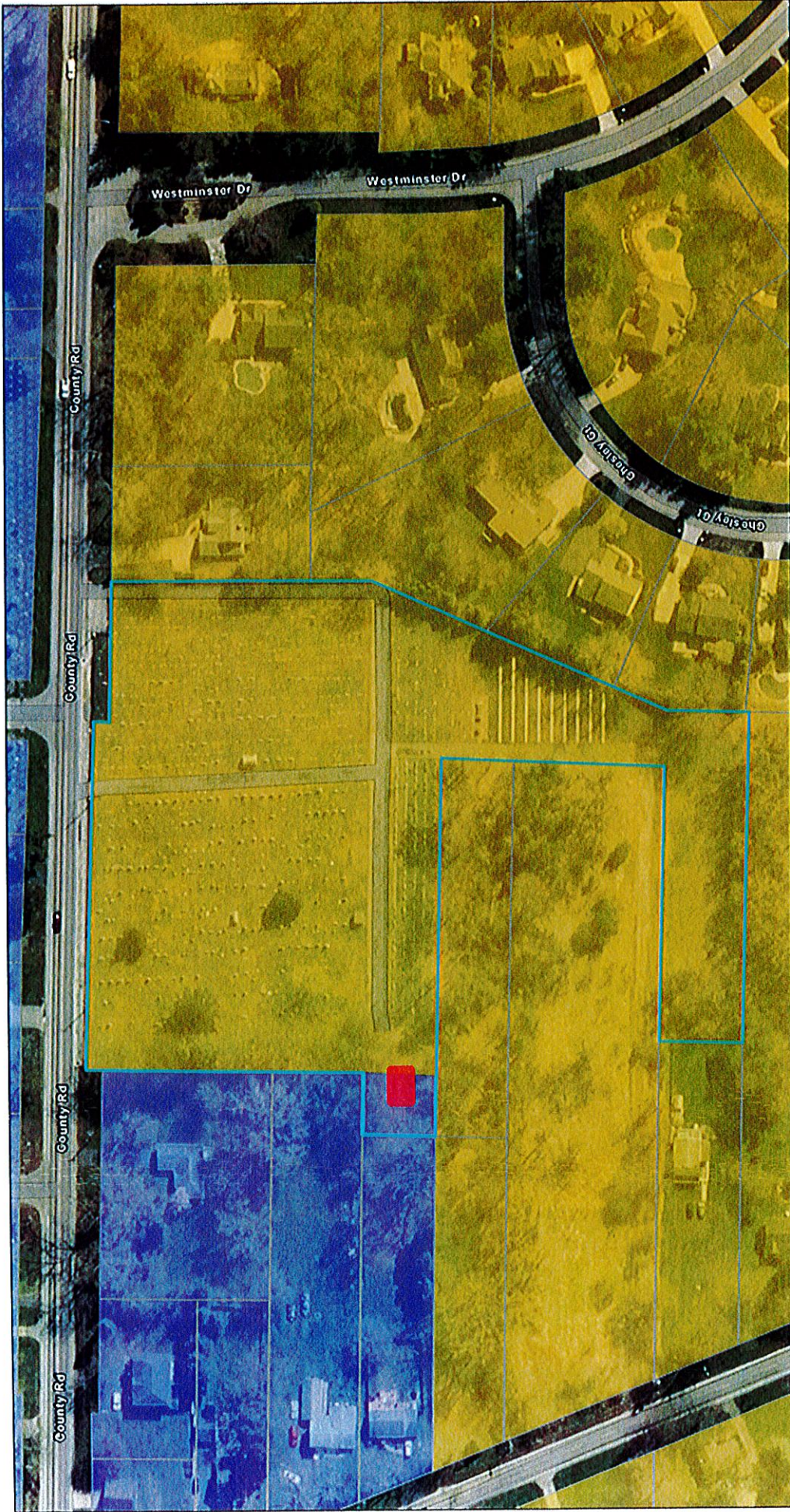


[illegible]



10/1/2025, 4:14:16 PM

Parcels

Zoning

Residential Single-Family

Traditional Neighborhood

Zoning Overlay

Open Space Design Development Overlay

Town Boundary

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

1:1,559

0 0.01 0.02 0.03 0.04 0.05 mi
0 0.02 0.04 0.09 km



Mapbox, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Town of Chatham



8233 County Road

Proposed 20' x 20' accessory structure to be built on a lot that does not contain a principal structure.

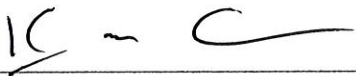
note the parcel lines displayed are approximate

Access Consent Form

I hereby consent to allow members of the Town of Clarence Zoning Board of Appeals to access my property, identified below, for the purpose of considering a request for a variance.

Address of Property 9233 County Road
E. Amherst 14051

Name Keith Call

Signature 

Date 8/27/25

The members of the Zoning Board of Appeals may be visiting your premises during any reasonable hour of the day in order to better understand your request. Please follow the directions for preparing your property for inspection included in this packet.



Date: 8/26/2025

Received By: Pd 3

SBL #:

Construction of a 20x20 building as per the attached survey.

To store equipment for digging grave sites and keeping the grounds up.

Name / Business: **St. Mary's Cemetery**

Town:

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:

Name / Business: **St. Mary's Parish**

Town:

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

[illegible]

Name: St. Mary Church Cemetery

Date: 6-23-25 Quote subject to change

Address: _____

Phone: 716-

City/St/Zip: _____

Job Name: _____

Job Location: E. Amherst

Building Specifications

Dimensions (width x length x bottom chord height): 20' x 20' x 10'

☐ Scissor Trusses ☐ Attic Trusses

Pitch= 4/12

Overhang: 12"

Truss spacing: ☒ 4' o.c. ☐ 2' o.c.

Factory engineered trusses

2x4 Roof and sidewall purlin spacing: 24" o.c.

Header size: 2" x 12"

Sidewall post spacing: 8' o.c.

End wall post spacing: 10'

Post embedding: 2 Bags 80# Sakrete

Engineered columns: ☒ 3 ply 2x6 ☐ 4 ply 2x6

Skirt board: 2x8 Pressure treated

Roofing: 28 Gauge Cascade Panel ☒ Color _____

Siding: 28 Gauge Cascade Panel ☒ Color _____

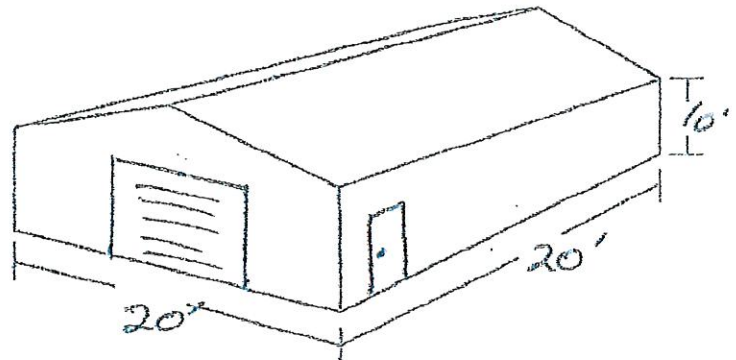
Wainscoting (if selected) _____ Color _____ Height _____

Walk door(s) 1 ☒ Solid ☐ 1/2 Glass ☐ 9 lite ☐ R.H. ☐ L.H.

Windows x

Overhead door(s): 1 - 9' x 8' Description LF-I #2283 - no windows or

☒ Vented ridge cap ☒ Vented eaves ☒ Cougar Shield or ☐ Drip Stop® below roofing metal openers



Description / Options

RECEIVED

AUG 28 2025

ZONING OFFICE

County

Road

S 88°-28'-17" E (formerly CATT ROAD)
491.94' MS.

75' (L-7082, P-153)

65' MS. TO THE C OF STAHLEY ROAD

N. LINE OF LOT 3, SEC. 16

CONC. HWY. MONUMENT

S. LINE OF HWY. R.O.W.

BRICK POST
1.0' E.

24.75'

L-10898, P-6217

SAINT MARY'S
ROMAN CATHOLIC
CHURCH SOCIETY
of SWORMVILLE
(CEMETERY)

-11273, P-7811

NE. COR. of SYLOR

S 88°-28'-17" E
84.40' MS.

Y LANDS of SYLOR in
1522, P-45

N. LINE of FELBER
in L-7870, P-601

20x20

N 0°-31'-43" E
75.00' D. & MS.

