Chairman Mills confirmed that the materials would not match the house, and the proposed structure would have a metal-clad roof and siding.

Mr. Clement responded yes.

Chairman Mills noted that the photos provided with the application are not what the proposed structure would actually look like, they are just to give ideas of what Mr. Clement would like.

ZBA 1-9-2024

Neighbor Notifications are on file, no comments were received.

In regards to Public Participation, the following resident spoke:

1. Mike Bieger of 5940 Elm Street:
 - in support of the proposed structure, helped the applicant stake it and the location makes sense
 - does not believe it will cause a negative impact to the neighbors

Mr. Krey explained that there are a lot of variances being requested, and when asked by board members if Mr. Clement would be willing to amend some of them, he did not agree to. Mr. Krey feels that some of the suggestions would be beneficial to the proposed project such as the materials and size of the proposed structure.

Chairman Mills asked Mr. Clement if he would be willing to adjust the size or any of the other concerns in order to mitigate the impact of the proposed structure would have on the character of the neighborhood.

Mr. Clement responded that he struggles with that because only 6-7 houses away is a similar structure that was recently built that is over the code. He would be flexible with the color of the metal, but is set on the size and would not be willing to adjust that.

ACTION:

No motion. request **failed**.

- 17' Peak
- 4-5 windows
- No lean to
- 4/12 Roof Pitch
- 12' Ceiling
- Wainscoting - black/grey



- Startely is in the process of providing 3d Rendering / Building Plans and we will provide such during the June 11th Meeting.

Subject: Proposal for Amended Pole Barn Project

Dear: Board Members'

I hope this email finds you well. I wanted to extend my gratitude for the opportunity to present my request for a variance for the construction of a pole barn during the January 9th meeting. Upon reflection, I acknowledge that I may not have been as receptive to the board's recommendations as I should have been, which ultimately led to the motion being declined.

Over the past few months, I've taken the time to carefully consider the feedback provided by the board. I realize now that many of the recommendations made were valid and have helped me refine my approach to this project. It's reassuring to know that I live in a community where residents' concerns are taken into account when considering construction projects.

As someone deeply invested in the Clarence Center community for the past eight years, with no intentions of leaving, I am committed to finding a solution that benefits both myself and my neighbors. My family and I have found immense joy in being part of this community, and we are eager to continue contributing positively to its growth.

I would like to emphasize that this was my first experience applying for a variance, and I understand that there is a learning curve involved. If given the opportunity for a do-over, I would approach the process with a greater willingness to collaborate and compromise.

With regards to my hobbies and storage needs, which include gardening, woodworking, golfing, I firmly believe that the pole barn will not only provide a suitable storage space but also enhance the aesthetics of my property. Additionally, it will offer me a dedicated workspace where I can pursue my interests without inconveniencing my neighbors.

After thoroughly reviewing the minutes from the January 9th meeting and considering the concerns raised by the board, I would like to propose the following amendments to my project:

Concern	Proposed Resolution
<i>Back neighbors will see the building from their back yard (Carmelo Court)</i>	<ul style="list-style-type: none"> - Move the building 90 feet from the back-property line (Mr. Drinkard's recommendation) - Plant (three) 7-foot-high pine trees on the back-property line to block view for neighbors - During the months of May to November the tree line foliage blacks the view
The building will stick out like a sore thumb	<ul style="list-style-type: none"> - Wainscot entire building - Put landscaping on the eastside of the building - Will match the metal to the color of my siding
I am asking for too much	<ul style="list-style-type: none"> -Reduce the peak to 15 feet 17 ft -Remove garage door variance
Immediate neighborhood has no similar structures	<ul style="list-style-type: none"> - Four neighbors – have unanimous support of the project and welcome me cleaning up my yard. - There are three pole barns within a quarter mile of me with larger structures both height and square footage. - There are numerous pole barns throughout Clarence throughout single family resident zone

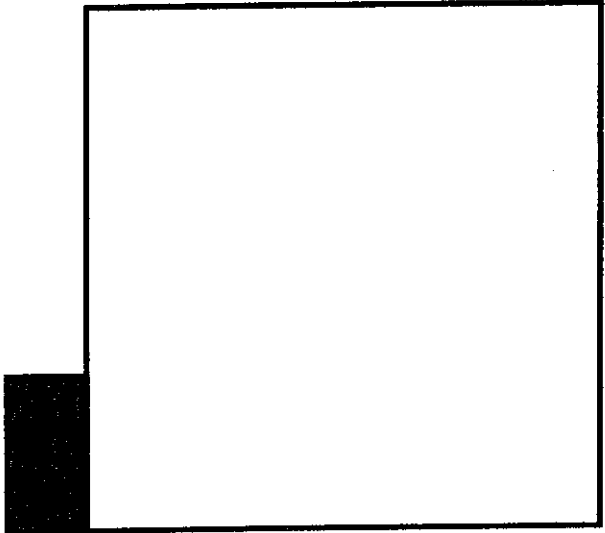
I am committed to working closely with the board to address any further concerns and ensure that this project aligns with the best interests of the community. Your feedback and guidance are invaluable to me, and I am eager to collaborate towards a mutually beneficial solution.

Thank you for your time and consideration. I look forward to the opportunity to discuss these proposed amendments in further detail.

Warm regards,

Three Pine Trees

26'



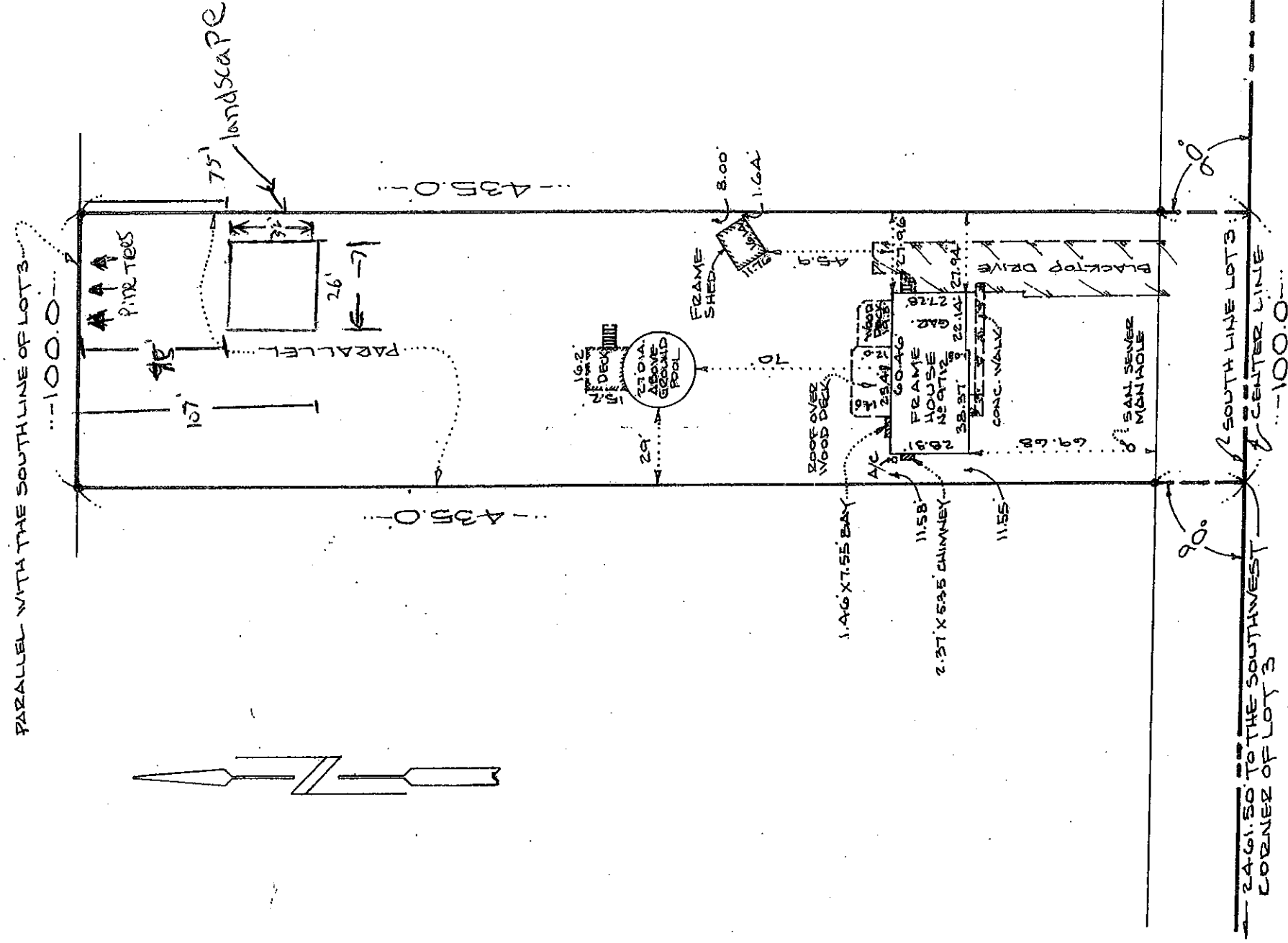
L
a
n
d
s
c
a
p
i
n
g

32'

Concrete Pad
length 10'
Width 6'

Garage Door
width = 10'
height = 9'

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OF THE LANDS TO WHICH IT APPLIES AND THEREFORE IT IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY BY THE STATE OF NEW YORK.

