

note the parcel lines displayed are approximate

Proposed addition to the principal structure resulting in a 5'5" side yard setback.

The minimum principal structure side yard setback is 25'.

A 19'7" variance is requested.

6204 Goodrich Road





Request for Action

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

Town Use Only

Date:

7/25/2025
A. Schaefer

Received By:

Project Address: 6204 Goodrich Road

SBL #: 44.14-2-65

Action Desired:

Granting of requested side yard setback variance

APPLICANT REQUEST:

Reason:

to construct a 9,000 sf building addition

CONTACT INFO:

APPLICANT INFO

Name / Business: Zang Ventures, Inc.

E-Mail: [REDACTED]

Phone #:

Address: [REDACTED]

Town: [REDACTED]

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]

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

Action: [REDACTED]	By: [REDACTED]	On: 7/27/25	Fee: \$50.00	Paid: \$50.00
Action: [REDACTED]	By: [REDACTED]	On: [REDACTED]	Fee: [REDACTED]	Paid: [REDACTED]
Action: [REDACTED]	By: [REDACTED]	On: [REDACTED]	Fee: [REDACTED]	Paid: [REDACTED]
Action: [REDACTED]	By: [REDACTED]	On: [REDACTED]	Fee: [REDACTED]	Paid: [REDACTED]
Action: [REDACTED]	By: [REDACTED]	On: [REDACTED]	Fee: [REDACTED]	Paid: [REDACTED]

Town Use Only:

Zoning Board of Appeals

OK 1043

6221 Goodrich Road
Clarence Center, New York 14032
Phone: (716) 741-8952
Fax: (716) 407-8915

**Town of Clarence
Engineering Department**

Memo

COPY



To: Jonathan Bleuer, Director of Community Development

From: Joseph Lancellotti, Asst. Municipal Engineer *jl*

CC: Patrick Sheedy Jr., P.E., Carmina Wood Design, 80 Silo City Row, Suite 100, Buffalo, NY 14203
Dean Architects, 8353 Main St, Williamsville, NY 14221
Michael Zang, 9445 Kristina Circle, Clarence Center, NY 14032
Timothy Lavocat, P.E., Town Engineer
File

Date: March 3, 2025

Re: 6204 Goodrich Road – Zang Ventures, Inc. - Preliminary Grading and Drainage Plan Review

The Engineering Department has reviewed the Preliminary Grading and Drainage Plan dated January 24, 2025 and received by this department February 11, 2025. The reviewed plans provide sufficient information for concept level review. This concept level review is not an all-inclusive project review and additional comments may be warranted and provided at any time throughout the formal project review process. The below comments are to be addressed during Development Plan review:

1. A Town Highway work permit is required for the stormwater connection to Pine Breeze Lane.
2. Provide verification from ECDSM that any additional sanitary sewer facilities or flows have been approved.
3. Provide an Engineer's Report that provides calculations for fire protection, sanitary flows and the 10/25 year pre and post development storms.
4. Provide a drainage solution along the western and southern property lines to prevent drainage to the adjacent properties.

Appeal No. 2

Zang Ventures, Inc.
Commercial
Town Code Reference: §229-87(C)(2)

Applicant requests a variance of 19'7" to allow a 5'5" principal structure side yard setback located at 6204 Goodrich Road.

Mr. McNamara has returned to the dais.

Mr. Donohue has recused himself from Appeal No. 2. The proper paperwork will be filed.

DISCUSSION:

Civil Project Engineer Pat Sheedy with Carmina Wood Design was present to represent this project.

Mr. Sheedy explained that they are seeking a side yard variance on the south property line for a proposed 9,000 sq. ft. building addition to the existing structure.

Mr. Sheedy noted that the building would be for a building expansion for Zang Ventures, Inc. as well as potential leasable space to complement the existing sports training facility that currently takes up a portion of the existing building.

Noting that the variance is being requested for the south property line, not the west property line, abutting the single-family residences. Mr. Sheedy stated that they are in full compliance of Town Code meeting setbacks and greenspace requirements for the adjoining single-family residences to the west.

Mr. Sheedy stated that they have received preliminary grading and drainage approval from the Engineering Department. They have also submitted a landscape plan showing that they will preserving approximately 25-30 ft. of existing vegetation along the west property line, as well as planting supplemental plantings along there.

In regard to the five criteria for a variance, Mr. Sheedy spoke on the character of the neighborhood, stating that this would not be a detriment to the surrounding neighborhood. This is a commercially zoned parcel with a commercial zoned parcel to the south. The business being proposed for the building compliments the existing use.

Mr. Sheedy stated that for other alternatives, due to the residences to the west, it restricts what can be built on the site considering a 45 ft. greenspace buffer is required. This limits the options for locating a building addition on-site.

Mr. Sheedy added that they are constricted due to the location of the existing building on-site, which at its closest point is approximately 15 ft. to the southern property line.

As to whether the request is substantial in nature, Mr. Sheedy explained that they do not believe that it is. They are connecting to the existing building, which because of the shape of it creates a pinch-point.

Mr. Sheedy addressed physical and environmental conditions, noting that they do not believe there is any environmentally significant impacts proposed for this project. All stormwater will be contained on-site, minimal additional parking is being proposed for any potential future various uses.

Mr. Sheedy acknowledges the fact that the request was self-created, they are here proposing a building addition; however, they are constricted to the existing building on site, in this location. NYS Town Code states that a self-created request is not the only criteria that can be a determining factor in granting a requested variance.

Mr. McNamara asked if they have considered taking the addition and moving the northwest corner north, having it run parallel with the south property line.

Mr. Sheedy asked if Mr. McNamara means to angle the building addition, they have not. He could present that to his client.

Noting that this is a rather large variance request, Chairman Mills asked if they could perhaps design the way out of it to an extent. As Mr. McNamara mentioned, possibly a slight rotation, maybe getting rid of one of the units, making the side yard setback a little less severe.

Chairman Mills stated he would like to see some additional design alternatives; it is a pretty expansive site. He realizes the rear yard setback needs to be honored.

In terms of the nature of construction, will this additional structure be the same metal material as what is on the existing building.

Mr. Sheedy stated that the building material will be the same as the existing material.

Chairman Mills asked if they will be storage units that are rented out.

Mr. Sheedy explained that a portion of the building will be for the Zang's business, they supply and store custom electrical equipment and they need more space, as their business is growing.

The other part of the building is used for soccer training, and they have had interest from other sports training facilities, keeping it in line with sports training. The proposed addition would compliment what is currently there.

Chairman Mills stated that the site plan indicates there are divisions amongst the different units, asking if that is an accurate reflection of what will occur.

Mr. Sheedy noted that those are preliminary. Once the Zang's determine what they will need for space they will be able to clean the site plan up. The Zang's will most likely need 2-3 of the bays, so those would go away. Then there will be approximately 1-3 more bays with garage doors remaining.

Chairman Mills asked if most likely there will not be the 6 individual units as depicted in the plans now.

Mr. Sheedy stated that is correct.

Chairman Mills asked if there are any elevations available at this time.

Mr. Sheedy responded not currently.

Mr. Krey stated that he would like to see some more details on this proposed addition, as well as other options to perhaps reduce the variance request or conform to zoning.

Mr. Dale stated that on March 12, 2025 Mr. Zang addressed the Town Board regarding the 45 ft. greenspace buffer on the north and west sides of this project, and how important it is to the surrounding residents. He does not believe the concern for the residents on the south side continues. What you have effectively done is propose a solid 10 ft metal wall currently only 99 ft. long, soon to grow to approximately 250 ft. This wall will be visible not only from the adjacent property; but also, from the Peanut Line recreational trail.

Mr. Dale continued, stating in a recent Planning Board meeting the subject of adding landscaping to the south side of this new building to minimize the visual impact was brought up. With such little space between the wall of this new addition and the property line, he does not believe it will be possible to maintain any landscaping without access from the neighboring property.

Mr. Dale stated that to his understanding, recently some utilities were buried underground between the property line and the existing building. This will be difficult to avoid each utility as a space between the proposed building approaches the property line. He does not agree with allowing only a 5'5" setback for this new warehouse. He would propose instead that this new addition be moved north, parallel with the west wall of the existing building until the side yard setback dimension increases from 4.46' to 15' to match the pre-existing, non-conforming side of the side yard setback.

Mr. Dale continued reading, stating that as an alternative, if you want to hold the front of the new addition in line with the existing building, reduce the width of these new additions from 60' down to 50'. He does like the addition of the windows to the south side of the existing building, and would like to see them add windows to the south side of each of the six units of this new addition, to break up the previously mentioned metal wall.

Mr. Drinkard added that he does not like that close of a setback to a next-door neighbor, it is a very large variance that is being requested. They are going so close to the property line that they have eliminated options for the next-door neighbor to do what they may want to do with their building. He would like to see alternatives before he would vote yes.

Mr. McNamara asked Mr. Bleuer if the proposed building was rotated clockwise so that it maintained the 14.9', would a variance be necessary.

Mr. Bleuer responded no; they would honor the pre-existing setback.

Mr. McNamara stated that by rotating the proposed addition approximately 10 ft., a variance would not be necessary.

Mr. Sheedy acknowledged Mr. McNamara's statement.

Mr. McNamara noted that it would shrink the 45' of greenspace on the north side.

Mr. Sheedy stated that he would confirm the dimensions.

Mr. McNamara asked Mr. Bleuer if the greenspace on the north side needs to be maintained with the parking lot.

Mr. Bleuer responded yes.

Neighbor Notifications are on file, no comments for this specific file were received, however the overall file has comments on file and duly recorded.

In regard to Public Participation, no one spoke.

Public Participation was closed for this item at this time.

Addressing Mr. Sheedy, Chairman Mills explained that after hearing from various feedback from the board members as it relates to alternative design ideas, possibly some elevations, as well as possibly some landscaping to mitigate the design along the south property line.

Taking that feedback in to consideration, Chairman Mills asked Mr. Sheedy if he would like the request to be tabled or move forward with the vote.

Mr. Sheedy requested the appeal to be tabled, he will present these to his client. The feedback and requests do not seem unreasonable and they will return with an updated presentation.

ACTION:

Motion by Ryan Mills, seconded by Richard McNamara to **table** Appeal No. 2.

ON THE QUESTION:

Mr. Krey requested an aerial view of the proposal when the proposed project returns to the Zoning Board. This will simply show the footprint of the property, especially in regard to neighboring properties.

Mr. Sheedy agreed to do that.

Gerald Drinkard	Aye	Richard McNamara	Aye	Ryan Mills	Aye
Patrick Krey	Aye	Steven Dale	Aye		
MOTION CARRIED					

Item 3

Zang Ventures, Inc.
Commercial

Requests Concept Plan approval of a proposed building addition to accommodate warehousing and complimentary commercial uses at 6204 Goodrich Road.

Mr. Donohue recused himself from this item.

DISCUSSION:

Mr. Bleuer introduced this project at 6204 Goodrich Road, located at the southwest corner of Goodrich Road and Pine Breeze Lane. It is a 2.1-acre parcel containing an existing business operation in the Commercial zone.

The applicant is requesting Concept Plan approval of a proposed 9,000 sq. ft. warehouse addition to the rear of the existing building, with associated facilities. The space is proposed to be used for complimentary business operations such as existing warehousing, athletic training, and sales.

The Town Board referred the proposal to the Planning Board in March of this year. In April, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). Since that time, the applicant has addressed comments received.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act (SEQRA).

The applicant is requesting a side yard setback Variance for the proposed addition, which will be subject to review and approval by the Zoning Board of Appeals. If the applicant chooses to make an appeal to the Zoning Board and is successful, this proposal must return to the Planning Board for Concept Plan review.

Michael Zang with Zang Ventures, Inc. was present to represent this project. Mr. Zang provided additional background on this property, stating 1.2 acres on the east side of the property is developed, 0.8 acres in the rear and west side are undeveloped and plentiful with trees.

Mr. Zang continued to give additional history on the building, noting that through the decades, the building has always served the purpose of commercial sales. In the late 2000's an approximately 3,000 sq. ft. addition was added on to the original building.

Mr. Zang stated that his family business has operated out of this building for approximately 17 years, with both he and his brother putting significant investments in to the property.

Mr. Zang added that the tenant currently occupying the front 7,000 sq. ft. space was added in 2020.

Mr. Zang explained what they are anticipating this proposed addition to look like, stating that their family business would utilize approximately 1/3 of the proposed building, essentially an additional 9,000 sq. ft., almost doubling the space that they have now. This is not to necessarily expand the employee base of the building, but rather for the purpose of dry storage.

The other 2/3 will continue to be utilized by the current leaser which is the sports facility, Mr. Zang explained. He added that the small staff with Zang Ventures hours are 8:00a.m. – 5:00 p.m. Monday through Friday. He does not anticipate the volume coming in and out of the warehouse will increase the tractor trailer loading dock usage.

Mr. Zang noted that the general operating hours of the athletic trainer utilizing the front space of the building are approximately 3:00 p.m. to 8:00-9:00 p.m. on weekdays, with daytime hours on the weekends. Typically, they begin around 8:00 a.m. to 4:00 or 5:00 p.m. most of their training is small volume; one-on-one and small group sessions. There have been a few larger volume groups, but the majority of the time there are small groups utilizing the space.

Mr. Zang stated that as they proceed with this proposed expansion, they would like to keep the community and neighbors in mind. They do have two residences adjacent to their property line to the west, and two homes across the street on the north side, facing this proposed building. These are the homes that will be most impacted by this proposed building from a visual standpoint. They will have a 45' greenbelt, and they intend to include additional landscaping.

Mr. Zang noted that they are very aware of the lighting on the site as well as the building. They need to provide lighting for the parking lot for safety, but are aware that they can not have any lighting bleed off-site and on to neighboring properties. Years ago, they planted Evergreens along the Pine Breeze property line, and changed the lighting last year to downward facing lighting standards.

Regarding the request for the setback variance, Mr. Zang explained that part of the request would allow them to optimize the utilization of the property and the square footage but also so that they can have a building that is in-line with the current building.

Mr. Geasling asked about the grading, stating that the plans appear to show it potentially pushing water currently in a swale between Mr. Zang's property and the southern property that extended west to the rear of the property and potentially pushing it to the south.

Mr. Zang explained that he has learned that in preparing for this potential addition, they needed to take a utility down that ran from Pine Breeze behind their building heading from north to south that not only services this building but also the neighboring property. It now runs along the south side, which required a significant amount of digging. They are aware that it is a problem area and needs to be dealt with, and may not reflect properly on the plans that were submitted.

In regard to Public Participation, the following residents spoke:

1. Patrick Dolan of 9421 Douglas Fir Court:
 - there have been a lot of changes in this area

- this proposed addition will come right to the edge of his property
- the sports facility contributes to a lot of cars parking in the Pine Breeze neighborhood especially on weekends
- concerns with drainage
- concerns with vehicles entering and exiting the parking lot

2. Stan Barnas of 9431 Douglas Fir Court

- concerns with traffic and lights that comes along with the sports aspect of the building at all hours
- excessive amount of traffic and lights in his backyard
- would like as much of the natural buffer to remain as well as an additional buffer to help mitigate the light pollution

With no one else wishing to speak, Public Participation was closed for this project at this time.

Mr. Zang thanked Mr. Dolan and Mr. Barnas for voicing their concerns.

Mr. Zang explained that Mr. Dolan is not adjacent to his property, but does have a view of the property. Currently his view is of Tribuco's property and the back of Zang's building that has been there since the 1970's, and his view should not change with the proposed new building. Mr. Zang added that Mr. Dolan has a view of the south side, which is not part of the 45 ft. buffer area.

Mr. Zang stated that they would be open to planting on the south side in order to provide additional buffer. He can appreciate a view of more steel is not ideal, he would be open to doing a better job on the south side with evergreens and similar.

Regarding the traffic on the weekends in the Pine Breeze neighborhood, Mr. Zang explained that the organization that works with the tenant of their building brings in a larger volume of people. Mr. Zang stated that they have had discussions with them, advising them to temper the activity and volume of people. There is an area for improvement, and they will continue to work on that because they do not want the parking lot overflowing or people driving on their grass.

