REQUEST FOR ACTION BY:

TOWN OF CLARENCE, N.Y.

- ☑ Appeal Board
- ☐ Planning Board
- ☐ Town Board

- ☑ Appeal
- ☐ Rezone
- ☐ Revise Ordinance
- ☐ Subdivision
- ☐ Limited Use Permit
- ☐ Other

Rec'd. by: Brad Packard
Feb,
Date ~~March~~ 27, 2012

Action Desired Applicant is requesting 3 variances to allow for the construction of a new primary residence and detached accessory structure (garage) at 5865 Shimerville Road in the Residential Single Family zoning district:

Reason Variance #1: Applicant is requesting a variance to allow for both an attached and detached garage.

Variance #2: Applicant is requesting a 384 square foot variance to allow for a detached garage 1,104 square feet in size.

Variance #3: Applicant is requesting a 60 foot variance to allow for a front yard setback to a primary residence at 235 feet.

Town Code Reference:
Variance #1: Section 229-55(H)
Variance #2: Section 229-55(D)
Variance #3: Section 229-52(A)(3)

PLEASE PRINT

Name Kenneth A. Ulrich
Address 8777 Fairbrook Court
East Amherst NY 14051
Town/City **State** **Zip**
Phone 560-8784
Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐
Rejected ☐ by ..... on ..... 19 .....
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Published (Attach Clipping) on ..... 19 .....

Hearing Held by ..... on ..... 19 .....

Final Action Taken

Approved ☐
Rejected ☐ by ..... on ..... 19 .....

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Filed with Town Clerk on ..... 19 .....

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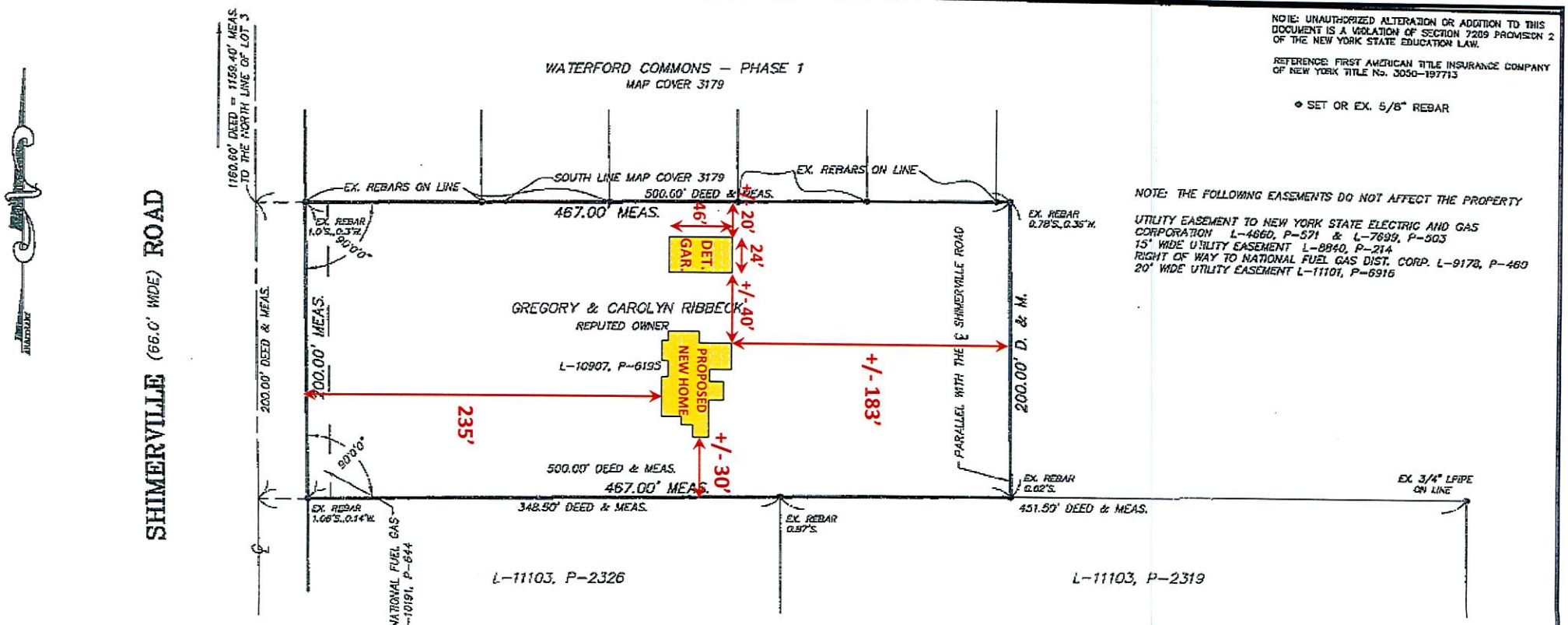

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REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK TITLE No. 3050-197713

● SET OR EX. 5/8" REBAR

NOTE: THE FOLLOWING EASEMENTS DO NOT AFFECT THE PROPERTY

UTILITY EASEMENT TO NEW YORK STATE ELECTRIC AND GAS CORPORATION L-4660, P-571 & L-7699, P-503
15' WIDE UTILITY EASEMENT L-8840, P-214
RIGHT OF WAY TO NATIONAL FUEL GAS DIST. CORP. L-9178, P-460
20' WIDE UTILITY EASEMENT L-11101, P-6916

I HEREBY CERTIFY TO:

HERITAGE CHRISTIAN SERVICES, INC.
GULLACE & WELD LLP
FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
KEYBANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS,

THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND AS AMENDED BY THE NIAGARA FRONTIER LAND SURVEYORS ASSOCIATION.
THIS CERTIFICATION DOES NOT EXTEND TO SUBSEQUENT OWNERS, MORTGAGEES, OR TITLE INSURORS, UNLESS THIS SURVEY HAS BEEN RESURVEYED FOR THIS PURPOSE BY THE SURVEYOR.

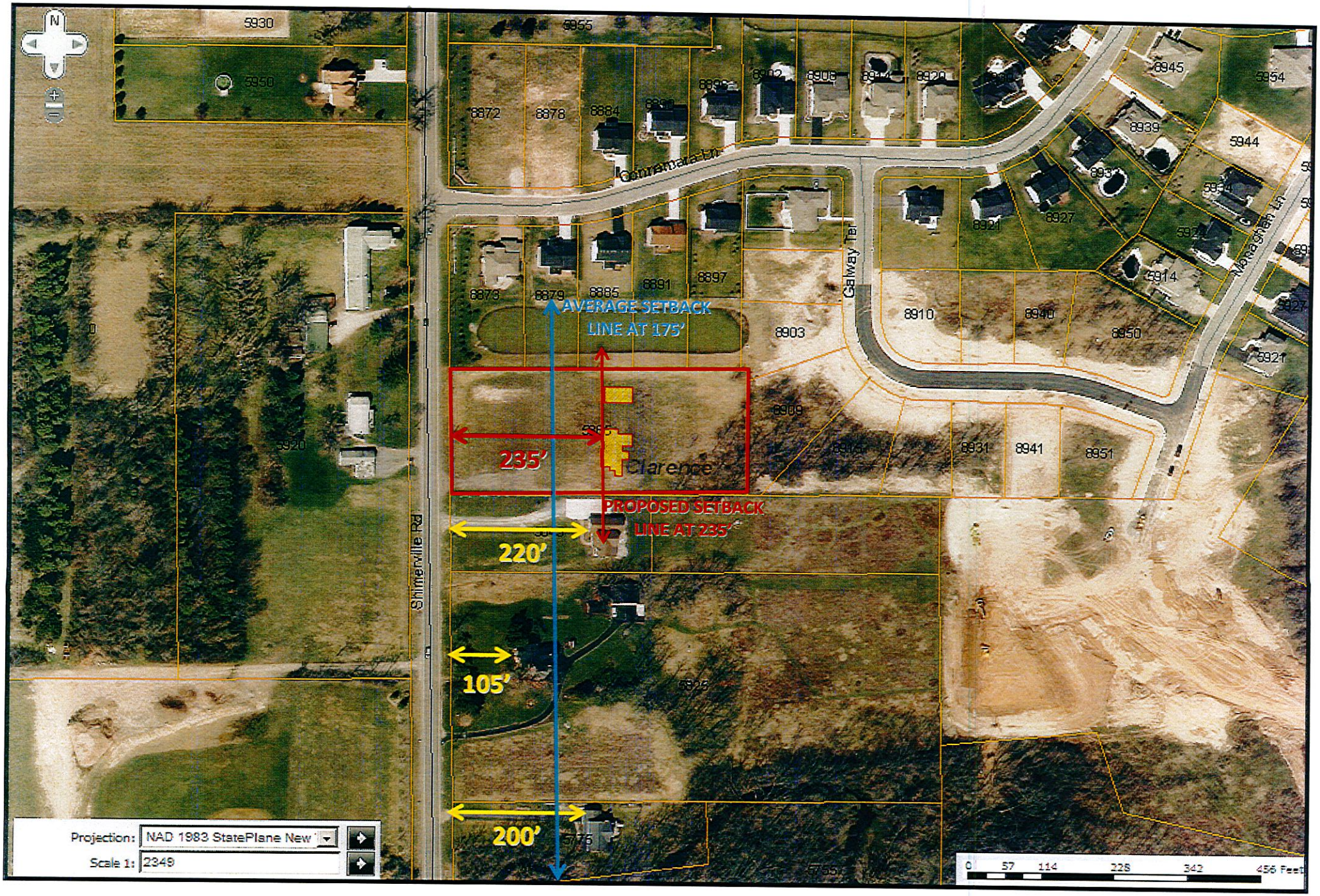
RICHARD A. HUTH L.S. DATE: 7/23/07

DATE	REVISION/TYPE
/20/07	ADDED EASEMENT NOTE

SURVEY OF
PART OF LOT 3, SECTION 11, TOWNSHIP 12, RANGE 6
HOLLAND LAND SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

