

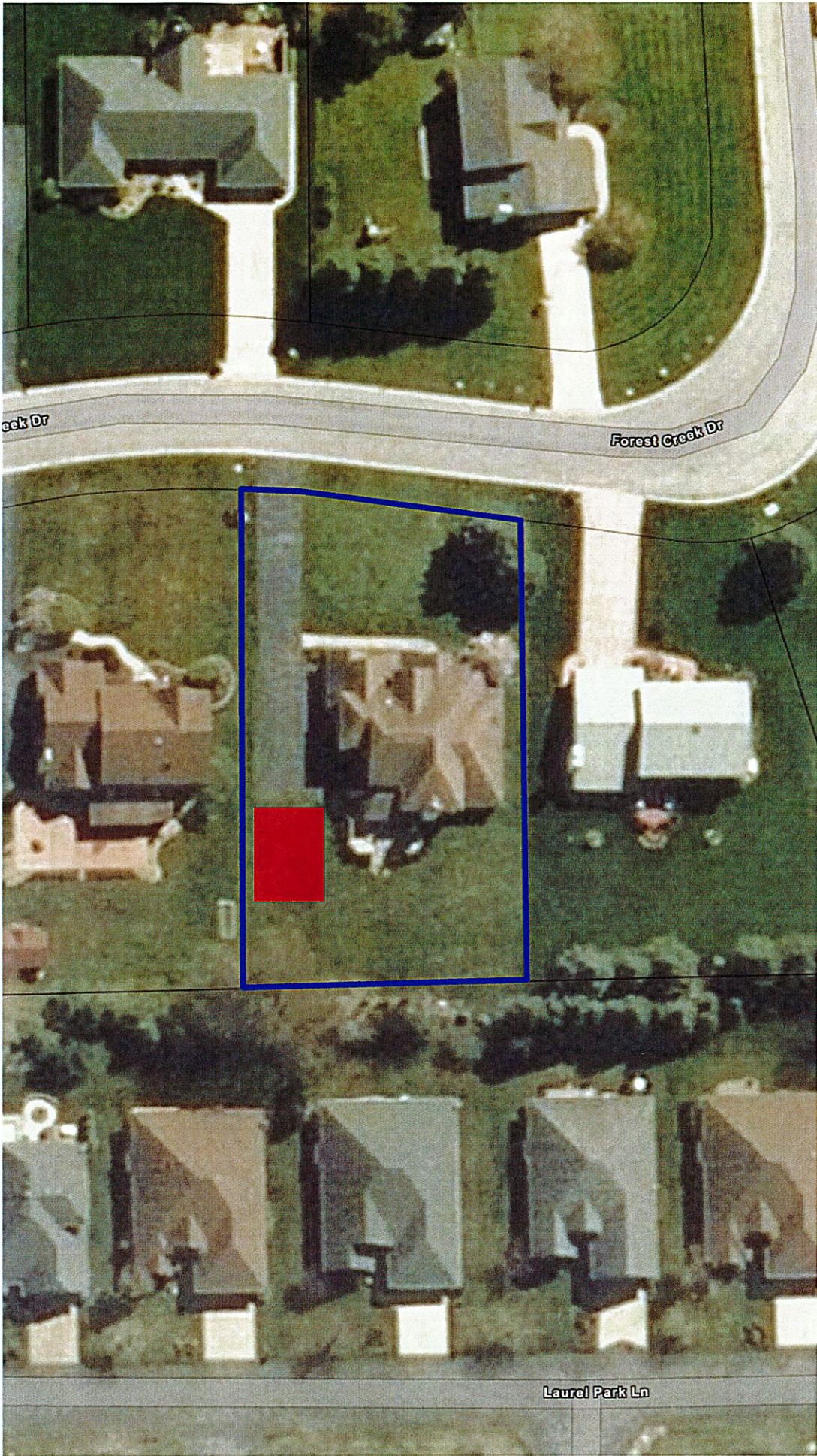
Old Business

Appeal #5

From the June 2026 Meeting

Kenneth Weinstein
5870 Forest Creek Drive

[illegible]



note the parcel lines displayed are approximate

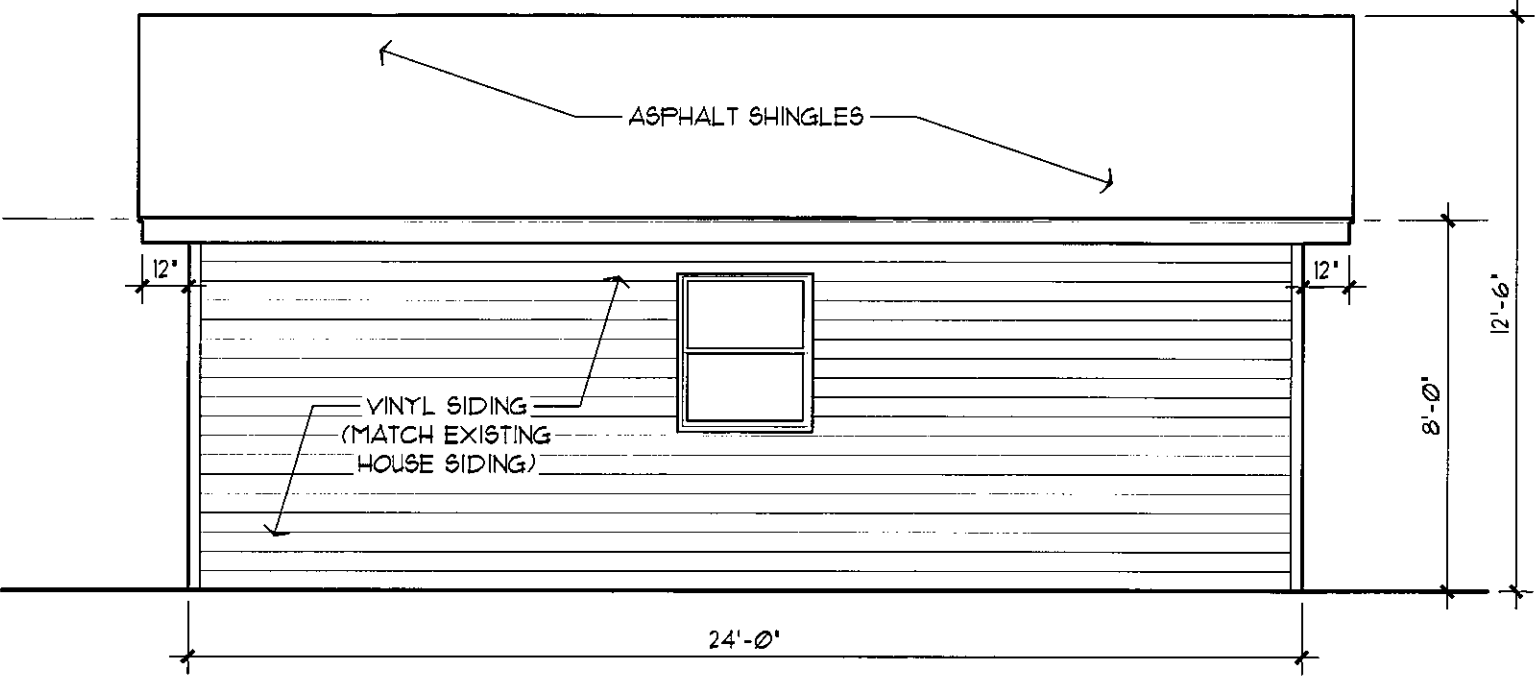
5870 Forest Creek Drive



Proposed 576 sq.ft. (24' x 24') detached accessory structure (garage).

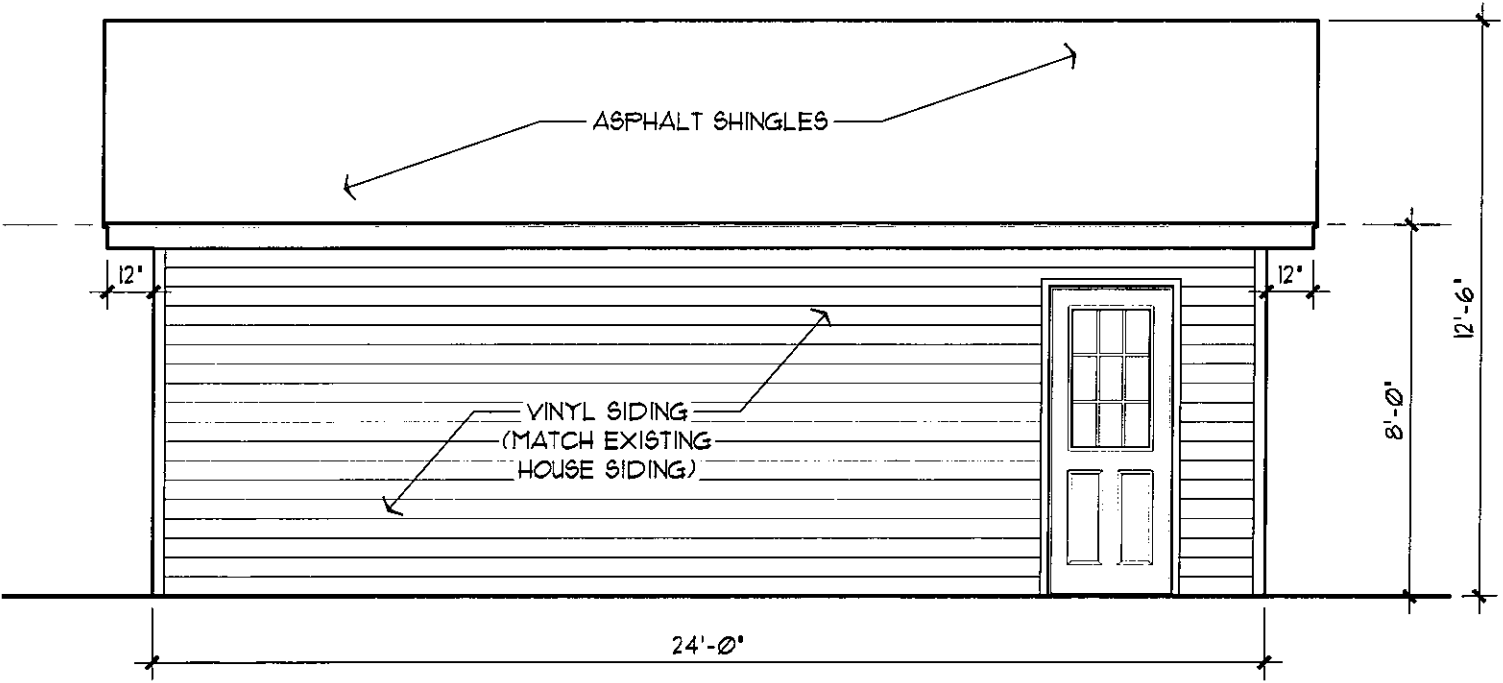
200 sq.ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists. A 376 sq.ft. variance is requested.

Proposed 6'3" detached accessory structure (garage) side yard setback. The minimum required side yard setback for a detached accessory structure located within the side yard setback is 10'. A 3'9" variance is requested.



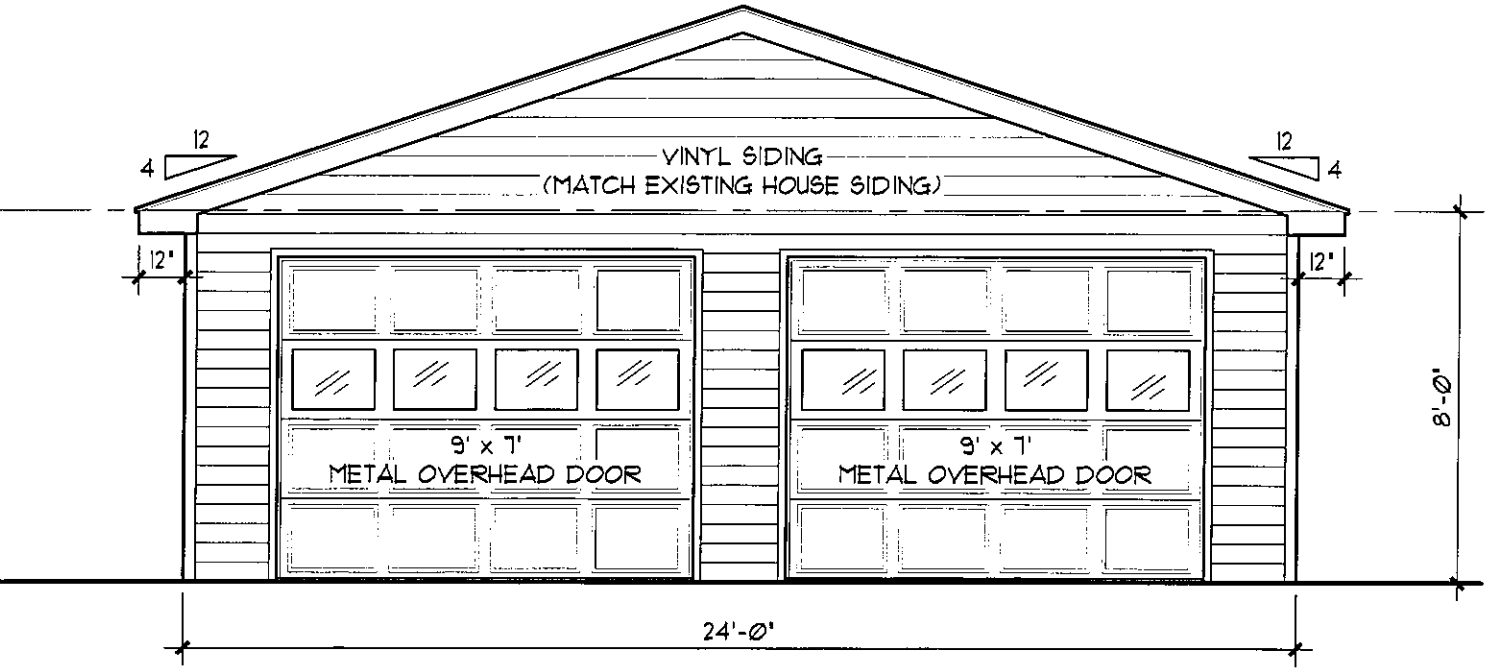
Right Side Elevation

Scale: $\frac{1}{4}" = 1'-0"$



Left Side Elevation

Scale: $\frac{1}{4}" = 1'-0"$



Front Elevation

Scale: $\frac{1}{4}" = 1'-0"$

Forest Creek Drive

24.03'

76.60'

175.22'

161.48'

EXISTING
DRIVEWAY

Existing House

Proposed
Garage

24'-0"

24'-0"

±8'-6"
±13'-6"

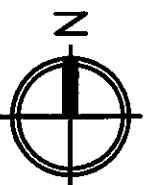
±43'-9"

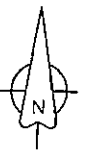
100.00'

New Site Plan

Scale:

1/16" = 1'-0"





FOREST CREEK DRIVE (60' WIDE)

R.O.M.
UTILITY BOXES
ELEC. BOX
R=305.00'
L=24.03'

S 08°22'59" W
76.60'

FOUND
IRON

15' WIDE PUBLIC
UTILITY EASEMENT

25' WIDE PUBLIC
UTILITY EASEMENT

DRIVE

BLACKTOP

S 88°37'01" E
175.22'

2 STORY
BRICK FRONT &
FRAMITE HOUSE NO.
5870

FRAMITE
DECK
CHIMNEY

SUBLOT 23
MAP COVER
2480

SUBLOT 24

SUBLOT 22

FOUND
TIE
IRON
0.691W

N 00°00'00" E
100.00'

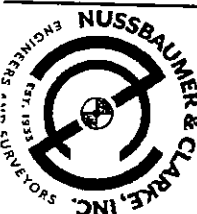
15' WIDE PRIVATE
DRAINAGE EASEMENT

FOUND
BENT
IRON
4.98N
0.87E

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

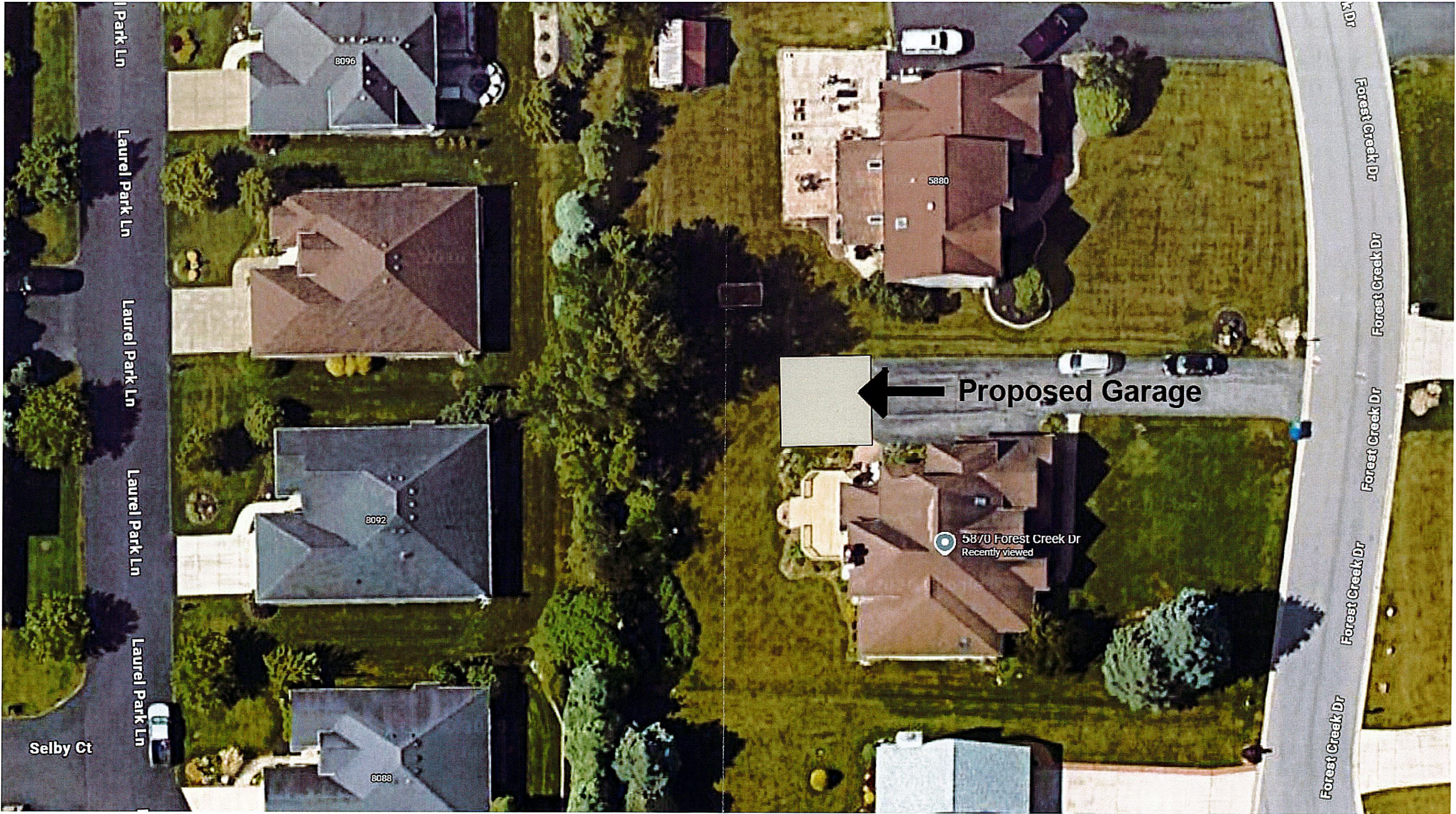
3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
P (716) 827-8000 F (716) 270-6091 www.nussbaumer.com

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
This survey was prepared without the benefit of an
elevation of the ground surface and is subject to any state of facts
that may be revealed by an examination of the
design, specification, plan or report. It is not to be used as a basis for
7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY
5870 FOREST CREEK DRIVE
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: 08/27/2009

[Signature]



5870 Forest Creek Drive
location of proposed detached garage



Looking toward 5880 Forest Creek Dr.
(post for front corner of proposed garage to the right)



Looking toward 5880 Forest Creek Dr.
(post for rear corner of proposed garage to the left)



Looking toward 8092 Laurel Park Lane





5884 Bent Brook Court

Appeal No. 5

Kenneth Weinstein
Residential Single-Family
Town Code Reference:

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

Applicant requests variances:

- 1) to allow a secondary detached garage; and
- 2) of 376 sq.ft. to allow a 576 sq.ft. detached accessory structure (garage); and
- 3) of 4' to allow a 6' detached accessory structure (garage) side yard setback; located at 5870 Forest Creek Drive.

DISCUSSION:

Kenneth Weinstein was present to represent his request, explaining that he would like to build a 24' x 24', 576 sq. ft. garage.

Mr. Weinstein had photos of garages in the immediate area that he stated are identical to what he would like to do with his proposed garage.

Chairman Mills marked 4 photos as Exhibit A.

Mr. McNamara asked what the plan is for the side of the garage, does Mr. Weinstein plan to match the materials, roof shingles, and other elements of the garage to the front of the house.

Mr. Weinstein stated that it would be vinyl, to match the vinyl on the side of the house.

Mr. McNamara noted that with projects like this, they like to have the brick matched as well, to remain consistent.

Mr. McNamara asked Mr. Weinstein if he would be acceptable to that.

Mr. Weinstein stated that he would prefer it is siding, but if it is a requirement, then he will oblige.

Mr. McNamara asked if there will be double doors, or a single door.

Mr. Weinstein stated that there will be 2-single doors.

Referring to the elevations that Mr. Weinstein submitted, Mr. McNamara confirmed that is what is being built.

Mr. Weinstein responded yes.

Mr. Drinkard referred to the page of the packet that shows the exterior elevations, and asked if the options provided which are vertical siding, and horizontal siding. Where Mr. Weinstein's house is sided, it is horizontal siding. Mr. Drinkard asked if the proposed garage siding would match the house.

Mr. Weinstein stated that they could put horizontal siding on, if that was a requirement.

Mr. Drinkard stated that as closely as the proposed garage can be matched to the house is what is preferred. If there is brick on the front of Mr. Weinstein's house, then they prefer there to be brick on the front façade of the proposed garage. Something that compliments the house, and does not look like a completely different building.

Mr. Weinstein stated that he would be willing to do that.

Mr. Drinkard added that he would suggest that is a condition to any approvals they might propose.

Mr. Weinstein stated that he would agree to that.

Mr. Krey asked how big Mr. Weinstein's home is.

Mr. Weinstein stated that it is approximately 2,900 sq. ft.

Mr. Krey asked Mr. Weinstein how long he has lived in his home.

Mr. Weinstein responded 1.5 years.

Mr. Krey noted that Mr. Weinstein needs a setback variance as well, as he is encroaching in to his neighbor's side yard setback. When Mr. Krey visited the site and stood where the garage is proposed to go, it would be directly in-line with the neighbor's backyard patio. Mr. Krey asked Mr. Weinstein if he plans to do landscaping on that side of the garage.

Mr. Weinstein stated that if it is required, he will.

Mr. Krey noted that the picture Mr. Weinstein included in his submittal packet showed landscaping on that side of the garage.

Mr. Krey asked if they make it a condition to include landscaping on that side of the garage, what kind would he do.

Mr. Weinstein stated that he could do some bushes or pine trees, whatever the board would require.

Mr. Krey confirmed that Mr. Weinstein would put brick on the front of the proposed garage if the board required it.

Mr. Weinstein responded yes; he would do that.

Mr. Krey asked Mr. Drinkard to repeat his statement regarding the siding.

Mr. Drinkard reiterated that the siding on the example that the applicant included in his application packet showed vertical siding.

Chairman Mills noted that this will be Exhibit B, which is 7 pages and titled 84 Lumber 24x24 Garage 50267.

Mr. Krey confirmed with Mr. Drinkard that he wants the siding on the proposed garage to be the same orientation as the siding on the house.

Mr. Drinkard responded yes.

Mr. Drinkard explained that they were given a picture from a catalog as part of the application packet that shows landscaping, they cannot assume that Mr. Weinstein will landscape it as shown in the catalog. They will need to specify what they want to see in regard to landscaping, so that it compliments Mr. Weinstein's house. They would also specify the siding, color of the siding, and the brick.

Mr. Weinstein said okay.

Mr. Weinstein stated that it would be beige siding, and that it is not brick it is stone. He added that it would all match.

Mr. Dale asked Mr. Weinstein if he currently has a 2-car garage.

Mr. Weinstein responded yes; a side-load garage.