NW. COR. of
L-10176, P-822

PARALLEL WITH THE N. LINE OF LOT 3

N 88°-28'-17" W
375.00' D. & MS.

L-11351, P-7986

552.5' D.

L-10840, P-447
PARCEL "A"

521.78' D.

225.00' MS.

N 0°-31'-43" E

PARALLEL
& 36.00'
D. & MS.

250.0' MS.

STORM
RECEIVER

"VACANT LAND"

L-10840, P-447

PARCEL "B"

150.69' D.

STORM
RECEIVER

BLACKTOP DRIVEWAY

SE. COR.
L-9307
P-290

E. LINE OF
ST. MARY'S CEMETERY
L-1604, P-564

301.96' D.

L-9307, P-290

BRICK
POST
1.7' W.

53.03' D.

S. LINE OF HWY. R.O.W.

24.75'

300.96' D. & MS.
S 00°-17'-35" W

FENCE COR. 1.0'

L-11175
P-1962

(WIDTH VARIES)

MANCHESTER PARK SUBDIVISION

COVER NO. 2762

FENCE COR.
0.7' E.

S 23°-48'-37" W
323.90' MS.

162.84' D.

L-10176, P-822

S. LINE of

116.46' D.

L-10840, P-444

N. LINE of
L-10176
P-822

146.78' D.

81.04' D.

80.02' D.

FENCE COR.
0.4' E.

34.2' D.

37

36

County

Road

S 88°-28'-17" E (formerly CATT ROAD)
491.94' MS.

(WIDTH VARIES)

75' (L-7062, P-153)
65' MS. TO THE Q. OF STANLEY ROAD

N. LINE OF LOT 3, SEC. 16

CONG. HWY.
MONUMENT

BRICK
POST
1.0' E.

L-10898, P-6217

N 04°-17'-53" W
302.16' MS.

SAINT MARY'S
ROMAN CATHOLIC
CHURCH SOCIETY
of SWORMVILLE
(CEMETERY)

E. LINE OF
ST. MARY'S CEMETERY
L-1604, P-564

-11273, P-7811

NE. COR. of SYLOR

0' D.

Y LANDS of SYLOR in
3522, P-45

N. LINE of FELBER
in L-7870, P-601

N 01°-31'-43" E
75.00' D. & MS.

20' x 20'

NW. COR. of
L-10176, P-822

PARALLEL WITH THE N. LINE OF LOT 3

N 88°-28'-17" W
375.00' D. & MS.

L-11351, P-7986

552.5' D.

L-10840, P-447

PARCEL "A"

521.78' D.

N 01°-31'-43" E
225.00' MS.

150.69' D.

L-10840, P-444

BRICK PAD

S. LINE of
L-10176, P-822

116.45' D.

80.02' D.

146.78' D.

N. LINE of
L-10176
P-822

81.04' D.

SE. COR.
L-9307
P-290

34.2' D.

BLACKTOP DRIVEWAY

300.96' D. & MS.
S 00°-17'-35" W

FENCE COR. 1.0'

L-11175
P-1962

BRICK
POST
1.7' W.

40.0'

24.75'

S. LINE OF HWY. R.O.W.

Q.

Q.

24.75'

24.75'

301.96' D.

L-9307, P-290

162.84' D.

323.90' MS.
S 23°-48'-37" W

FENCE COR.
0.7' E.

36

37

36.0' WIDE EASEMENT FOR INGRESS & EGRESS

PARALLEL
& 36.00'
D. & MS.

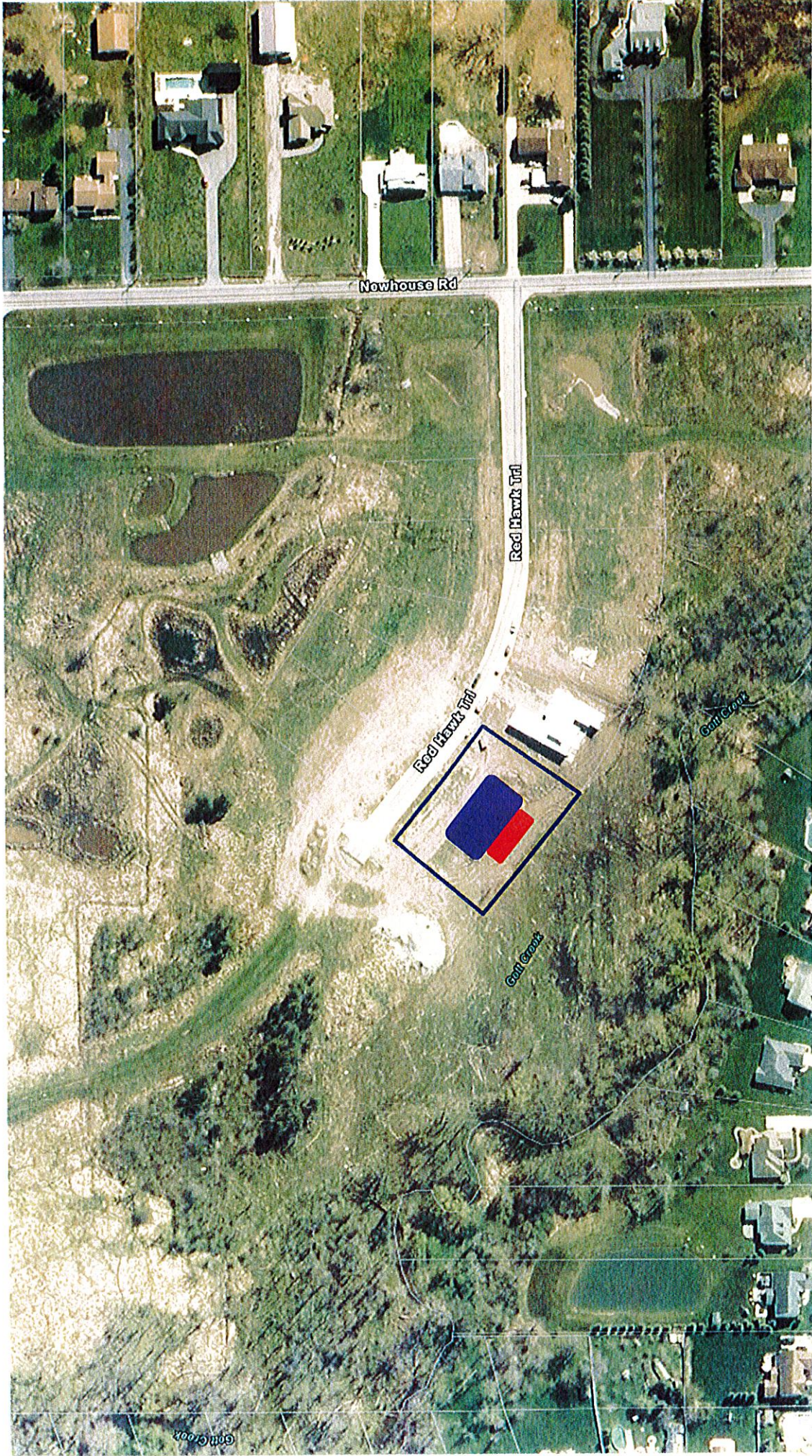
250.0' MS.
STORM
RECEIVER

"VACANT LAND"
L-10840, P-447
PARCEL "B"

STORM
RECEIVER

"MANCHESTER PARK SUBDIVISION"
COVER NO. 2762

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 swimming pool with 0' setback to the proposed principal structure.

The minimum setback for a pool to the principal structure is 10'.

A 10' variance is requested.



5764 & 5774 Red Hawk Trail

Access Consent Form

I hereby consent to allow members of the Town of Clarence Zoning Board of Appeals to access my property, identified below, for the purpose of considering a request for a variance.