GPI ENGINEERING & SURVEYING, LLP
FORMERLY PRATT & HUTH ASSOCIATES, LLP
ENGINEERING · SURVEYING · PLANNING
4950 GENESEE STREET, SUITE 165
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4040

Job No. 3439 Date: JUNE 26, 2007
Scale 1" = 80' SBL No. 57.06-2-1.2


AVERAGE SETBACK
LINE AT 175'
235'
PROPOSED SETBACK
LINE AT 235'
220'
105'
200'
Clarence
Shimerville Rd
Galway Trl
Projection: NAD 1983 StatePlane New
Scale 1: 2349
0 57 114 228 342 456 Feet

PROPOSED SETBACK
LINE AT 235'
AVERAGE SETBACK
LINE AT 175'
DET
GAR.
PROPOSED
NEW HOME

REQUEST FOR ACTION BY:

TOWN OF CLARENCE, N.Y.

- ☑ Appeal Board
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- ☐ Town Board

- ☑ Appeal
- ☐ Rezone
- ☐ Revise Ordinance
- ☐ Subdivision
- ☐ Limited Use Permit
- ☐ Other

Rec'd. by: Brad Packard

Date February 28, 2012

Action Desired Applicant is requesting a use variance to allow for the construction of a two-family residence at 6132 Railroad Street in the Residential Single Family zoning district.

Reason

Town Code Reference:

Section 229-47(A)

Acting as Agent for Applicant:

Dave Sutton, Owner/CEO

Sutton Architecture

3284 Walden Avenue

Depew, NY 14043

Phone: 651-0381

PLEASE PRINT

Name Switala's Construction

Address 9300 County Road

Clarence Center, NY 14032

Town/City **State** **Zip**

Phone 741-8471

Signed SIGNATURE ON FILE

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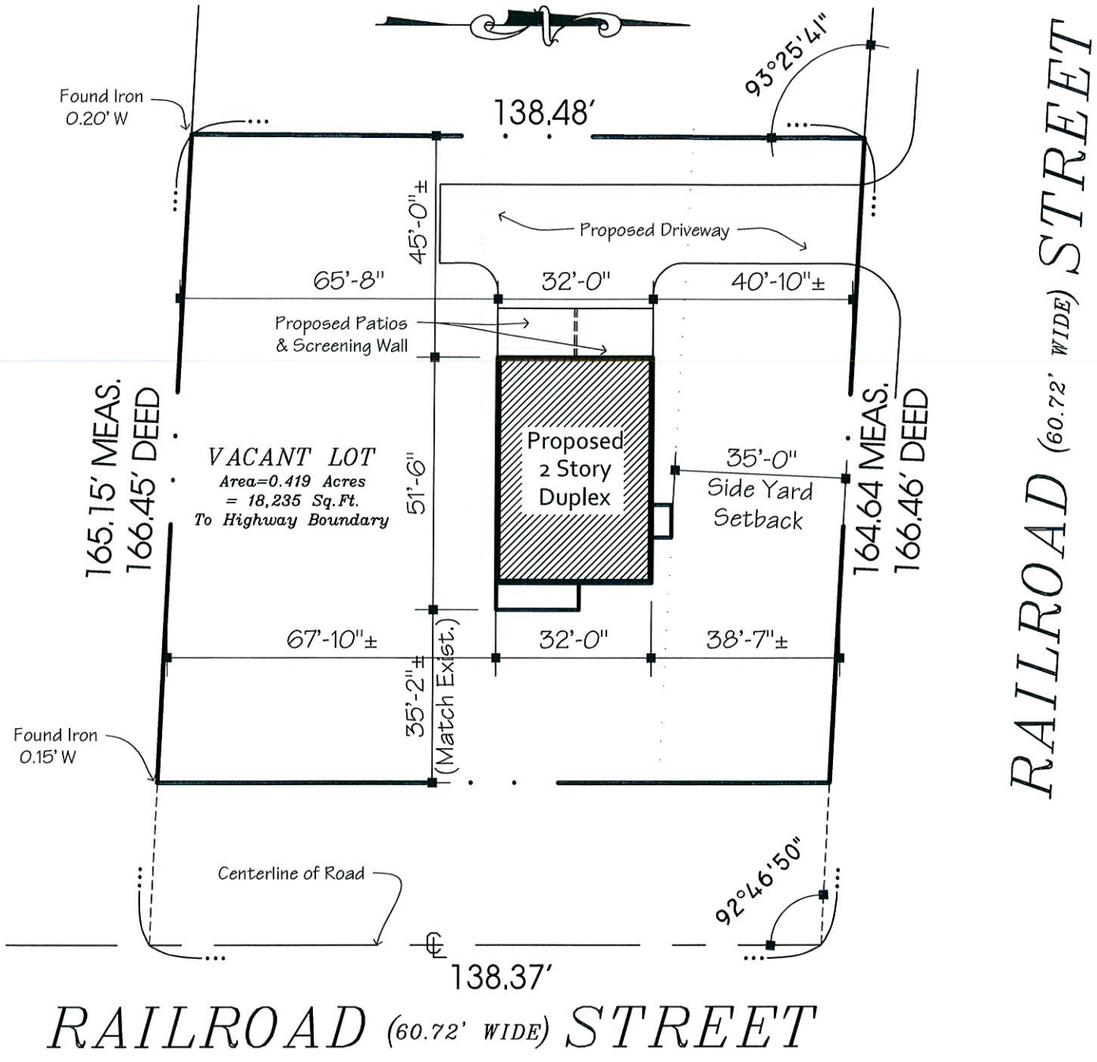


SK.1 Site Plan

1" = 30'-0"

RAILROAD (60.72' WIDE) STREET

SK.2 Aerial Photo

NTS

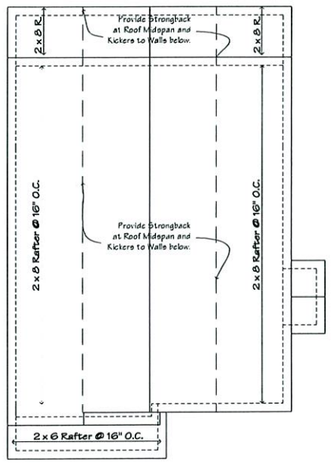
SUTTON architecture
"Design 2 Build"

▪ Proposed 2 Story Duplex ▪

Railroad Street Clarence, NY

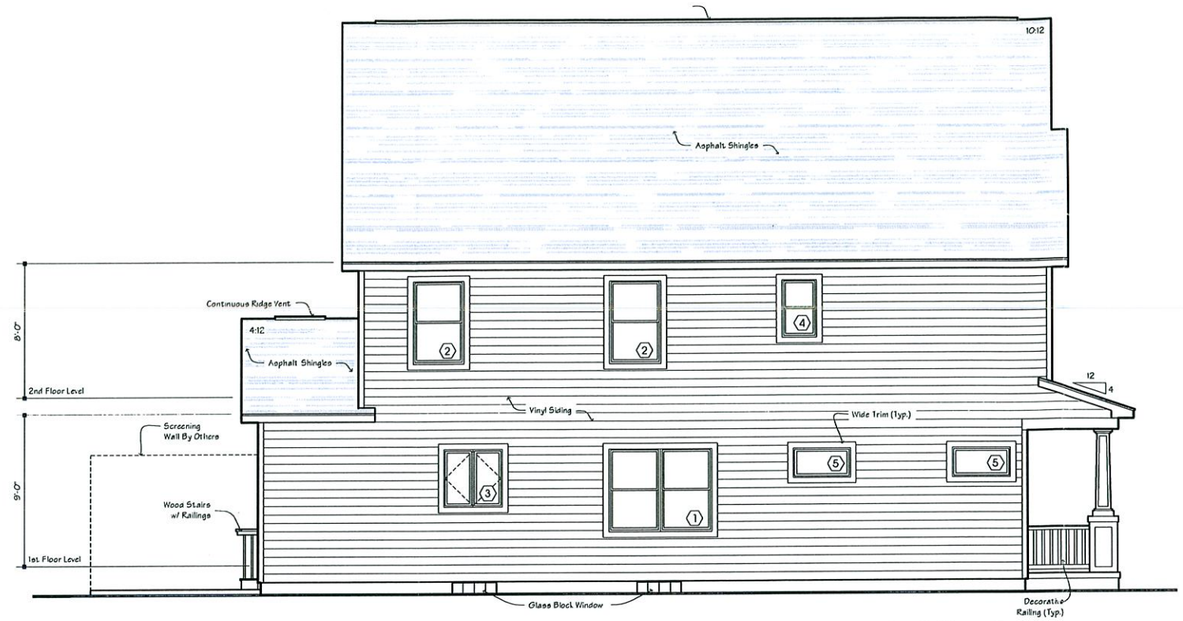
SWITALA 'S CONSTRUCTION

9300 County Road
Clarence Center, NY 14032
(716) 741-8471



A3.3 Roof Plan

1/8" = 1'-0"



