

[illegible]



Request for Action

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

Town Use Only

Date: 7/15/2020

Received By: [Signature]

APPLICANT REQUEST:

Project Address: 8576 Stahley Road

SBL #: 43.07-2-15

Action Desired:

Variance for further front yard setback. Proposed 3,000-4000 sq. ft. single family to be built on lot.

Reason:

More privacy and safety for our children. Current setback would put house close to the busy road.

CONTACT INFO:

APPLICANT INFO

Name / Business: Shawn Pappas

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address:

Town:

State:

Zip:

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]

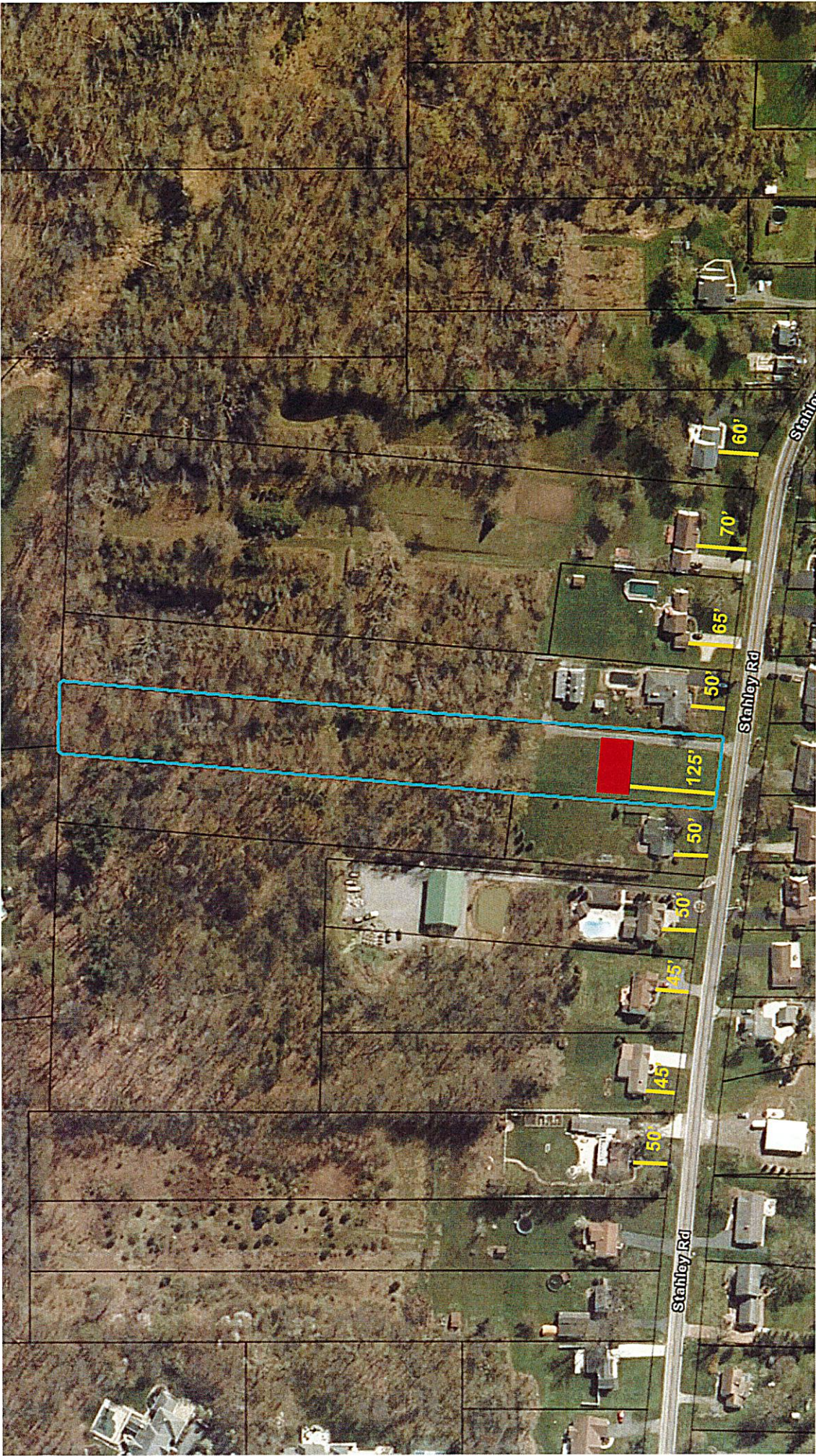
CORRESPONDENCE

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

☒	Applicant
☐	Project Sponsor

Town Use Only:

Action:	By:	On:	Fee: \$50.00	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:



note the parcel lines displayed are approximate

8576 Stahley Road

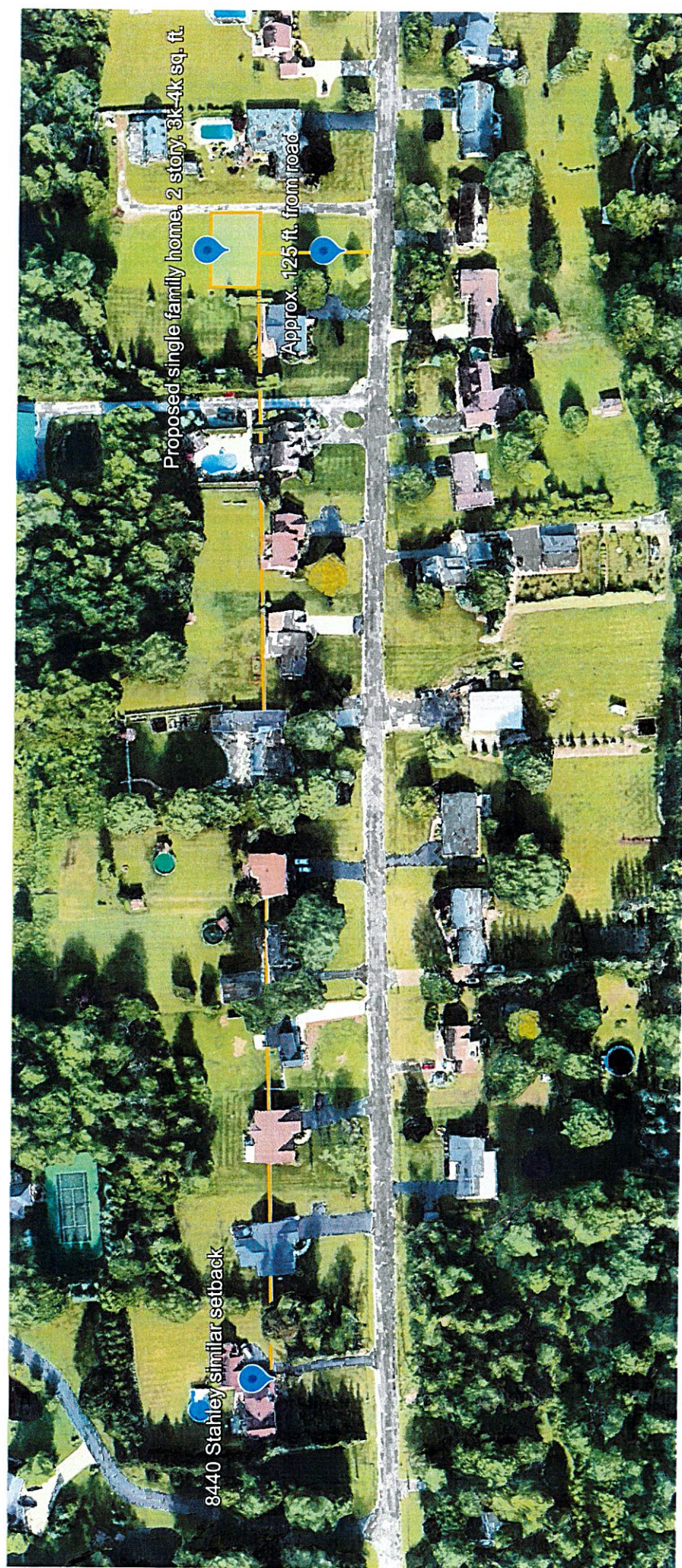


Proposed 125' principal structure front yard setback fronting Stahley Road.
The established front yard setback along Stahley Road within 500' is 54'.

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

Approx. 125 ft. from road





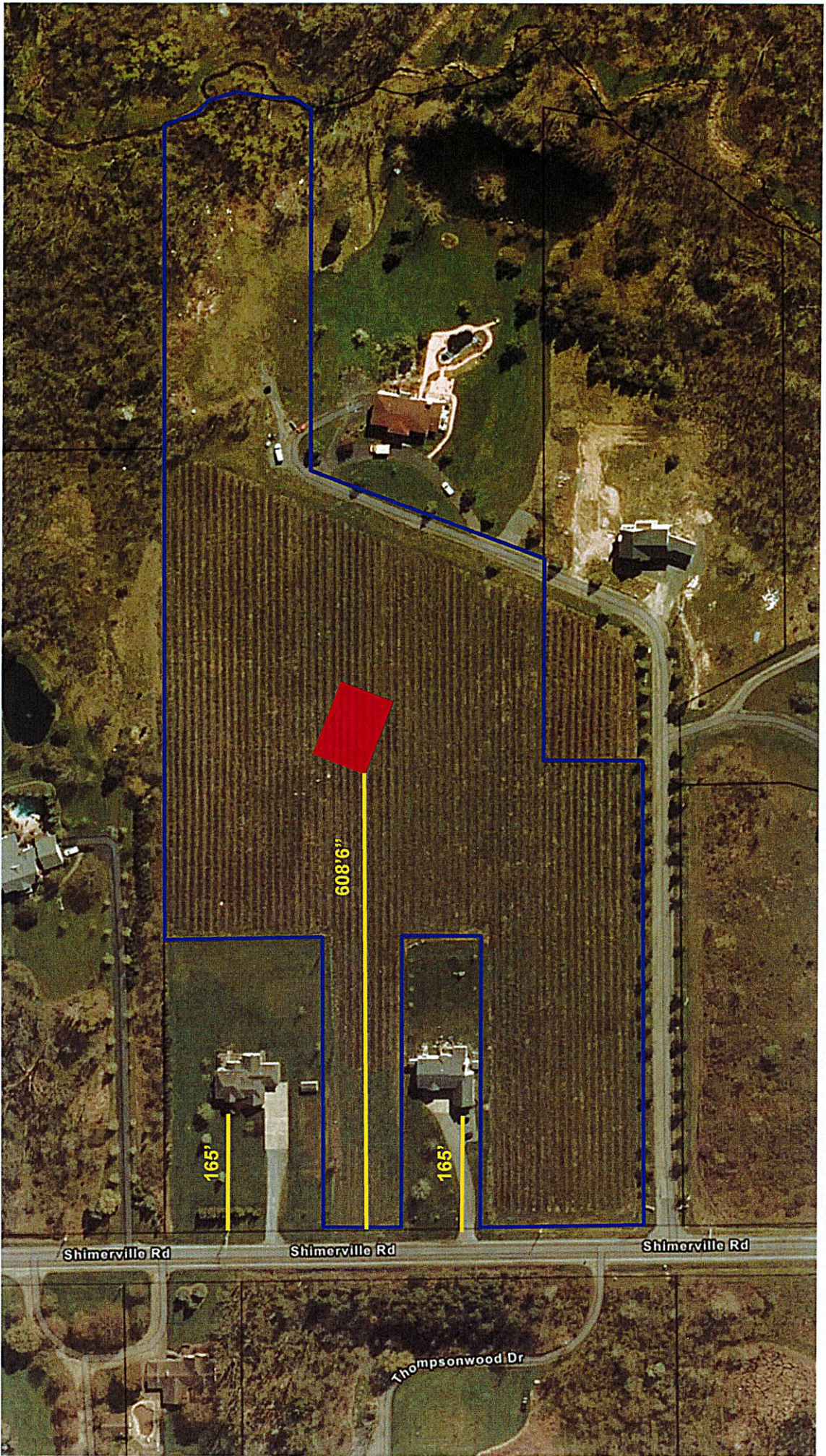
Proposed single family home, 2 story, 3k-4k sq. ft.

Approx. 125 ft. from road

8440 Stahley similar setback

Town Use Only:

[illegible]



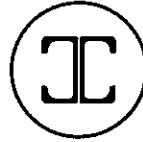
note the parcel lines displayed are approximate

5695 Shimerville Road



Proposed 608'6" principal structure front yard setback fronting Shimerville Road.

The established front yard setback along Shimerville Road within 500' is 165'.



CRAFTED CONCEPTS
ARCHITECTS + BUILDERS

628 Main Street, East, Aurora, NY 14052
716-805-8900

PROJECT: 5695 Shimerville Road, Clarence, New York 14031, Erie County

DATE: August 20th, 2026

AMENDMENT TO AREA VARIANCE APPLICATION

Revised Location of Proposed Single-Family Residence

The Applicant respectfully submits this amendment to the previously submitted and approved area variance application to reflect a revision to the proposed location of the new single-family residence on the property.

Following further review of the site, surrounding residences, fire protection considerations, and the applicable New York State Uniform Code requirements, the proposed residence has been relocated on the property. The revised location moves the residence closer to the existing public fire hydrant and farther from the existing neighboring residences.

This revised site arrangement provides an overall improvement to the proposed development and further supports the granting of the requested area variance.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the requested area variance

The revised location of the proposed residence will not create an undesirable change in the character of the neighborhood or a detriment to nearby properties.

In fact, the revised site plan improves the relationship of the proposed residence to the surrounding properties. The residence has been shifted farther away from the existing neighboring homes, increasing the separation between the proposed residence and nearby residences from 120' to 200'. The proposed driveway is also more direct and farther away from nearby homes.

The revised location therefore reduces the potential for visual, privacy, and perceived proximity impacts to neighboring properties. The proposed residence remains consistent with the established residential character of the surrounding neighborhood.

The revised placement also provides an improved relationship to existing fire protection infrastructure by locating the residence closer to the existing fire hydrant.

Accordingly, the revised site plan represents an improvement over the previously proposed location and further demonstrates that granting the requested area variance will not result in a detriment to nearby properties.

2. Whether the benefit sought by the Applicant can be achieved by some method feasible for the Applicant to pursue other than an area variance

The benefit sought by the Applicant cannot be achieved without the requested amendment to the zoning variance.

The revised location represents a significant effort to minimize the requested relief while simultaneously improving the relationship of the residence to neighboring properties and existing fire protection infrastructure.

The residence has been repositioned to provide greater separation from the existing neighboring residences and to place the residence closer to the existing hydrant. Further movement of the residence to eliminate the requested variance would unnecessarily constrain the site and would not provide a meaningful benefit to the surrounding neighborhood.

The revised location is therefore the most appropriate and practical location for the proposed residence.

3. Whether the requested area variance is substantial

The original approved zoning variance allows for a 753' front yard setback. This amendment requests a reduced setback of 608'-6", bringing the residence closer to the average established front yard setback of approximately 165'.

While the numerical change in setback is significant, the practical impact of the revised location is minimal. The proposed residence will remain substantially separated from neighboring homes and will be positioned closer to existing fire protection infrastructure. The physical placement of the residence, rather than the numerical magnitude of the variance alone, demonstrates that the requested relief will not result in an adverse impact on the surrounding neighborhood.

The Applicant has specifically revised the proposed location to minimize impacts to surrounding properties while addressing the site's fire protection constraints. The revised location represents the minimum and most appropriate adjustment necessary to accommodate the residence while maintaining substantial separation from neighboring properties.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood

The proposed amendment to the zoning variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood.

The relocation of the residence farther from the existing neighboring homes reduces the potential for impacts to those properties. Additionally, the revised location moves the residence closer to the existing public fire hydrant, providing an improved relationship to existing fire protection infrastructure.

The 2025 Fire Code of New York State is currently applicable to new building permit applications in New York State. The required proximity of buildings to fire hydrants and provides a 600-foot distance requirement for buildings constructed in accordance with the Residential Code of New York State, measured by an approved route measured to the rear of the building. The revised location moves the

proposed residence closer to the existing hydrant and therefore provides a more favorable condition with respect to fire protection access and water supply.

The revised location consequently improves, rather than diminishes, the health, safety, and welfare considerations associated with the proposed residence.

5. Whether the alleged difficulty was self-created

The requested variance is necessitated by the physical characteristics and constraints of the property and the need to appropriately locate the proposed residence within the existing site.

The Applicant has made a good-faith effort to minimize the requested impact and has revised the proposed building location in response to the site's surrounding conditions. The revised plan places the residence farther from neighboring properties and closer to the existing hydrant.

Conclusion

The proposed amendment to the location of the residence provides a substantial improvement to the original site arrangement. The residence will be located farther from existing neighboring residences and closer to the existing fire hydrant, thereby reducing potential impacts to adjacent properties while improving the relationship of the residence to existing fire protection infrastructure.

The revised location is consistent with the intent of the Town's zoning regulations and does not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The requested amendment to the approved variance remains the minimum relief necessary to accommodate the proposed residence in an appropriate location on the property.

For these reasons, the Applicant respectfully requests that the Zoning Board of Appeals consider this revised site plan and amendment in its continued review of the area variance application and grant the requested variance as shown on the revised plans.