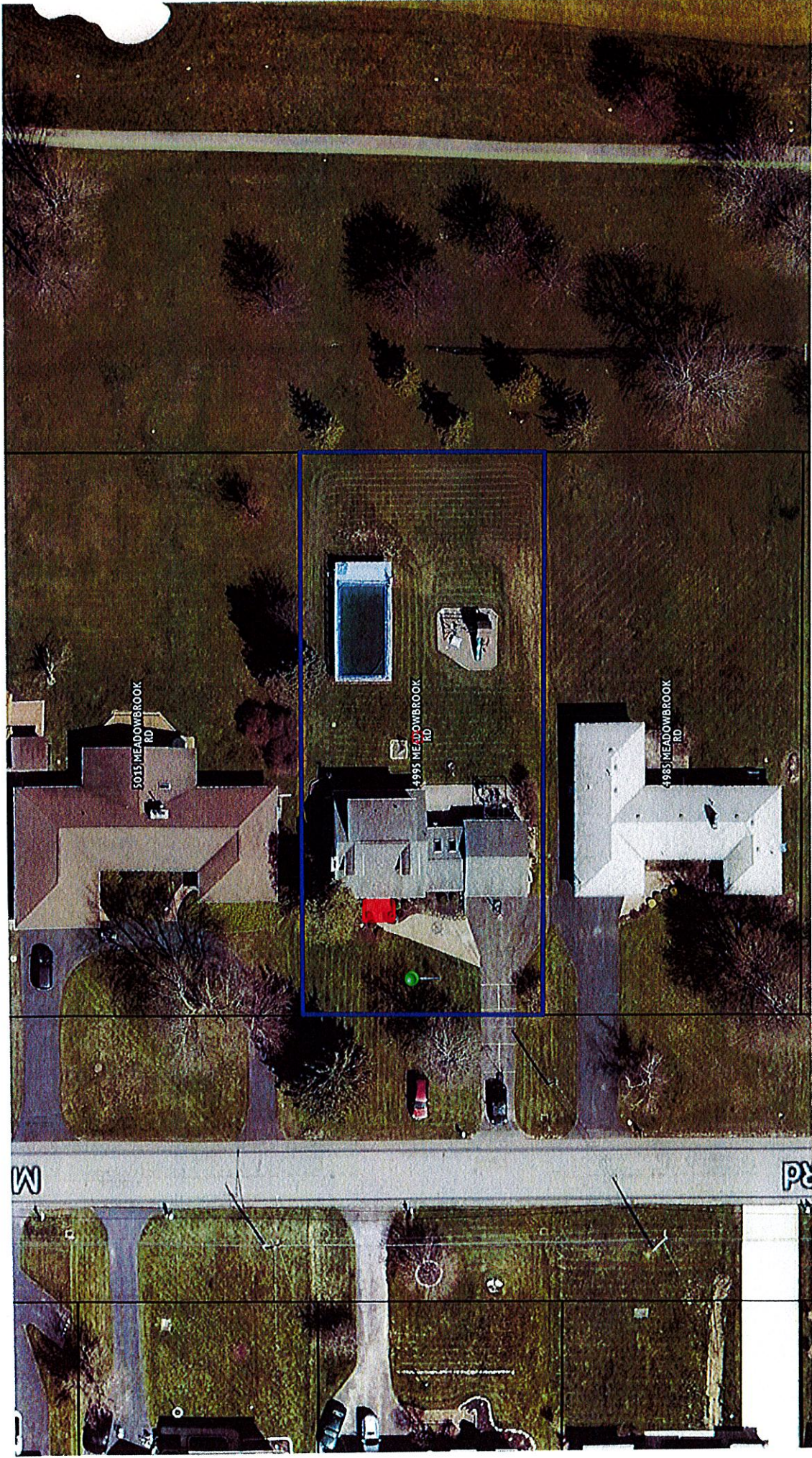


KELLER (66 WIDE) ROAD

ENGR BLUEPRINT CO. INC. N142518



PART OF LOT 3	SECT. 8	RESERVED
TWP. 12	RANGE 6	AMENDED 9.9.16
TOWN OF CLARENCE	CO. NY.	
NOTE: IT IS A VIOLATION OF SECTION 1208, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS QUALIFIED AS A PROFESSIONAL LAND SURVEYOR, ENGINEER OR LANDSCAPE ARCHITECT TO ALTER OR REPRODUCE ANY PROFESSIONAL PLAN OR MAP FOR ANY PURPOSE. THE SEAL OF A PROFESSIONAL LAND SURVEYOR SHALL BE USED AS APPROVED.		
GARY M. SCHMIDT PROFESSIONAL LAND SURVEYOR DATE 8.30.16 JOB NO. 16-5408 S.B.V. 4411-A-11 SCALE 1" = 40'		



note the parcel lines displayed are approximate

4995 Meadowbrook Road



Proposed 43' front yard setback fronting Meadowbrook Road.

The established front yard setback is 49'.

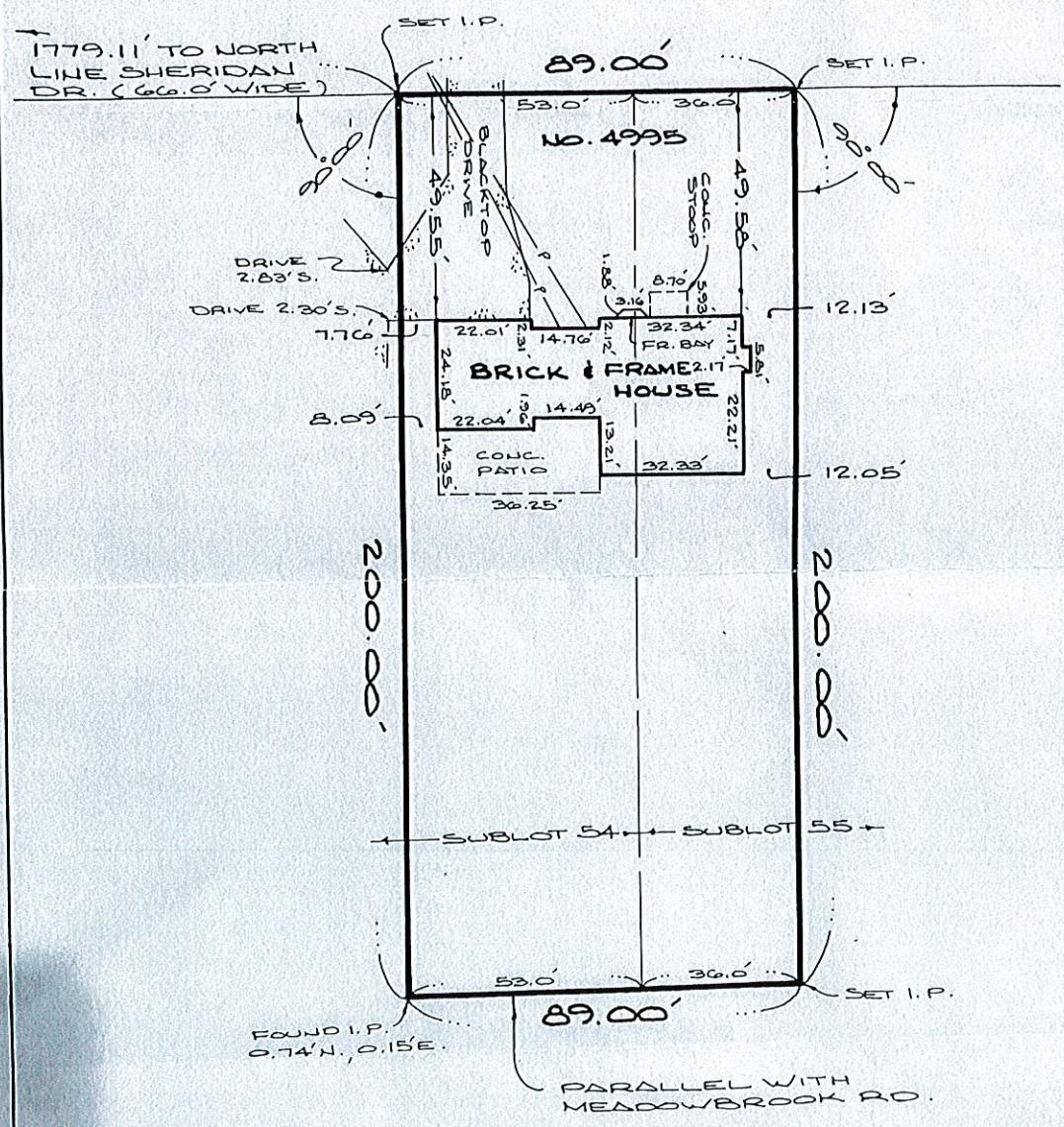
A 6' variance is requested.