A3.1 Left Elevation

1/4" = 1'-0"

A3.2 Right Elevation

1/4" = 1'-0"

SUTTON architecture

"Design 2 Build"

5284 Walden Aver
Depew, New York 140
(716)651-0381 Fax 651-0

Job Number
12-132

SWITALA 'S CONSTRUCTION

9300 County Road
Clarence Center, NY 14032
(716) 741-8471

Proposed 2 Story Duplex

Railroad Street
Clarence, NY

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No.	Description	Dat

WARNING:
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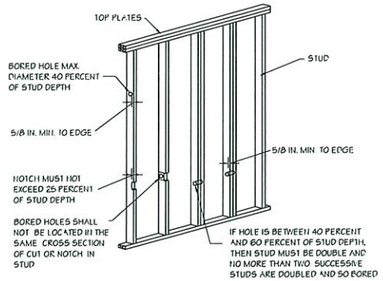
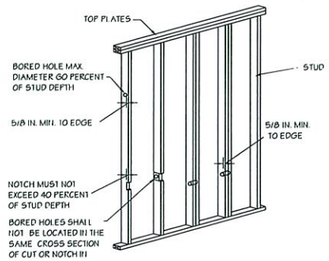
Title:
Elevations & Roof Plan

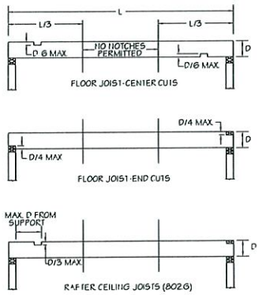
Drawn By: C. Nichter	Sheet No.: A-3
Date: 2-29-12	
Checked: D. Sutton	
Scale: As Noted	



NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS



NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS

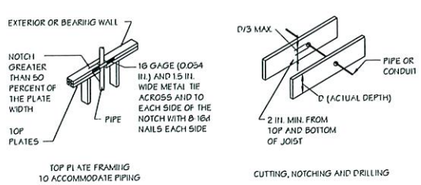


MAXIMUM SPANS FOR WOOD STRUCTURAL PANEL BOX HEADERS [a]

HEADER CONSTRUCTION [b]	HEADER DEPTH (inches)	HOUSE DEPTH (feet)				
		24	28	28	30	32
Wood structural panel-one side	9	4	4	3	3	6
	15	5	5	4	3	3
Wood structural panel-both sides	9	7	5	5	4	3
	15	8	8	7	7	6

a. Spans are based on single story with clear span trussed roof or two-story with floor and roof supported by interior-bearing walls.

b. See Figure R602.7.2 for construction details.



A2.5 Notching Details

NTS

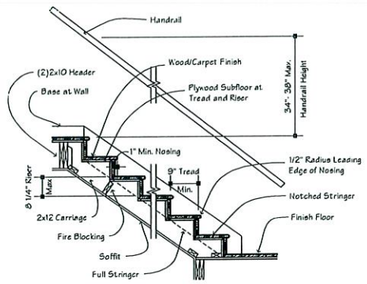
Window Schedule

Windows chosen to be Pella Pro Line or Equal

Mark	Quant	Unit Description	Rough Opening	S.F. Vent	S.F. Glass	Clear Opng.	Oper.	Glazing	Finish	Remarks
1	4	3759-2	6'-2 3/4" x 4'-11 3/4"	12.4	23.4	33.81" x 26.25"	D.H.	Low E	Alum. Clad	
2	10	3759	3'-1 3/4" x 4'-11 3/4"	6.2	11.7	33.81" x 26.25"	D.H.	Low E	Alum. Clad	
3	2	2141-2	3'-6 3/4" x 3'-5 3/4"	8.8	8.0	11" x 36.88"	Cas.	Low E	Alum. Clad	
4	4	25-11	2'-1 3/4" x 3'-5 3/4"	2.6	4.8	21.88" x 17.25"	D.H.	Low E	Alum. Clad	
5	2	4121	3'-5 3/4" x 1'-9 3/4"	...	4.0	.....	Fixed	Low E	Alum. Clad	Optional Operable Units
6	2	5329	4'- 5 3/4" x 2'-5 3/4"	8.5	8.0	As Per Manuf.	Awn.	Low E	Alum. Clad	

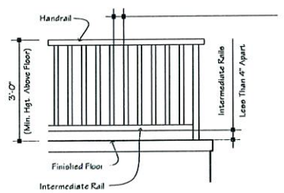
Door Schedule

D1	2	36" Insul. Fiberglass Door	38 1/2" x 82 1/2"	21.0	...	36" x 82"	In-Swing	...	Paint	6 Panel Therma-Tru Door or Equal
D2	2	36" Insul. Fiberglass Door	38 1/2" x 82 1/2"	21.0	6.3	36" x 82"	In-Swing	...	Paint	9 Lite Therma-Tru Door or Equal



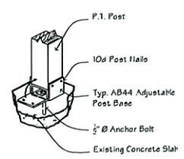
A2.4 Typ. Stair Detail

1/2" = 1'-0"



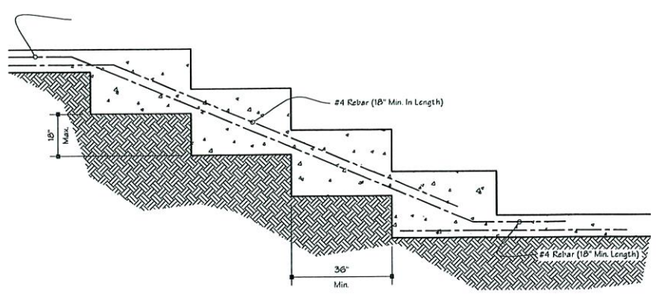
A2.5 Typ. Railing Detail

1/2" = 1'-0"



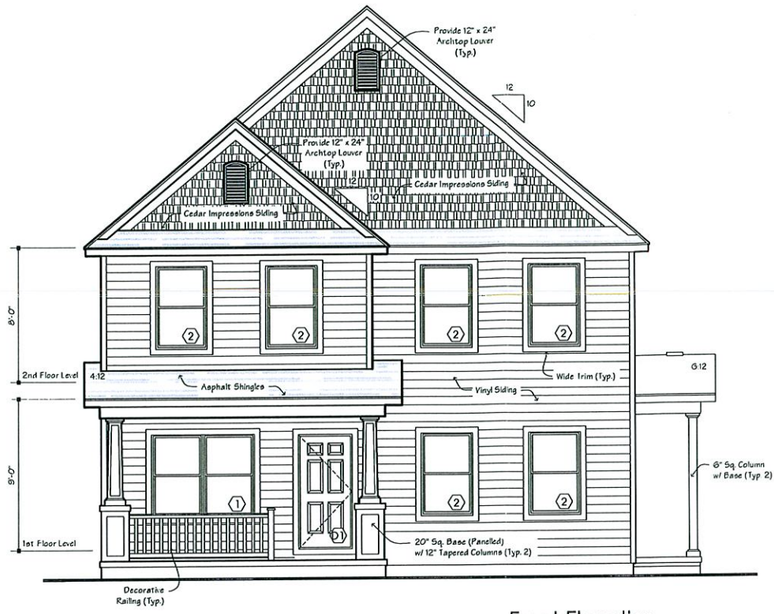
A2.6 Typ. Post Detail

1/2" = 1'-0"