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718.885.8888 | PHILMCRATEDCONCEPTS.COM

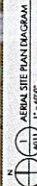
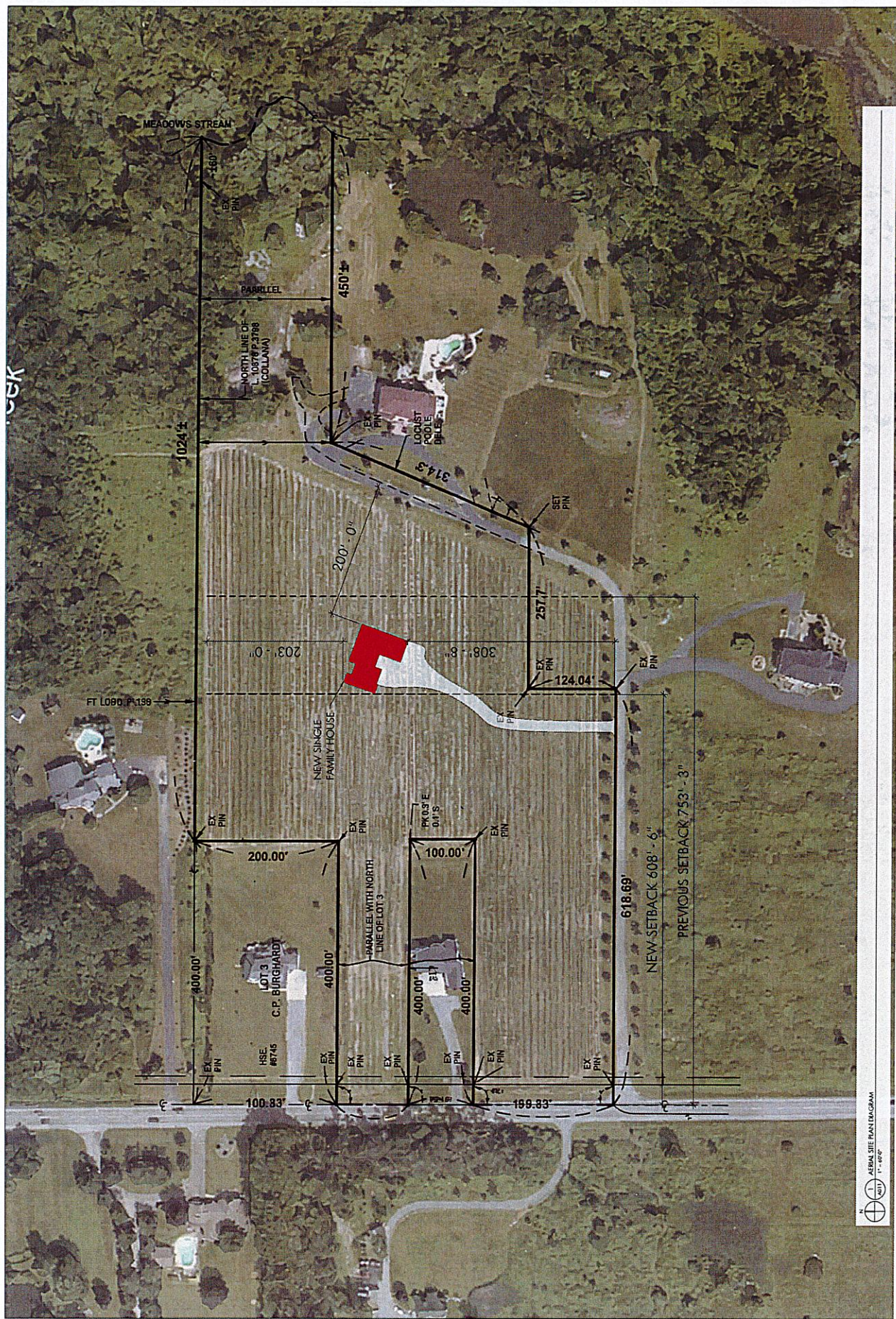
NOT FOR
CONSTRUCTION

CAMPANA RESIDENCE

SUBMITTAL NO. 14023
CAMPANA IN 14023

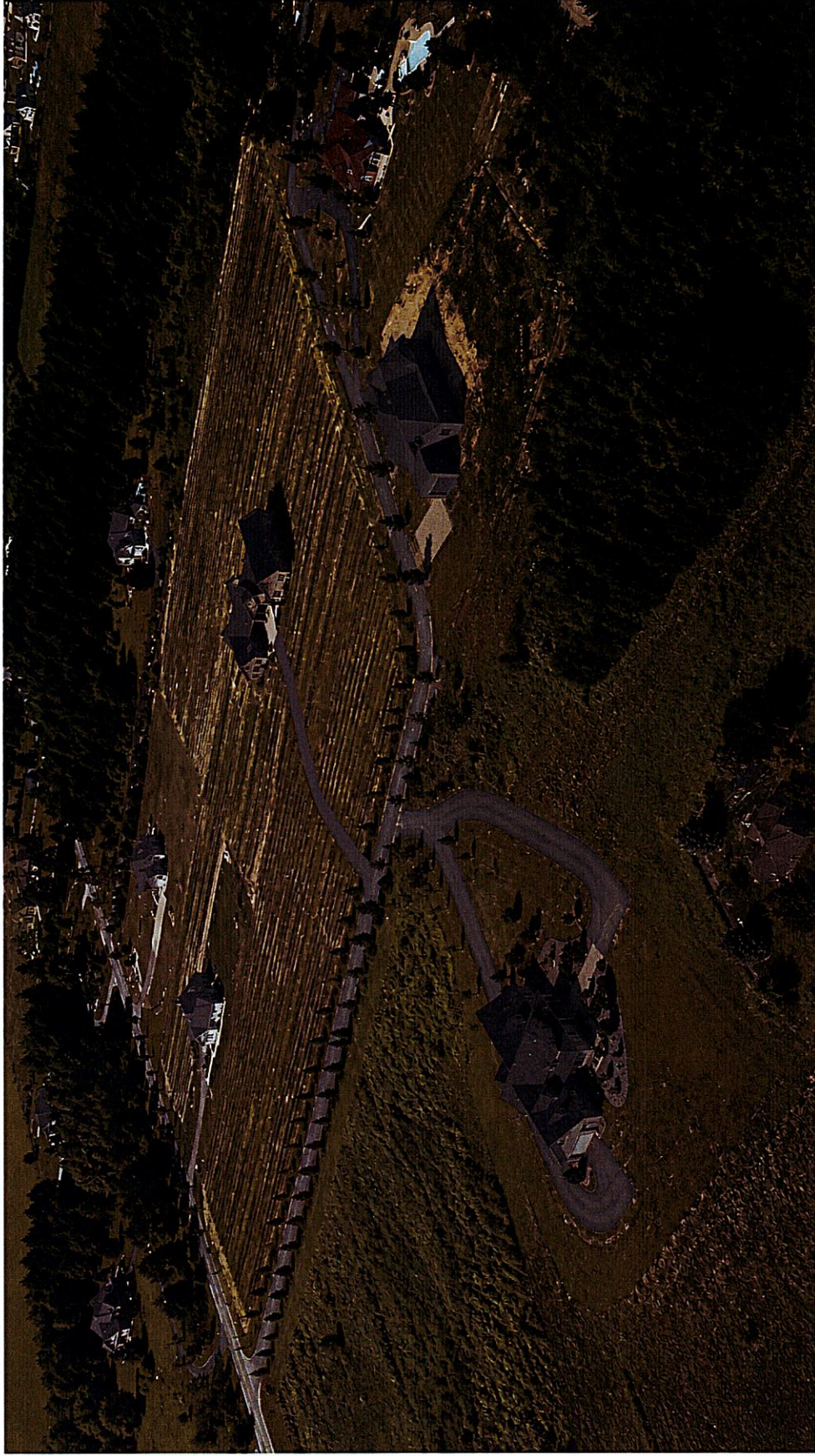
A011

SITE PLAN DIAGRAM



AERIAL SITE PLAN DIAGRAM
1" = 40'

EXTERIOR VISUAL RENDERING - FOR REFERENCE ONLY





CRAFTSMAN CONCEPTS
ARCHITECTS • BUILDERS
714.955.8888 | PHILIP@CRAFTSMANCONCEPTS.COM
408 MAIN STREET, EAST AUBURN, NEW YORK 14053

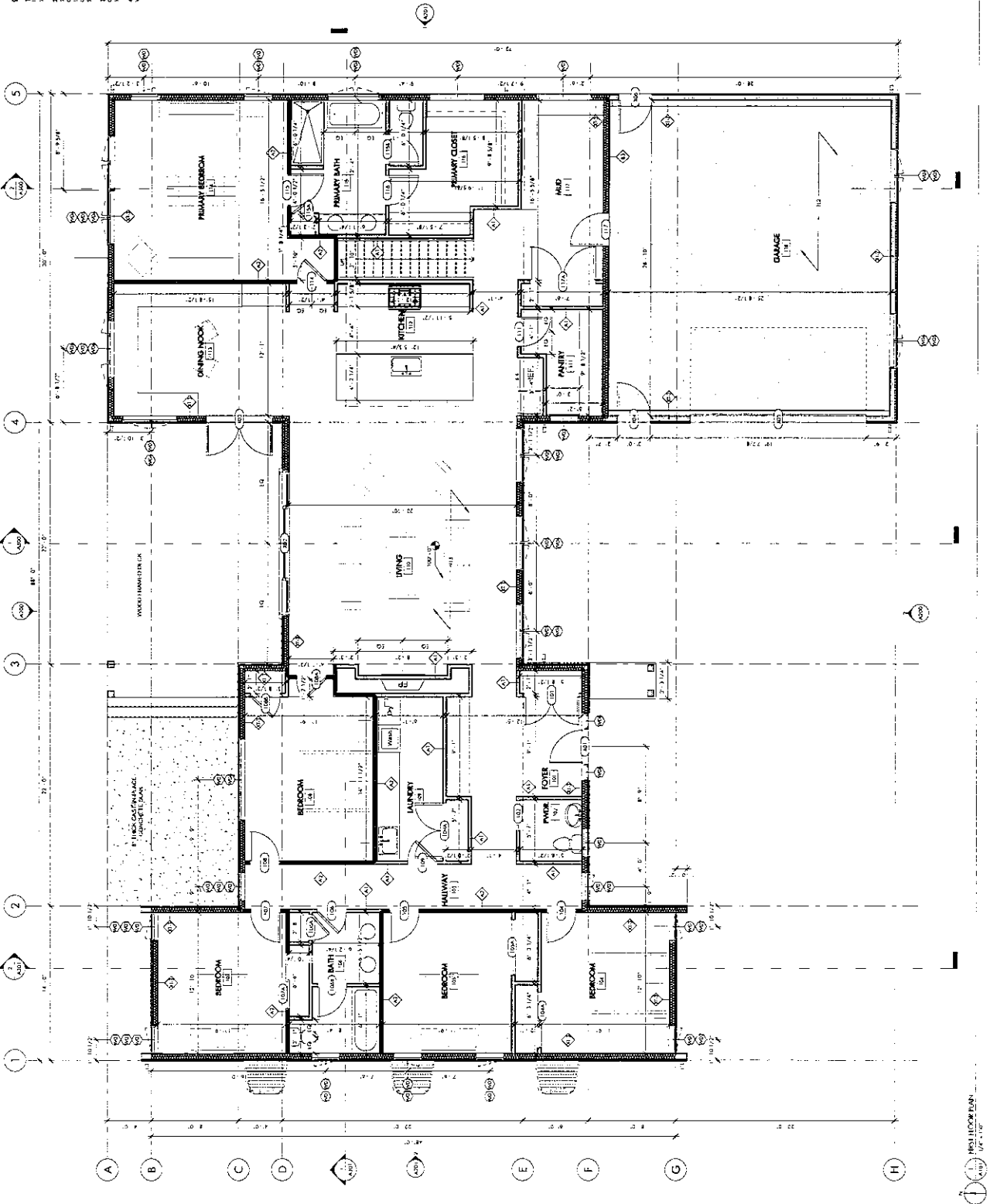
NOT FOR CONSTRUCTION

CAMPANA RESIDENCE

DATE: 02-14-2024
DRAWN BY: J. CAMPANA

A101
FIRST FLOOR PLAN

- GENERAL NOTES:**
1. REFER TO ALL DIMENSIONS FOR INFORMATION, INCLUDING WALL, WINDOW, DOOR, AND CLOSET SIZES.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO THE CENTER OF THE WALL OR DOOR OR WINDOW UNLESS OTHERWISE NOTED.
 4. REFER TO THE SECTION OF DRAWINGS FOR THE LOCATION OF ALL WALL, DOOR, AND WINDOW.



FIRST FLOOR PLAN
1/4" = 1'-0"



CRAFTSMEN CONCEPTS
ARCHITECTS - BUILDERS
716.835.8989 | PHILIPKATTECONCEPTS.COM
828 MAIN STREET, EAST AURORA, NEW YORK 14052

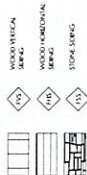
NOT FOR CONSTRUCTION

CAMPANA RESIDENCE
3635 SHAWNEE ROAD
CAMDEN, NY 14022

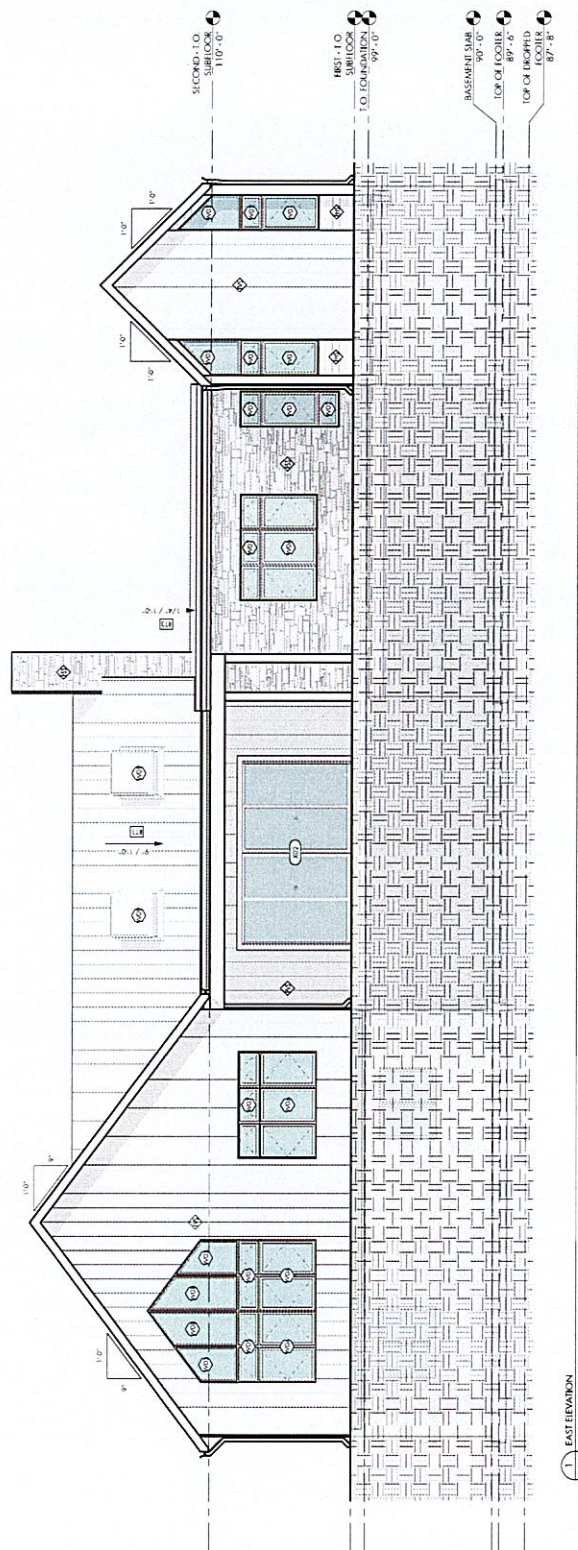
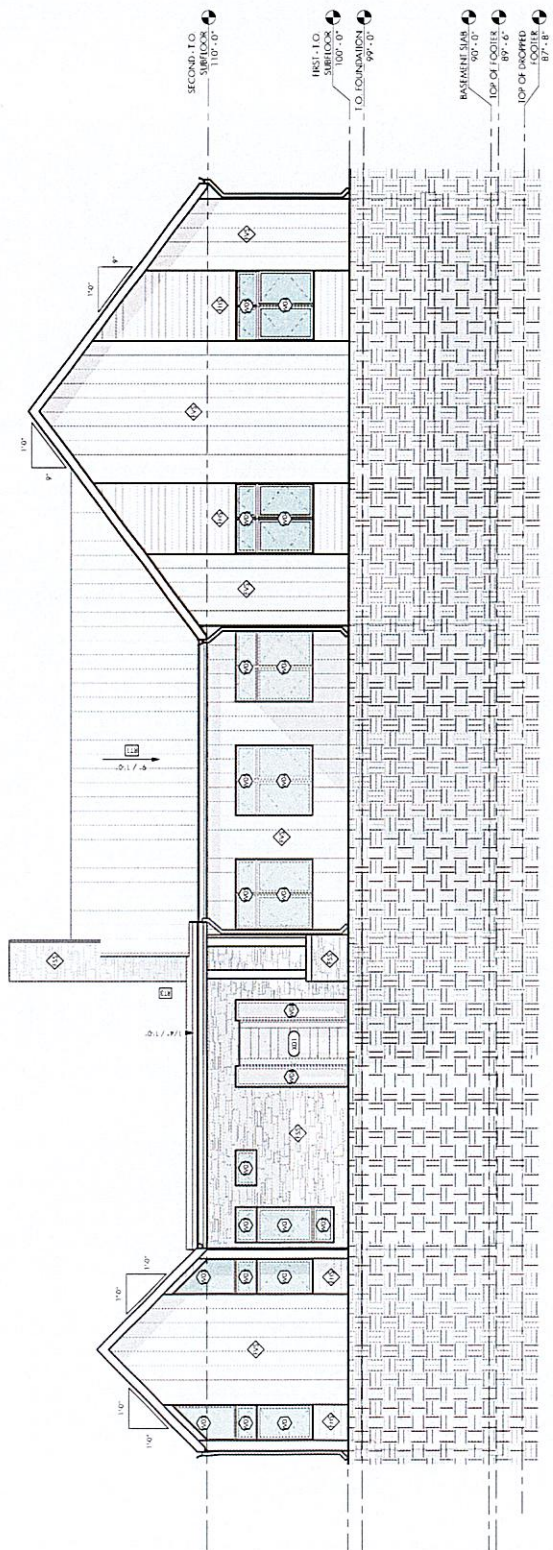
A200
EXTERIOR ELEVATIONS

