



### **Request for Action**

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

### **Town Use Only**

Date: July 26, 2024

Received By: Planning & Zoning Office

Project Address: 8142, 8152, 8162 Tonawanda Creek Road

**SBL #:** Parts of 5.00-3-25.1

### **Action Desired:**

Applicant requests variances:

- 1) to allow a 77' to 110' principal structure front yard setback located at 8142 Tonawanda Creek Road; and 2) to allow a 124' to 135' principal structure front yard setback located at 8152 Tonawanda Creek Road; and
- 3) to allow a 160' to 167' principal structure front yard setback located at 8162 Tonawanda Creek Road;

all located in the Agricultural Flood Zone.

### Reason:

Town Code Reference:

1)§229-31

2)§229-31

3)§229-31

		APPLICANT INFO
	Name / Business: SW	tala's Construction
	E-Mail:	
	Phone #:	ONFILE
;	Address:	Ola
	Town:	State: Zip:
•		
	PRO	IECT SPONSOR INFO (If Different Than Applicant)
	PRO-	ECT SPONSOR INFO (If Different Than Applicant)
	Name / Business:	
	Name / Business: E-Mail:	

### CORRESPONDENCE

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

1	Applicant	
	Project Sponsor	

### **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

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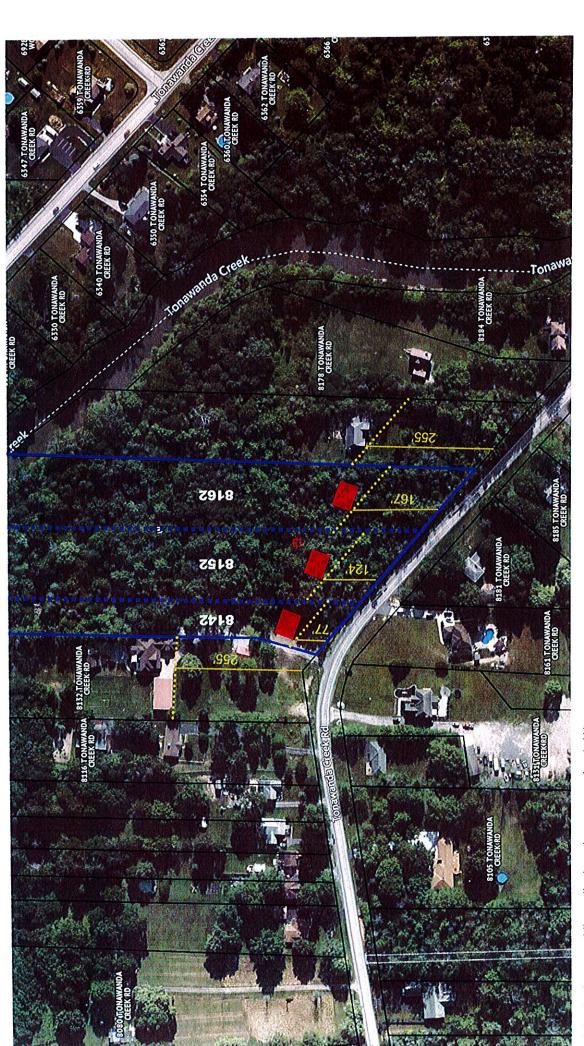


\*\*\*note the parcel lines displayed are approximate\*\*\*

### 8142 | 8152 | 8162 Tonawanda Creek Road



8142 Tonawanda Creek Road: Proposed 110' principal structure setback. 8152 Tonawanda Creek Road: Proposed 135' principal structure setback. 8162 Tonawanda Creek Road: Proposed 160' principal structure setback.



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

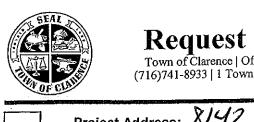
# 8142 | 8152 | 8162 Tonawanda Creek Road



8162 Tonawanda Creek Road: Proposed 160' to 167' principal structure setback.







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

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Action:

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Date: 7/26/24 Received By: S.LEISING

	Project Address: 💍	142, 8152,	8162 f	on aw wil	n creek RL
	SBL #:	43200	5.00-3	-25_(	
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Dear Zoning Board Members,

Switala's Construction is filing for a building permit through the town of Clarence to build three duplexes on 8142, 8152 and 8162 Tonawanda Creek Rd.

Switala's is looking to file a request for a variance to build three structures closer to the road than stated guidelines say. Within the paperwork is a property survey with the ideal layout for these structures.

