



note the parcel lines displayed are approximate

Proposed Ground-Mounted Solar Photovoltaic System (Type 2 SPS)

A Type 2 SPS is not permitted on a parcel in the Agricultural Flood Zone that is under 5 acres in size.

Existing lot size is 2.82 acres.

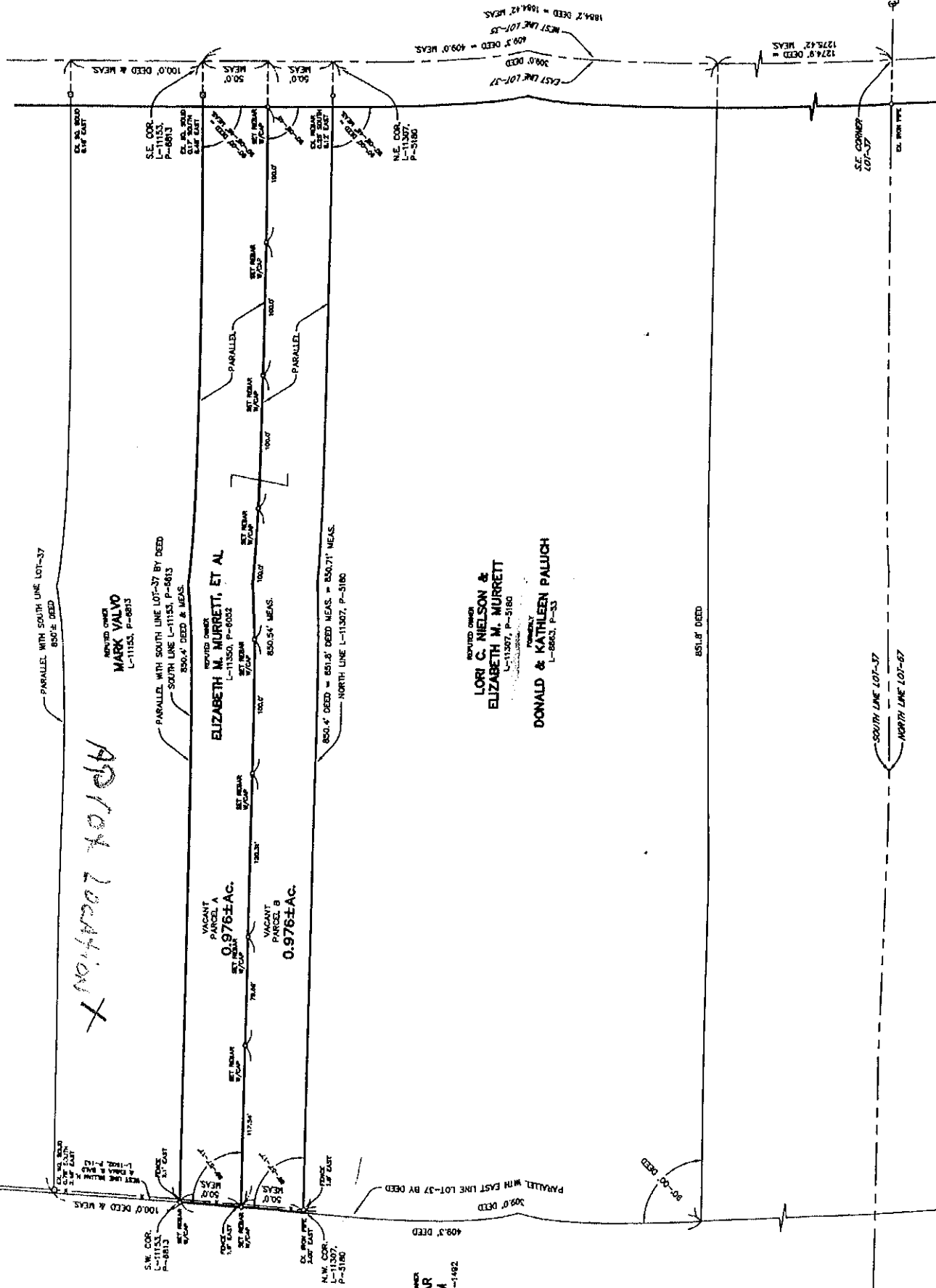
8360 Northfield Road





NORTHFIELD ROAD (FORMERLY KESAT ROAD) (68.0' WIDE)

SESH ROAD (49.5' WIDE)



MCINTOSH & MCINTOSH, P.C.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 428 PINE STREET, COOPERSTOWN, NEW YORK 12623
 PHONE 518-535-2543

DATE: DECEMBER 13, 2019
 SCALE: 1" = 50'
 JOB NO. 9568

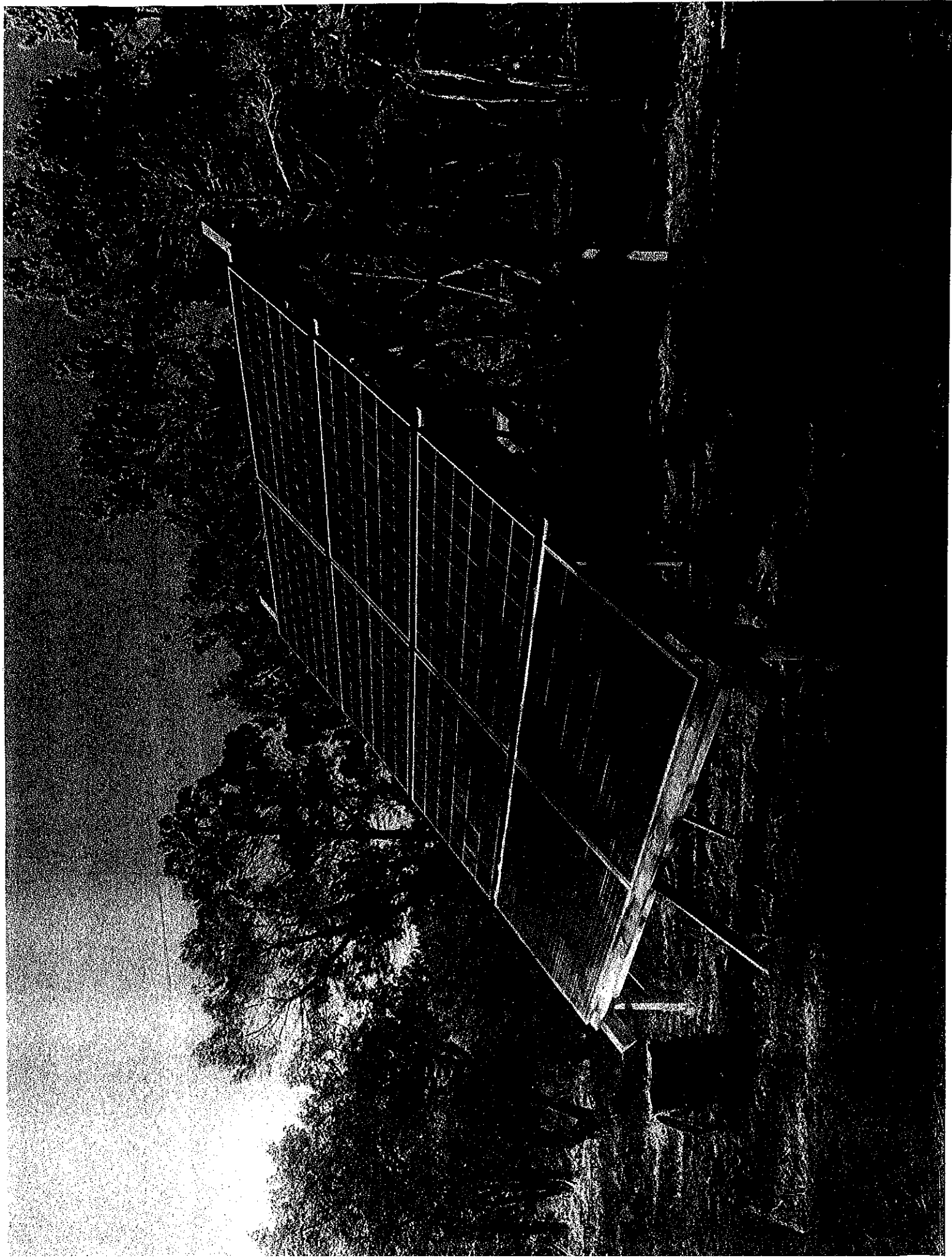
RESERVATION	REASON

© 2019 MCINTOSH & MCINTOSH, P.C.
 ALL RIGHTS RESERVED
 NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OR FEDERAL RECORDS THAT MAY BE RECORDED BY AN EXAMINATION