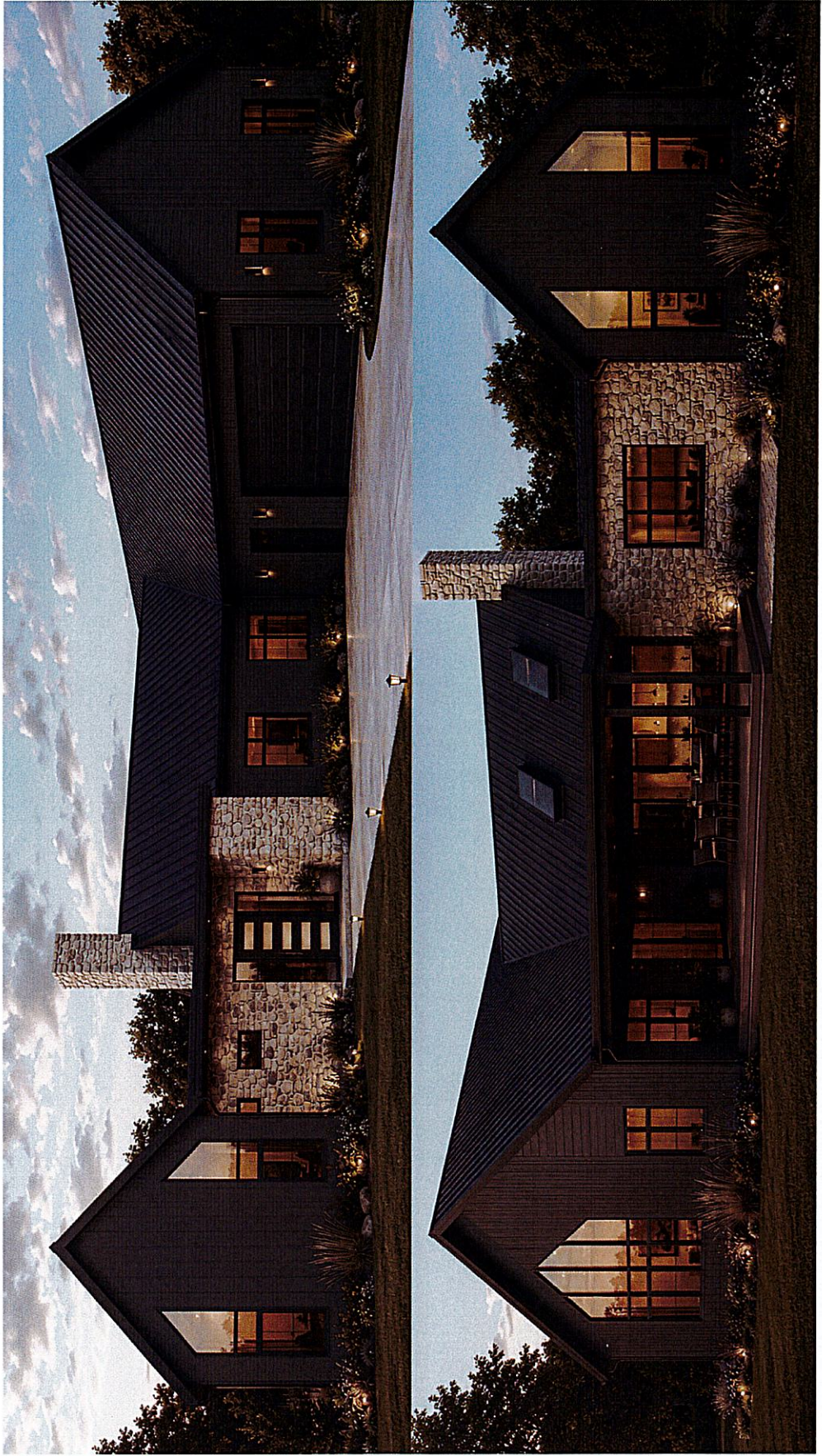
EXTERIOR MATERIAL LEGEND

THE CONTRACTOR SHALL COORDINATE ALL MATERIALS, FINISHES, AND COLORS WITH THE ARCHITECT AND OWNER. PLEASE SEE MANUFACTURER'S SPECIFICATIONS.



- GENERAL NOTES:**
1. REFER TO GENERAL NOTES FOR INFORMATION CONCERNING THE USE OF MATERIALS AND COORDINATION OF THE DRAWING.
 2. ALL EXTERIOR MATERIALS AND FINISHES SHALL BE DESIGNED AND MANUFACTURED BY THE CONTRACTOR. MATERIALS SHALL BE DESIGNED AND MANUFACTURED BY THE CONTRACTOR. MATERIALS SHALL BE DESIGNED AND MANUFACTURED BY THE CONTRACTOR. MATERIALS SHALL BE DESIGNED AND MANUFACTURED BY THE CONTRACTOR.
 3. COORDINATE TO CONTRACTOR'S WINDOW SCHEDULE.
 4. REFER TO THIS SET OF DRAWINGS FOR THE SCHEDULE OF ALL MATERIALS AND FINISHES.

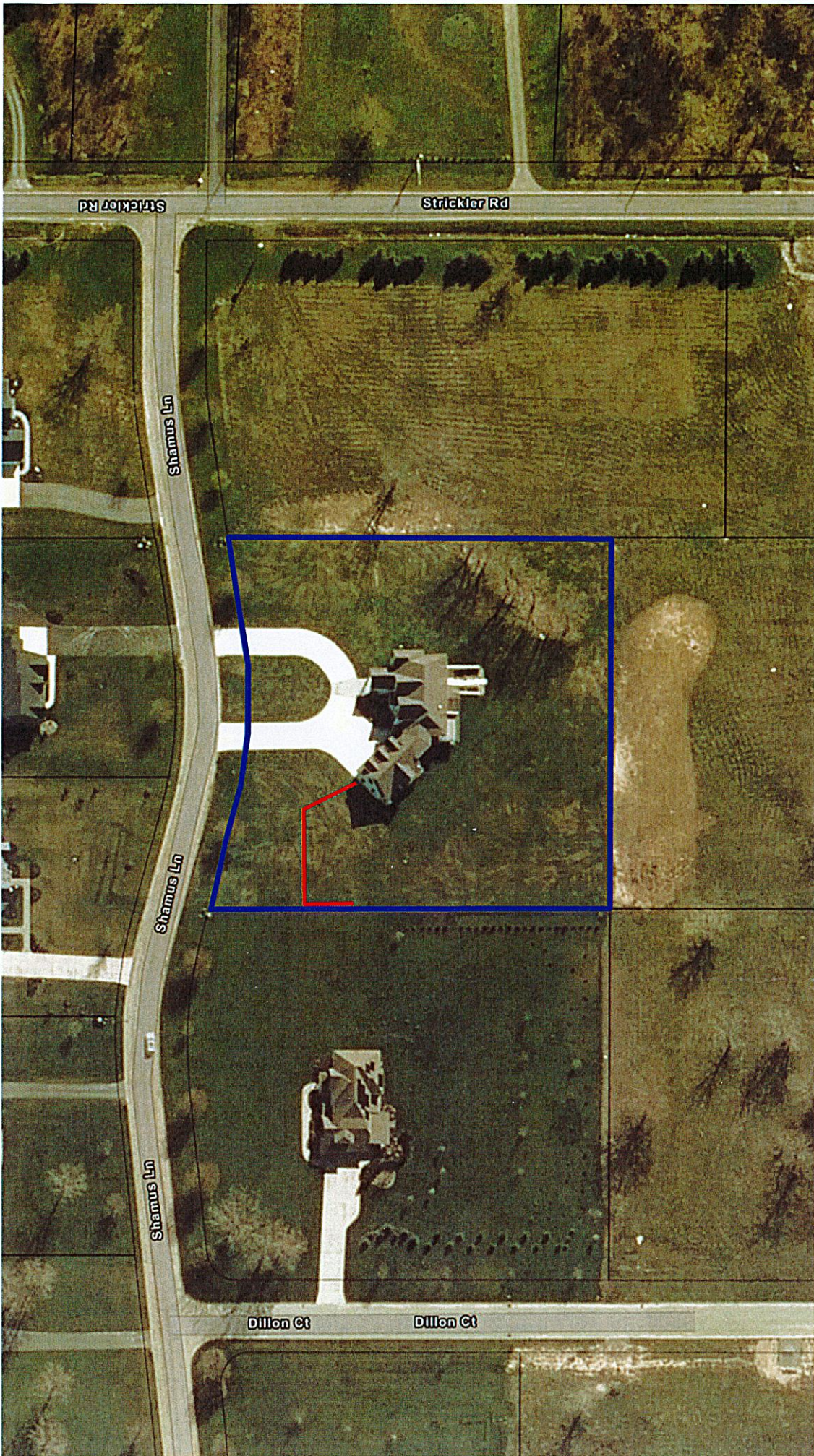




EXTERIOR VISUAL RENDERINGS • FOR REFERENCE ONLY

[illegible]

Town Use Only:



note the parcel lines displayed are approximate

Existing 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.



10213 Shamus Lane



3556 Lake Shore Road, Suite 500, Buffalo, NY 14219 p (716) 827-8000 f (716) 270-6091 www.nussclarke.com	This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.	Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.
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ASBUILT SURVEY

10213 Shamus Lane

Part of Lot 1, Section 7, Township 12, Range 6

Holland Land Company's Survey

County of Erie, State of New York

Date of Survey: 11/01/2022

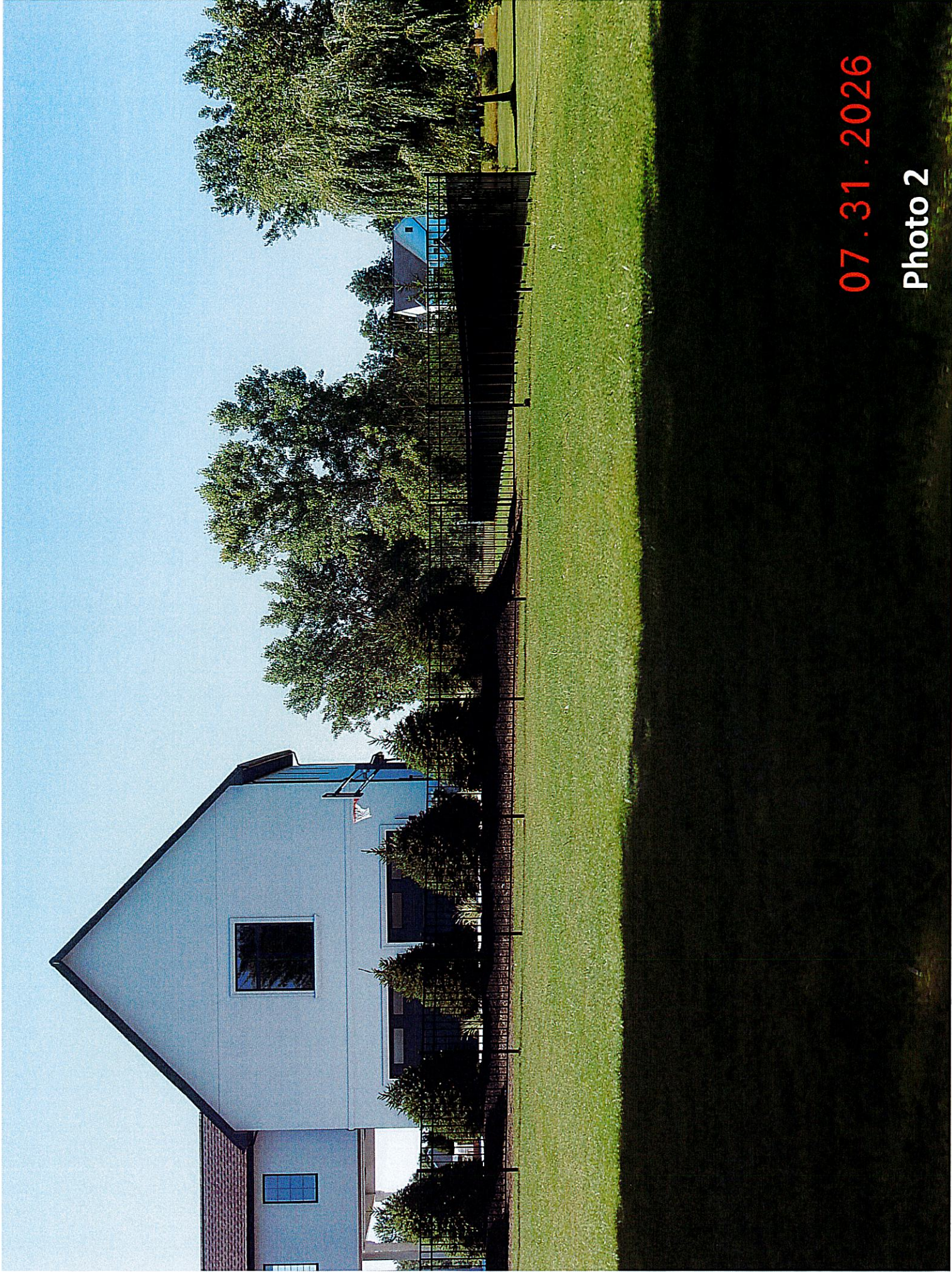
Scale: 1" = 40'

Project No.: 19J2-2072B



07.31.2026

Photo 1



07.31.2026

Photo 2



07.31.2026

Photo 3

Town Use Only:

[illegible]



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

Proposed 528 sq.ft. (12' x 44') lean-to addition to the existing 880 sq.ft. (20' x 44') detached accessory structure (garage); for a total of 1,408 sq.ft. of garage space. 720 sq.ft. is the maximum allowable square footage for a detached accessory structure. A 528 sq.ft. variance is requested.

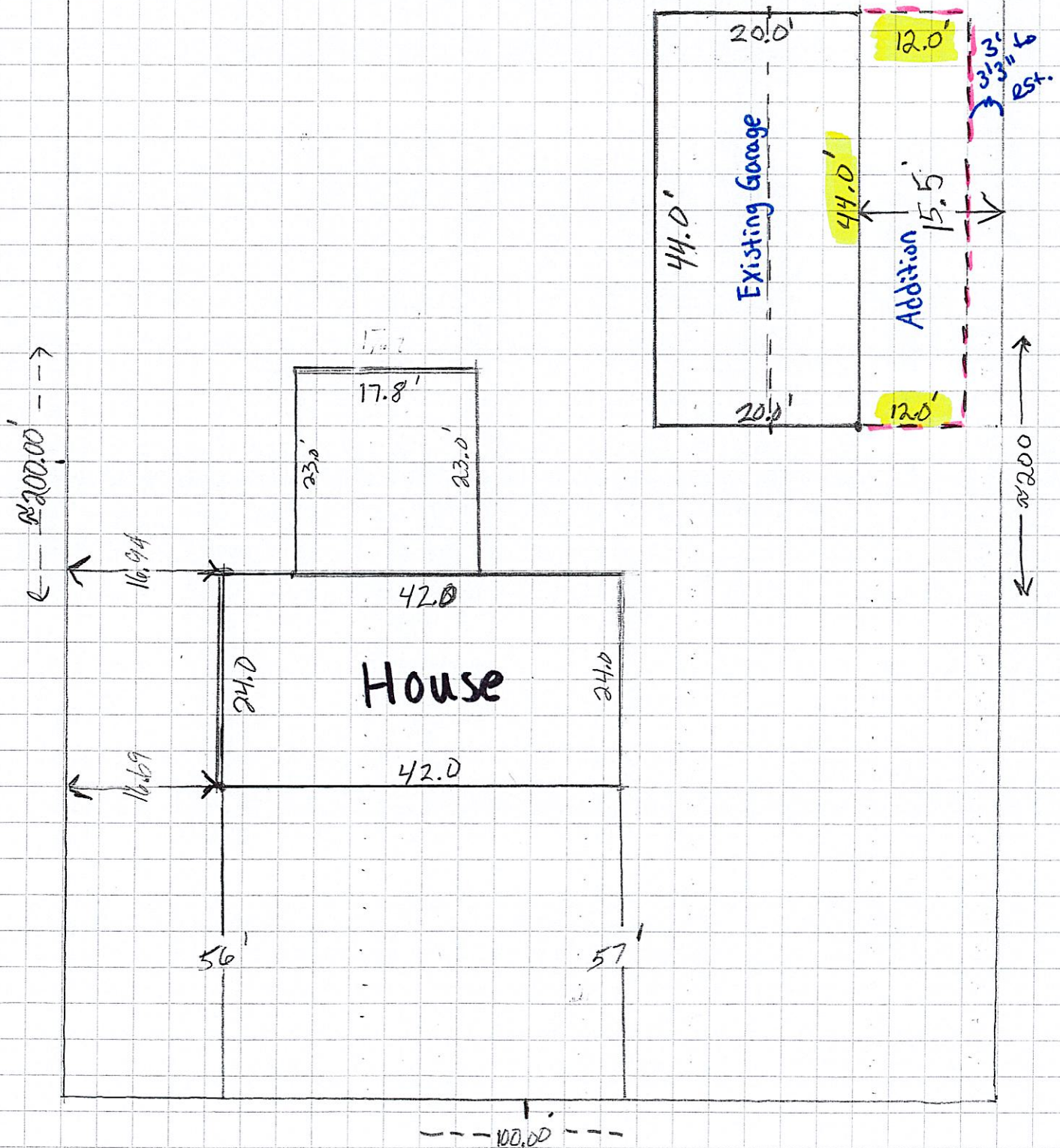


9380 Greiner Road

Note: A previous variance was granted for the size of the existing detached accessory structure (garage) in June of 1993.