Mr. Zang continued to explain their plan to address the parking in the Pine Breeze neighborhood, spilling out from their property.

Mr. Zang explained he understands there is a lot of development in the town, as much as the Town of Clarence tries to temper it, this is a natural thing that happens. He does feel that the addition they are proposing will not change the aesthetic of the area, and the lighting scheme will not be on the west side of the proposed building.

Mr. Zang reiterated his buffering and lighting plans for the neighbors.

Chairman Sackett asked Mr. Zang if he would be willing to submit a Landscape Plan that addresses the noise, light, and views cape concerns, should this proposed project moves forward. Mr. Zang responded that they would be willing to do that to the best of their ability.

Chairman Sackett added that there are professional landscape architects that are schooled in addressing noise, lighting, and other landscape issues.

Mr. Zang stated that he would be willing to do that, and further explained that the .8 acre that abuts the neighbor's property has dead ash, vine, and is all deciduous. It serves as a block but nothing more. He would like to get in there and put in some evergreens, it would be better.

Mr. Geasling asked Mr. Zang what his current garbage situation is.

Mr. Zang responded that historically what was there when they moved in was dumpsters, uncovered, no fence, and exposed. They have elected to go with a no-dumpster policy which has worked well, so they will continue to manage the garbage with the totes.

Mr. Geasling explained that a dumpster was his main concern, with pushing the driveway further back and closer to neighbor's property lines. He is pleased to hear that they will be using totes.

Mr. Bigler commented to Mr. Zang that he is attempting to achieve a great deal in a 5' area to the south. There will be drainage issues, some type of landscaping to help shield the building from view of the neighbors, he feels that it is quite a pinch point. Mr. Bigler agreed with Chairman Sackett in that hiring a professional landscape architect to best shield the neighbors that will be affected. Possibly considering some type of fencing as well, to help mitigate the light concerns.

Mr. Zang responded, stating that while he agrees with Mr. Bigler, the southwest corner is that it abuts with the Trabuco property, which is all greenspace. They could potentially do plantings in that area, but any property two parcels down will still see the building, just as they do currently.

Mr. Bigler continued to state that he would like to see all neighbors protected back in that area, and expects Mr. Zang to put some work in to it. The views cape of the metal building from the south will also need to be adjusted, and there is a small area to work with.

Discussion continued regarding the landscaping and mitigation of views for the neighbors.

ACTION:

Motion by Jason Geasling, seconded by Richard Bigler that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Forms as prepared and to **issue a Negative Declaration** on the proposed Zang Ventures project at 6204 Goodrich Road. This Unlisted action involves a building addition to accommodate existing warehousing and complimentary uses in the Commercial zone. After thorough review of the submitted plans, documents, meeting minutes, reports, letters, and Environmental Assessment Forms, it is determined that the proposed actions will not have a significant negative impact on the environment.

Jason Geasling	Aye	Gregory Todaro	Aye	Wendy Salvati	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Motion by Jason Geasling, seconded by Richard Bigler, to deny the Zang Ventures Concept Plan per the submitted drawing by Carmina Wood Design dated January 24th, 2025.

ON THE QUESTION:

The applicant has proposed a side yard setback that does not meet Town Code. If the applicant chooses to make an appeal to the Zoning Board and is successful, this proposal must return to the Planning Board for Concept Plan review.

Jason Geasling	Aye	Gregory Todaro	Aye	Wendy Salvati	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED.

Mr. Donohue returned to the meeting.

Item 1

Zang Ventures, Inc.
Commercial

Request Conceptual review of a proposed building addition to accommodate warehousing and complementary commercial uses at 6204 Goodrich Road.

DISCUSSION:

Mr. Schaefer introduced this project, 6204 Goodrich Road—southwest corner of Goodrich Road and Pine Breeze Lane.

The existing 2.1-acre parcel contains an existing business operation in the commercial zone.

The applicant is requesting a preliminary Conceptual review of a proposed 9,000 sqft warehouse addition to the rear of the existing building, with associated facilities. The space is proposed to be used for complementary business operations such as existing warehousing, athletic training, sales, and other complementary uses.

The Town Board referred the proposal to the Planning Board in March. The initiation of a coordinated review under the State Environmental Quality Review Act (“SEQRA”) will allow for involved agencies and interested parties to comment.

Note: The applicant is requesting a side yard setback Variance for the proposed addition, which will be subject to review and approval by the Zoning Board of Appeals.

Deputy Town Attorney David Donohue recused himself from the Discussion.

Patrick Sheedy of Carmina Wood Design was present to represent the project.

Mr. Sheedy wanted to add to Mr. Schaefer’s introduction of the project that they are adding 15 parking spaces on site to the additional parking spaces that are currently there.

Mr. Lahti inquired about the accuracy of the information provided in EAF part 1, which indicated that no permit approval or funding from any government agency was required.

Mr. Sheedy indicated that he did not anticipate requiring approval from external agencies, as all necessary procedures would be managed through the Town of Clarence.

Chairman Sackett asked Mr. Sheedy if there was a septic system.

4-16-2026
PB

Pat Sheedy responded that there is an existing septic system.

Chairman Sackett asked Mr. Sheedy if the Erie County Health Department needs to approve the septic system for the new building and its increased capacity.

Mr. Sheedy responded that they probably would.

Mr. Sackett repeated that there will be a need for another agency.

Mr. Sheedy said yes, and we can add this to the list.

Mr. Lahti asked Mr. Sheedy about their need for the requested variance, as the Town's recommended setback is 25 feet, and the project is showing the setback at 5 feet and 2 inches to the property line. Although it is not the Town's purview to approve or disapprove, the Town likes to stay consistent and consult the applicants of the requested setback of 25 feet.

Mr. Sheedy responded to Mr. Lahti's question and explained the need for the variance. The addition is going to face the southern façade of the building and subject to the existing angle of the property line to the south is where the variance is coming into play. They have to keep the angle of the building to the angle of the property line and it creates a pinch point there. They cannot meet the 25-foot setback. He also stated that the existing building is only 15 feet setback.

Mr. Lahti said they are starting a coordinated review but have not approved anything yet, and future plans must address lighting, buffers, maintenance, and impacts on nearby residential properties.

Chairman Sackett asked what the buffer would be, as currently, there is a substantial buffer of trees to the west.

Mr. Sheedy stated that their objective is to preserve as much of the existing vegetation as possible, and they are mandated by code to maintain a 45-foot greenbelt between the proposed site and the neighboring residents. He further stated that the approximate width would be within a 25-foot range of what could be preserved and what would be disturbed for construction. They would propose additional landscaping to re-establish that buffer.

Chairman Sackett wanted clarification on how he would obtain the required 45-foot buffer.

Mr. Sheedy clarified Chairman Sackett's question and said there would be 25 feet of existing vegetation, and the 45-foot requirement would be a combination of the existing and the new proposed landscaping and open grass area.

Chairman Sackett asked if the variance that they are seeking is part of the side yard setback.

Mr. Sheedy said they are requesting a variance for the south side of the property.

In regard to Public Participation, the following residents spoke:

Thomas Brown of 944 3D Heritage Path:

PB 4-16-2-D25

- He would like to know what the primary activity is going to be.
- Because the project referenced warehousing, he would like to know if they have an estimate of the traffic coming in and out.
- He also wanted clarification on what they mean by accommodating warehousing and complementary commercial uses.
- He inquired whether materials would be placed on pallets and not involve the dumping of products, dump trucks, or tailgates.

Pat Dolan of 9421 Douglas Fir:

- His biggest concern is the buffer and the impact that it is going to have on his yard from his previous experiences with other neighboring properties that have cleared land.
- He is also concerned about how close the proposed pond will be.

Chairman Sackett requested Mr. Sheedy back to the podium.

Chairman Sackett asked Mr. Sheedy to talk a little more about the primary activity, complimentary uses, lighting, and the pond, and who would regulate that.

Mr. Sheedy stated that the primary use of the building will continue to be by the Zangs' current business, as they own and operate an electrical equipment and distribution company. An additional use of the building is for soccer training. The intention for the proposed project is for the athletic facility, as they have gained a lot of interest in sports. He is unsure of the Truck traffic and would have to confirm with the client. He also explained they will be submitting the landscape plan to the Landscape Committee and will do their best to keep the existing vegetation. The pond located on the northern side of the proposed parking area will be designed as a dry pond to collect stormwater runoff from the new parking lot addition. This will be captured and then routed to a catch basin on Pine Breeze Lane. The dry pond will be about 2 feet deep, and there will be a planted buffer along the property line between the pond and the roadway, along with the existing vegetation.

Chairman Sackett said he was vague on the activity and asked if he would be more specific about the types of activity, the hours of activity, and note truck traffic versus pedestrian and car traffic during the coordinated review. He is also asking for a letter addressing the intent for lighting and the buffer zone.

Mr. Sheedy agreed to include the information requested.

ACTION:

Motion by Jason Lahti, seconded by Gregory Todaro, that pursuant to Article 8 of the Environmental Conservation Law, to accept the Part 1 Environmental Assessment Form as amended and to seek Lead Agency status and commence a coordinated review among involved and interested agencies on the Zang Ventures project at 6204 Goodrich Road. This Unlisted action involves a building addition to accommodate existing warehousing and complementary uses in the Commercial zone.

Daniel Tytka	Aye	Jason Lahti	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Zang Ventures, Inc. 6204 Goodrich Road. Southwest corner of Goodrich Road and Pine Breeze Lane. This is a 2.1-acre parcel containing an existing business operation in the Commercial zone. The applicant is requesting preliminary conceptual review of a proposed 9,000 sq ft warehouse addition to the rear of the existing building, with associated facilities. The space is proposed to be used for complimentary business operations such as warehousing, athletic training, and sales. A referral to the Planning Board would allow for a thorough review of this proposal. The applicant is requesting a side yard setback variance for the proposed addition, which will be subject to review and approval by the Zoning Board of Appeals.

Michael Zang was present to answer any questions.

Mr. Zang explained the plan would be to add a 9,000 sq ft addition onto the current space which is approximately 10,000 sq ft. The goal would be to make this congruent with the current

building from a setting stand point so it would be right in line and the same width of the current building and running from the east part of the building over west into the back acre of our property. The purpose of this is twofold. Currently our family business is stationed in the rear 4,000 sq ft of the current building. Our operations are such that we are in need of more space, primarily for inventory but also for some personnel. The plan would be to acquire a portion of that new space, approximately 3,000 sq ft. The remaining 6,000 sq ft would be dedicated to local business, similar to what is renting the front portion of our building. Currently we have a sports trainer who does small volume work.

Supervisor Casilio said the only thing he is concerned about with these types of set ups is all of a sudden we have outside parking for lawnmowers, trailers and things like that. That will be something that is discussed at the Planning Board level. I'm not saying it is impossible, but if that is something you need it would have to be fenced off with a privacy fence.

Mr. Zang said there is a forty-five-foot green space built around this space on the north and west side to protect the neighbors and with our family business residing there, the aesthetics are significant to us and we would be against anything being stored in that space. To that point, when the building was acquired in 2018, we also acquired the tenant that was there. That tenant was storing quite a bit in that parking lot, which was an eyesore. Our first step was to clean all that up and that has been our standard since we have been there.

Supervisor Casilio commented, since your ownership the site has improved. You have done a lot of work cleaning it up and making it better.

Councilman Shear agreed. You have done a nice job on that piece of property. When this goes to the Planning Board, they will have a discussion with you on the amount of metal proposed on the building. Just so you know that discussion is coming.

Motion by Councilman Shear, seconded by Councilman DiCostanzo to refer the request of the applicant Zang Ventures, Inc. at 6204 Goodrich Road, to the Planning Board for preliminary conceptual review of a proposed building addition to accommodate warehousing and complimentary commercial uses, in the Commercial zone.

Upon roll call – Ayes: All; Noes: None; Absent: Councilmen Altieri and Michnik; Motion carried.



PRELIMINARY
NOT FOR
CONSTRUCTION



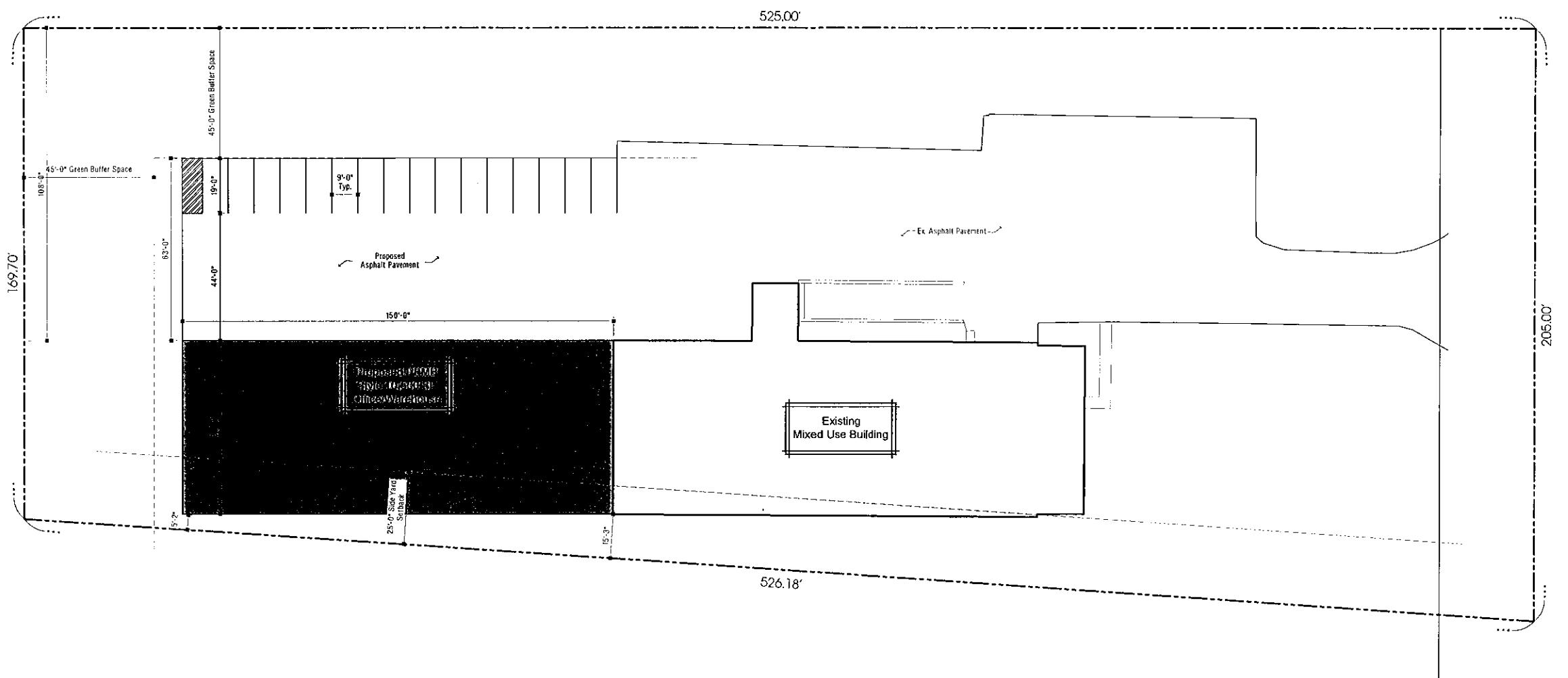
8353 MAIN STREET
CLARENCE, NEW YORK 14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

24-296

Zang Ventures, Inc.