LOCATION
 SURVEY OF PART OF LOT-37, TWP.-13, R.-8, HOLLAND PURCHAS
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



PROPOSED LOCATION





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

8200 Wolcott Road



Proposed 225' principal structure front yard setback fronting Wolcott Road.
 The established front yard setback along Wolcott Road within 500' is 105'.



Request for Action

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

Town Use Only

Date: 11/6/2024

Received By: P+Z

Project Address: 8200 Wolcott Rd, East Amherst NY 14051

SBL #: 17.00-2-8.33

APPLICANT REQUEST:

Action Desired: Setback variance for new build. Adjacent property has setback of ~150', we would like to apply to have setback ~200'. Area Variance

Reason: Added space for driveway, also to avoid cutting down as many trees as possible when building.

APPLICANT INFO

Name / Business: Jennifer Sutton

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.

X Signed:

CONTACT INFO:

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.

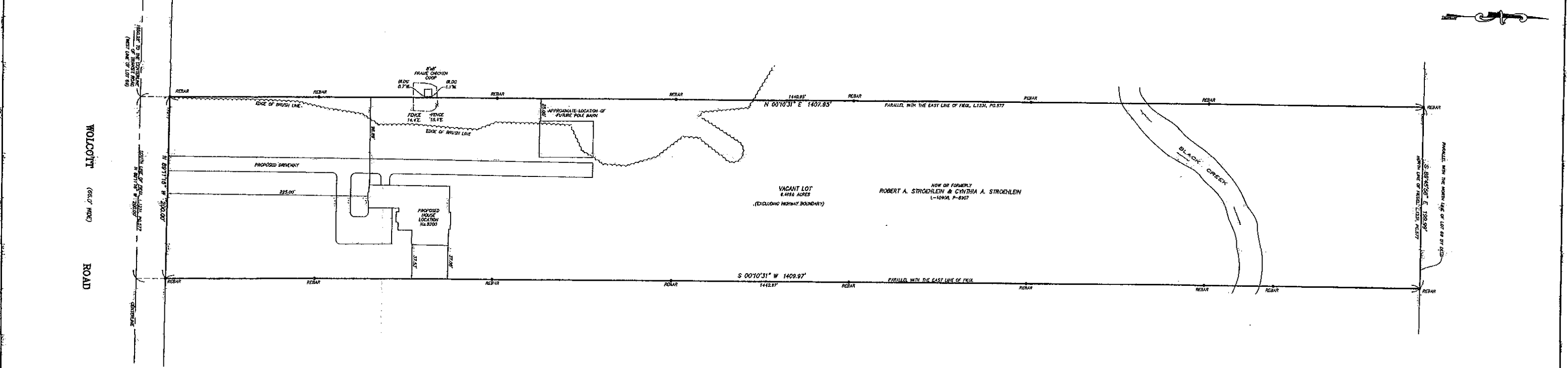
<input type="checkbox"/>	Applicant
<input type="checkbox"/>	Project Sponsor

Town Use Only:

Action:	By:	On:	Fee:	Paid:
.....
Action:	By:	On:	Fee:	Paid:
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Action:	By:	On:	Fee:	Paid:
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.....
Action:	By:	On:	Fee:	Paid:
.....

NOTE: THIS SURVEY WAS PERFORMED WITHIN THE BENEVOLENT OF AN INTEREST OF TITLE.
 • SET OR EX. 5/8" REBAR

NOTE: THIS SURVEY WAS PERFORMED WITHIN THE BENEVOLENT OF AN INTEREST OF TITLE.
 OF THE NEW YORK STATE ENGINEER LAW



DATE	REVISION/TITLE



PLAT PLAN OF
 PART OF LOT 88, TOWNSHIP 13, RANGE 6
 HOLLAND LAND COMPANY'S SURVEY
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

GPI
 GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
 ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE
 800 SENECA STREET, SUITE 110
 BUFFALO, NEW YORK 14225
 (716) 833-8844 FAX 833-8940

Job No. 8076 Date: NOVEMBER 8, 2024
 Scale: 1" = 50' TAX No. 17.00-2-8.33



note the parcel lines displayed are approximate

Proposed attached accessory structure addition (greenhouse).

Proposed principal structure side yard setback of 6'.

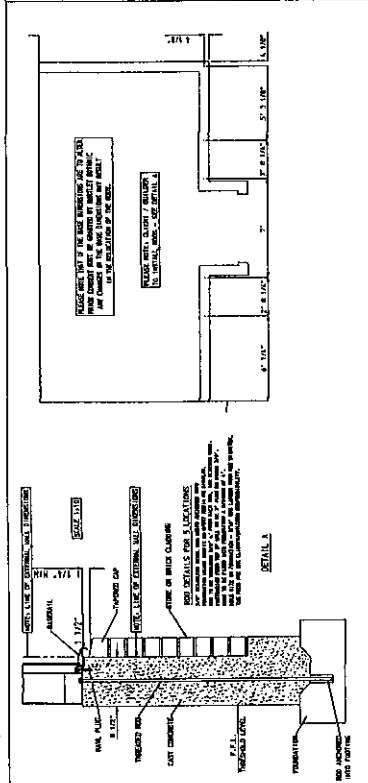
The minimum principal structure side yard setback is 12'6".

A 6'6" variance is requested.