- Property 1: 8142 Switala's would like to build from the right of way of road at 110 feet.
- Property 2: 8152 Switala's is looking to build from the right of way of the road 135 feet.
- Property 3: 8162 Switala's is looking to build from the right of way of the road 160 feet.

The reason for this variance request is due to the angle of the property line in comparison to the angle of the road. Putting the three buildings where they would meet all existing set backs would set property 1: 8142 at 239 feet away from the right of way. Property 2: 8152 would be 209 feet from the right of way and Property 3: 8162 would be 189 feet from the right of way of the road. Following these guidelines it can be seen that a disturbance to the neighboring properties to the left and right is expected, seeing as Property 1 would be encroaching on the neighbors garage and front yard. Additionally, the layout of these buildings would put them all in each other's backyards.

As per the new requested guidelines shown on the attached site plan the requested layout would place the buildings in a straight line within the cleared area, and would prevent disturbances to the surrounding properties.

Switala's also included, in the application, a chart that shows the average setback of surrounding addresses to be 92 feet. This is taken from the surrounding 17 houses. This variance is to bring the three structures forward into the designated 45-200 foot setback.

Thank you for reviewing and considering this request of variance for these Tonawanda Creek addresses.

Sincerely, Switalds Construction Jim Martin

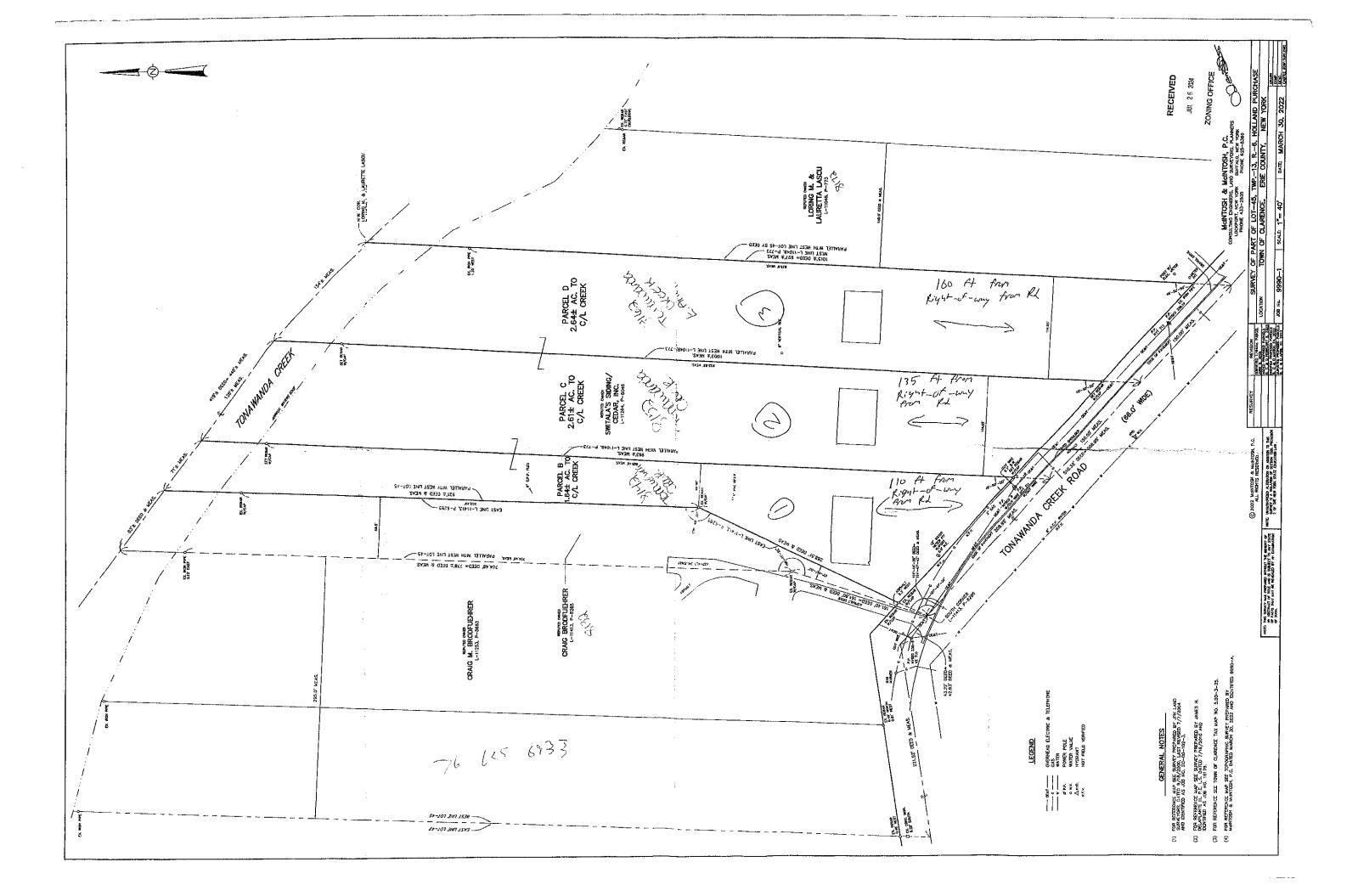
Additionally, I myself Jim Martin would be more than happy to meet with the zoning board members at the location one week before the meeting to explain the current and requested layout of the land.