6204 Goodrich Road
Clarence, NY 14032

Project For:



1 | PRELIMINARY SITE PLAN

1"=20'-0"

No.	Description	Date	By

DATE
12-23-2024

DRAWN BY
D. Wzientek

CHECKED BY
M. Dean

SCALE
1/4" = 1'-0"

**PRELIMINARY
SITE PLAN**

C1



PRELIMINARY
NOT FOR
CONSTRUCTION



8353 MAIN STREET
CLARENCE, NEW YORK 14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

24-296

Zang Ventures, Inc.
6204 Goerlich Road
Clarence, NY 14224

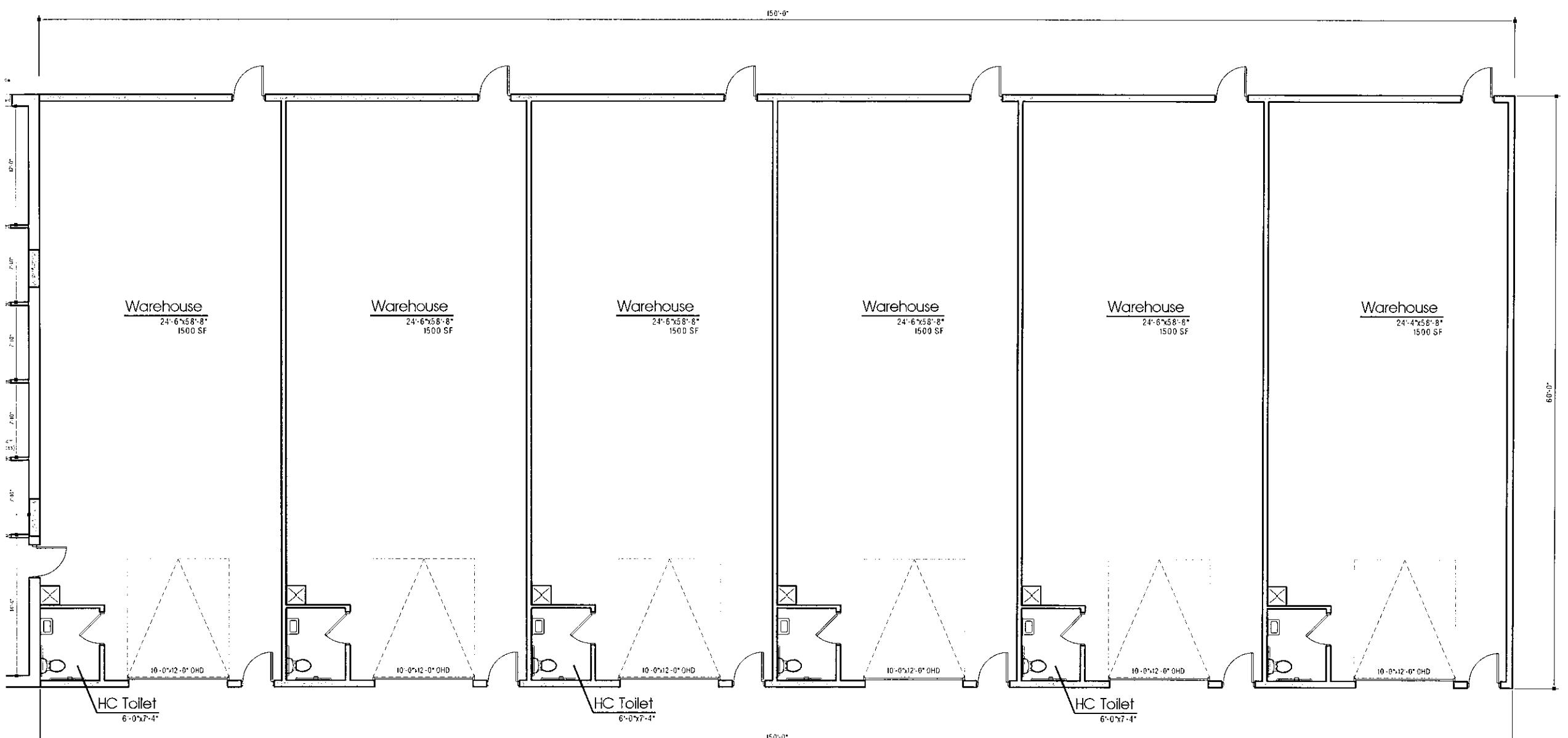
Project For:

No.	Description	Date	By

DATE
12-23-2024
DRAWN BY
D. Wientek
CHECKED BY
M. Dean
SCALE
1/4" = 1'-0"

WAREHOUSE
PRELIMINARY PLANS

A2



160'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION



B353 MAIN STREET
CLARENCE, NEW YORK 14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

24-296

Zang Ventures, Inc.
6204 Goodrich Road
Clarence, NY 14032

Project For:

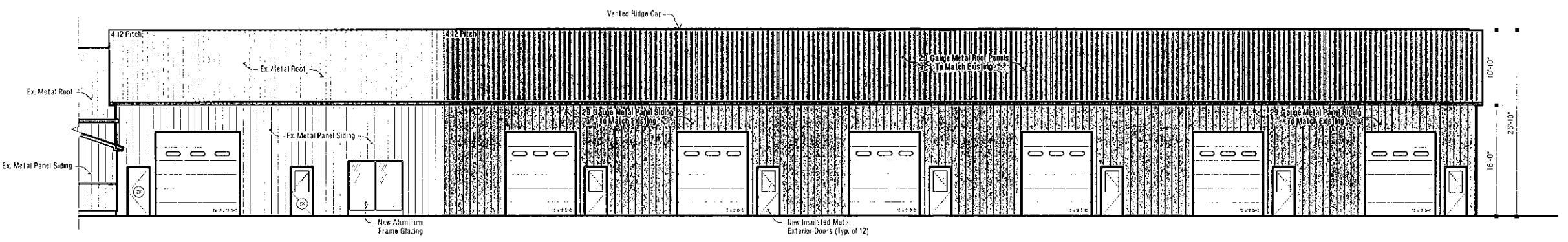
No.	Description	Date	By

DATE
12-23-2024
DRAWN BY
H. Prokop
CHECKED BY
M. Dean

SCALE
1/4" = 1'-0"

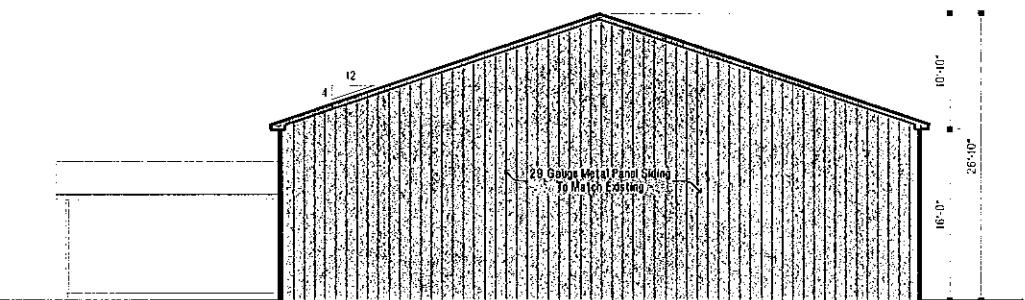
ELEVATIONS

A3.0



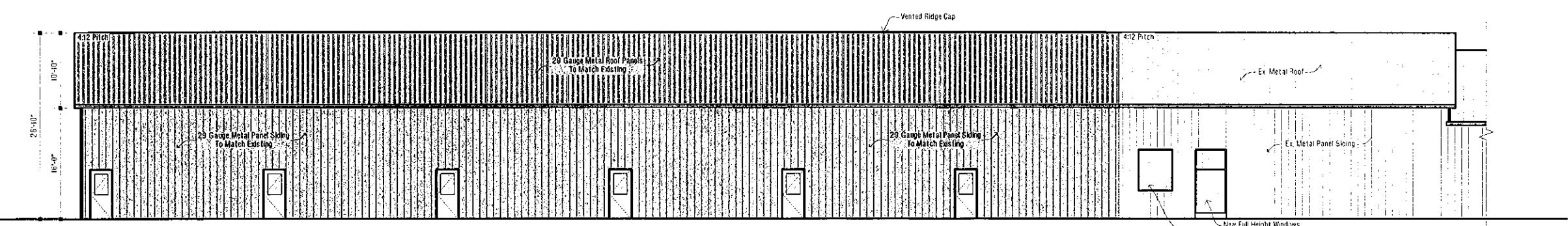
1| NORTH ELEVATION

1/8"=1'-0"



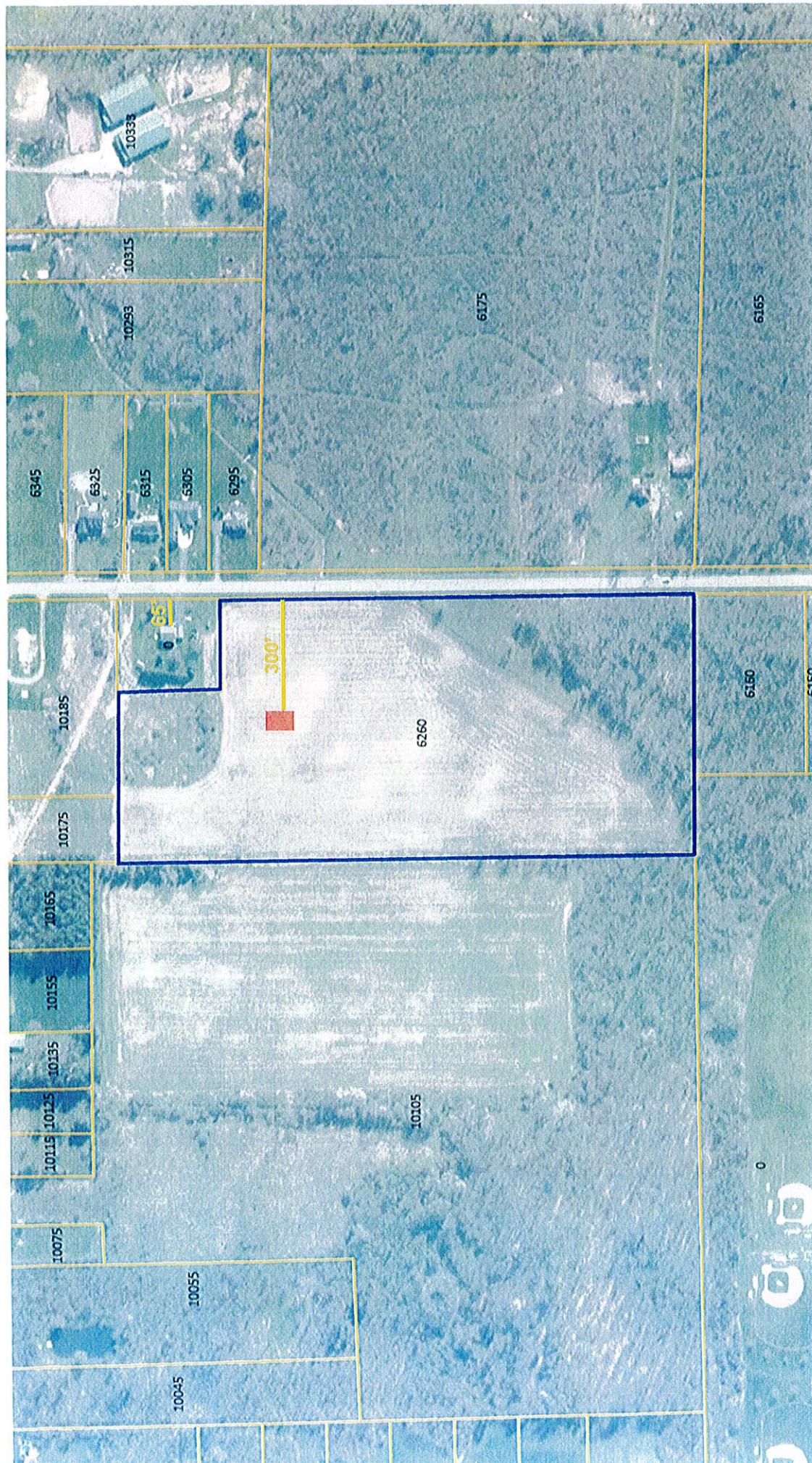
2| WEST ELEVATION

1/8"=1'-0"



3| SOUTH ELEVATION

1/8"=1'-0"