Feet	Inches	Feet	Inches
0.08	- 1	0.58	- 7
0.17	- 2	0.87	- 8
0.25	- 3	0.75	- 9
0.33	- 4	0.83	- 10
0.42	- 5	0.92	- 11
0.50	- 6	1.00	- 12

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.



MEADOWBROOK (100.00' WIDE) RD.



THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 49657.

ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION OF THE LAW, EXCEPTING AS PROVIDED IN SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEY OF **S. 36.0' S.L. 55 & N. 53.0' S.L. 54, COVER 1482**
 PART OF LOT 1, SECT. 14, TWP. 12, RGE. 6
 LOCATION TOWN OF CLARENCE, ERIE COUNTY, N.Y.

MICHAEL J. MATESIC
 LICENSED LAND SURVEYOR
 N.Y.S. P.L.S. 49657
 74 MAGNOLIA STREET
 LACKAWANNA, N.Y. 14218
 PHONE (716) 822-0480

JOB NO.	99-1642
DATE	6-18-1999
SCALE	1" = 30'
RESURVEYED	

Michael J. Matesic

REPRODUCTION 01/03/01

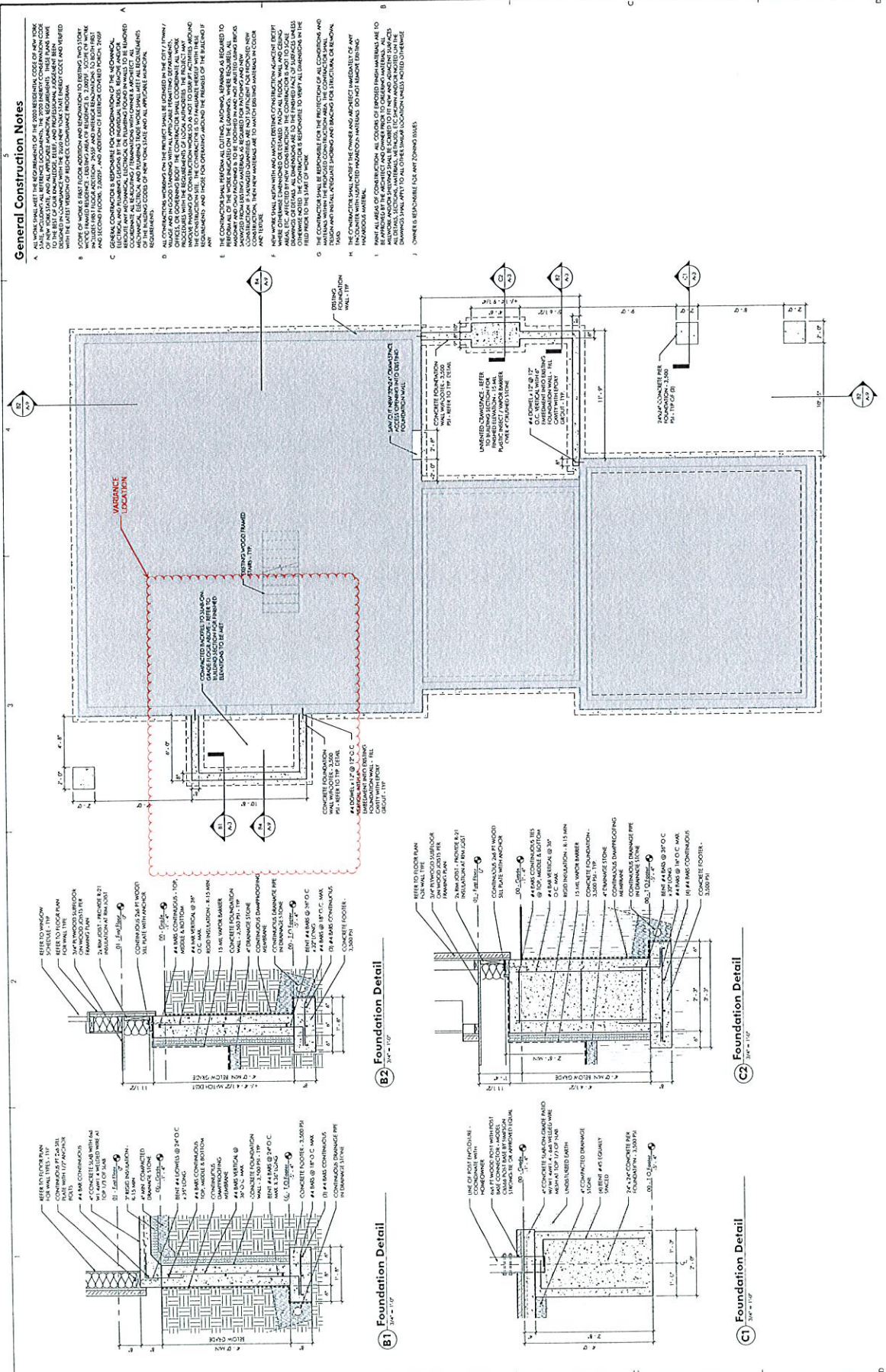
(B1) Foundation Detail
 1/4" = 1'-0"

(B2) Foundation Detail
 1/4" = 1'-0"

(C1) Foundation Detail
 1/4" = 1'-0"

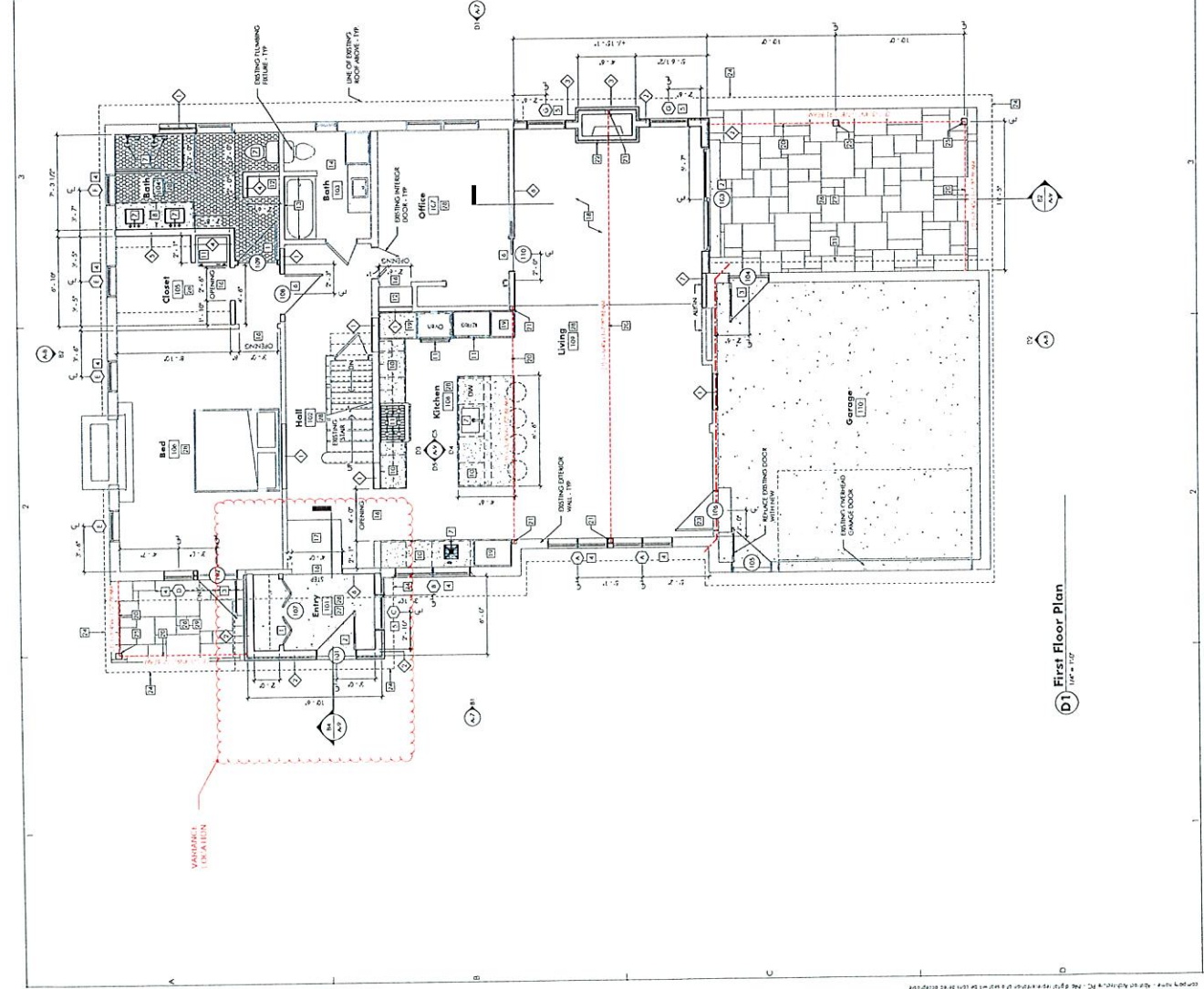
(C2) Foundation Detail
 1/4" = 1'-0"