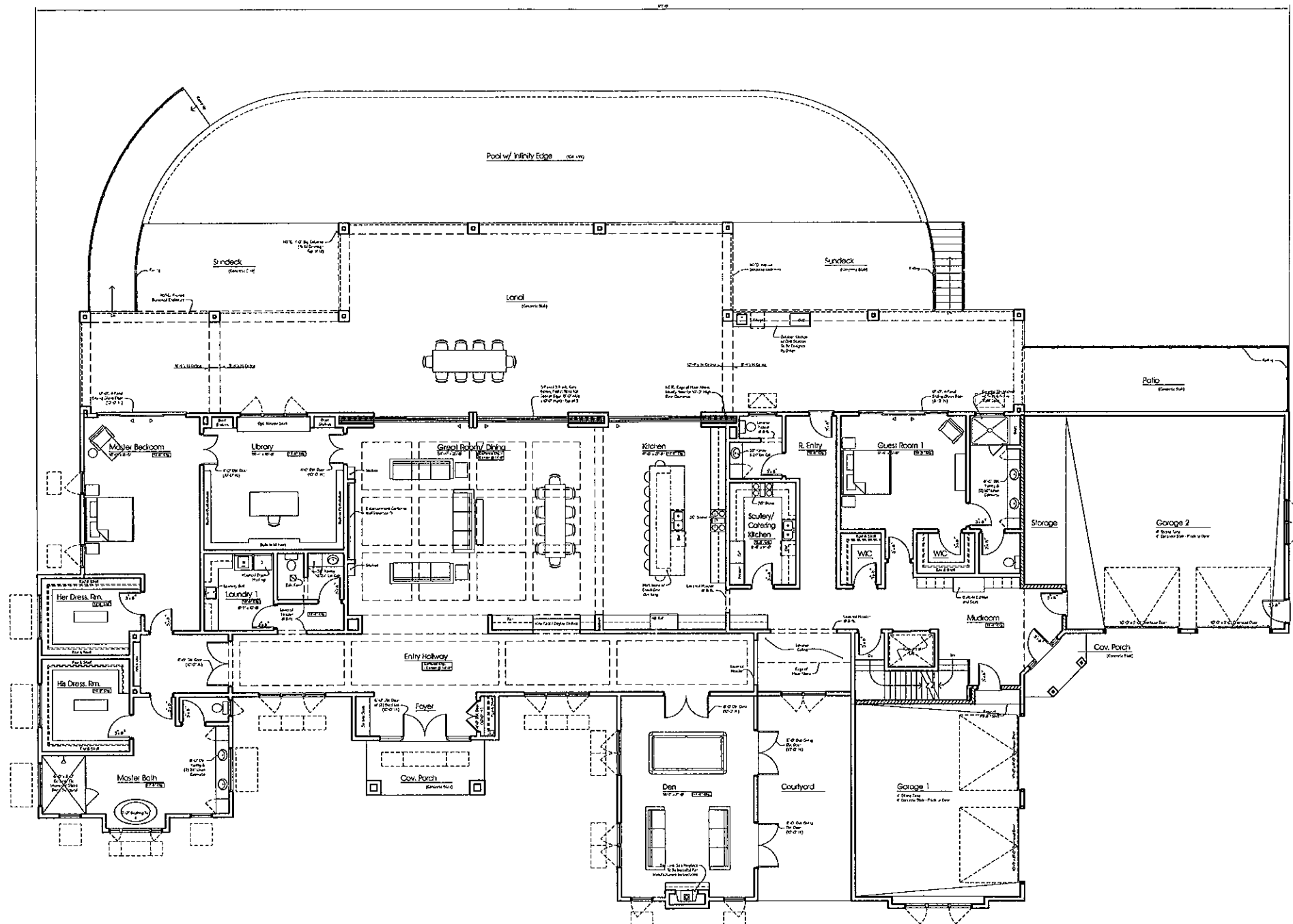
Address of Property 5764 & 5774 Red Hawk Trail

Name Eric Nash

Signature [Signature]

Date 9/23/25

The members of the Zoning Board of Appeals may be visiting your premises during any reasonable hour of the day in order to better understand your request. Please follow the directions for preparing your property for inspection included in this packet.



First Floor Plan 6395 S.F.
Second Floor Plan 1542 S.F.
Total Square Footage 7937 S.F.

A-1 First Floor Plan
1/8" = 1'-0"

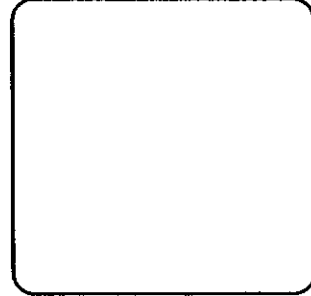
No.	Description	Date	By
WARNING: It is a violation of Article 147, Section 7203 of the New York State Education Law for any person to alter an item, in any way, on this document, unless under the direction of a licensed Architect.			

Proposed Residence For:
William Mattar
Legacy Wood Estates
Lot #24 and Lot #25
Red Hawk Trail
Clarence, NY

Copyright Sutton Architecture © 2025

SUTTON
architecture
"Design 2 Build"

5409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7156 Fax 932-7873



Job Number
24-267

Title:
First Floor Plan

Drawn By:
C. Nichter
Date:
8-4-25
Checked:
D. Sutton
Scale:
1/8" = 1'-0"

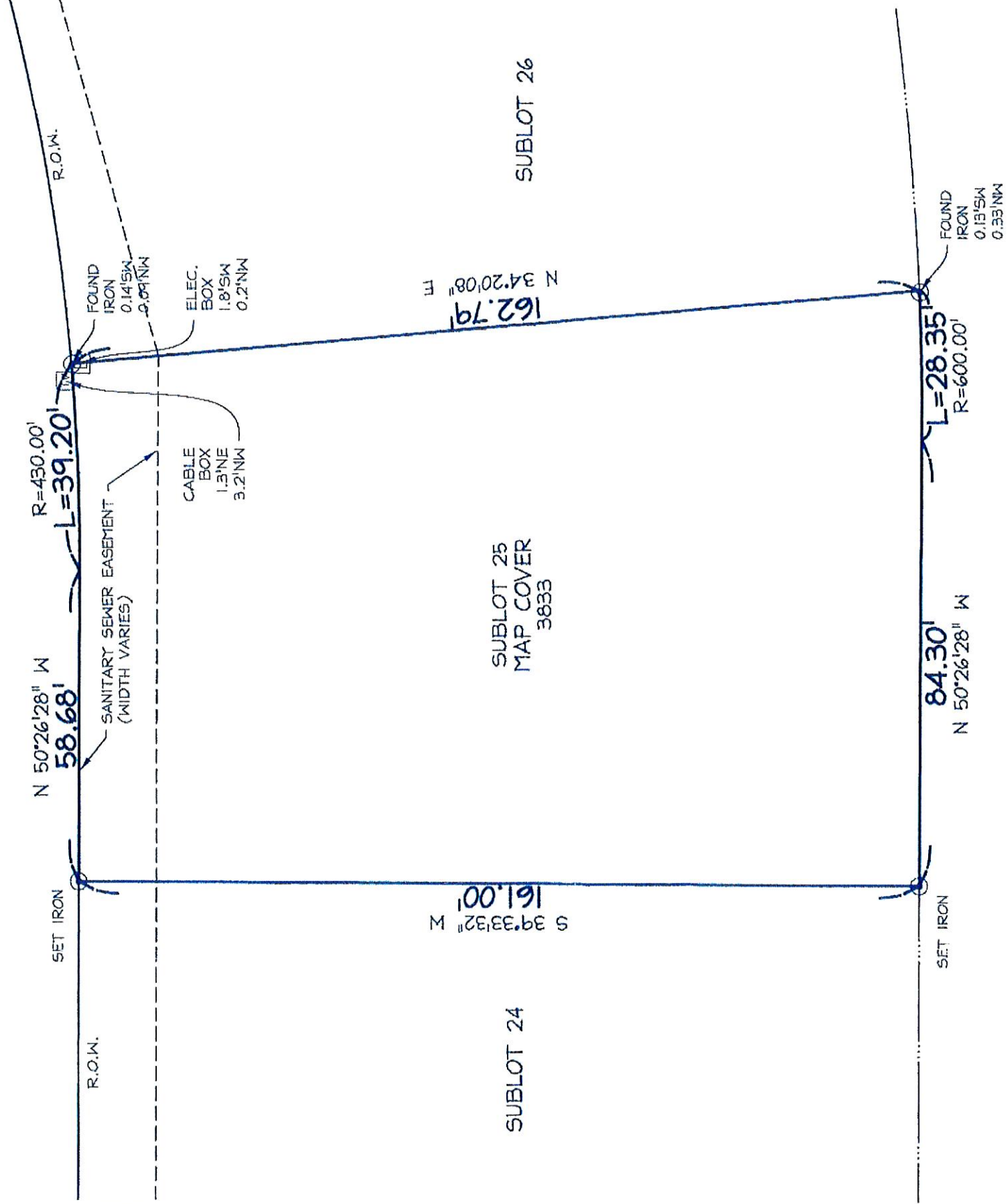
Sheet No.:
A-1



RED HAWK

(60' WIDE)