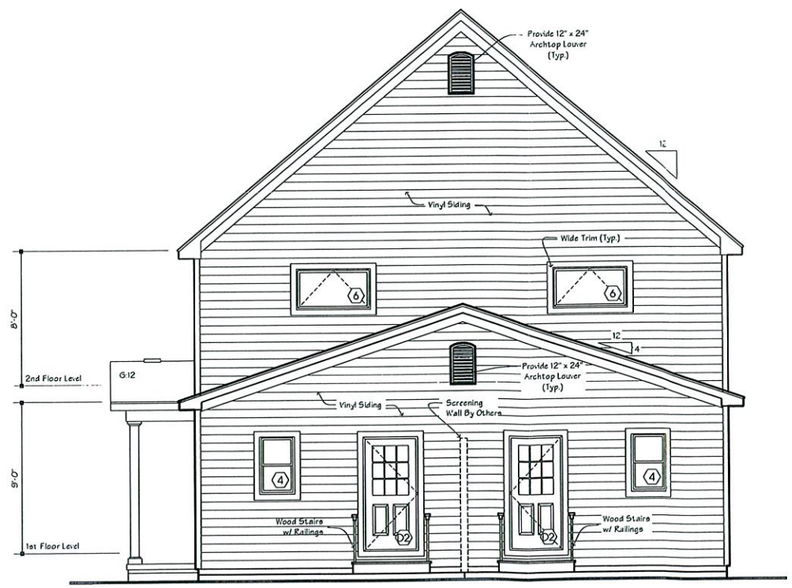
A2.7 Stepped Footer Detail

1/2" = 1'-0"



A2.1 Front Elevation

1/4" = 1'-0"



A2.3 Rear Elevation

1/4" = 1'-0"

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"Design 2 Build"

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(716)651-0381 Fax 651-0

Job Number:
12-132

SWITALA'S CONSTRUCTION

9300 County Road
Clarence Center, NY 14032
(716) 741-8471

Proposed 2 Story Duplex

Railroad Street
Clarence, NY

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No.	Description	Dat

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Title: Elevations & Details

Drawn By: C. Nichter	Sheet No.: A-2
Date: 2-29-12	
Checked: D. Sutton	
Scale: As Noted	

1. Do not scale drawings.

2. These architectural drawings are for representative purposes only, and are subject to non-structural alterations by the local building authorities and/or the contractor. Such alterations may include aesthetic issues such as front elevations and door and window sizes provided they meet minimum light, vent, and egress requirements. Framing and structural changes must be approved by the Architect.

3. The lot layout will be determined by the local building authorities and or the contractor.

4. Exact cabinetry layouts will be provided by the contractor.

5. Stair specifications will be provided by the contractor.

6. The location of items such as furnace, water heater, vents and flue, other mechanical systems, sump crocks, utility services and other items will be determined by the contractor.

7. Interior and Exterior finish items, trim items, and other non-structural items may vary. Building specifications and standards are controlling.

8. Clipped wall heights may vary, exact height and locations to be determined in field by the contractor.

9. Optional items selected by the Owner may incur additional charges. Optional items shown on these drawings are controlled by builder's specifications. The Builder's specifications shall control with respect to all cost items and/or discrepancies between builder's specifications and architectural drawings.

10. The contractor shall be responsible for obtaining all necessary permits and complying with applicable codes and ordinances, and for notifying governing bodies for appropriate inspections.

11. All footings shall sit on undisturbed soil with an assumed soil bearing of 3000 psf (unless otherwise noted in Soil Test, if provided) All concrete shall be 3500 psi. All steps in the Foundation shall conform to 403.1.5 in the Residential Bldg. Code of NYS Provide 5-7% Air Entrapment for Exposed Concrete and Garage Slab As Per Table R-402.2.

12. The contractor shall verify all dimensions and details on these drawings prior to construction and immediately report any discrepancies to the Architect. The contractor shall verify all dimensions before proceeding with fabrication or construction.

13. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal codes are to take precedence over the drawings and specifications.

14. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections or details shall apply to all similar, symmetrical or opposite hand plans, sections or details.

15. All dimensions are to face of stud or actual face of masonry unless otherwise noted.

16. All HVAC and electrical work is not included in this set of documents and is to be designed by others. Electrical system shall conform to National Electrical Code.

17. Grading shown on these drawings is representational only. Exact site conditions may require adjustment to final grading or height of basement walls by the contractor. Proper drainage system must be provided.

18. Failure to show or mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual and proper completion of the work.

19. Install double structural members under all partitions and framed openings in walls, roof, floor, and under both ends of beams.

20. Install required bridging in floor joist at mid-span, and/or in such manner that the unbraced length does not exceed 8'-0". Bridging is not required between every joist space and may be impossible to install due to mechanical or structural interference. Fireblocking shall be provided, as required, to conform to Section R602.8 in the Residential Bldg. Code of NYS.

21. All structural lumber over 14' shall be No. 2 Douglas fir-larch with a minimum extreme fiber in bending stress (Fb) of 1450 lb/sq. in. And a minimum modulus of elasticity (E) of 1,600,000 PSI.

22. Wood headers for interior first floor bearing walls shall be sized per the following chart, uno on plans (use #2 Doug Fir-Larch #2):

SPAN	HEADER
0' to 5'-0"	2 - 2X8 with 1 / 2 " plywood web
5'-1" to 7'-0"	2 - 2X8 with 1 / 2 " plywood web
7'-1" to 9'-0"	2 - 2X10 with 1 / 2" plywood web
to 10'-8"	2 - 2X12 with 1 / 2 " plywood web

23. Wood headers for exterior first floor bearing walls shall be sized per the following chart, unless noted otherwise on plans (use Doug Fir-Larch #2):

SPAN	HEADER
0' to 3'-10"	2 - 2X6 w/ 1/ 2" plywood web
3'-10" to 4'-10"	2 - 2x8 w/ 1/ 2 " plywood web
4'-10" to 6'-0"	2 - 2x10 w/ 1/ 2" plywood web
6'-0" to 7'-0"	2 - 2x12 w/ 1/ 2" plywood web

Interior non-load bearing headers shall be 2-2x6.

24. Wood ceiling joists with no attic storage shall be sized per the following chart, unless otherwise noted on plans: All ctg. joists shall span in the same direction as roof rafters unless otherwise approved by the architect.

Douglas Fir-Larch

SPAN	JOIST
0' to 11'-3"	2 x 4
11'-4" to 17'-8"	2 x 6
17'-9" to 23'-4"	2 x 8
23'-5" to 28'-6"	2 x 10

SPF

SPAN	JOIST
0' to 10'-9"	2 x 4
10'-10" to 16'-11"	2 x 6
17'-0" to 22'-4"	2 x 8
22'-5" to 31'-4"	2 x 10

25. Provide solid bearing under all beams. Solid bearing shall be cont. from footer to underside of beams.

26. Furnace Rating - gas/oil 80% +/-

27. Automatic setback thermostat: Heating 45 - 75 minimum

28. Domestic water heater: Meets ASHRA 90 - 75 Standard - Gas fired

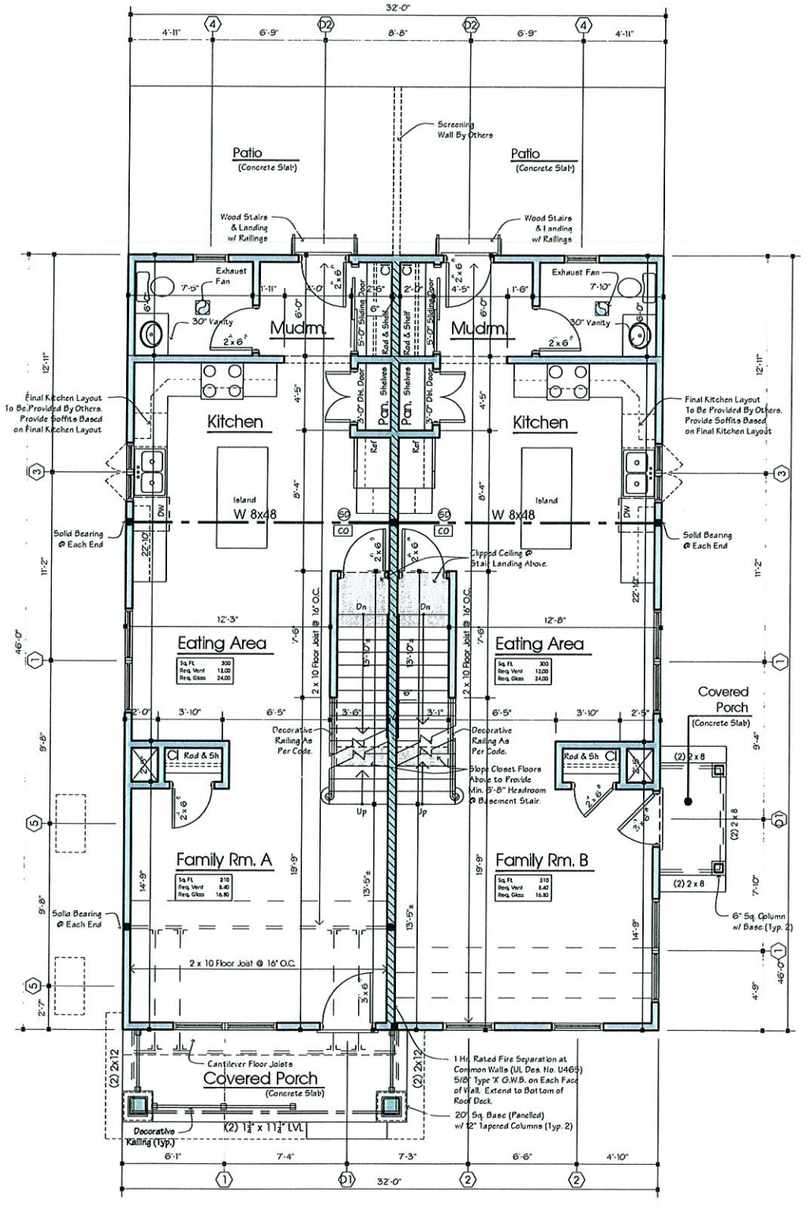
29. Design Data:

Outdoor - Heating degree days 7,000
Winter design dry bulb temp 0
Summer design dry bulb temp 80
Indoor - Winter design dry bulb temp 72
Design humidification ..... 30 max

30. Design Loads:

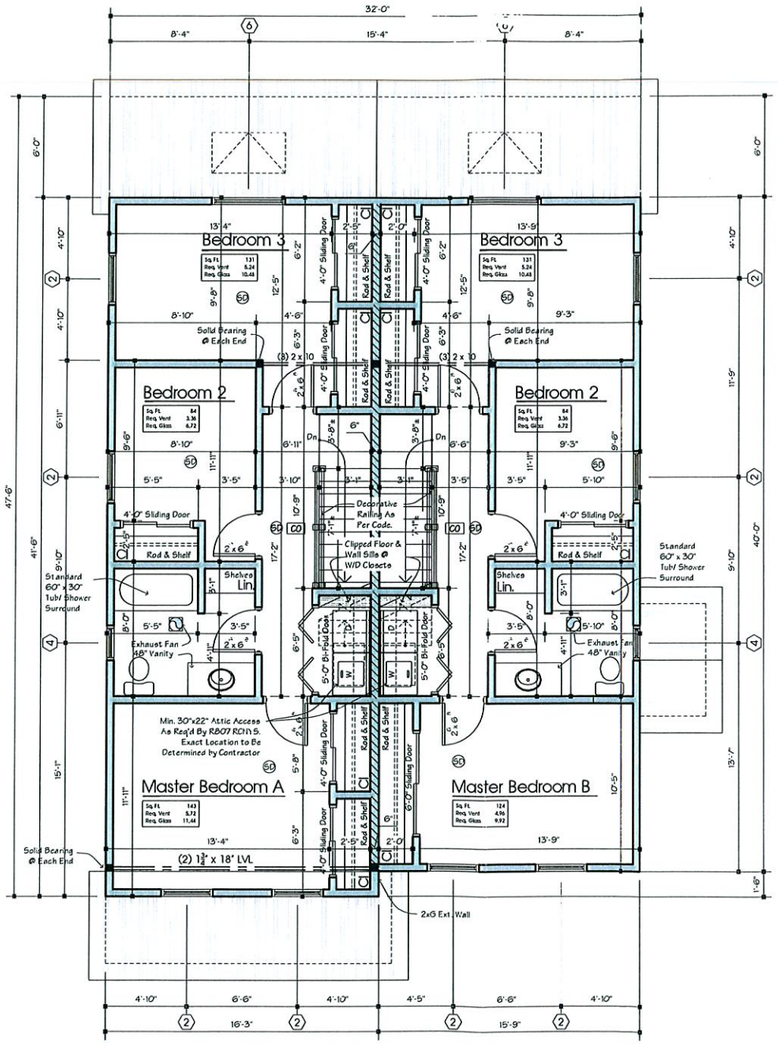
First Floor Live Load ..... 40 PSF
Second Floor Live Load ..... 30 PSF
Roof Snow Load ..... 55 PSF
Basic Wind Speed ..... 90 MPH

32. These notes may be changed as approved by Architect.



A1.1 First Floor Plan

1/4" = 1'-0"



A1.2 Second Floor Plan

1/4" = 1'-0"

SUTTON architecture
"Plan 2 Build"

3284 Walden Aver
Depew, New York 140
(716)651-0381 Fax 651-0

Job Number
12-132

SWITALA'S CONSTRUCTION
9300 County Road
Clarence Center, NY 14032
(716) 741-8471

Proposed 2 Story Duplex

Railroad Street
Clarence, NY

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No.	Description	Dat

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Title:
Floor Plans & Notes

Drawn By: C. Nichter
Date: 2-29-12
Checked: D. Sutton
Scale: 1/4" = 1'-0"
Sheet No.: A-1

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- ☐ Other

Rec'd. by: Brad Packard

Date February 29, 2012

Action Desired Applicant is requesting a 15' variance to allow for a front yard setback of 25' to a primary residence for the construction of an addition to an existing garage on a corner lot at 8211 Fernleaf Court in the Planned Unit Residential zoning district.

Reason

Town Code Reference:

Section 229-52(A)(1)

Acting as Agent for Applicant:

Jim Pauly, Owner/CEO
Pauly Construction
8110 Leah Court
Williamsville, NY 14221
Phone: 913-7767

PLEASE PRINT

Name Shuman Hua
Address 8211 Fernleaf Court
Williamsville, NY 14221
Town/City **State** **Zip**
Phone 462-3840
Signed SIGNATURE ON FILE

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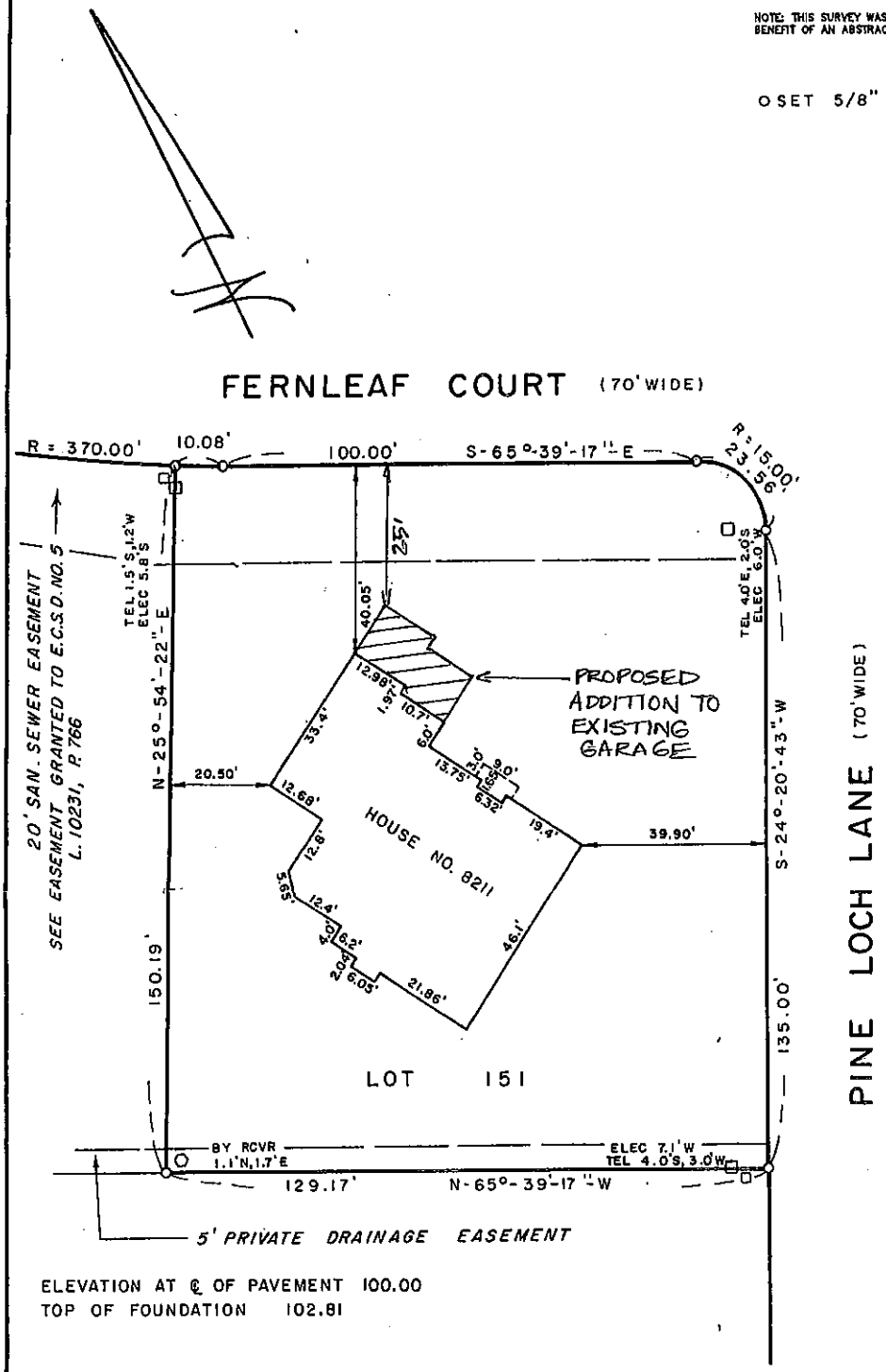
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