Mr. Dale asked what the proposed second 2-garage will be used for.

Mr. Weinstein responded that he has classic cars, and would put two of them in the proposed garage.

Mr. Dale asked if Mr. Weinstein has spoken with his neighbor regarding this proposed project.

Mr. Weinstein stated that he mentioned it to her.

Mr. Dale asked what the neighbor's reaction was.

Mr. Weinstein stated that his neighbor was afraid the proposed structure might block some of her view from her sunporch.

Mr. Dale suggested to Mr. Weinstein that he moves the proposed garage back another 4', and then move it towards the center of the yard 4'. This will eliminate the 4' side yard setback variance request.

Mr. Weinstein stated that it would require a lot more concrete to do it that way.

Mr. Dale stated that it is the same size garage, just moving it slightly 4' so that the applicant can get around their stairs to the deck.

Mr. Weinstein stated that it would still require more concrete to move it down.

Mr. Dale asked if the driveway is concrete or asphalt.

Mr. Weinstein responded it is asphalt.

Mr. Dale does not understand how it would require more concrete.

Mr. Weinstein stated it will require more asphalt.

Mr. Dale stated okay, that may be true, but then a variance for the side yard would not be needed by moving the proposed garage a little farther away.

Mr. Weinstein does not know if he would be able to get in to the garage, because it would be too close.

Mr. Dale stated that the edge of the garage is approximately a foot and a half, so Mr. Weinstein would be able to get a car in and out fairly easily.

Mr. Weinstein stated that there is a deck behind the house that would be in the way.

Mr. Dale stated that he assumes that Mr. Weinstein did not check in to moving the garage back and more towards the center of the backyard.

Mr. Weinstein responded no; nobody brought that suggestion up to him.

Mr. Weinstein stated that legally, he could put up a little fence down his property line to block all of the view from his neighbor's sun porch looking in that direction.

Chairman Mills stated that Mr. Weinstein's point was noted.

Neighbor Notifications are on file, there has been significant inquiries received, and there may be individuals here tonight that will speak to this item.

In regard to Public Participation, the following residents spoke:

1. Erika Kazmark of 5880 Forest Creek Drive:
 - she is the next-door neighbor that is next to this proposed garage
 - has a lot of the same concerns as the Board
 - saw what the proposed garage is going to look like, and it does not match the home. She likes the potential conditions placed that would require the proposed garage to match the home

- there are other neighbors that have detached garages, but they have been built to very closely match what the homes look like. Most are on a cul-de-sac with more space in between their garage and property line
- where the proposed garage is going to be to the property line, she is looking at not even 6'
- the wall of the garage would completely block her view
- with regard to the suggestion to move the garage back, that would then completely block her view down as well as her neighbor next to her
- concern with her resale value
- if the Board moves forward, she appreciates the materials matching the existing home
- would like to see how close to the property line it is, because it is really close, less than 6'

Chairman Mills asked Mr. Bleuer if 6' is what it would be if the variance was granted.

Mr. Bleuer explained that they are unsure, as the applicant was not able to provide a foundation or a plot plan. Unfortunately, the office had to make some assumptions in terms of a 24' garage with the house having just under a 30' setback.

Mr. Bleuer stated that he did visit the property, and where the stakes are located does not seem as though there is 6' feet to the property line. Ultimately, the necessary information was not provided to make that determination.

2. Greg Wiltrout of 8092 Laurel Park Lane:

- located directly behind the applicant's property
- the proposed 24' x 24' building would cut off all of their view of Forest Creek Drive
- they have a lot of vegetation at the back of the property that he has built up for privacy, but they would still have a view of the proposed structure
- agrees that it would be substantially close to the neighbor's property line
- moving it back and away from the northern lot line seems to make more sense

Iris Weinstein, also of 5874 Forest Creek Drive stated that she would be sure that the proposed garage matches the house, because she definitely would not want a garage that does not match the materials of the house.

Mrs. Weinstein added that Ms. Kazmark's property is down from their property. The side of the garage that Ms. Kazmark is referring to, slopes down. It is not right there.

3. Roger Maddigan of 5867 Selby Court, President of the Laurel Park Homeowner's Association:

- there will be two additional houses that would be affected, as they have views of the applicant's property and the proposed structure
- the proposed structure is considerably larger than what is specified in terms of exterior building

- will be a very different change in terms of what the residents see from their property. They will see the structure regardless of whether it stays where it is proposed, or is moved to the center of the property
- concerns with the way the proposed structure will look like on its exterior

Mr. Drinkard asked Mr. Maddigan if there is a Laurel Park Homeowner's Association Agreement.

Mr. Maddigan stated that they have many things that affect the development within their development.

Mr. Drinkard asked if what Mr. Weinstein is proposing violate any point on the Homeowner's Agreement.

Mr. Donohue stated that Mr. Weinstein's house is not within the Laurel Park Homeowner's Agreement subdivision.

Mr. Weinstein noted that Mr. Wiltrout is the neighbor behind his house, it is 60' from his garage to Mr. Wiltrout's property line. There are bushes and trees to the rear of Mr. Wiltrout's property, so he would not even be able to see this proposed garage.

Chairman Mills addressed Mr. Weinstein, noting that he has heard some feedback from Zoning Board members, as well as some feedback from neighbors. At this point, Mr. Weinstein can ask the Board to vote on his request, or he can ask the Board to table the request, and if he chooses to, he can return with revised data and revised plans showing either a brick or stone façade, more extensive landscaping, some exploration in to shifting or moving the proposed structure a bit in different directions to satisfy some of the input that was received by both Board members as well as adjacent neighbors.

Mr. Weinstein stated that he would ask for it to be voted on contingent on the stone work in the front, and the horizontal vinyl siding to match the house.

Chairman Mills confirmed with Mr. Weinstein that he wants them to vote on the request with the condition that the front façade is to be either stone or brick to match the house.

Mr. Weinstein stated that it is stone.

Mr. Drinkard stated that he feels they are at a point where he personally would like to see an elevation. This is a 100' lot in a very nice subdivision, surrounded by very lovely other homes. They do not want to disturb the harmony of the neighborhood, they cannot clearly visualize what it would look like. He would like to see an elevation, or architect prepared elevation at least of the front of the proposed garage.

Mr. Drinkard stated that this is what they would like to have in order to be sure that the neighborhood will not be disturbed with something that is out of context with the rest of the neighborhood.

Mr. Drinkard added that it is a tight piece of property because the rear property line butts up to another property in a subdivision.

Mr. Drinkard reiterated that he would like to see an elevation of what the proposed structure will look like.

Mr. Weinstein requested to table Appeal No. 5

Chairman Mills explained to Mr. Weinstein that he has heard from at least one board member that would like to see a front elevation showing the proposed garage with the stone matching the existing house. Also, a side façade showing that the siding will match the existing house would also be beneficial.

Chairman Mills noted that if Mr. Weinstein is going to utilize an architect, it would be worthwhile to play with the size of the structure and its orientation. As Mr. Dale suggested, perhaps explore moving it a bit to the left, moving it back a little, smaller in size. He would like to see some exploration in regard to landscaping to help mitigate some of the visual concerns that has been voiced from neighbors.

Chairman Mills noted that none of this is binding, but Mr. Weinstein has heard some input from neighbors, as well as board members about some things that may be valuable, should he return to the Zoning Board and they do vote on it.

Chairman Mills confirmed with Mr. Weinstein's request to table this request.

Mr. Weinstein responded yes.

Mr. Krey asked Mr. Bleuer if the applicant was to shift the proposed garage back and closer to his home where he was not encroaching on the side yard setback, and attach it via a breezeway, would that remove any of the other variance requests.

Mr. Bleuer explained that a calculation would need to be done on the square footage of any of the attached garage space.

Mr. Weinstein stated that because of the deck in the back of the house, he does not think that can be done.

Chairman Mills stated that maybe the garage is not moved, but a breezeway is explored, to tie in the aesthetics with the house.

Mr. Weinstein said that there is no way to put a breezeway there.

Chairman Mills stated that there is a variety of architectural ways to explore this.

Mr. Dale suggested considering a double garage door rather than two single garage doors. It makes it easier to move around and allows a little more space.

Addressing Mr. Weinstein, Mr. Bleuer highly recommended he hires a design professional to scale out the plan to his survey. His fear is that if Mr. Weinstein eventually receives approval from the Zoning Board of Appeals for a certain distance from the property line, and then upon proceeding to the Building Department, they will require surveyed drawings. If the number is different, he will need to return to the Zoning Board. To do it ahead of time and know what the exact number is, it can then be posted properly and know what the number is.

Mr. Weinstein asked what the legal limit is for the distance from the lot line.

Mr. Bleuer responded that for the side yard setback, 10' is the legal compliant setback, and the rear yard is 5'.

ACTION:

Motion by Ryan Mills, seconded by Gerald Drinkard, to **table** Appeal No. 5.

ON THE QUESTION:

Chairman Mills explained that the applicant has heard a variety of input from the board members that he may want to use and return with as far as information and data. Additionally, he has heard feedback from a variety of neighbors that he might also want to consider.

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

MOTION CARRIED

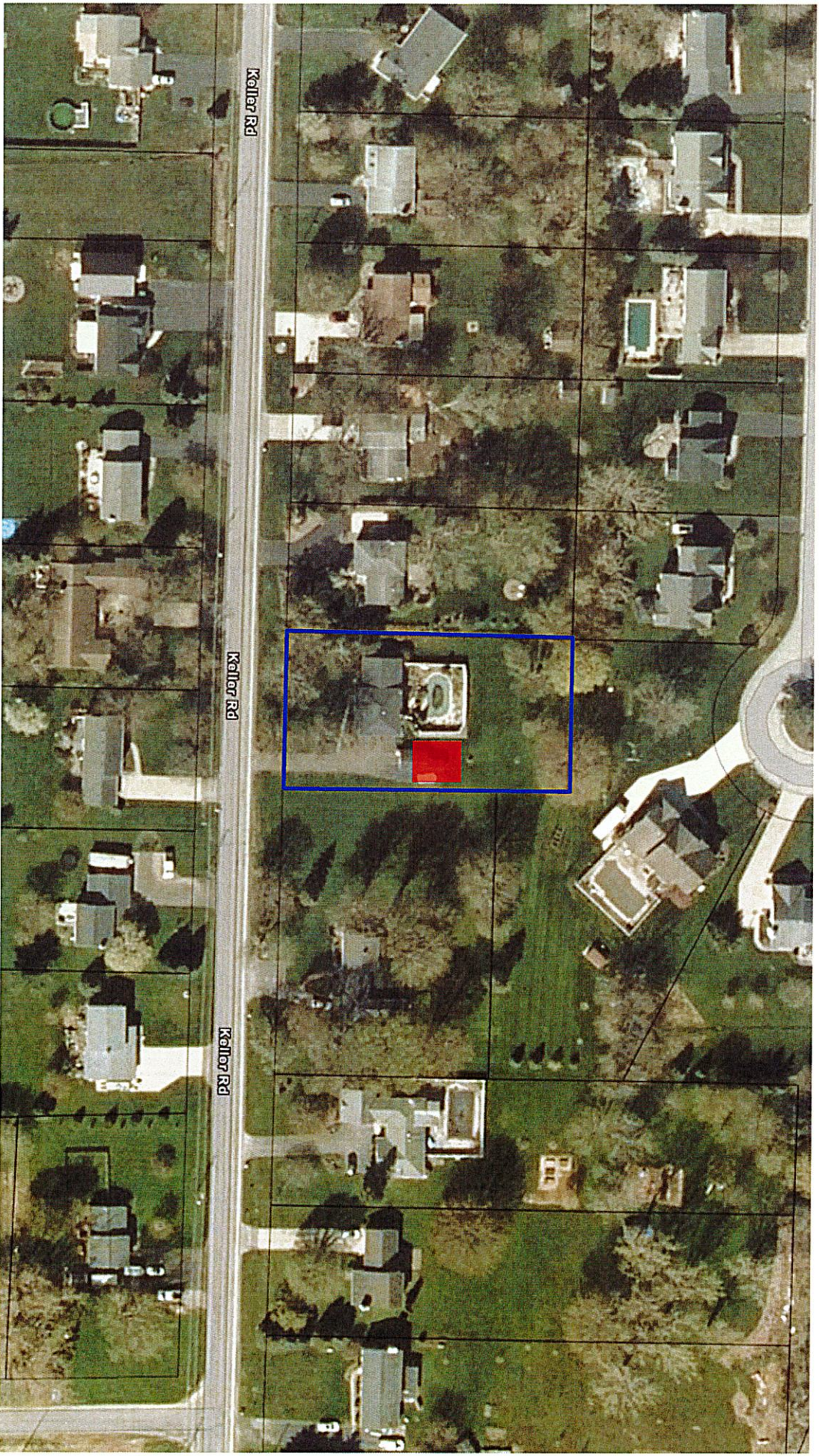
Old Business

Appeal #6

From the July 2026 Meeting

Christopher Caito
9668 Keller Road

[illegible]



note the parcel lines displayed are approximate

9668 Keller Road



Proposed 1,280 sq.ft. (32' x 40') detached accessory structure (pole barn). 200 sq.ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists. A 1,080 sq.ft. variance is requested.

Proposed 16'5" tall detached accessory structure (pole barn). 16' is the maximum allowable height for a detached accessory structure. A 5" variance is requested.

Proposed detached accessory structure (pole barn) with metal siding. Accessory structures with a total area exceeding 400 sq.ft. shall be constructed using materials and features similar to the principal structure.

Andrew Schaefer

From: Steven Codd
Sent: Thursday, July 23, 2026 2:36 PM
To: Andrew Schaefer
Subject: 9668 Keller Rd

Good afternoon Andrew,

Jake just spoke to me regarding Chris Cato and his post frame garage. The overall height of the garage to the ridge will be around 16' 5" and the dimensions of the doors are 9' high, 12' wide. I do believe he is going to have a stone base around the bottom facade yes, I just have to confirm that with him.

Best,



Steven Codd
Project/Operations Manager
Stately Builders





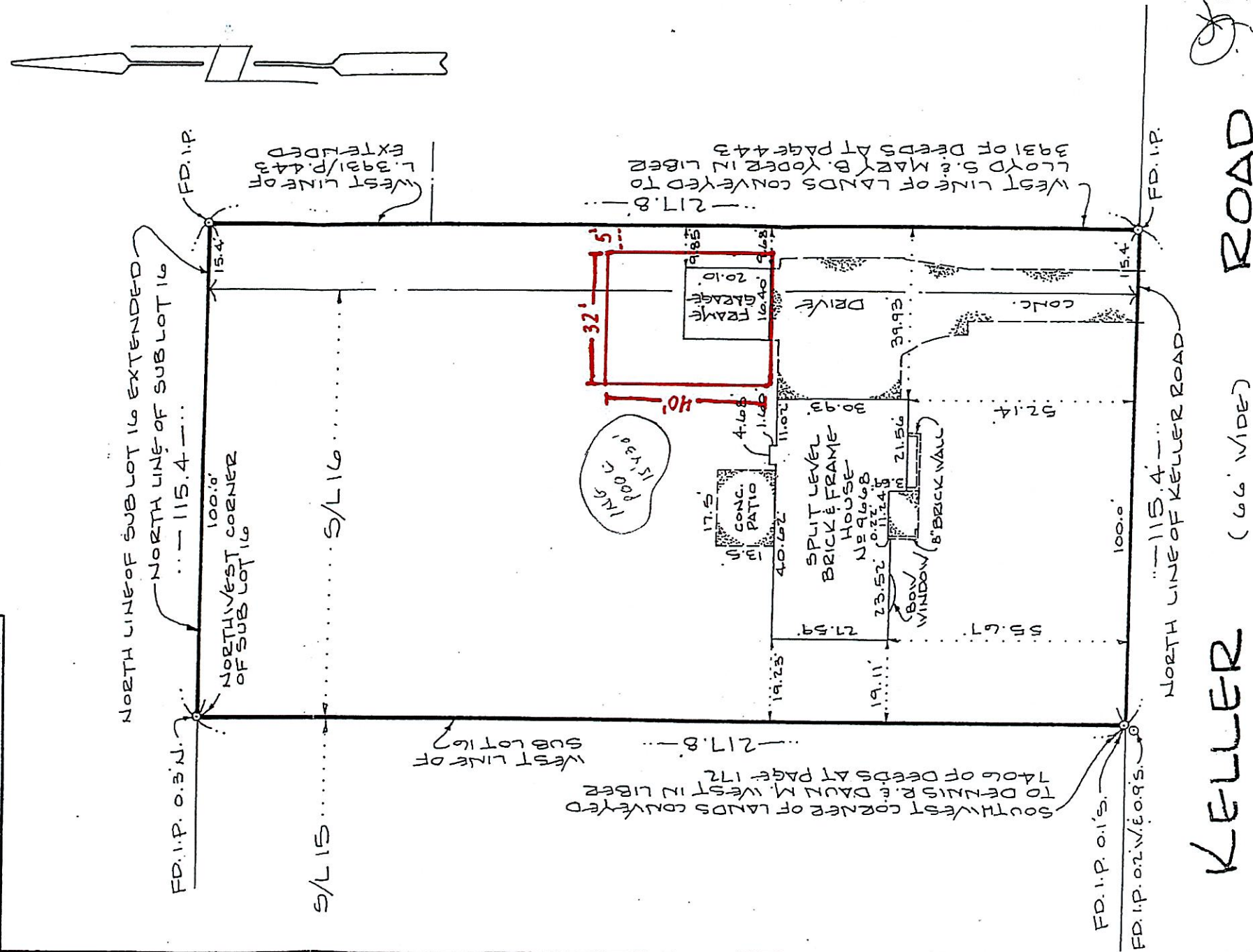
PROPOSED BUILDING SPECIFICATIONS

- **Construct a post frame building with outside dimensions of 32'x40'x11'**
 - **12" roof overhang, with vented eaves and vented ridge.**
 - **4' wainscot along all sides.**
- **Provide and install one (1) white six panel man door.**
- **Provide and install two (2) white 6'x2' transom windows.**
- **Provide two (2) 12'x9' overhead door rough openings on front gable wall, with blocking and trim.**
 - overhead doors are not included, see options.

BASE BUILDING SPECIFICATIONS

- Stamped architectural prints included (allowance \$500).
- Standard residential building permit included (allowance of \$400). Specialty permits, commercial permits, and variances are excluded and at the customer's expense.
- Perma-Column brackets with full concrete pier foundation approximately 42"-48" deep. Architect assumes for soil bearing capacity of 2,000psf, unless otherwise specified.
- Posts engineered for building size.
- Trusses 8' on center, 4/12 roof pitch, unless otherwise specified.
- 2x4 roof purlins on-edge.
- 2x4 girts, 2x6 wainscot board, and 2x8 PT-Grade board.
- White 3'x4' vinyl single hung window (allowance \$200).
- White 6'x2' vinyl non-operable transom window (allowance \$275).
- White six panel door with lockset (allowance \$350).
- 29-gauge steel siding and roofing with color match screws.

SYRACUSE BLUE PRINT CO. 089344



SURVEY OF: SUBDIVISION LOT 16, MAP COVER 2113 AND MORE

PART OF LOT	3	SECT.	8
TWP.	12	RANGE	6
TOWN OF	CLARENCE		
	Erie CO., N.Y.		

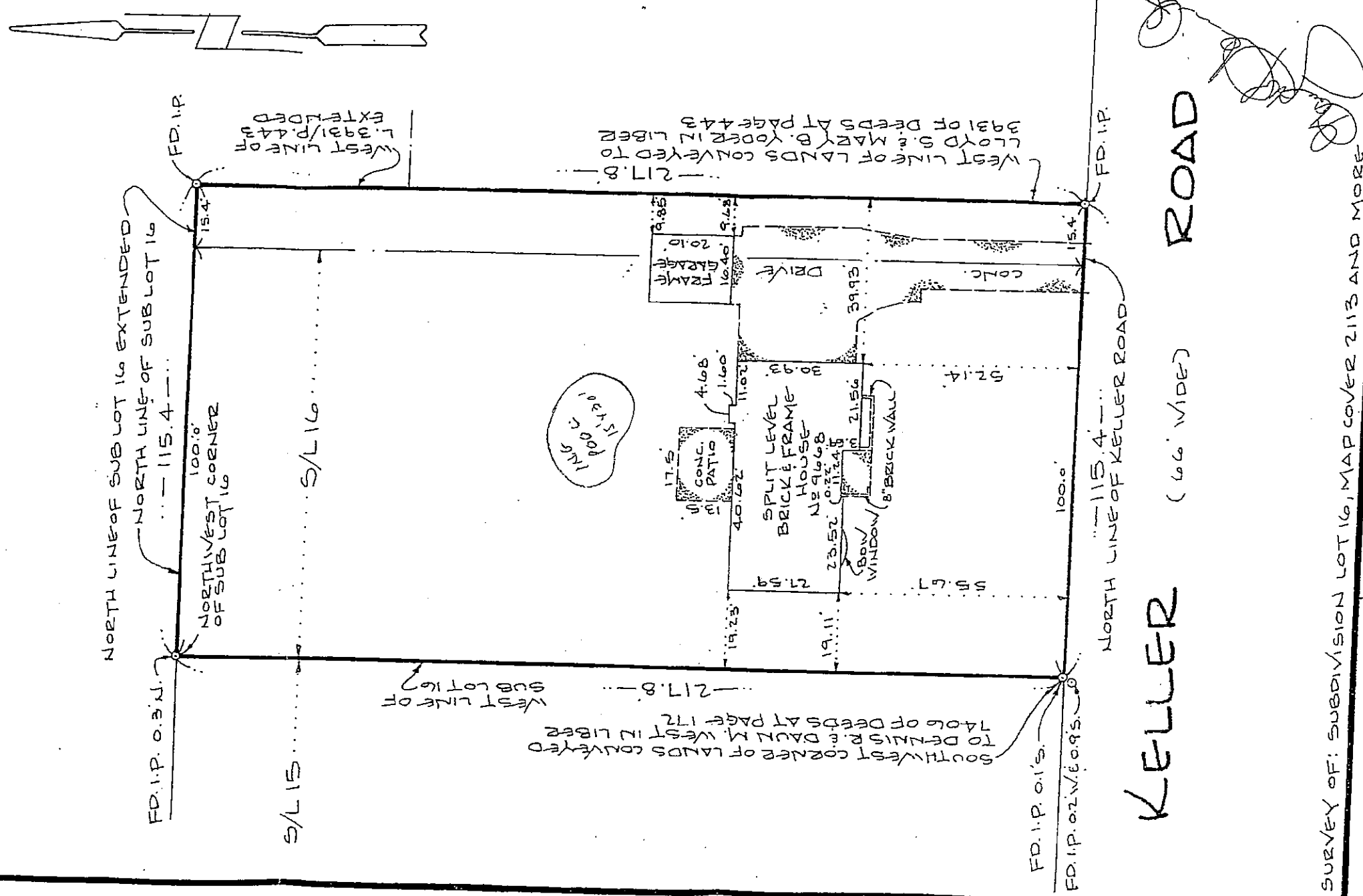
RESURVEYED

NOTE: IT IS A VIOLATION OF SECTION 7206, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER, IN ANY MANNER, ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN AFFIXED.