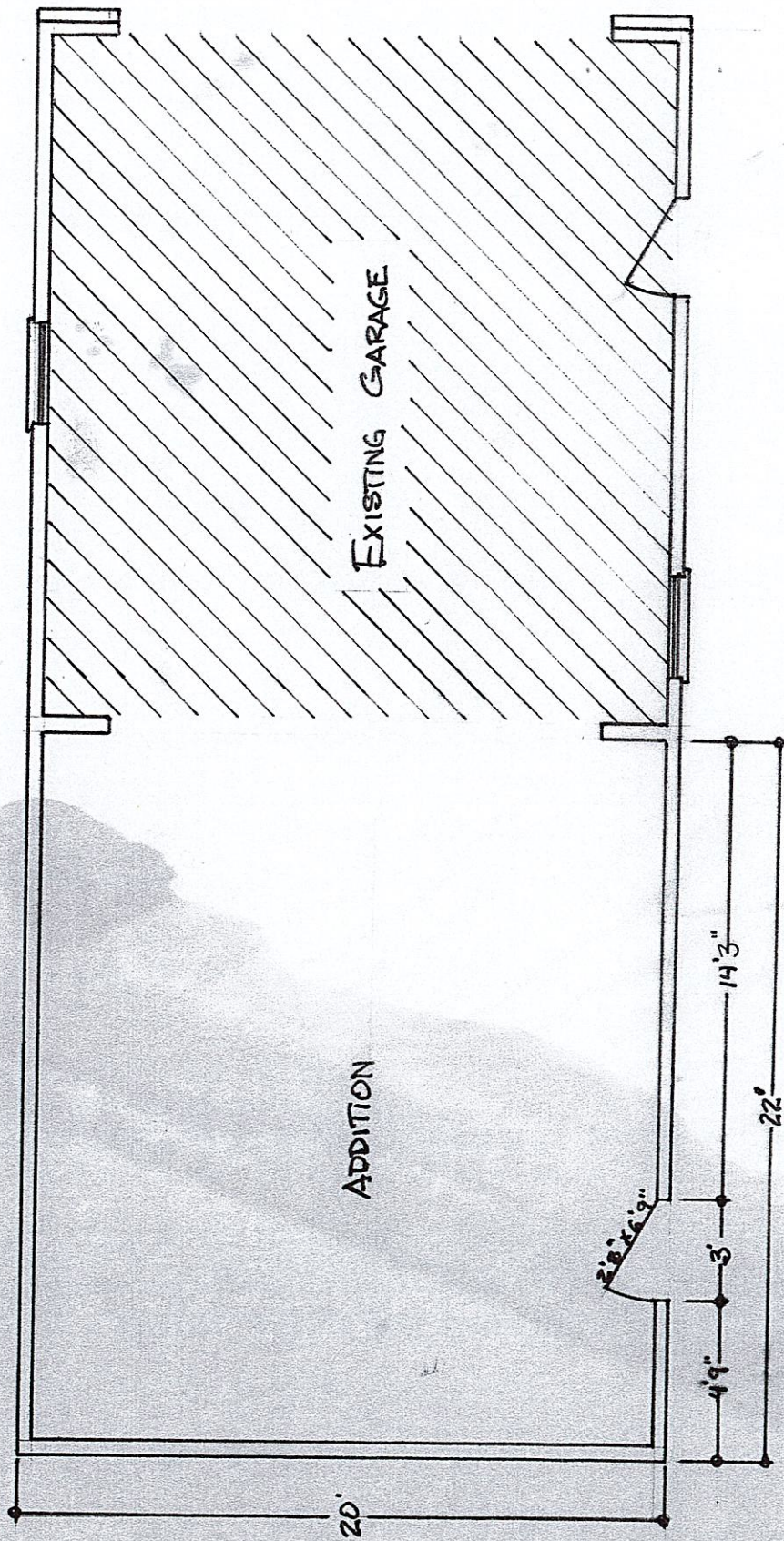
Proposed 3' detached accessory structure side yard setback. 10' is the minimum required side yard setback for a detached accessory structure. A 7' variance is requested.

Proposed Site Plan



Greiner Rd.

Existing Garage Floor Plan



9380 GRIENER

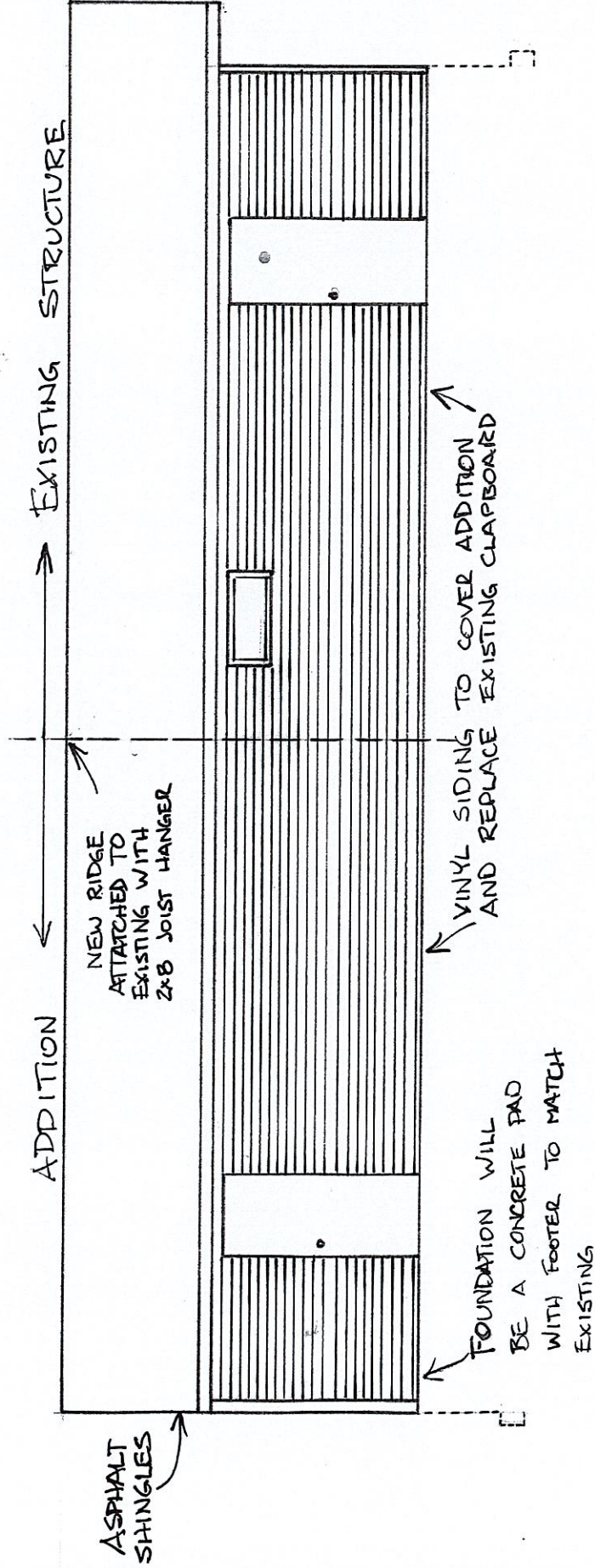
PLAN VIEW

SCALE 3/16" = 1'0"

Existing facade - West elevation

FRAMING

- ° RIDGE - 2x8
 - ° RAFTERS - 2x6 - 16" O.C.
 - ° WALLS - 2x4 - STUDS @ 16" OC.
- ALL SHEATHING WILL BE OF 1/2" CDX PLYWOOD

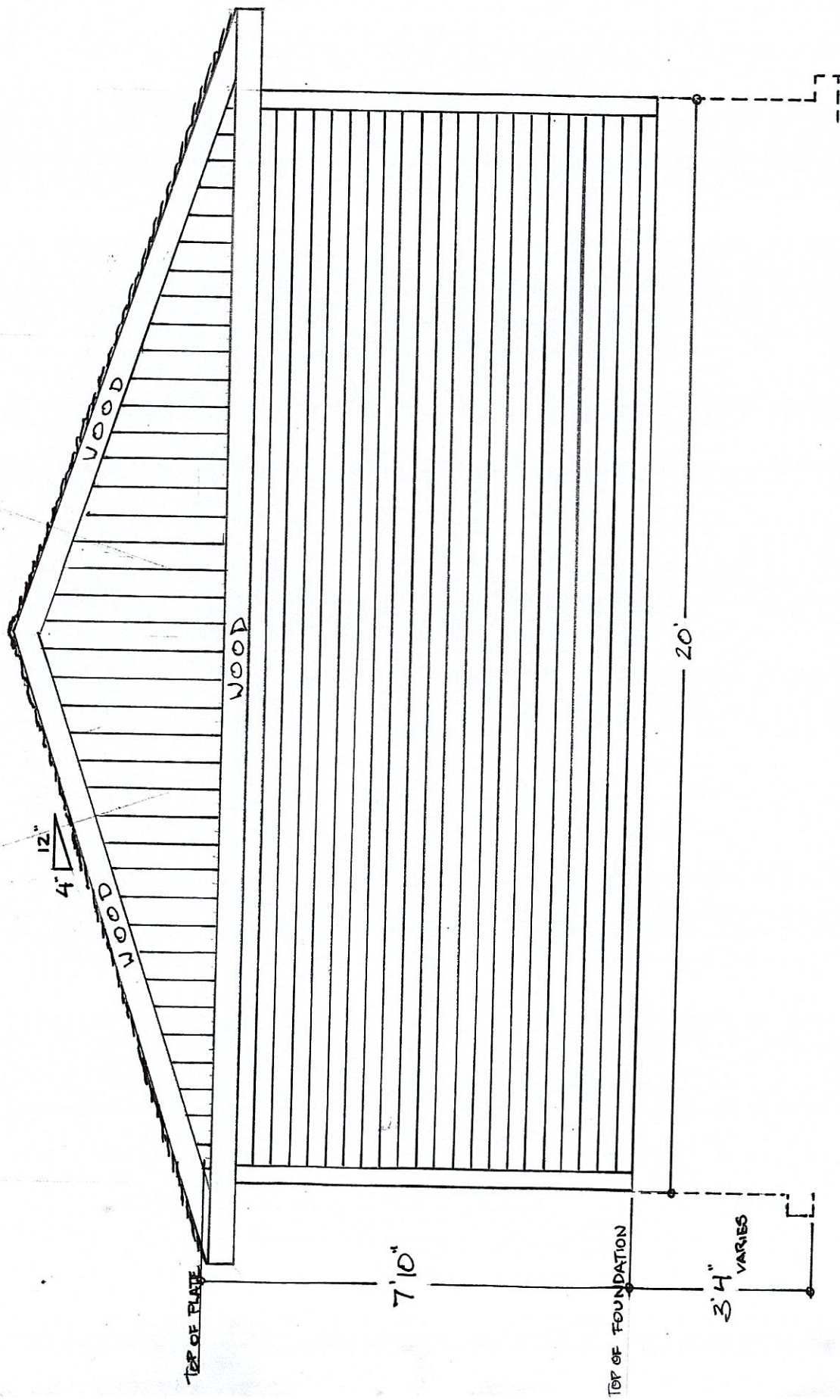


9380 GRIENER

WEST ELEVATION

SCALE 3/16" = 1'0"

Existing Facade - Rear

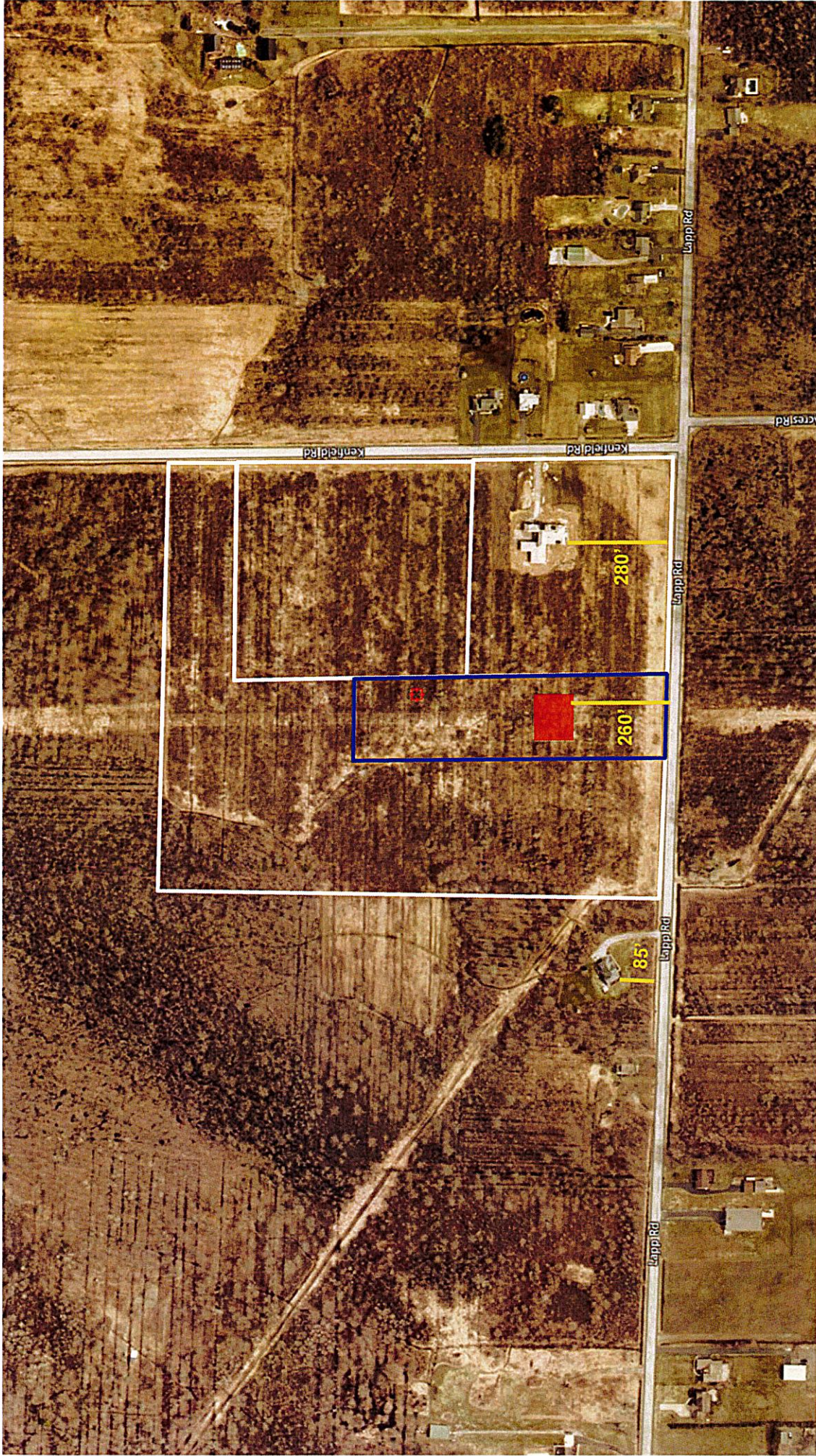


9380 GRIENER
NORTH ELEVATION

SCALE 3/8" = 1'0"

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

[illegible]



note the parcel lines displayed are approximate

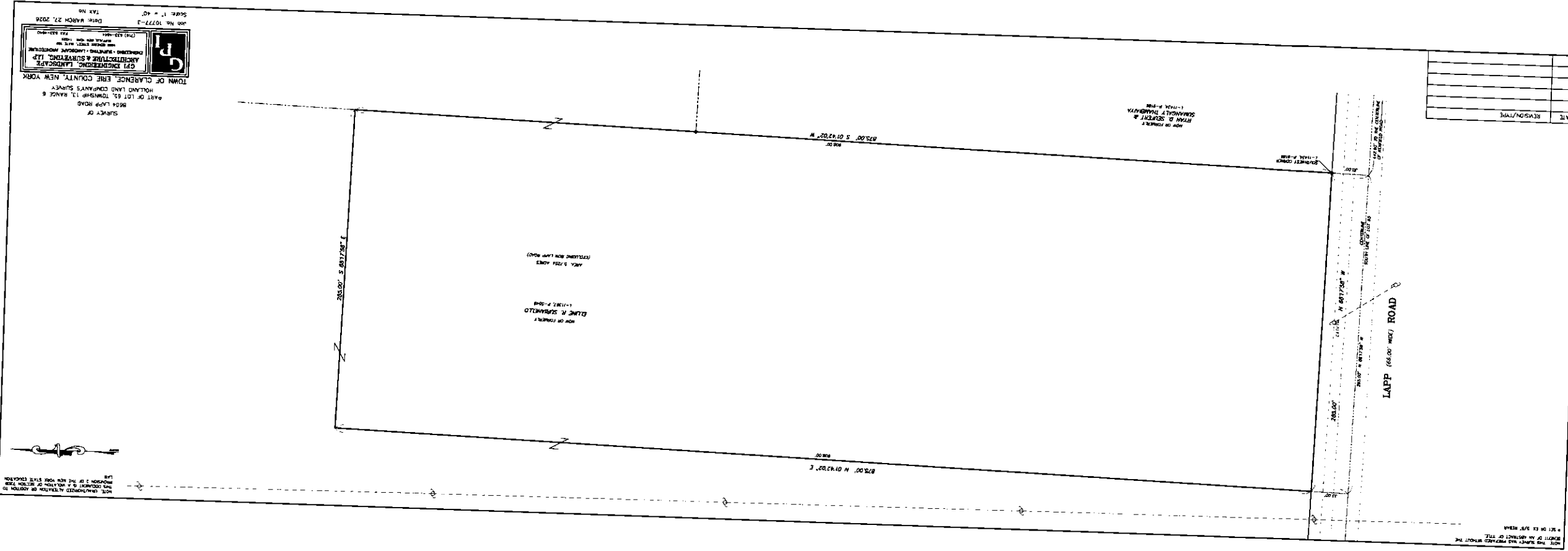
8604 Lapp Road



Proposed up to a 260' principal structure front yard setback fronting Lapp Road.

The maximum allowable front yard setback in the Agricultural Rural Residential zone is 200'.