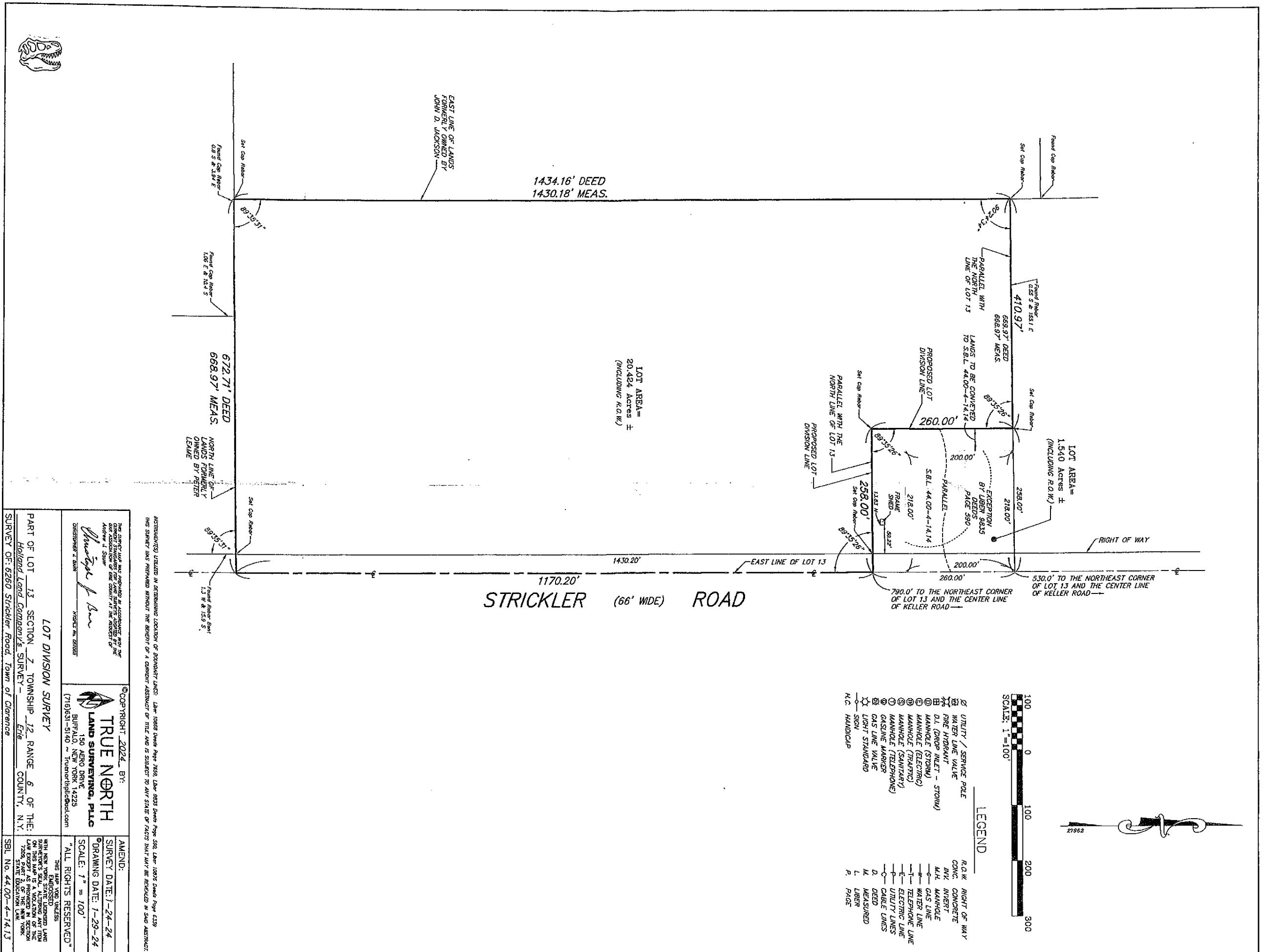


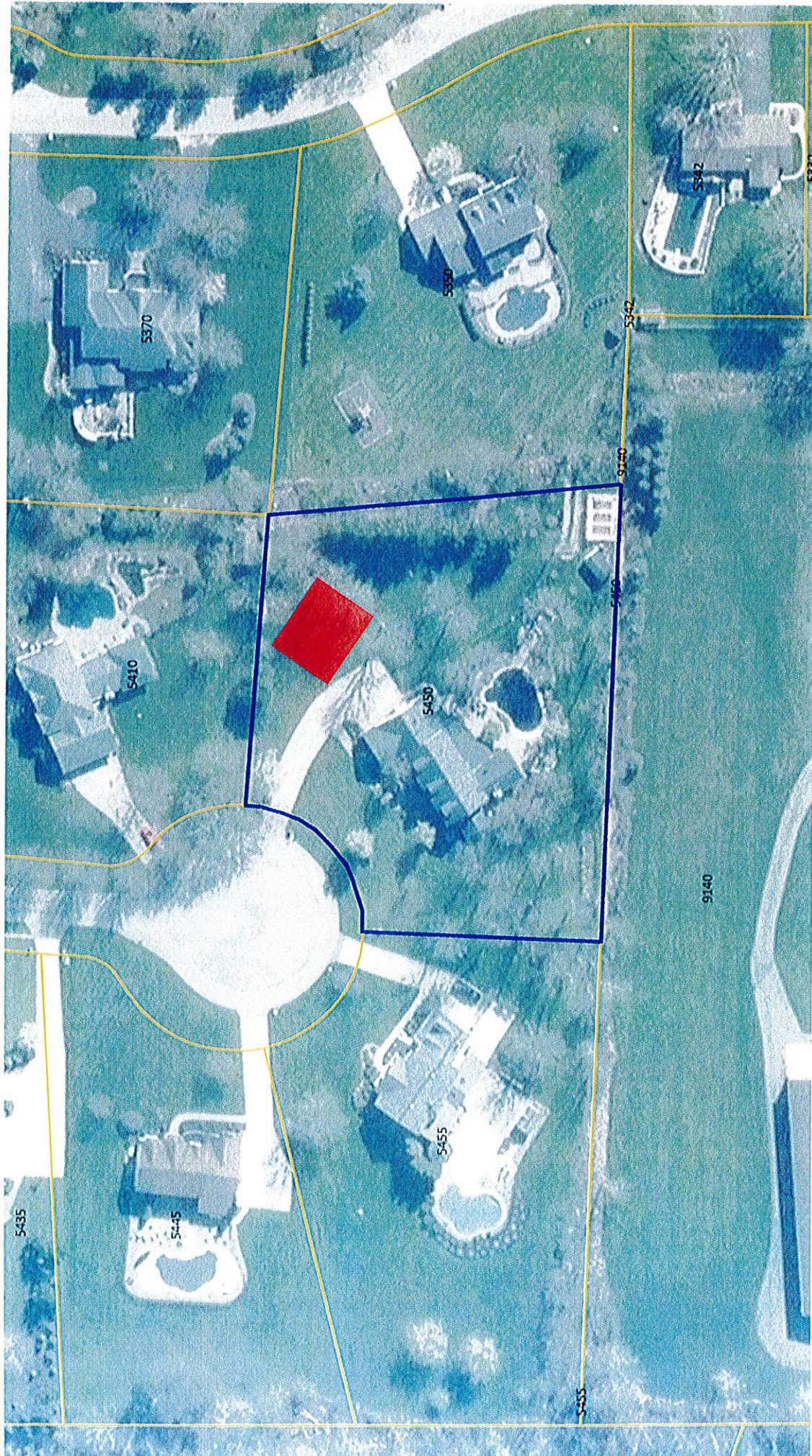
Proposed 300' principal structure front yard setback fronting Strickler Road.

The established front yard setback along Strickler Road within 500' is 65'.



6314 Strickler Rd





note the parcel lines displayed are approximate

Proposed secondary detached garage. One garage is allowed whether attached or detached.

Proposed 1,330 sq.ft. (38' x 35') detached accessory structure (garage). The maximum allowable square footage for a detached accessory structure is 200 sq.ft. when an attached garage exists. A 1,130 sq.ft. variance is requested.

Proposed 22' tall detached accessory structure (garage). The maximum height for a detached accessory structure is 16'. A 6' variance is requested.

5450 Shadyside Drive

*3BA
1-13-21*

Appeal No. 3 (from May & June, 2021 meetings)

David Stasiak

Residential Single-Family

Appeal No. 3 is in variance to:

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

*Amended from the May, 2021 and the June, 2021 request.

Applicant requests a variance:

- 1) To allow a secondary detached garage; and
- 2) Of 990 sq. ft. to allow a 1,190 sq. ft. secondary detached garage; and
- 3) Of 6' to allow a 22' tall secondary detached garage located at 5450 Shadyside Drive.

DISCUSSION:

Mr. Michnik reminded the applicant that the board has the ability to approve, deny, or table the request.

Mr. Stasiak was present, explaining that he has taken the board's recommendations from the two previous meetings, as well as Paul Gross of the Building Department's input back to the architect who then drew up new plans based on all of the input.

Mr. McNamara noted that the plans look good, everything will fit in nicely.

Mr. Skaine also stated that the updated plans look good, and that Mr. Stasiak has been able to do everything that the board has suggested and asked him to do in regards to amending the project.

Mr. Mills asked Mr. Stasiak if he plans to do the brick front façade, which Mr. Stasiak responded that it will look exactly like the house.

Mr. Mills stated that his concern is what the neighbors will see from the street, Mr. Stasiak responded that they will mostly see the front façade. Mr. Mills responded that Mr. Stasiak did a great job dressing the front.

Mr. Mills asked whether there was the possibility of making the structure any smaller, Mr. Stasiak responded that he has already reduced the size significantly from the original plans, making it a challenge to get everything in that he would like to.

Mr. Michnik asked whether Mr. Stasiak would be opposed to bricking the northwest side of the building which is exposed to the neighborhood. Mr. Stasiak explained that the way the building will be angled, it will only face the backyard pool area of his neighbor, and that he would prefer to stay consistent with the house.

Mr. Michnik commented that he is concerned with the view which will be exposed to the neighborhood, Mr. Stasiak responded that if you look at the property, there is a line of pine trees that creates a natural fencing. Additionally, the siding will be green which will blend well with the trees.

*BBA
7-13-21*

Mr. Michnik asked if Mr. Stasiak would be opposed to doing half of the side walls in brick, Mr. Stasiak responded that he is not sure what that would accomplish, Mr. Michnik replied that it could ease the look of the building for the neighborhood and make it more eye appealing. Mr. Michnik stated that Mr. Stasiak is requesting a very large variance and he feels that Mr. Stasiak should be able to work with them to accomplish his goals.

Mr. McNamara asked Mr. Stasiak how much land he has, Mr. Stasiak responded that he has approximately 1.5 acres. Mr. McNamara noted that Mr. Stasiak has a very large lot, and also he is against putting brick on the back of the building, as very few others in the neighborhood have brick on any other sides other than the front.

Mr. Krey asked about the existing garage, noting that it is a side load garage not visible from the street, which Mr. Stasiak confirmed.

Mr. Mills asked about additional landscaping, targeting the two sides of the structure. Mr. Stasiak stated that he would definitely plant some evergreens to obscure the sides of the structure.

Regina Stasiak noted that the material is not vinyl siding, it is Hardie board.

Discussion continued regarding landscaping the sides of the proposed structure.

Mr. Krey asked what the square footage of the existing home is, Mr. Stasiak responded that it is 3,650 sq. ft.

Mr. Michnik reminded the applicant that the board can approve, deny, or table the request.

Regarding Public Participation, no one spoke.

ACTION:

Motion by Ryan Mills, seconded by Raymond Skaine to **approve** Appeal No. 3 under Old Business with the following conditions:

1. the front façade facing Shadyside Dr. is all brick, as depicted in the elevation blueprint.
2. the front façade facing Shadyside Dr. has at least 2 window dormers as depicted in the submitted architectural drawing.
3. the two front corners of the structure facing Shadyside Dr. have 1 Spruce in each corner.
4. both the north and south sides have arborvitae or similar, at least 6 on each side, 2 ft. tall minimum.
5. no business is operated out of the structure.

ON THE QUESTION:

Mr. Krey stated that both the home and the lot are larger in size, and although the variance request is of a substantial size, it fits with the home and the lot. Also, it is a side load garage,

therefore the street view and curb appeal will not create an undesirable change to the neighborhood.

Also, the conditions specifically regarding landscaping will help to mitigate any concerns for the views for neighboring properties.

The applicant understands and agrees to all of the conditions.

Raymond Skaine Aye
Richard McNamara Aye

Patrick Krey Aye
Daniel Michnik Aye

Ryan Mills Aye

MOTION CARRIED

2BA
F/13-21

Appeal No. 3 (from May, 2021 meeting)

David Stasiak
Residential Single-Family

EBIA
18/31
Appeal No. 3 is in variance to:
(1 & 2) §229-55 (H)

Applicant request a variance;
1) To allow a secondary detached garage; and
2) Of 888 sq. ft. to allow a 1,088 sq. ft. secondary
detached garage;
located at 5450 Shadyside Dr.

*Amended from May, 2021 request of 1,300 sq. ft. to
allow a 1,500 sq. ft. secondary detached garage.

DISCUSSION:

Mr. Stasiak was present virtually, and explained that after the last Zoning Board of Appeals meeting, it was explained that his project needed to be adjusted both in design as well as length. Mr. Stasiak stated that they went back to the drawing board and reduced the square footage as much as possible while still allowing the space Mr. Stasiak needed. Mr. Stasiak tried to update the design to have more of a carriage house look to it, rather than looking as if a tractor trailer is parked on their property.

Mr. Stasiak stated that he has been sketching it out himself, due to the fact that his architect is quite busy. When he showed the updated plans to Paul Gross in the Building Department, Paul informed him that the dormers would not work with the height of the building that is currently planned. Because of this, his plans need to be altered again, therefore he is not prepared to present them to this board tonight.

After speaking with Mr. Bleuer, Mr. Stasiak was advised to attend this meeting as planned, give the board an update on the status of the project and the direction it is headed, hoping that it would be tabled once more.

Mr. Stasiak noted that Mr. Gross had stated that he will need to request an additional variance for the height of the building.

Mr. Stasiak indicated that he has provided a new set of prints, which had been provided to Paul Gross as well. Because of the changes needed, they were not ready to be submitted in time for this meeting.

Mr. Stasiak asked for his request to be tabled until he has completed all the necessary updated information, and then put on to the next available agenda.

Mr. Stasiak asked if the board has reviewed the new sketch that he submitted, and if that looks better to them based on their requests from the last meeting.

Mr. McNamara commented, stating that he does like the layout, it looks a lot nicer. He does understand the issue with the dormers and needing the additional height. The updated curb appeal and moving the building back 20 ft. making it less visible from the street were both positive changes.

Mr. Stasiak stated that he spoke with his neighbor at 5445 Shadyside Drive regarding the concerns that some of the board members had at the last meeting, and the neighbor has no concerns with the direction

that the project is headed. Mr. Stasiak noted that his neighbor even helped him place the new stakes that were required which show where the proposed structure will go based off of the updated plans.

*ZBA
2-8-21*
Mr. Michnik asked Mr. Stasiak if he has plans to dress up the outside of the building with any foliage, which Mr. Stasiak responded yes, he is working on those designs also.

Mrs. Burkard stated that she likes the new sketch as well.

ACTION:

Motion by Patrick Krey, seconded by Richard McNamara to **table** appeal No. 3 under Old Business.

Richard McNamara	Aye	Patricia Burkard	Aye	Ryan Mills	Aye
Daniel Michnik	Aye				

MOTION CARRIED

*b3A
1/21*

Appeal No. 2

David Stasiak
Residential Single Family

Appeal No. 2 is in variance to:
1 & 2) §229-55 (H)

Applicant requests a variance;

1. To allow a secondary detached garage;
and
2. Of 1,300 sq. ft. to allow a 1,500 sq. ft.
secondary detached garage;
Located at 5450 Shadyside Drive.

DISCUSSION:

Mr. Stasiak was present virtually, adding that they built their home approximately 25 years ago, and have outgrown their garage. He is a collector of cars, currently he owns two vintage cars that he is storing in his garage.

He also does all of his own landscaping on the 1.5 acre lot that they own, so he has quite a few pieces of landscaping and lawn care apparatus, and have run out of storage room. They are looking for something to be able to pull their vehicles in to during the winter, and have a bit more space.

They take pride in their property as well as the neighborhood, and would not want to do anything to diminish the value of their neighbor's property. When he started to research the idea of building a detached garage, they looked to have it identically match the house materials, meaning the brick on the front would match that of the house, and then the Hardee plank siding and roof would also match the house.

It is a large lot, accommodating this structure easily without making it obtrusive, or looking disproportionate to the area.

As far as affecting the neighbors, only one side of the building would face a neighbor, and there is a large natural buffer to help to conceal the view from that neighbor.

Mr. Stasiak noted that the one neighbor he thought it may have any impact on is at 5410 Shadyside Drive. He has discussed it with that neighbor, because he often pulls his tractor through that part of Mr. Stasiak's yard to get to his garage that is in the back of his property. The area is very wet, the neighbor has gotten stuck with his tractor and Mr. Stasiak told him that he would address the drainage problem if he is able to build his garage so that it is dry and usable.

Neighbor Notifications were sent out, and no comments were returned.

Mr. McNamara noted that all of the proposed materials appear to match the house, then asked how large their lot is, which Mr. Stasiak responded that it is 1.37 acres, it's fairly large.

Mr. McNamara confirmed that Mr. Stasiak will not be using the proposed garage for any type of business, and simply to store their personal belongings, to which Mr. Stasiak responded no business whatsoever. Possibly a little shop in the back so that he is able to work on his tractors and cars as maintenance is needed, but no business at all.

Mrs. Burkard commented on the size of the structure, and asked Mr. Stasiak if he would be able to make it smaller, which Mr. Stasiak responded that he has already downsized it from what his original plans were. He has the two additional cars, as well as a zero-turn mower and another tractor that he uses also. Additionally, they are purchasing a boat which they would also like to store in the garage. Mr. Stasiak stated that although it appears to be a substantially large structure, it fits the lot very well, fits the architecture, and he feels that it will increase the value of the property.

BA
11-21

Mrs. Burkard asked if this is the only location that the building is able to go, Mr. Stasiak responded that he would not want to put it on the other side, as the neighbor to that side of him already has to deal with the commercial building that was put in many years ago, and is substantially larger than the building it replaced. It won't affect the other neighbor at all placing it where he has planned.

Mr. Stasiak reiterated that the only neighbor it would affect at all won't even have a full wall of the building, due to the way it will be angled.

Mr. Skaine asked how many trees will be taken down, which Mr. Stasiak responded that he has approximately 26 Ash trees on the property, which he has treated, because he has been very devoted to saving the Ash trees, and some of them are substantial. There are two Ash trees in the way that would need to be removed, but it still leaves them with over 30 on the property.

Mr. Mills stated that he is a bit troubled with the size, as it is large, but compared to the size of the parcel, it is a good contrast.

Mr. Mills asked if they had considered placing it closer to the end of their driveway, which Mr. Stasiak responded that they thought about attaching it to their house, as a neighbor did years ago, but their septic tank is directly at the end of their driveway, so logically they would have to move the septic system, and it would not accomplish his purpose, which is to be able to pull a boat and his vehicles in, to store them lengthwise. If it was placed at the end of the driveway, it would need to be exceptionally long, side to side and it would not fit the aesthetics at all. Where they are planning to place it now, it is almost invisible from the street, aside from only the front of it.

Mr. Mills noted that the front facade will be seen from the street at certain angles, which Mr. Stasiak replied that the proposed building will match the front of the house perfectly, keeping with the character of the property is important to them.

Mr. Mills then asked about the roofline, and if they had explored any other type of roofline perhaps with a dormer. Mr. Stasiak replied that he had considered a dormer, but while discussing with the architect, they decided that essentially to make it blend and look as though it belongs where it is, the roofline is going to be the same pitch as when you look at the front of the house, so it will blend like it belongs. There won't be an awkward, out of place pitch. Mr. Stasiak stated that he would prefer to keep the pitch of the roof as it is currently planned.