6065 Railroad Street



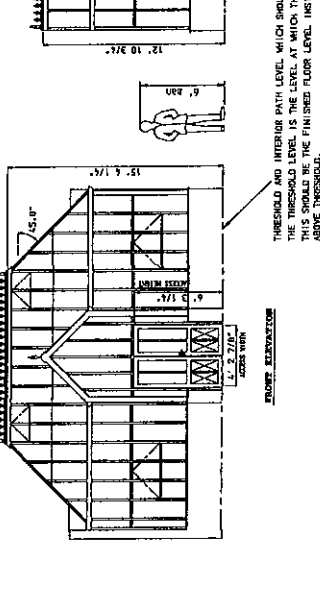
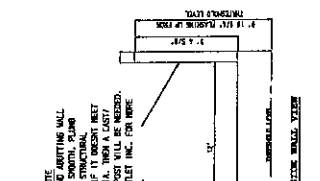
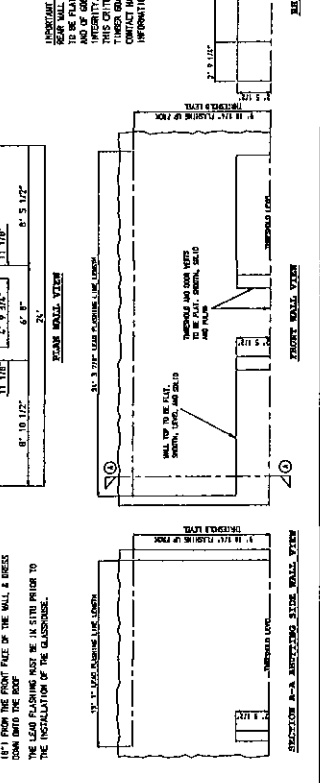
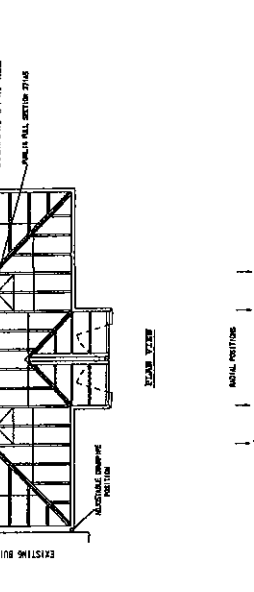
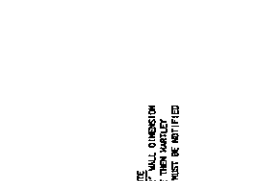
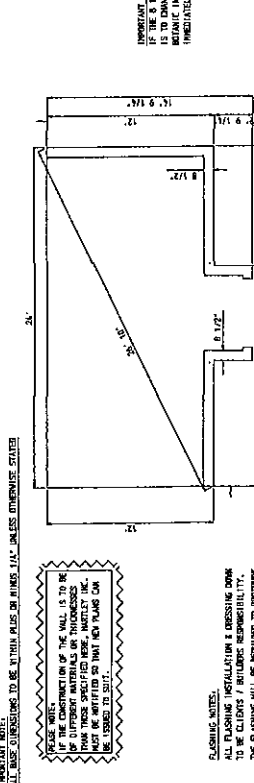
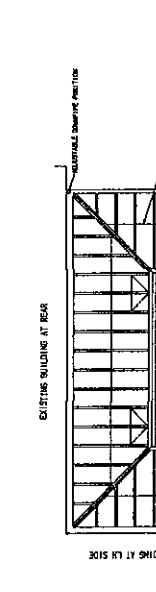
Dawn Hab Greenhouse Project



DO NOT SCALE
 IF IN DOUBT CONTACT
 HARTLEY BOTANIC INC.

PLEASE READ ALL INSTRUCTIONS
 CAREFULLY AND FOLLOW THEM
 EXACTLY AS TO THE SPECIFICATIONS
 THAT WE REQUIRE. PLEASE CONTACT
 HARTLEY BOTANIC INC.

Authorized Signature.....
 Date.....



IMPORTANT NOTE:
 ALL BASE DIMENSIONS TO BE IN THIS PLAN UNLESS OTHERWISE STATED.

PLEASE NOTE:
 IF THE CONSTRUCTION OF THE WALL IS TO BE
 DIFFERENT FROM THAT SHOWN IN THESE PLANS,
 THESE SPECIFIED BASE DIMENSIONS CAN
 NOT BE USED TO SET.

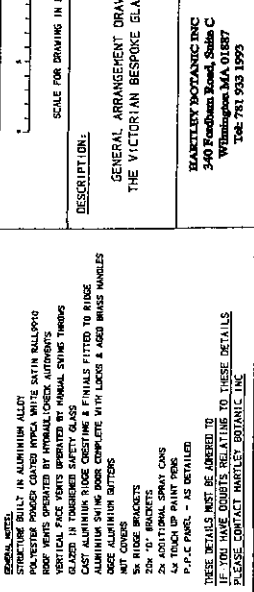
FLASHING NOTES:
 ALL FLASHING INSTALLATION & CROSSING DOWN
 TO BE CLIENTS / INSTALLERS RESPONSIBILITY.
 THE FLASHING WILL BE REQUIRED TO PREVENT
 DOWN FROM THE FRONT.

THE FLASHING MUST BE IN SITU PRIOR TO
 THE INSTALLATION OF THE GLASSHOUSE.

CONCRETE WALL:
 4) Rebar Concrete walls should be constructed to the British Standard BS8880 and all relevant
 parts in, masonry, wall ties etc.
 5) Concrete walls should be cast in place.
 6) Concrete walls should be cast in place (for depth of concrete), with a minimum compressive strength
 of 17.2 N/mm².
 7) Concrete walls should be cast in place (for depth of concrete), with a minimum compressive strength
 of 17.2 N/mm².
 8) Concrete walls should be cast in place (for depth of concrete), with a minimum compressive strength
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CONCRETE WALL:
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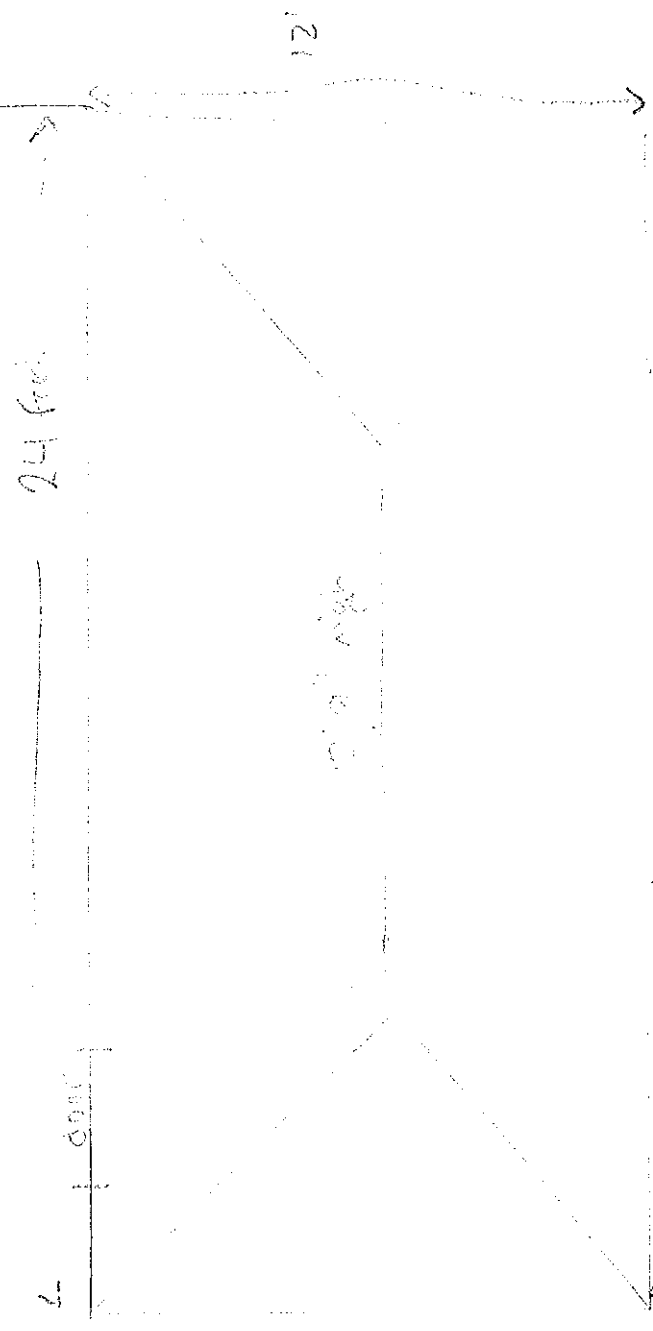