GARY M. SCHMIDT	DATE	8.13.97	JOB NO.	97-772
PROFESSIONAL LAND SURVEYOR				

FIELD BOOK N.F.B. SCALE 1"= 30'

SYRACUSE BLUE PRINT CO. 089344



SURVEY OF: SUBDIVISION LOT 16, MAP COVER 2113 AND MORE

PART OF LOT	<u>B</u>	SECT.	<u>8</u>
TWP.	<u>12</u>	RANGE	<u>6</u>
TOWN OF	<u>CLARENCE</u>		
E-216	<u>CD, N.Y.</u>		

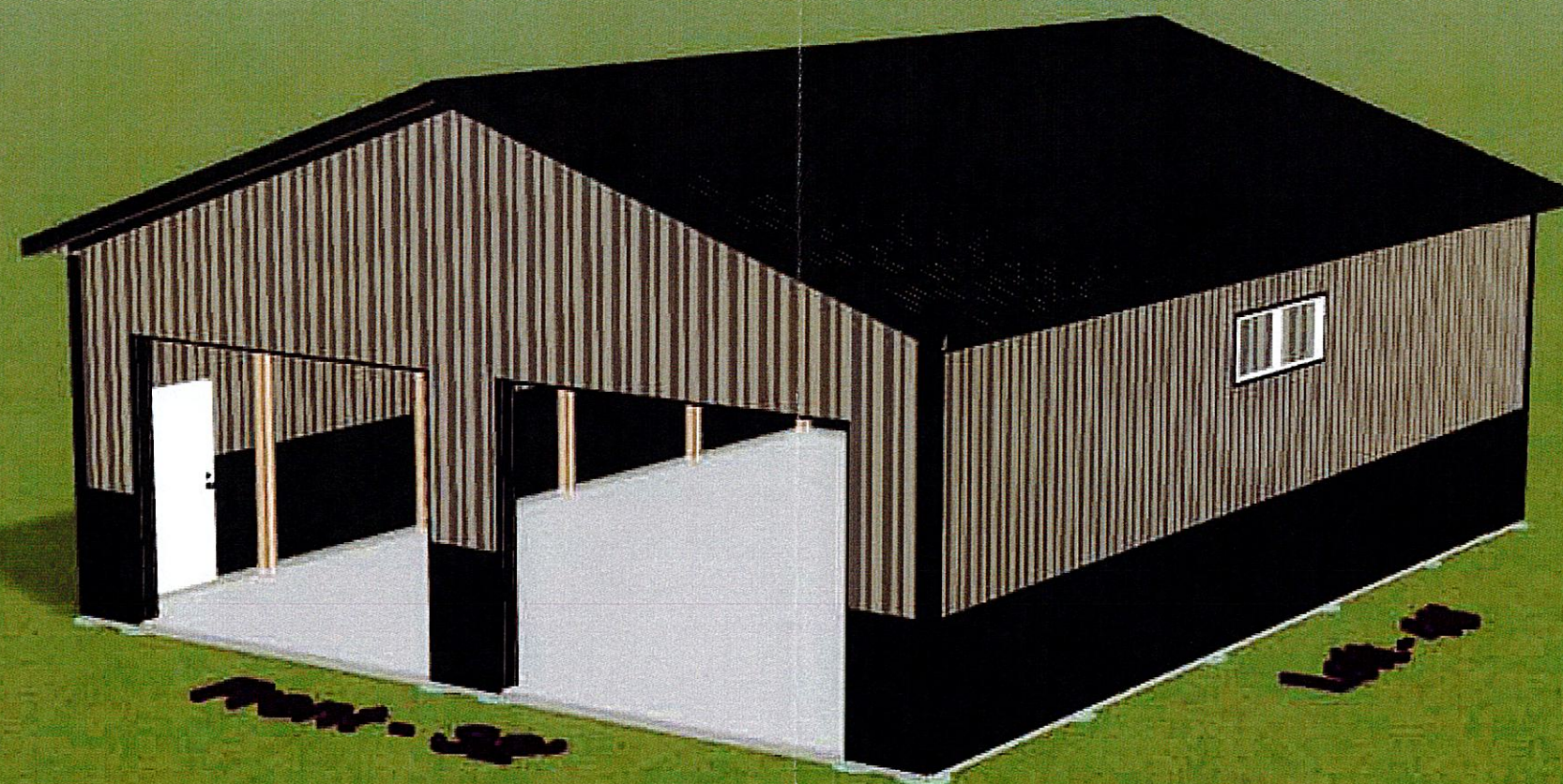
NOTE: IT IS A VIOLATION OF SECTION 7209-B, SUBPARAGRAPH 1,

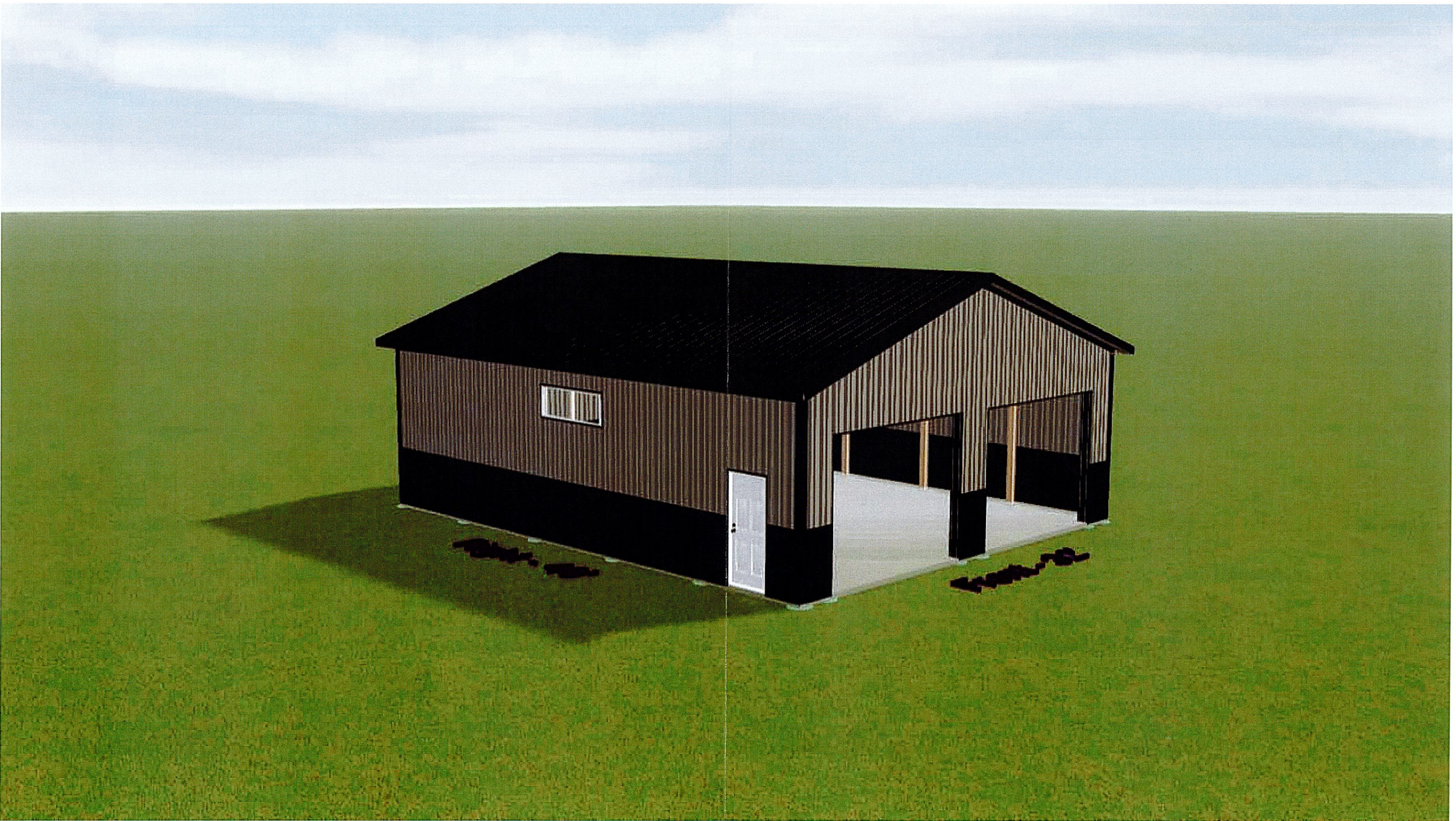
NOTE: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER, IN ANY WAY, ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.

Gary M. Schmidt
PROFESSIONAL LAND SURVEYOR

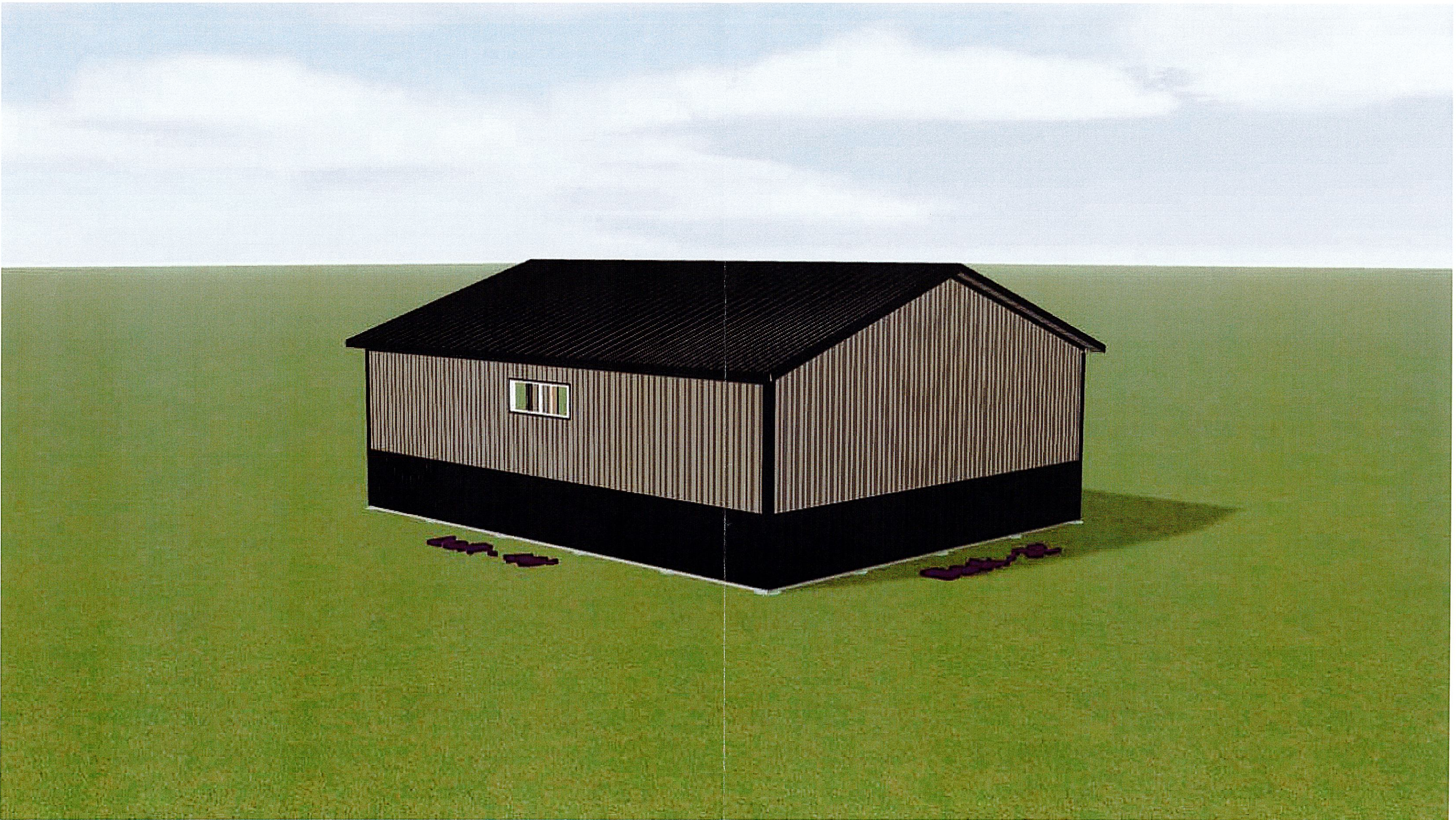
DATE 8.13.97 JOB NO. 97-772

FIELD BOOK N.F.B. SCALE 1" = 30'









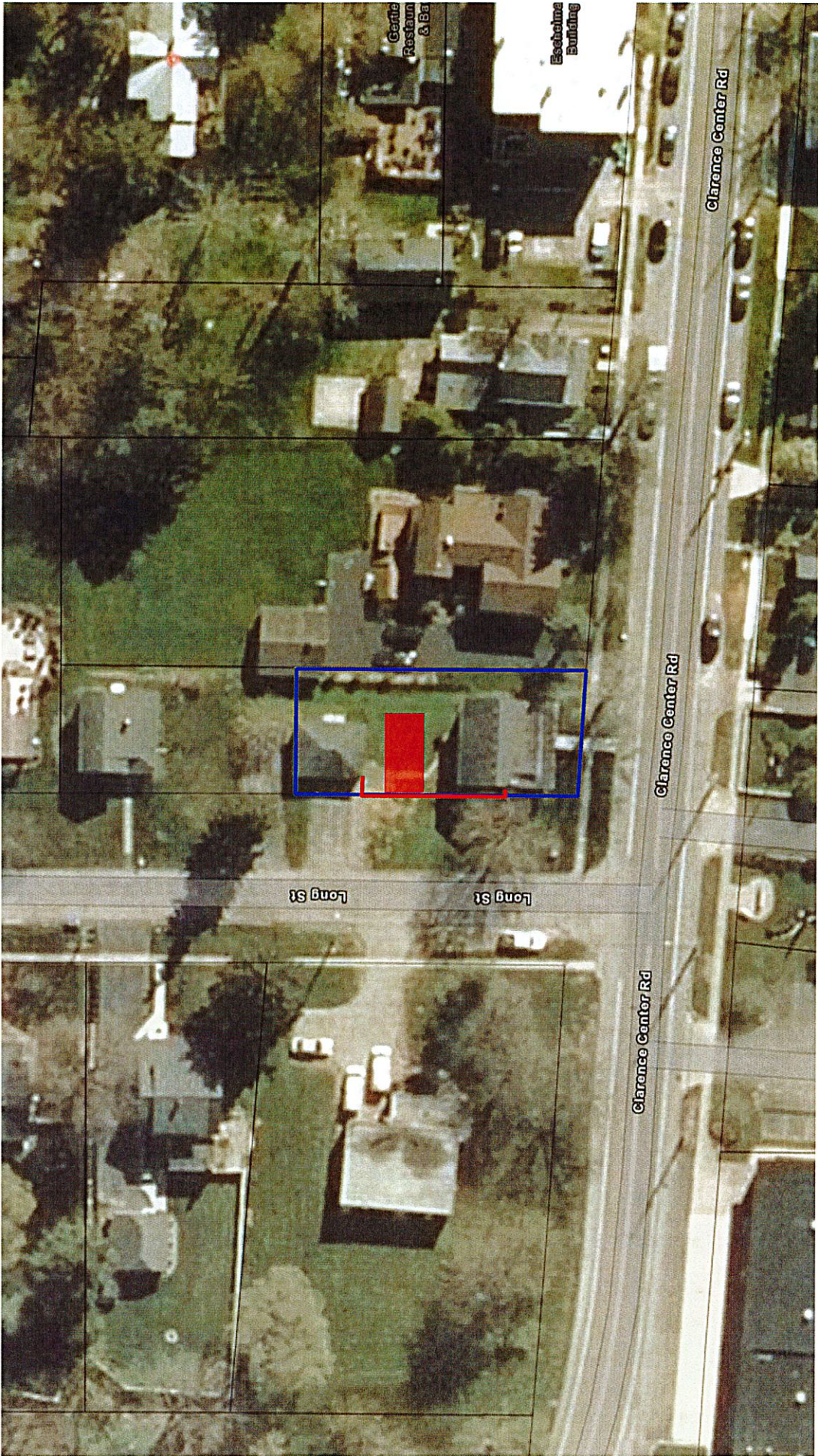
Old Business

Appeal #5

From the July 2026 Meeting

Andrea Ruzzine

9430 Clarence Center Road



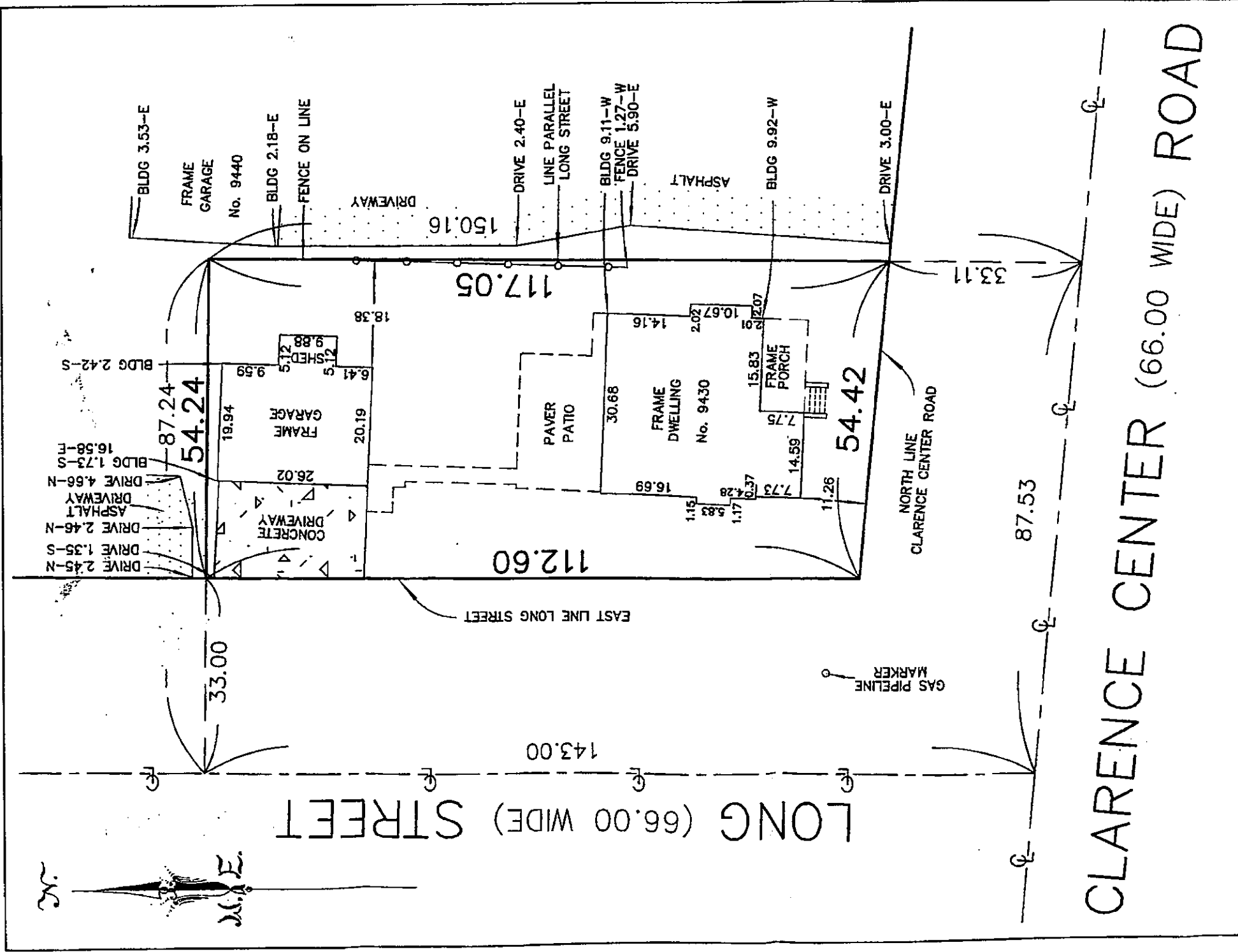
note the parcel lines displayed are approximate

Proposed swimming pool within the front yard. Swimming pools are only permitted within the side and rear yard setbacks.

9430 Clarence Center Road

Proposed 6' fence located within front yard. The maximum allowable height for a fence extending into the front yard is 4'. A 2' variance is requested.

Note: A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.



Part of Lot (Lots) 2, Section 11, Township 12, Range 6, Of The HOLLAND LAND COMPANY'S SURVEY, State of New York
City (or) Village of CLARENCE, Town of CLARENCE, County of ERIE

Notes:
1) This Survey is VOID unless embossed with New York State Licensed Land Surveyors Seal #050182.
2) Altering any item on this Survey is in violation of law, excepting as provided in Section 7209 Part 2 of the New York State Education Law.
3) This Survey VOID if used with an Affidavit Of No Change.
4) 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 the same.

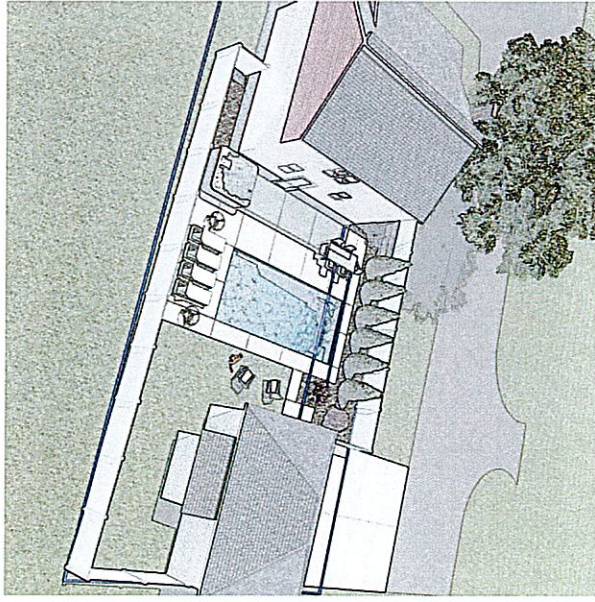
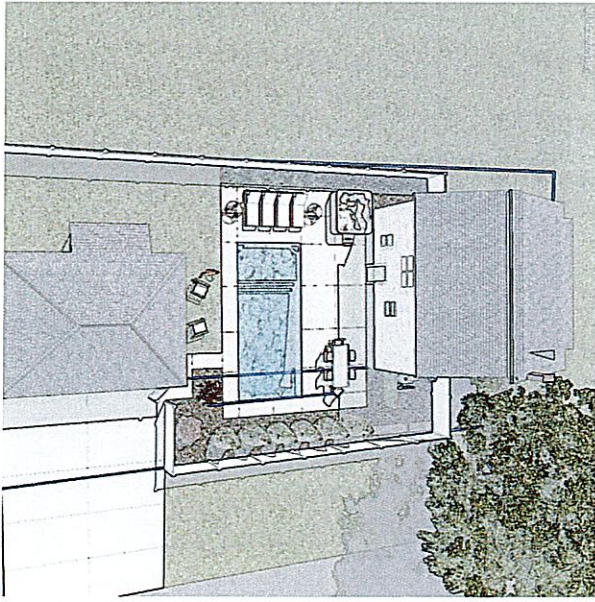
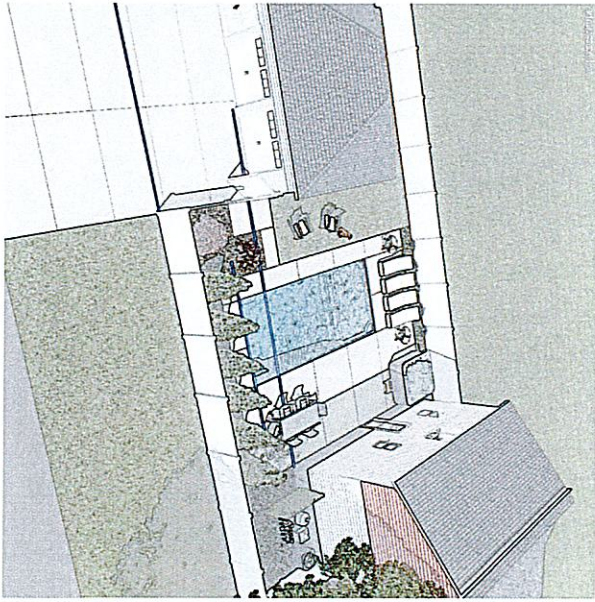
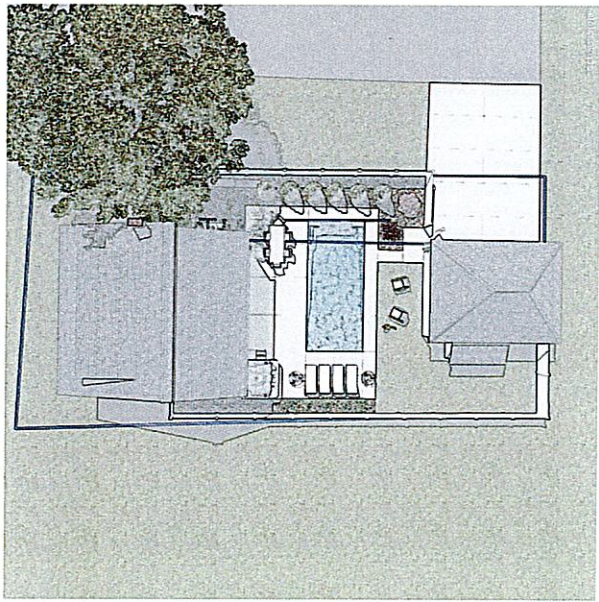
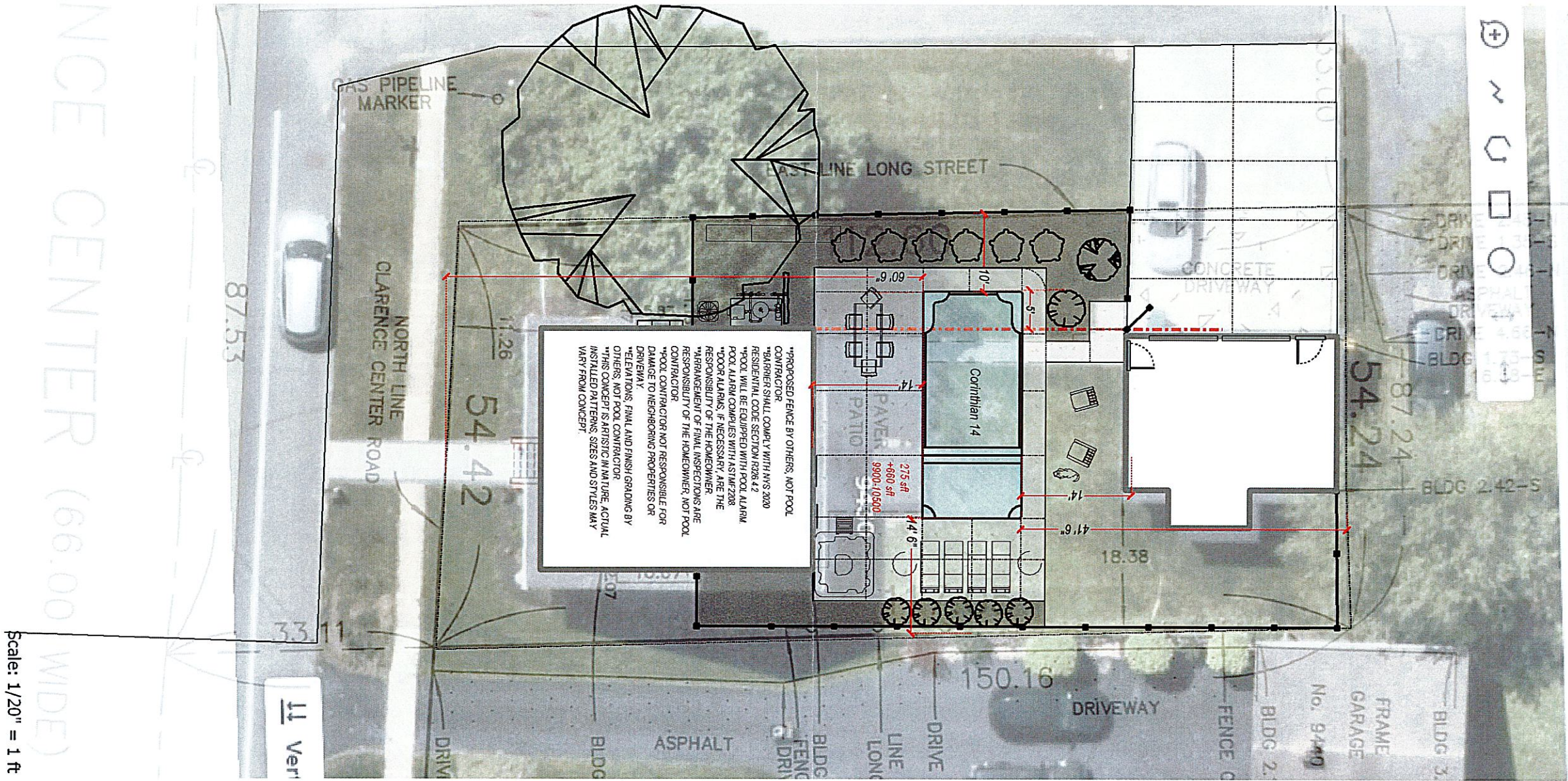
Date of Survey August 15, 2025
Signature Marshall L. Mill PLS
Marshall L. Mill PLS
Krause & Gantzer
Land Surveyors
13 Olean Street
East Aurora, New York 14052