TRAIL



THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

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

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY
5764 RED HAWK TRAIL
Lot 3, Section 15, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York
Date of Survey: 09/13/2024

[Signature]

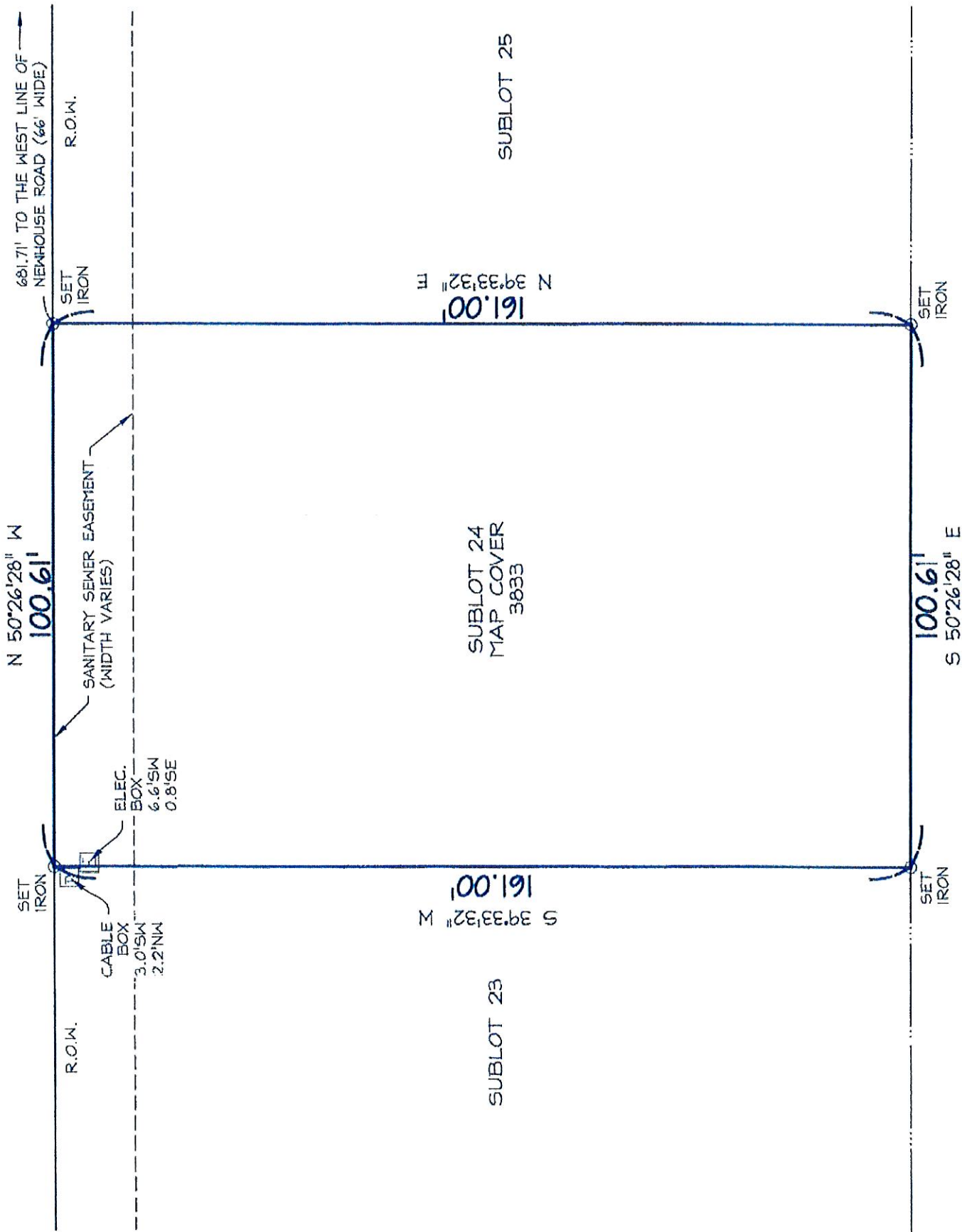
Scale: 1" = 30'

Project No.: 24J2-1313

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



RED HAWK (60' WIDE) TRAIL



THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

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

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7208, provision 2 of the New York State Education Law.



BOUNDARY SURVEY
5774 RED HAWK TRAIL

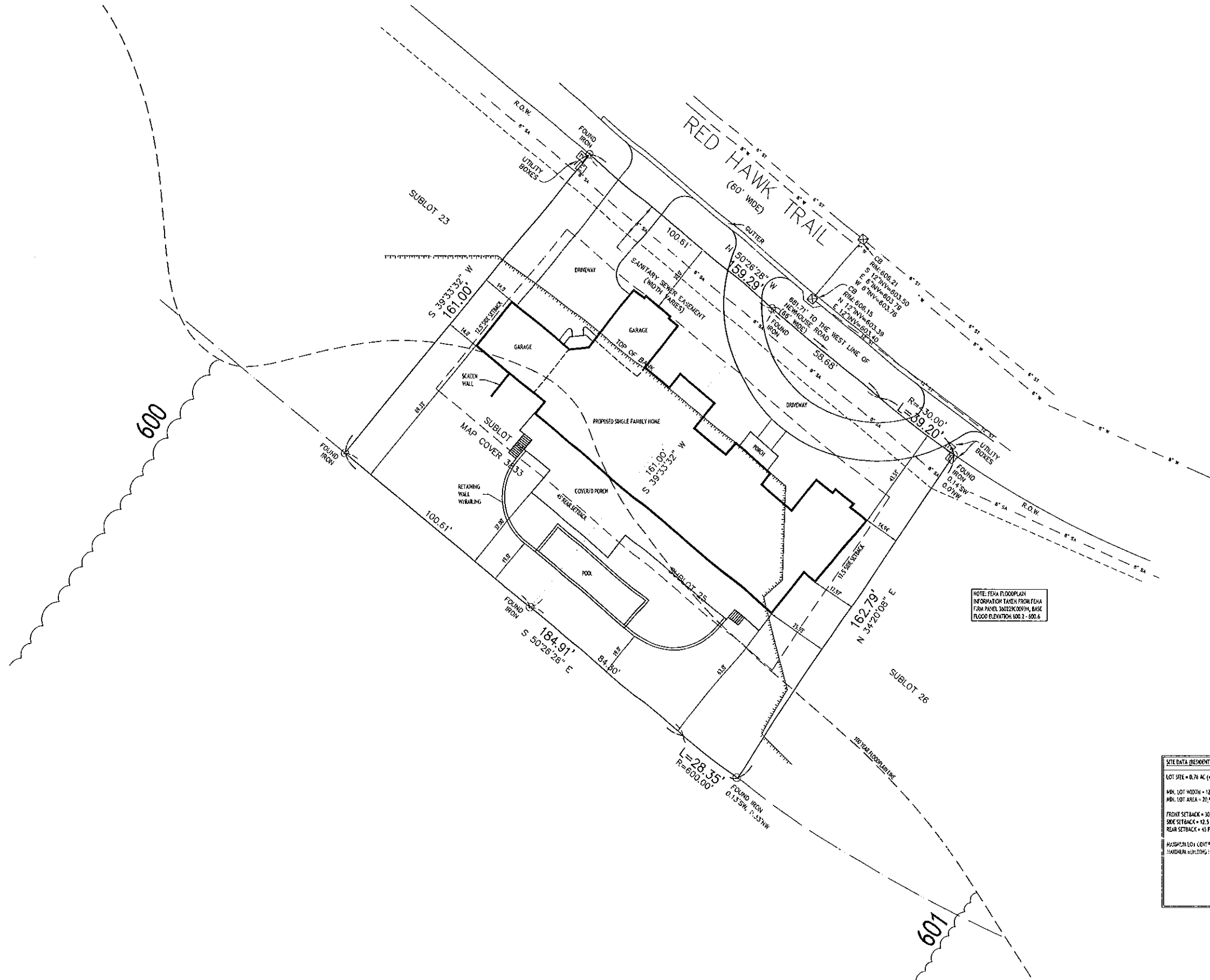
Part of Lot 3, Section 15, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York

Date of Survey: 09/13/2024

Scale: 1" = 30'