GENERAL NOTES:	
STRUCTURE BUILT IN ALUMINIUM ALLOY	
PAVEMENT FINISH GRATED ASPHALT WHITE SKIN RAILROAD	
ROOF VENTS OPERATED BY MANUAL LOCKS, AIRMOUNTS	
GLAZED BY THERMOSEAL SAFETY GLASS	
CAST ALUMINIUM RIDGE CRISTINE & FINALS FITTED TO RIDGE	
ALUMINIUM SHING ROOF COMPLETE WITH LOGS & AERO BRASS HANDLES	
56 ALUMINIUM BUTTORS	
56 RIDGE BRACKETS	
25% 10' BRACKETS	
25% ADDITIONAL SPRAY COAT	
42 TOUCH UP PAINT 1996	
P.P.C PANEL - AS DETAIL	
THESE DETAILS MUST BE ADHERED TO	
IF YOU HAVE DOUBTS RELATIVE TO THESE DETAILS	
PLEASE CONTACT HARTLEY BOTANIC INC.	
SCALE FOR DRAWING IN FEET	
CLIENT:- DAWN HAB	
6065 BAYROAD ST	
NEWTON MASS 01887	
DESCRIPTION:	
GENERAL ARRANGEMENT DRAWING	
THE VICTORIAN BESPOKE GLASSHOUSE	
DRAWN:	
DATE:	
NO.:	
SCALE:	
PROJECT:	
ISSUE:	

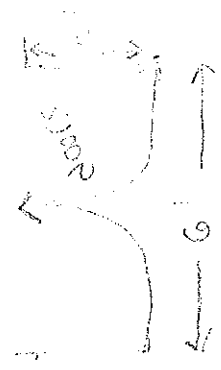
HARTLEY BOTANIC INC	
340 Foxhollow Road, Suite C	
Washington MA 01887	
TEL: 781 933 1593	
DATE:	
NO.:	
SCALE:	
PROJECT:	
ISSUE:	