Applicantal by pluming the surrounding 17 properties and their corresponding setbacks from the right of way of the road.

Addresses:	Distance from right of way (feet)
8116 Tonawanda creek rd	220
8110 Tonawanda creek rd	42
8090 Tonawanda creek rd	40
8086 Tonawanda creek rd	36
8172 Tonawanda creek rd	177
8178 Tonawanda creek rd	162
8184 Tonawanda creek rd	15
8161 Tonawanda creek rd	140
8181 Tonawanda creek rd	40
8185 Tonawanda creek rd	57
8105 Tonawanda creek rd	132
8115 Tonawanda creek rd	47
8131 Tonawanda creek rd	125
8187 Tonawanda creek rd	250
8189 Tonawanda creek rd	70
8185 Tonawanda creek rd	52
8205 Tonawanda creek rd	42

### SIMILAR PROJECTED HOUSE MODEL:







### **Request for Action**

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

### **Town Use Only**

Date: July 22, 2024

Received By: Planning & Zoning Office

Project Address: 9358 Juniper Place SBL #: 44.10-2-24

### **Action Desired:**

Applicant requests a variance of 16' to allow a 26'7" principal structure rear yard setback located at 9358 Juniper Place in the Residential Single-Family zone.

### Reason:

APPLICANT REQUEST:

Town Code Reference: §229-52(C)

		APPLICANT INFO	
	Name / Business:	Gabriella Agostinelli & Alex Neurohr	
	E-Mail:		
	Phone #:	ONFILE	
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<b>∠</b>	Town:	State: Zip:	
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CONTACT INFO	Name / Business:		<u> </u>
CONTAC	Name / Business: E-Mail:	ONFILE	

### CORRESPONDENCE

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

Applicant	
Project Sponsor	 

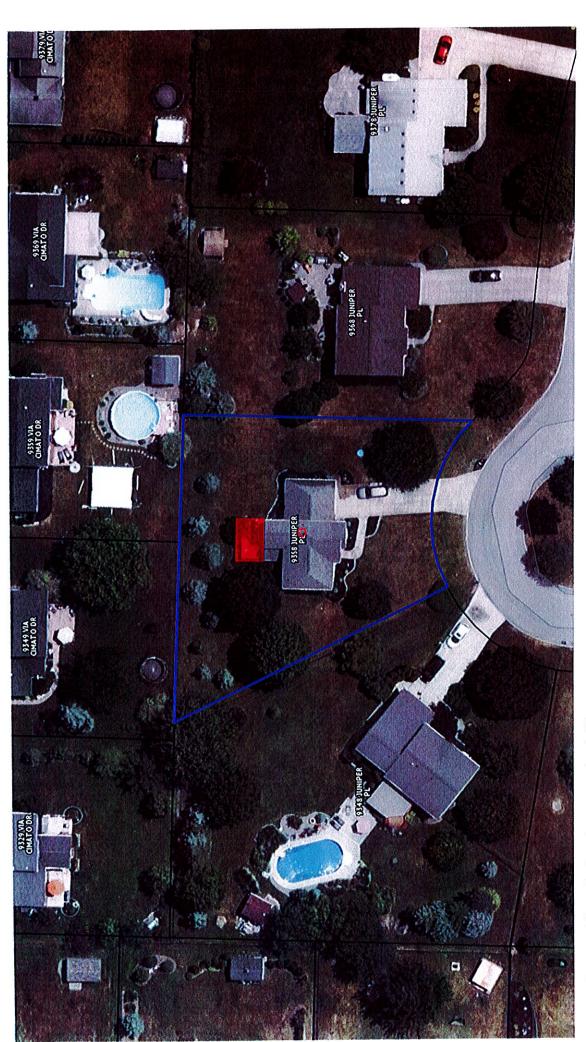
### **SIGNATURE**

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

Proposed addition to the principal structure resulting in a 26'7" principal structure rear yard setback.