Project No.: 24J2-1314

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



N Site Plan
SCALE: 1"=20'

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

SITE DATA (RESIDENTIAL SINGLE FAMILY ZONING W/OPEN SPACE DESIGN OVERLAY)	
LOT SIZE = 0.76 AC (+/-)	
MIN. LOT WIDTH = 125 FT MEASURED AT SETBACK	
MIN. LOT AREA = 20,000 SF	
FRONT SETBACK = 30 FT MIN.	
SIDE SETBACK = 12.5 FT MIN.	
REAR SETBACK = 45 FT MIN.	
MAXIMUM LOT COVERAGE = 18% (1-STORY), 13% (2-STORY);	
MAXIMUM BUILDING HEIGHT = 20 FT	



DRAWING NAME:
Site Plan

Date: 05.20.25
Drawn By: C. Wood
Scale: As Noted

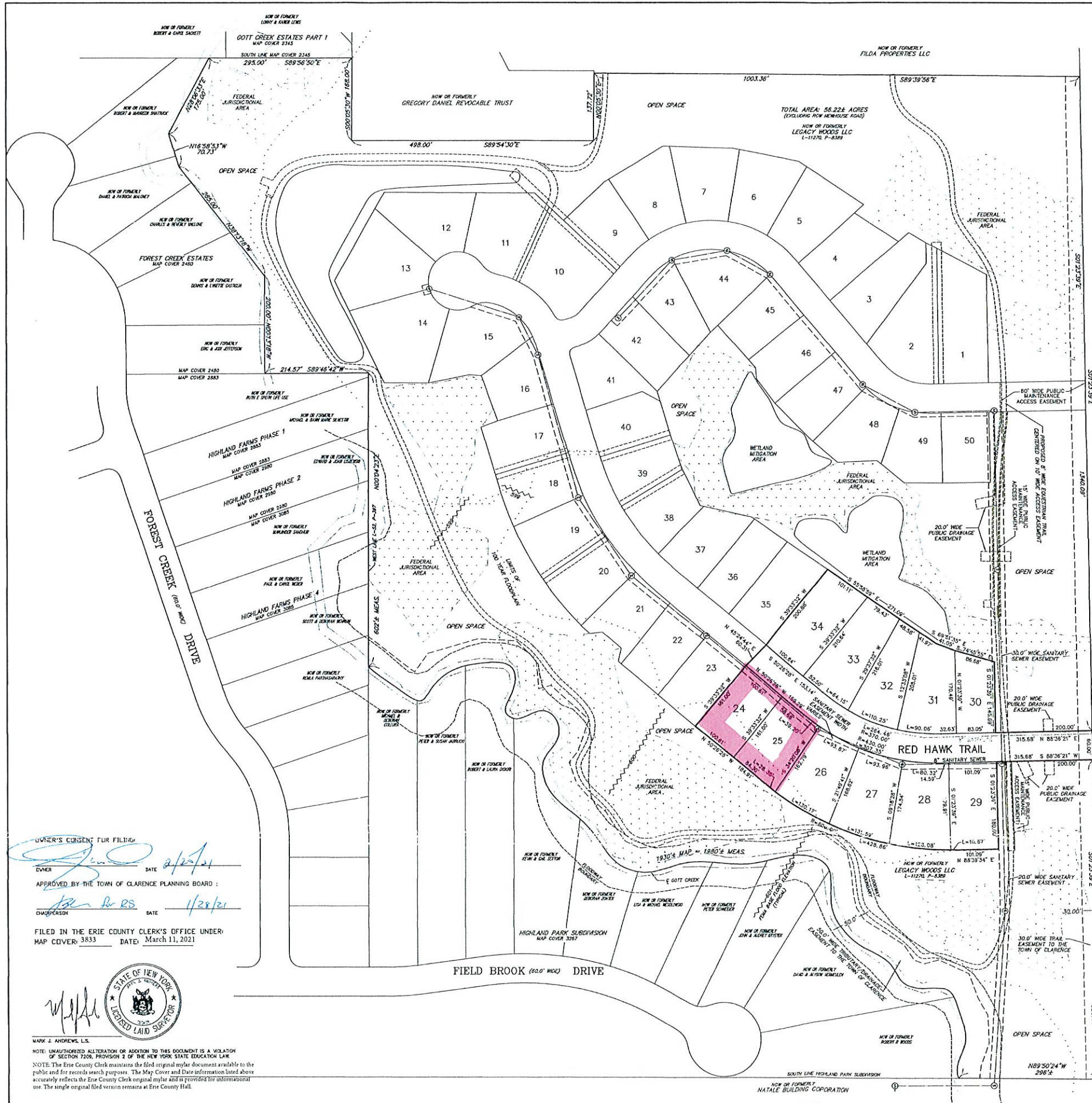
DRAWING NO.

C-100

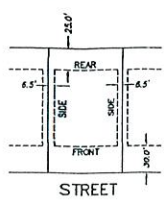
Project No: 25-4064

Mattar Residence
Red Hawk Trail
Clarence, New York

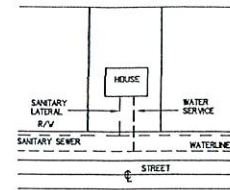
CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro



TYPICAL LOT SETBACK DEPICTION



SANITARY SEWER FACILITIES, EXISTING AND PROPOSED, AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE FOR THE PURPOSE OF COMPLIANCE WITH NEW YORK STATE REALTY SUBDIVISION LAW. G.P.I. ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, L.L.P. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR THE APPROVAL, CONSTRUCTION OR ACCEPTANCE BY APPROPRIATE GOVERNMENT AGENCIES OF SAID FACILITIES.



NOTE:
TOP OF FOUNDATION WALL TO BE A MAXIMUM OF 40" ABOVE CENTERLINE OF ROAD UNLESS THE NATURAL TOPOGRAPHY REQUIRES MORE THAN 40".
CHANGES OF BASEMENT TYPE MUST BE APPROVED BY THE TOWN OF CLARENCE BUILDING DEPT.

AREAS:

WITHIN SUB LOTS:	4.574 ± Acres
WITHIN PUBLIC STREETS:	1.044 ± Acres
TOTAL AREA:	5.618 ± Acres

NOTES:
ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTANT WITH PRELIMINARY PLAT.
PUBLIC DRAINAGE EASEMENTS SHALL BE GRANTED TO THE TOWN OF CLARENCE. NO STRUCTURES, PLANTINGS OR OTHER MATERIALS SHALL BE PLACED OR BE PERMITTED TO REMAIN WHICH MAY DAMAGE OR OTHERWISE INTERFERE WITH OR CHANGE THE FLOW OF DRAINAGE CHANNELS, SWALES AND/OR FACILITIES IN THE DRAINAGE EASEMENTS.
PRIVATE DRAINAGE EASEMENTS SET FORTH ON THE 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 PROPERTY ONLY AND THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE THEREOF.
SEE SURVEY PREPARED BY GPI ENGINEERING & SURVEYING, LLP
JOB No. 2007062, DATED JULY 30, 2007, LAST REVISED SEPTEMBER 5, 2014
SUBJECT TO SANITARY SEWER EASEMENTS GRANTED TO THE COUNTY OF ERIE AND ERIE COUNTY SEWER DISTRICT No. 5 FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER LIBER PAGE

1) That the proposed facilities for water supply and sewerage collection and/or treatment shall be installed in accordance with applicable laws and regulations.
2) That no lot of remaining land shall be subdivided without plans for such residual water being submitted to and approved by the Erie County Department of Health.
3) That the developer shall furnish and install a lot or lots with water supply and/or sewerage treatment facilities as may be required by the approved plans and an estimate without prior hearing of the lot owner.
4) That the developer shall furnish and install a lot or lots with water supply and/or sewerage treatment facilities as may be required by the approved plans and an estimate without prior hearing of the lot owner.
5) That the developer shall furnish and install a lot or lots with water supply and/or sewerage treatment facilities as may be required by the approved plans and an estimate without prior hearing of the lot owner.
6) That the developer shall furnish and install a lot or lots with water supply and/or sewerage treatment facilities as may be required by the approved plans and an estimate without prior hearing of the lot owner.
7) That the developer shall furnish and install a lot or lots with water supply and/or sewerage treatment facilities as may be required by the approved plans and an estimate without prior hearing of the lot owner.
8) That the developer shall furnish and install a lot or lots with water supply and/or sewerage treatment facilities as may be required by the approved plans and an estimate without prior hearing of the lot owner.
9) That the developer shall furnish and install a lot or lots with water supply and/or sewerage treatment facilities as may be required by the approved plans and an estimate without prior hearing of the lot owner.
10) That the developer shall furnish and install a lot or lots with water supply and/or sewerage treatment facilities as may be required by the approved plans and an estimate without prior hearing of the lot owner.