↑ 2000

Garnet



old site

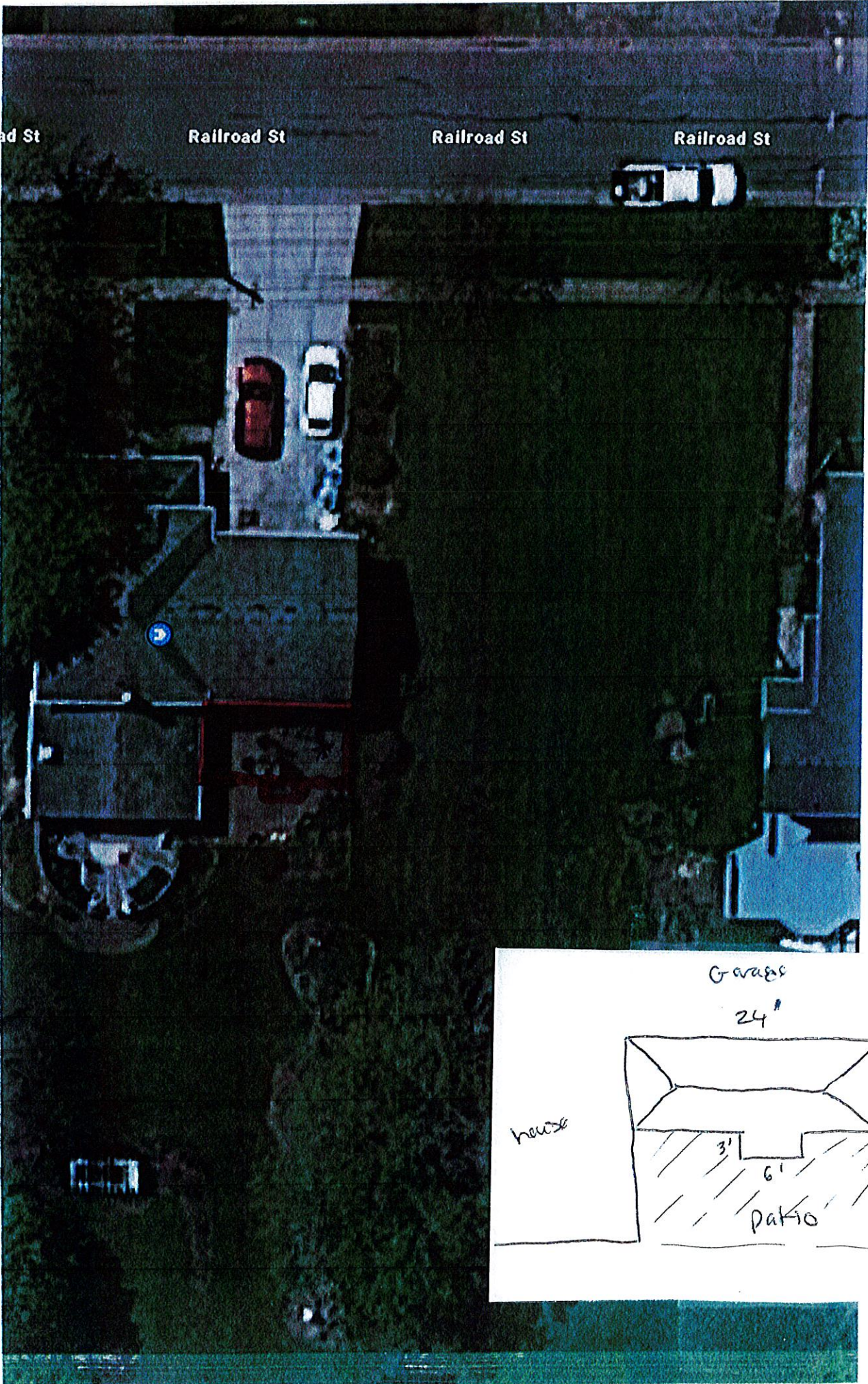


Foot

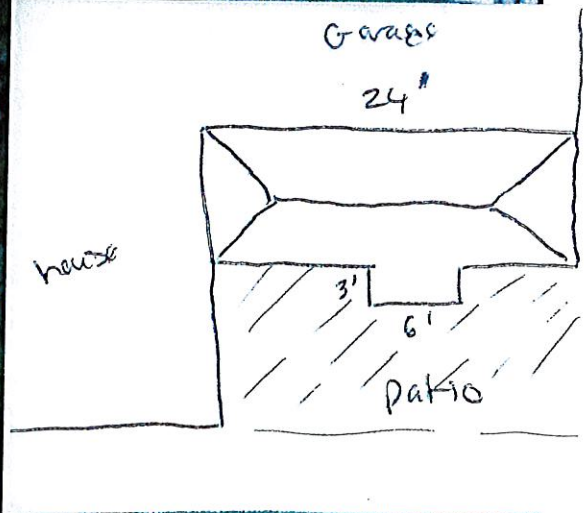
down

2000 to 2500

Down



* Red area on map site of Greenhouse



HARTLEY  BOTANIC

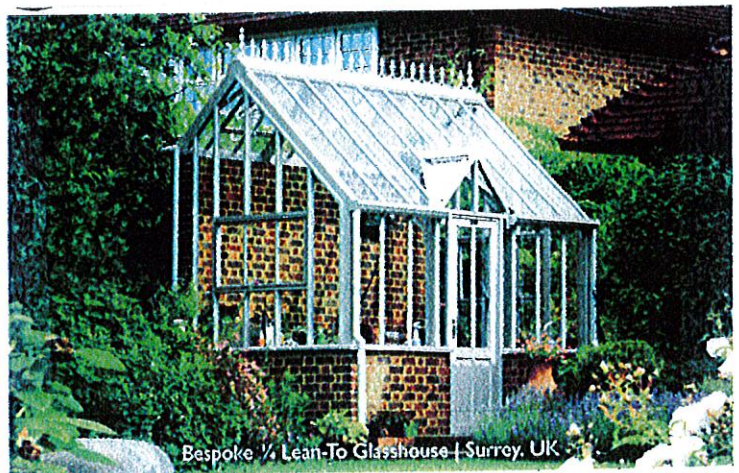
HANDMADE WITH PRIDE SINCE 1938

Anniversary Event - Unbelievable Savings

Bespoke Glasshouse | Hampshire, UK

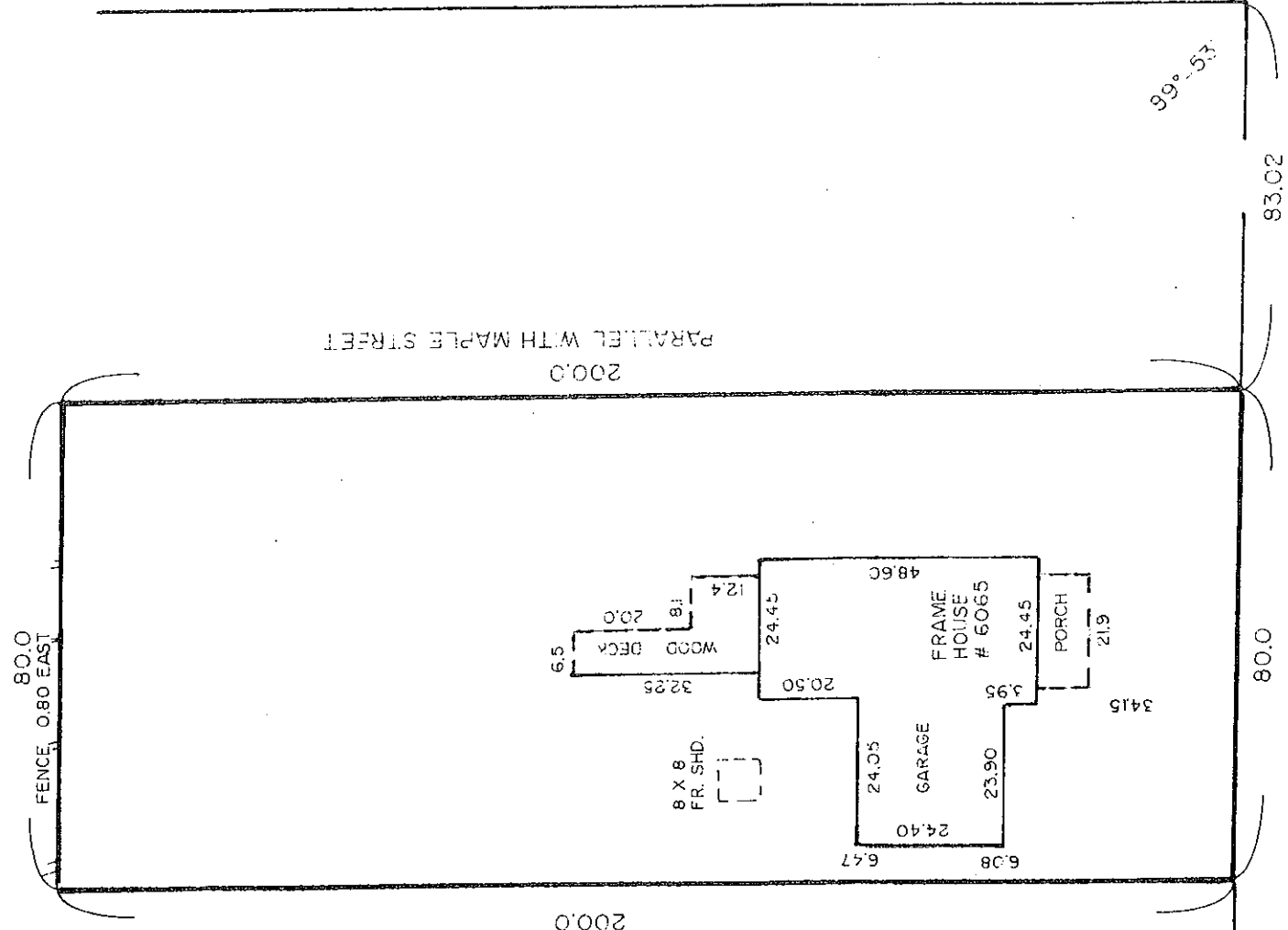
↑ This picture shows the angled sides of the greenhouse

→ This is the style of the greenhouse



Plans are being drawn up in England & should be available by January. They will be signed off by a civil engineer who is familiar with our codes in Buffalo.

FEET-INCHES
 0.08 - 1"
 0.17 - 2"
 0.25 - 3"
 0.33 - 4"
 0.42 - 5"
 0.50 - 6"
 0.58 - 7"
 0.67 - 8"
 0.75 - 9"
 0.83 - 10"
 0.92 - 11"
 1.00 - 12"



MAPLE STREET 66' WIDE

RAILROAD 60' WIDE STREET

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE N.Y.S.A.P.L.S., AS AMENDED FOR ERIE COUNTY. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND TO ASHFORD FUNDING CORP., ITS SUCCESSORS AND/OR ASSIGNS. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS." *Thos P. Ryan*

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 PROVISION 2, OF THE N.Y. STATE EDUCATION LAW

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

THIS SURVEY NOT VALID UNLESS EMBOSSED WITH SEAL # 049234

SURVEY

A PART OF LOT 12, TOWNSHIP 12, SECTION 7, RANGE 6,
 HOLLAND LAND COMPANY SURVEY
 SUB LOT 9, MAP COVER 1096
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

THOMAS P. RYAN
 LICENSED LAND SURVEYORS
 P.O. BOX 327, LANCASTER, NY 14086
 5-1539 GREENWOOD TERRACE, MARILLA, NY 14102
 TELEPHONE: 652-8886

DATE: SEPTEMBER, 13, 1994
 SCALE: 1" = 30'
 F.B.
 JOB NO. 909034
 RESURVEY



note the parcel lines displayed are approximate

9320 Clarence Center Road



Proposed 1,932 sq.ft. detached accessory structure (garage).

720 sq.ft. is the maximum allowable square footage for a detached accessory structure.

A 1,212 sq.ft. variance is requested.