The existing principal structure rear yard setback is 42'7".

A 16' variance is requested.



9358 Juniper Place



Action:

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

SBL #:

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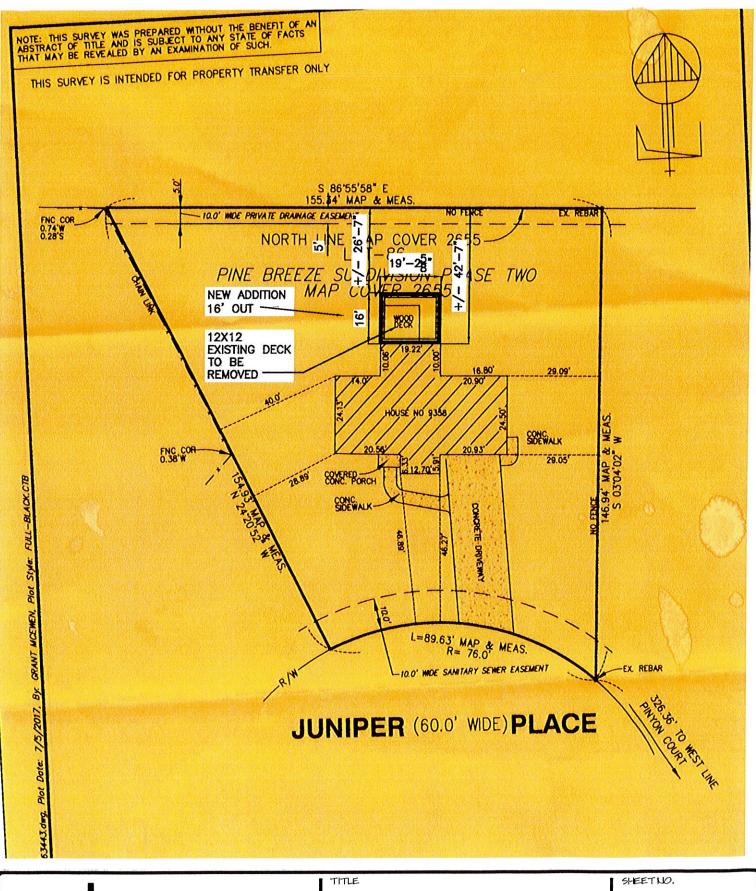
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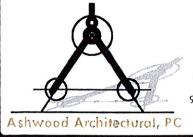
7/22/24

Received By:

Andrew Schaefer

APPLICANT REQUEST:		otain avanion projection property			backyard obling to extend of dwelling unit
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CONTACT INFO:	E-Mail: Phone #: Address: Town:	onella Agostinel		in ti for Pla plan signi subn	uest for Action shall be filled out completely ne spaces provided. The complete Request r Action shall be submitted to the Office of unning and Zoning along with all necessary s, maps, and supporting documentation. By ing below I certify that I have the authority to nit this Request for Action, and further certify its contents to be true and correct.
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Ashwood Architectural, PC
-The Wurlitzer Building908 Niagara Falls Boulevard
N. Tonawanda, NY 14120
Office: 716-236-8212

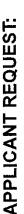
REAR ADDITION OVERLAY ON EXIST. SURVEY
PROJECT
9358 JUNIPER PLACE
SCALE

I" = 30-0"

JOBNO. 24-3470 SK

DATE

7/12/2024 COPYRIGHT @ 2021 ASHNOOP ARCHITECTURAL PO



CONTACT INFO:



### **Request for Action**

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

### **Town Use Only**

Date: July 23, 2024

Received By: Planning & Zoning Office

Project Address: 5565 Old Goodrich Road

SBL#: 58.10-2-14.1

### **Action Desired:**

Applicant requests variances:

- 1) to allow a secondary detached garage (pole barn); and
- 2) of 1,456 sq.ft. to allow a 1,656 sq.ft. detached accessory structure (pole barn); and 3) of 1' to allow a 17' tall detached accessory structure (pole barn); and
- 4) of 1' to allow a 10' tall overhead garage 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 5565 Old Goodrich 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(I)

5)§229-55(F)

	APPLICANT INFO
Name / Business:	Daniel Sonnenreich
E-Mail:	
Phone #:	ONFILE
Address:	Ola
Town:	State: Zip:
	PROJECT SPONSOR INFO (If Different Than Applicant)
	PROJECT SPONSOR INFO (If Different Than Applicant) Stately Post Frame LLC
	Stately Post Frame LLC
Name / Business:	Stately Post Frame LLC
Name / Business: E-Mail:	Stately Post Frame LLC

### CORRESPONDENCE

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

<b>\</b>	Applicant	
	Project Sponsor	

### **SIGNATURE**

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

## 5565 Old Goodrich Road



footage for a detached accessory structure when an attached garage exists is 200 sq.ft. A 1,456 sq.ft. Proposed 1,656 sq.ft. detached accessory structure (pole barn). The maximum allowable square

variance is requested.

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

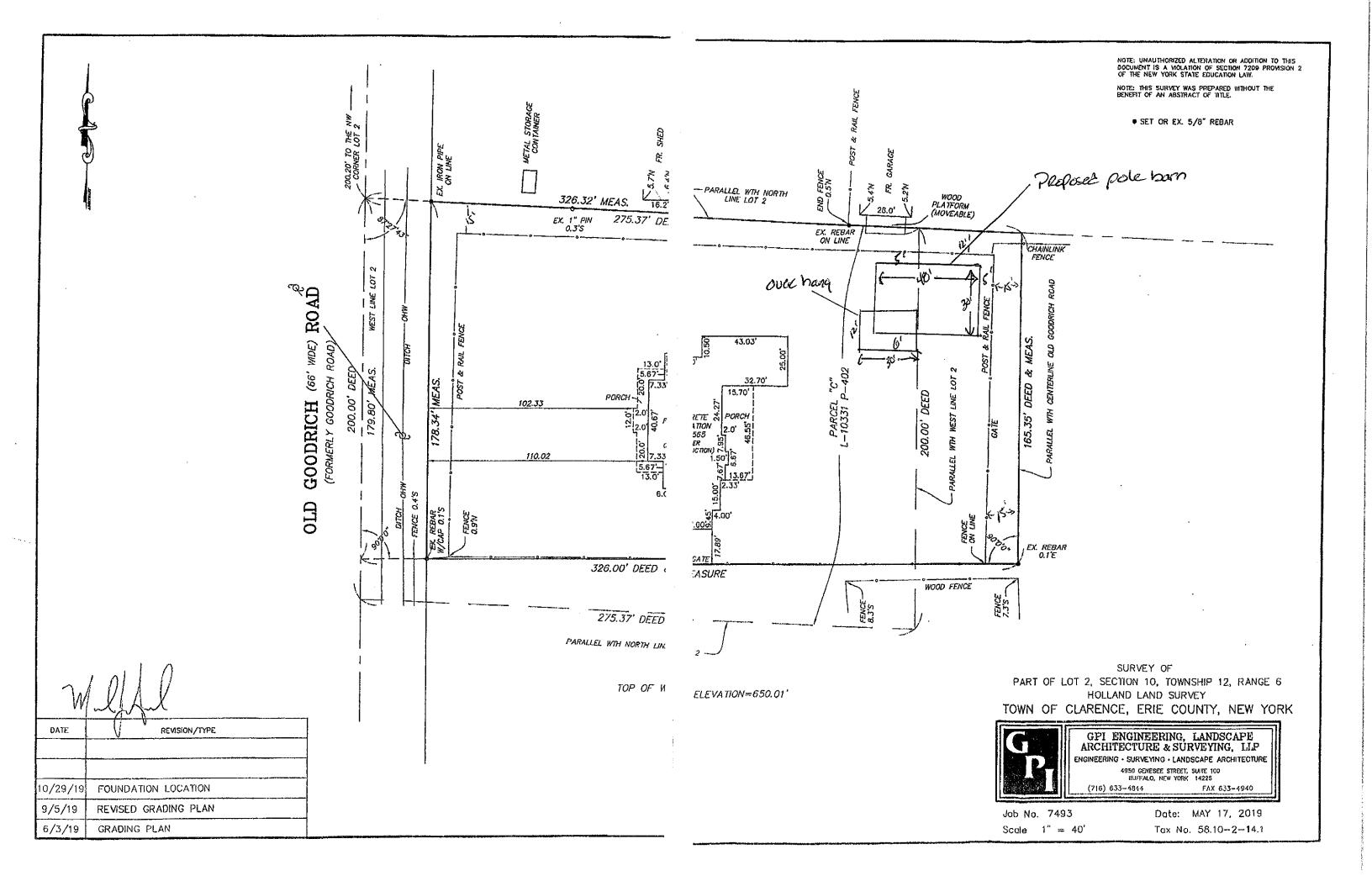
Proposed 10' tall overhead garage door. The maximum allowable height of an overhead door is 9'