DATE	REVISION/TYPE

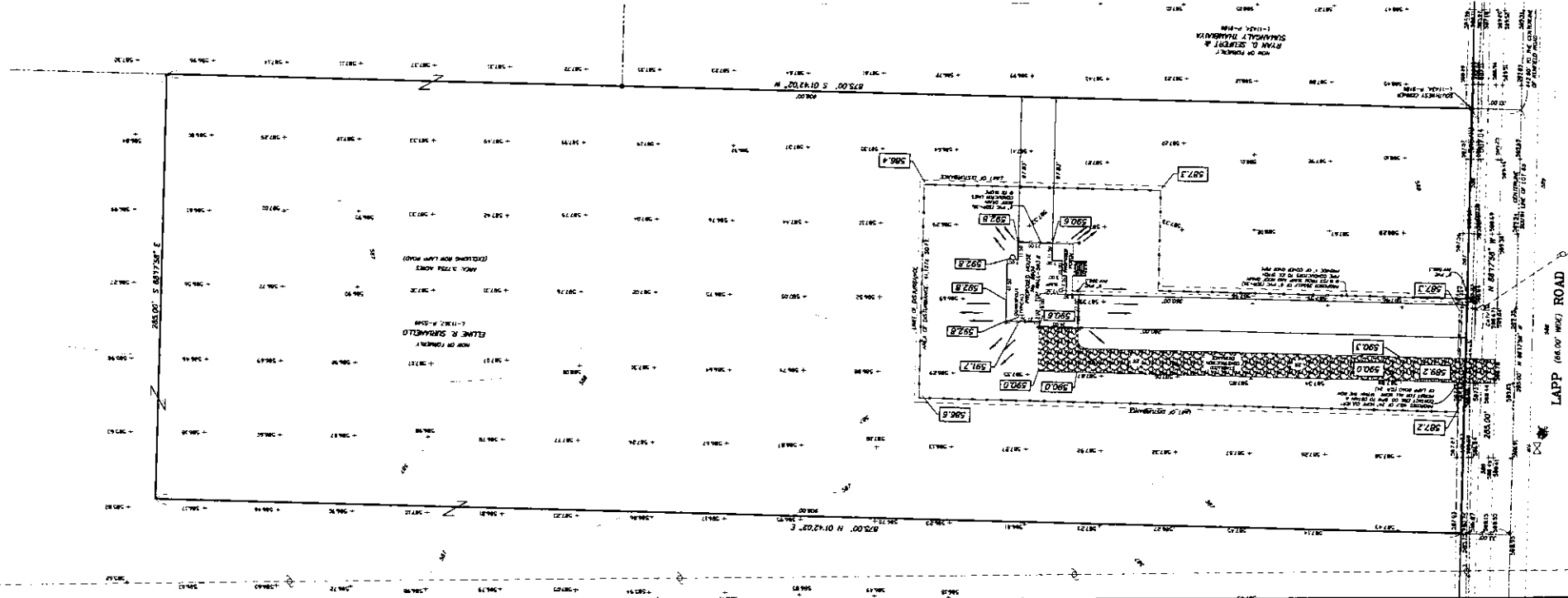


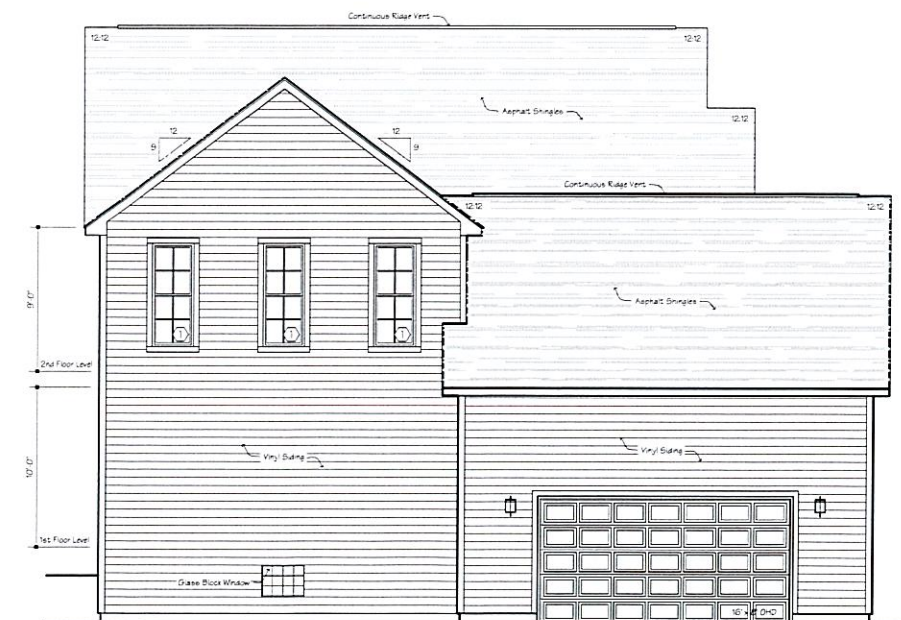
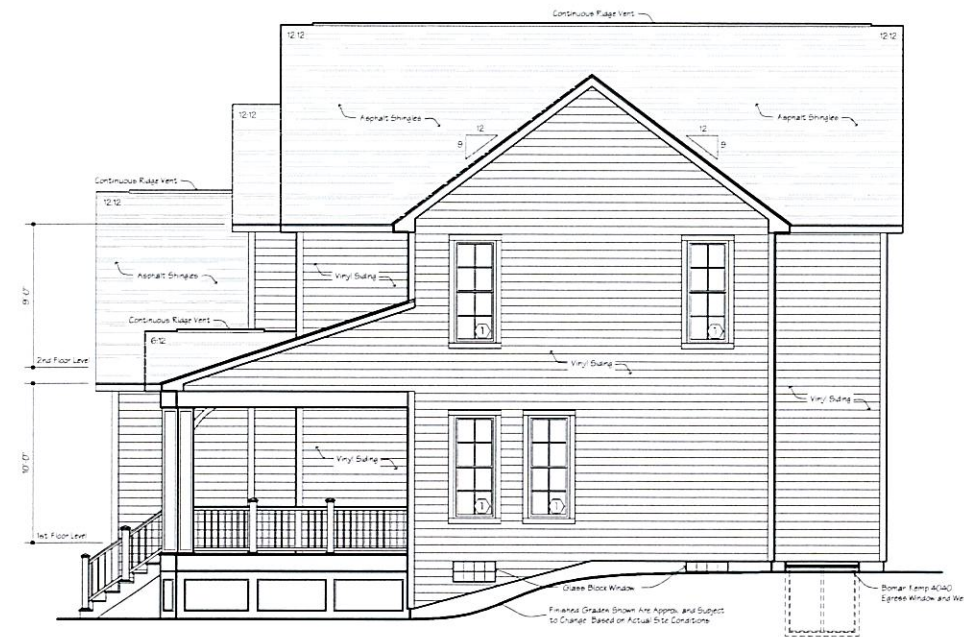
JOB NO. 10777-3
 DATE: JUNE 5, 2025
 SCALE: 1" = 40'
 TAX NO.

API ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
 1000 LAPP ROAD
 SUITE 200
 WESTFIELD, MASSACHUSETTS 01095
 TEL: (413) 433-4444
 FAX: (413) 433-4440

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
 PART OF LOT 64, TOWNSHIP 13, RANGE 6
 6000 LAPP ROAD

DRAINAGE PLAN OF
 6000 LAPP ROAD



[illegible]

SD SEVERYN DEVELOPMENT
BETTER BUILT HOMES

Severyn Development, Inc.
43 Central Ave Suite 300
Lancaster, NY 14086
Office Phone: 716-818-0207

Proposed Residence For:

Varughese

3093 Total Sq. Ft.
8604 Lapp Road,
Clarence NY

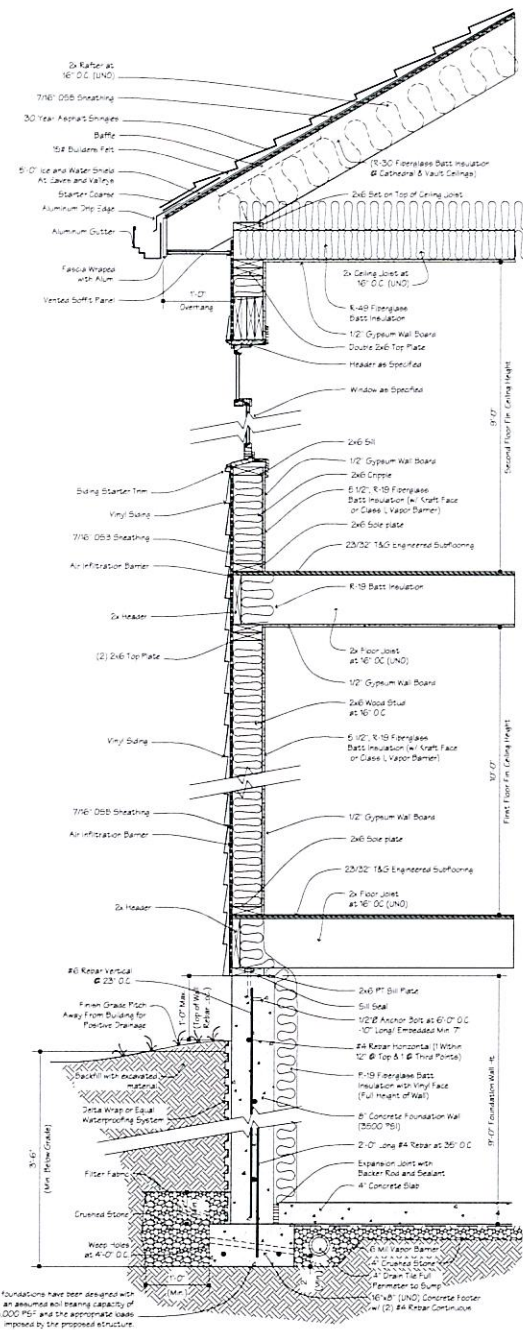
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architecture
"Design 2 Build"
5409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7156 Fax 932-7873

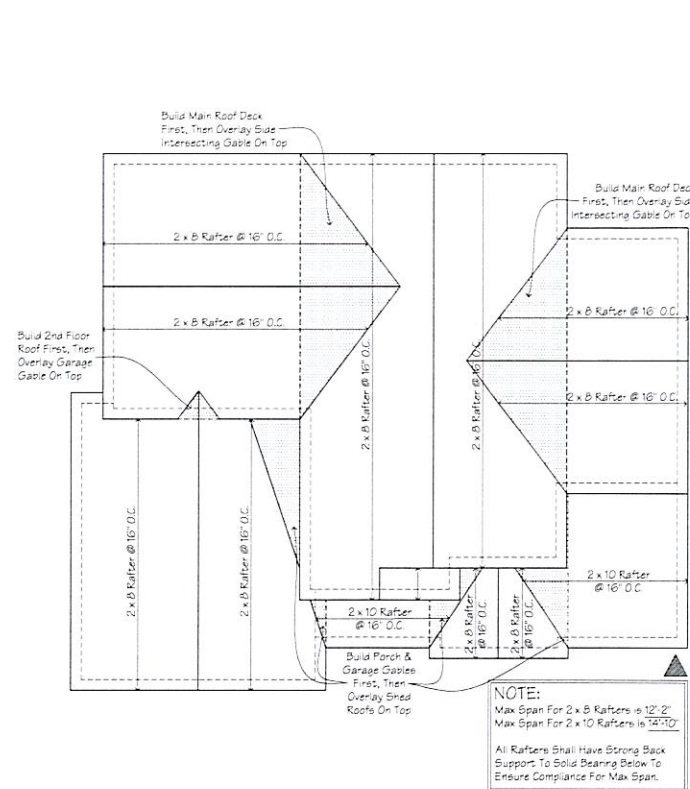
Job Number **25-414**

Elevations

Drawn By Jonathan M.	Sheet No.:
Date: 5-12-26	A-1
Checked: D. Sutton	
Scale: 3/16" = 1'-0"	

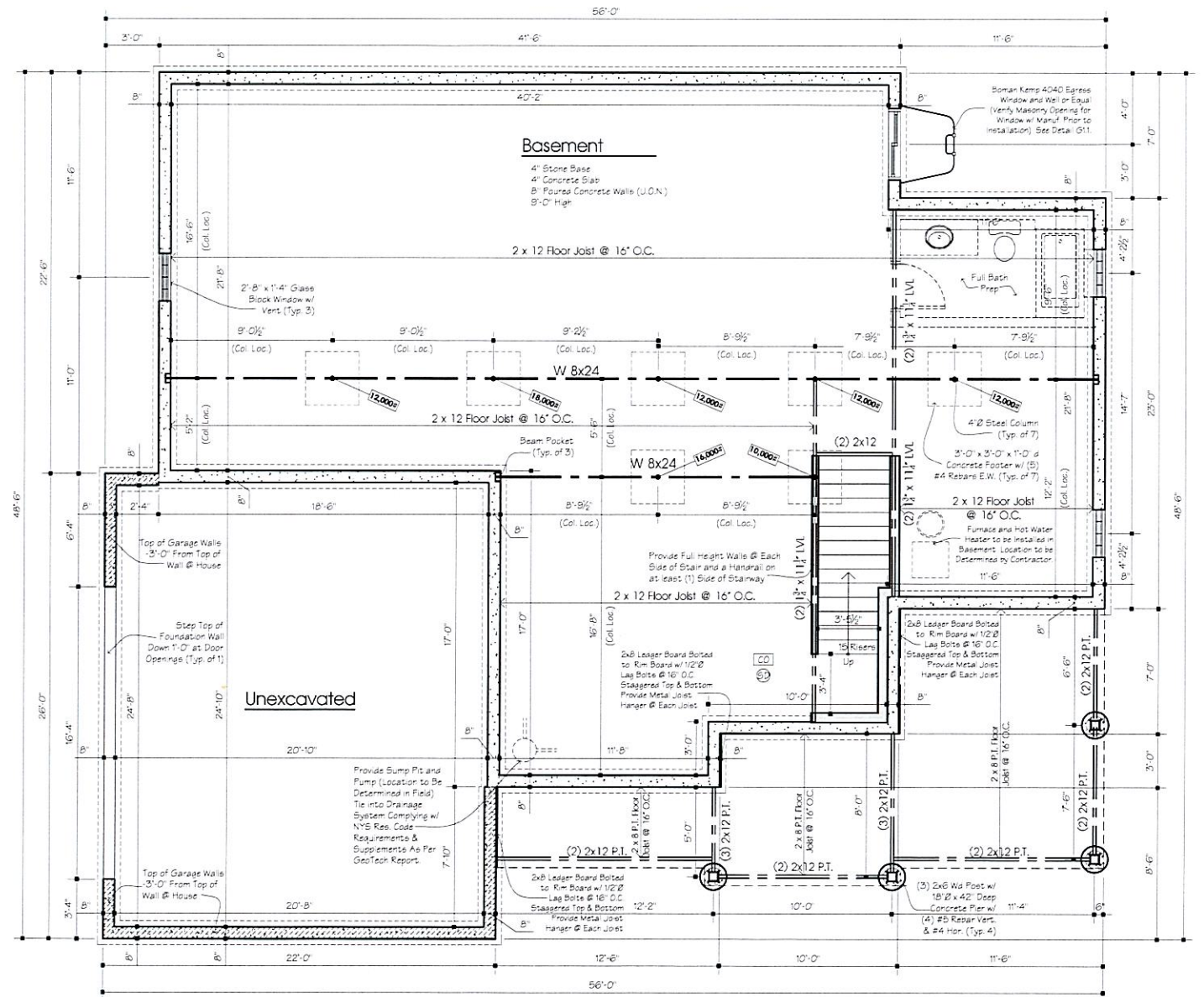


A2.1 Typ. Wall Section



A2.2 Roof Plan

Window Schedule									
Mark	Quant	Unit Description	Rough Opening	S.F. Vents	S.F. Glass	Clear Opening	Open	Glazing	Finish
1	22	2866	2'-8 1/2\" x 6'-0\"	6.10	12.32	24.44 x 33.31"	DH	Low E	Vinyl Clad
2	1	2046-3W	6'-0\" x 4'-6\"	8.10	16.50	18.44 x 20.31"	DH	Low E	Vinyl Clad
3	1	2046	2'-0\" x 4'-6\"	2.70	5.50	18.44 x 20.31"	DH	Low E	Vinyl Clad
4	2	2832	2'-8 1/2\" x 3'-2\"	2.40	5.20	24.44 x 12.31"	DH	Low E	Vinyl Clad
5	1	2446	2'-4 1/2\" x 4'-6\"	3.30	6.70	22.44 x 12.31"	DH	Low E	Vinyl Clad
6	1	2850	2'-8 1/2\" x 5'-0\"	4.40	8.00	24.44 x 24.31"	DH	Low E	Vinyl Clad
7	2	2866-2W	5'-4 1/2\" x 6'-0\"	12.20	24.40	24.44 x 33.31"	DH	Low E	Vinyl Clad
Door Schedule									
Mark	Quant	Unit Description	Rough Opening	S.F. Vents	S.F. Glass	Clear Opening	Open	Glazing	Finish
D1	1	36\" Insulated Fiberglass Door w/ (2) 12\" Sidelites	5'-0\" x 8'-0\"	24.00	12.90	36.00 x 26.00"	In-Swing/ Fixed	Low E	Paint
D2	1	3080 French Door	3'-0\" x 8'-0\"	20.20	13.72	33.56 x 22.75"	French	Low E	Paint



A2.3 Basement Plan

No.	Description	Date	By
1	Address Change	7-2-26	JM

WARNING:
It is a violation of Article 147, Section 7303 of the New York State Education Law for any person to alter an S.D.M. in any way on this document, unless under the direction of a Licensed Architect.