Example Design #1

Verizon LTE

4:57 PM

23%

Instagram



bellwetherdesignbuildsc
Sponsored

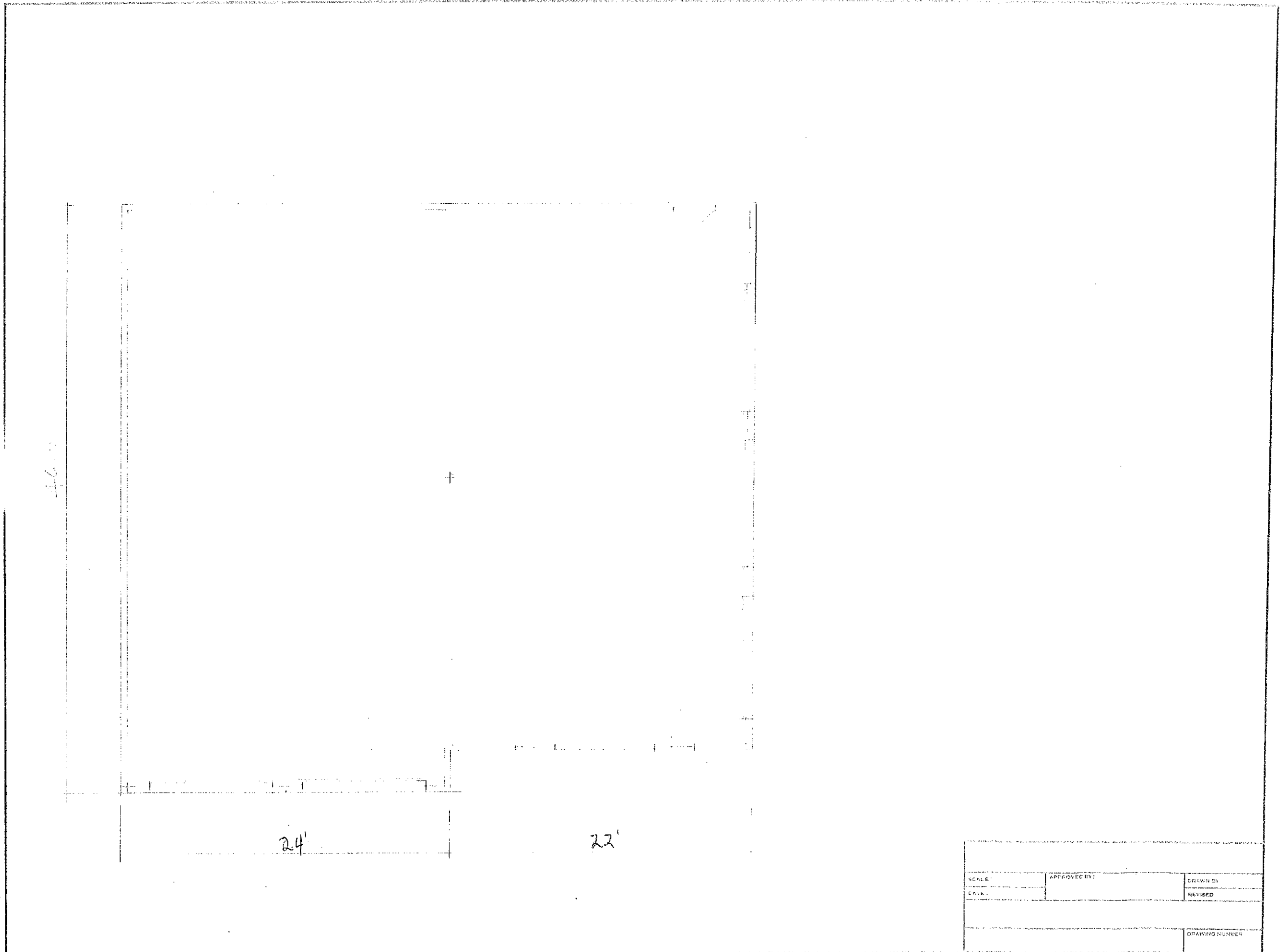


Example Design #2

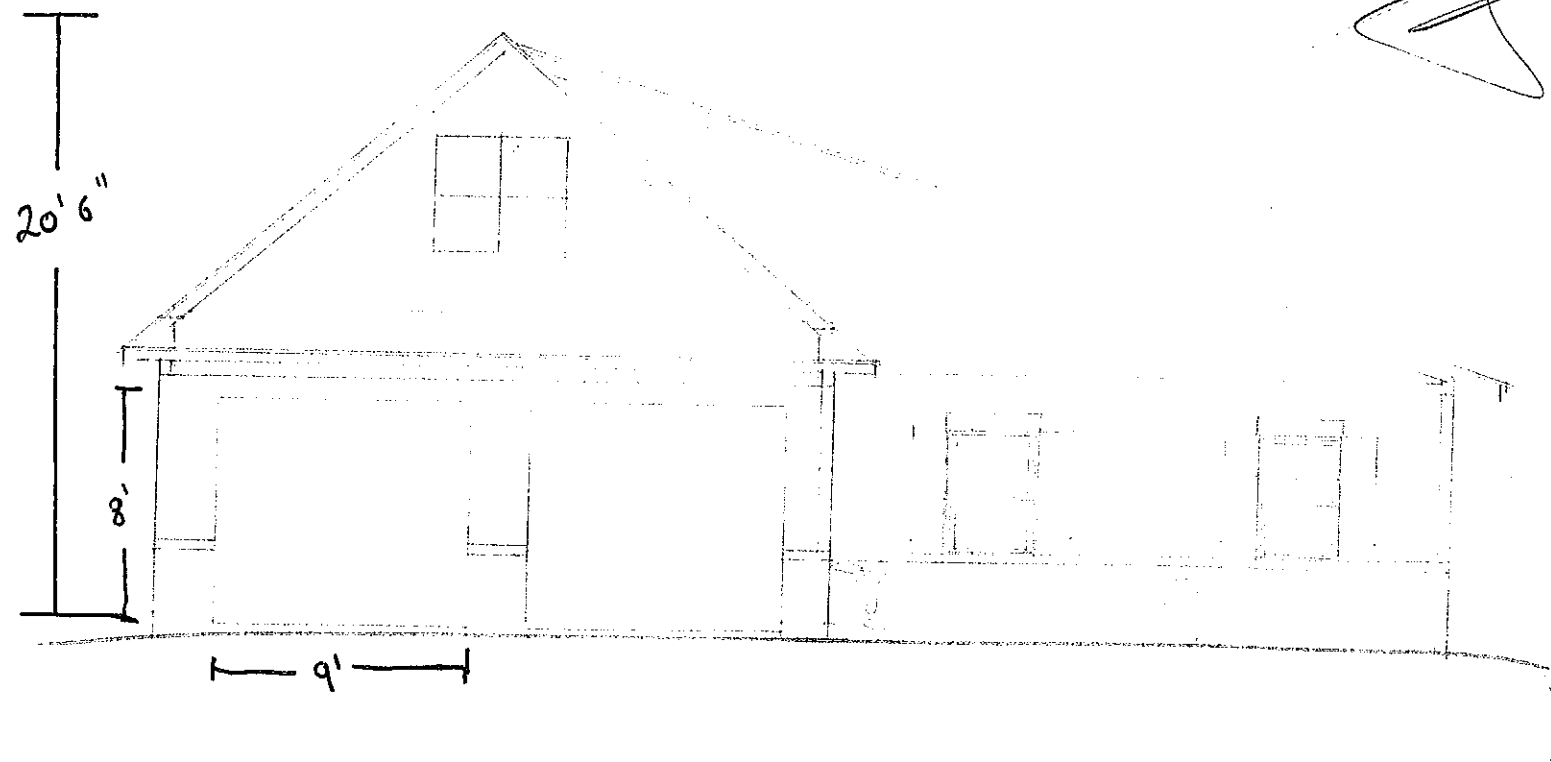




Exterior view

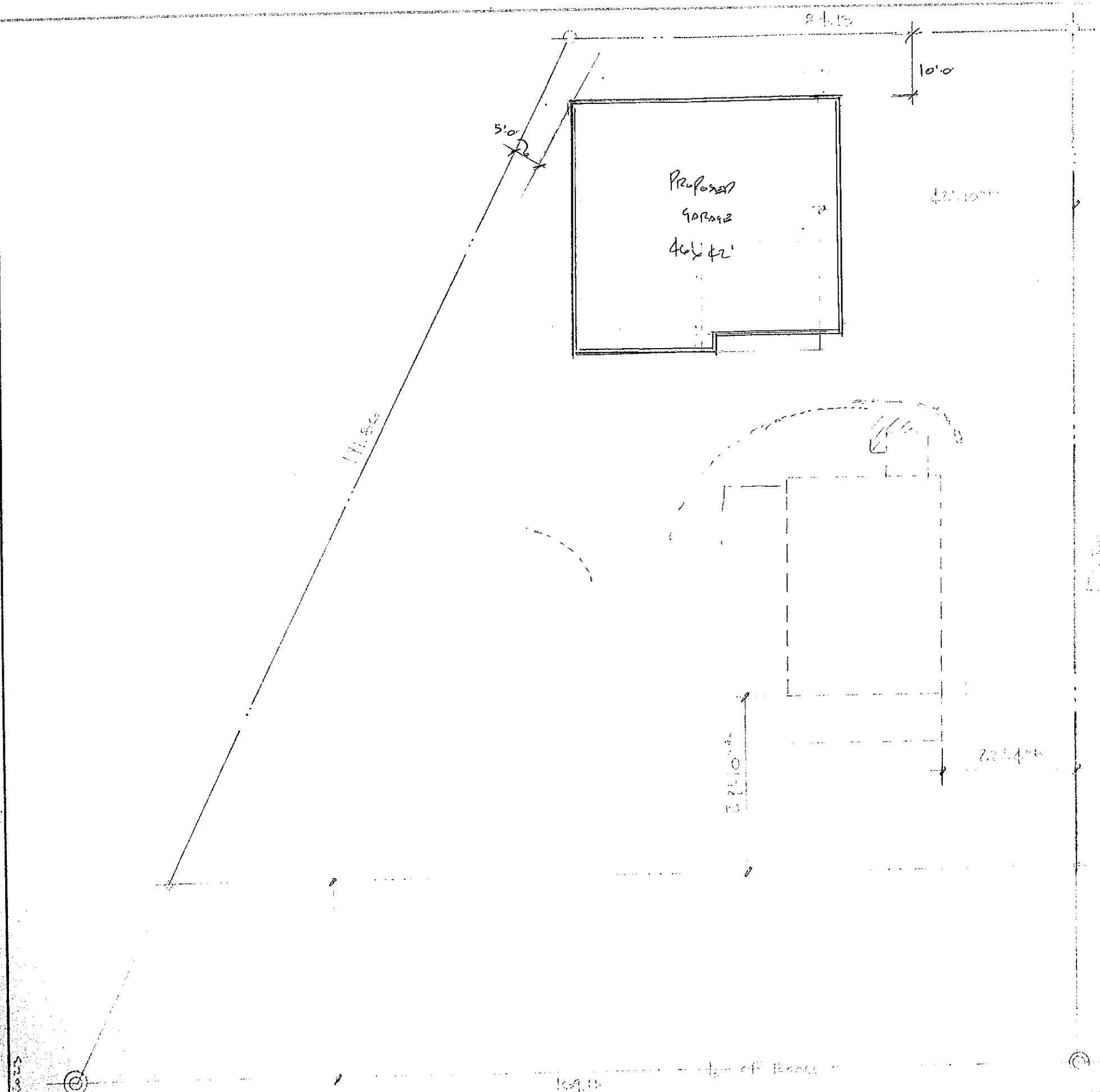


SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER:



SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER:

9500 SUNDANCE CENTER RD
8'0" WIDE



TITLE: [Blank]		
SCALE: [Blank]	APPROVED BY: [Blank]	DRAWN BY: [Blank]
DATE: [Blank]		REVISED: [Blank]
DRAWING NUMBER: [Blank]		DRAWING NUMBER: [Blank]



Request for Action

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

Town Use Only

Date: November 22, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5920 Kraus Road

SBL #: 59.00-2-1.9

Action Desired:

Applicant requests variances:

- 1) of 6'6" to allow a lot frontage of 143'6"; and
- 2) of 6'6" to allow a lot frontage of 143'6";

all to allow for a minor subdivision of land, which would result in one lot being split into two lots of record, located at 5920 Kraus Road in the Agricultural Rural Residential zone.

Reason:

Town Code Reference:

- 1) §229-40
- 2) §229-40

CONTACT INFO:

APPLICANT INFO

Name / Business: The Megan Arno Residence Trust

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 checked="" type="checkbox"/>	Project Sponsor