(D3) Foundation Plan
 1/4" = 1'-0"



General Construction Notes

- ALL WORK SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFORM CONSTRUCTION CODE AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
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D1 First Floor Plan
1/4" = 1'-0"

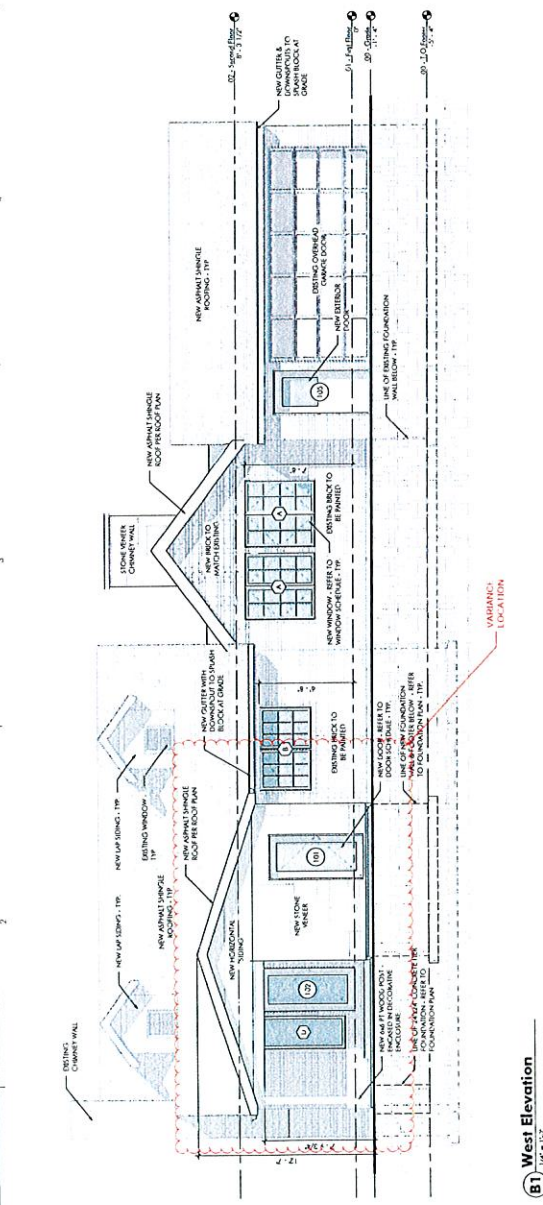
- ### Construction Notes
1. NEW INTERIOR DOOR IN NEW WOOD FRAMED WALL. REFER TO DOOR SCHEDULE.
 2. NEW INTERIOR DOOR IN NEW WOOD FRAMED WALL. REFER TO DOOR SCHEDULE.
 3. CONSTRUCTION REQUIRED FOR ANY OTHER DOOR SCHEDULE.
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 30. NEW WINDOW IN NEW WOOD FRAMED WALL. REFER TO WINDOW SCHEDULE.
 31. NEW WINDOW IN NEW WOOD FRAMED WALL. REFER TO WINDOW SCHEDULE.

- ### General Construction Notes
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL CODE OF NEW YORK STATE, INCLUDING ALL REVISIONS, AND THE 2020 ENERGY EFFICIENT CODE TO THE BEST OF OUR KNOWLEDGE, BEST AND PROFESSIONAL JUDGMENT WITH THE MOST RECENT EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK WITH THE LATEST REVISIONS OF MECHANICAL PROGRAM.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK.
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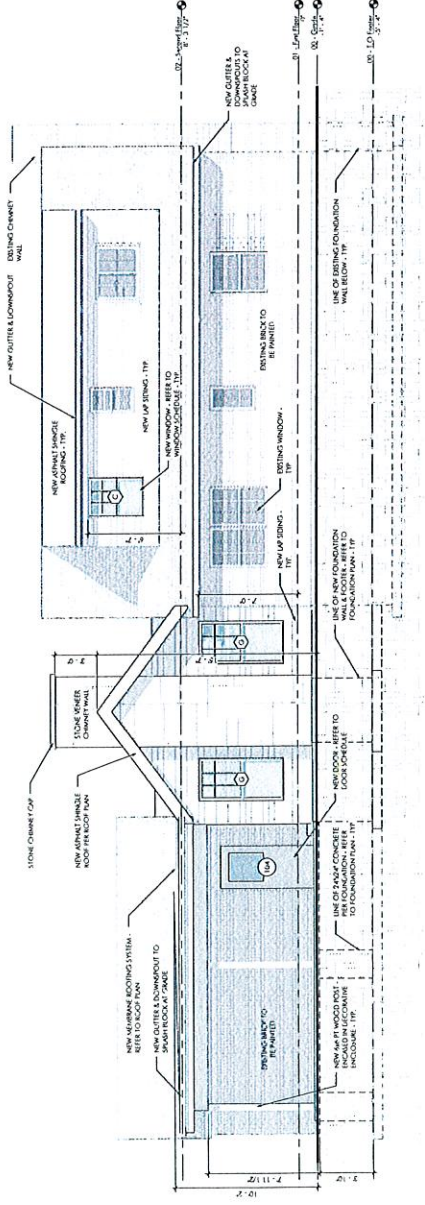
Exterior Materials Schedule

ALL EXTERIOR MATERIALS TO BE APPROVED BY OWNER PRIOR TO ORDERING.
NOTE: ALL EXTERIOR MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND STANDARD DETAILS.

- 1. ALL EXTERIOR MATERIALS TO BE APPROVED BY OWNER PRIOR TO ORDERING.
- 2. NOTE: ALL EXTERIOR MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND STANDARD DETAILS.
- 3. SEE SCHEDULE FOR MATERIALS TO BE USED ON THIS PROJECT.
- 4. SEE SCHEDULE FOR MATERIALS TO BE USED ON THIS PROJECT.
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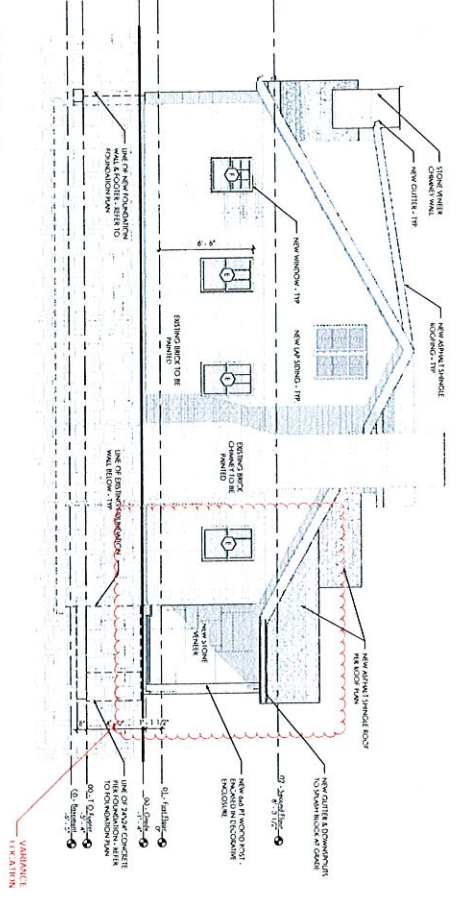
B) West Elevation
1/4" = 1'-0"



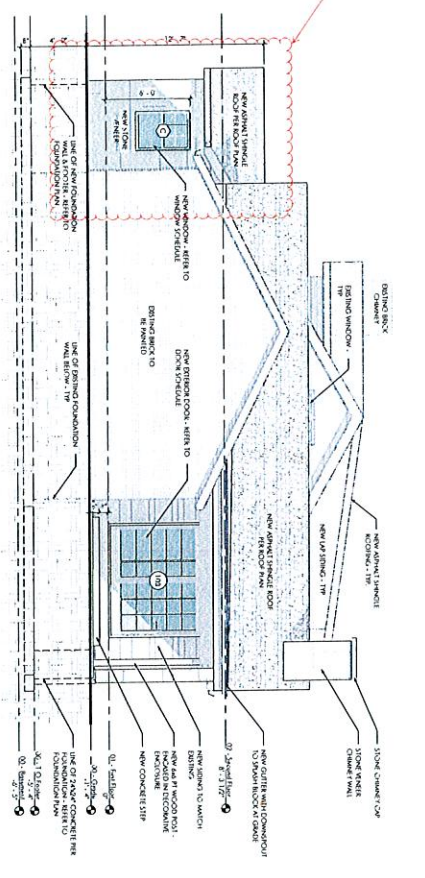
D) East Elevation
1/4" = 1'-0"

4/28/2024 2:01:40 PM P:\2023156 4995 Meadowbrook Road - Residential Addition\VT\2023156 4995 Meadowbrook Road - Residential Addition.dwg
The drawings are prepared by the Architect under contract with the Client. The drawings are not to be used for any other purpose without the written consent of the Architect.
The drawings are prepared by the Architect under contract with the Client. The drawings are not to be used for any other purpose without the written consent of the Architect.