O SET 5/8" ROD



ELEVATION AT ℄ OF PAVEMENT 100.00
TOP OF FOUNDATION 102.81

JUL 28 1994

SURVEY OF

SUBLOT 151 COVER 2641

LOCH LEA PHASE III A PART I

BEING PART OF LOT 8 SECT. 14 TOWNSHIP 12 RANGE 6
HOLLAND LAND SURVEY

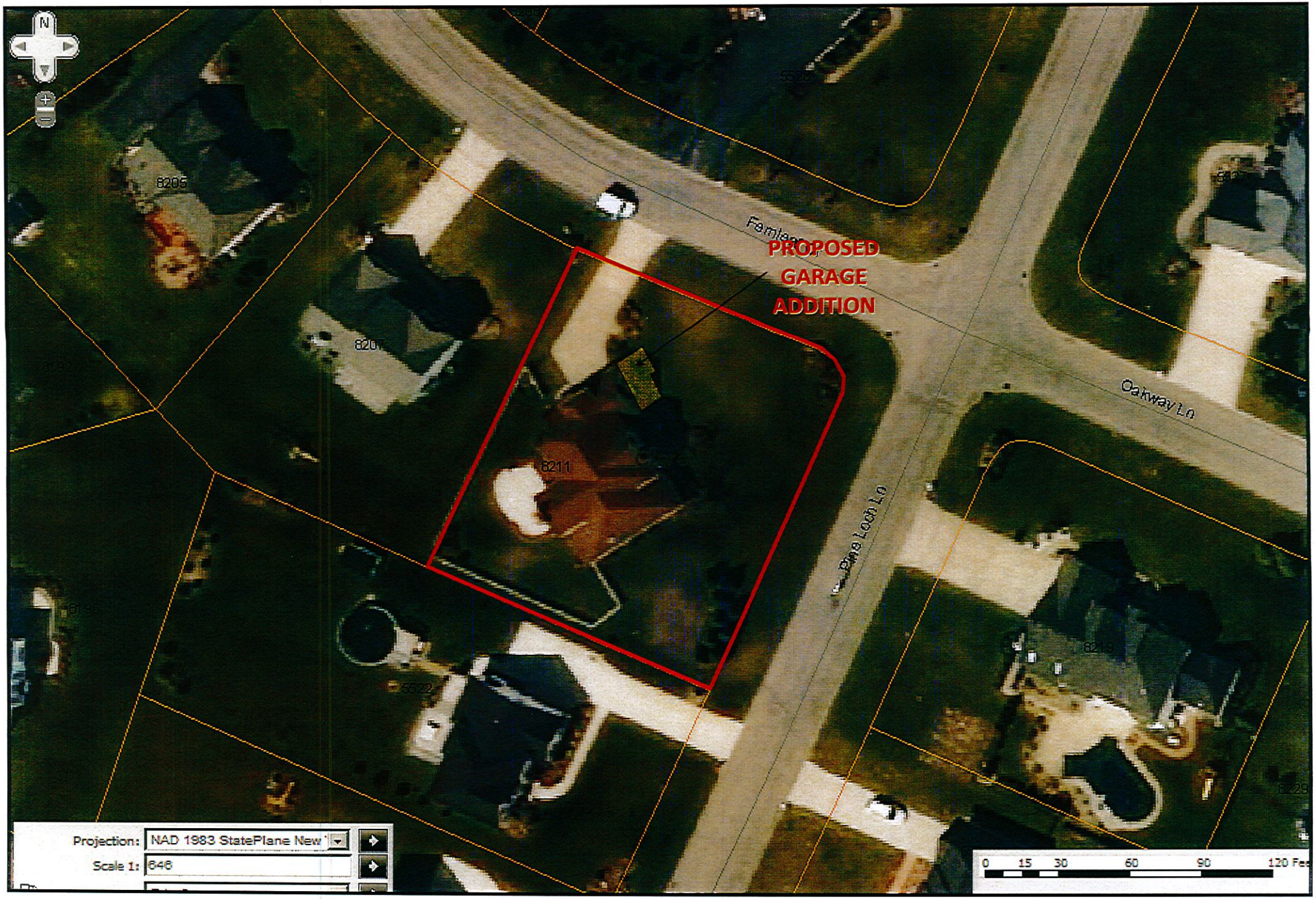
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

Bernard F. Wills

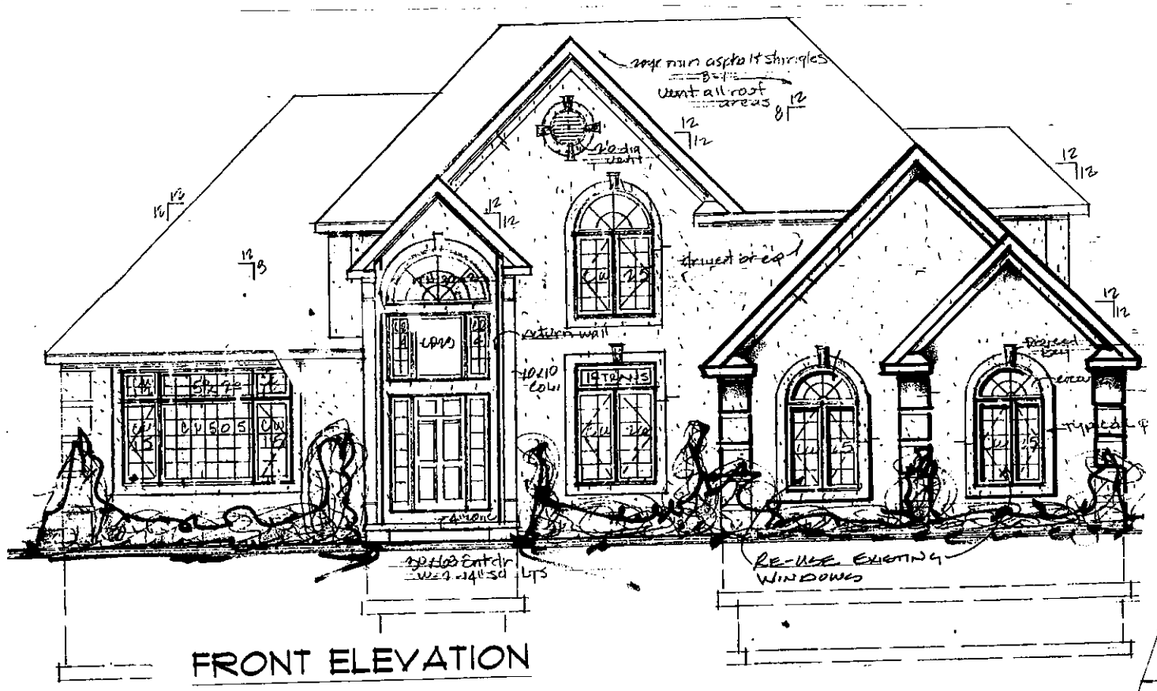
DATE	REVISION/TYPE
7/18/94	FOUNDATION LOCATION

PRATT & HUTH ASSOCIATES
ENGINEERING • SURVEYING • PLANNING
60 EARHART DRIVE
WILLIAMSVILLE, NEW YORK 14221
716-633-4844 FAX 716-633-4940

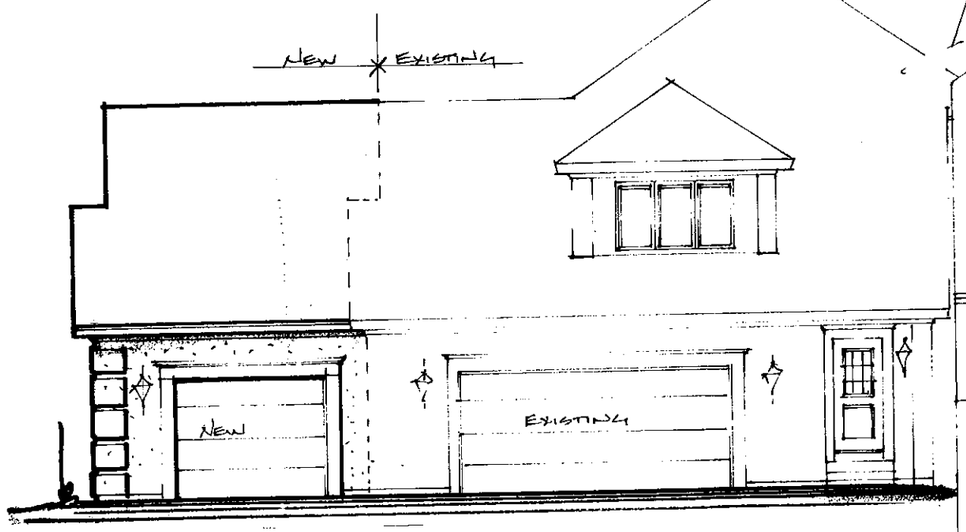
JOB NO. 01042-151 DATE: DECEMBER 30, 1993
SCALE 1" = 30' TAX NO.