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Sean Hopkins, Esq.

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

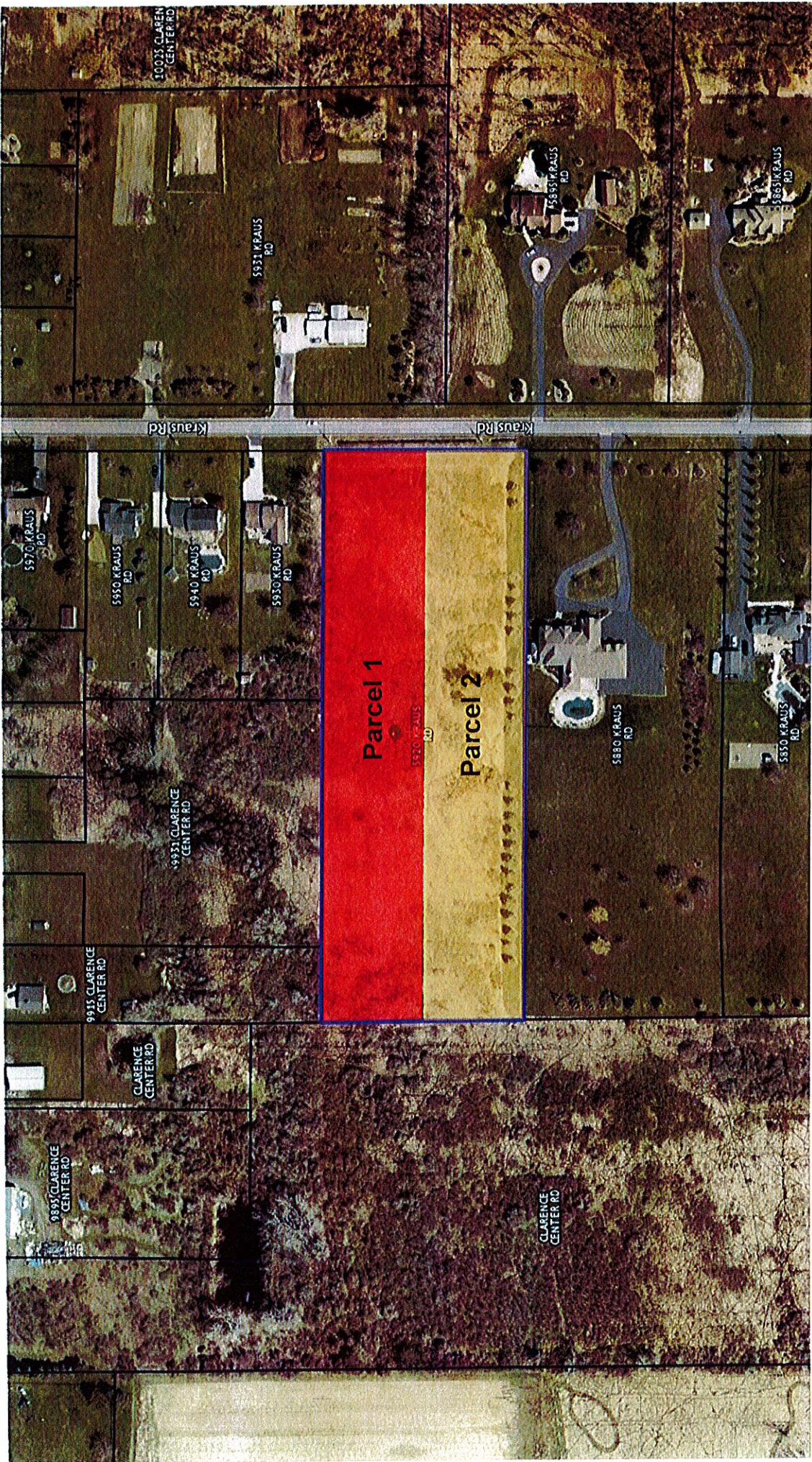
SIGNATURE

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



note the parcel lines displayed are approximate

5920 Kraus Road



Overall Existing Parcel:

- 5.4 acres
- 287' of frontage along Kraus Road



Parcel 1: Red

- 2.731 acres
- 143.5' of frontage along Kraus Road



Parcel 2: Yellow

- 2.731 acres
- 143.5' of frontage along Kraus Road





Request for Action

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

Town Use Only

Date: 1/22/24

Received By: Andrew Schaefer

Project Address: 5920 Kraus Road

SBL #: 59.00-2-1.9

APPLICANT REQUEST:

Action Desired:

The Applicant is seeking area variances for two proposed lots from the minimum lot frontage of 150 ft. for parcels located in the A-RR zoning district pursuant to Section 229-40A of the Zoning Code which states: "All lots must front along a minimum of 150 feet of publicly dedicated right-of-way in order to be built on. Corner lots must have a minimum of 200 feet of publicly dedicated right-of-way on each public street." The proposed two lots for detached single-family homes will each have 143.50 ft. of frontage on Kraus Road as depicted on the survey attached as Exhibit "2".