Severyn Development, Inc.
43 Central Ave Suite 300
Lancaster, NY 14086
Office Phone: 716-818-0207

Proposed Residence For:

Varughese

3093 Total Sq. Ft.
8604 Lapp Road,
Clarence NY

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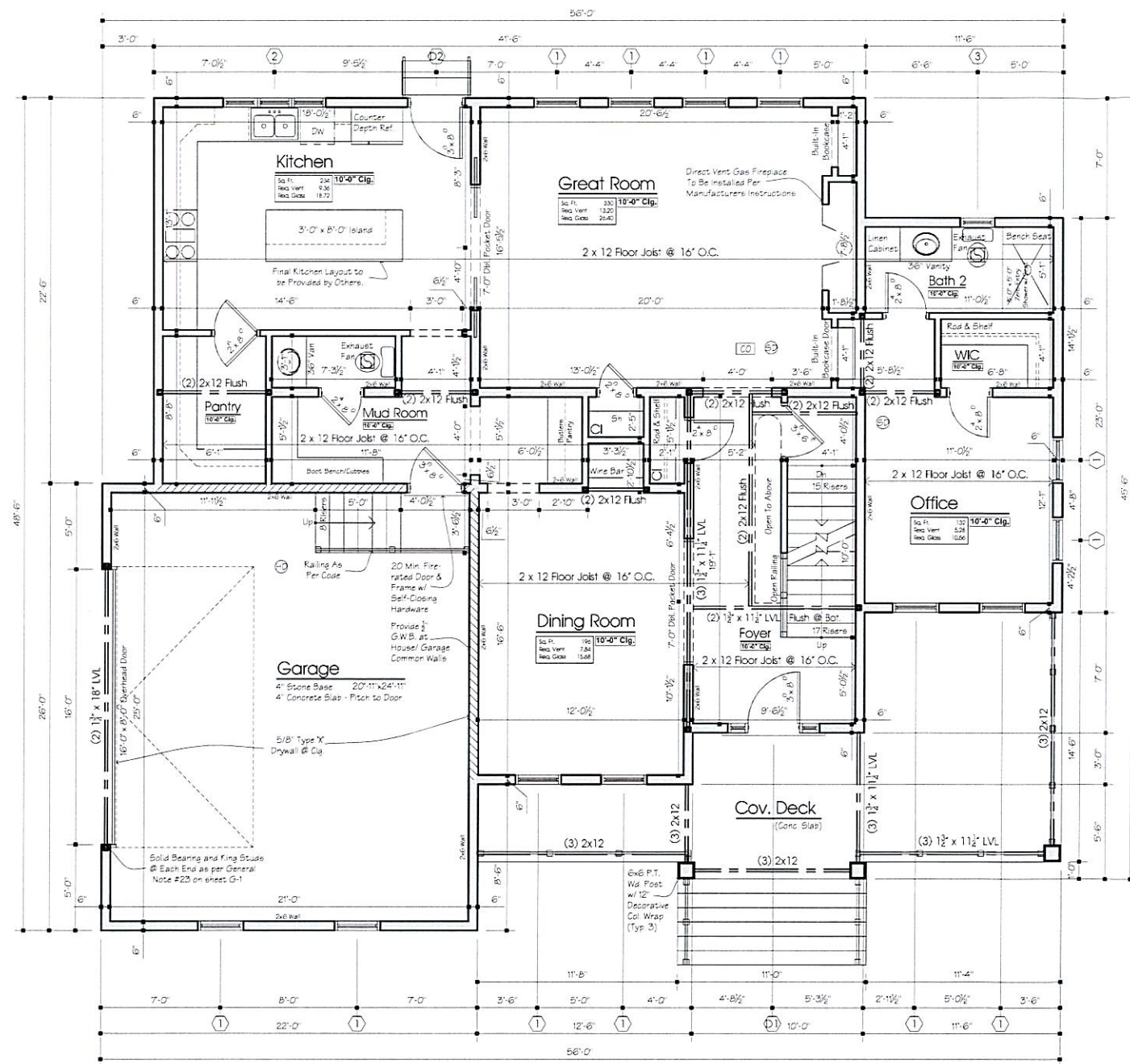
5409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7156 Fax 932-7873

Job Number
25-414

Title
Typ. Wall Section,
Roof Plan, &
Basement Plan

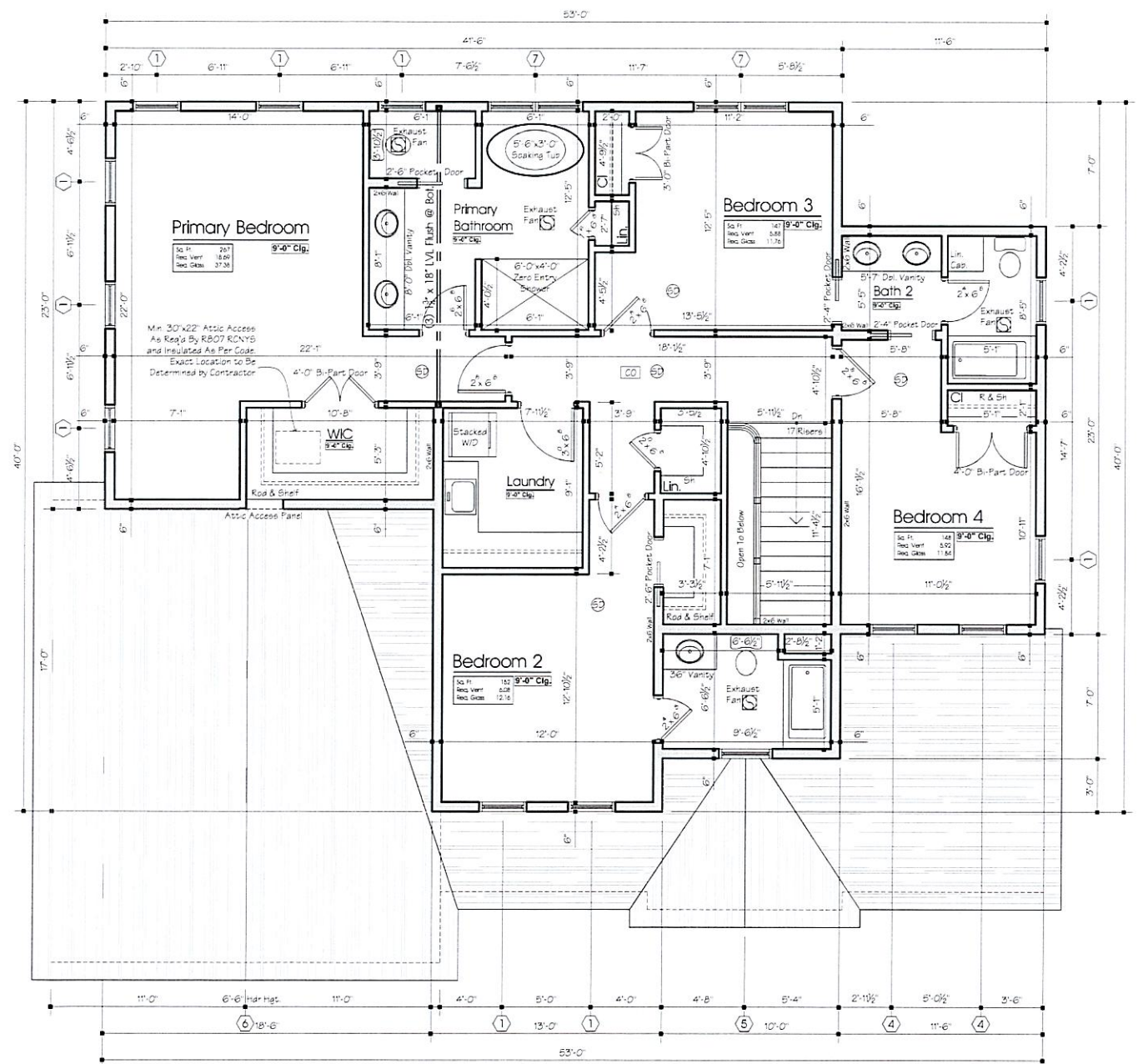
Drawn By
Jonathan M.
Date:
5-12-26
Checked
D. Sutton
Scale:
As Noted

Sheet No.
A-2



A3.1 First Floor Plan, 1580 Sq Ft.

1/4" = 1'-0"



A3.2 Second Floor Plan, 1513 Sq Ft.

1/4" = 1'-0"

No.	Description	Date	By
1	Address Change	7-2-26	JM

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Severyn Development, Inc.
43 Central Ave Suite 300
Lancaster, NY 14086
Office Phone: 716-818-0207

Proposed Residence For:

Varughese

3093 Total Sq. Ft.
8604 Lapp Road,
Clarence NY

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5409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7556 Fax 932-7573

Job Number
25-414

Title
Plans

Drawn By
Jonathan M.
Date
5-12-26
Checked
D. Sutton

Sheet No.
A-3

Scale
1/4" = 1'-0"

Deck Ledger Connection to Band Joist ^{A,B}
(Deck live load = 40psf, deck dead load = 10 psf, snow load ≤ 40psf)

Connection Details	Joist Spacing						
	6' or Less	6'-1" to 8'	8'-1" to 10'	10'-1" to 12'	12'-1" to 14'	14'-1" to 16'	16'-1" to 18'
	On-Center Spacing of Fasteners						
1/2" Lag Screw w/ 1/2" Maximum Sheathing	30"	23"	18"	15"	13"	11"	10"
1/2" Bolt w/ 1/2" Maximum Sheathing	36"	36"	34"	29"	24"	21"	19"
1/2" Bolt w/ 1" Maximum Sheathing	36"	36"	28"	24"	21"	18"	16"

For 5/16" inch = 25.4mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
b. Snow load shall not be assumed to act concurrently with live load.
c. The top of the lag screw shall fully extend beyond the inside face of the band joist.
d. Sheathing shall be wood structural panel or solid sawn lumber.
e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 2" thickness of stacked washers shall be permitted to substitute for up to 1/2" of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

Placement of Lag Screws and Bolts in Deck Ledgers and Band Joists

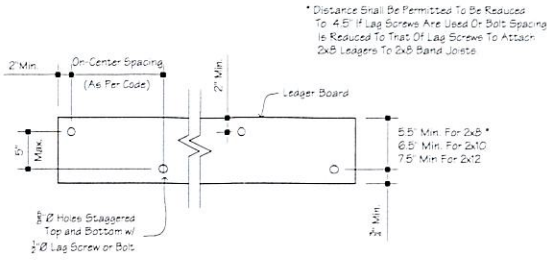
MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger ^a	2 inches ^d	1/2 inch	2 inches ^b	15/8 inches ^b
Band Joist ^c	1/2 inch	2 inches	2 inches ^b	15/8 inches ^b

For 5/16" inch = 25.4mm
a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance w/ Figure R507.9.1.3(1).
b. Maximum 5 inches.
c. For engineered rim joists, the manufacturer's recommendation shall govern.
d. The maximum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance w/ Figure R507.9.1.3(1).

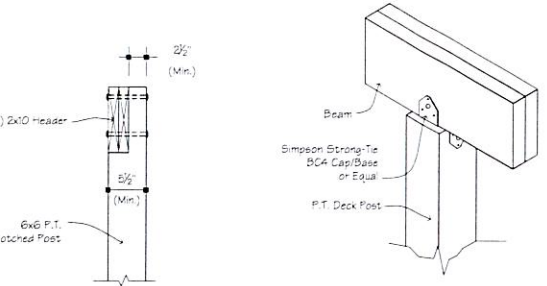
Deck Beam Span Lengths ^{A,B}

SPECIES ^c	SIZE ^d	DECK JOIST SPAN LESS THAN OR EQUAL TO: (Feet)							
		6	8	10	12	14	16	18	
Southern Pine	2" x 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0	
	2" x 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0	
	2" x 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0	
	2" x 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0	
	3" x 6	8-2	7-5	6-8	6-1	5-9	5-3	5-0	
	3" x 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4	
	3" x 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6	
	3" x 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10	
Douglas fir-larch ^e , hem-fir ^f , spruce-pine-fir ^f , redwood, western redcedar, ponderosa pine ^f , red pine ^f	3" x 6 or 2" x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9	
	3" x 8 or 2" x 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8	
	3" x 10 or 2" x 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8	
	3" x 12 or 2" x 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7	
	4" x 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8	
	4" x 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10	
	4" x 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8	
	4" x 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7	
	3" x 2x6	7-4	6-8	6-0	5-6	5-1	4-9	4-6	
	3" x 2x8	9-8	8-6	7-7	6-11	6-5	6-0	5-8	
	3" x 2x10	12-0	10-8	9-4	8-6	7-10	7-4	6-11	
	3" x 2x12	13-11	12-1	10-9	9-10	9-1	8-6	8-1	

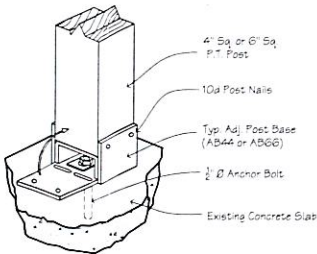
For 5/16" inch = 25.4mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/8 = 360 at main span, L/8 = 180 at cantilever w/ a 220-pound point load applied at the end.
b. Beams supporting deck joists from one side only.
c. No 2 grade, wet service factor.
d. Beam depth shall be greater than or equal to depth of joist with a flush beam condition.
e. Includes incising factor.
f. Northern species. Incising factor not included.



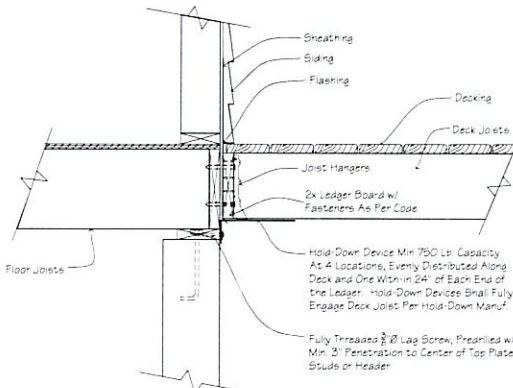
G2.1 Lag Screw and Bolt Detail



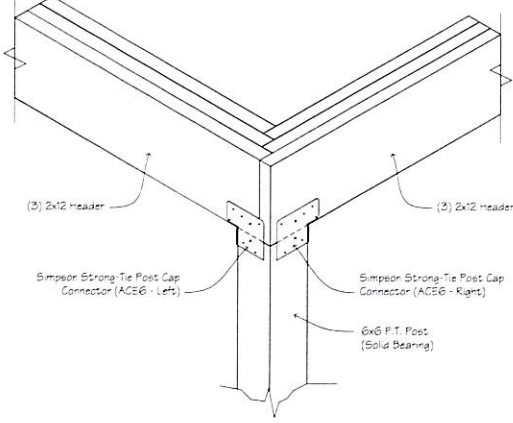
G2.3 Post to Beam Connections



G2.5 Deck Post Detail @ Concrete



G2.2 Deck Lateral Load Detail



G2.4 Corner Post to Beam Deck Detail

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Proposed Residence For:

Varughese

3093 Total Sq. Ft.
8604 Lapp Road,
Clarence NY

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Lancaster, NY 14086
Office Phone: 716-818-0207

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Job Number
25-414

Title
Deck Details & Charts

Drawn By
Jonathan M.

Date
5-12-26

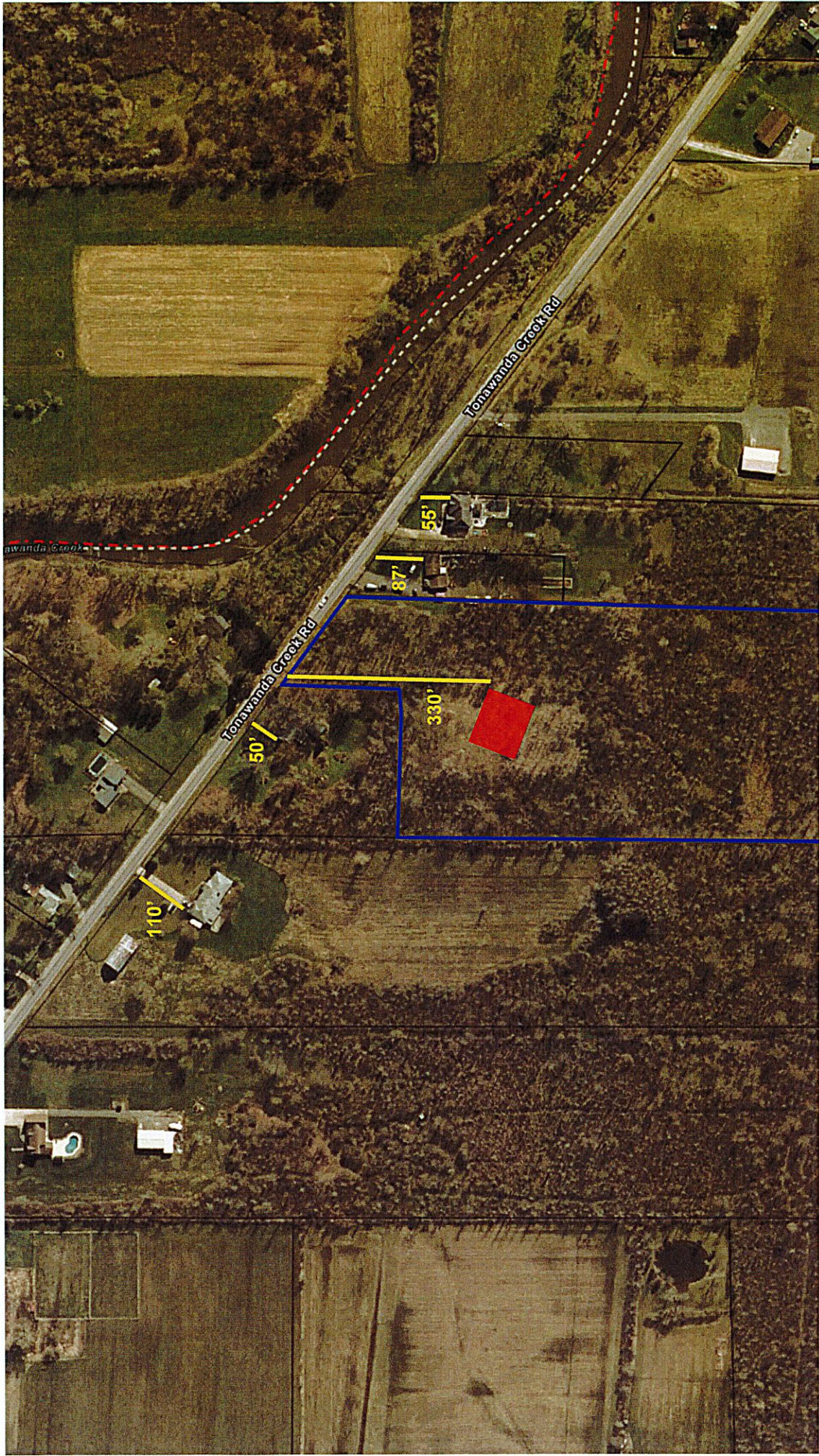
Checked
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G-2