Mr. Mills stated that he did not see any other structures in the Shadyside area that resemble the same size as the one Mr. Stasiak is proposing, Mr. Mills asked if there are any that Mr. Stasiak is aware of, that he would be able to refer to. Mr. Stasiak referred to the large structure on Greiner Road that is in his backyard.

Mr. Michnik stated that he feels it is too large for Mr. Stasiak's property, additionally, he is concerned about the neighbor located at 5445 Shadyside, who will have to look at that property every day for the rest of their life. Whenever they pull out of their building or are looking at their house, that is all they will see, even though Mr. Stasiak states it is only 25 ft., Mr. Michnik is still concerned for that neighbor. He drove the whole neighborhood, he is familiar with the houses that are in there, and there is nothing that size in the neighborhood.

Mr. Michnik stated that it is not in the character of the neighborhood, and asked Mr. Stasiak about the out building already existing on the property, as well as the fenced in area, asking what was going on with the fenced in area. Mr. Stasiak responded that they have a garden inside the fence, and that the existing shed is not large enough, and would be removed. Mr. Stasiak referred to one of his neighbors who are not happy with the current shed that is on the property, because it is directly in their view, and is in disrepair. Mr. Stasiak stores multiple pieces of equipment back there, which he would be able to put in to the proposed building and get it out of sight.

DA
11/21
Mr. Michnik walked the property, and stated that if it was going to be located somewhere else towards the back of the property, he doesn't feel it would be as bad. Mr. Michnik stated that it does not fit the character of the neighborhood. Mr. Stasiak responded that he attempted to think it all out in detail, he stood on every neighbor's property, taking in to account their view, and does not understand how that will be obtrusive to anyone's view. He has discussed it with his neighbors, he does not understand how it is obtrusive to anyone's view.

Mr. Michnik referred to an aerial view of Mr. Stasiak's property, which he labeled Exhibit A, which Mr. Michnik further discussed his concerns with, referring to the proposed building as being similar to a pole barn, 25'x60' is a pretty large size, even with the size of Mr. Stasiak's lot. Mr. Michnik noted that if it was in a different location, it wouldn't be as bad, suggesting he relocate his leach field and sand filter system. Mr. Stasiak stated that he personally feels that having the structure located at the back of his property would detract from the property more than the current location and plans would.

Much discussion continued.

Mr. Stasiak asked if it would be possible to table the request, so that he has additional time to speak with the neighbors, and show them exactly what the plans are. Mr. Michnik stated that the neighbor feedback would not matter, as Mr. Stasiak is requesting a major appeal. Mr. Michnik stated that if Mr. Stasiak is asking to table the request, the board can do that but it does not mean that if the neighbors don't have a problem with it, that it will be approved, as it is a major appeal.

Mr. Skaine noted that he likes the plans to have the proposed structure match the house, and keep the shrubbery to the east. Maintaining that would assure nobody will have to see the structure, with the exception of possibly the back wall. He likes the positioning of it, and fits the property nicely.

Mr. Michnik pointed out to Mr. Skaine that a tractor trailer or greyhound bus is 54 ft. long, which Mr. Skaine responded that he is familiar with that, and referred to Mr. Stasiak's neighbor to the southwest which is quite large itself.

Discussion continued.

Mr. McNamara suggested possibly moving the building a little to the east, and tucking it back in the corner and a bit farther away from the road and underneath the Ash trees with a hedgerow on both the north and east sides. It's situated behind the house a bit more, rather than being even with the existing house. Mr. Stasiak responded that he can do that.

Mrs. Burkard asked if Mr. Stasiak does decide to move it back, would he change the driveway, because he mentioned having cars in there, if so how would he get them in. Mr. Stasiak responded that the driveway was going to be partially extended to begin with, they would be adding approximately 10 additional feet of driveway.

Mr. Bengart asked Mr. Stasiak if he would like to have the project tabled so that he can explore the suggestions, then come back when he can be scheduled.

Mr. Stasiak responded that he would like to re-draw it with the suggested setback, if that would be more pleasing to the board. Mr. Bengart stated that it is within Mr. Stasiak's purview to request his appeal be tabled.

Mr. Bengart asked Mr. Stasiak if he is requesting the board to table his appeal, which Mr. Stasiak responded that yes, he is.

Mr. Michnik told Mr. Stasiak to make sure he re-stakes everything for the board so that when they come out, they can see exactly what he is planning.

Mr. Stasiak asked if it would be possible to have this on the agenda for the next Zoning Board of Appeals meeting, which Mr. Bleuer told Mr. Stasiak that he needs to get his updated plans in to the Planning office as soon as possible, and they will see what they can do.

Mrs. Burkard asked if when Mr. Stasiak re-stakes the new location, if he would leave the old / original stakes in, so that they can see the difference, Mr. Stasiak responded yes he can. Mr. Michnik asked that he make them different colors, so they are easy to differentiate.

Mr. Bengart stated that if the board ends up eventually approving this, there may be a condition placed stating no business is to be conducted inside the building, as well as having to remove the existing shed. Mr. Stasiak responded that there will definitely never be business conducted in there.

ACTION:

Motion by Richard McNamara, second by Patricia Burkard to **table** Appeal No. 2 of New Business

ON THE QUESTION:

Mr. Mills pointed out to Mr. Stasiak that he also believes it is a large structure, even with the size of their lot. Mr. Mills also asked Mr. Stasiak to consider meeting with an architect to make it more visually appealing, because it is exceptionally long. Finding a way to make it a more dynamic structure, with more of a carriage house and less of a storage facility look to it.

Mr. Mills also suggested possibly attaching the proposed building to the existing structure by way of a breezeway, which will add more of a cost due to having to relocate the septic, but aesthetically, it will be a lot nicer.

Mr. Stasiak responded that he will explore all suggestions that have been mentioned.

Ryan Mills	Aye	Patricia Burkard	Aye	Richard McNamara	Aye
Raymond Skaine	Aye	Daniel Michnik	Aye		

MOTION CARRIED

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

Appeal Board
 Planning Board
 Town Board

Appeal

Rezone
 Revise Ordinance
 Subdivision
 Limited Use Permit
 Other

Rec'd. by: Andrew Schaefer

Date June 22, 2021

Action Desired Applicant requests a variance:

- 1) to allow a secondary detached garage; and
- 2) of 990 sqft to allow a 1,190 sqft secondary detached garage; and
- 3) of 6' to allow a 22' tall secondary detached garage;

located at 5450 Shadyside Drive in the Residential Single-Family zone.

Reason Town Code Reference:
1) §229-55 (H)
2) §229-55 (H)
3) §229-55 (E) (2)

PLEASE PRINT

Name David Stasiak

A

T
P

S

Requests for action on zoning should be filled out completely in above space. If more space is needed, attach additional paper and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved
Rejected by on 20
Approved
Rejected by on 20

Published (Attach Clipping) on 20

Hearing Held by on 20

Final Action Taken

Approved
Rejected by on 20

Published (Attach Clipping) on 20

Filled with Town Clerk on 20

Filled with County Clerk on 20



*note the parcel line displayed are approximate

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Proposed 1,190 sqft (34'x35') secondary detached garage

One garage allowed whether attached or detached, and 200 sqft max allowable for detached accessory structure when attached garage exists

16' maximum allowable height for detached accessory structure

22' height proposed and 6' variance requested

5450 Shadyside Drive

SUTTON
Architects

Design 2 Build™
100% Main Structures
Second Floor

5409 Main Street
Williamsville, NY 14221
(716) 632-7106 Fax: (716) 632-7070

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20-452

Proposed Detached
Garage For:

David
Stasiak

5450 Stockbridge Drive
Clarence, NY

W A R N I N G	Permit No.	Permit Date
Do not construct or alter any structure or portion of a structure without first obtaining a permit from the appropriate authority.	20-452	06/22/2020
Do not construct or alter any structure or portion of a structure without first obtaining a permit from the appropriate authority.	20-452	06/22/2020
Do not construct or alter any structure or portion of a structure without first obtaining a permit from the appropriate authority.	20-452	06/22/2020
Do not construct or alter any structure or portion of a structure without first obtaining a permit from the appropriate authority.	20-452	06/22/2020

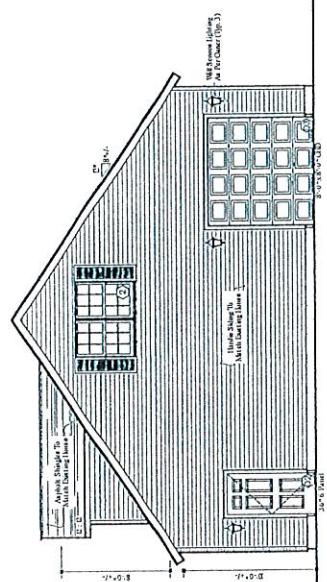
W A R N I N G	Permit No.	Permit Date
Do not construct or alter any structure or portion of a structure without first obtaining a permit from the appropriate authority.	20-452	06/22/2020
Do not construct or alter any structure or portion of a structure without first obtaining a permit from the appropriate authority.	20-452	06/22/2020
Do not construct or alter any structure or portion of a structure without first obtaining a permit from the appropriate authority.	20-452	06/22/2020
Do not construct or alter any structure or portion of a structure without first obtaining a permit from the appropriate authority.	20-452	06/22/2020

A-2

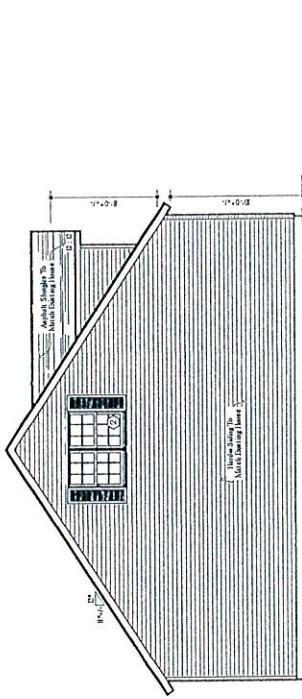
Elevations

ZONING OFFICE

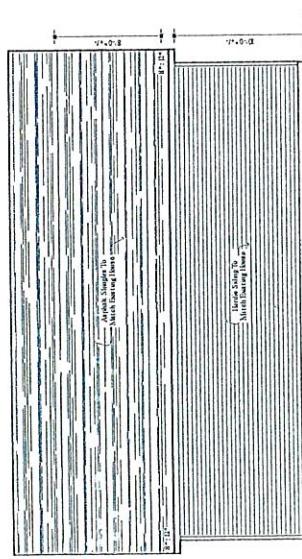
RECEIVED
JUN 22 2021



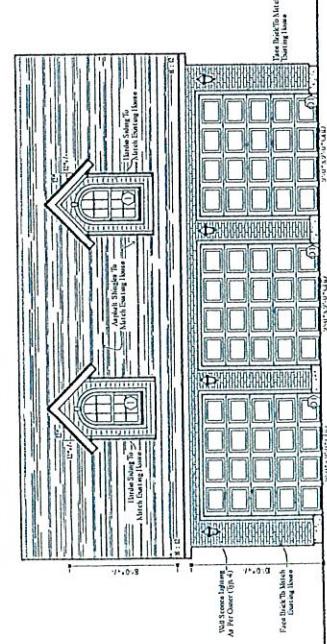
A-2.2 South Elevation



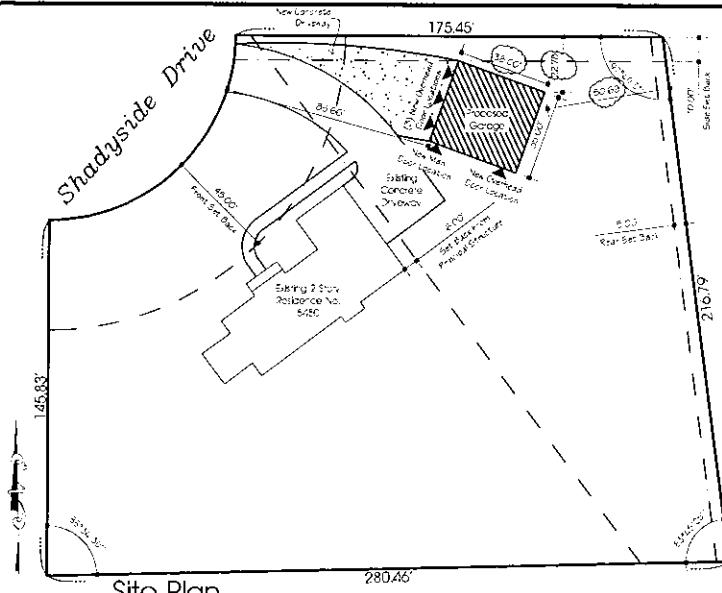
A-2.2 North Elevation



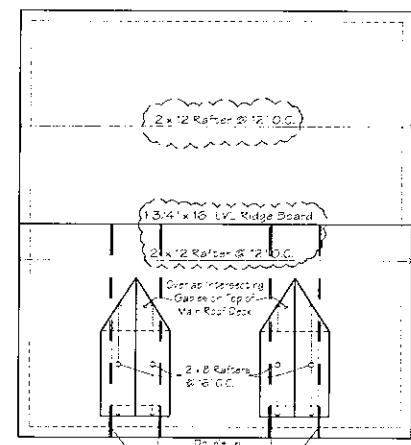
A-2.3 East Elevation



A-2.1 West Elevation



A1.1 Site Plan

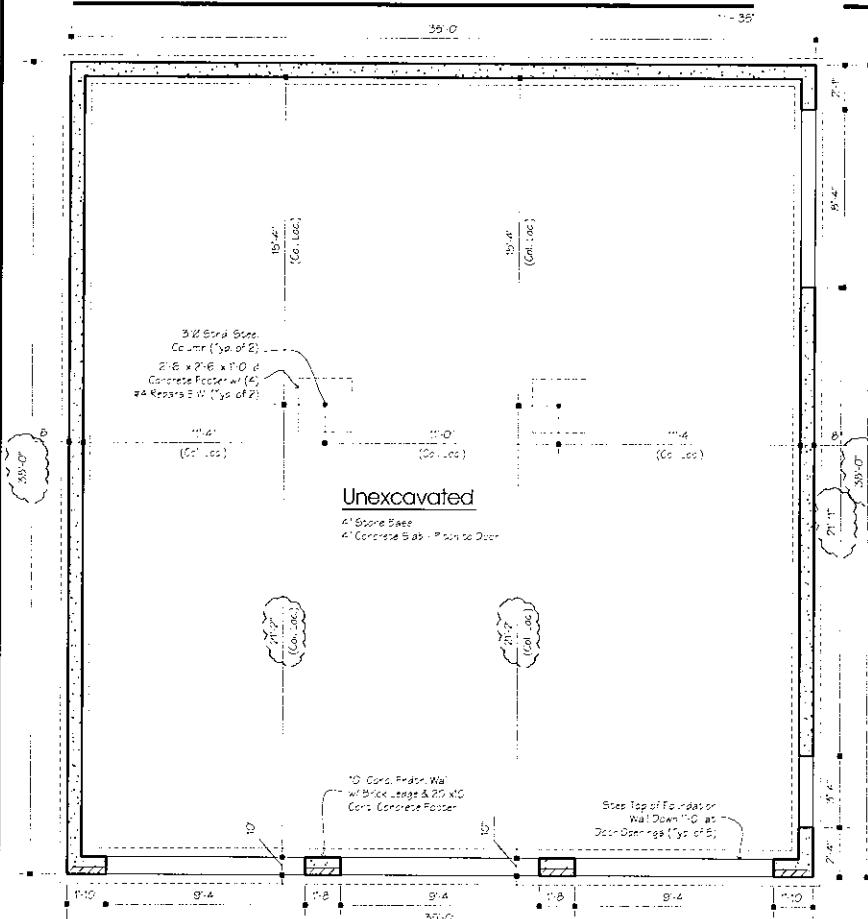


A1.2 Roof Plan

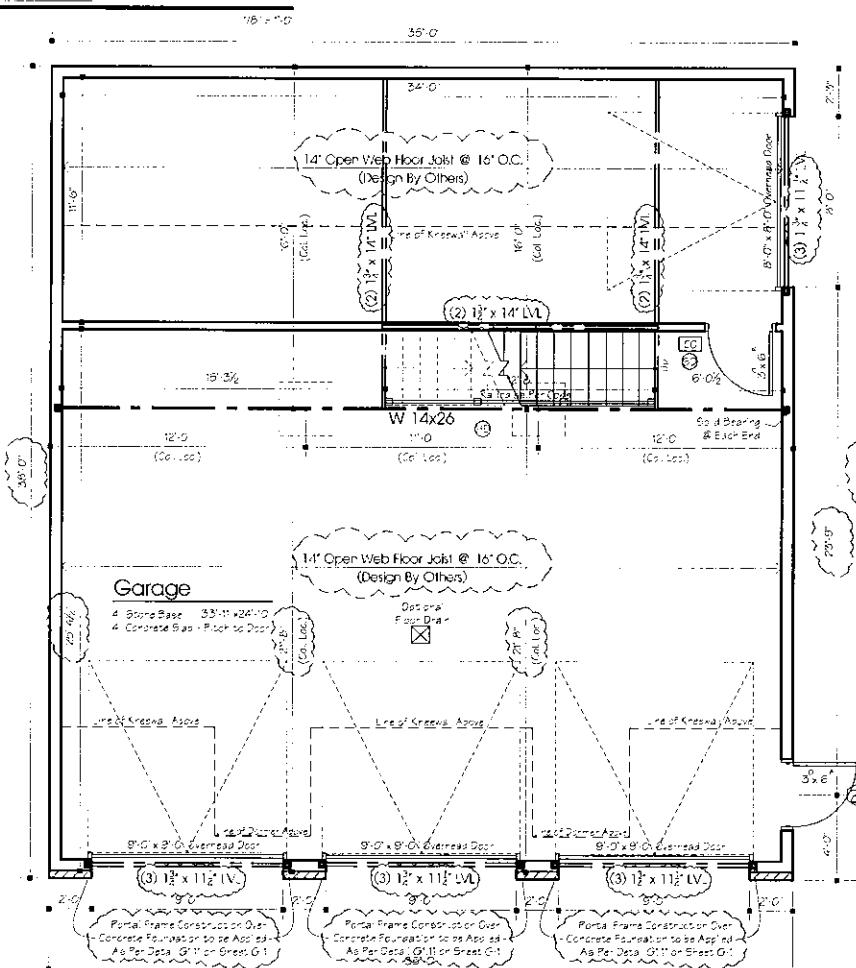
 **NOTE:**
Max Span For 2 x 8 Rafters is 12'-2" (3.76m)
Max Span For 2 x 10 Rafters is 16'-0" (4.88m)

A Rafters shall have Strong Back
Support To Hold Bearing Beam To
Ensure Compliance For Max Span

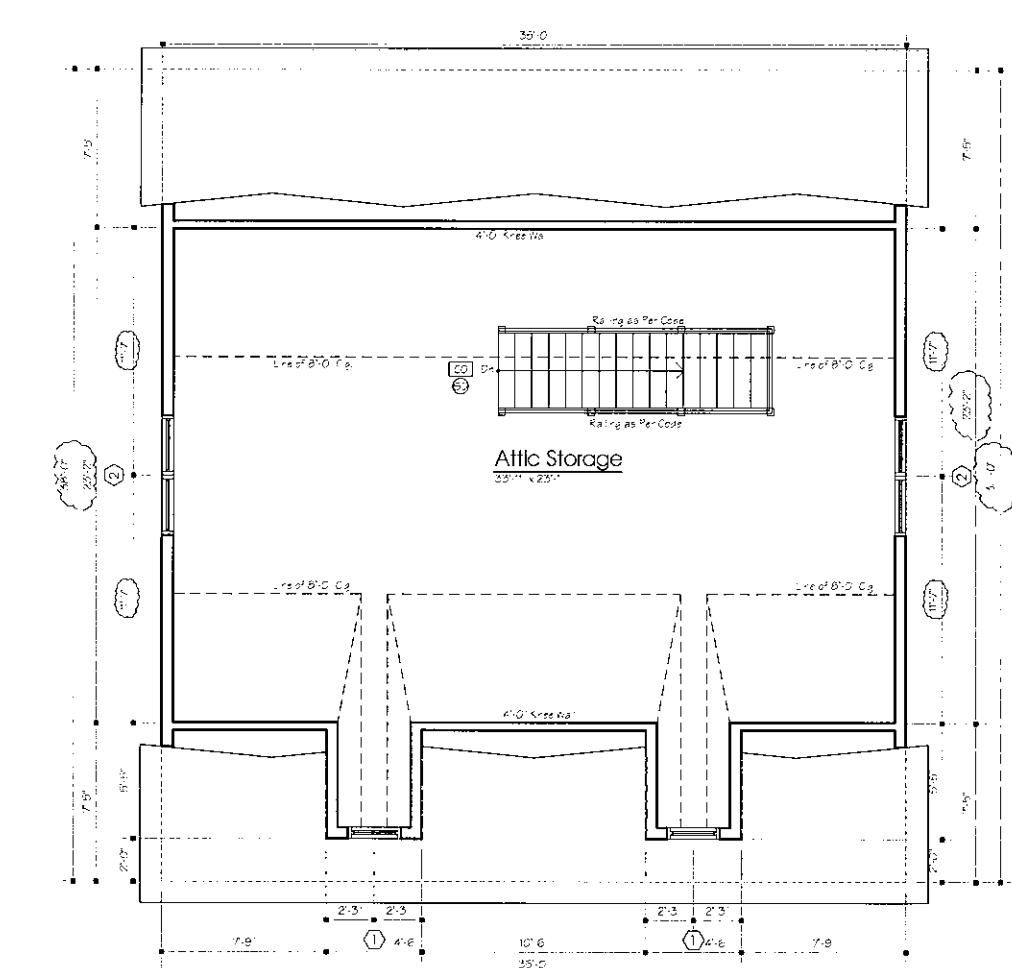
Window Schedule										Windows Prior to March Existing Purchase Seller to Confirm Windows Models Prior to Purchase Windows to be Verified by Contractor Prior to Purchase		
Mark	Quart	Unit Description	Length	Width	SG	Lead Corp	Cost	Gauge	Frmt	Remarks		
1	1	WS2442	2'6-1/4" x 18'	3'0" x 8'8"	SG	28.00	47.15	1/16"	Low E	Windows Prior to March Existing Purchase Seller to Confirm Windows Models Prior to Purchase Windows to be Verified by Contractor Prior to Purchase		
2	1	304924	2'6-1/4" x 19'	3'0" x 9'0"	SG	32.00	42.89	1/16"	Low E	Windows Prior to March Existing Purchase Seller to Confirm Windows Models Prior to Purchase Windows to be Verified by Contractor Prior to Purchase		



A1.3 Foundation Plan



A1.4 First Floor Plan



A15 Second Floor Plan

Proposed Detached Garage For,

David Stasiak

5450 Shadyside Drive
Clarence, NY

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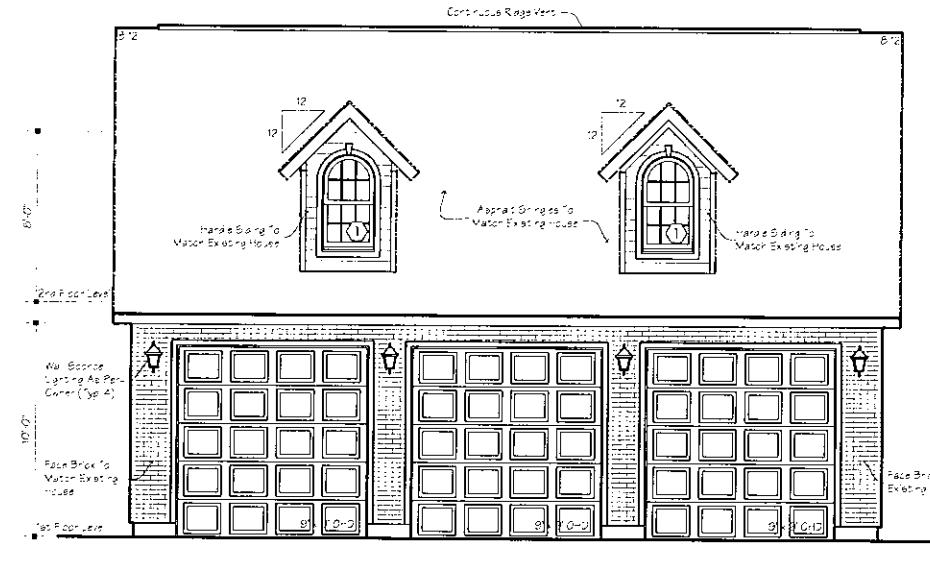


54109 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 832-7306 Fax 942-7874

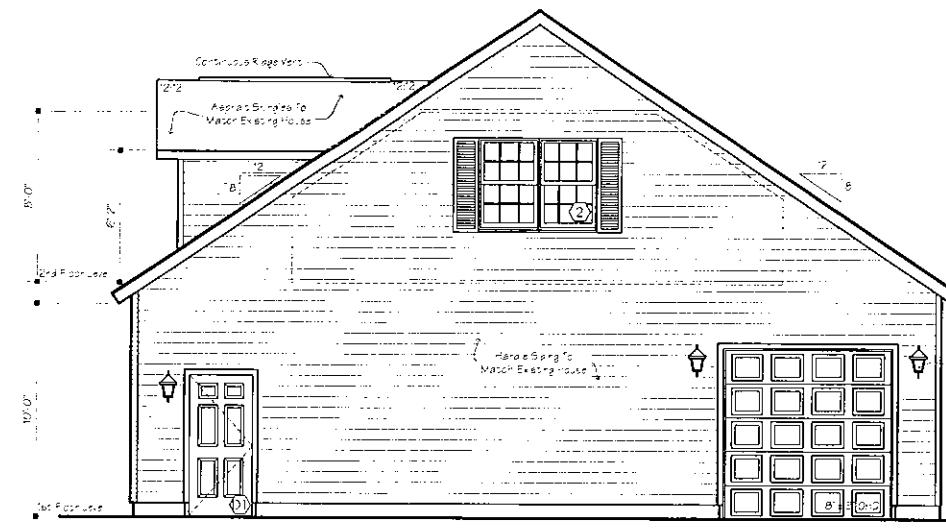
Job Number

Plans

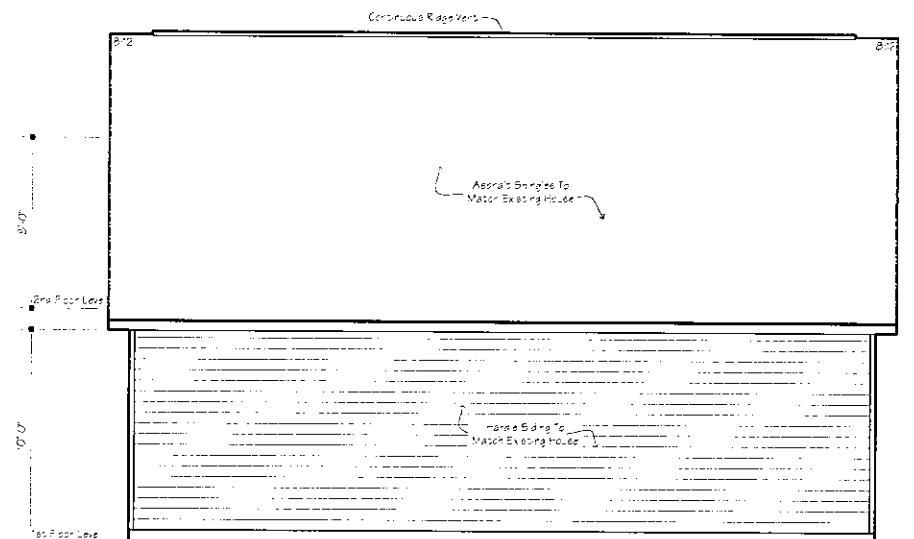
Drawn By:	Jonathan M.
Date:	7-22-21
Classified:	D. Sultan
Scanned:	As Noted
B-1	



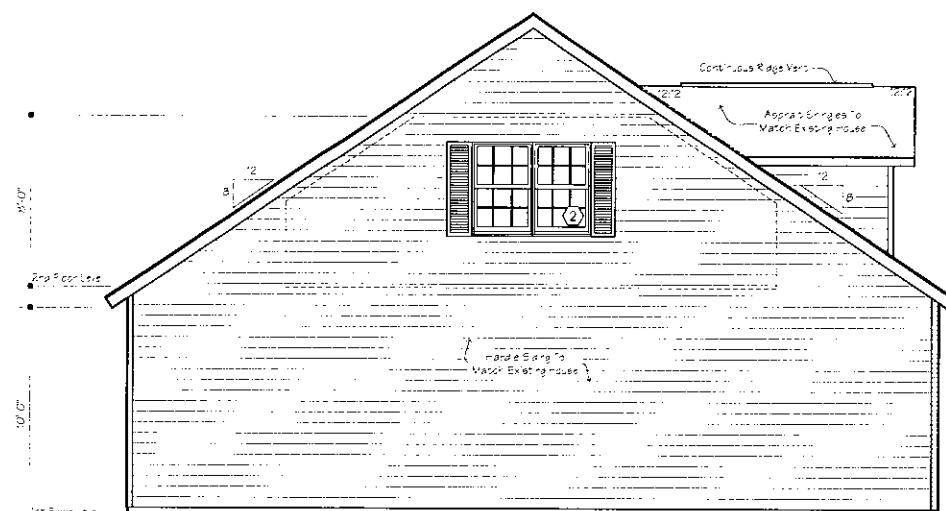
A2.1 Front Elevation



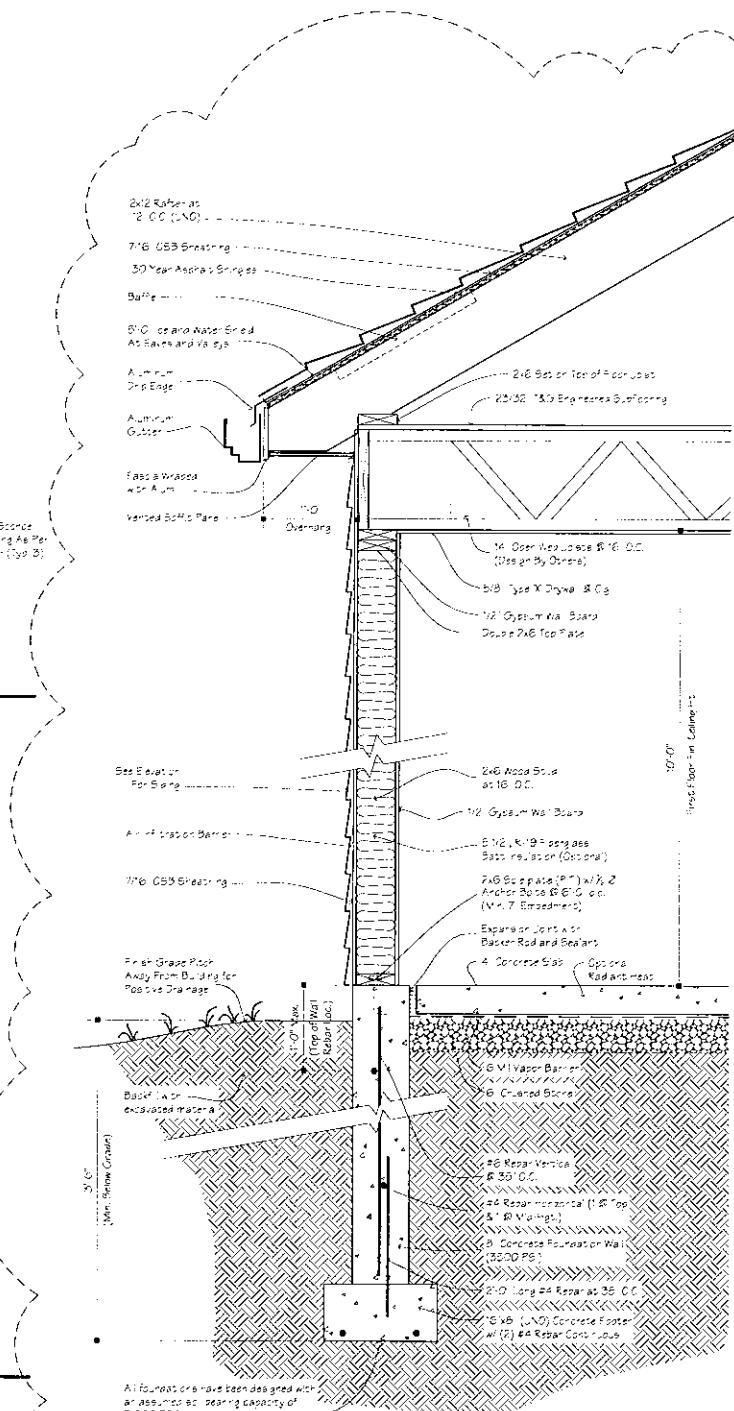
A2.2 Right Elevation



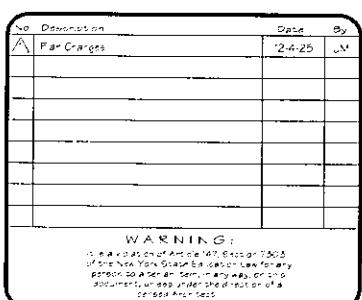
A2.3 Rear Elevation

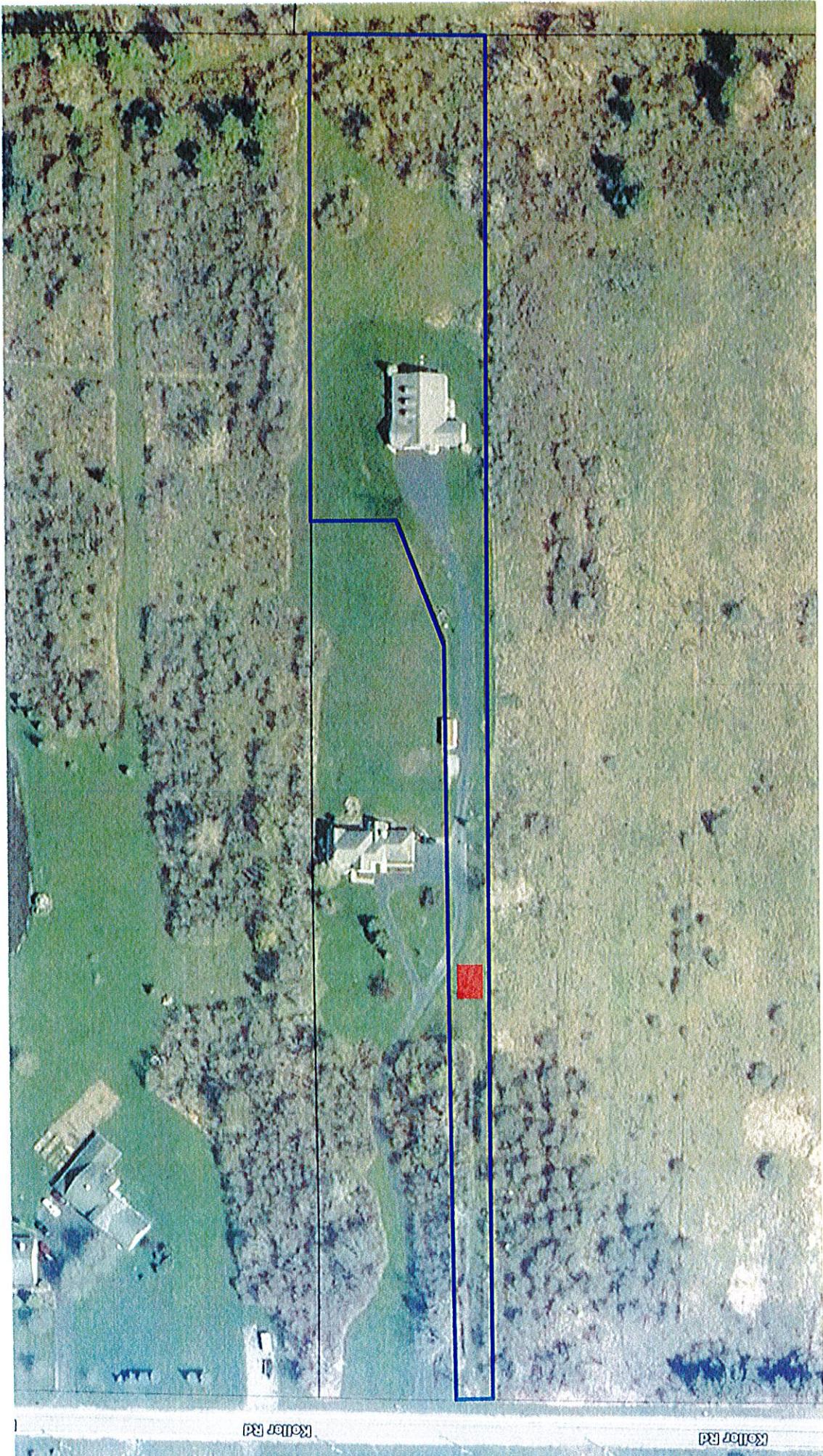


A2.4 Left Elevation



A2.5 Typ. Wall Section





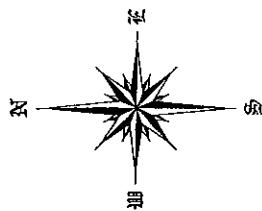
Proposed detached accessory structure (pole barn) located within the front yard setback.

Detached accessory structures may only occur in side and rear yards.

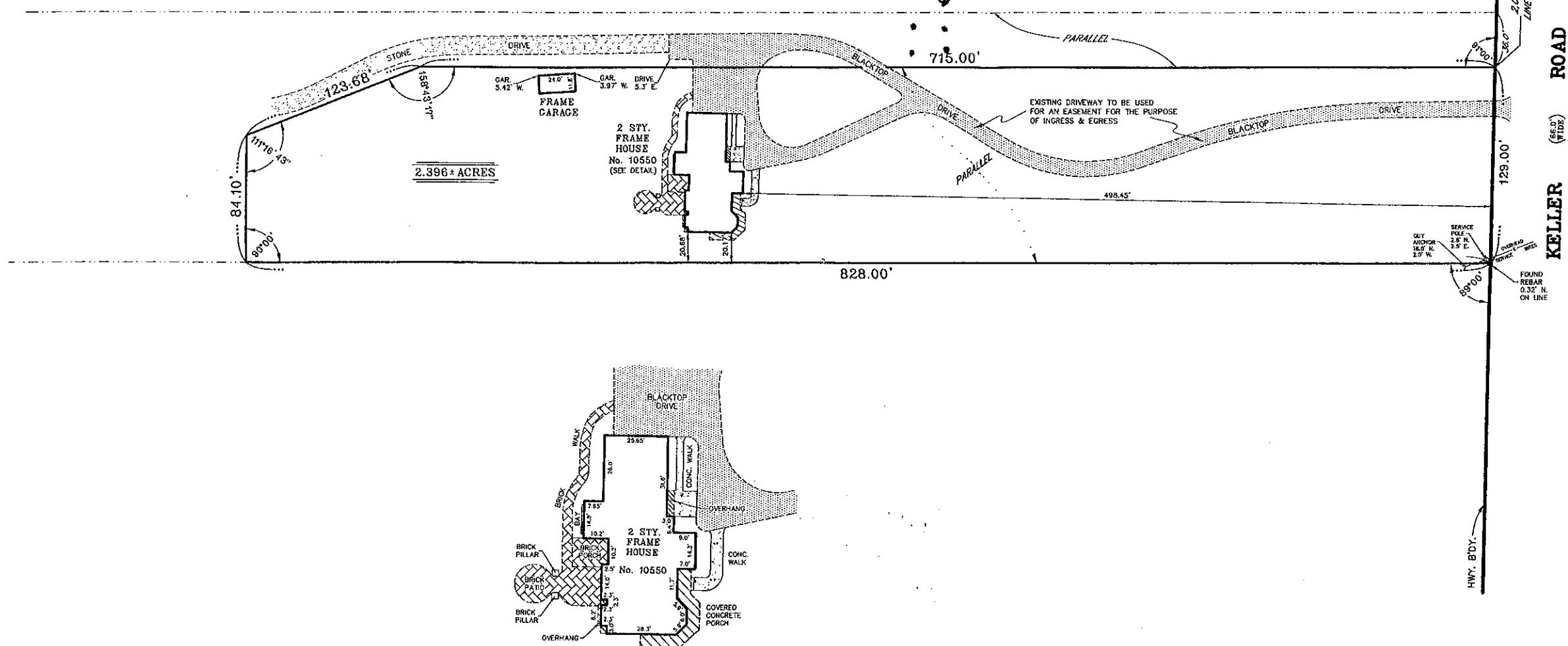


10560 Keller Road

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



24 x 32 POCE BAK



DETAIL

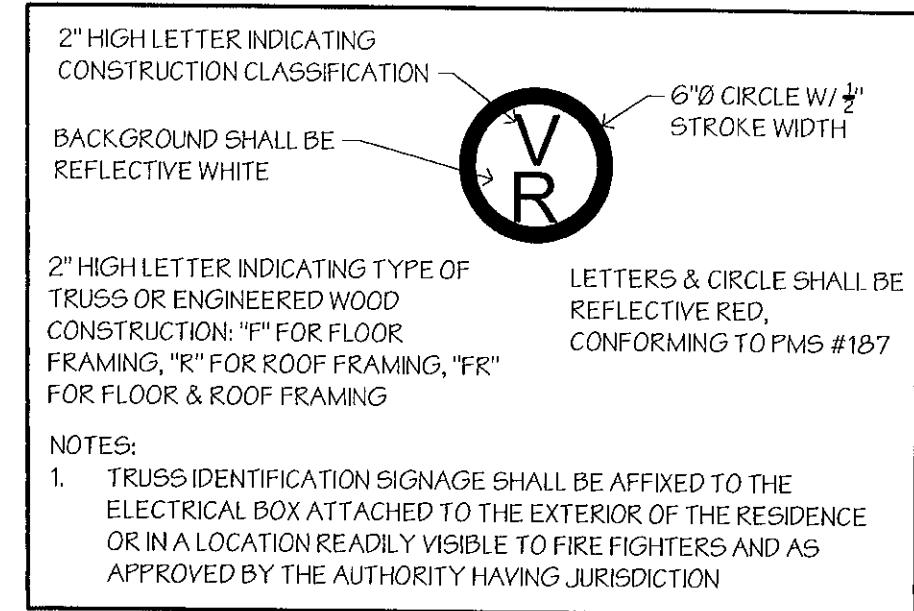
(SCALE: 1" = 30')

Rick's 10550 KELLEN

PART OF LOT 3, S. 4, T. 12, R. 6 • TOWN OF CLARENCE • COUNTY OF ERIE • STATE OF NEW YORK

► 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.

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DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A
VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK
STATE EDUCATION LAW.



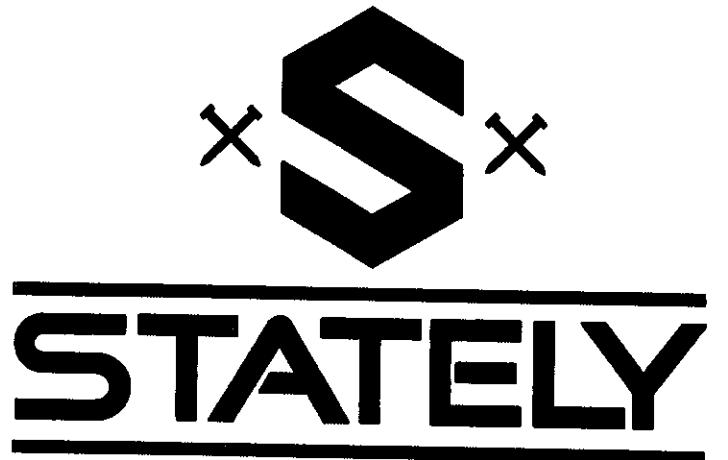
SIGNAGE DETAIL

SCALE: N.T.S.

1

DRAWING INDEX

A-1 ELEVATIONS
A-2 FLOOR / POST PLAN
A-3 BUILDING & WALL SECTIONS



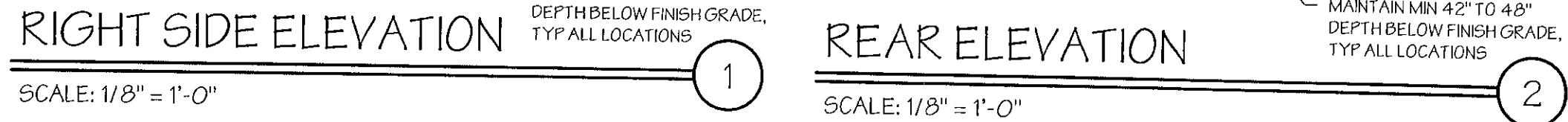
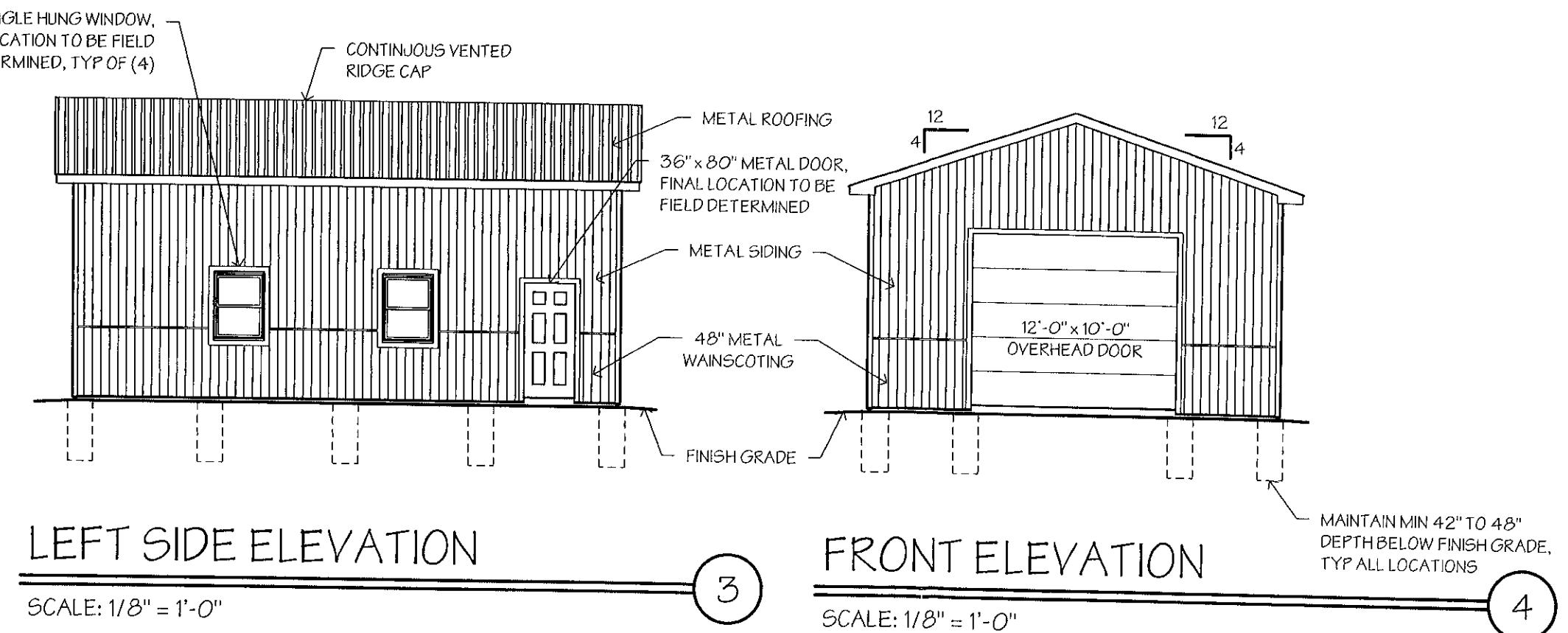
RICK DIVITA
50 KELLER ROAD
PENNSYLVANIA, NEW YORK

GENERAL & STRUCTURAL NOTES

1. TOTAL BUILDING AREA: 768 S.F.
2. FOOTING DESIGN ASSUMES A MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF. SOIL PENETROMETER TEST SHALL BE CONDUCTED PRIOR TO CONSTRUCTION TO VERIFY ACTUAL SOIL BEARING CAPACITY. NOTIFY ARCHITECT IMMEDIATELY IF TEST INDICATES LESS THAN 1,500 PSF SOIL BEARING CAPACITY FOR RE-EVALUATION OF POST FOOTINGS
3. ALL FOOTINGS SHALL BEAR UPON UNDISTURBED OR COMPAKTED SUB-GRADE
4. FOOTING BEARING POINTS SHALL MAINTAIN A MINIMUM DEPTH OF 42" TO 48" BELOW FINISH GRADE, AS DETERMINED BY THE BUILDING DEPARTMENT, FOR FROST PROTECTION FOR ENTIRE PERIMETER OF BUILDING
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE DESIGN STRENGTH OF 3,500 PSI
6. ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT:

SNOW LOAD	32 PSF	(50 PSF GROUND SNOW LOAD)
DEAD LOAD	5 PSF	
WIND LOAD	115 MPH, EXPOSURE C	

charles a. dahlke registered architect	PROJECT TITLE / LOCATION:	6324 robinson road, lockport new york 14094 * 716 - 727 - 3191	
	SCALE:	AS SHOWN	
DRAWING NO:	G-1		DATE: 11-5-25
CONTENTS ON SHEET:		COVER SHEET	
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.			



STATELEY BUILDERS, INC.

Charles A. Dahake registered architect 6324 robinson road, lockport, new york 14094 * 716 - 727 - 3191

PROJECT TITLE / LOCATION: DIVITA POST FRAME CLARENCE, NEW YORK

CONTENTS ON SHEET: ELEVATIONS

DRAWING NO: A-1

25-327

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9780 COUNTY ROAD, CLARENCE, NY 14032

716-725-2641

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020738

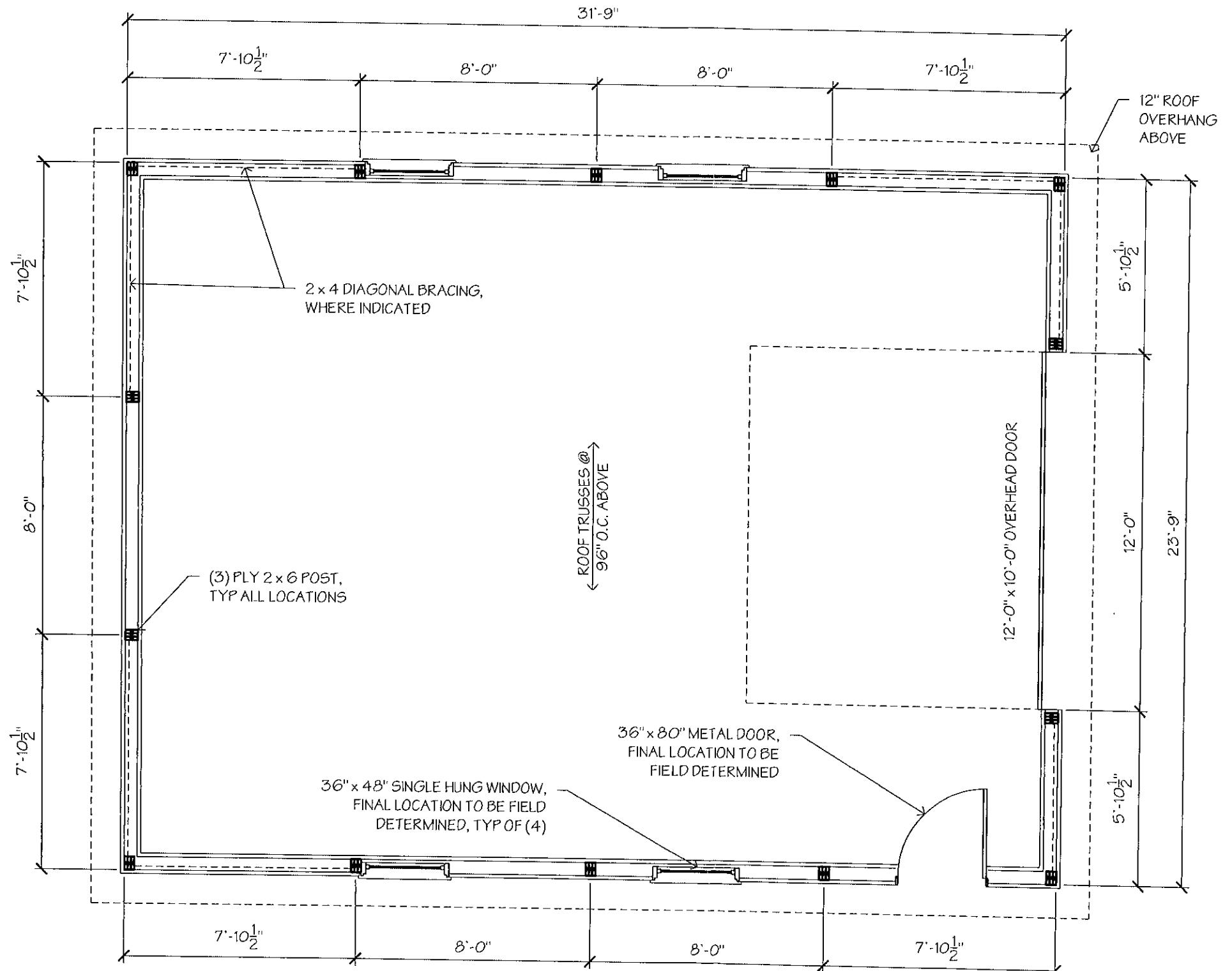
STATE OF NEW YORK

11-6-25

SHEET 2 OF 4

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X:\2025\01-350\25-327 Stately DiVita Post Frame\FinalFloor.dwg, A2, 11/5/2025 5:28:09 PM



FLOOR / POST PLAN

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

1

SIALEY BUILDERS, INC.

716-725-2641

6324 robinson road lockport new york 14094

registered architect

charles a. dake

PROJECT TITLE / LOCATION:	DIVITIA POST FRAME CLARENCE, NEW YORK		
DRAWING NO.:	A-2		
SCALE:	AS SHOWN		
DATE:	11-5-25		
CONTENTS ON SHEET:	FLOOR / POST PLAN		
Life by Design designs to build your life on			
SHEET 3 OF 4			

TYPICAL ROOF

- CONTINUOUS VENTED RIDGE CAP
- METAL ROOFING
- 2 x 4 SPF #2 PURLINS @ 24" O.C.
- PRE-ENGINEERED TRUSSES @ 96" O.C. (BY OTHERS) TO BE INSTALLED PER TPI STANDARDS
- SET TRUSS IN POCKET @ POST
- SECURE TO POST W/ (2) TIMBERLOK FASTENERS FROM EACH SIDE
- 2 x 6 FASCIA, WRAPPED
- 1'-0" VENTED ALUMINUM SOFFIT
- LINER PANEL ON CEILING

TYPICAL EXT WALL

- METAL SIDING
- 48" METAL WAINGSCOTING
- 2 x 4 IN & OUT GIRTS @ 24" O.C.
- 2 x 8 PRESSURE TREATED SPLASH BOARD @ GRADE (TYPICAL)
- (3) PLY 2 x 6 POST, SPACING NOTED ON PLANS
- STURDI-WALL PLUS BRACKET, SWP 63
- LINER PANEL ON INTERIOR

TYPICAL FLOOR

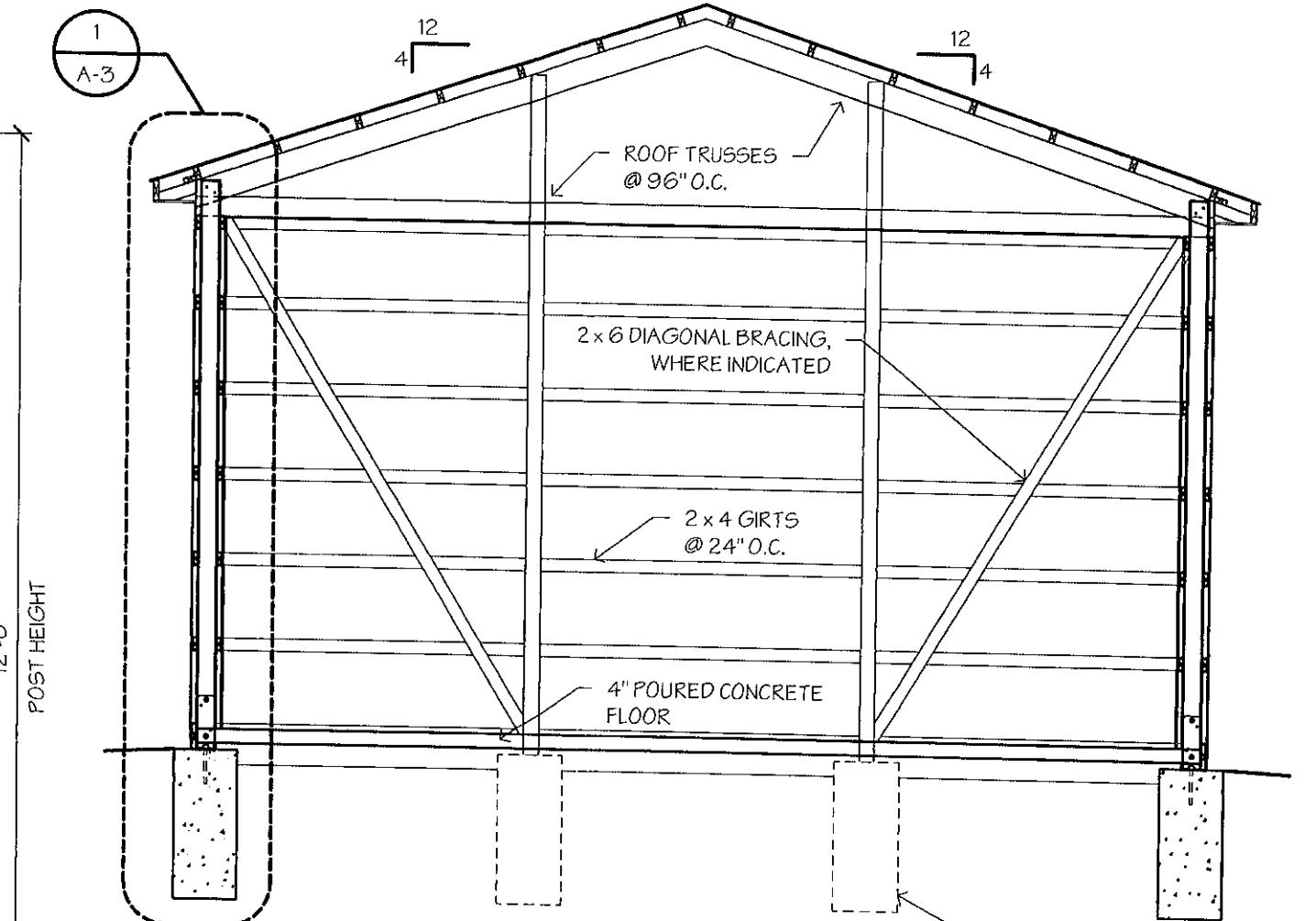
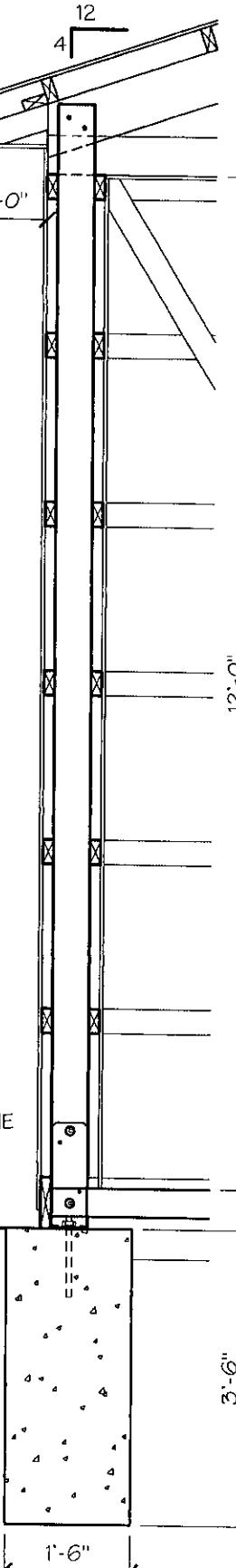
- 4" Poured Concrete Floor 3,500 PSI
- 6 x 6, 10/10 W.W.M. REINFORCING
- 4" COMPACTED GRAVEL, CRUSHED STONE OR UNDISTURBED SUB-GRADE
- 6 MIL POLY VAPOR BARRIER

TYPICAL POST FOOTING

- 18'0" x 42" EXCAVATION
- 18'0" Poured Concrete FOOTING
- MIN 42" BELOW FINISH GRADE

WALL SECTION

SCALE: 1/2" = 1'-0"

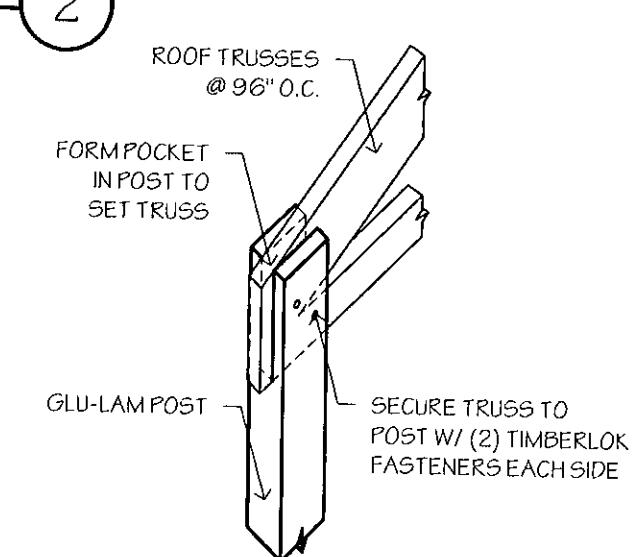


BUILDING SECTION

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

CERTIFIED TRUSS DESIGN BY TRUSS MANUF, PROVIDE ENGINEERED, SEALED TRUSS SHOP DRAWINGS TO ARCHITECT, OWNER AND BUILDING DEPARTMENT PRIOR TO ERECTION OF TRUSSES ON SITE.

TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL



TRUSS DETAIL

SCALE: 3/4" = 1'-0"

STATELY BUILDERS, INC.

9780 COUNTY ROAD, CLARENCE, NY 14032

716-725-2641

AS SHOWN

SCALE:

DATE:

PROJECT TITLE / LOCATION:

DRAWING NO:

Divita Post Frame
Clarence, New York

CONTENTS ON SHEET:

BUILDING & WALL SECTION

catahlike@lifedesigninc.com

716 - 727 - 3191

AS SHOWN

SCALE:

DATE:

PROJECT TITLE / LOCATION:

DRAWING NO:



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SHEET 4 OF 4	

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A-3