Reason:

The granting of the two requested area variances for minimum lot frontage is justified by the balancing test set forth in NYS Town Law Section 267-b(3)(b) which requires the ZBA to balance the benefits that will be received by the Applicant against any resulting detriments to the health, safety and welfare of the community. There will not be any detriments to the community that will result from the granting of the requested area variances.

CONTACT INFO:

APPLICANT INFO

Name / Business: The Megan Arno Residence Trust c/o Sean Hopkins, Esq.

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:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Same as above

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.

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

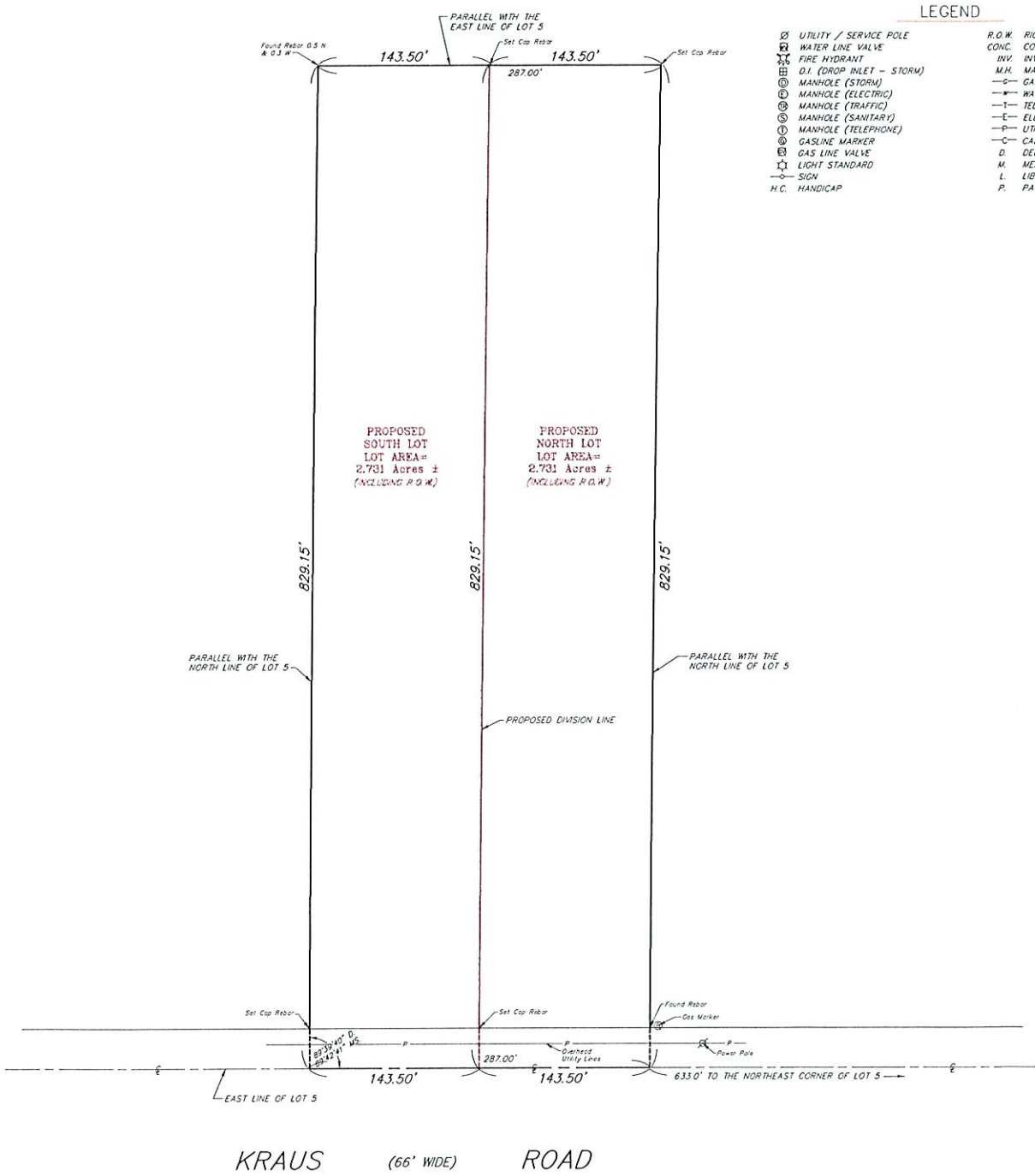
Town Use Only:

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



LEGEND

- | | |
|---------------------------|---------------------|
| ⊗ UTILITY / SERVICE POLE | R.O.W. RIGHT OF WAY |
| ⊠ WATER LINE VALVE | CONC. CONCRETE |
| ⊕ FIRE HYDRANT | INV. INVERT |
| D.I. (DROP INLET - STORM) | M.H. MANHOLE |
| ⊕ MANHOLE (STORM) | —G— GAS LINE |
| ⊕ MANHOLE (ELECTRIC) | —W— WATER LINE |
| ⊕ MANHOLE (TRAFFIC) | —T— TELEPHONE LINE |
| ⊕ MANHOLE (SANTARY) | —E— ELECTRIC LINE |
| ⊕ MANHOLE (TELEPHONE) | —U— UTILITY LINES |
| ⊕ CASING MARKER | —C— CABLE LINES |
| ⊕ GAS LINE VALVE | D. DEED |
| ☆ LIGHT STANDARD | M. MEASURED |
| —○— SIGN | L. LIBER |
| H.C. HANDICAP | P. PAGE |

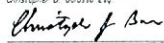


PROPOSED SOUTH LOT
LOT AREA= 2.731 Acres ±
(INCLUDING R.O.W.)

PROPOSED NORTH LOT
LOT AREA= 2.731 Acres ±
(INCLUDING R.O.W.)

KRAUS (66' WIDE) ROAD

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: EDM 9835 Error: 7%
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CLAYTON STANDARDS FOR LAND SURVEYS ADOPTED BY THE ERA ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Christopher D. Gossio Esq.  CHRISTOPHER D. GOSSIO NYSELS No. 051088	©COPYRIGHT 2024 BY: TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716)631-5140 ~ Truenorthpllc@aol.com	AMEND: SURVEY DATE: 11-11-24 DRAWING DATE: 11-12-24 SCALE: 1" = 60' "ALL RIGHTS RESERVED"
	PROPOSED LOT DIVISION PART OF LOT <u>5</u> SECTION <u>7</u> TOWNSHIP <u>12</u> RANGE <u>6</u> OF THE: Holland Land Company's SURVEY - Erie COUNTY, N.Y. SURVEY OF: 5920 Kraus Road, Town of Clarence	