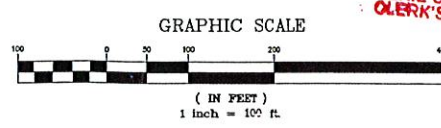


I, the undersigned Director of Real Property Tax Service of the County of Erie, do certify, pursuant to Section 334 of the Real Property Law as amended, that all County and School taxes affecting the land described herein have been paid and satisfied.
WITNESS my hand and official seal this 11 day of March, 2021.
Acct. No. 57,062-1-111 Town Clarence
57,062-1-3
Director of Real Property Tax
BY: *Paula S. Smith*
COMMISSIONER OF DEEDS
In and for Buffalo, Erie County, N.Y.
My Commission Expires December 21, 2022

LOT DATA

LOT AREA	BASEMENT TYPE	MIN. SETBACK FROM STREET
LOT 24 16,199 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 25 16,978 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 26 18,549 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 27 19,340 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 28 19,787 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 29 18,196 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 30 13,130 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 31 18,693 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 32 16,697 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 33 21,010 ± Sq. Ft.	DAYLIGHT	30.0'
LOT 34 20,707 ± Sq. Ft.	DAYLIGHT	30.0'

FILED
MAR 11 2021
ERIE COUNTY CLERK'S OFFICE



FINAL PLAT
Legacy Woods
Subdivision, Phase 1

OPEN SPACE DESIGN DEVELOPMENT OVERLAY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
BEING PART OF LOT 3, SECTION 15, TOWNSHIP 12, RANGE 6
HOLLAND LAND SURVEY



JOB. No: 2019022.33 DATE: NOVEMBER 20, 2020

RECEIVED
DEC 14 2020
ZONING OFFICE

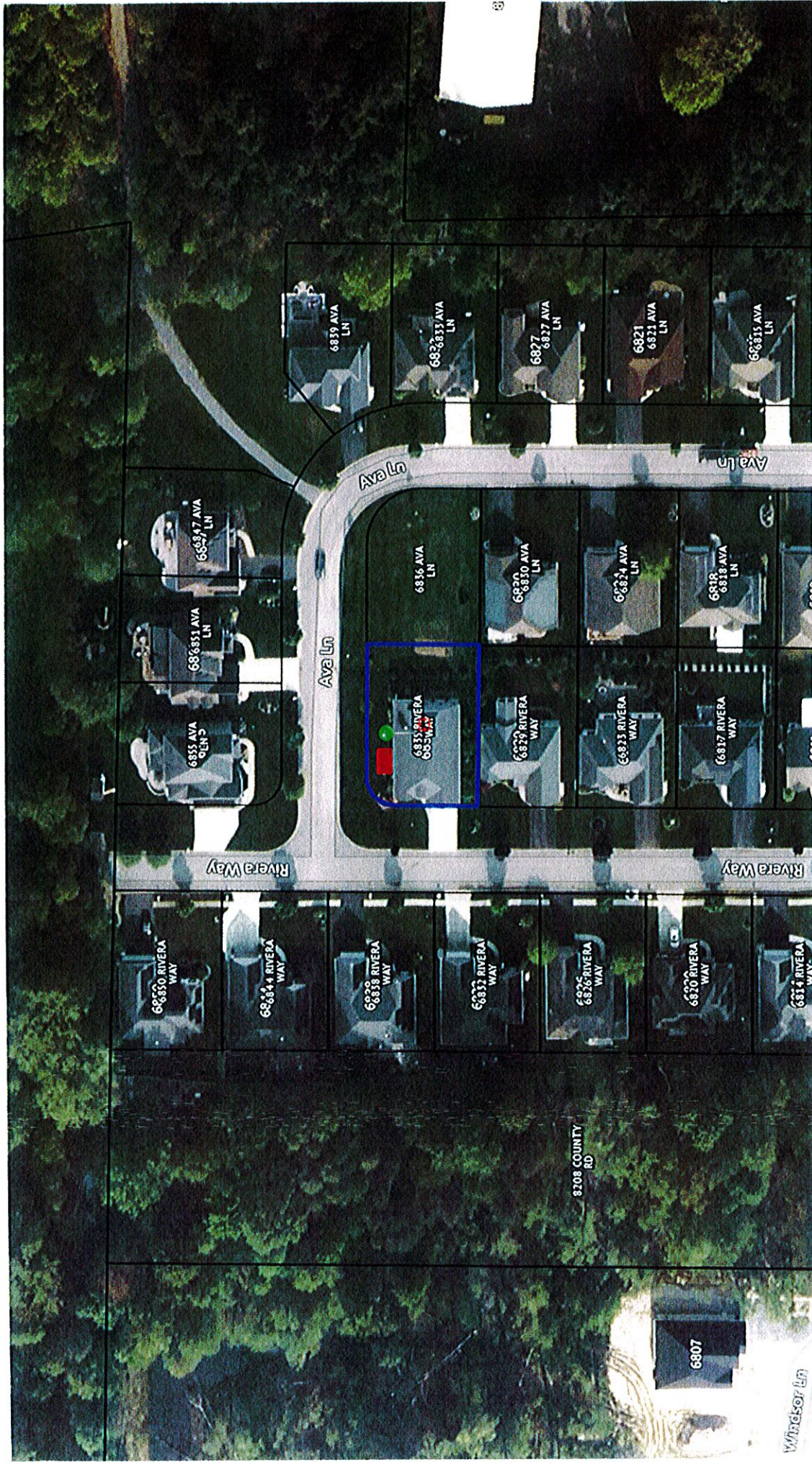
OWNER'S CONSENT FOR FILING:
OWNER: *[Signature]* DATE: 2/22/21
APPROVED BY THE TOWN OF CLARENCE PLANNING BOARD:
[Signature] DATE: 1/28/21
DISAPPROVED: _____ DATE: _____

FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER:
MAP COVER: 3833 DATE: March 11, 2021



NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
NOTE: The Erie County Clerk maintains the filed original mylar document available to the public and for records search purposes. The Map Cover and Date information listed above accurately reflects the Erie County Clerk original mylar and is provided for informational use. The single original filed version remains at Erie County Hall.

[illegible]



note the parcel lines displayed are approximate

6835 Rivera Way



Existing 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.

Access Consent Form

I hereby consent to allow members of the Town of Clarence Zoning Board of Appeals to access my property, identified below, for the purpose of considering a request for a variance.

Address of Property 6835 RIVERA WAY
E. AMHERST NY 14051

Name Donald E. Lavocat

Signature DONALD E LAVOCAT

Date 9-5-2025

The members of the Zoning Board of Appeals may be visiting your premises during any reasonable hour of the day in order to better understand your request. Please follow the directions for preparing your property for inspection included in this packet.