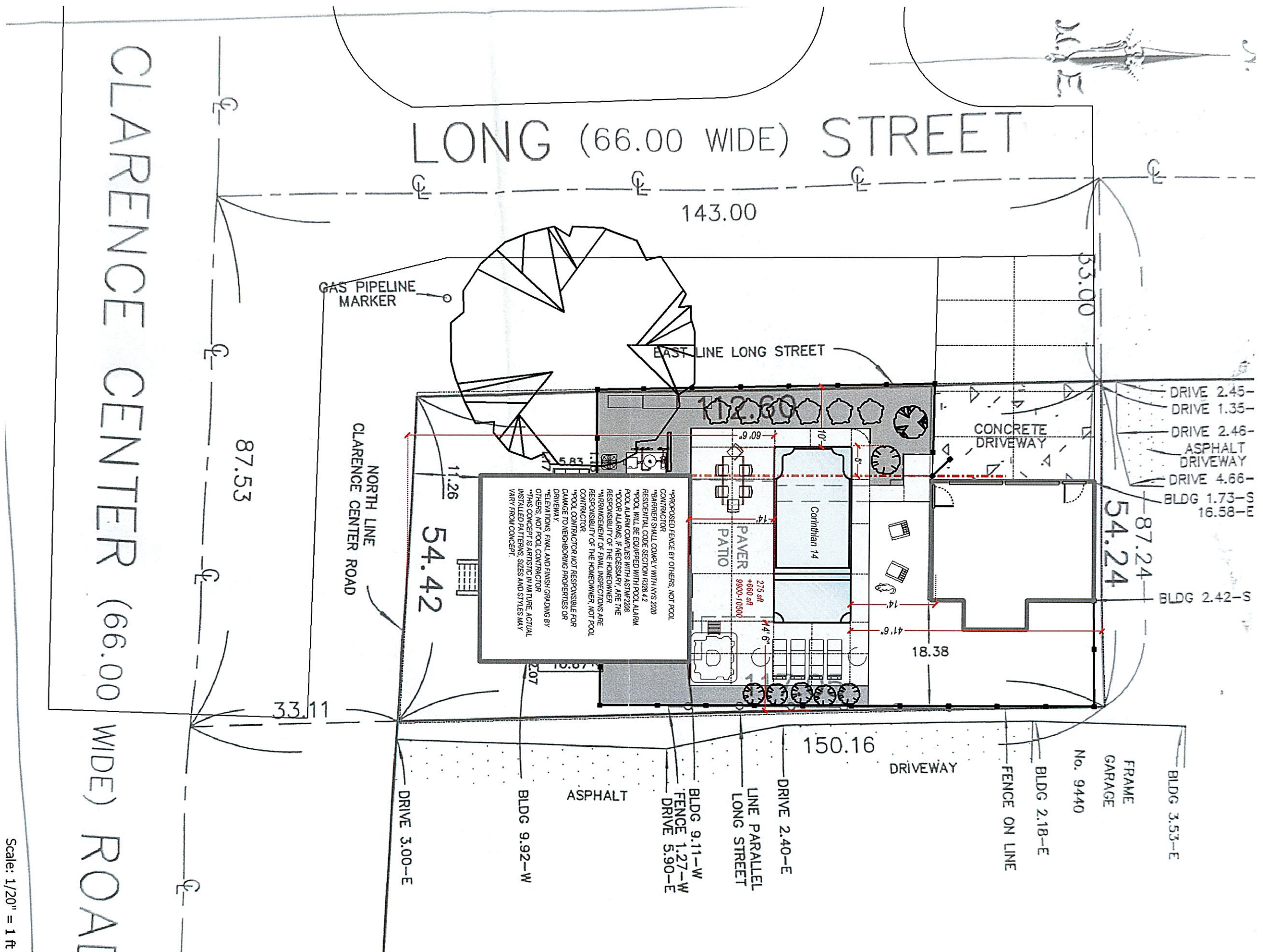
Job No. 174,108
ESTABLISHED 1870
LL 6943

Drawing Scale: 1" = 20'

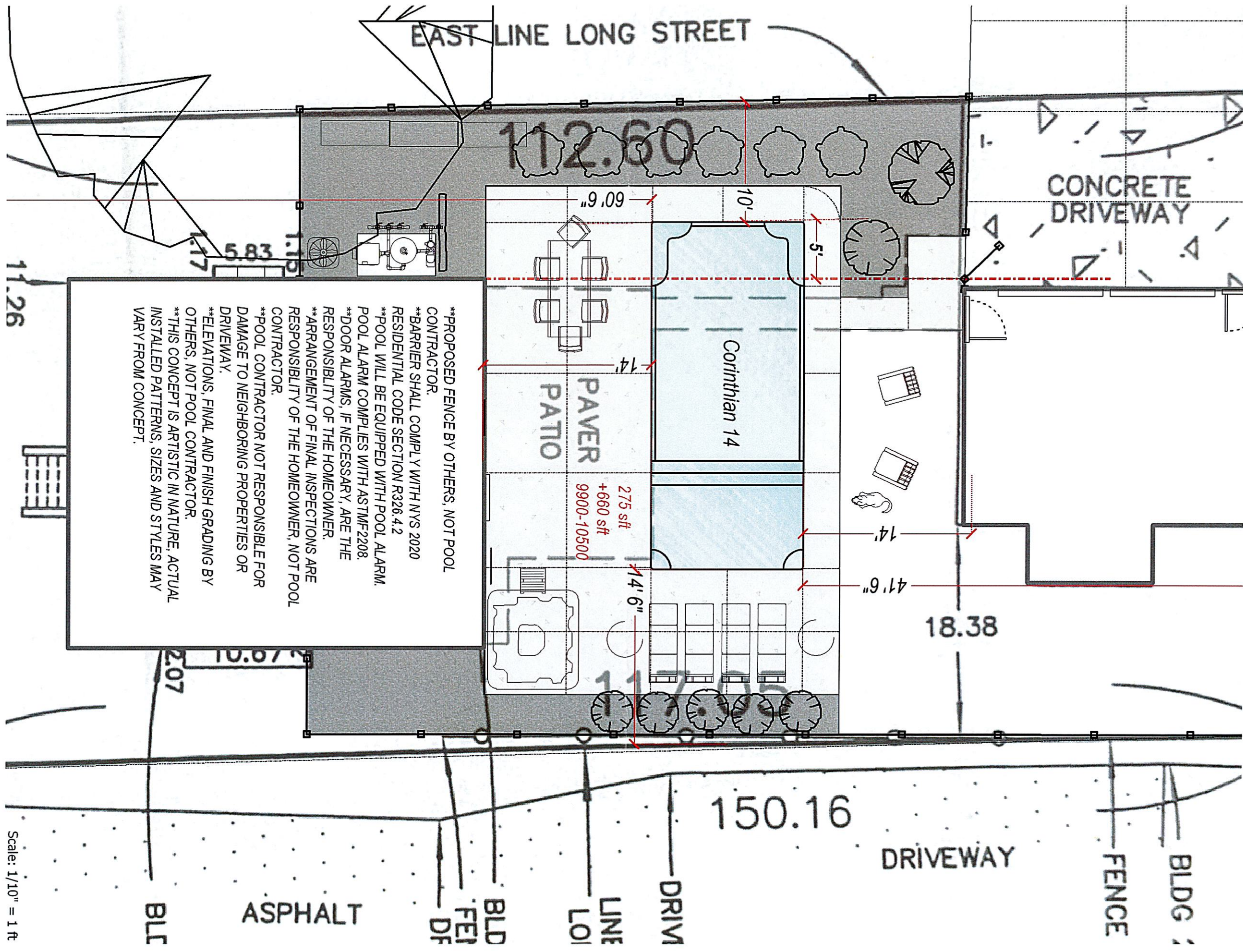
Feet	Inches	Feet	Inches
0.08	1 inch	0.58	7 inches
0.17	2 inches	0.67	8 inches
0.25	3 inches	0.75	9 inches
0.33	4 inches	0.83	10 inches
0.42	5 inches	0.92	11 inches
0.50	6 inches	1.00	12 inches

nykCwyKCBm9w/@43.0107209,-78.6383743,21.00z,0d/v+R/20260423





Scale: 1/20" = 1 ft



**PROPOSED FENCE BY OTHERS, NOT POOL CONTRACTOR.
**BARRIER SHALL COMPLY WITH NYS 2020 RESIDENTIAL CODE SECTION R326.4.2
**POOL WILL BE EQUIPPED WITH POOL ALARM. POOL ALARM COMPLIES WITH ASTM F2208.
**DOOR ALARMS, IF NECESSARY, ARE THE RESPONSIBILITY OF THE HOMEOWNER.
**ARRANGEMENT OF FINAL INSPECTIONS ARE RESPONSIBILITY OF THE HOMEOWNER, NOT POOL CONTRACTOR.
**POOL CONTRACTOR NOT RESPONSIBLE FOR DAMAGE TO NEIGHBORING PROPERTIES OR DRIVEWAY.
**ELEVATIONS, FINAL AND FINISH GRADING BY OTHERS, NOT POOL CONTRACTOR.
**THIS CONCEPT IS ARTISTIC IN NATURE. ACTUAL INSTALLED PATTERNS, SIZES AND STYLES MAY VARY FROM CONCEPT.

Scale: 1/10" = 1 ft

New Business

Appeal #1

7 Brew / Brewtopia, LLC.
4301 Transit Road



Request for Action

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

Town Use Only

Date: July 23, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 4301 Transit Road

SBL #: 82.01-1-2.111

Action Desired:

Applicant requests variances:

- 1) of 490 sq.ft. to allow a 510 sq.ft. principal building; and
 - 2) of 6'2" to allow a 123'10" front yard setback (from center line); and
 - 3) of 25' to allow a 55' setback for a drive-through window (from right-of-way line);
- located at 4301 Transit Road in the Major Arterial zone.

Reason:

Town Code Reference:

- 1) §229-94(K)
- 2) §229-94(D)
- 3) §229-124(A)

CONTACT INFO:

APPLICANT INFO

Name / Business: Carly Detar - OLIO Development Group

E-Mail: _____

Phone #: _____

Address: _____

Town: _____

State: _____

Zip: _____

ON FILE

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: 7 Brew / Brewtopia, LLC.

E-Mail: _____

Phone #: _____

Address: _____

Town: _____

State: _____

Zip: _____

ON FILE

CORRESPONDENCE

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

☒	Applicant
☐	Project Sponsor

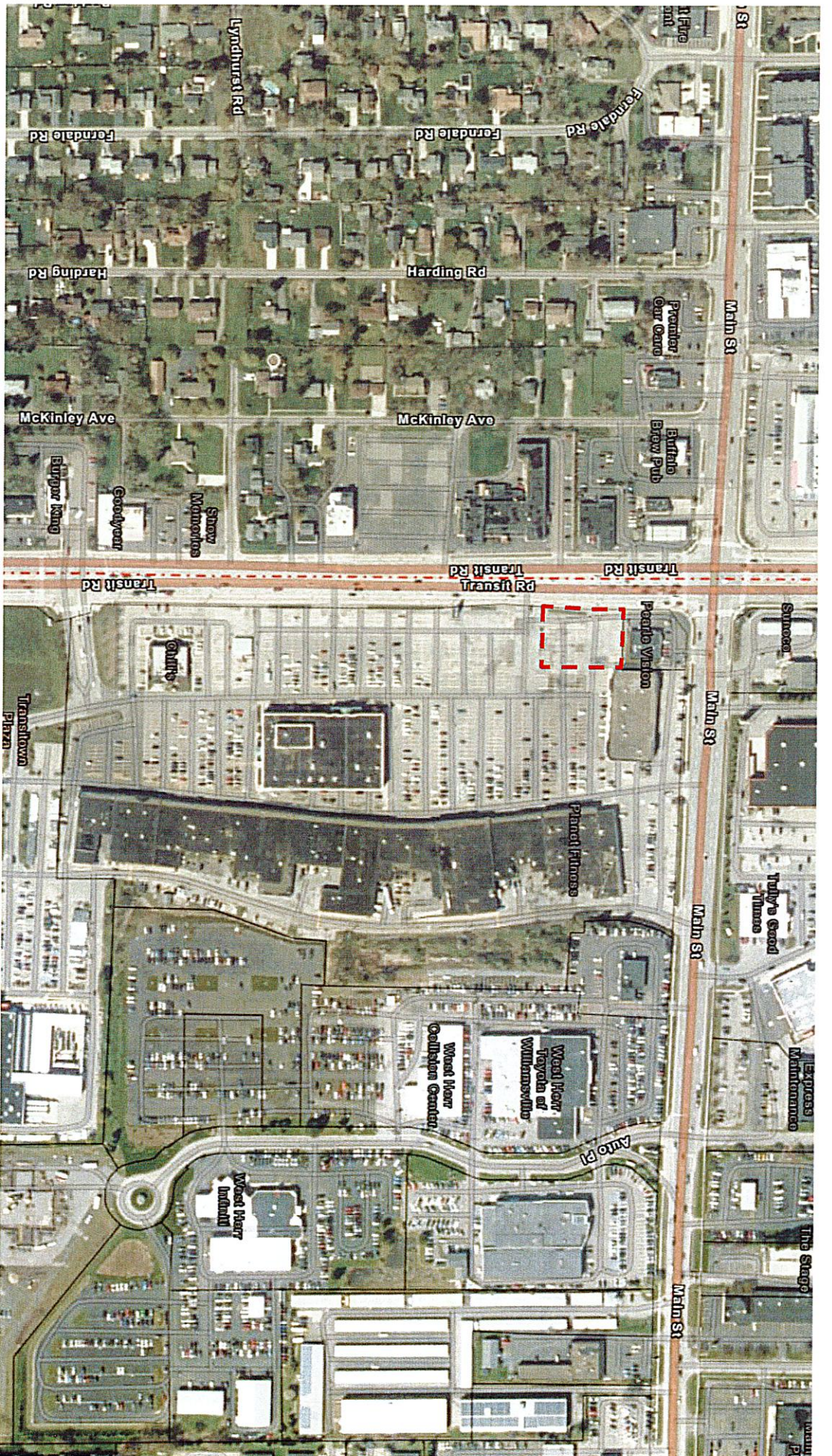
SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: Signature On File

Town Use Only:

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



note the parcel lines displayed are approximate

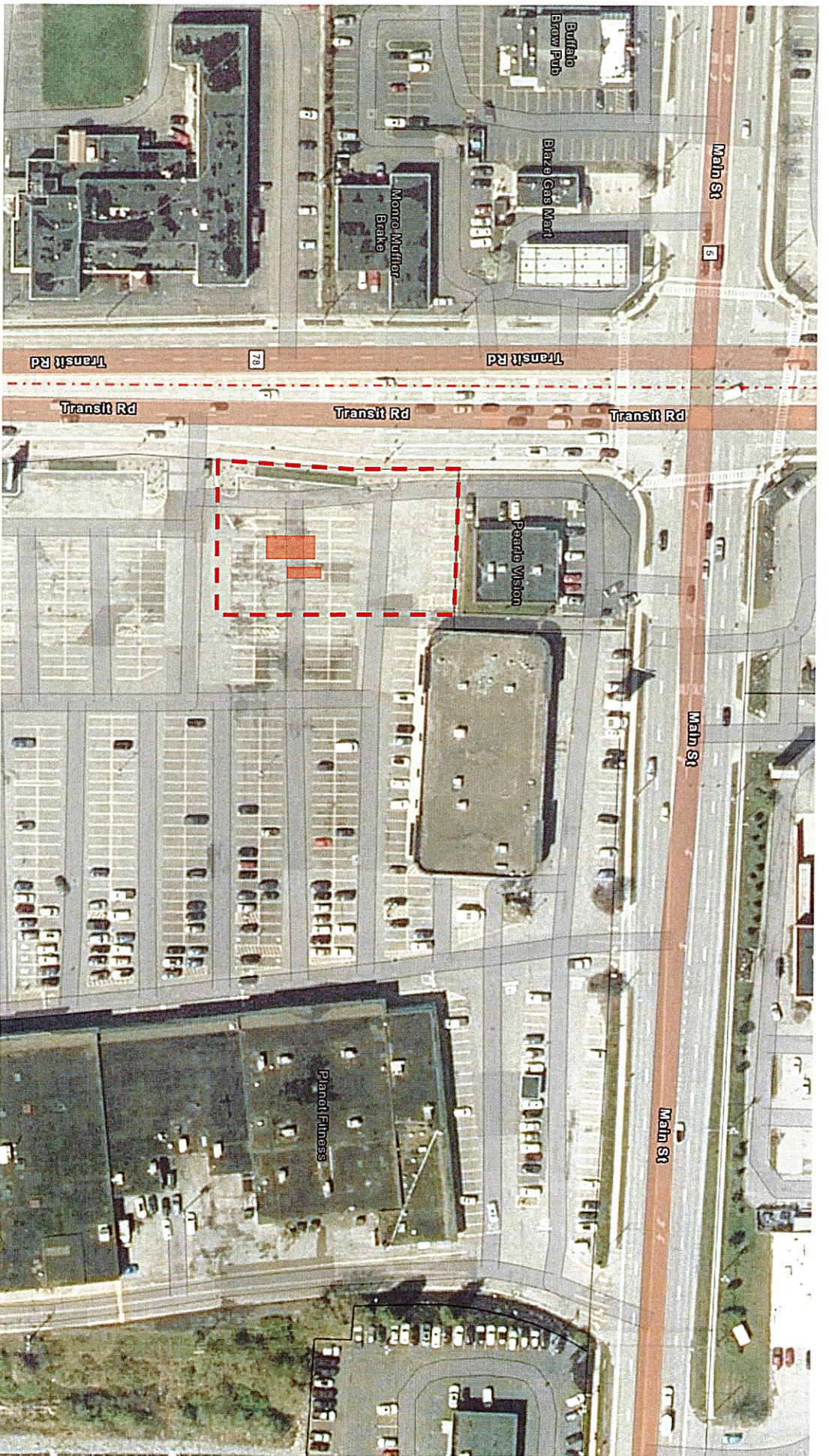
4301 Transit Road



Proposed 510 sq.ft. 7 Brew drive-through coffee stand (principal structure) and a 281 sq.ft. detached cooler (accessory structure). 1,000 sq.ft. is the minimum allowable square footage for a principal structure. A 490 sq.ft. variance is requested.

Proposed 123'10" principal structure front yard setback (measured from center line). 135' is the minimum allowable principal structure front yard setback. A 6'2" variance is requested.

Proposed 55' property line setback for a drive-through window (measured from right-of-way line). The minimum property line setback for a drive-through window is 80'. A 25' variance is requested.



note the parcel lines displayed are approximate

4301 Transit Road



Proposed 510 sq.ft. 7 Brew drive-through coffee stand (principal structure) and a 281 sq.ft. detached cooler (accessory structure). 1,000 sq.ft. is the minimum allowable square footage for a principal structure. A 490 sq.ft. variance is requested.

Proposed 123'10" principal structure front yard setback (measured from center line). 135' is the minimum allowable principal structure front yard setback. A 6'2" variance is requested.

Proposed 55' property line setback for a drive-through window (measured from right-of-way line). The minimum property line setback for a drive-through window is 80'. A 25' variance is requested.



RECEIVED

JUL 23 2026

ZONING OFFICE

7 Brew/Brewtopia
OLIO Development Group
1062 Ridge Street
Columbus, OH 43215
Variance Request Letter

Town of Clarence, NY
Planning and Zoning Department
One Town Place
Clarence, NY 14031

Please accept this letter as formal submittal of a variance application request for area variances associated with the proposed development of a new 7 Brew drive-through coffee shop located at 8005 Main Street in the Town of Clarence.

The requested variances are the minimum necessary to allow for reasonable use of the property, do not create an undesirable change to the character of the neighborhood, and will not adversely impact adjacent properties or public safety. The proposed site plan reflects a high-quality commercial development that will provide a valuable new business and investment within the Town of Clarence.

Please see below for each requested variance and corresponding reasons.

1) 229-94(K) – 1,000 sqft building size min

- The proposed building reflects the operational model of a 7 Brew drive-through coffee shop, which does not include indoor customer seating or dining. Because the business is designed exclusively to serve customers through the drive-through, a larger building would not improve functionality, public safety, or compatibility with the surrounding commercial area, and would instead result in unnecessary building area and additional site coverage. The proposed building is appropriately scaled for its intended use while maintaining high-quality architectural materials and design consistent with modern commercial development.



2) 229-94(D) – 135' front yard setback from center line of ROW

- The requested front setback variance allows the building to be positioned in a manner that provides safe internal vehicle circulation, adequate drive-through stacking, and proper access throughout the site while maintaining appropriate separation from the roadway. The proposed setback remains well separated from the public right-of-way with landscaping and site improvements that preserve the visual character of the corridor and do not adversely impact neighboring properties or traffic operations.