B2 North Elevation
1/8" = 1'-0"



B2 South Elevation
1/8" = 1'-0"



Exterior Materials Schedule

ALL EXTERIOR MATERIALS TO BE APPROVED BY OWNER PRIOR TO ORDERING.
NOTICE: ALL EXTERIOR MATERIALS TO BE MATCHED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN
INSTRUCTIONS AND STANDARD DETAILS.

ZONE 22 DETAILS:

- A. EXTERIOR WALLS: 8\"/>
- B. EXTERIOR ROOFING: 1/2\"/>
- C. EXTERIOR FLOORING: 3/4\"/>
- D. EXTERIOR CEILING: 1/2\"/>
- E. EXTERIOR TRIM: 1/2\"/>
- F. EXTERIOR PAINT: 1/2\"/>
- G. EXTERIOR GLAZING: 1/2\"/>
- H. EXTERIOR LIGHTING: 1/2\"/>
- I. EXTERIOR VENTILATION: 1/2\"/>
- J. EXTERIOR SCREENING: 1/2\"/>
- K. EXTERIOR FURNITURE: 1/2\"/>
- L. EXTERIOR PLANTING: 1/2\"/>
- M. EXTERIOR SIGNAGE: 1/2\"/>
- N. EXTERIOR SECURITY: 1/2\"/>
- O. EXTERIOR ACCESSIBILITY: 1/2\"/>
- P. EXTERIOR SAFETY: 1/2\"/>
- Q. EXTERIOR MAINTENANCE: 1/2\"/>
- R. EXTERIOR ENERGY EFFICIENCY: 1/2\"/>
- S. EXTERIOR SUSTAINABILITY: 1/2\"/>
- T. EXTERIOR AESTHETICS: 1/2\"/>
- U. EXTERIOR FUNCTIONALITY: 1/2\"/>
- V. EXTERIOR DURABILITY: 1/2\"/>
- W. EXTERIOR COMFORT: 1/2\"/>
- X. EXTERIOR HEALTH: 1/2\"/>
- Y. EXTERIOR WELL-BEING: 1/2\"/>
- Z. EXTERIOR QUALITY OF LIFE: 1/2\"/>



note the parcel lines displayed are approximate

6150 Strickler Road



Proposed single-family home fronting Strickler Road.

The front yard setback along Wolcott Road is proposed to be at a maximum of 195'.
The established front yard setback along Wolcott Road within 500', excluding parcels that previously received variances, is 105'.

Andrew Schaefer

From: John Hawkins <jdh14051@gmail.com>
Sent: Sunday, May 26, 2024 2:35 PM
To: Jonathan Bleuer; Andrew Schaefer; John Hawkins
Subject: Supplements to Application
Attachments: 6150 Strickler (looking North @ 195' setback from ROW).jpg; 6150 Strickler (looking South @ 195' setback from ROW).jpg