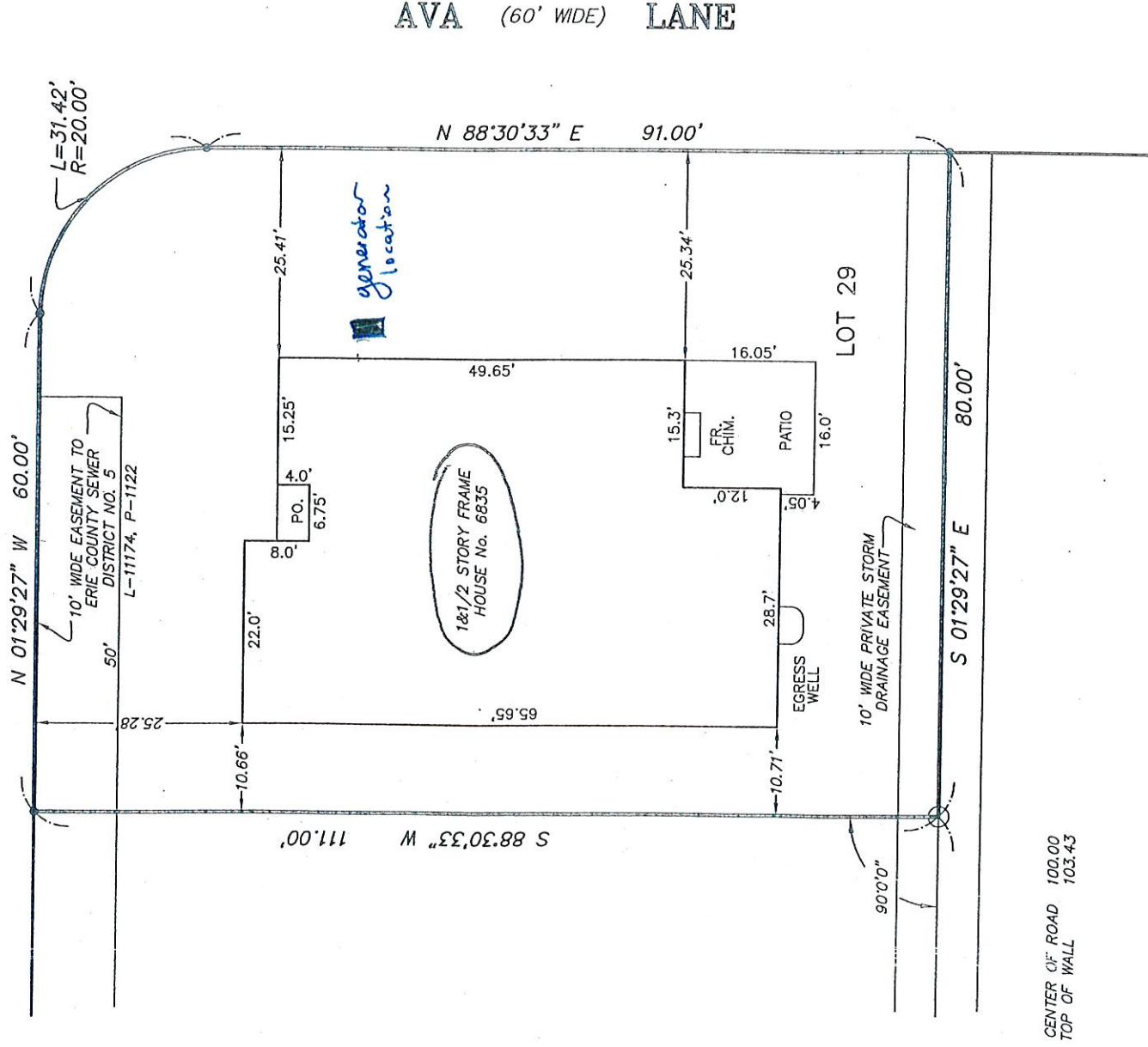


NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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

© SET OR EX. 5/8" REBAR OR AS NOTED

RIVERA (60' WIDE) WAY

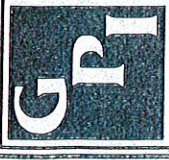


SURVEY OF
SUB-LOT 29, MAP COVER 3494
RIVERA GREENS

PART OF LOT 4, SECTION 16, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

[Signature]

DATE	REVISION/TYPE
12/21/18	HOUSE LOCATION



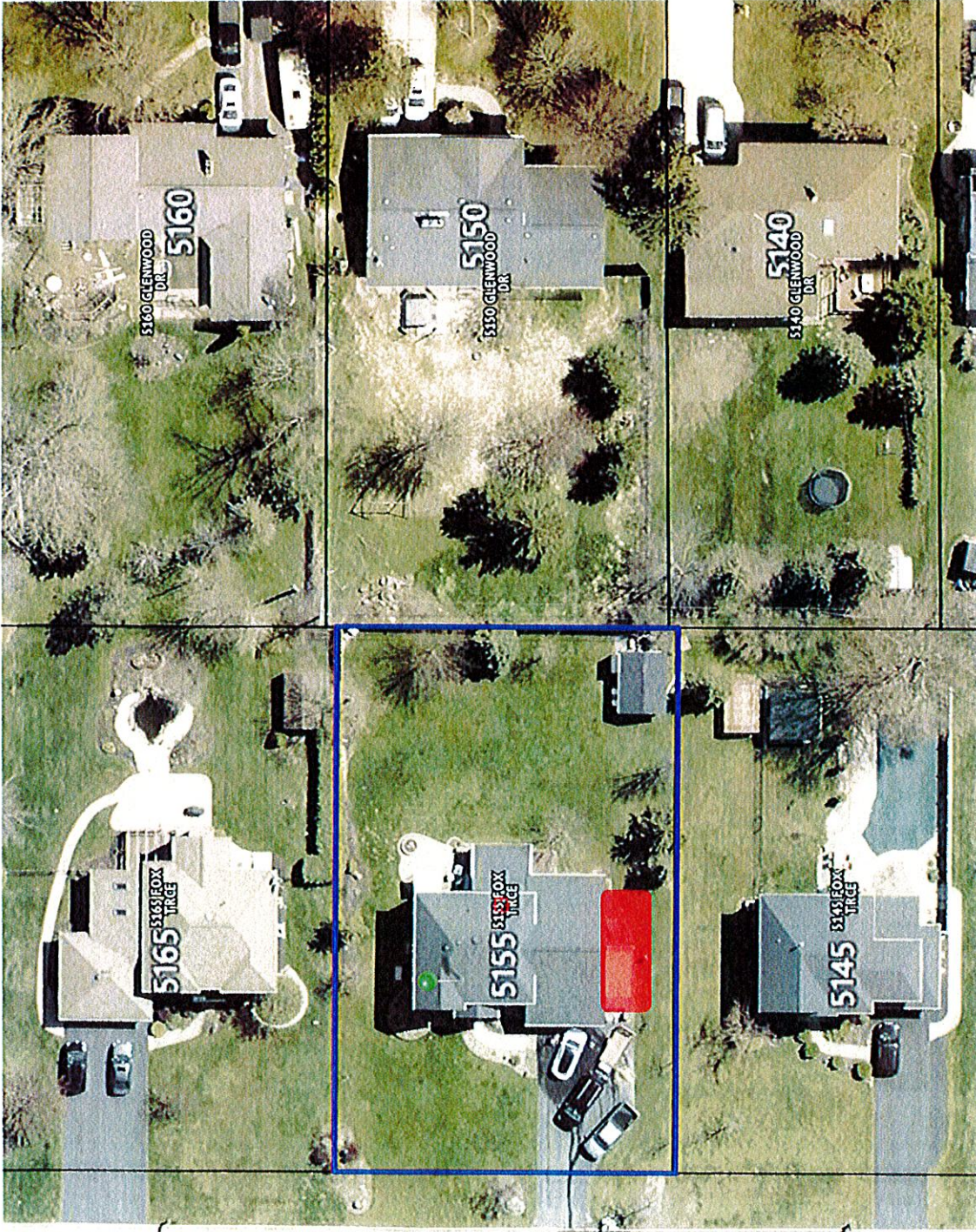
GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 5694-29

Date: SEPTEMBER 28, 2018

Scale 1" = 20'

Tax No. 29.18-4-29



Fox Trace

5155 Fox Trace

note the parcel lines displayed are approximate

Proposed attached garage with a side yard setback of 10'9".

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

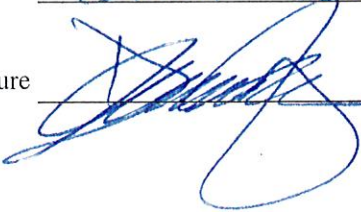
A 1'9" variance is requested.

Access Consent Form

I hereby consent to allow members of the Town of Clarence Zoning Board of Appeals to access my property, identified below, for the purpose of considering a request for a variance.

Address of Property 5155 Fox Trace
Williamsville NY 14221

Name David Beckinghausen

Signature  _____

Date 9/12/25

The members of the Zoning Board of Appeals may be visiting your premises during any reasonable hour of the day in order to better understand your request. Please follow the directions for preparing your property for inspection included in this packet.