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

[illegible]



note the parcel lines displayed are approximate

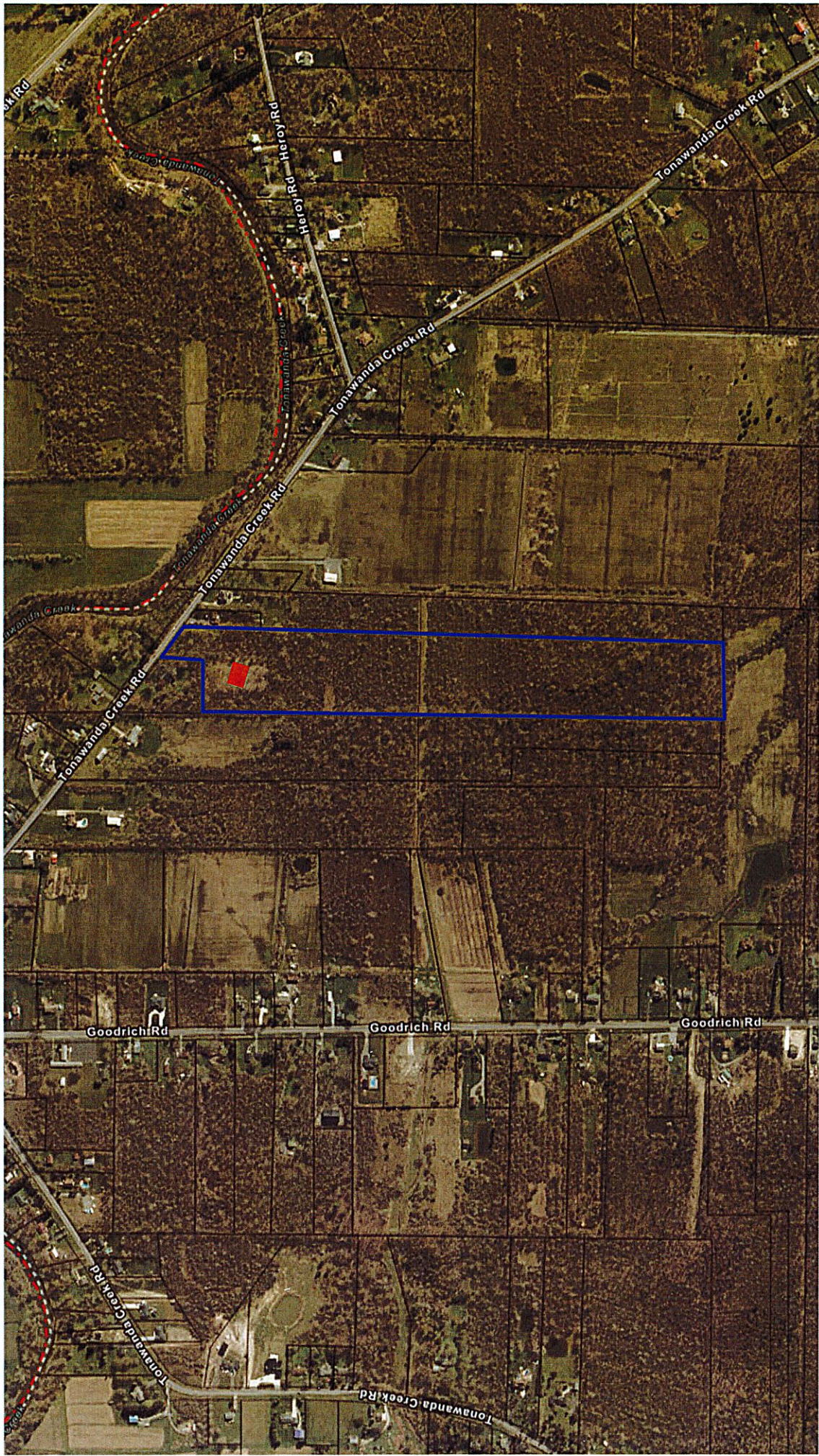
9639 Tonawanda Creek Road



Proposed up to a 330' principal structure front yard setback fronting Tonawanda Creek Road.

The maximum allowable front yard setback in the Agricultural Flood zone is 200'.

The established front yard setback along Tonawanda Creek Road within 500' is 75'.



note the parcel lines displayed are approximate

9639 Tonawanda Creek Road

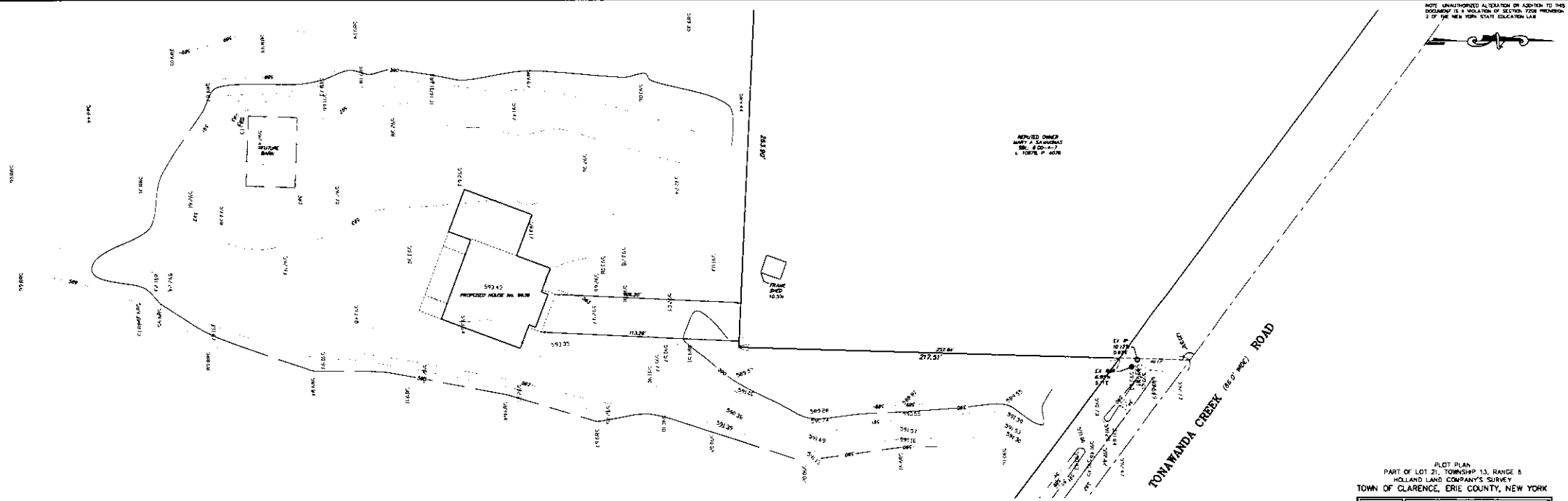


Proposed up to a 330' principal structure front yard setback fronting Tonawanda Creek Road.

The maximum allowable front yard setback in the Agricultural Flood zone is 200'.

The established front yard setback along Tonawanda Creek Road within 500' is 75'.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE
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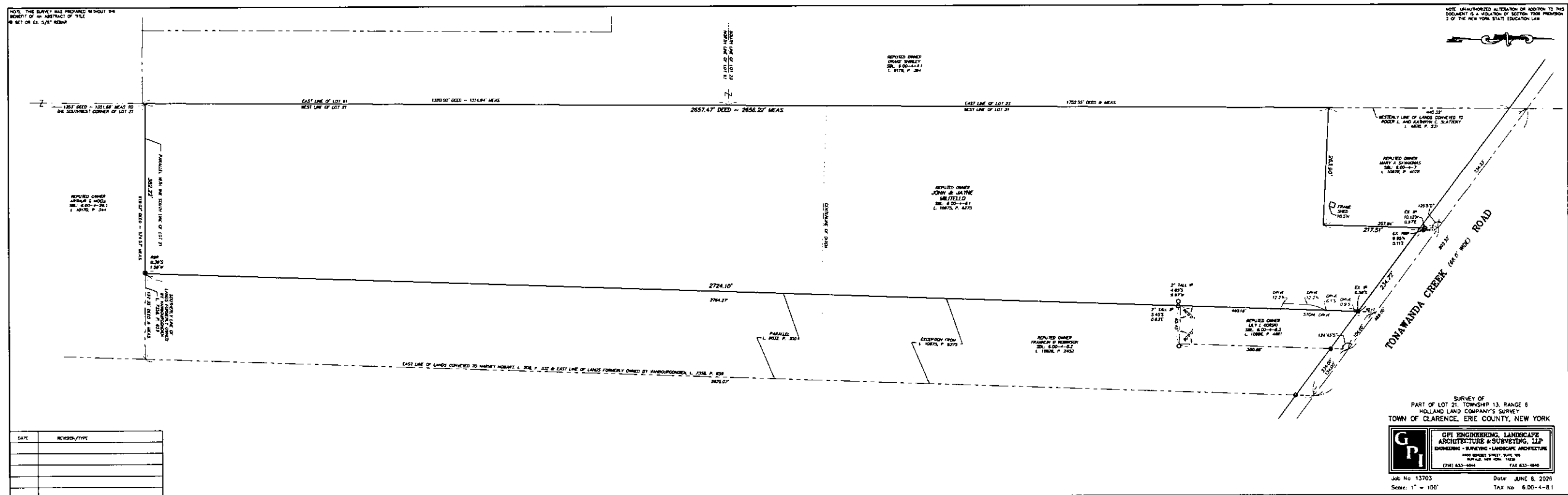
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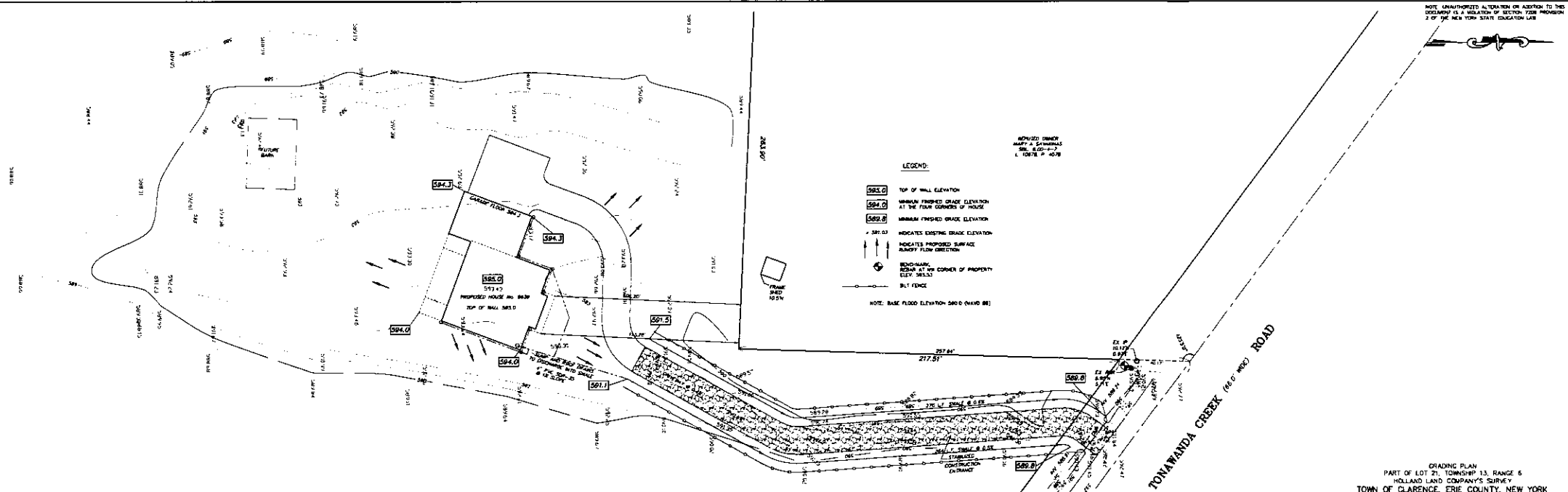
PLOT PLAN
PART OF LOT 21, TOWNSHIP 13, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



Job No. 13703 Date: JULY 21, 2026
Scale: 1" = 30' TAX No. 8.00-4-8.1



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DATE	REVISION/TYPE

GRADING PLAN
PART OF LOT 21, TOWNSHIP 13, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



Job No. 13703 Date: AUGUST 3, 2026
Scale: 1" = 30' TAX No. 8.00-4-B.1



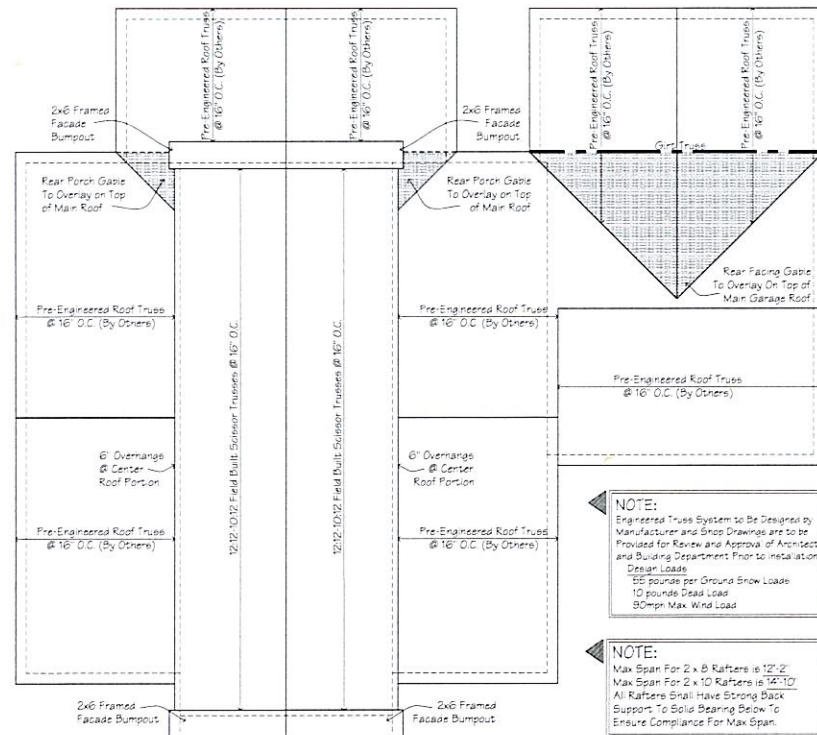
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Date: 8-10-26	A-1
Checked: D. Sutton	
Scale: 3 1/8" = 1'-0"	

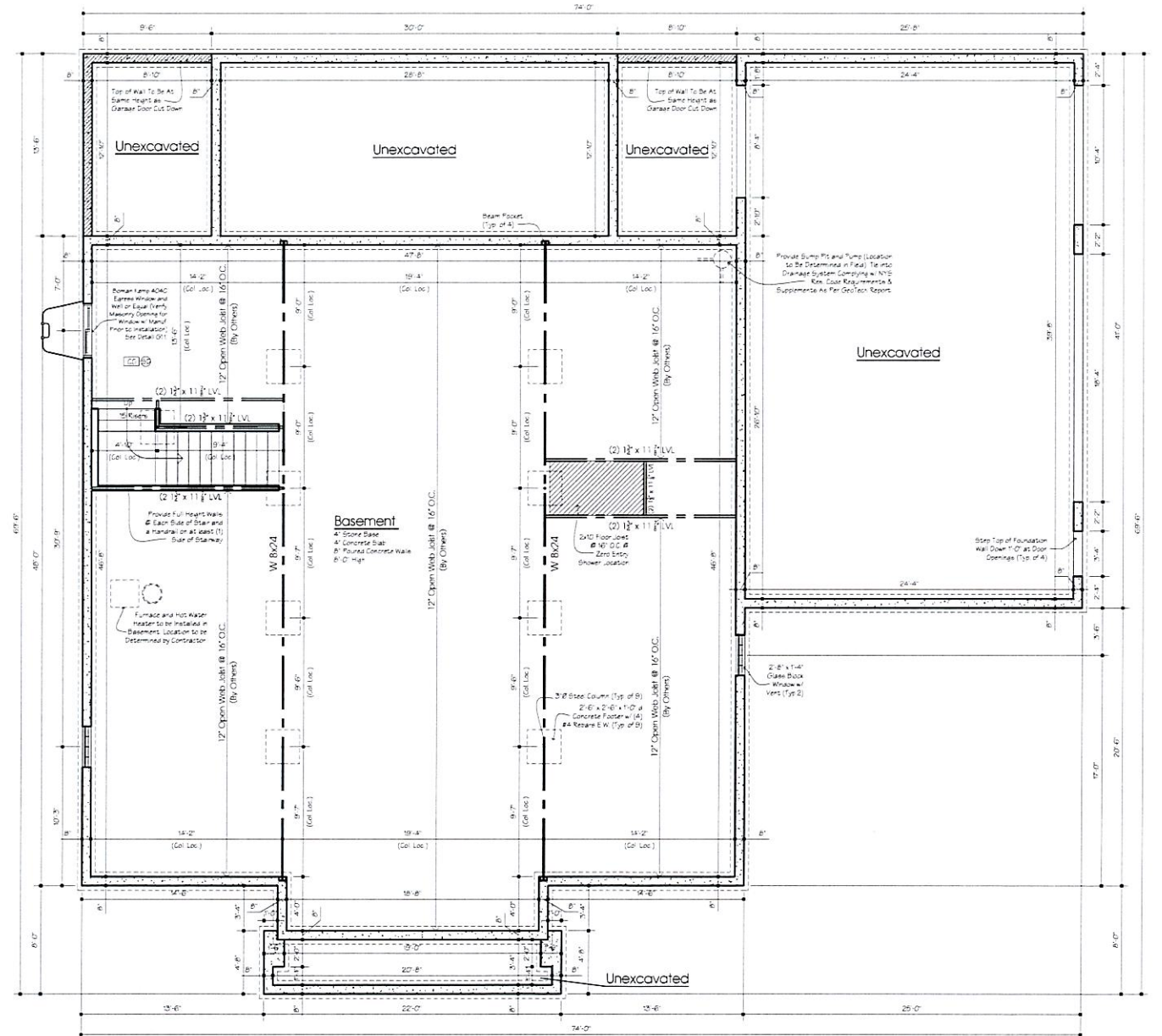


A2.1 Roof Plan

1/8" = 1'-0"