PROPOSED
GARAGE
ADDITION
Oakway Ln
Pine Loch Ln
8205
8207
8211
8213
Projection: NAD 1983 StatePlane New
Scale 1: 848
0 15 30 60 90 120 Fe

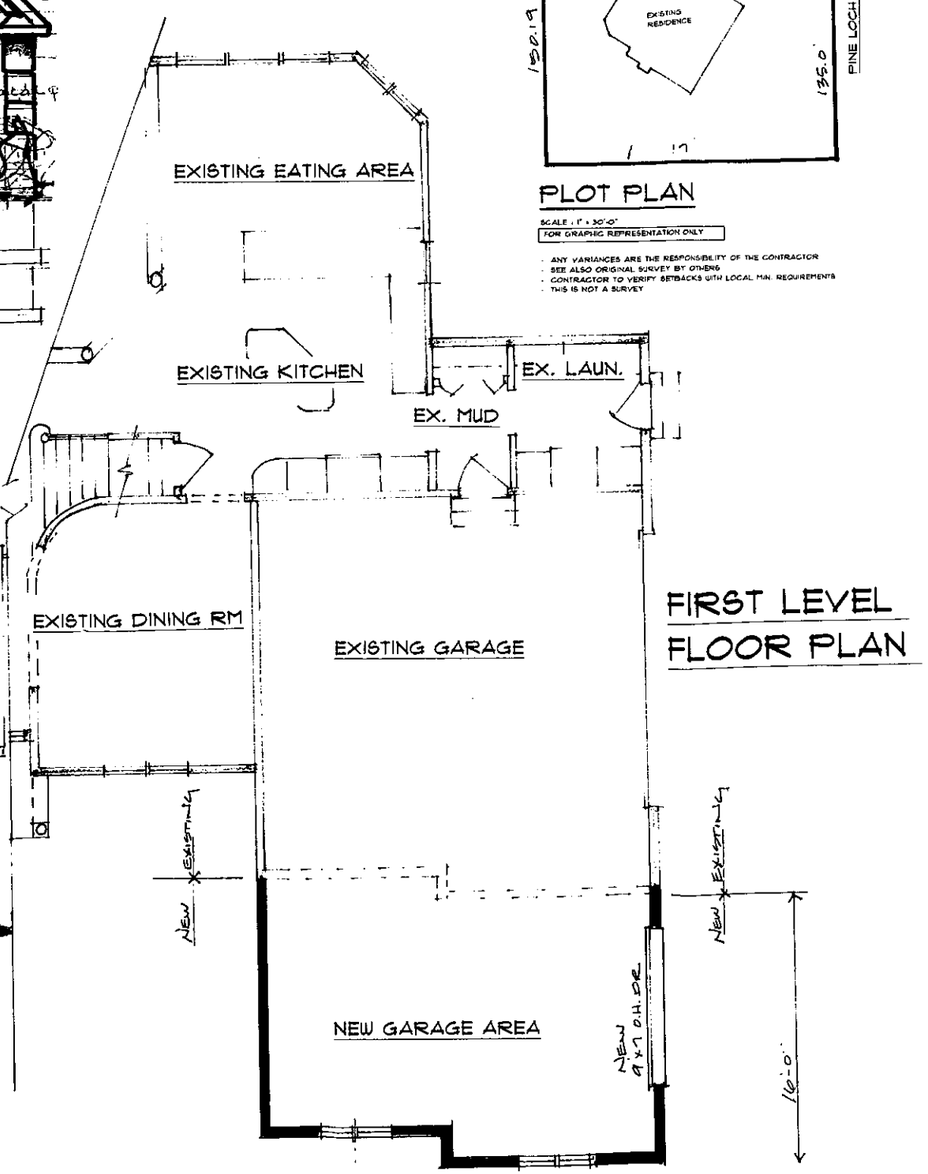
PINE LOCH
ILEAF
PROPOSED
GARAGE
ADDITION



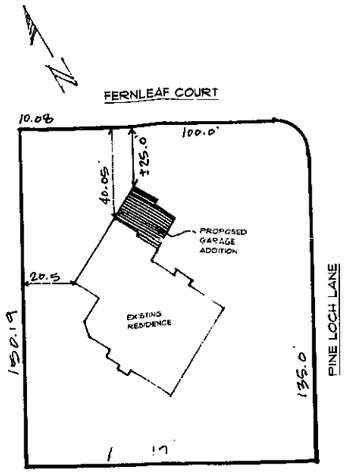
FRONT ELEVATION



RIGHT SIDE ELEVATION



FIRST LEVEL FLOOR PLAN



PLOT PLAN

SCALE : 1" = 30'-0"
FOR GRAPHIC REPRESENTATION ONLY

- ANY VARIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR
- SEE ALSO ORIGINAL SURVEY BY OTHERS
- CONTRACTOR TO VERIFY SETBACKS WITH LOCAL MIN. REQUIREMENTS
- THIS IS NOT A SURVEY

REVISIONS

PROPOSED GARAGE ADDITION FOR:
VICTOR AND LISA ANASTASIA
8211 FERNLEAF
CLARENCE, NEW YORK

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE (ON 24" X 36" PAPER) (IF PRINTED ON 11" X 18" PAPER ALL LISTED SCALES ARE HALF SIZE, VERIFY W/ GRAPHIC SCALES ON DRAWINGS)

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PRELIMINARY ONLY

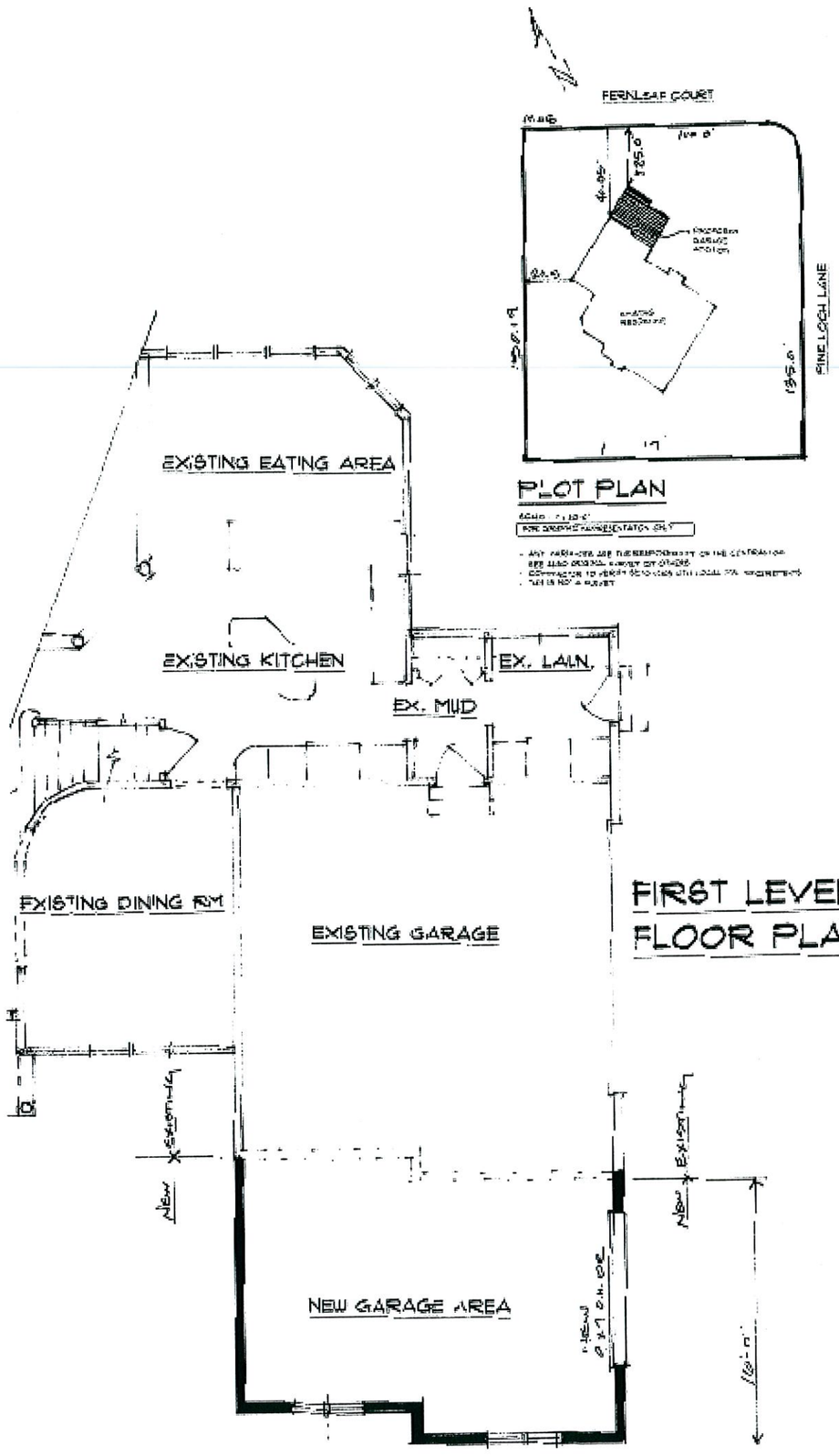
1-5-12 PRELIMINARY

SIGNATURE IN RED INK

JRZ
ARCHITECTURE PLLC
91 NORTH FOREST
WILLIAMSVILLE, NY 14221
JOHN R. ZYBICZYNSKI
REGISTERED ARCHITECT
PHONE: 716-635-6544
FAX: 635-6545