[illegible]

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Streets View



78A

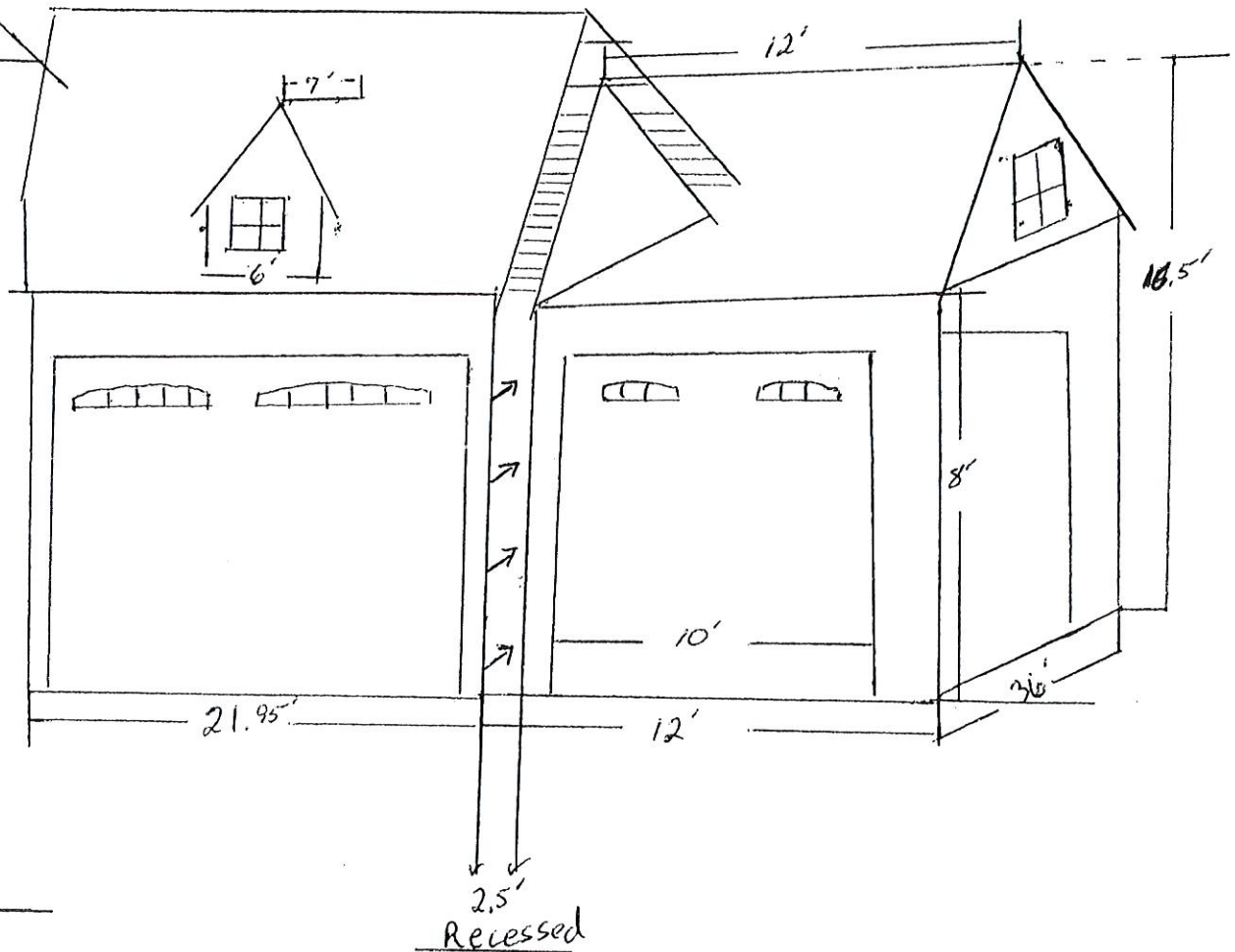
12412
Stungand Dns

30 x 12 w
30 x 14 w

Dave Beckinghausen

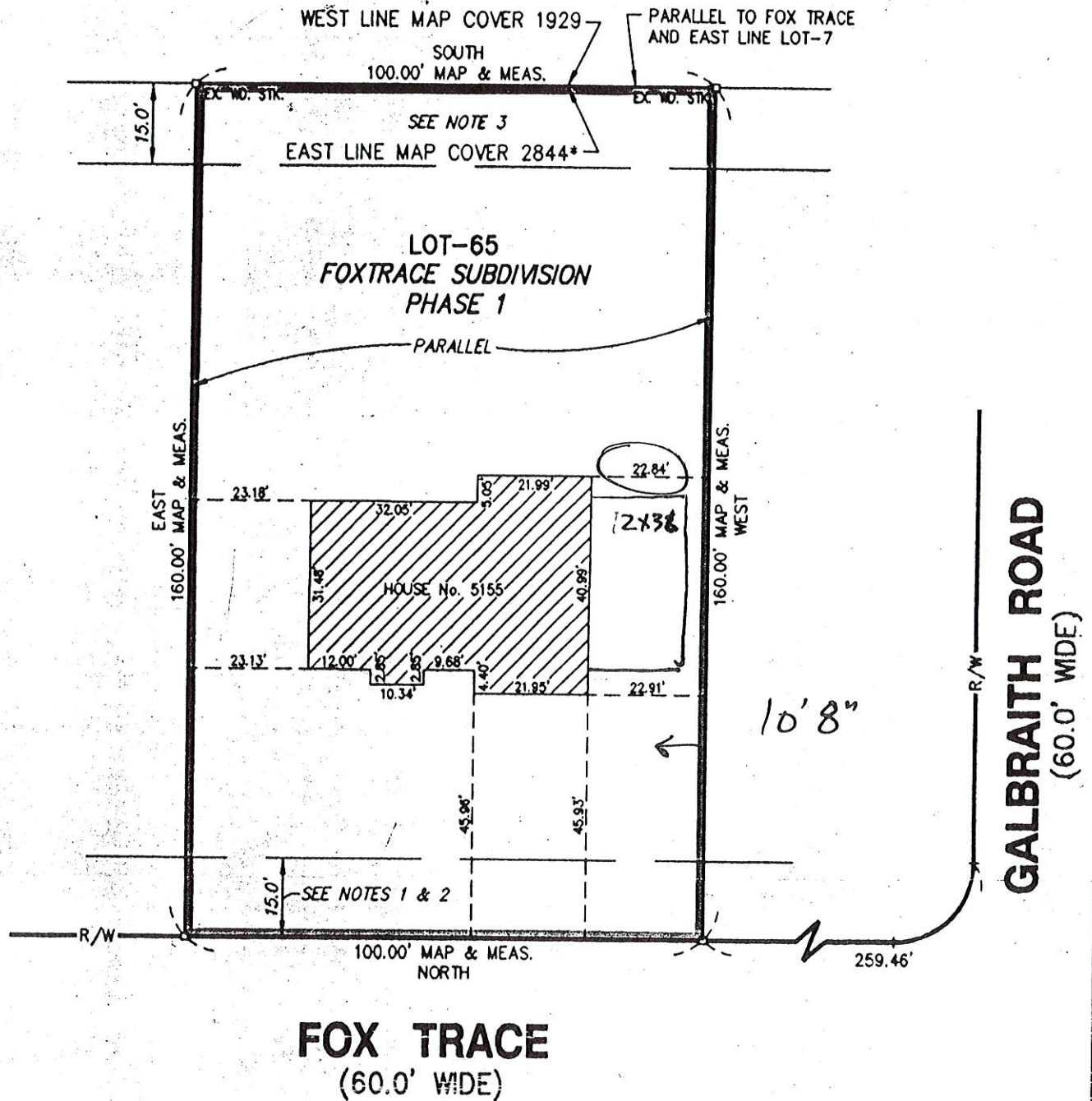
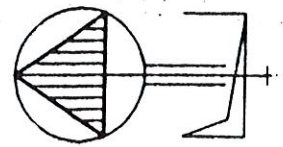
5155 Fox Trace

Buffalo, NY 14221



NOTES:

- ① Garage addition will have a rear drive through garage door, same size as front door.
- ② Between both garages install ~~fire~~ Fire rated drywall.



NOTES:

1. 15.0' WIDE PUBLIC UTILITY EASEMENT TO N.Y. TELEPHONE, NATIONAL FUEL GAS DISTRIBUTION CORP. AND N.Y.S.E. & G. IN L-10897 P-5930.
2. 15.0' WIDE SANITARY SEWER EASEMENT TO E.C.S.D. No. 5 AND C.S.D. No. 7 IN L-10889 P-8180.

1. UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC-7209 STATE EDUCATION LAW
2. THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD
3. THIS SURVEY IS VOID UNLESS SEALED BY SURVEYOR OF RECORD
4. ○ = SET IRON PIPE OR REBAR
— = SET WOOD STAKE