tall. A 1' 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.









### **Request for Action**

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

### **Town Use Only**

Date: July 24, 2024

Received By: Planning & Zoning Office

Project Address: 8969 Willyoungs Overlook

**SBL** #: 58.17-11-11

### **Action Desired:**

Applicant requests a variance to allow a detached accessory structure (shed) to be located within the front yard setback located at 8969 Willyoungs Overlook in the Residential Single-Family zone.

### Reason:

Town Code Reference:

§229-55(D)

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.

# APPLICANT INFO Name / Business: Kevin & Sara Cook E-Mail: Phone #: Address: Town: State: Zip: PROJECT SPONSOR INFO (If Different Than Applicant) Name / Business: E-Mail: Phone #: Address: Town: State: Zip:

### CORRESPONDENCE

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

Please select only one.

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		Project Sponsor		

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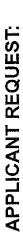


\*\*\*note the parcel lines displayed are approximate\*\*\*

# 8969 Willyoungs Overlook



Proposed detached accessory structure (shed) to be located within the front yard setback. A corner lot shall be considered to have two front yards from the public road rightof-way to the closest point of the principal structure.



CONTACT INFO:

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Request for Action

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

Town Use C	)n	ıly

Date: 7/24/249
Received By: Andrew Schaefer

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### F.R. N.E. A-Frame and F.R. Cape

### Standard Features

- Professional Site-Check
- Pressure Treated 4x4's & Floor Joists
- Patio Block (Free leveling up to 12")
- Treated V-600 Floor Deck 3/4"
- 16" on Center 2'x4' Rafters Notched and Gusseted
- 16" on Center 2'x4' Wall Studs
- Double Top Plates
- Fiberglass Doors
- 10+ Vinyl Siding Color Choices
- 1/2" CDX Plywood Roof Deck and Sidewalls (No OSB)
- Two Single Hung Windows with Screens
- 30 Year Architectural Shingles
- Includes Vents
- Free Delivery up to 30 Miles

10 x 12 F.R. Cape



10x14 F.R. NE A-Frame



Option Shown: 4-Lite Doors

12 x 20 F.R. Cape Garage



Option Shown: Painted Man Door



Scale: lo. 6232-7: 1" = 30"-73(4B)

Date: NOVEMBER
TAX No.

7, 2023

(716) 633-4844

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, ILP NGINEERING · SURVEYING · LANDSCAPE ARCHITECTURE

SURVEY OF

SUB-LOT 73, MAP COVER 3884

NORTHWOODS PHASE 4B

PART OF LOT 10, SECTION 10, TOWNSHIP 12, RANGE 6

HOLLAND LAND SURVEY

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



12/11/23 2/13/24 6/25/24 DATE HOUSE LOCATION FOUNDATION LOCATION REVISED PER REQUEST REVISION/TYPE

OF WALL ELEV. = 639.84

EASEMENT L-11307, P.-4212, EASEMENT "A"

3134.35. W

HAROLDS (60' MOE) HARVEST

' 76:33'58" W 134.68'

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EASEMENT TO NEW YORK TELEPHONE COMPANY L-9347, P-300 EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORPORATION L-7279, P-361 RIGHT OF WAY AND PERMANENT EASEMENT TO COUNTY OF ERIE L-6489, P-63 RIGHT OF WAY TO BUFFALO PIPELINE CORPORATION L-2703, P-146 RIGHT OF WAY FOR POLES ALONG NORTH SIDE OF GREINER ROAD L-2166, P-250

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TROTZ BWART BRUOH

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THE FOLLOWING EASEMENTS OR RIGHTS OF WAY DO NOT AFFECT PREMISES:

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

• SET OR EX. 5/8" REBAR NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A WOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.