Categories: Incomplete

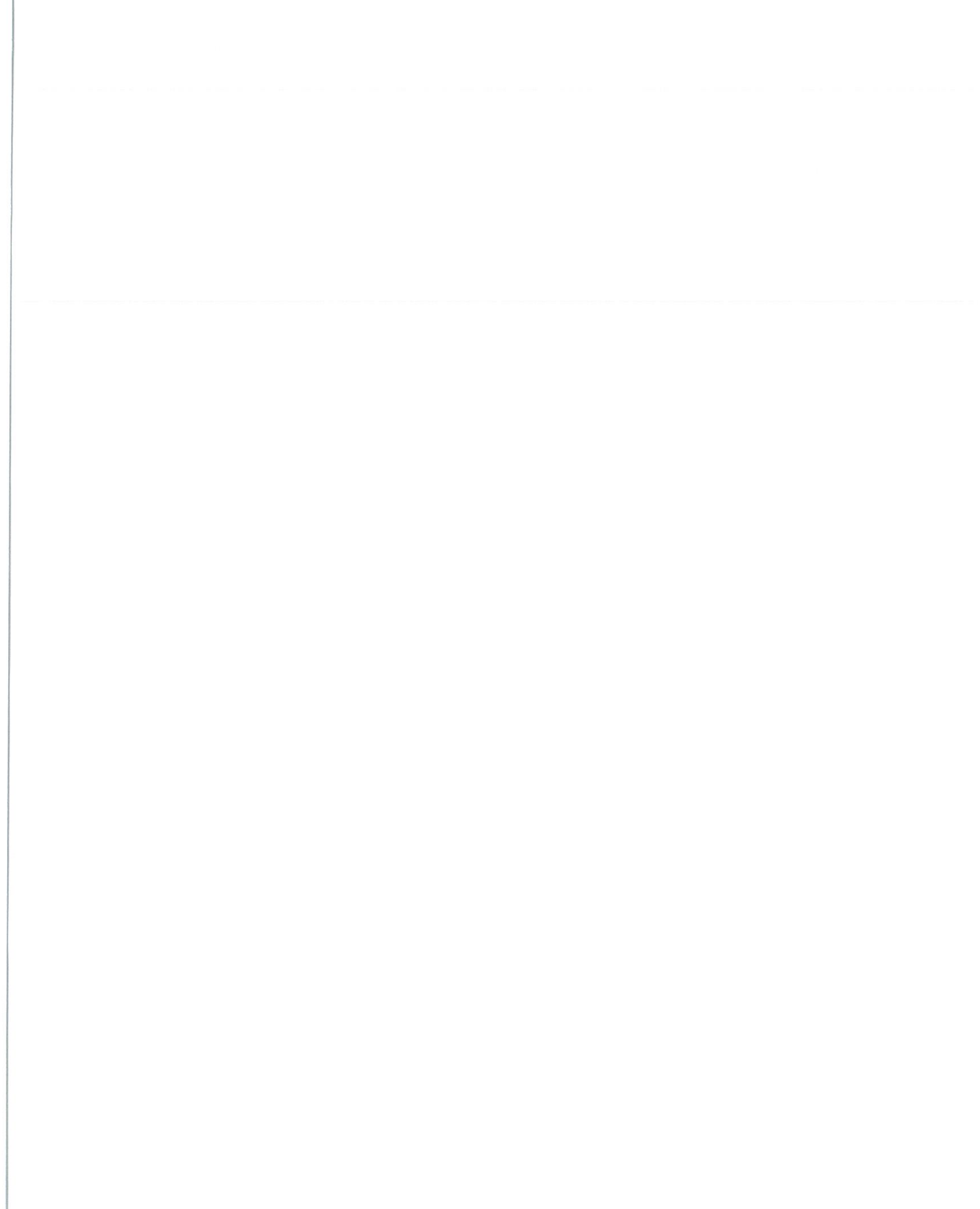
Jonathan and Andrew

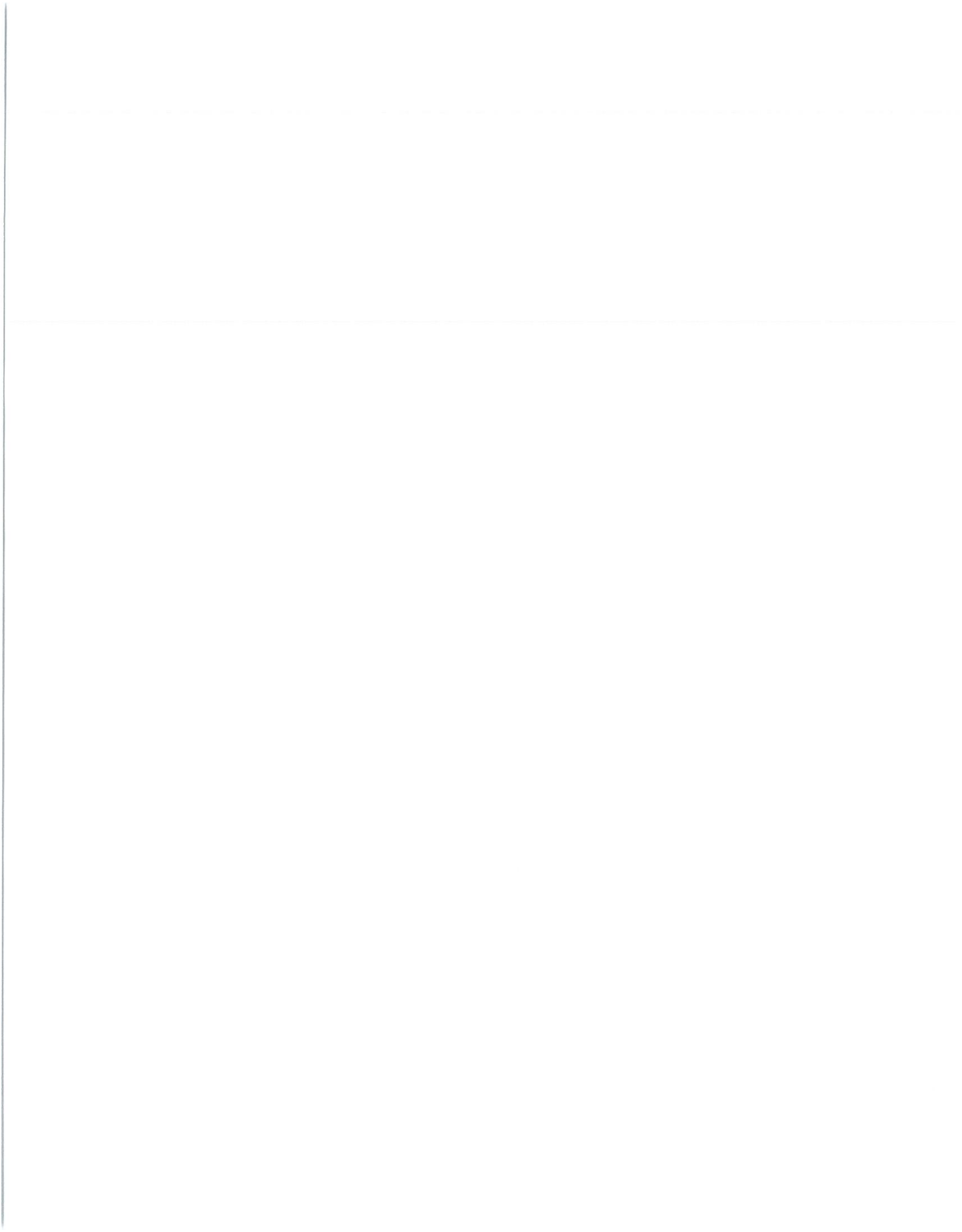
Couple of items:

1. Using the Landglide App I staked the lot today:
 1. I placed two stakes at ~ 160' from ROW (one at ~ 375' and one at ~450' from the southern property line.
 2. I placed two stakes at ~ 195' from ROW (one at ~ 375' and one at ~450' from the southern property line.
2. I have attached two photos taken at the 195' setback showing the view both north and south. As the Board will see, you can not see either of my immediate neighbors to the north or south.
3. For the Board's convenience, I find the easiest way to access the property is from the south east corner heading parallel to Strickler for about 300' (staked). From there head north westerly and they will reach the staked area. I am happy to join them if they wish.

Thank you!!

--
Make it a great day!
John Hawkins
(716) 430-9300





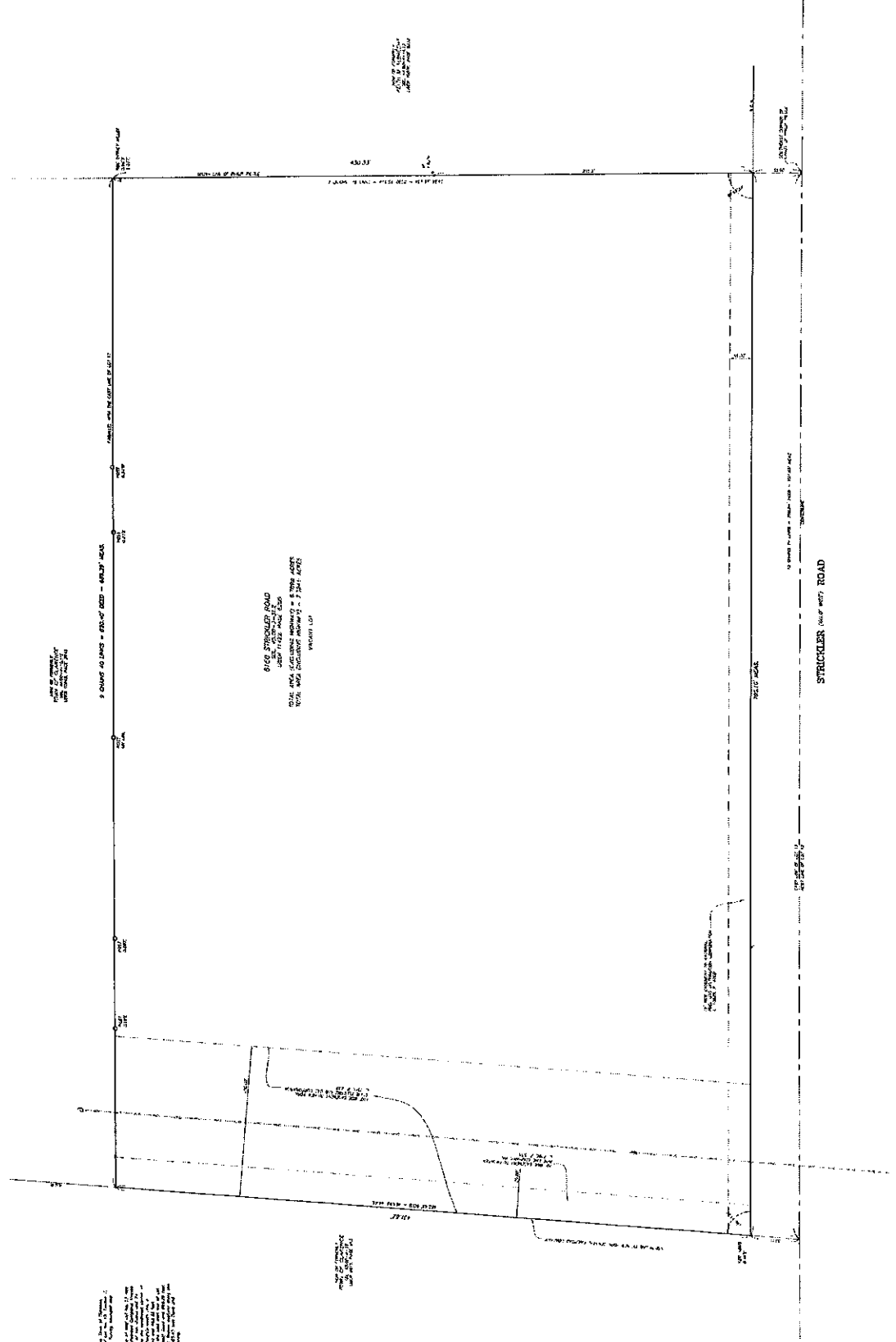
Overview: 6150 Strickler Road, John & Libby Hawkins

- Property:
 - a. 6150 Strickler Road, Clarence NY 14031, Part of Parcel: 45.00-2-31.02
 - b. 7.324 +/- acres west of Strickler, north of bike path
 - c. Zoned: Vacant Agricultural Rural Residential
 - d. Purchased as carve-out of 6165 Strickler (29 +/- acres) located on both east & west sides of Strickler
- Applicant requests variance: we request a setback variance of up to 195' from the Right of Way. Please note we expect to position the front of our home somewhere between 160' and 195' feet from the ROW as illustrated in attached.

Our Thoughts/Reasoning:

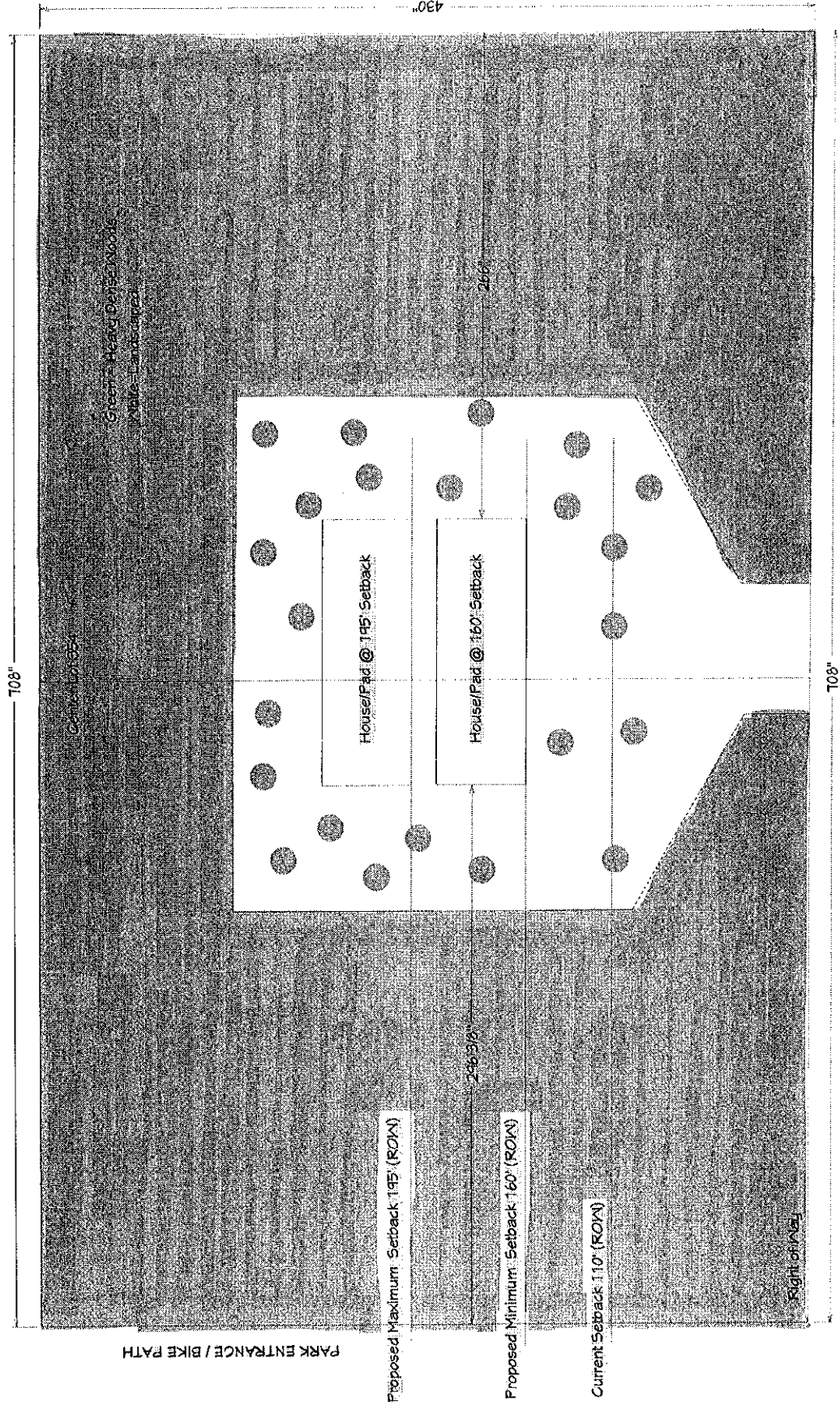
1. Character/Neighbors/Privacy: In accordance with the Zoning Boards charter, we understand we must approach this request mindful to limit the impact/effect to the neighborhood character, to community aesthetics, and to our neighbors.
 - a. We do not believe our request negatively impacts/effects any of the above mentioned.
 - b. We consider the +/- 7.3 acres to be heavily and densely wooded throughout. Our plan to only utilize +/- 1.5 acres (~20%) and leave the remaining heavily wooded acreage (~80%) as a natural buffer (See attached planned natural buffer). In fact, at some point, we anticipate planting additional Pines south of the home.
 - c. In addition to us, the buffer ensures privacy for our neighbors and those using the bike path and park as well. In fact, we believe it will be very difficult for neighbors to the north and south to even see our home as illustrated by the attached photos (they are 1660' and 458' away from our home respectively...see 3e and 3f below for details).
2. Preservation/Cost: There are a significant number of downed trees (Ash and others) in the proposed setback range (160' - 195'). Placing the home here will allow us to:
 - a. Preserve a greater number of the beautiful, mature trees (including Oak/Maple trees) located between 100' and 150' back; and,
 - b. Reduce our overall cost of lot clearing as downed trees are easier and cheaper to remove
3. Existing Setbacks/Distance: Utilizing the Erie County Interactive Mapping Viewer (<https://gis.erie.gov>) we found the following about average setbacks:
 - a. On the West side of Strickler, South of the property, there are 21 homes within 0.6 miles (3340') with an average setback of 169'. Setbacks for 5 of the 21 (24%) are greater than the range we are requesting with the largest setback being 475'.
 - b. On the East side of Strickler, South of the property, there are 17 homes within 0.6 miles (3340') with an average setback of 177'. Setbacks for 4 of the 17 (24%) are greater or within the range we are requesting with the largest setback being 273'.
 - c. On the East side of Strickler, North of the property, there are only 4 homes within 0.6 miles (3340') and the closest home is 0.29 miles (1510') from our home.
 - d. On the West side of Strickler, North of the property, there is only 1 home within 0.6 miles (3340') and that home (our closet neighbor to the North) is 0.30 miles (1605') from our home.
 - e. Our closest neighbor to the North is 0.30 miles (1605') from our home which includes 815' of heavy, dense woods between us (see attached).
 - f. Our closest neighbor to the South is 0.10 miles (458') from our home which includes 312' of heavy, dense woods between us (see attached).
4. Safety: As grandparents of 5 local grandchildren ages 1, 3, 4, 5, and 12 we would like to be as far away possible from Strickler. NY's DOT site (<https://nysdottrafficaidata.drakewell.com>) indicates in 2022 Strickler Rd between County Rd. and Clarence Center saw an average of 1493 vehicles per day, 11% of which were trucks, with more than 85% of those 1493 vehicles traveling at an average speed of 53.1 MPH (see attached report summary).

THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ALL DEBRIS AND RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ALL DEBRIS AND RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS OF THE PROJECT.



DATE	DESCRIPTION

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO
 COUNTY ENGINEER
 JOHN J. HARRIS
 1000 G STREET, SAN DIEGO, CA 92101
 (619) 441-2200
 FAX (619) 441-2201
 www.sandiego.gov



708'

Center Lot 354

Proposed Maximum Setback 195' (ROW)

296 3/8'

Proposed Minimum Setback 160' (ROW)

Current Setback 110' (ROW)

150'

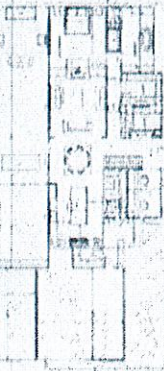
Right of Way

R

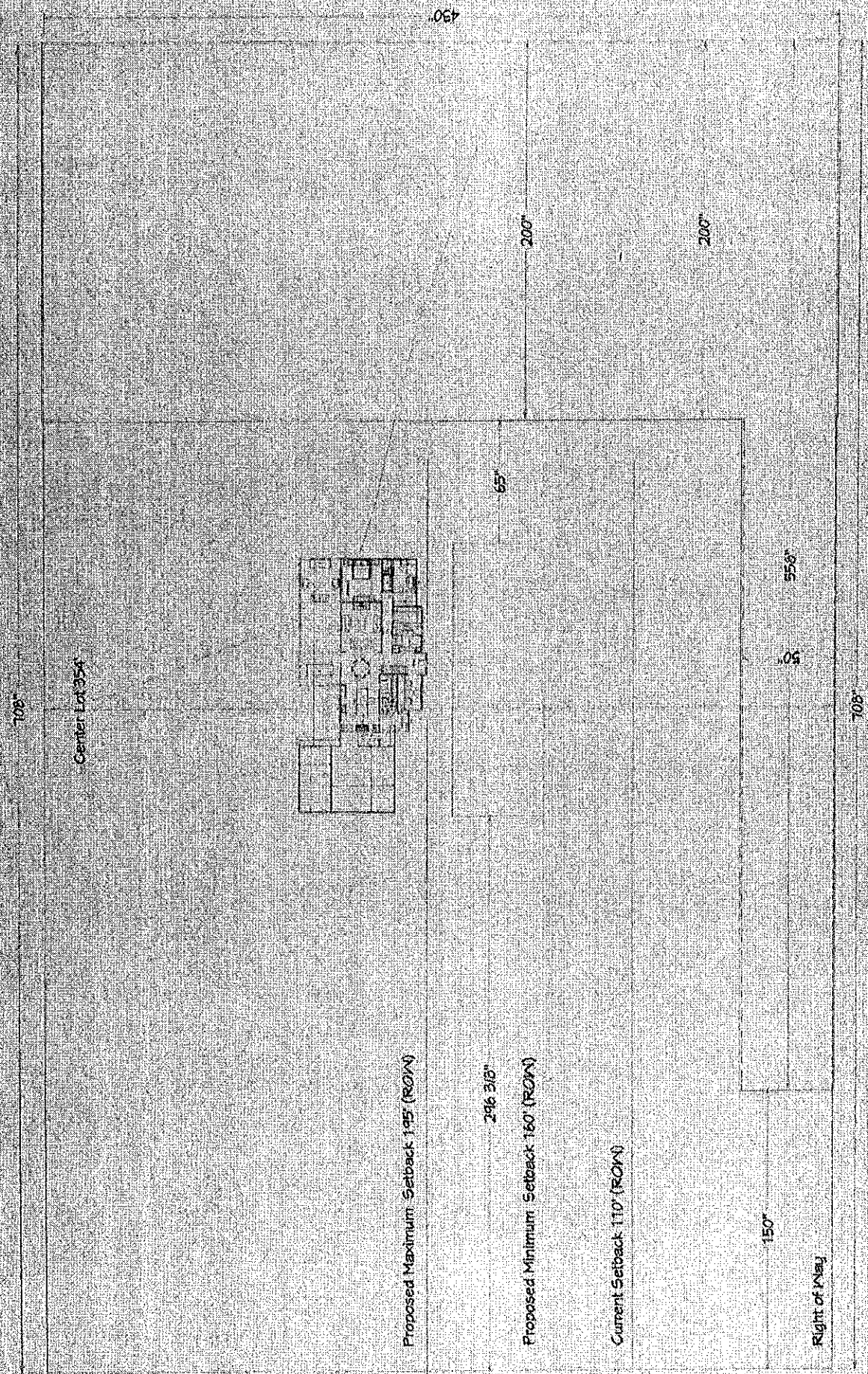
558'