3) 229-124(A) – 80' setback from drive-through pickup window/door to edge of ROW

- The requested variance allows the drive-through door to function efficiently while preserving safe on-site circulation and keeping all vehicles queuing internal to the property. The compact design of the building and drive-through lane is essential to the 7 Brew operating model, and relocating the drive-through door farther from the roadway would significantly reduce on-site stacking and compromise flow of vehicles into the site. The proposed layout has been intentionally designed to accommodate customer vehicles entirely on-site, minimizing the potential for impacts to adjacent streets or neighboring properties.

Should you have any questions, please contact me

Thank you,

Carly Detar

DEVELOPMENT SPECIALIST

7 Brew at 4301 Transit Road, East side of Transit Road, south of Main Street. An existing 23.5-acre parcel in the Major Arterial zone, containing the existing Transitown commercial plaza. The applicant is requesting preliminary Conceptual review of a proposed drive-thru coffee stand. The project consists of an approximately 510 sqft building with a dual-lane drive-thru, adjacent 281 sqft cooler, and associated facilities. A referral to the Planning Board would allow for a thorough review of this proposal. Note, that a drive-thru facility does require a Special Exception Use Permit consideration by you the Town Board. While Planning has the approval of concept and development plan review the Town would retain control of the Special Exception use consideration. There may be some additional considerations regarding variances, if this moves through to the Planning Board, they would conduct a thorough review and also make determinations on the required variances.

Jenn Krack, Ohio division of 7 Brew, Gaurav Aggarwal, owner, Jesse, manager of the local company and Anthony Pandolfe the architect were available for questions.

Anthony Pandolfe stated they are here for conceptual review with a referral to the Planning Board. This is 7 Brew drive-thru coffee stand, this is a drive-thru only establishment, there is no sit-down area and this is a drink only menu, no food. This operation helps to keep customers on site for as little time as possible, getting them in and out quickly. We will be making a revision to the site plan in front of you. There is a cross access with Pearl Vision, we will be closing that off and establishing some green space. This will not only prevent any cross access but provide green space as well. As mentioned, we will need a couple variances for this, the Planning Board will be going through the environmental SEQRA review. The stacking on site is 30 spaces and we did provide some traffic management planes should stacking exceed those 30 spaces. We did come up with a couple plans to have stacking on site so it does not spill out on to Transit Road. Employees will be out there in order to direct traffic around the plaza. As you can see on the plan, we are utilizing the existing parking lot along Transit Road, which you see with a lot of these plazas, it is rarely used. The parking spaces up near the road are almost always empty as people park closer to the plaza itself. If you have any questions, we are here to answer them for you, thank you.

Councilman Michnik addressed his concern with the current dry cleaners drive-thru, will you be cutting them off, where no one can come through that area.

Jenn Krack stated we are not, that remains open.

Anthony Pandolfe stated that there is no change to that and no issues.

Councilman DiCostanzo stated that most of their concerns is with traffic, can it spill out to Transit Road. Your place receives a lot of volume especially when you first open. Do you have any statistics from your business that says in the first six months stated its incredibly busy and then after six months how the volume is of when it dies down and becomes a regular location.

Gaurav Aggarwal, we have some national data and from existing stands that we have opened in western New York. The traffic actually drops in the first 90 days from when we opened a stand close by. This stand will be kind of middle of Lockport and Amherst, we have already seen in Lockport that the traffic was not as crazy as Maple and Bailey in Amherst or in Niagara Falls. In Amherst, that corner is a very tight busy corner and the first 7 Brew stand in Western New York. Opening day, we do community hours for free drinks and the first Saturday after we open is swag day which is our busiest day where we have a mitigation plan for that.

After that we have a normal pattern and this stand will be the fifth one in the area. We have been visiting the plaza and there is plenty of space if there is any overflow which is only typically within the first opening week.

Councilman DiCostanzo reiterated that if you have anything that you could send up to review that would be appreciated.

Gaurav Aggarwal stated the busiest days are opening day, swag day and Mother's Day. We did not see as high of numbers once we opened additional stand in Lockport and Niagara Falls.

Councilman DiCostanzo stated that he wouldn't be as concerned with the number of cars, it is the traffic mitigation you would have to do. I don't care if you serve a million cars there, good for you, I just don't want you to screw up our roads and traffic. I would like to know how bad it was mitigating the traffic when the stands first opened.

Gaurav Aggarwal stated that the good thing about this is that the site plan is we are allowing for more cars to be stacked. We are in constraints at the other locations where here we have open land that is always empty to keep cars moving. Our time from ordering to drink in hand is 7 minutes on average.

Councilman Altieri asked about the entrance off of Transit Road is really close to 7 Brew, I perceive, on a really busy day, traffic backed up onto Transit Road with the entrance being so close.

Gaurav Aggarwal stated that this is the mitigation plan we show for traffic. This is what we use for Niagara Falls, where we are close to the road and the curb cut making sure there is no back up.

Councilman Altieri reiterated what Councilman DiCostanzo stated, we can't have a traffic back up on Transit Road, that would be a disaster.

Jesse, manager of the local company, stated that this is significantly more que spacing than we have in Niagara Falls. If we don't stack the single row with red lines, we can fit another 14 to 16 cars which will allow us to put almost 60 cars in a line and keep them off of Transit Road on these busy days.

Supervisor Casilio stated, I am sorry, but I don't have any confidence in that at all, that you will be out there with flashlights directing people. The north entrance has to go away, is that possible.

Anthony Pandolfe stated that would kill the project for us.

Supervisor Casilio said I just don't have the confidence of people coming out there with flashlights and cones directing traffic. Let's be real about it, we don't want the Maple Road problem that you have. I would like to know all the addresses of the stores that you have so I can go and take a look at them, if we have a lot of variance's we may not want to move forward with it. I would also like to know if the variances are minor or not. Do you need the parking spaces behind the building for employee. Is this still going to be a sea of blacktop or are you curbing those stacking lanes and landscaping, I would like to see a better detail drawing on that. I hope you are successful and always busy but and if cars struggle to get in our out with no set of rules struggling to make turns. If you want to stay at this location on the property, I think that that entrance has to go away. I don't know if that is DOT regulated or by the owners, if a turning lane needs to be made, does this require DOT approval.

Jonathan Bleuer stated that the NYSDOT will be viewing this project as part of the review.

Supervisor Casilio stated you are going to be successful there, you are going to be busy, you can't compare us to Niagara Falls. I think that store is going to be the busiest store for you, which is good for you. We have to make sure that traffic is taken care of. One of you in an interview, when Maple Road opened, implied that it was a Town of Amherst problem and put police officers out there to direct traffic, I think they were contracted to do that correct.

Gaurav Aggarwal apologized for that miss communication.

Supervisor Casilio stated it is what it is we don't and can't regulate our traffic out on a state road. I want some foresight on what will happen out there so we don't have those problems that you had on Maple Road.

Gaurav Aggarwal replied that he totally agrees with that and he cannot control the media asking workers questions that they don't know what experience they have. One thing I will say about 7 Brew that is different than any other is we don't have any dine in or sit in area, all we control is the experience. It is to our detriment that any car that drives thru has a bad experience with traffic, safety or anything.

Supervisor Casilio asked what the running time is right now on an order.

Gaurav Aggarwal stated it is under seven minutes from when we take the order to when you receive the drink.

Supervisor Casilio said that is long. This is none of my business and it is obviously working for you.

Gaurav Aggarwal stated that this is on average on the maximum amount of time, people may take less than a minute depending on what they order. We pride ourself on giving customized drinks and fast service. We have people taking your order, no speaker boxes.

Councilman Shear stated they are then standing outside taking the order.

Gaurav Aggarwal stated correct at the entrance of the line.

Jesse, manager of the local company, stated there are two line and on average we are at about five and a half minutes with a goal to keep it under seven minutes. Once we take your order, we also take the make and model of the vehicle with the last three digits of your license plate number so we can run these drinks out. We have several cars that get their drinks in less than five minutes with fewer cars that get their drinks in less than seven minutes. It only takes about 40 seconds to make a coffee and I can make more than one at a time.

Councilman Shear asked how do you pay.

Councilman Altieri asked when do you pay, when you order or at pick up.

Jesse, manager of the local company, stated that you can pay with card at the time of order or with cash when you get your coffee, this is just like a Chick-Fil-A. We won't take cash at the time of order but about half way through the line we will.

Councilman Shear asked then on a busy day how long will it take a car to get through.

Jesse, manager of the local company, stated that it all depends on what is ordered and the quantity. Our associates are trained to talk and walk with the cars through the lanes to keep them moving. In a perfect operation a car with slowly crawl through the entire process. An example, on Memorial Day at the Amherst location we had about \$17,000.00 in sales where they ran in five minutes of service.

Councilman Shear asked if there was a menu somewhere, like a board. As the new guy I don't have a clue as to what you have.

Gaurav Aggarwal stated that we have many boards on the property and you can tell us you tried something somewhere else to find a comparison.

Councilman Shear stated that 20,000 items on one menu is a long menu.

Supervisor Casilio reverted back to the sea of black top and asked don't we want to see that curbed in and landscaping around. Are we hiding that or no time to get the drawings together.

Anthony Pandolfe stated that is you look at the drawing the shaded part is the blacktop is existing. The part in the middle between the building and the dumpster is all new green space that is currently not there.

Supervisor Casilio commented shouldn't that all be curbed in. What stops a customer from wandering and saying its taking too long.

Anthony Pandolfe stated yes there is a curb and landscaping along that side too.

Supervisor Casilio asked about the other blacktop part.

Anthony Pandolfe stated that is employee parking.

Supervisor Casilio asked if they could park someplace else verses putting landscape there, separating yourself from Pearl Vision.

Jenn Krack stated that there will be no cross access to Pearl Vison along that property line. We can look at how many parking spaces are needed and perhaps move a few. Additionally, I wanted to point out that there is a lot of directional marking in the drive-thru. As the one in the group only having two 7 Brews coming from Ohio, I have recently visited the sites to see how they operate and they are very similar. The navigation as a customer is very clear and guide you through completion. The pass through allows any person in that second lane to get through. Say you just want a coffee but the person ahead of you wants seven milkshakes and six smoothies, that allows you to get your beverage when it is brought out to you and exit the site.

Councilman Michnik asked what happens when someone in the outside lanes to make a left hand turn and there is traffic coming in and out, won't that back up your line going from seven minutes to ten minutes.

Jenn Krack stated that there should be enough space as that is an exit only with a right and a left-hand turn lane. They are further back so that should create enough space to get into one of those lanes.

Supervisor Casilio stated that he is not ready to move forward on this project because, again I question that entrance.

Jenn Krack stated that this has all been carefully thought and went through engineers. We want to make sure we are working with all agencies and want to make everyone happy. We want to be successful and not operate poorly or be a problem for any of our neighbors or State and local agencies.

Supervisor Casilio stated that he is not confident that this project will work in the format it is in right now. I would like for you to come back in two weeks and see if there is a different location on that property that you can go to. What you have might work in two years from now, I don't think it works right now or for when you open up, being realistic about it. Like I said before there are a few things I would like to look at before moving this project forward as well as the variances. I would also like to spend some time on Maple Road, as Niagara Falls is not a comparison.

Gaurav Aggarwal stated that the Maple Road location is different from this location in that there is no pass thru lane there.

Supervisor Casilio stated that the reason he wants to go to that location is because you stated that things slow down after 90 days and I want to see how slowed down it is. Cars were lined up for an hour down the center of Maple Road, are you telling they aren't lined up anymore.

Gaurav Aggarwal stated they are not lined up like that anymore, that was only for swag day.

Supervisor Casilio asked what does that mean again to you.

Gaurav Aggarwal stated that is the first Saturday after opening where we give to the community.

Anthony Pandolfe spoke on the variance's stating that two of them that they need pertain to the minimum sizes of the building which is 1000 sqft and we are at 510 sqft., the building is smaller than what the code is set at. The other one is the set back from the center line of Transit Road of 135 feet and we are at 123 feet, I believe. In my opinion those variances are not too substantial and I believe there are not any others needed.

Jonathan Bleuer stated that until we coordinate, we are not going to know the DOT's thoughts. If and when this gets to the Planning Board, they will coordinate an environmental review and send it out to DOT who has 30 days to respond and we know they will correspond. Until we do, I cannot speak to that.

Supervisor Casilio asked about the architecture of the building, usually we spend about an hour on that alone but we were more concerned about on this project.

Jonathan Bleuer stated that it is going to be a big thing with the Planning Board that we don't need to bring this up at this stage. We have had these generic conversations so they are aware of what is to come.

Supervisor Casilio asked if there was only one prefab style or are there others they can decide on. It would help you a lot if you got multiple pictures to go through for them to see. What were the hours of operation for Transit Road.

Jesse, manager of the local company, stated Sunday through Thursday 5:30 a.m. until 10:00 p.m. Friday and Saturday 5:30 a.m. until 11:00 p.m. with peak time from 9:00 a.m. until 12:00 p.m.

Supervisor Casilio stated he would like to table the project.

Councilman Michnik agreed.

Motion by Supervisor Casilio, seconded by Councilman Altieri to table the request of the applicant, 7 Brew, for consideration of a preliminary conceptual review of a proposed drive-thru coffee stand at 4301 Transit Road in the Transitown Plaza in the Major Arterial Zone.

On the question, Supervisor Casilio stated he really sees a problem with that entrance, maybe it would help if it was wider, as everyone seems to struggle there.

Jonathan Bleuer stated the next Town Board Meeting is, June 10, 2026. He encourages the applicant to reach out to the Planning and Zoning Office for a list of requests by this board and then get you back in the que for June 10, 2026.

Upon roll call – Ayes: All; Noes: None; Absent: None; Motion carried.

7 Brew at 4301 Transit Road. East side of Transit Road, south of Main Street. Existing 23.5-acre parcel in the Major Arterial zone, containing the existing Transittown commercial plaza. The applicant is requesting preliminary Conceptual review of a proposed drive-thru coffee stand. The project consists of an approximately 510 sqft building with a dual-lane drive-thru, adjacent 281 sqft cooler, and associated facilities. This item was tabled by the Town Board in May of this year to allow the applicant time to consider and respond to comments heard. Since then, the applicant has addressed comments received. A referral to the Planning Board would allow for a thorough review of this proposal.

Jennifer Crack and Anthony Pandolfe were present on behalf of the applicant to answer any questions.

Anthony Pandolfe stated that this project was tabled and since then we have updated our site plan which show the cut off to Pearl Vision to the North for the opportunity to provide more green space. We did do a greenspace calculation, the existing space is about 6½% greenspace, our site plan is showing 21.3% greenspace, this is quite a significant addition there. We did propose a traffic management plan should stacking back up off of the site. This plan has been approved by the landlord so we can use that part of the parking lot. 7 Brew will be staffed to accommodate this amount of traffic meaning extra employees will be on site. They will be in protective gear with cones set up to allow them to maintain this traffic orderly, on site and off of Transit Road. We do have a site comparison with the Sheridan Drive location, the major differences are Sheridan Drive doesn't have a pass-through lane. Transit Road has a third lane that allows cars to exit if they get their order before the car in front of them or should they change their mind and not want to wait or get off site for any reason. The Amherst site plan shows that after you get your order you have to cross through the stacking lane in order to get into the turning lane which causes a pretty severe bottle neck at that location should that be backed up. From our new plan you should see that is not a problem at this location.

Councilman DiCostanzo asked about the stats that were showing.

Anthony Pandolfe stated that this shows that there were 122 cars an hour at the busiest time at the Amherst location. 7 brew believes that this site can have a service rate of about 140 cars per hour that involves the stacking within the parking lot of 30 cars which is more than the Amherst location. As I mentioned the bypass lane and the outlet reserve is available on this site that is not available at the other site.

Councilman DiCostanzo stated that several of us when to look at the other locations, what are you seeing in Lockport and in Amherst, has it dyed down.

Anthony Pandolfe stated that in Lockport and Niagara Falls after being open for a few months, and the numbers have come down to what they would consider the norm.

Supervisor Casilio stated as you know, I was worried about the traffic there, I don't think there is going to be a problem here. I think that the exit to Transit Road should be temporarily closed not permanently closed to alleviate directing traffic at 5:30 a.m. In a very short time, I think that then could be reopened. You have a ton of queuing there, more than Amherst, and I think it will settle down quickly. For the record for the new people in the audience, when they first opened up in Amherst on Maple Road for an hour but has settled down since then. That's not saying that the DOT might not want to do things differently or see things differently too. We would like to get something you can manage for the success of your business. I would still like to see more green space in the back of the lot, do you need those seven spots for employees when there is an entire lot available for parking.

Anthony Pandolfe stated that there is existing green space buffer between us and Pearl Vision.

Jennifer Crack stated that typically 7 Brew likes to keep their employees contained to the site just for liability issues that way they are on their leased property. The green space behind off parcel is slightly visible for the buffer.

Supervisor Casilio stated that I think the Planning Board is going to be interested in a lot of greenery back there. As you mentioned for the bale out space, maybe it doesn't have to be as big or wide to allow a little more growth.

Councilman Altieri asked what do the employees do out there in the winter time.

Jennifer Crack stated that 7 Brew does provide gear and parkas, we don't like to compare ourselves to Chick-fil-A but it is similar to them. Employees will be provided with protection and a large canopy with heaters.

Motion by Councilman Shear, seconded by Councilman Michnik to refer the request of the applicant, 7 Brew, to Planning Board for consideration of a preliminary conceptual review of a proposed drive-thru coffee stand at 4301 Transit Road in the Transitown Plaza in the Major Arterial Zone.

On the question, Supervisor Casilio added the temporary closing of Transit Road and more green space on the Pearl Vision side. When I say temporary closing, I am not asking to dig and close the site off, orange cones will not be enough but entrance closed would suffice. I was afraid of the traffic but after visiting the other 7 Brew site it has slowed down.

Jonathan Bleuer stated that we have heard the considerations you are asking the Planning Board and applicant to consider. I would like to add that this will come back to the Town Board for a Special Exception Use Permit so you will have ultimate authority to see what had been accomplished and act upon that.

Supervisor Casilio asked about the music that will be played, is that just for the employees, is it that important to be played.

Jennifer Crack stated that the music is part of 7 Brews Corporate Culture. This is to enhance the customer experience with the customer interaction with the employee and customer since they don't have traditional order boards or ordering through a speaker.

Supervisor Casilio asked if there was anything temporary on this.

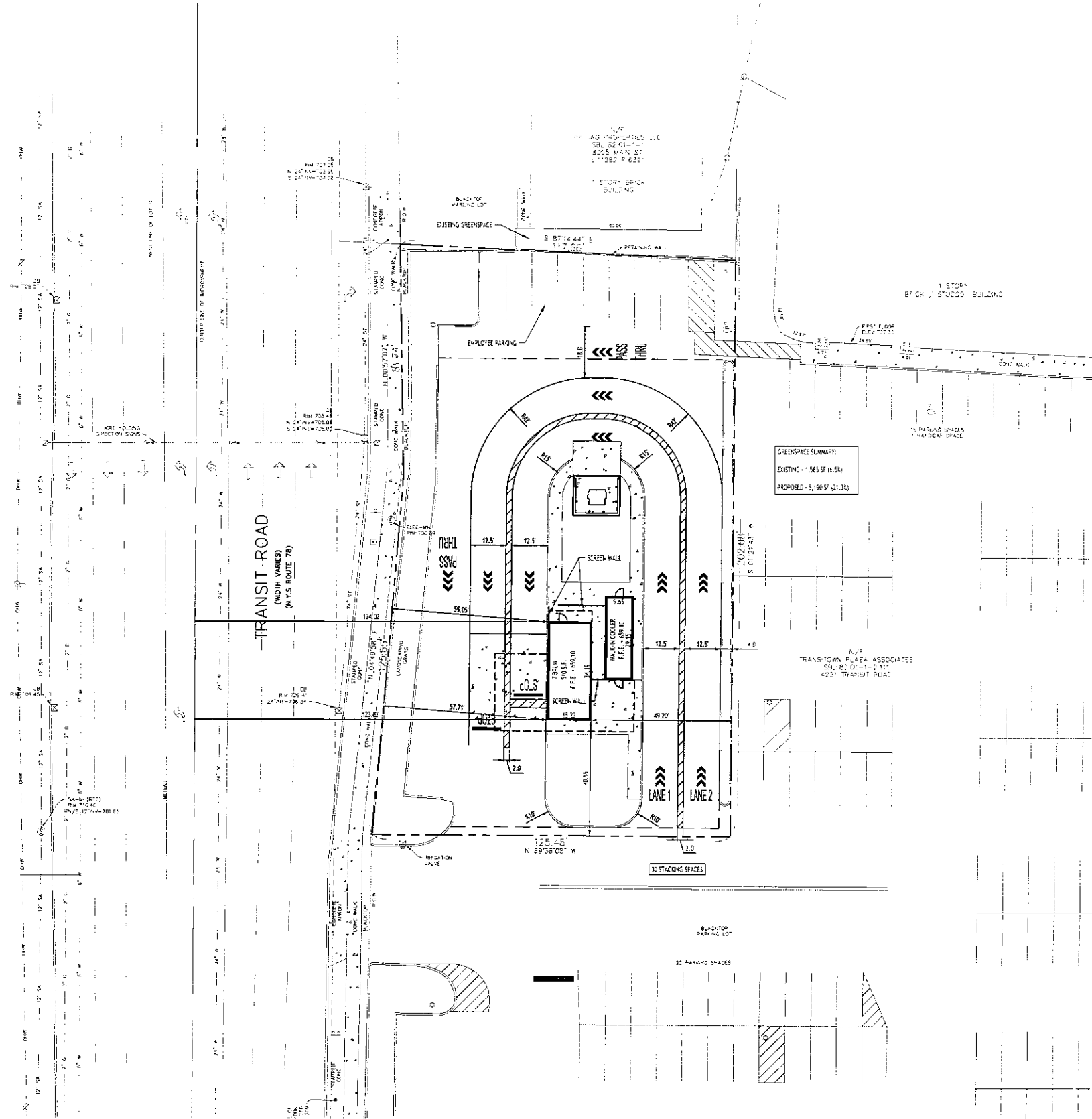
Jonathan Bleuer stated that is not expected.

Supervisor Casilio stated the music might be questioned.

Councilman DiCostanzo stated his concern on how loud it was going to be.

Supervisor Casilio stated when the wind is right you can hear Lancaster Speedway, this is our concern.

Upon roll call – Ayes: All; Noes: None; Absent: None; Motion carried.



GREENSPACE SUMMARY:
EXISTING = 1,563 SF (16.5%)
PROPOSED = 5,190 SF (57.3%)

Site Data		
SITE AREA = 9,540 AC		
CONCEAL = MAJOR ARTERIAL		
BUILDING = 5,190 S.F. DRIVE-THRU COFFEE SHOP		
RETRACTS - BUILDING		
FRONT (FROM C.C. OF TRANSIT RD)	13.5 FT	23.88 FT
SIDE (ABUTTING NON-RESIDENTIAL)	25 FT	45.85 FT
REAR (ABUTTING NON-RESIDENTIAL)	25 FT	45.85 FT
PARKING		
# OF PARKING SPACES	PER PLANNING BOARD	# EMPLOYEE SPACES
PARKING SPACE SIZE	9 x 18	9 x 18
# OF DRIVE-THRU SPACES	20	30
MIN. BUILDING SIZE	1,000 SF	5,190 SF
MAX. BUILDING HEIGHT	45 FT	45 FT
MAX. LOT COVER	55%	70%
VARIANCE REQUIRED		

GENERAL NOTES:

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

NOTES:

1. ALL DIMENSIONS SHALL BE 3' 0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE A MIN. OF TOPSOIL 6" DEEP.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE LEGEND

PROPERTY LINE	---
PROPOSED CONCRETE CURB	=====
PROPOSED SIDEWALK / CONCRETE PAD	=====
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	▼
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	=====

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



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan

Date: 6/23/24
Drawn By: A. Pandolfi
Scale: As Noted

DRAWING NO.

C-100

Project No: 24-4164

7 Brew Drive Thru Coffee

8005 Main Street
Clarence, NY

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

	NICHIHA MODERNBRICK MIDNIGHT
	NICHIHA CANYON BRICK SHALE BROWN
	PAC-CLAD STANDING SEAM PANEL REGAL BLUE
	BRAKE METAL CLEAR ANODIZED TO MATCH STOREFRONT FRAMES
	BRAKE METAL REGAL BLUE
	BRAKE METAL ONYX
	BRAKE METAL SANDSTONE
	DOORS FIRST STAR SW7464

FIRM LICENSE NO.

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

PROJECT NUMBER:

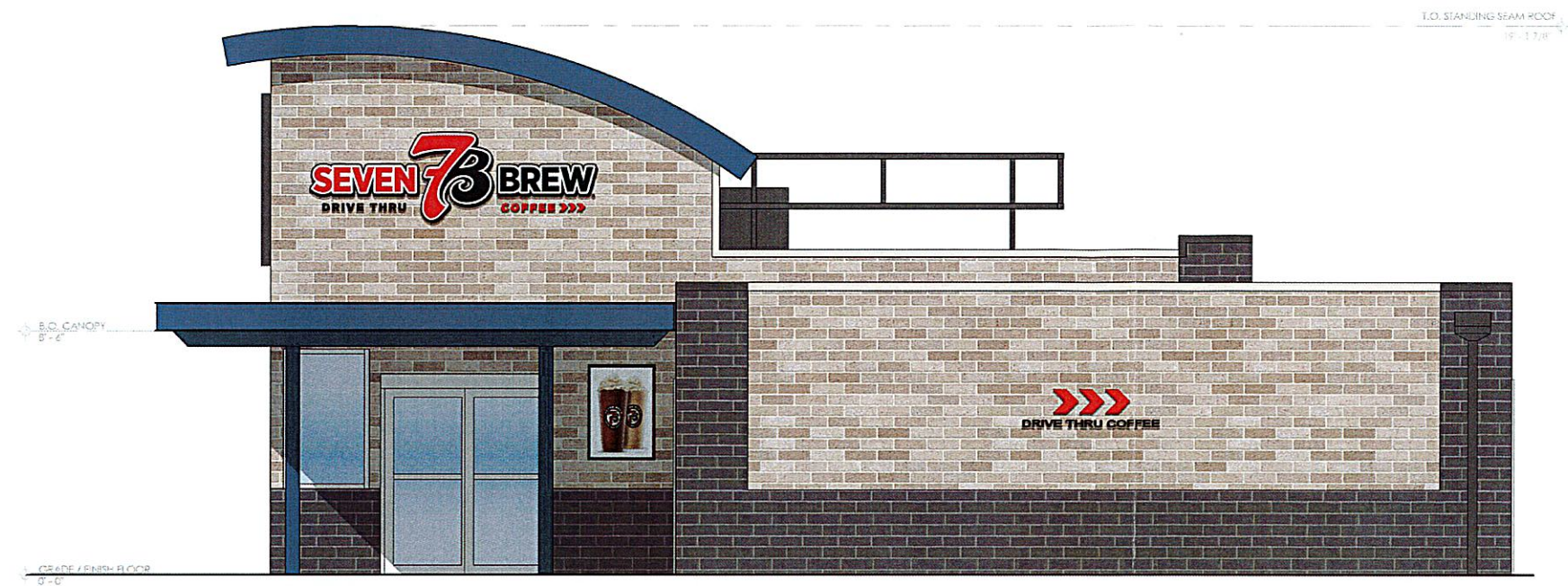
REVISION:

7 BREW DRIVE-THRU

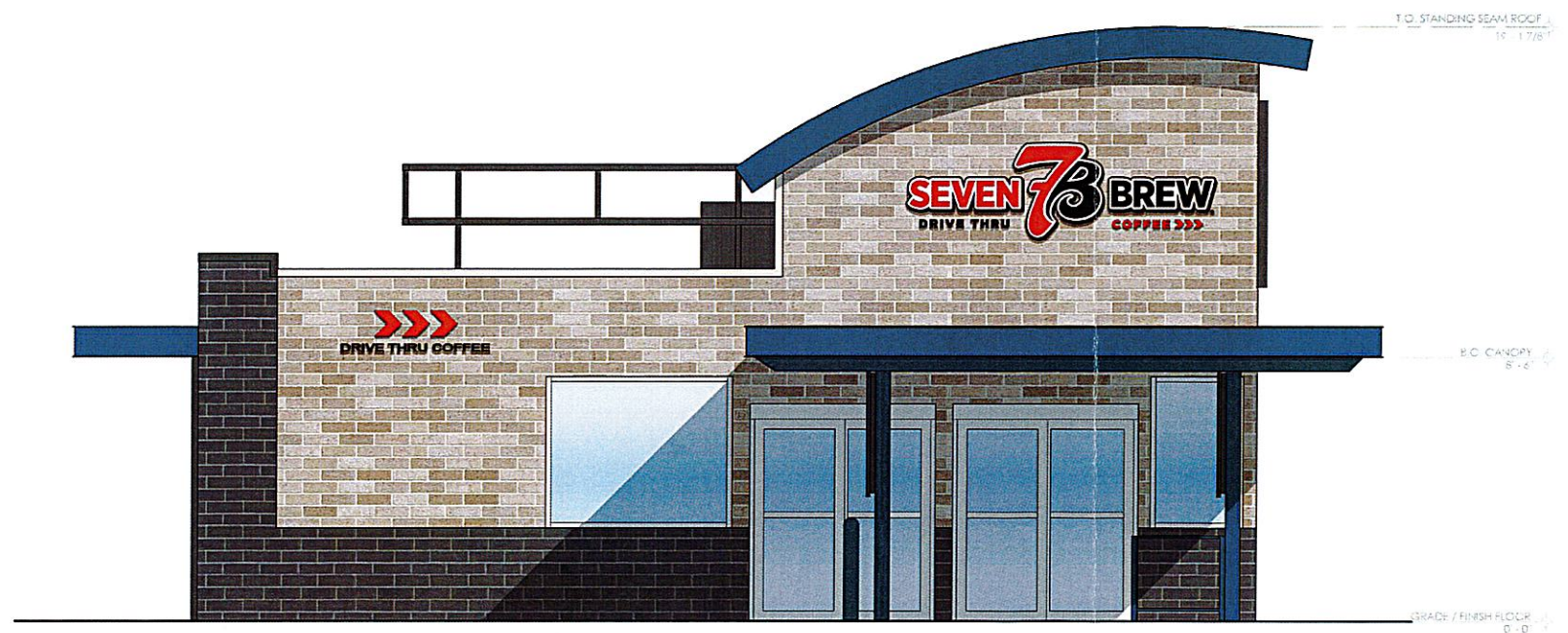
A2.0

EXTERIOR ELEVATIONS

DATE: NOT FOR CONSTRUCTION



2 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

	NICHIHA MODERNBRICK MIDNIGHT
	NICHIHA CANYON BRICK SHALE BROWN
	PAC-CLAD STANDING SEAM PANEL REGAL BLUE
	BRAKE METAL CLEAR ANODIZED TO MATCH STOREFRONT FRAMES
	BRAKE METAL REGAL BLUE
	BRAKE METAL ONYX
	BRAKE METAL SANDSTONE
	DOORS FIRST STAR SW7464

FIRM LICENSE NO.

INTERIM REVIEW ONLY

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PROJECT NUMBER:
REVISION:

7 BREW DRIVE-THRU

A2.1

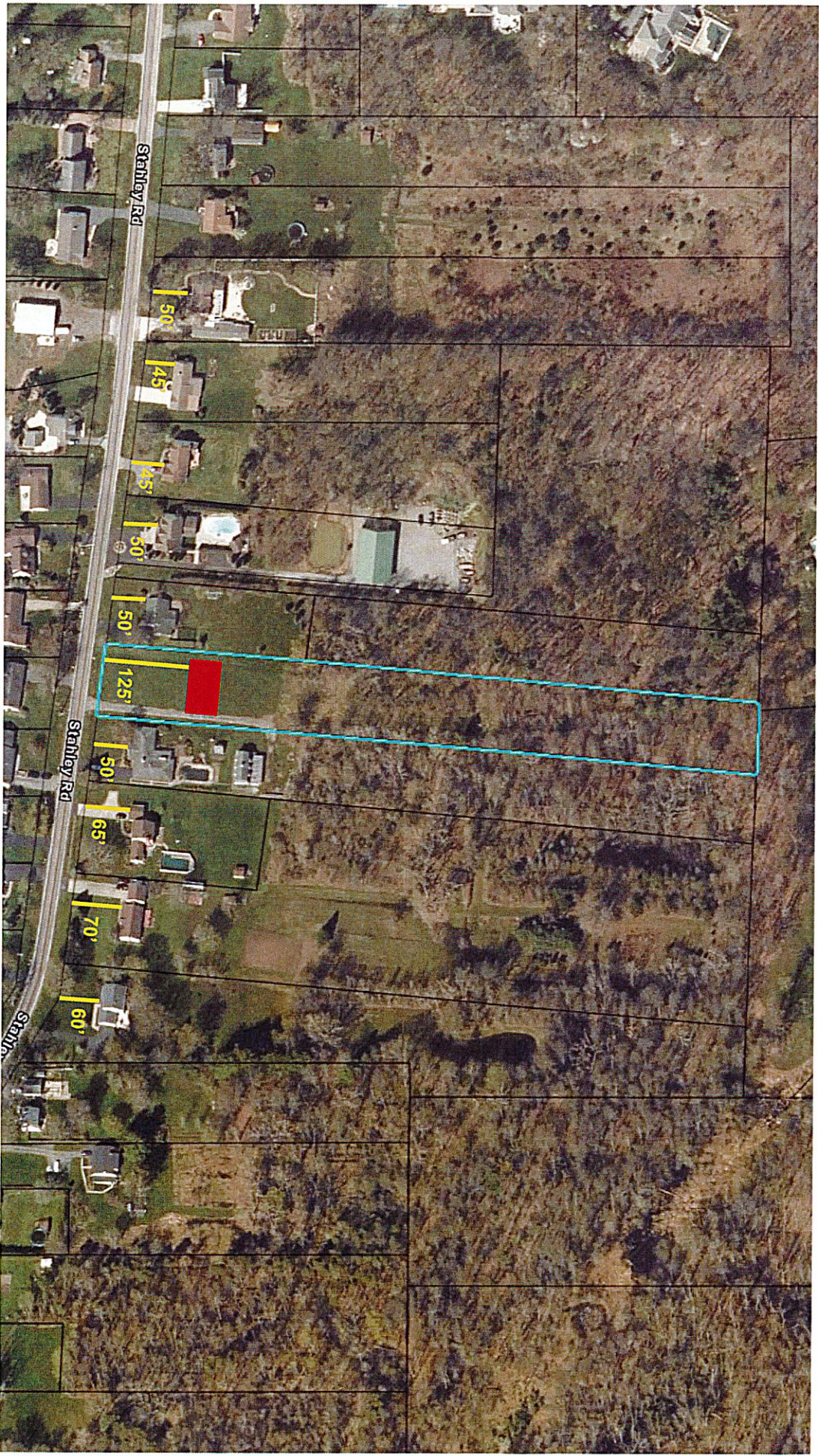
EXTERIOR ELEVATIONS

DATE: NOT FOR CONSTRUCTION

New Business

Appeal #2

Shawn Pappas
8576 Stahley Road



note the parcel lines displayed are approximate

8576 Stahley Road



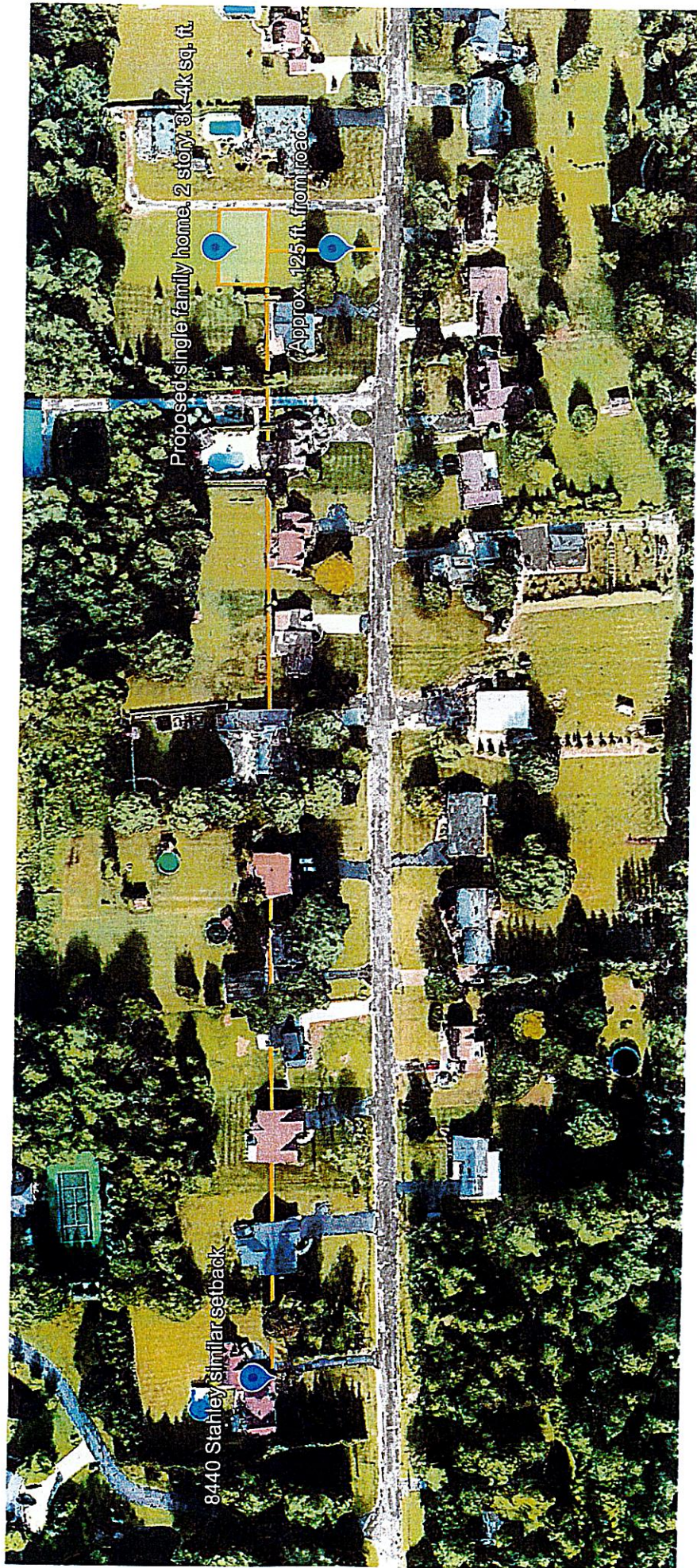
Proposed 125' principal structure front yard setback fronting Stahley Road.

The established front yard setback along Stahley Road within 500' is 54'.

Proposed single family home. 2 story 3k-4k sq. ft.

Approx. 125 ft. from road





Proposed single family home, 2 story, 3k-4k sq. ft.

Approx. 125 ft. from road

8440 Stahley similar setback

New Business

Appeal #3

Joel Reber
8100 Goodrich Road

[illegible]

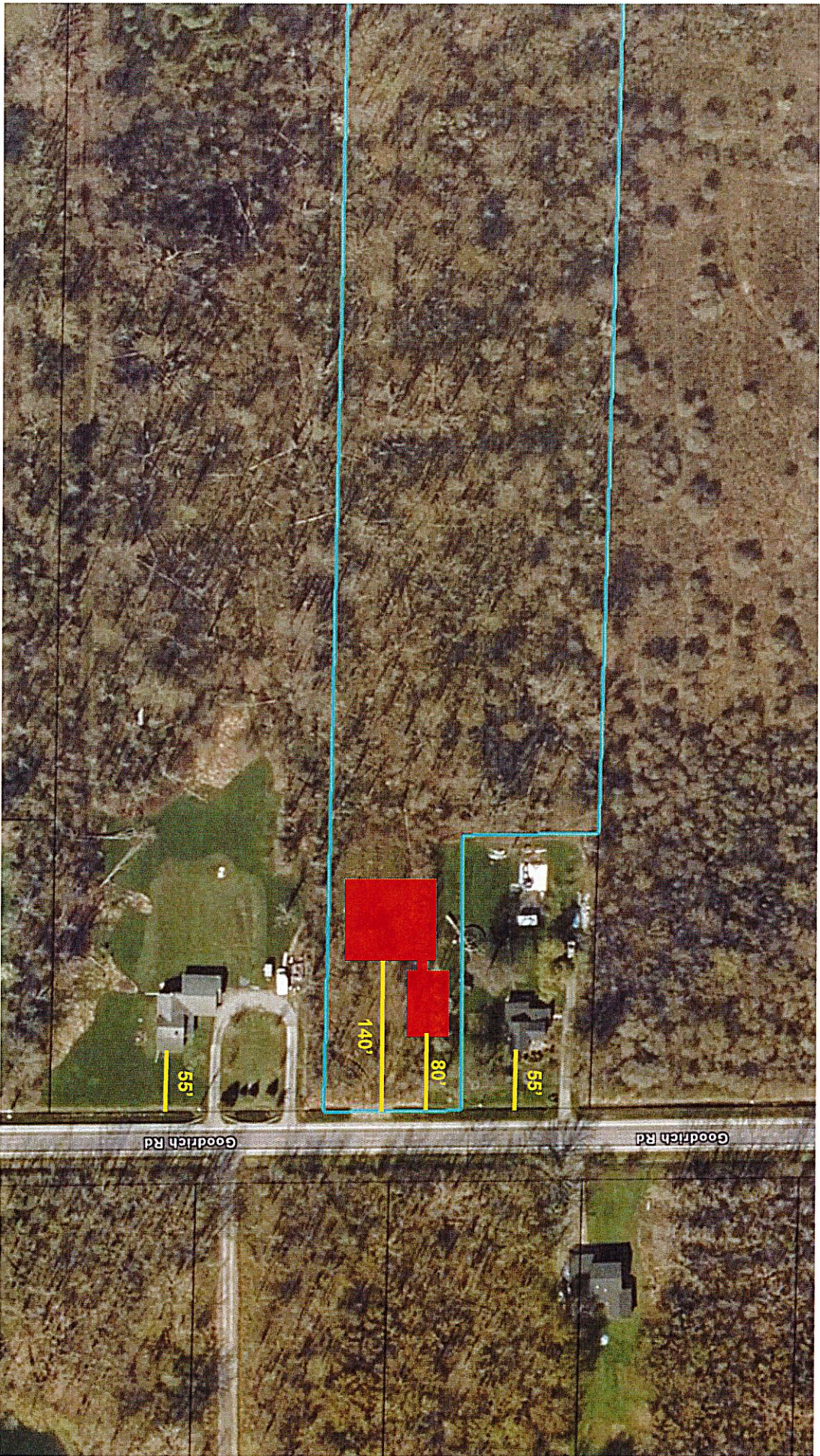


note the parcel lines displayed are approximate

8100 Goodrich Road



Proposed 80' principal structure front yard setback fronting Goodrich Road.
The established front yard setback along Goodrich Road within 500' is 55'.

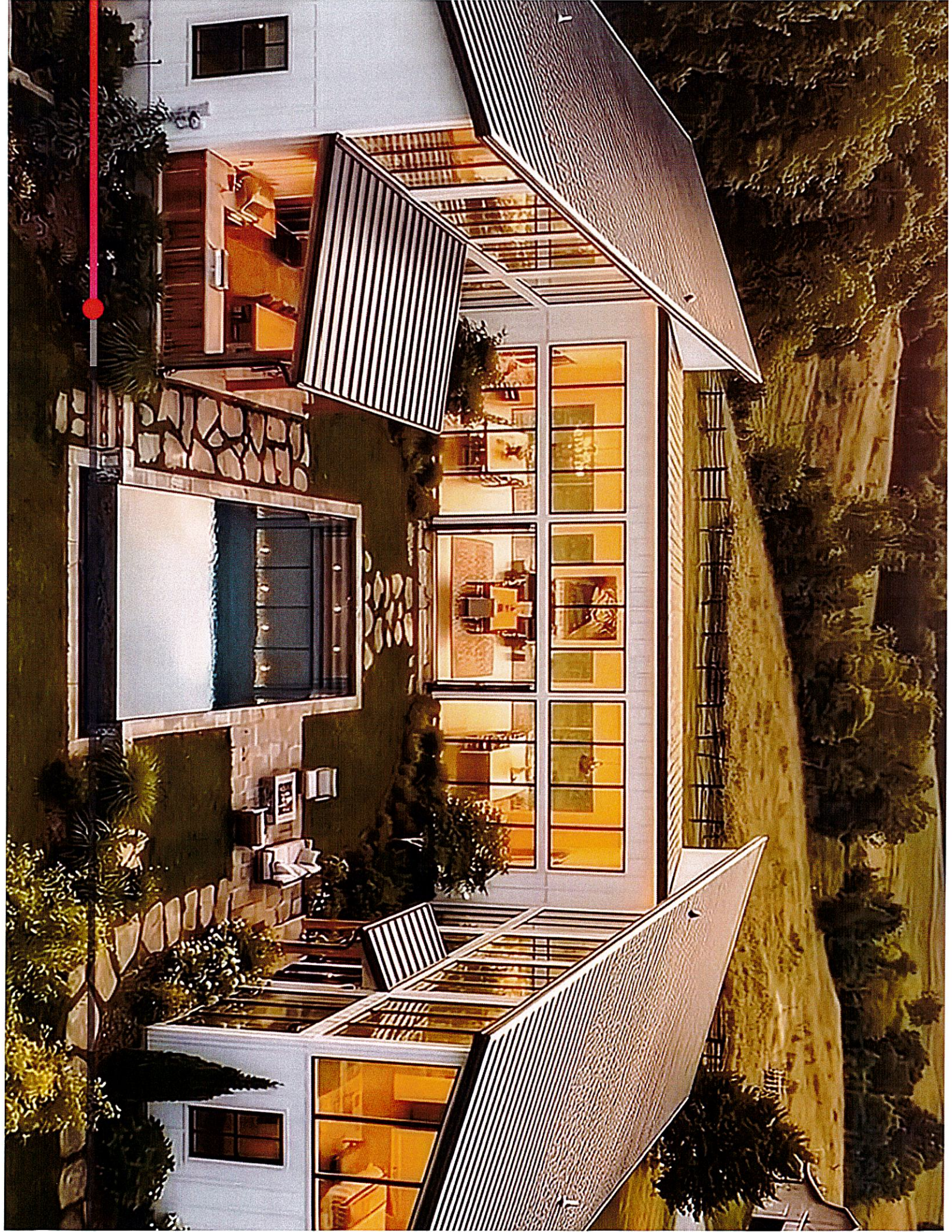


note the parcel lines displayed are approximate

8100 Goodrich Road



Proposed 80' principal structure front yard setback fronting Goodrich Road.
The established front yard setback along Goodrich Road within 500' is 55'.



New Business

Appeal #4

Winding Lane Farms, LLC.
5004 Winding Lane Farms

[illegible]



note the parcel lines displayed are approximate

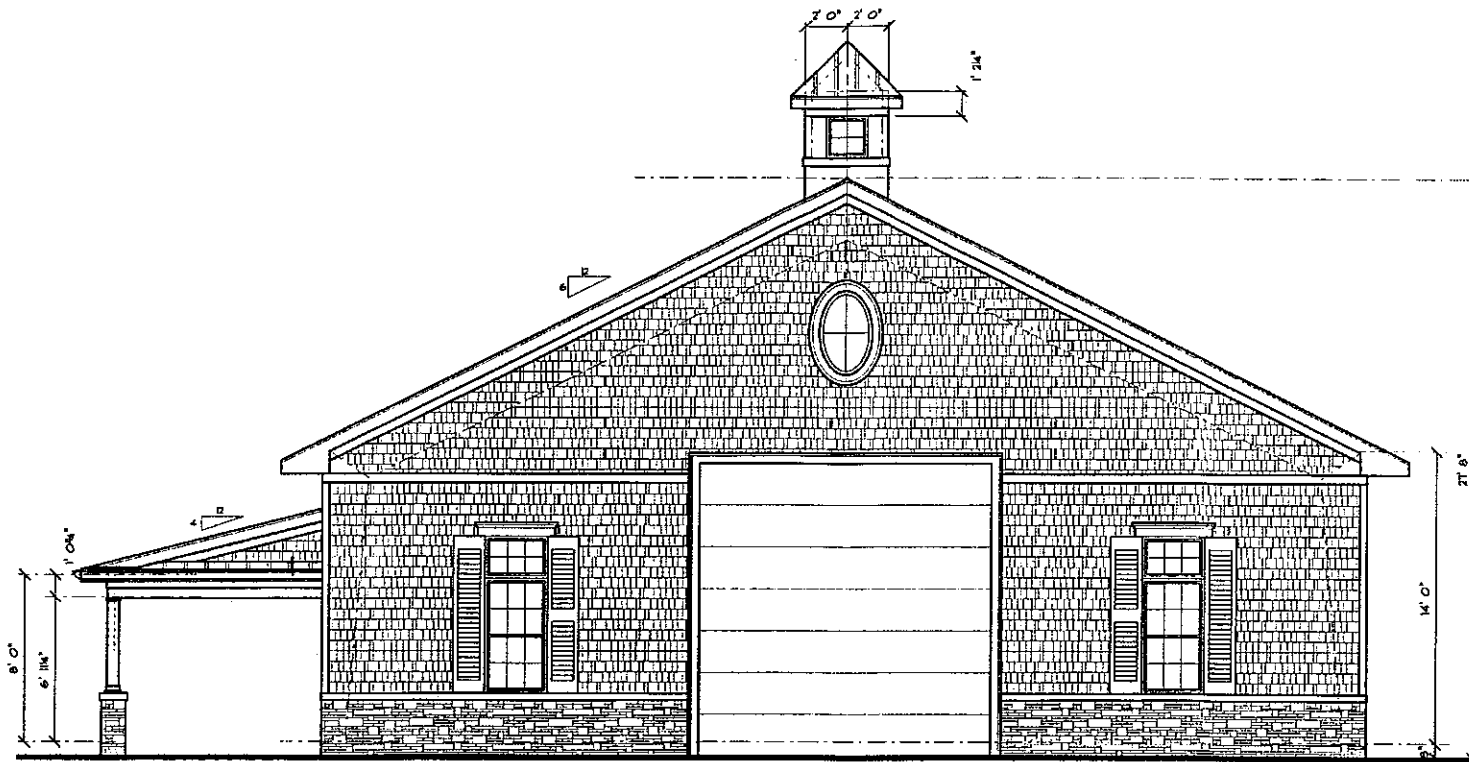
5004 Winding Lane Farms



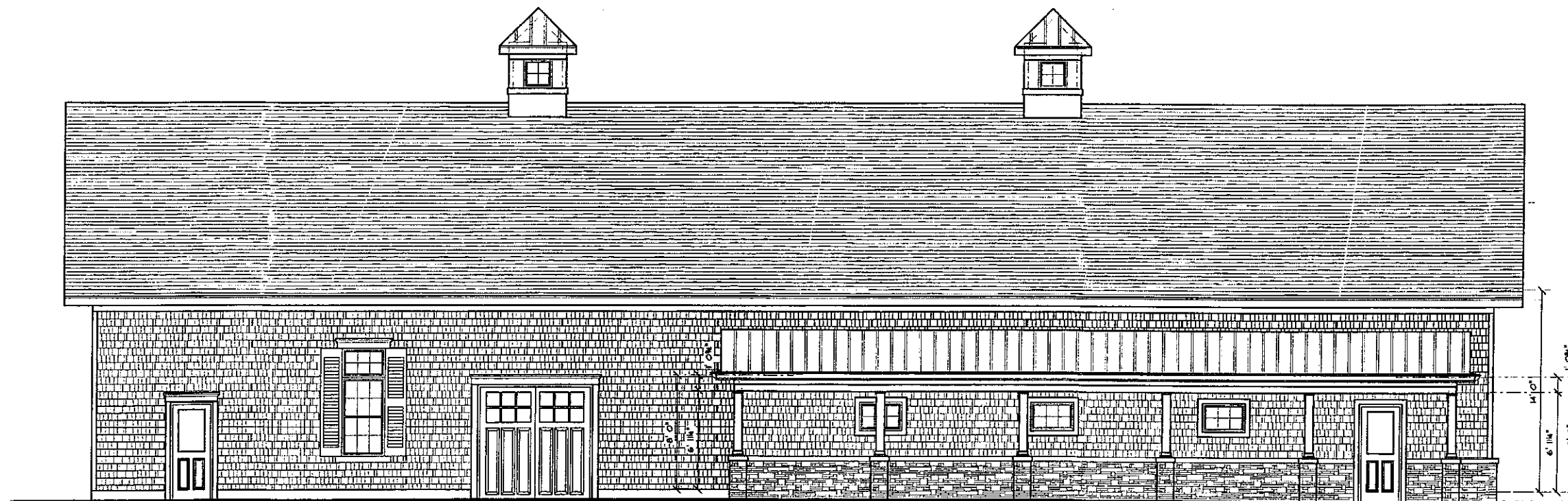
Proposed 5,110 sq.ft. (50' x 98' with 7' x 30' overhang) detached accessory structure (pole barn). 200 sq.ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists. A 4,910 sq.ft. variance is requested.

Proposed 27'8" tall detached accessory structure (pole barn), not including the cupola. 16' is the maximum allowable height for a detached accessory structure. A 11'8" variance is requested.

Proposed 14' tall overhead garage doors. 9' is the maximum allowable height for overhead garage doors. A 5' variance is requested.



FRONT ELEVATION



HOUSE SIDE ELEVATION

REVISIONS:

PROPOSED ACCESSORY STRUCTURE FOR:

ERIC LUX
5004 WINDING LANE
CLARENCE, NEW YORK

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE
(ON 24" X 36" PAPER)
(IF PRINTED ON 12" X 18" PAPER ALL LISTED SCALES ARE HALF SIZE, VERIFY W/ GRAPHIC SCALES ON DRAWINGS)

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FOR PERMIT AND CONSTRUCTION

10/25/24 PRELIMINARY

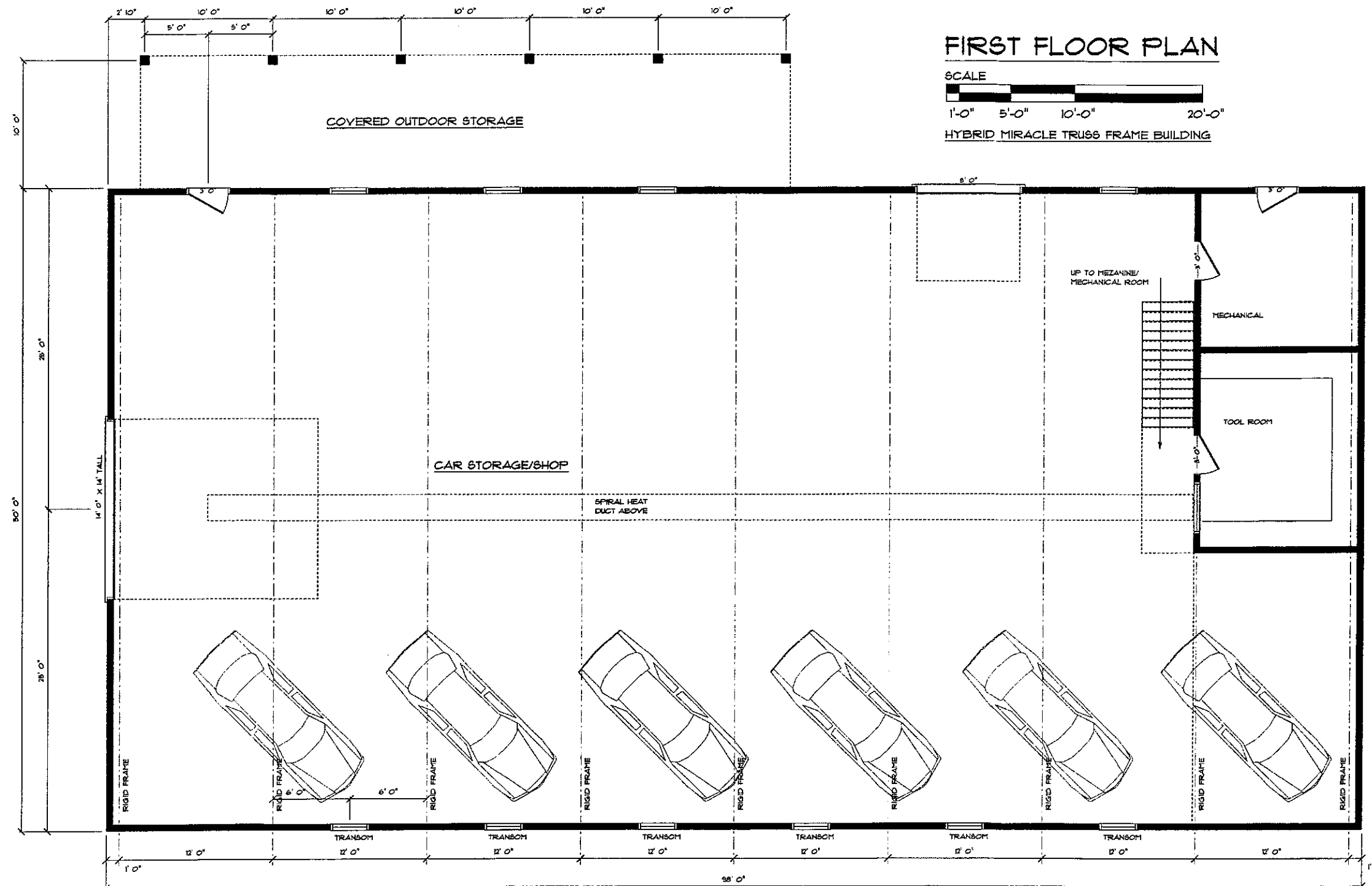
SIGNATURE IN RED INK

JRZ
ARCHITECTURE PLLC
31 NORTH FOREST
WILLAMSVILLE, NY 14221
JOHN R. ZIMMERMAN
REGISTERED ARCHITECT
PHONE: 716-635-6344
FAX: 716-635-6345

JOB #: 23-049

DATE: OCT. 2024

203



FIRST FLOOR PLAN

SCALE
1'-0" 5'-0" 10'-0" 20'-0"
HYBRID MIRACLE TRUSS FRAME BUILDING

REVISIONS:

PROPOSED ACCESSORY STRUCTURE FOR:

ERIC LUX
5004 WINDING LANE
CLARENCE, NEW YORK

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE (ON 24" X 36" PAPER) (IF PRINTED ON 12" X 18" PAPER ALL LISTED SCALES ARE HALF SIZE, VERIFY W/ GRAPHIC SCALES ON DRAWINGS)

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FOR PERMIT AND CONSTRUCTION

SCALE: PRELIMINARY

SIGNATURE IN RED INK

JRZ
ARCHITECTURE PLLC
51 NORTH FOREST
BULLHANSVILLE, NY 14221
JOHN R. ZWARTZMAN
REGISTERED ARCHITECT
PHONE: 716-635-6344
FAX: 635-6545

JOB # 22-045

DATE: OCT. 2024

3-3

New Business

Appeal #5

Dan & Elizabeth McAuliffe
5558 Herons Glen

[illegible]



note the parcel lines displayed are approximate

5558 Herons Glen



Proposed 396 sq.ft. (18' x 22') detached accessory structure (pavilion).

200 sq.ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists.

A 196 sq.ft. variance is requested.

Proposed Covered Structure (18' x 22') – Exterior Materials

Overall Structure: Approximately 18' x 22' wood-framed covered structure.

Foundation: Reinforced concrete footings and concrete slab (or as required by local building code).

Framing: Pressure-treated lumber for all components in contact with concrete and SPF dimensional lumber framing, constructed in accordance with the New York State Residential Code.

Roofing:

Architectural asphalt shingles

Synthetic roofing underlayment

Ice and water shield at eaves and other required locations

Aluminum drip edge and flashing

Siding:

Premium vinyl cedar shake-style siding

Matching vinyl trim accessories

Trim:

Cellular PVC (AZEK) trim wrapping all exposed columns, beams, fascia, and exterior trim elements

Soffit & Fascia:

Vented vinyl soffit

Aluminum fascia

Columns:

Structural wood posts wrapped with AZEK cellular PVC trim

Gutters & Downspouts:

Seamless aluminum gutters and downspouts (color matched to structure)

Colors:

Exterior colors selected to complement and closely match the existing residence.

Project Intent:

The covered structure is intended to provide sheltered outdoor living space over a hot tub and will be designed to match the architectural style and appearance of the existing home. All construction will comply with applicable local building codes and zoning requirements

Project Description for Area Variance Application

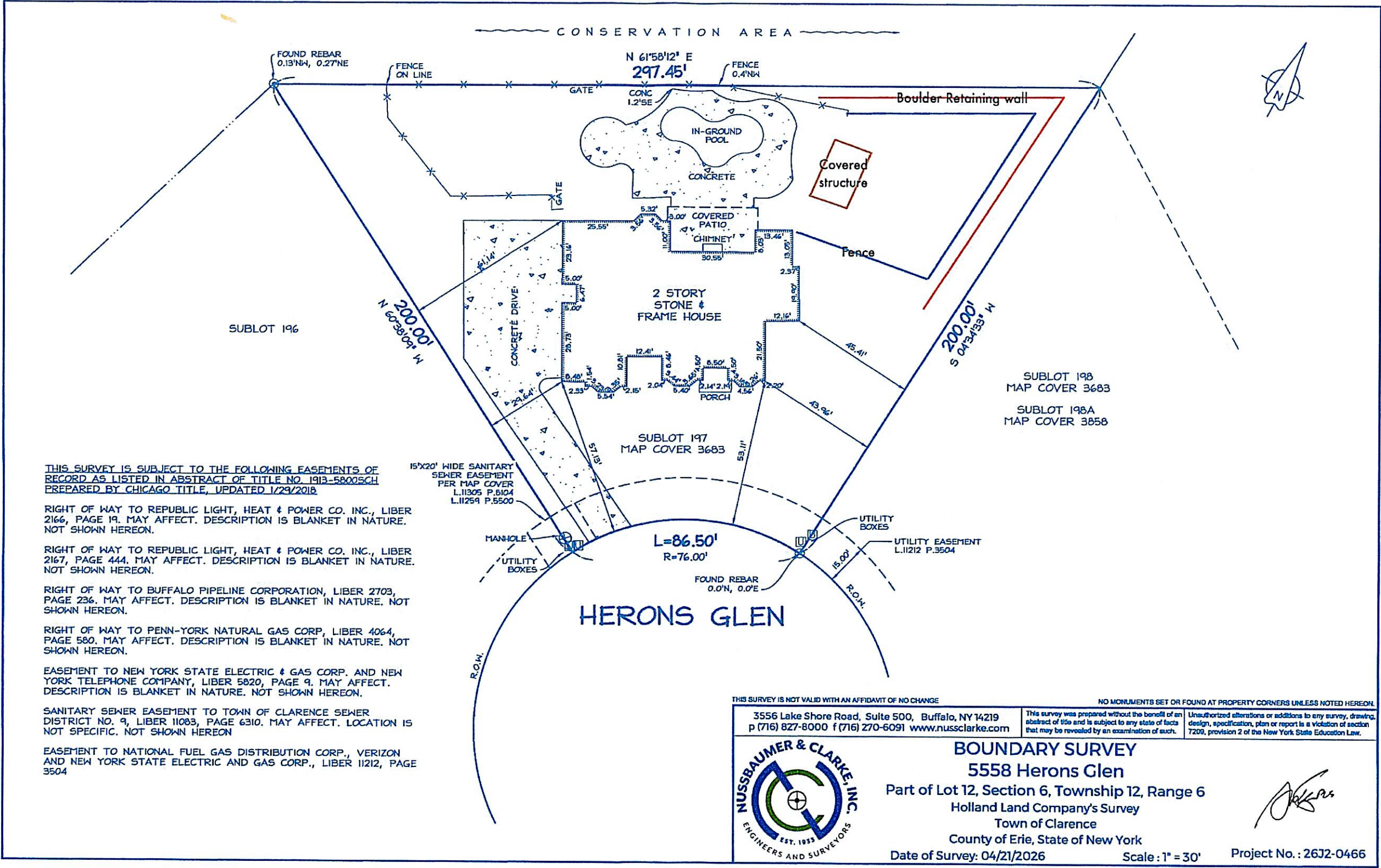
The proposed project consists of constructing a retaining wall using guillotine-cut limestone boulders to create a stable, level, and usable backyard area. The wall will allow the existing sloped grade to be raised, providing functional outdoor living space while improving the property's overall appearance and usability. The retaining wall will be constructed in accordance with accepted industry standards and will include a proper drainage system to ensure long-term structural stability and effective water management.

An aluminum fence matching the existing fence on the property will be installed along the top of the retaining wall, extending the enclosed backyard and pool area while maintaining a consistent appearance throughout the property.

Within the enclosed area, new landscaping will be installed to provide privacy for the homeowners while complementing the existing home and surrounding landscape. Plantings will be selected and arranged to create an attractive, natural privacy buffer without detracting from the overall aesthetics of the property.

The project also includes the construction of an approximately 18-foot by 22-foot covered outdoor structure designed to shelter a hot tub. The structure will be designed to complement the architectural style, materials, and overall aesthetics of the existing residence, ensuring it blends seamlessly with the home and surrounding improvements.

Overall, the proposed improvements are intended to enhance the safety, functionality, privacy, and visual appeal of the property while maintaining compatibility with the character of the surrounding neighborhood.



[illegible]

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100											

1. The first step in the process of identifying a problem is to recognize that a problem exists. This is often done by comparing current performance with a desired state or goal. For example, if a company's sales are declining, it may indicate a problem with its marketing strategy or product quality.

2. Once a problem is identified, the next step is to define the problem more clearly. This involves identifying the specific symptoms and symptoms, and determining the scope of the problem. For example, if sales are declining, it may be necessary to determine whether the decline is occurring across all products or only certain ones, and whether it is a short-term or long-term trend.

3. The third step is to analyze the problem. This involves identifying the causes of the problem and determining the underlying factors that are contributing to it. For example, if sales are declining, it may be necessary to analyze the competitive environment, the company's marketing strategy, and the quality of its products.

4. The fourth step is to develop a solution. This involves identifying the actions that need to be taken to address the problem and determining the resources that will be required to implement the solution. For example, if sales are declining, it may be necessary to develop a new marketing strategy, improve product quality, or reduce prices.

5. The fifth step is to implement the solution. This involves putting the solution into action and monitoring its progress. For example, if a new marketing strategy is developed, it may be necessary to implement it through a series of campaigns and to monitor the results of each campaign.

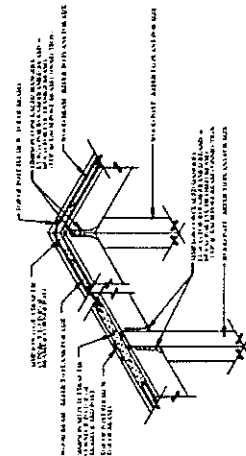
6. The sixth step is to evaluate the solution. This involves assessing the effectiveness of the solution and determining whether it has successfully addressed the problem. For example, if a new marketing strategy is implemented, it may be necessary to evaluate the impact on sales and to determine whether the strategy is sustainable in the long term.

7. The seventh step is to communicate the results. This involves sharing the results of the problem-solving process with the relevant stakeholders and providing feedback on the solution. For example, if a new marketing strategy is implemented, it may be necessary to communicate the results to the marketing department and to provide feedback on the effectiveness of the strategy.

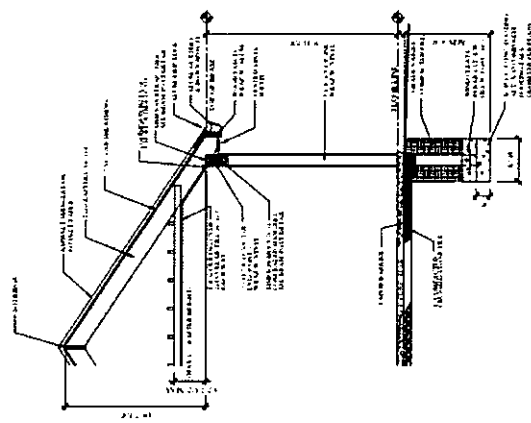
8. The eighth step is to learn from the experience. This involves reflecting on the problem-solving process and identifying the lessons learned. For example, if a new marketing strategy is implemented, it may be necessary to reflect on the challenges faced during the process and to identify the factors that contributed to the success or failure of the solution.

9. The ninth step is to apply the lessons learned. This involves using the lessons learned to inform future problem-solving efforts and to prevent the problem from recurring. For example, if a new marketing strategy is implemented, it may be necessary to use the lessons learned to inform future marketing efforts and to ensure that the same problem does not occur again.

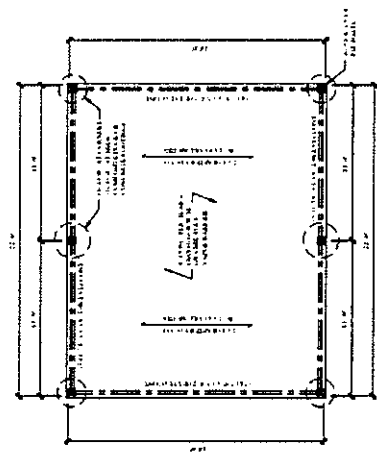
10. The tenth step is to review the process. This involves reviewing the entire problem-solving process and identifying areas for improvement. For example, if a new marketing strategy is implemented, it may be necessary to review the entire process and to identify the steps that were most effective and the steps that need to be improved.



POST-BEAM CONNECTIONS

[illegible][illegible]

SECTION thru NEW PAVILION



FLOOR PLAN

1. The first step is to identify the problem. In this case, the problem is that the user is unable to access the internet.

New Business

Appeal #6

The PDC Property Trust
4137 Susan Drive

[illegible]



note the parcel lines displayed are approximate

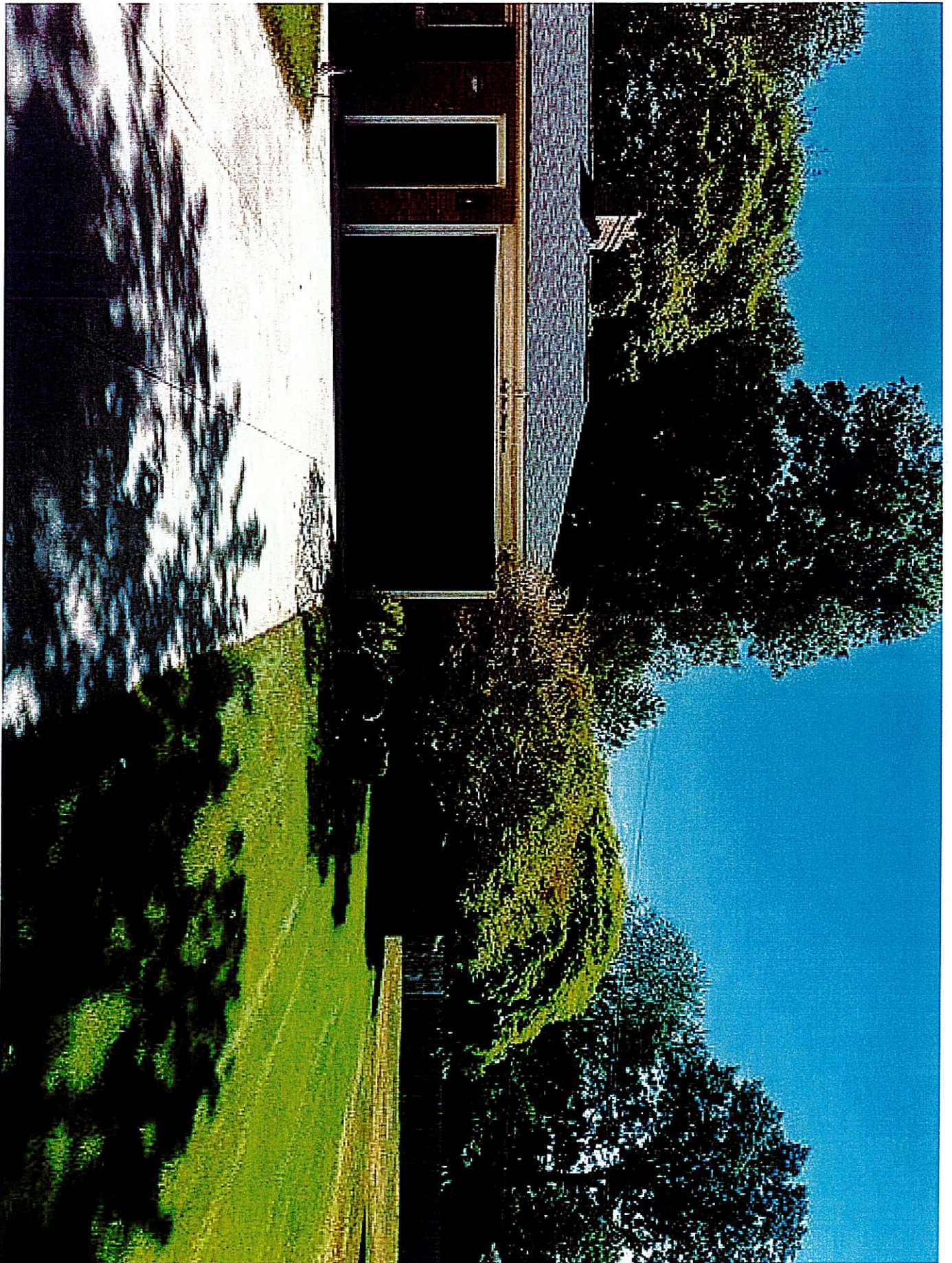
4137 Susan Drive

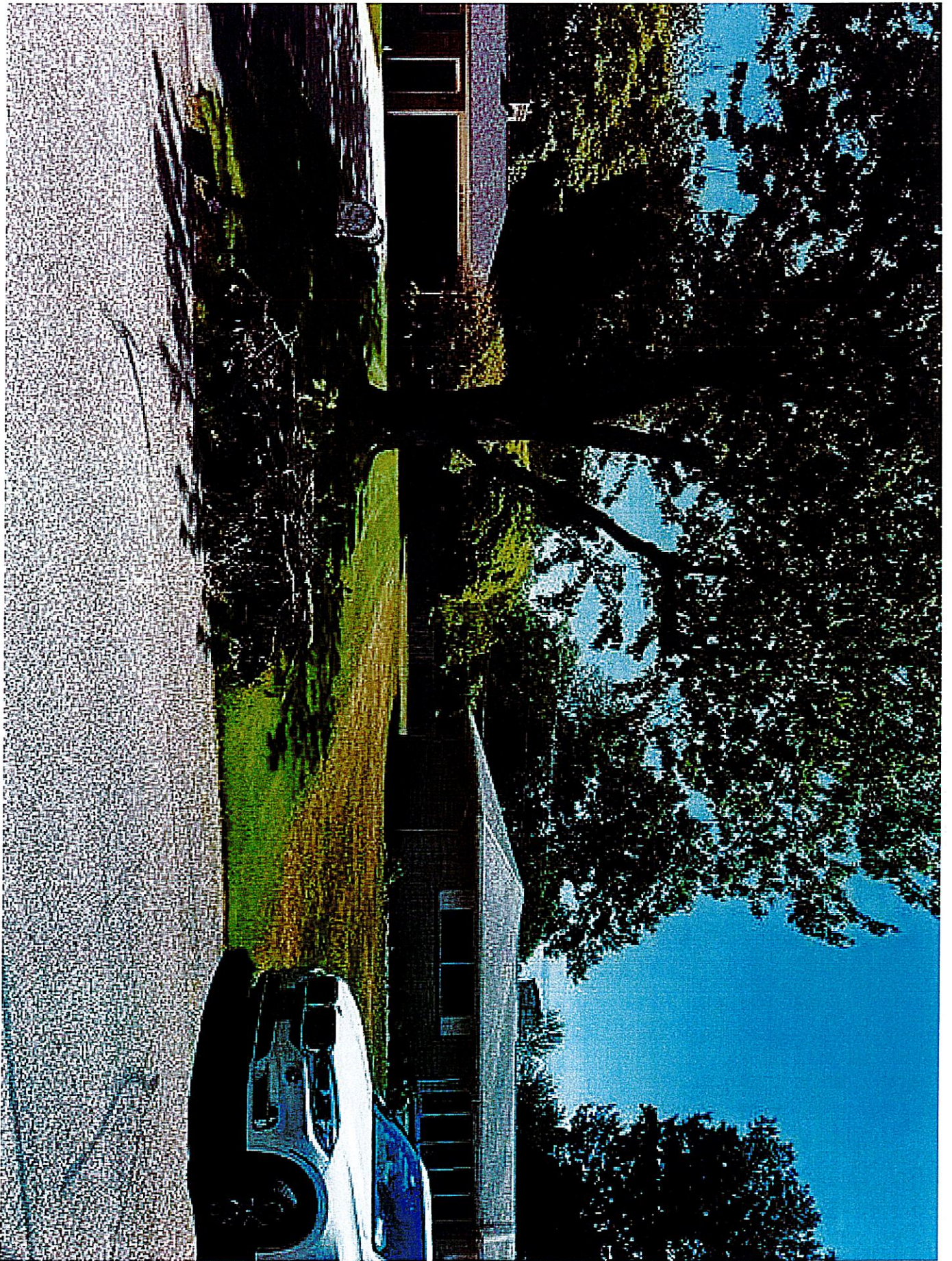


Proposed attached garage addition resulting in a 8'6" principal structure side yard setback. The minimum side yard setback for a principal structure is 12'6". A 4' variance is requested.

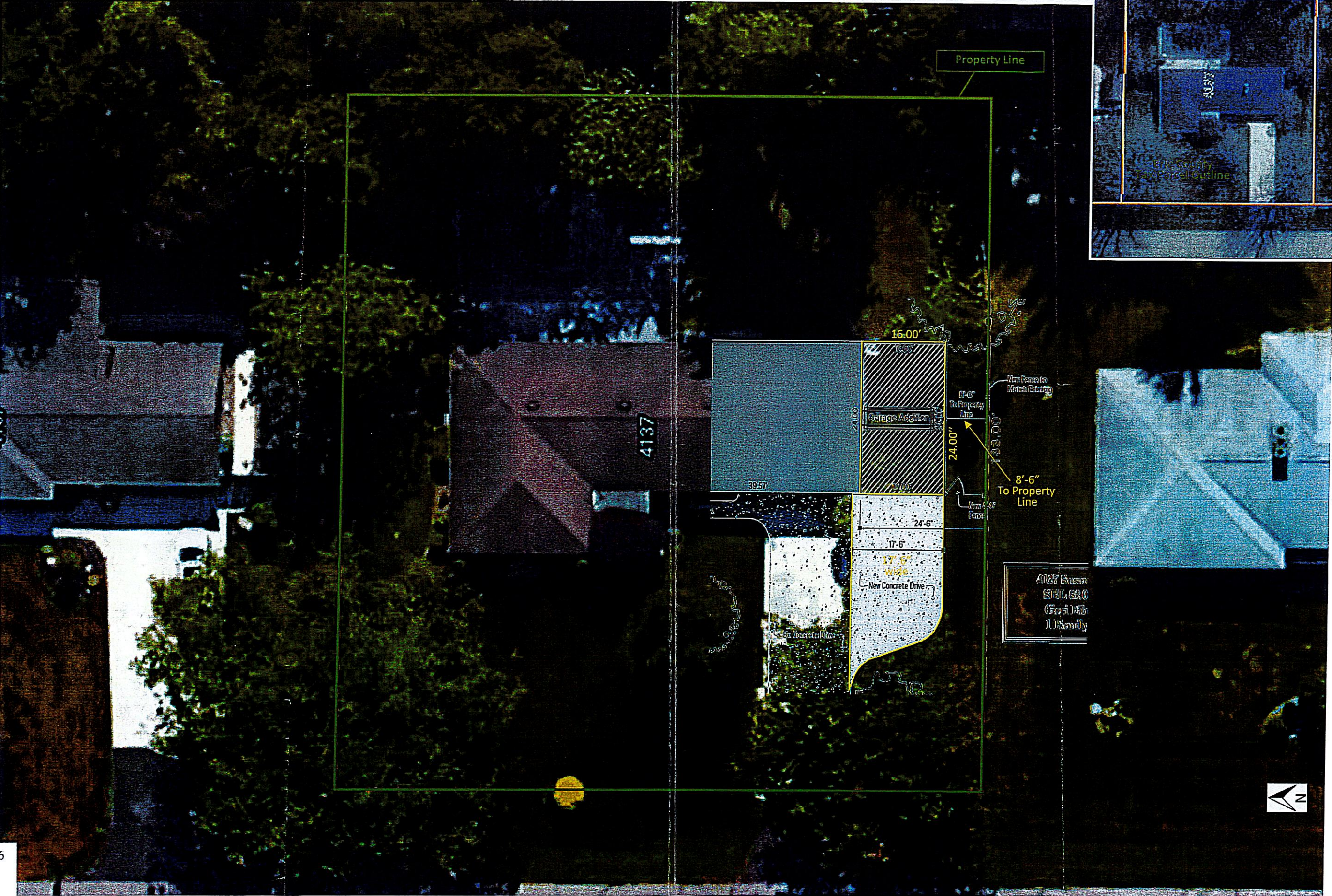
Proposed 384 sq.ft. (16' x 24') attached garage addition resulting in a total of 959 sq.ft. of attached garage space. The maximum allowable square footage of an attached garage is 40% of the total area of the principal structure. A 265 sq.ft. variance is requested.

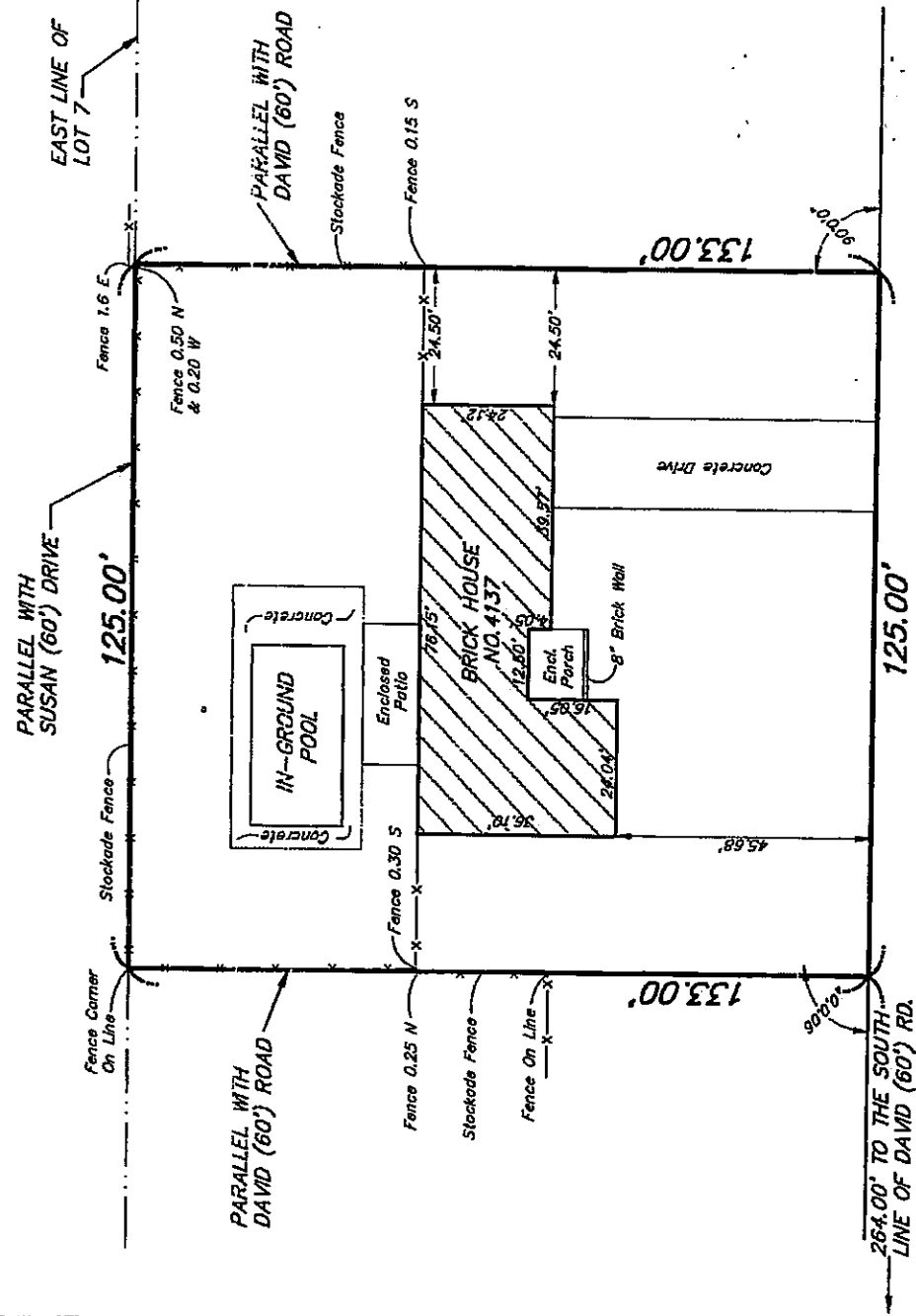






4137 Susan Dr. Williamsville – Aerial with Garage Addition Overlay

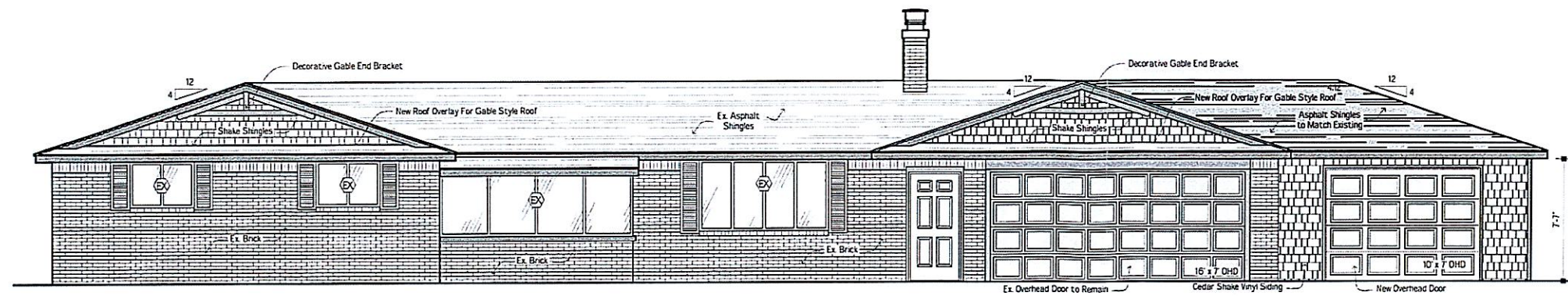




SUSAN (60' WIDE) DRIVE

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Head of Search
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

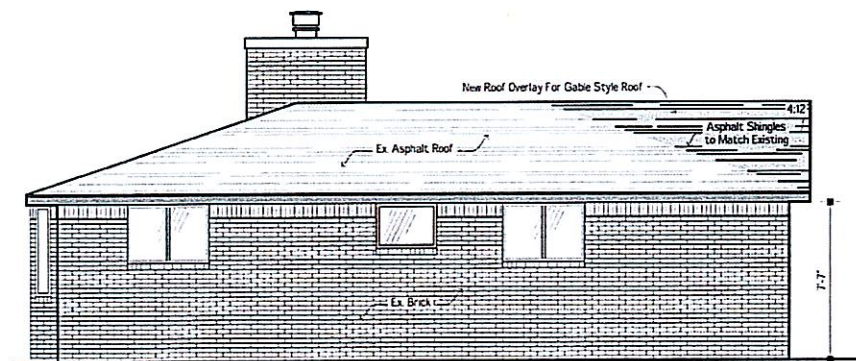
COPYRIGHT 1998 BY: MILLARD & MAC KAY LAND SURVEYORS 150 AERO DRIVE BUFFALO, NEW YORK 14225 PHONE (716) 631-5140 ~ FAX 631-3811		AMEND: SURVEY DATE: 9-23-98 DRAWING DATE: 9-24-98 SCALE: 1" = 30' "ALL RIGHTS RESERVED"	
I HEREBY CERTIFY TO Joseph M. Nosco, Esq. (CLIENT) THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARD PRACTICES ADOPTED BY THE ERIE COUNTY BAR ASSOCIATION. THIS CERTIFICATION IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS OTHER THAN STATED ABOVE.  MILLARD & MAC KAY NYSELS No. 40005		THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7208, PART 2, OF THE NEW YORK STATE EDUCATION LAW.	
SUBLOT 32 - MAP COVER 2027			
PART OF LOT 7 SECTION 13 TOWNSHIP 12 RANGE 6 OF THE: Holland Land Company's SURVEY - Erie COUNTY, N.Y.			
SURVEY OF: 4137 Susan Drive, Town of Clarence			
SBL No. 82.06-4-3			



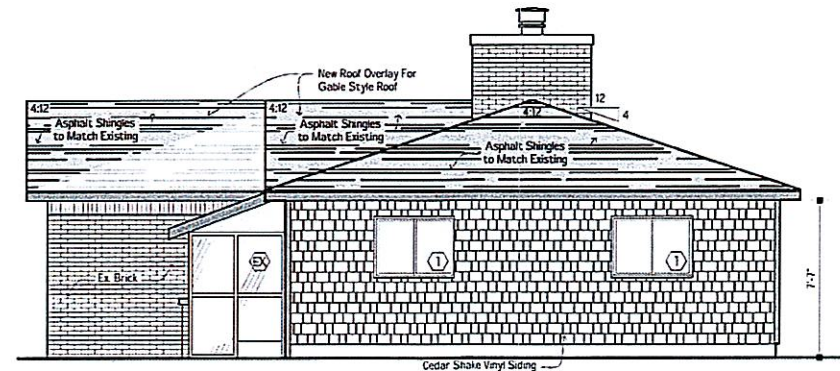
1 FRONT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"

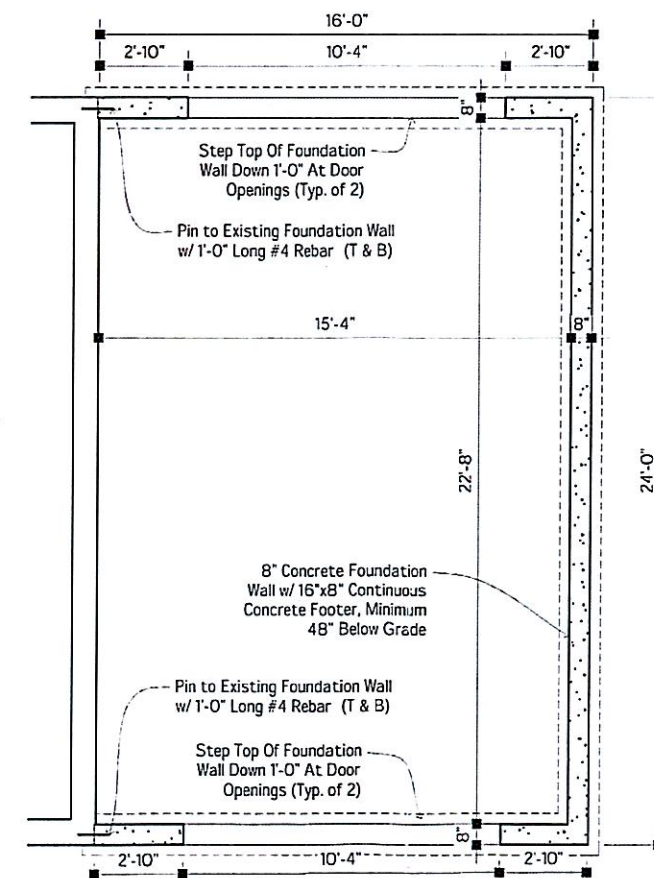


3 LEFT ELEVATION
1/4"=1'-0"



4 RIGHT ELEVATION
1/4"=1'-0"

Window Schedule									
Windows chosen to be Pella Lifestyle Series Or Equal UNO									
Grille - None Glass - Adv. Low-E Ins. Glass w/ Argon									
Mark	Quant	Unit Description	Rough Opening	S.F. Vert.	S.F. Glass	Clear Opng	Oper.	Finish	Remarks
1	2	4-0/3-0	41-1/2" x 35-1/2"	4.6	8.8	20-1/16" x 32-1/2"	S.D.	Clad	Verify RO with window manufacturer



4 FOUNDATION PLAN
3/8"=1'-0"



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

26-147

Project For:
Jerry Costanzo
Garage Addition
4137 Susan Drive
Clarence, NY 14221

7/17/26 Blg material
Subject to change
(112)

No.	Description	Date	By

DATE:
05-23-2026

DRAWN BY:
H. Prokop

CHECKED BY:
M. Dean

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

FOUNDATION
PLAN

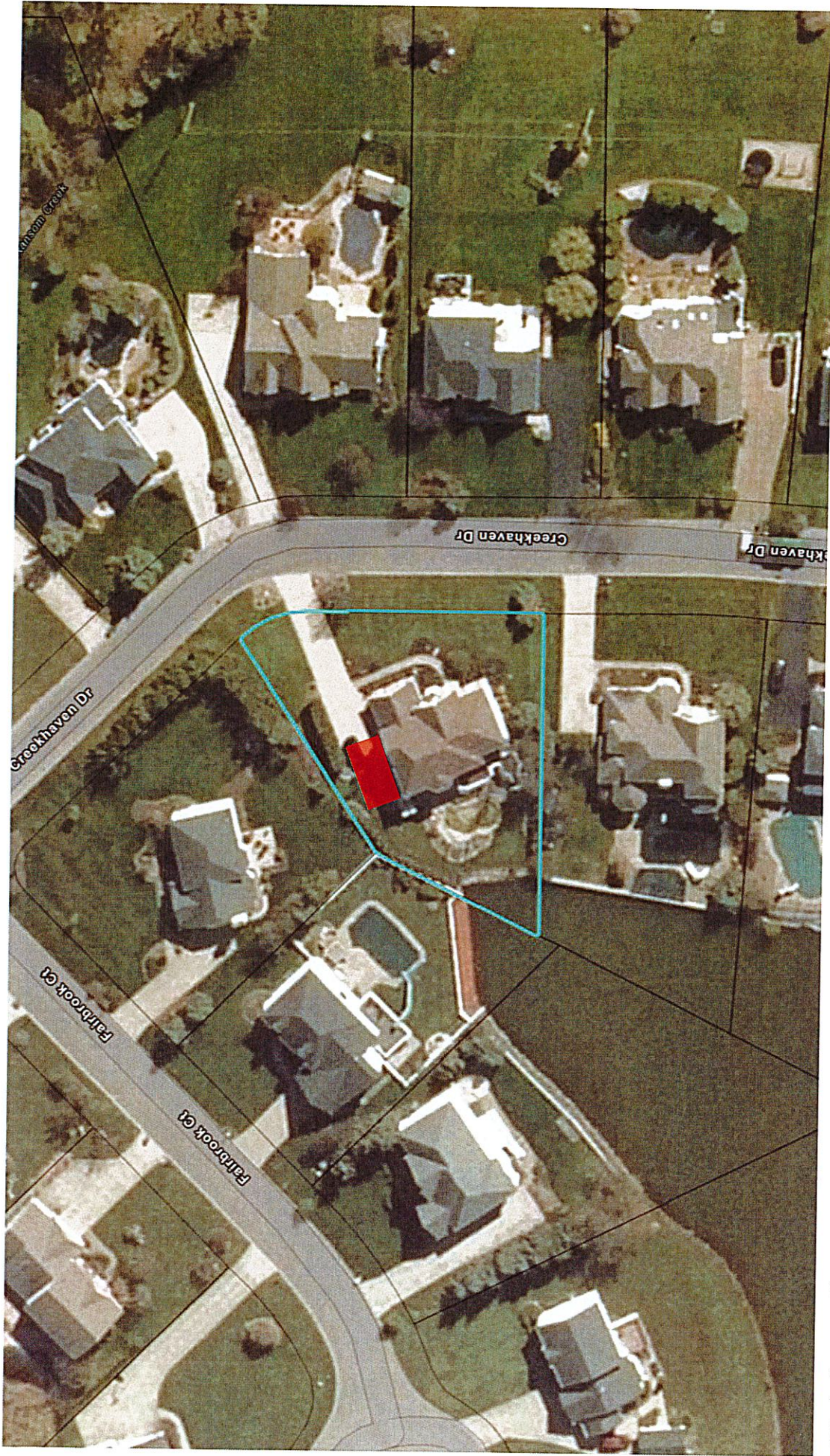
A2.0

New Business

Appeal #7

Michael & Maria Sanders
6242 Creekhaven Drive

[illegible]



note the parcel lines displayed are approximate

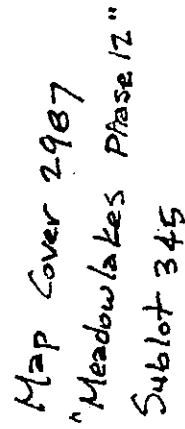


6242 Creekhaven Drive

Proposed attached garage addition resulting in a 10'2" principal structure side yard setback. The minimum side yard setback for a principal structure is 12'6". A 2'4" variance is requested.

Proposed 636 sq.ft. attached garage addition resulting in a total of 1,150 sq.ft. of attached garage space. 960 sq.ft. is the maximum allowable square footage of an attached garage. A 190 sq.ft. variance is requested.

(66 wide) D B Y



Survey

6242 Creekhaven Dr.

Part of Lot 2, Sect. 15, Twp. 12, R. 6

Scale: 1" = 30'

10

Book 29. p. 57

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P.O. Box 753
East Aurora, NY 14052-0753
(716) 855-3833

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