Mark	Quant	Unit Description	Rough Opening	S.F. Vent	S.F. Glass	Clear Opng	Oper.	Glazing	Finish	Remarks
1	8	2660	2'-6" x 6'-0"	10.10	10.60	17.68' x 6.00'	Case	Low E	Vinyl Clad	
2	2	3080	3'-0" x 8'-0"	---	16.60	---	Fixed	Low E	Vinyl Clad	
3	1	2640	2'-6" x 4'-0"	6.40	6.70	17.68' x 4.00'	Case	Low E	Vinyl Clad	
4	2	1640	1'-6" x 4'-0"	1.70	2.90	5.88' x 4.00'	Case	Low E	Vinyl Clad	
5	2	2660-2W	6'-0" x 8'-0"	20.20	21.20	17.68' x 8.00'	Case	Low E	Vinyl Clad	
6	6	4020	4'-0" x 4'-0"	---	3.20	---	Fixed	Low E	Vinyl Clad	
7	2	3060	3'-0" x 6'-0"	---	13.60	---	Fixed	Low E	Vinyl Clad	
8	1	6060	6'-0" x 6'-0"	---	30.10	---	Fixed	Low E	Vinyl Clad	
9	2	Custom Unit	3'-0" x 4'-0"	---	4.70	---	Fixed	Low E	Vinyl Clad	
10	2	Custom Unit	6'-0" x 8'-0"	---	32.90	---	Fixed	Low E	Vinyl Clad	
11	2	Custom Unit	3'-0" x 4'-0"	---	4.70	---	Fixed	Low E	Vinyl Clad	

Mark	Quant	Unit Description	Rough Opening	S.F. Vent	S.F. Glass	Clear Opng	Oper.	Glazing	Finish	Remarks
D1	1	6'-0" Dr. French Door	6'-0" x 8'-0"	4.40	27.44	72.00' x 8.00'	French	Low E	Paint	
D2	1	3'-0" French Door	3'-0" x 6'-8"	16.71	10.96	36.00' x 6.00'	French	Low E	Paint	
D3	1	3'-0" French Door	3'-0" x 6'-8"	16.71	10.96	36.00' x 6.00'	French	Low E	Paint	



A2.2 Basement Plan

3/16" = 1'-0"

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Proposed Residence For:

Murphy

2432 Total Sq. Ft.

9639 Tonawanda Creek Road
Clarence, NY

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Roof Plan &
Basement Plan

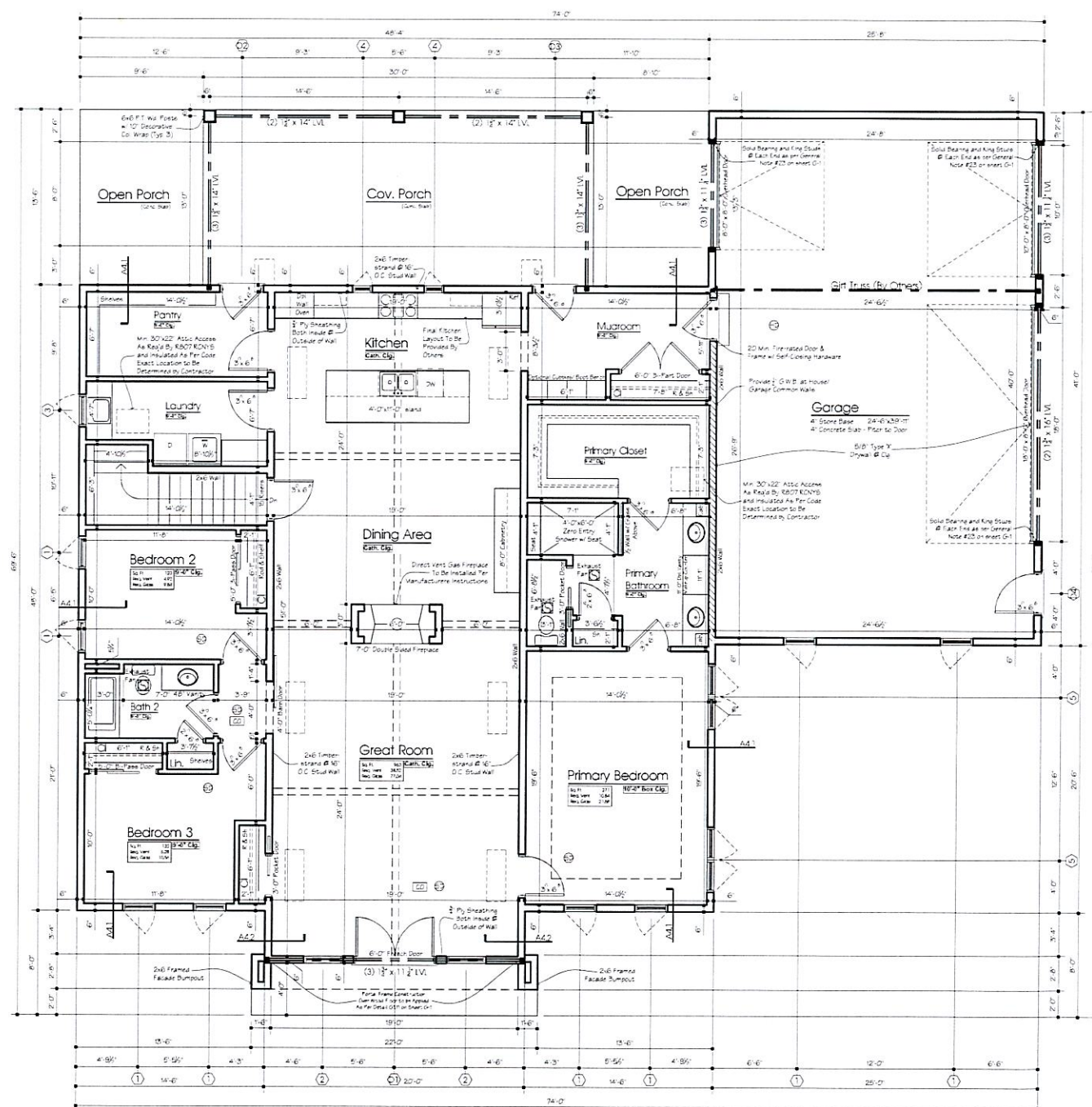
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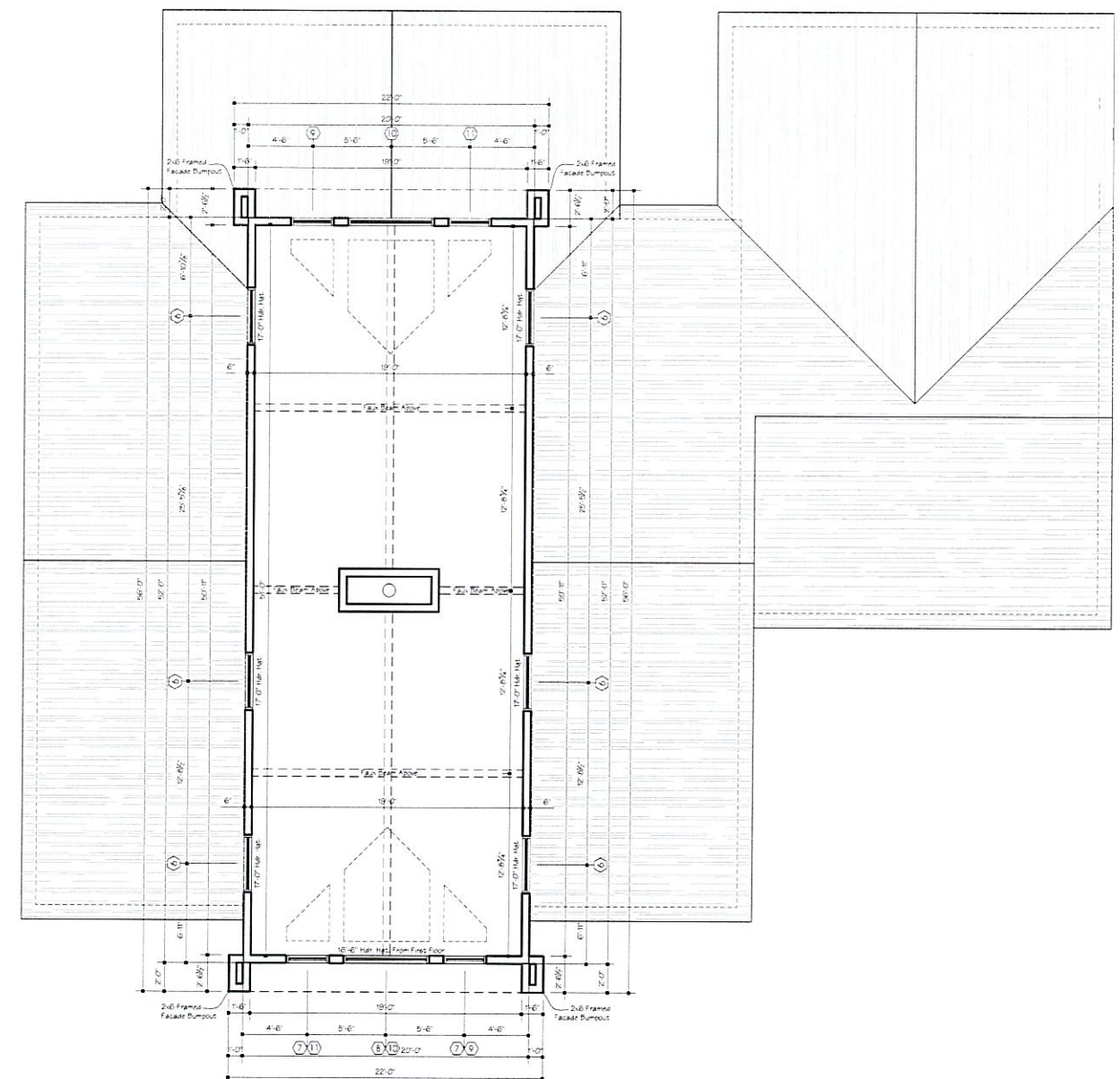
Scale
As Noted

A-2



A3.1 First Floor Plan: 2432 SqFt.

3/16" = 1'-0"



A3.2 Upper Living Space Plan

3/16" = 1'-0"

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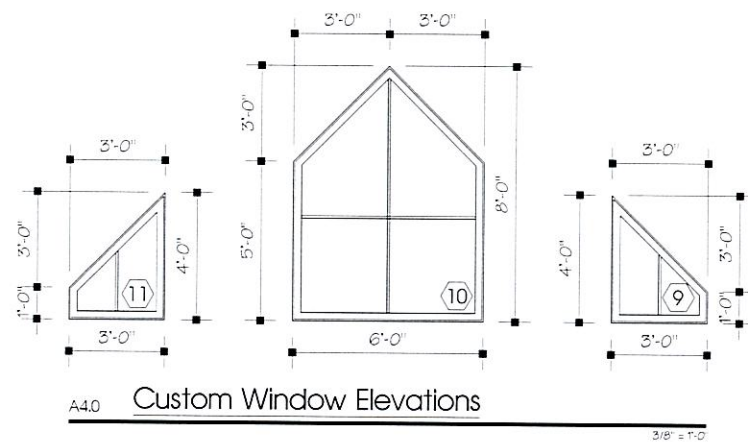
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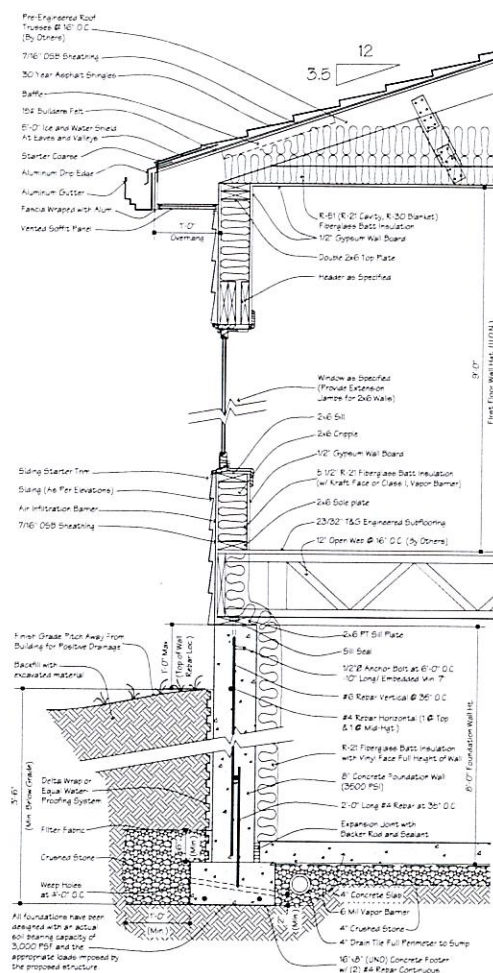
Title
Plans

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Date
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Scale
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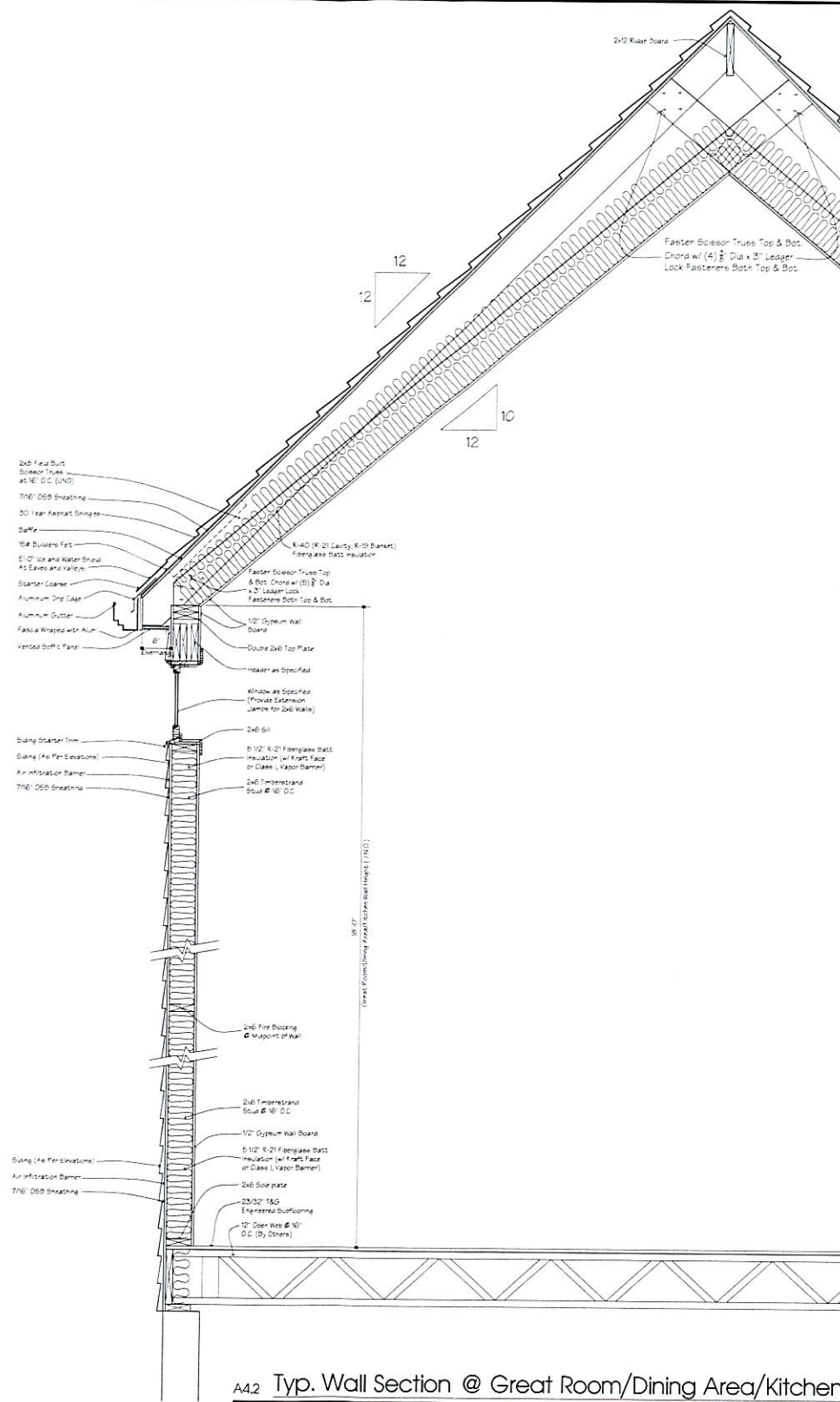
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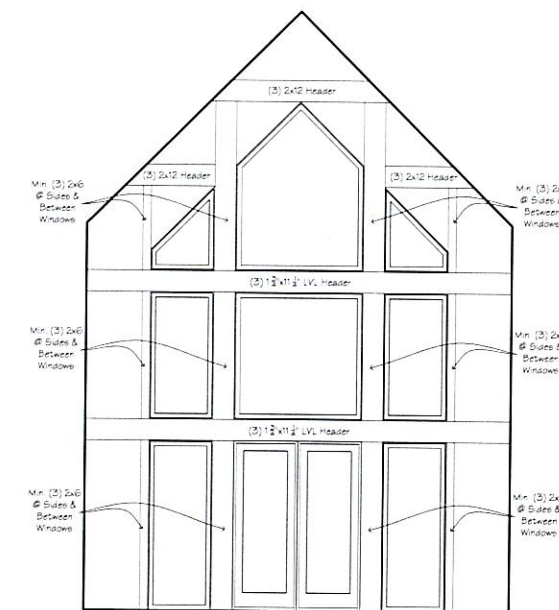
A4.0 Custom Window Elevations



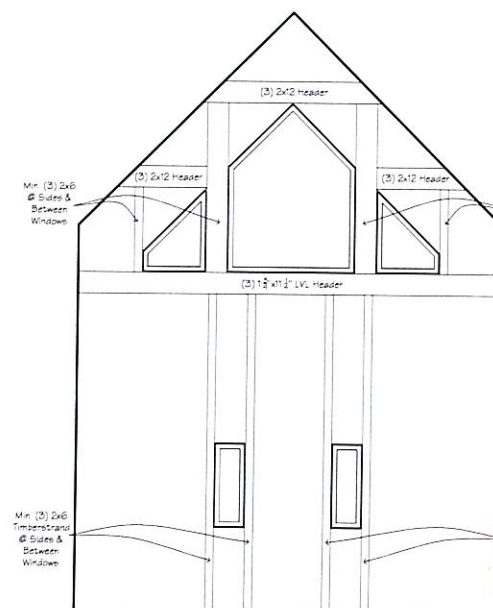
A4.1 Typ. Wall Section



A4.2 Typ. Wall Section @ Great Room/Dining Area/Kitchen



A4.3 Front Wall Framing



A4.4 Rear Wall Framing

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Title
Typ. Wall Section & Details

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8-10-26
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