708'

STRICKLER ROAD



430'



708'

Center Lot 354

Proposed Maximum Setback 195' (ROM)

296 3/8"

Proposed Minimum Setback 160' (ROM)

Current Setback 110' (ROM)

150'

Right of Way

708'

STRICKLER ROAD

430'

65'

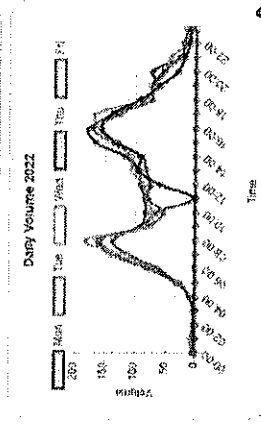
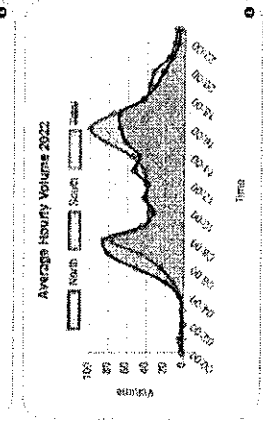
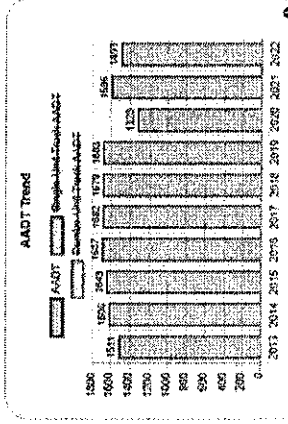
200'

200'

55.8'

536144 - CR269 STRICKLER RD from CLARENCE CTR to COUNTY RD
 City: Cheroke County, TN
 Functional class: SJ - Major Collector (Urban)

Site Data
 AADT: 1,493
 2022
 1,525



Vehicle Classification

Classification	Count	Percentage
1. Motorcycle	7	0.46%
2. Passenger cars	393	65.18%
3. Passenger vans	294	21.79%
4. Buses	1,134	38.51%
5. Single-unit trucks	33	2.43%
6. Single-unit trucks	80	5.89%
7. Single-unit trucks	18	1.32%
8. Single-unit trucks	9	0.69%
9. Single-unit trucks	140	10.34%
10. Single-unit trucks	13	0.93%
11. Single-unit trucks	2	0.17%
12. Single-unit trucks	1	0.09%
13. Multi-trailer trucks	0	0%
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98. Multi-trailer trucks	0	0%
99. Multi-trailer trucks	0	0%
100. Multi-trailer trucks	0	0%

Annual Statistics

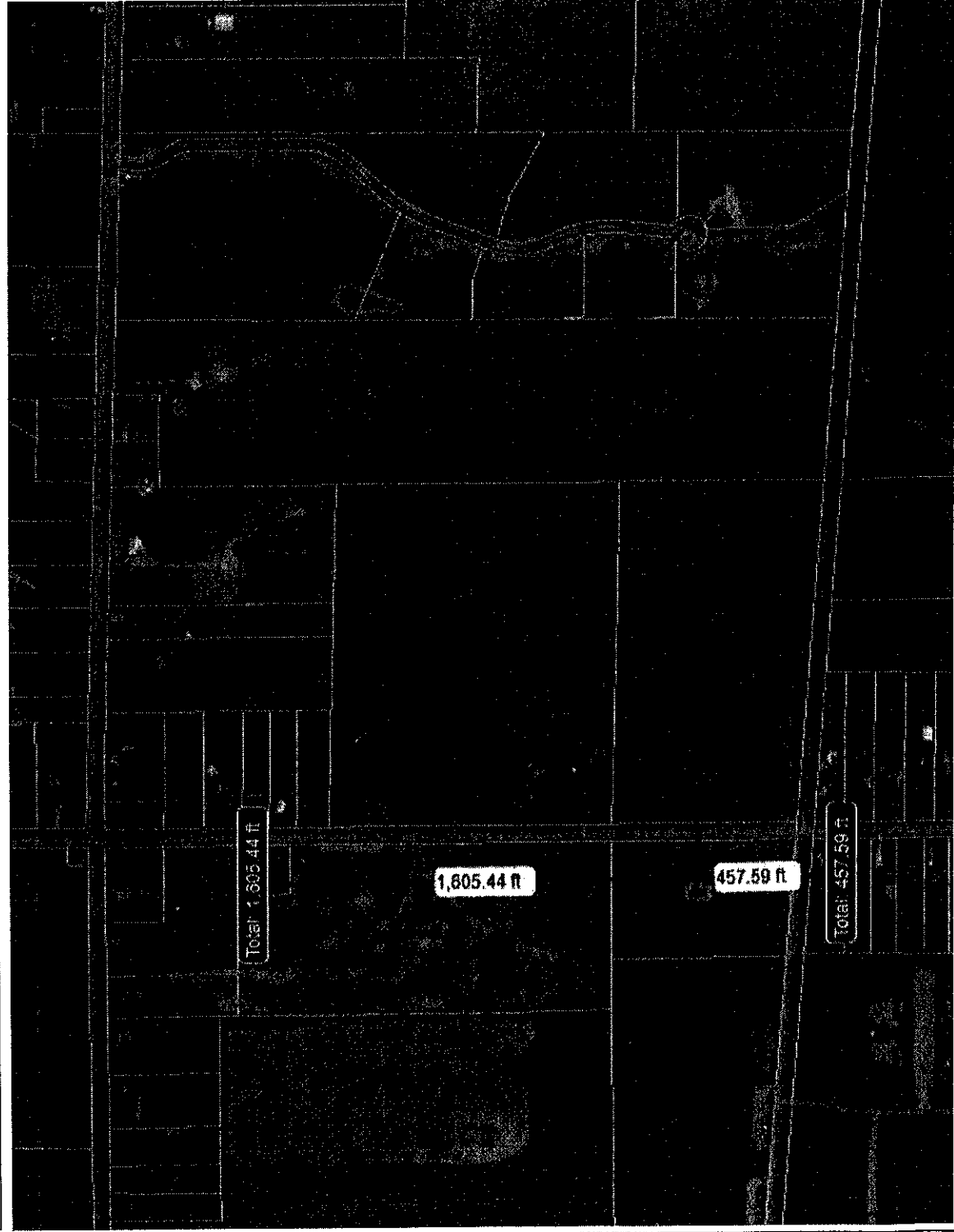
Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Street Type	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Estimated	Actual
AADT	1,511	1,628	1,643	1,687	1,687	1,675	1,853	1,329	1,596	1,483
Single-Unit Truck AADT	102	117	120	172	172	172	130	104	154	153
Multi-Unit Truck AADT	10	11	11	17	17	17	14	16	16	15
Heavy Weight Truck AADT	0.110	0.110	0.110	0.097	0.097	0.097	0.117	0.110	0.110	0.102
Light Truck AADT	0.239	0.239	0.239	0.329	0.329	0.329	0.371	0.350	0.350	0.286
Medium Weight Truck AADT	45.7	48.7	48.7	53.1	53.1	53.1	53.1	53.1	53.1	53.1
Heavy Weight Truck AADT	165	177	191	164	163	163	197	146	179	152
Light Truck AADT	95	95	101	83	86	86	112	80	98	91
Medium Weight Truck AADT	119	122	131	123	123	123	159	150	150	168
Heavy Weight Truck AADT	9%	8%	8%	11%	11%	11%	11%	11%	11%	11%

Count by Week

Year	Month	Type	Count	Weekend	Workweek	Duration
2022	May	Volume	0 hours	93 hours	93 hours	92 hours
2019	September	Volume	0 hours	64 hours	64 hours	64 hours
2016	April	Count	0 hours	70 hours	70 hours	73 hours
2015	May	Class	0 hours	72 hours	72 hours	74 hours
2010	May	Volume	0 hours	82 hours	82 hours	85 hours



Erie County On-Line Mapping Application

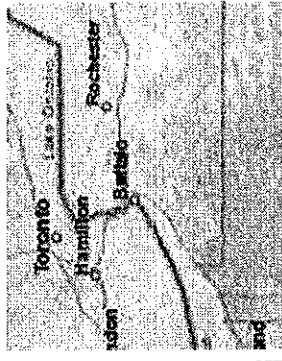


0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Legend

Parcels

1: 9,028