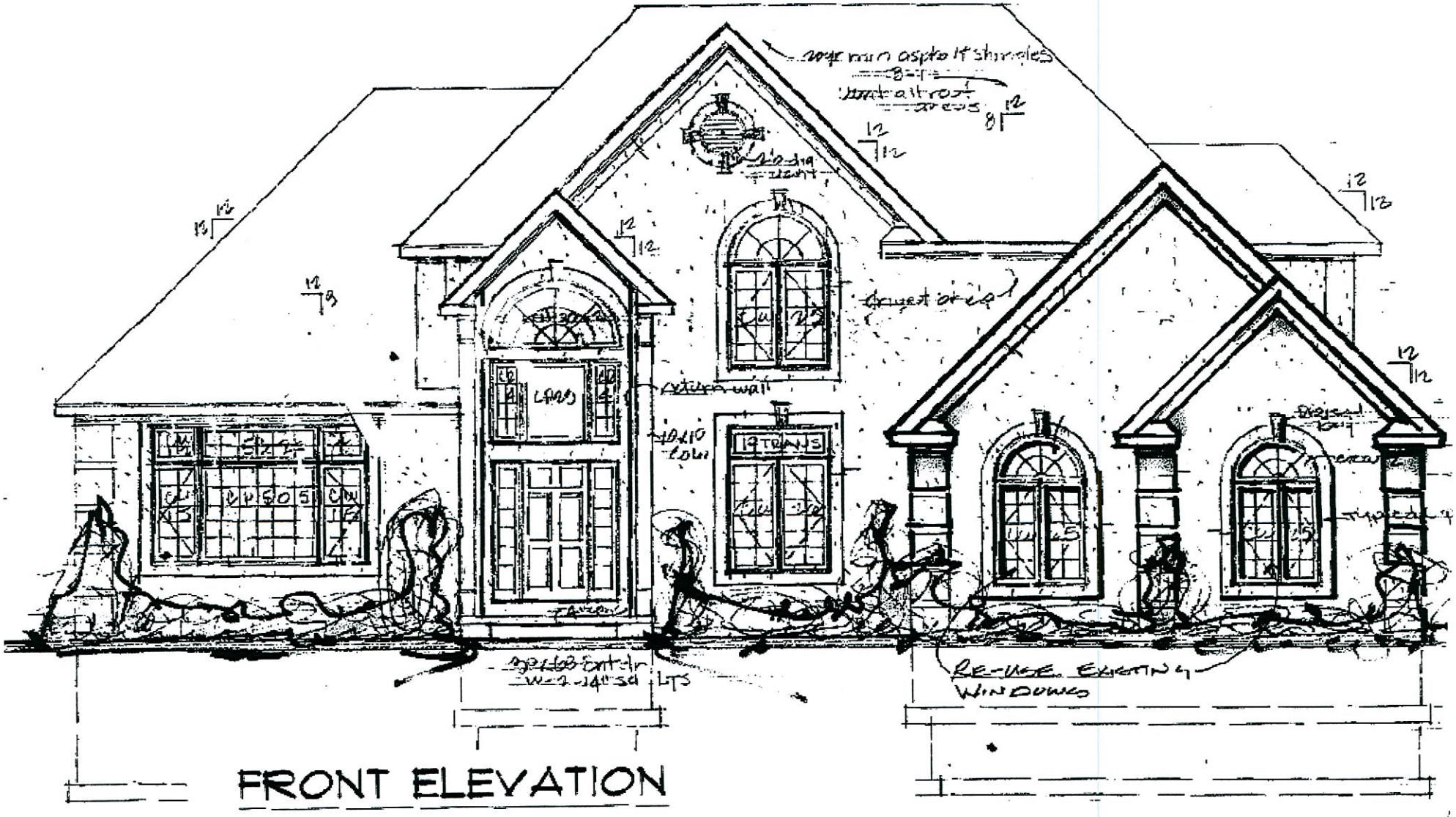
JOB NO: 1112-005

DATE: JAN. 2012

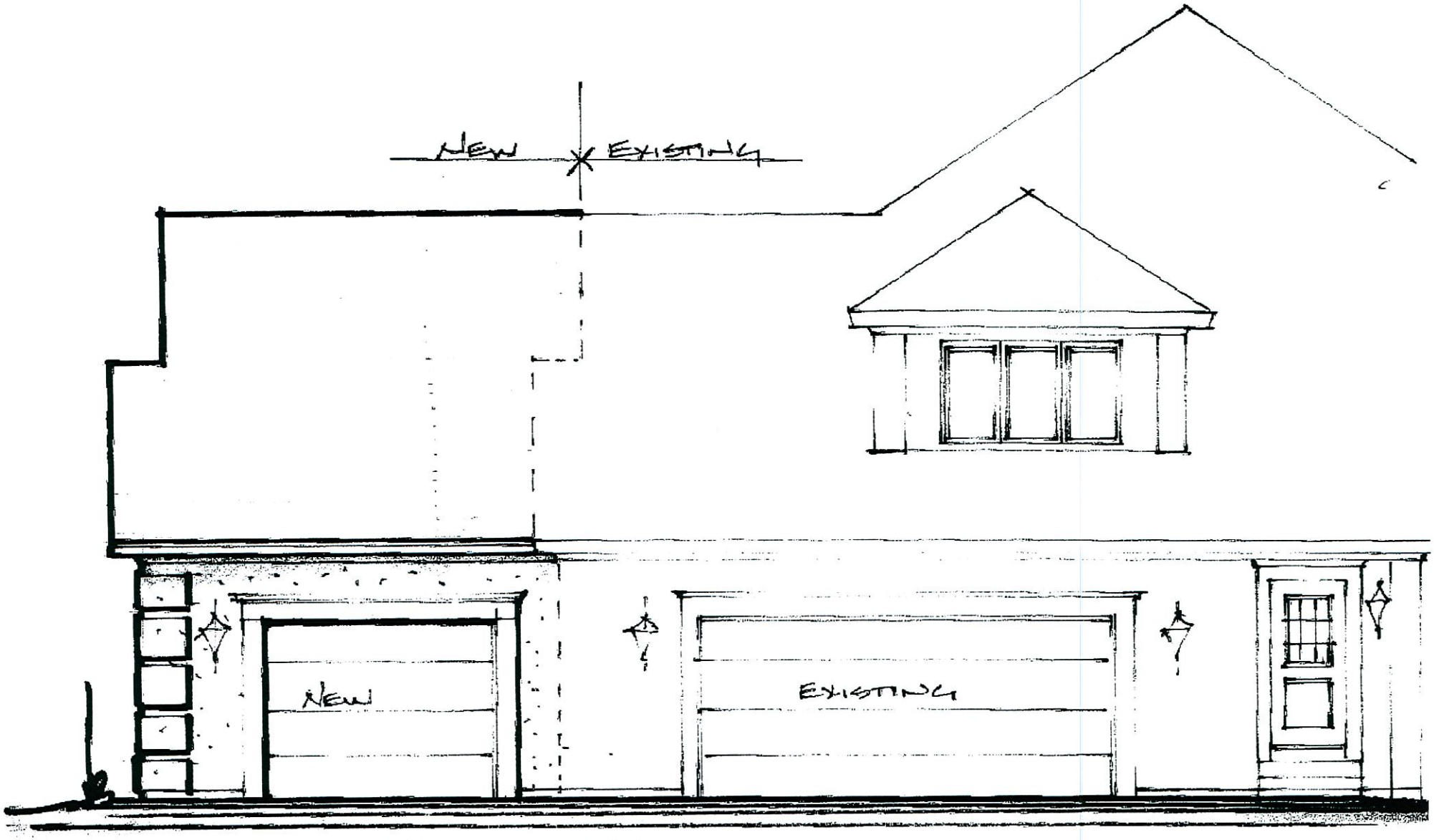


PLOT PLAN

FIRST LEVEL FLOOR PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION