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: Jonathan Bleuer

Date August 1, 2017

Action Desired Applicant requests a variance of 2' to allow an 8' side yard setback for the installation of a detached accessory structure (emergency generator) located at 4650 Oakwood Lane in the Residential Single-Family zone.

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

PLEASE PRINT

Name	Mary S. Gober
Address	4650 Oakwood Lane
Town/City	Clarence NY 14031 (State, Zip)
Phone	716-759-2847
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 ..... 20.....
Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Hearing Held by..... on ..... 20.....

Final Action Taken

Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Filed with Town Clerk on ..... 20.....

Filed with County Clerk on ..... 20.....

STANDBY GENERATORS

17 & 20kW[1] STANDBY GENERATOR

BRIGGS & STRATTON®
THE SMART CHOICE

For the discerning homeowner that is looking for the smartest, most reliable permanent backup power solution.

5 YEAR PARTS • LABOR • TRAVEL LIMITED WARRANTY

Unique Airflow Technology
- Making these models 50% quieter than most portable generators
- The unique design pushes engine exhaust out the front, directly away from your home

Flexible Placement
- Approved for installation as close as 18" to a building[2]

Symphony® II Power Management System
- Customizable to your home's needs
- Automatically balances the power of your home's electrical load including high wattage items like air conditioning units and electric ovens
- Offers whole house power with a more affordable home generator

Commercial-Grade Briggs & Stratton Vanguard™ Engine
- Powerful V-Twin OHV engine
- Easy conversion between natural gas (NG) and liquid propane vapor (LP) during installation

Quality Clean Power
- Ensures your electronics are safely powered

Corrosion Resistant Enclosure & Base
- Made with automotive grade galvanneal steel to resist rust
- Powder-coated paint for years of protection against chips and abrasions

c UL us LISTED

GENERATOR SET RATINGS

						LIQUID PROPANE		NATURAL GAS		LIMITED WARRANTY[3]
	MODEL	VOLTAGE	PHASE	HZ	BREAKER	LP kW	LP AMPS	NG kW	NG AMPS	PARTS, LABOR, TRAVEL
17 kW	Briggs & Stratton 040549	120/240	1	60	80	17	70.8	15.3	63.8	5 Year
20 kW	Briggs & Stratton 040336	120/240	1	60	100	20	83.3	18	75	5 Year

[1] This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-04 (motors and generators).
[2] The installation manual contains specific instructions related to generator placement in addition to NFPA 37, including the requirement that carbon monoxide detectors be installed and maintained in your home.
[3] Warranty details available at www.briggsandstratton.com

ENGINE SPECIFICATIONS

ENGINE

Engine Model	Briggs & Stratton Vanguard™
Engine Model Type Trim Number	613275-0003-E1
Engine Speed (RPM)	3600
Engine Fuel	Liquid Propane (LP) or Natural Gas (NG)
Engine Cylinder Configuration	OHV
Number of Cylinders	2
Displacement (cc)	60.6 / 993
Bore & Stroke (in)	3.37 / 3.41
Compression Ratio	8.5:1
Governor Type	Electronic
Frequency Regulation	+/- 1 Hz
Valves	OHV with Hardened Seats
Ignition System	Fixed timing Magnetron® Electric Ignition
Starter Motor Rating Voltage	12 Volt
Battery	12 Volt

LUBRICATION

Oil Capacity (oz)	79
Lubrication System	Full Pressure
Recommended Oil	5W30 Full Synthetic
Low Oil Pressure Sensor	Yes

ALTERNATOR SPECS

Manufacturer	Briggs & Stratton
Type	Self-Excited, Rotation Field
Voltage Regulator	Automatic
Insulation	Class F

CONTROLLER FEATURES

Hour Meter	Yes
LED Digital Display	Yes
Fault Code Display	Yes
Weekly Exerciser	Yes

OPERATIONS

FUEL CONSUMPTION[1]

		50% Load		100% Load	
17kW	**Liquid Propane**	74 ft^3 / hr	2.06 gal / hr	118 ft^3 / hr	3.28 gal / hr
	Natural Gas	170 ft^3 / hr	—	248 ft^3 / hr	—
20kW	**Liquid Propane**	83 ft^3 / hr	2.31 gal / hr	135 ft^3 / hr	3.75 gal / hr
	Natural Gas	187 ft^3 / hr	—	260 ft^3 / hr	—

SOUND RATING AT 7 METERS

17kW	20kW
64 dBA	64 dBA

Lowest measurement of 12 microphones around generator. Sound level measurement at other locations around generator may be different depending upon installation configuration.

[1] Fuel consumption rates are estimated based on normal operating conditions. Generator operation may be greatly affected by elevation and the cycling operation of multiple electrical appliances – fuel flow rates may vary depending on these factors.

ADDITIONAL INFORMATION

OTHER FEATURES

Enclosure Material	Galvanneal Steel with Corrosion Resistant Paint
Overcrank Protection	Yes
Engine Warm Up (sec)	20 or 50 Automatic Transfer Switch Controlled
Engine Cool Down (min)	1
Response Time (sec)	26 or 56 Automatic Transfer Switch Controlled
Monitoring Options	Basic Wireless Monitor InfoHub™ Monitor
Continuous Battery Charging	Yes

WEIGHT AND DIMENSIONS

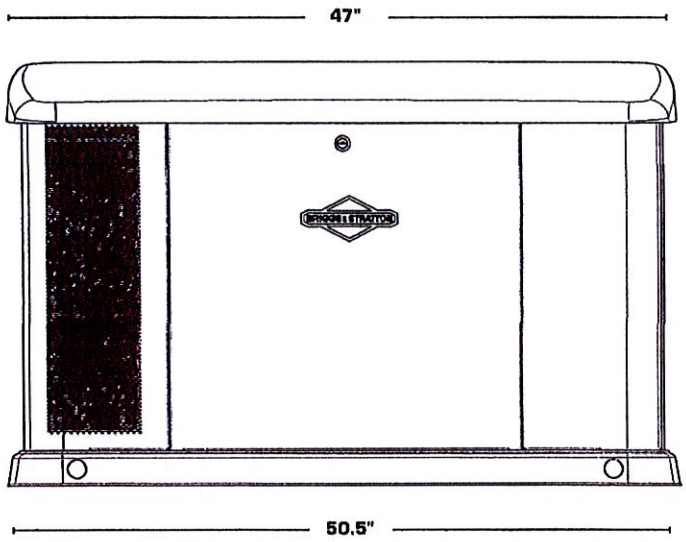
	17kW	20kW
Assembled Weight (lbs)	484	500
Overall Dimensions (in)	50.5 x 32.9 x 31	50.5 x 32.9 x 31
Packaged Weight (lbs)	597	613
Packaged Dimensions (in)	68.1 x 41 x 39.5	68.1 x 41 x 39.5

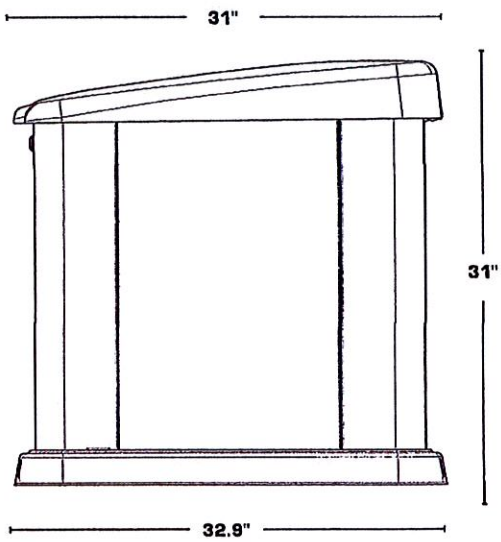
CERTIFICATION

CARB Compliant	Yes
NFPA Approved	Yes
cUL Listed to CSA 22.2 NO 100-04	Yes
NEMA Compliant	Yes
EPA Certified Fuel System	Yes

AVAILABLE ACCESSORIES

Maintenance Kit	6035
Cold Weather Kit	6231
Basic Wireless Monitor	6264
InfoHub	6260
Remote Status Monitor	6144





FUEL PIPE SIZE RECOMMENDATION CHART (CAPACITY IN THOUSANDS OF BTU/HOUR)

Natural Gas / Inlet Pressure less than 2 PSI / Pressure Drop 1/2" Water Column / Specific Gravity 0.60

	1/2" pipe capacity	3/4" pipe capacity	1" pipe capacity	1-1/4" pipe capacity	1-1/2" pipe capacity	2" pipe capacity
20' Length*	118	247	466	957	1,430	2,760
40' Length*	81	170	320	657	985	1,900
60' Length*	65	137	257	528	791	1,520
80' Length*	56	117	220	452	677	1,300
100' Length*	50	104	195	400	600	1,160

Liquid Propane / Inlet Pressure 11" Water Column / Pressure Drop 1/2" Water Column / Specific Gravity 1.50

	1/2" pipe capacity	3/4" pipe capacity	1" pipe capacity	1-1/4" pipe capacity	1-1/2" pipe capacity	2" pipe capacity
20' Length*	200	418	788	1,617	2,423	4,666
40' Length*	137	287	541	1,111	1,665	3,207
60' Length*	110	231	435	892	1,337	2,575
80' Length*	101	212	400	821	1,230	2,370
100' Length*	101	212	400	821	1,230	2,370

*Total length of piping from outlet of regulator to appliance furthest away.

ADDITIONAL INFORMATION

TRANSFER SWITCH SPECIFICATIONS

Prewired 16 Circuit	100 AMP	Model #071076
Standard 16 Circuit	100 AMP	Model # 071047
Symphony® II	100 AMP	Model # 071071
Symphony® II	150 AMP	Model # 071070
Symphony® II	200 AMP	Model # 071068
Symphony® II Dual 200 Amp	2x200/400	Model # 071057
Voltage Rating	120/240	
Number of Protected Circuits	Select Circuit: 16	
	Symphony® II: Whole House	
UL Approved	Yes	
NEMA 3R Rated	Yes	

SUPPORT EVERY STEP OF THE WAY

NEED HELP? Just call 800-759-2744
Our technical support team is trained to answer questions on our generators, transfer switches and accessories.

CALL TODAY FOR A FREE IN-HOME ESTIMATE! 800-743-4115

Disclaimer: Not for Prime Power or use where standby systems are legally required, for serious life safety or health hazards, or where lack of power hampers rescue of fire-fighting operations.

BRIGGS&STRATTON
POST OFFICE BOX 702
MILWAUKEE, WI 53201 USA
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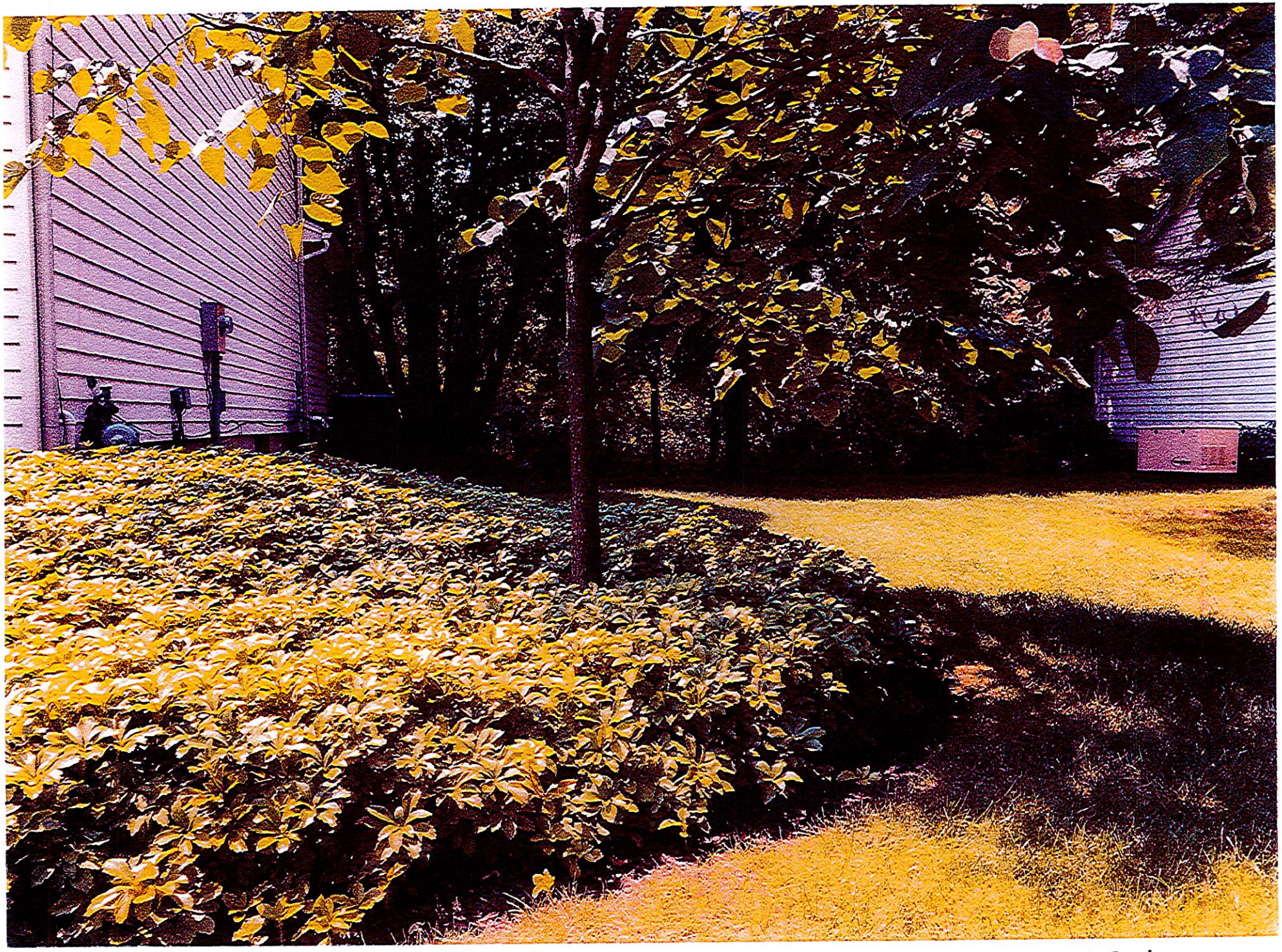
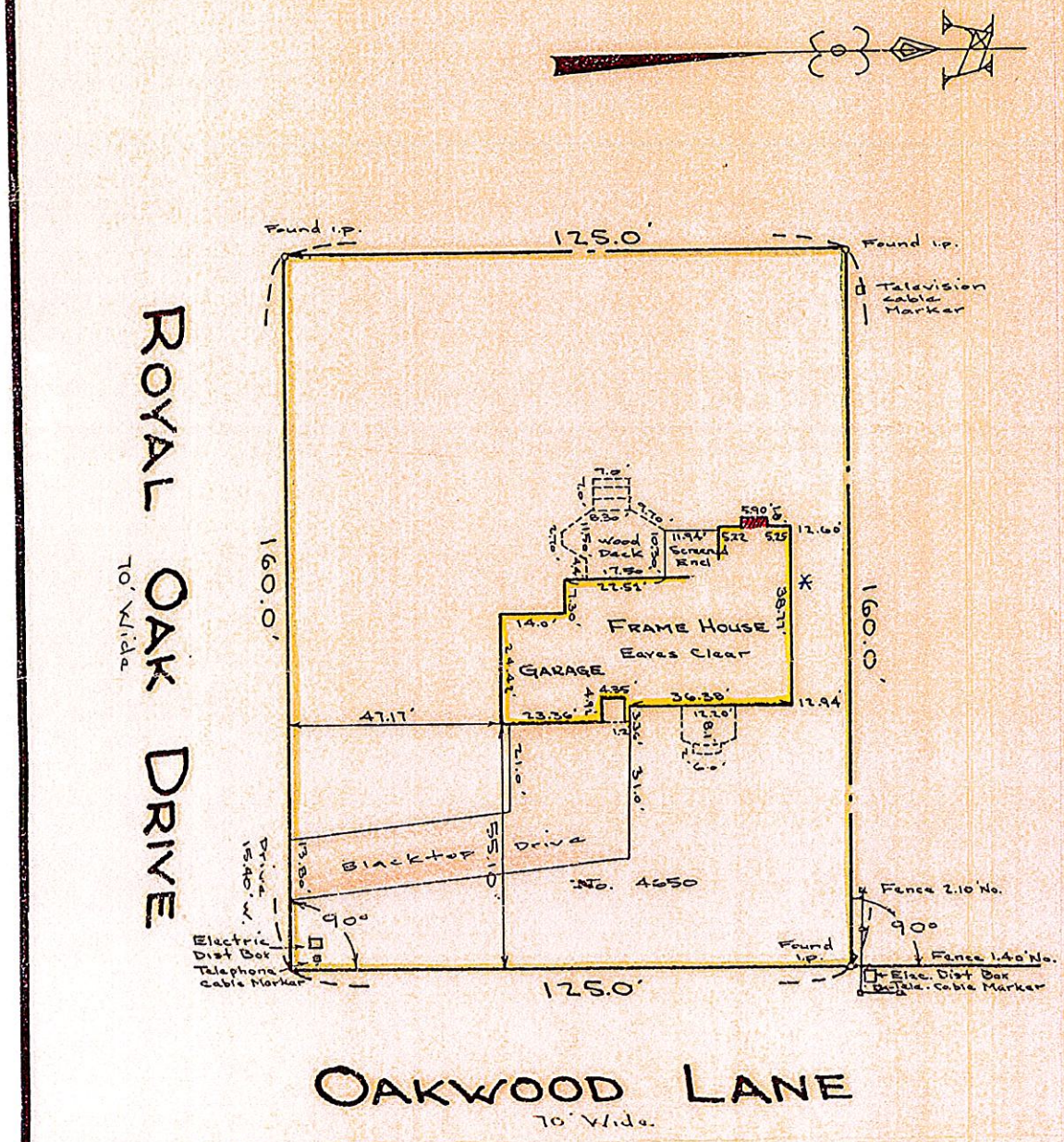
Briggs & Stratton Corp. reserves the right to make changes in specifications and features shown herein, or discontinue the product described at any time without notice or obligation.





SUB. LOT 9
COVER 2414

2" SNOW COVER '93

LOCATION PART OF LOT 8, SECT 1, T-12, R-6, TOWN OF CLARENCE, ERIE CO., N.Y. SCALE: 1" = 30 FT.

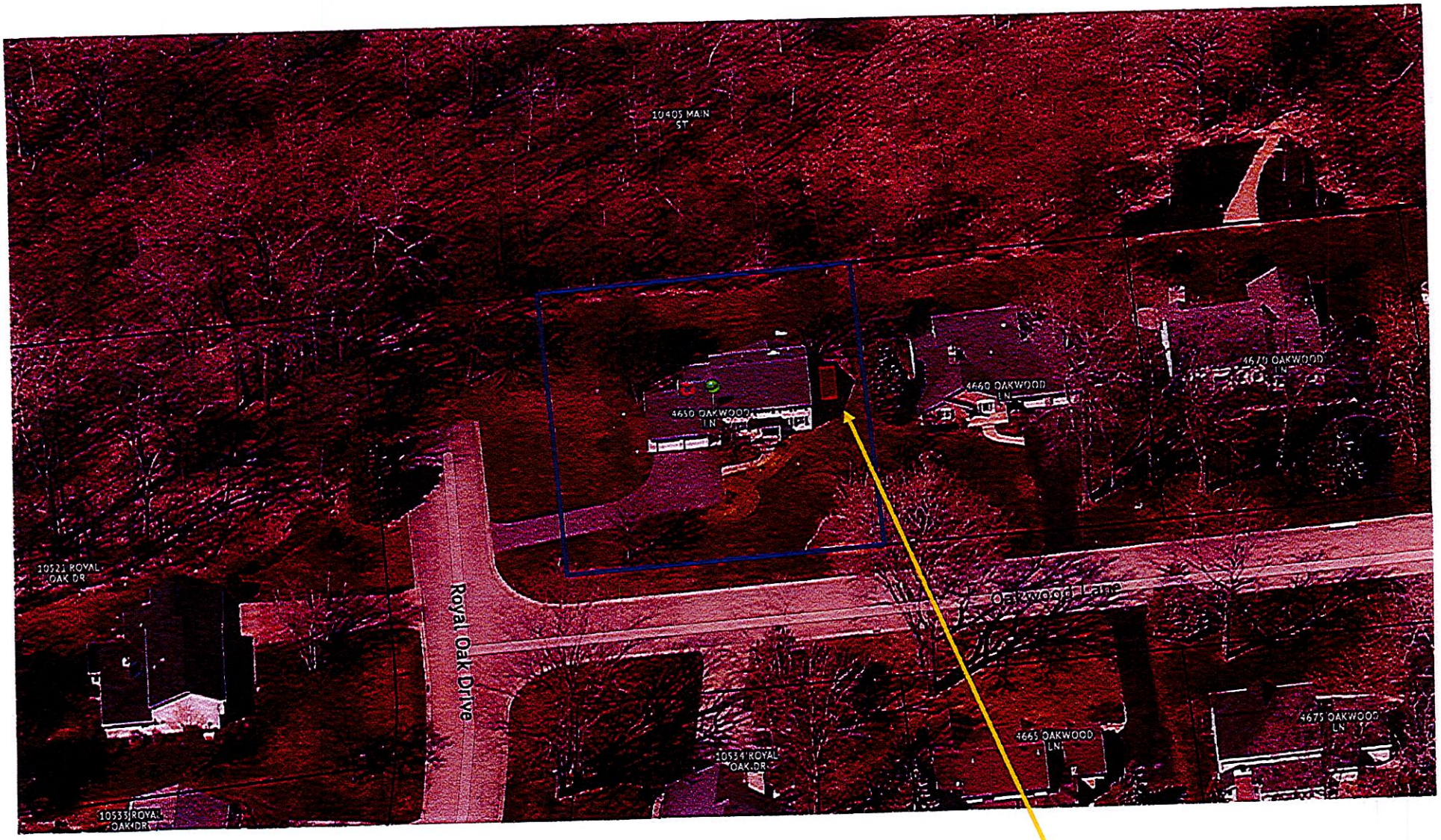
RICHARD W. SIEPEL
Licensed Land Surveyor
610 ENGLEWOOD AVE.
BUFFALO, NEW YORK 14223
PHONE: 838-3344
LICENSE NO. 49191

KIND	DATE			JOB NO.
SURVEY	9-13-85	Richard W. Siepel Without benefit of ABSTRACT OF TITLE		85548
RE-SURVEY (not staked)	1-28-93	" " "		"

This map void unless EMBOSSED with New York State Licensed Land Surveyor's Seal No. 49191

SUCCESSOR TO
WILLIAM C. SIEPEL

Altering any item on this map is in violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.



* note the parcel lines displayed are approximate

4650 Oakwood Lane

N

Proposed 8' side yard setback for emergency generator

(10' side yard setback required)

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- ☑ Appeal Board
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- ☐ Subdivision
- ☐ Limited Use Permit
- ☐ Other

Rec'd. by: James Callahan

Date August 16, 2017

Action Desired Applicant requests a variance of 196 sqft to allow a 396 sqft detached accessory structure located at 6364 Everwood Ct. N in the Residential Single-Family zone.

Reason Town Code Reference:
§229-55(H)

PLEASE PRINT

Name	Sean O'Brien
Address	6364 Everwood Ct. N.
Town/City / State / Zip	East Amherst NY 14051
Phone	716-949-1176
Signed	SIGNATURE ON FILE

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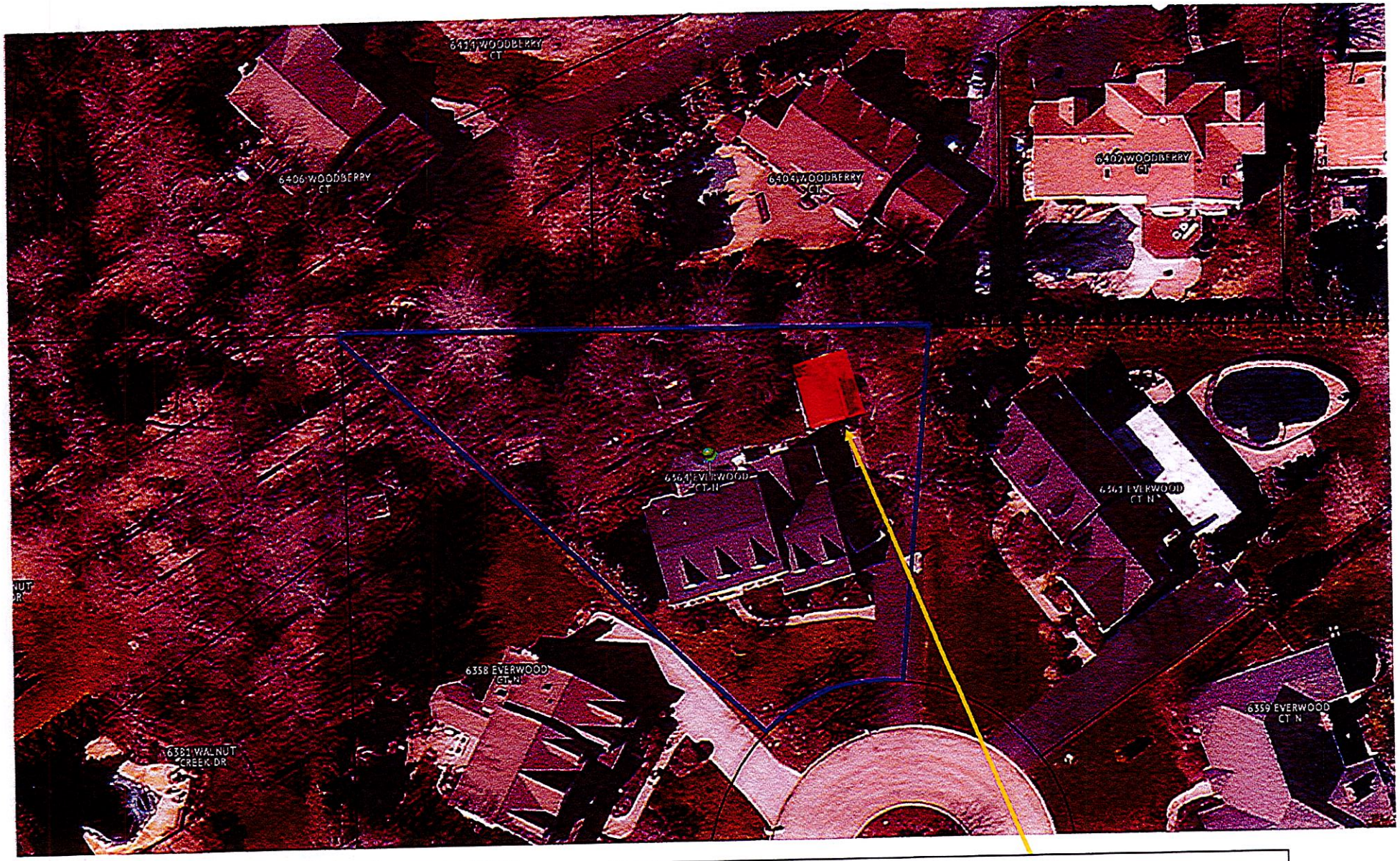


* note the parcel lines displayed are approximate

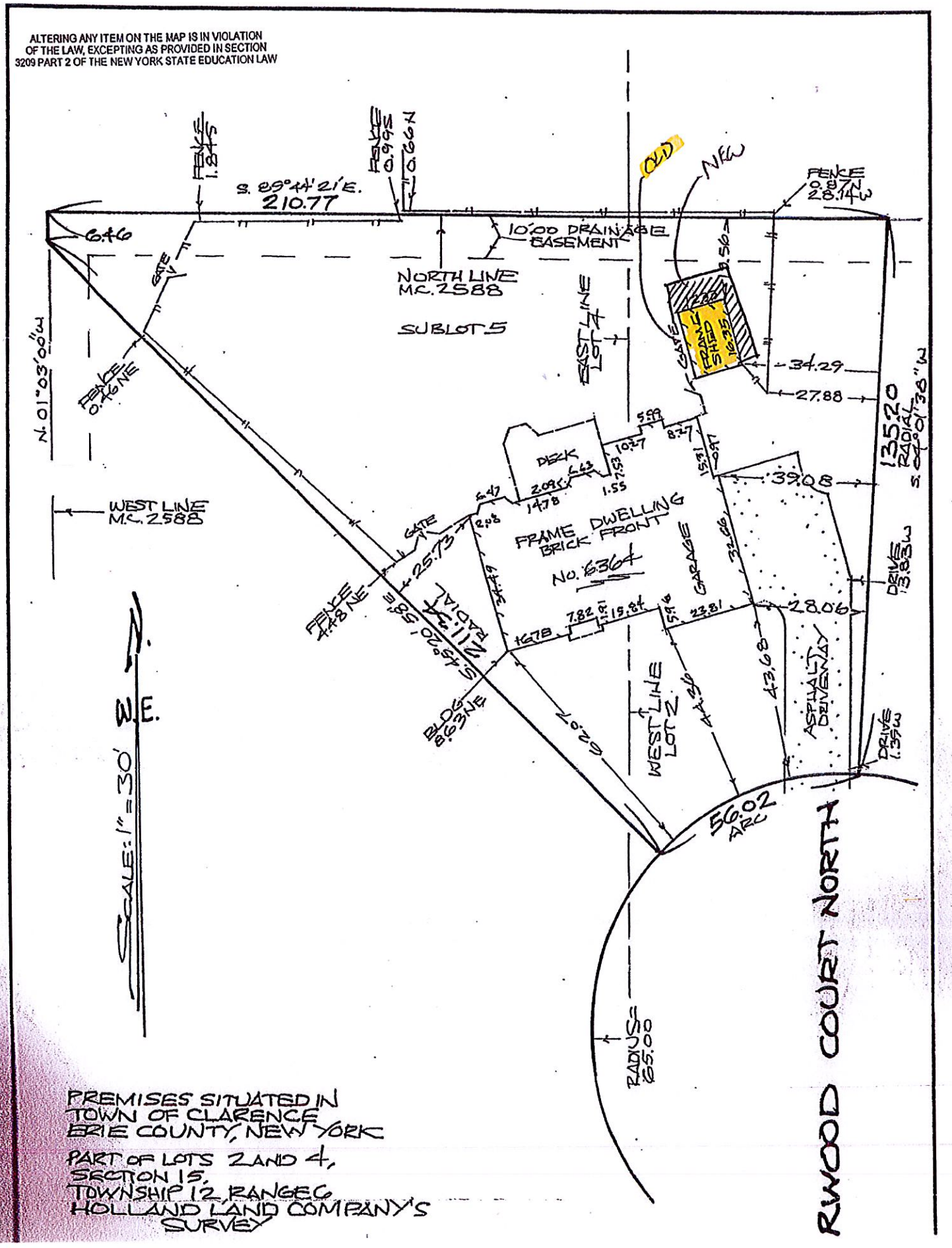
6364 Everwood Ct. N.

N

Proposed 396 sqft (18'x22') detached accessory structure

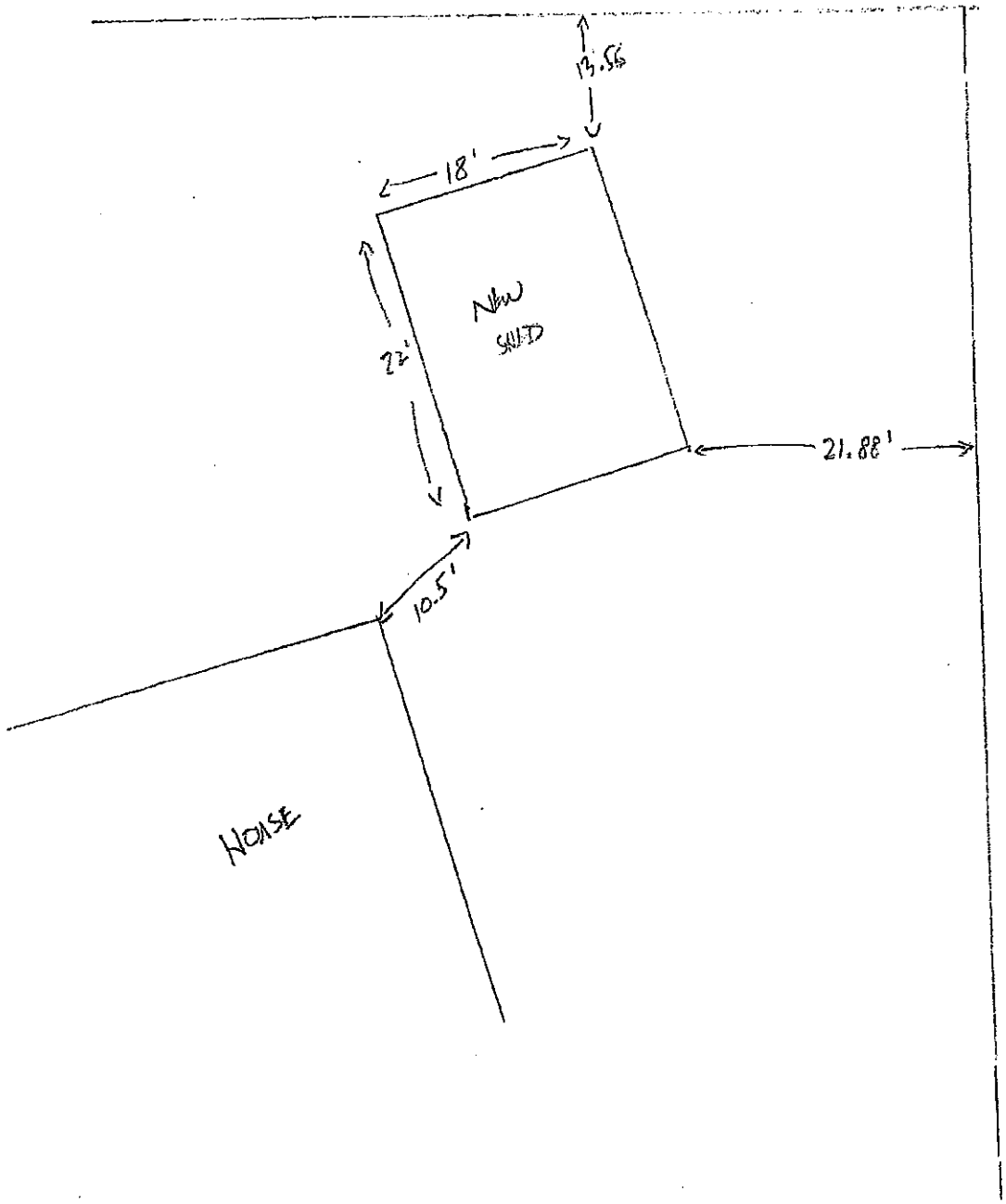
200 sqft max allowable

ALTERING ANY ITEM ON THE MAP IS IN VIOLATION OF THE LAW, EXCEPTING AS PROVIDED IN SECTION 3209 PART 2 OF THE NEW YORK STATE EDUCATION LAW



PREMISES SITUATED IN
TOWN OF CLARENCE
ERIE COUNTY, NEW YORK

PART OF LOTS 2 AND 4,
SECTION 15,
TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S
SURVEY

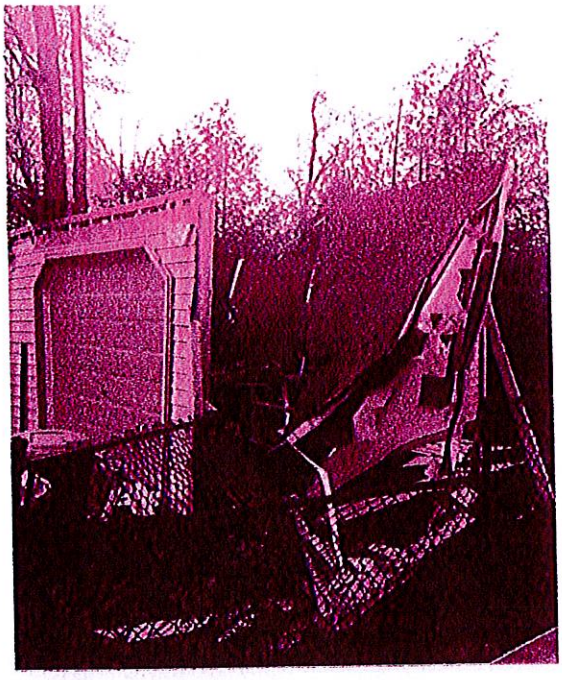


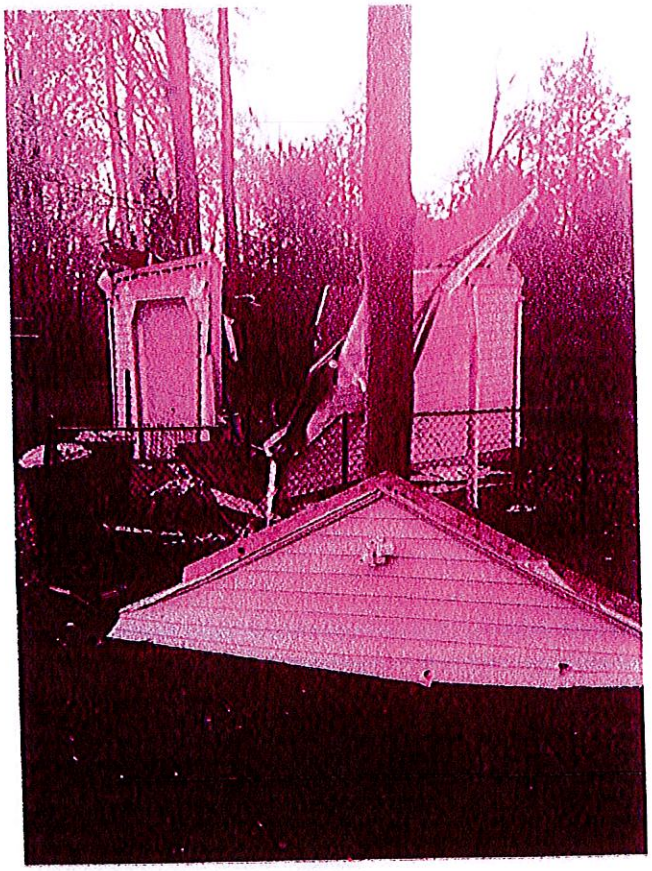
PLANS FOR NEW SHED @ 6364 EVERWOOD CT. N.
E. AMHERST 14051

SEAN OBRIEN (716) 949-1176

Pictures of original structure to be replaced

6364 Everwood Ct. N.





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☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Jonathan Bleuer

Date August 1, 2017

Action Desired Applicant requests a variance of 15' to allow a 30' front yard setback for the construction of a residential single-family home located at 9800 Tonawanda Creek Road in the Agricultural Floodzone.

Reason Town Code Reference:
§229-31(A)(1)

PLEASE PRINT

Name	Stephen J. Constable
Address	4853 Kennison Pkwy
Town/City	Hamburg NY 14075 (State, Zip)
Phone	716-866-6051
Signed	SIGNATURE ON FILE

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Filed with County Clerk on ..... 20.....

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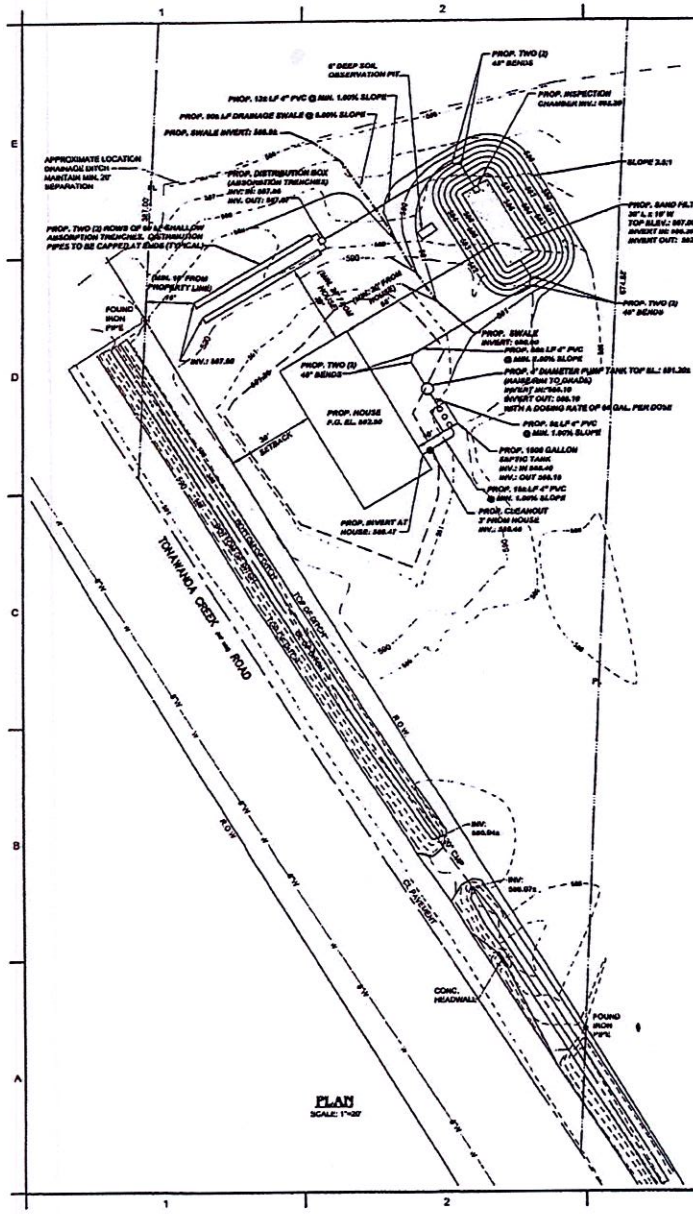
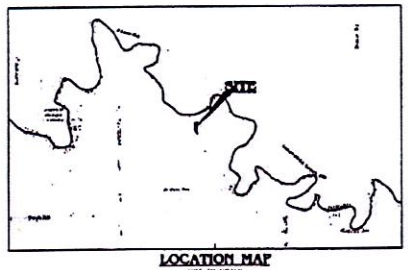
9800 Tonawanda Creek Road

N

Proposed 30' front yard setback

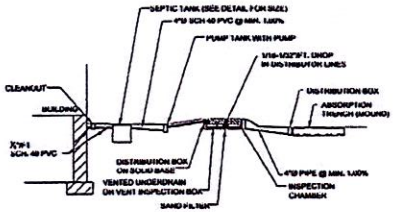
(min 45' required)





LOCATION MAP
NOT TO SCALE

SWALE DETAIL
NOT TO SCALE



TYPICAL SEPTIC SYSTEM PROFILE
NOT TO SCALE

FINISH FLOOR ELEV.	592.50'
CLEANOUT INV. AT HOUSE	589.47'
INV. AT CLEANOUT	589.40'
SEPTIC TANK - IN	588.40
SEPTIC TANK - OUT	588.10
500 GAL PUMP TANK INVERT IN	588.10
500 GAL PUMP TANK INVERT OUT	588.10
SAND FILTER - IN	595.40
SAND FILTER - OUT	592.30
ABSORPTION TRENCH IN (BOX)	587.50
ABSORPTION TRENCH OUT (BOX)	587.50
ABSORPTION TRENCH OUT	587.50
MIN. GRADE AT SAND FILTER	590.00

PROPOSED HYDRAULIC PROFILE

NOTES:
1. LINER REQUIRED BELOW SAND FILTER DETAIL
2. ELEVATION XXXXX' = CONTRACTOR TO VERIFY IN FIELD

SEPTIC DESIGN INFORMATION AND NOTES:

1. DESIGN FOR 3 BEDROOM HOUSE WITHOUT GARBAGE DISPOSAL
2. DESIGN FLOW = 300 gpd (MINIMUM REQUIREMENT)
3. CONFORM WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPT., NYS DEPARTMENT OF HEALTH AND BUILDING CODES
4. DESIGN Nº DRAULIC APPLICATION RATE FOR SAND FILTER = 1.0 GPD/FT
5. DESIGN Nº DRAULIC APPLICATION RATE FOR DOWNSTREAM ABSORPTION TRENCH = 1.20 GPD/FT

SEPTIC CONSTRUCTION SPECIFICATIONS:

1. NOTIFY ENGINEER FIVE DAYS BEFORE START OF CONSTRUCTION
2. CONTACT UTILITY LOCATING SERVICE (1-800-962-7962) PRIOR TO EXCAVATION
3. ALL PRECAST CONCRETE TO BE 4000 psi AT 28 DAYS
4. ALL TANKS TO HAVE 6" OF SAND OR CRUSHED STONE INSULATION BASE
5. WATER TIGHT SEALS REQUIRED ON ALL CONNECTIONS. TANKS AND SUMPS TO BE WATER TIGHT
6. OVERLAY GEOTEXTILE BEAMS A MINIMUM OF 2 FEET
7. HEAVY EQUIPMENT SHALL NOT ENTER THE ABSORPTION AREA.
8. TOPSOIL OVER SEPTIC TANK (6" MIN., 12" MAX.).
9. ALL CHANGES IN DIRECTION OF PIPE USE 45 DEGREE ANGLES TO PREVENT CLOGGING AND FACILITATE CLEANING.
10. PIPE FROM SEPTIC TANK TO DISTRIBUTION BOX IS TO BE SCHEDULE 40 PVC PIPE.
11. VEGETATION IN ABSORPTION AREA SHALL NOT BE SCRAPPED AWAY
12. ALL TREES WITHIN 20' OF ANY PORTION OF THE SYSTEM SHALL BE REMOVED
13. VERIFY PROPERTY LINES BEFORE CONSTRUCTION AND KEEP ALL PORTIONS AT LEAST 10' FROM PROPERTY LINES.
14. THE ABSORPTION AREA SHALL BE PLOWED UPHILL TO A DEPTH OF 7" TO 8"
15. SAND IS TO BE PLACED FROM ONE SIDE TO THE OTHER TO PREVENT COMPACTION OF PLOWED SOILS
16. PROTECT ALL EXCAVATIONS AND TANKS FROM UNAUTHORIZED OR UNSAFE ENTRY
17. CONTOURS SHOWN ARE 1' INTERVALS, AND ARE FROM THE ERIE COUNTY CONTOUR DATA
18. CONTRACTOR TO CONDUCT A PHYSICAL TOPOGRAPHIC SURVEY TO DETERMINE THE EXACT ELEVATIONS IN THE FIELD.
19. THE PUMP IS REQUIRED TO HAVE AN AUDIBLE / ALARM.
20. ELECTRIC SERVICE TO PUMP AND FOR ALARM SYSTEM NOT SHOWN, BUT IS REQUIRED
21. A LINER WILL BE REQUIRED FOR THE SAND FILTER

DISTRIBUTION BOX (Sand Filter & Absorption Trenches):

1. INSTALL MINIMUM 3 OUTLET DISTRIBUTION BOX.
2. INSTALL KISTNER MODEL DB-5 OR EQUAL
3. PLACE 12" OF CRUSHED STONE BENEATH BASE.
4. PROPERLY INSTALL SPEED LEVELERS TO ENSURE EQUAL FLOW TO EACH LINE
5. INSTALL CLEANOUT OR VENT TO SURFACE WITHIN 2 FEET OF DISTRIBUTION BOX

DESIGN DATA

DESIGN FLOW: 3 BEDROOMS @ 110 GPD/BDRM = MIN. 330 GPD REQUIRED

SOIL CHARACTERISTICS: A REVIEW OF THE EXISTING SOILS FROM THE WEBSOIL SURVEY ON MAY 1, 2017, INDICATES THAT THE SOILS ARE NIA (NIAGARA SILT LOAM) AND ARE SOMEWHAT POORLY DRAINED

A PERC TEST WAS NOT CONDUCTED FOR THIS LOT. IT WAS BEEN DETERMINED THAT A SAND FILTER SYSTEM WILL BE REQUIRED FOR THIS PROJECT.

A 6' DEEP x 2' WIDE SOIL OBSERVATION HOLE WAS EXCAVATED ON MAY 9, 2017. SOILS ARE COMPRISED OF APPROXIMATELY 8" TOPSOIL, AND APPROXIMATELY 6.5' CLAY. WATER WAS NOT ENCOUNTERED IN THE SOIL TRENCH

FLOODPLAIN NOTE:

1. SEPTIC SYSTEM ABSORPTION TRENCHES TO HAVE A MINIMUM 100' SEPARATION FROM ANY STREAM OR POND AND 20' FROM ANY DITCH
2. A 10' SEPARATION MUST BE MAINTAINED TO THE PROPERTY LINES FROM ALL PORTIONS OF THE SEPTIC SYSTEM
3. BASE FLOODPLAIN ELEVATION IS 591.10 DATUM IS ON NGVD 1929
4. BOTTOM OF SAND FILTER REQUIRED TO BE MINIMUM 1' ABOVE BASE FLOODPLAIN ELEVATION

PROPOSED PROPERTY OWNER INFORMATION:

ADDRESS: 9800 Tonawanda Creek Road, Clarence, NY 14031

OWNER: Timothy Newton Enterprises, LLC
Mr. Timothy Newton
2374 Eagle Harbor Wildsport Road
Town of Alden, NY 14031
Phone: (845) 883-7724

ZONING: Agricultural Residence

EXISTING PROPERTY OWNER INFORMATION:

ADDRESS: 9800 Haney Road

OWNER: Leonardo Farms Greenhouse & Nursery Inc
Clarence, NY 14032

ZONING: Agricultural Residence

PREPARED BY:

COMPANY: HUSSBAUMER & CLARKE, INC

ADDRESS: 3368 LAKE SHORE ROAD
SUITE 100
BUFFALO, NY 14219

PHONE NO: (716) 827-8600

RECEIVED
AUG 23 2017
ZONING OFFICE

LEGEND

	HYDRANT
	WATER VALVE
590	EXISTING CONTOUR
590	PROPOSED CONTOUR

Hussbaumer & Clarke, Inc.

9800 TONWANDA CREEK ROAD
CLARENCE, NY
TIMOTHY NEWTON ENTERPRISES, LLC

SEPTIC SITE PLAN AND DETAILS

REVISIONS

#	DESCRIPTION	DATE

HUSSBAUMER & CLARKE, INC. A CORPORATION PROPERLY LICENSED TO PRACTICE PROFESSIONAL ENGINEERING IN THE STATE OF NEW YORK

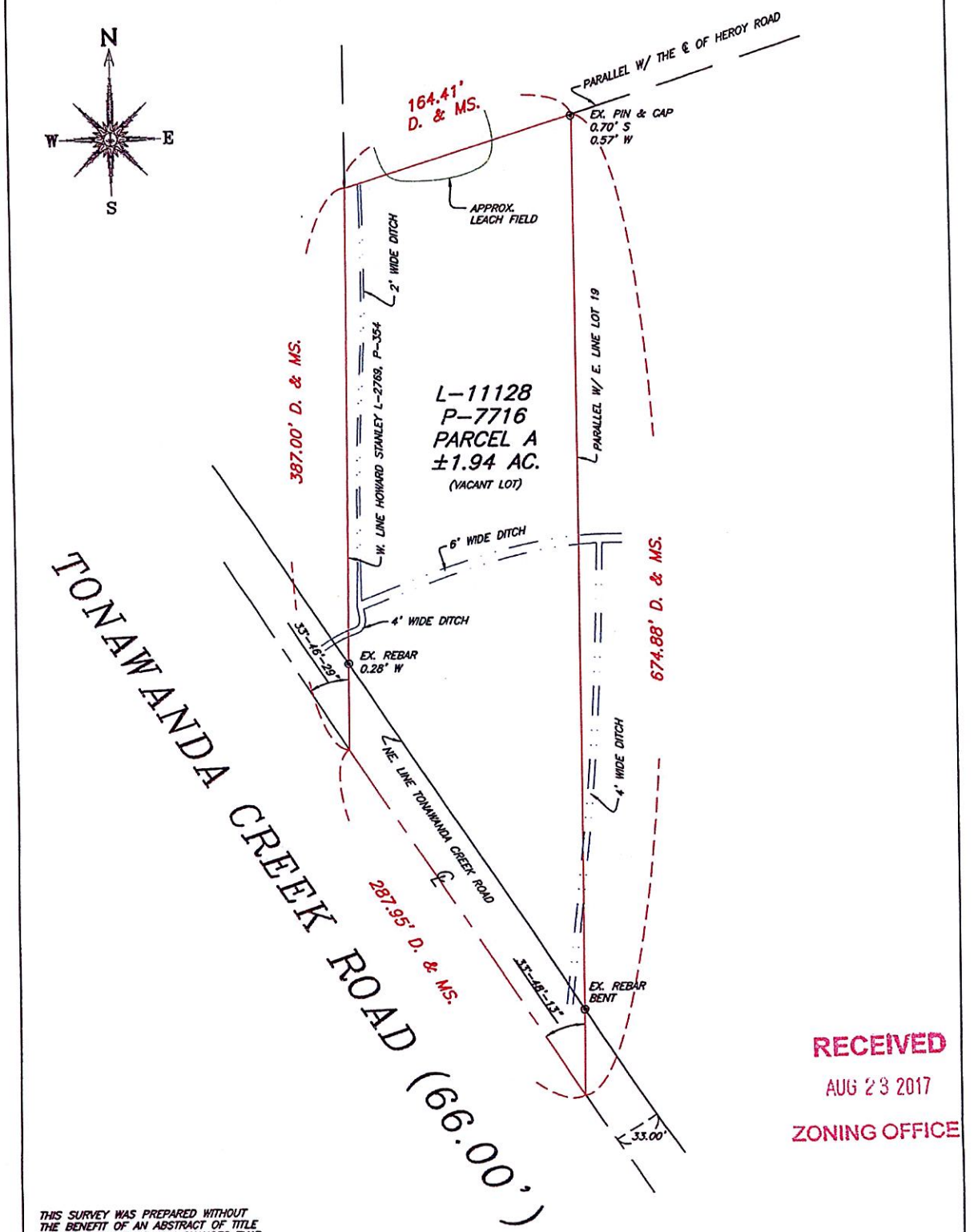
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

PROJECT NUMBER	17-0-0025
DATE	JUNE 6, 2017
DRAWN BY	VBS
DESIGNED BY	VBS
CHECKED BY	KJH
APPROVED BY	KJH
SCALE	AS NOTED
	= 1 INCH
SHEET No	1 OF 3

C 101

DRAWING NAME
78.004

LEGEND:
AC. = ACRES
APPROX. = APPROXIMATE
AVE. = AVENUE
BIT. = BITUMINOUS
CB = CATCH BASIN
CH. = CHAIN
CONC. = CONCRETE
COR. = CORNER
C.T.V. = CABLE TV BOX
℄ = CENTERLINE
D. = DEED
DIA. = DIAMETER
DIST. = DISTANCE
E = EAST
EJB = ELECTRICAL JUNCTION BOX
ENC. = ENCROACHMENT
ESMT. = EASEMENT
EX. = EXISTING
FNC. = FENCE
GAR. = GARAGE
IP. = IRON PIPE
L. = LIBER
MH = MANHOLE
MP. = MAP
MS. = MEASURED
N = NORTH
O/H = OVERHEAD
O/L = ON LINE
PO. = PORCH
PP = POWER POLE
P = PAGE
℄ = PROPERTY LINE
PAV'T = PAVEMENT
RD. = ROAD
S = SOUTH
ST. = STREET
STY. = STORY
TJB = TELEPHONE JUNCTION BOX
TYP. = TYPICAL
W = WEST
W/ = WITH
WD. = WOOD
W.F. = WOODFRAME



RECEIVED
AUG 23 2017
ZONING OFFICE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

AMENDED 7/07/2017: REVISED TOWNSHIP REFERENCE

TAX IDENTIFICATION No.: 6.00-5-26.32
MAP REFERENCE:

NOTES:
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209. PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

Michael D. Wilcox

wendel
140 John James Audubon Parkway • Suite 201 • Amherst, New York 14228
PHONE: 716.688.0766 FAX: 716.625.6825
WEBSITE: www.wendelcompanies.com

PART OF LOT 19	SEC. –	TWP. 13	RNG. 6
OF THE HOLLAND LAND COMPANY'S SURVEY			
TOWN CLARENCE		PROJ. NO. 2963-12-78-004	
COUNTY ERIE, NY		SCALE 1"=80'	
CREW BSS, ACV	DWN. ACV	CHK MDW	DATE 11/9/2012

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: Jonathan Bleuer

Date August 25, 2017

Action Desired Applicant requests a variance of 3' to allow a 9' fence in the rear yard of 8185 Sheridan Drive located in the Restricted Business zone.

Reason Town Code Reference:
§101-3(B)

PLEASE PRINT

Name	Linda Clark
Address	8185 Sheridan Drive
Town/City	Williamsville NY 14221
Phone	716-864-8538
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 ..... 20.....
Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Hearing Held by..... on ..... 20.....

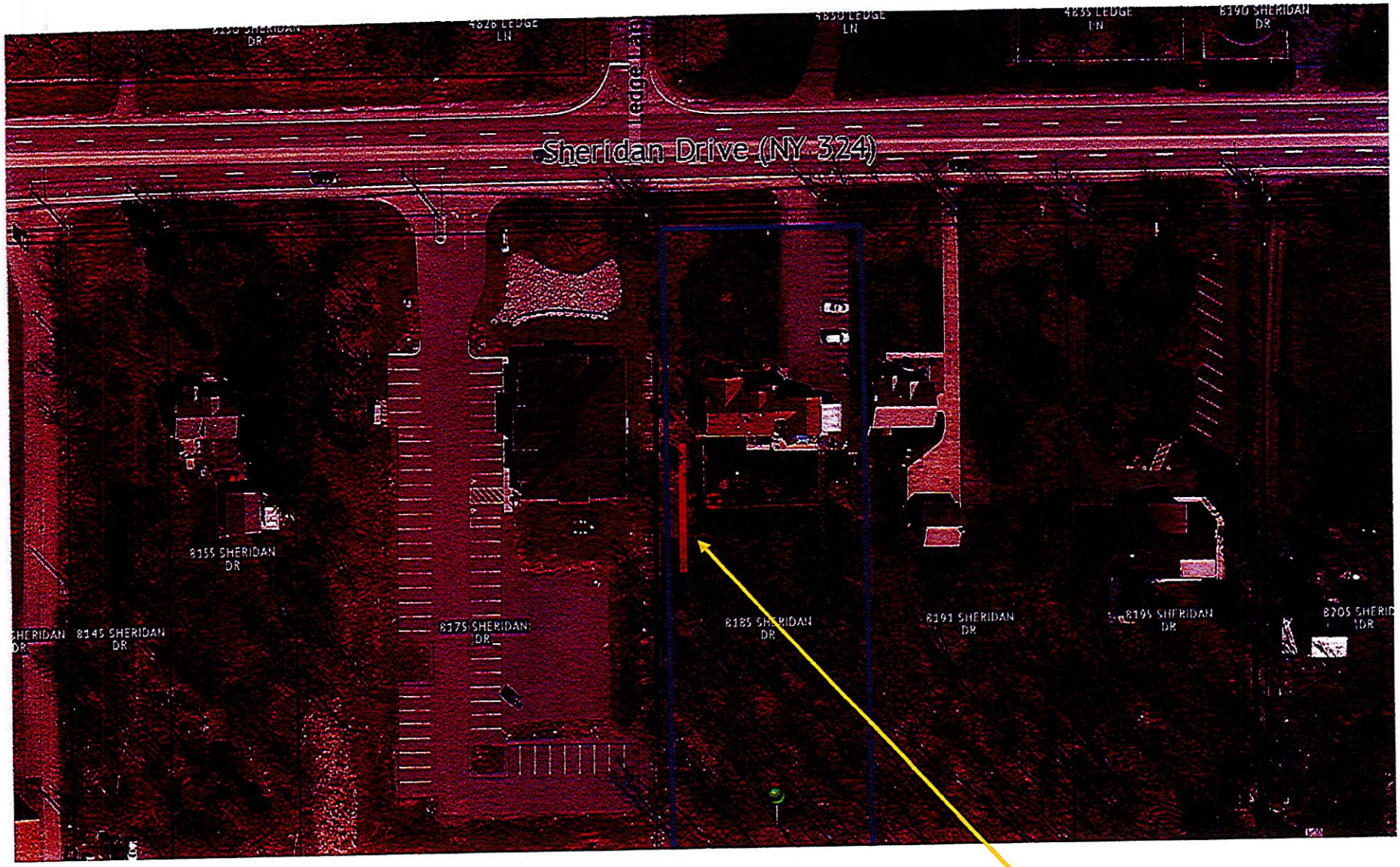
Final Action Taken

Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Filed with Town Clerk on ..... 20.....

Filed with County Clerk on ..... 20.....



Proposed 9' fence

* note the parcel lines displayed are approximate

8185 Sheridan Drive

N

August 24, 2017

Linda Clark
8185 Sheridan Drive
Clarence, NY 14221

Clarence Town Hall
One Town Place
Clarence, NY 14032

This letter accompanies my request for a fence permit at my 8185 Sheridan Drive residence. I reside in one unit of my two family dwelling which is located on two acres of land and is zoned restricted business.

Next door to my home, Steve Kieffer recently erected two 5,000 square foot commercial office buildings. Two more have been approved for future construction on the same land.

When the project was first approved and a building permit issued, it appears there was an oversight with respect to the side yard setback next to my property. Steve's new buildings are 25 feet from my property (acceptable if built next to a commercial property) rather than 40 feet (when built next to a residential property). The upper unit in my home has always been residential status. I do realize it is too late to "fix" this oversight but it is not too late for future buildings yet to be constructed.

At the beginning of Steve's project, during the tree removal excavation phase, Steve and I discussed the damage to my property from bulldozed and fallen trees and my three 30 foot blue spruce trees on my property that were killed by his bulldozing. Additionally, we agreed he would install a privacy fence and that a variance would be sought in order to install at least an eight foot fence. The fence that he installed was only six feet high. Had Steve not raised up the ground level of his land 3-4 feet, a six foot fence would have been acceptable.

See the attached photos (taken from my backyard patio) of Steve's buildings and his six foot high fence. Obviously there is no privacy to speak of.

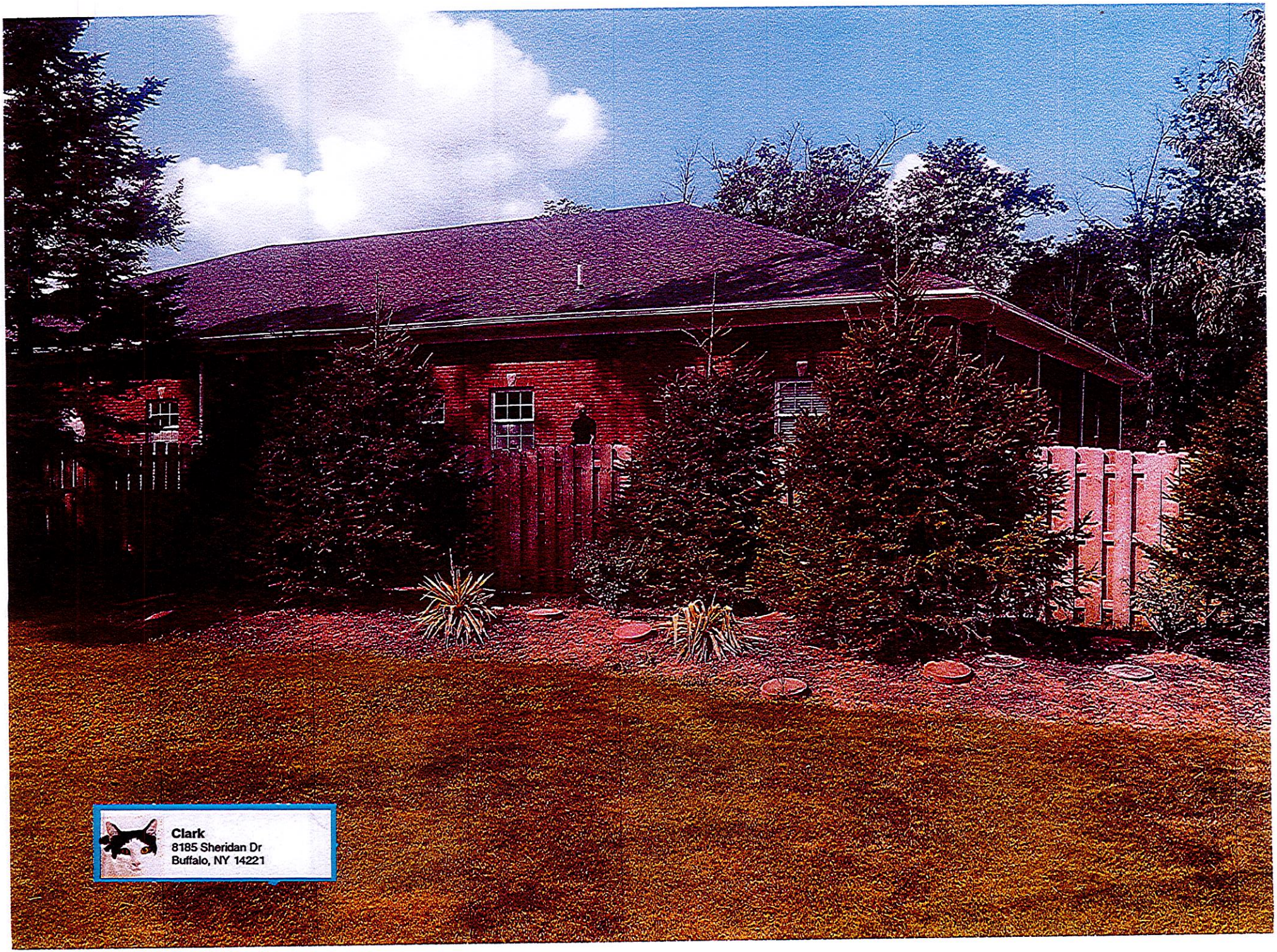
I would like to install 5-10 eight foot wide sections all nine feet in height.

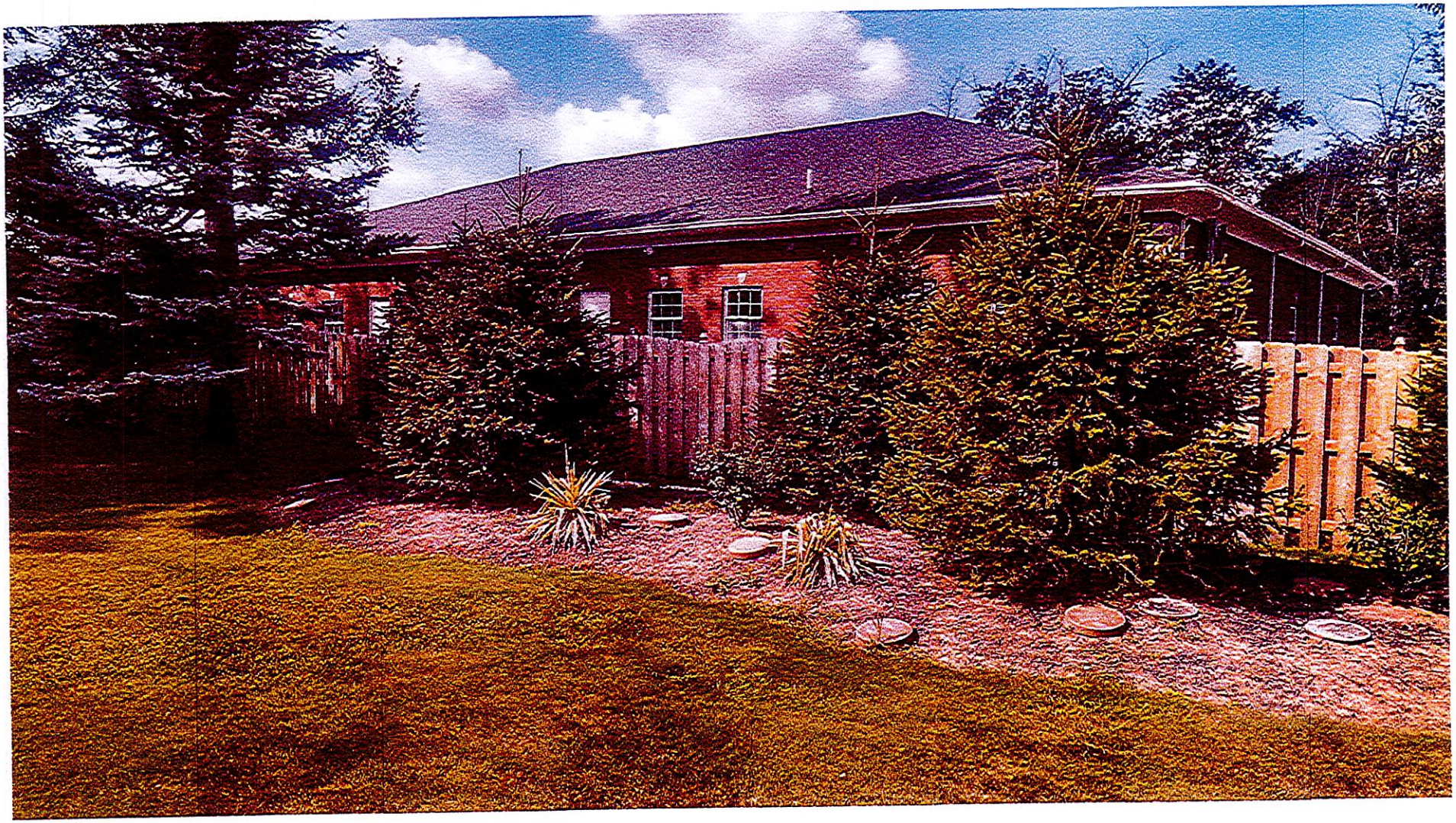
Sincerely,

Linda Clark

Linda Clark
716-864-8538

RECEIVED
AUG 2 3 2017
ZONING OFFICE


Clark
8185 Sheridan Dr
Buffalo, NY 14221



Clark
8185 Sheridan Dr
Buffalo, NY 14221

RECEIVED
AUG 25 2017
ZONING OFFICE

CUSTOMER COPY

CUSTOM FENCING – RESIDENTIAL – COMMERCIAL

00534

Classic FENCE & LUMBER CO., INC.

3030 NIAGARA FALLS BLVD. • AMHERST, NEW YORK 14228 • 695-3030
LOCKPORT ROAD • LOCKPORT, NEW YORK 14094 • 625-4040

Members:
Better Business Bureau, American Fence Association, Western NY Fence Association, Amherst, Tonawanda and Grand Island Chamber of Commerce

Name: LINDA CLARK *Hm Phone:* 864-8538 *Wk Phone:* _____ *Date:* 7-20-17

Address: 8185 SHERIDAN *City:* CLAR *Zip:* 14221 *Cross St.:* TRANSIT

WOOD FENCE	
Material	P/T
Height	9'
Total Ft.	100'
Fence Style	D.E. ST
Gates	—
Post Style	F.G. MOD

CHAIN LINK	
Color	
Height	
Total Ft.	
Gates	

ORNAMENTAL	
Style	
Color	
Caps	
Height	
Gates	
Total Ft.	

PVC	
Style	
Color	
Caps	
Height	
Gates	
Total Ft.	

TERMS	
Total	
Deposit	
Balance on Completion	

FENCE TOTAL 9' HIGH

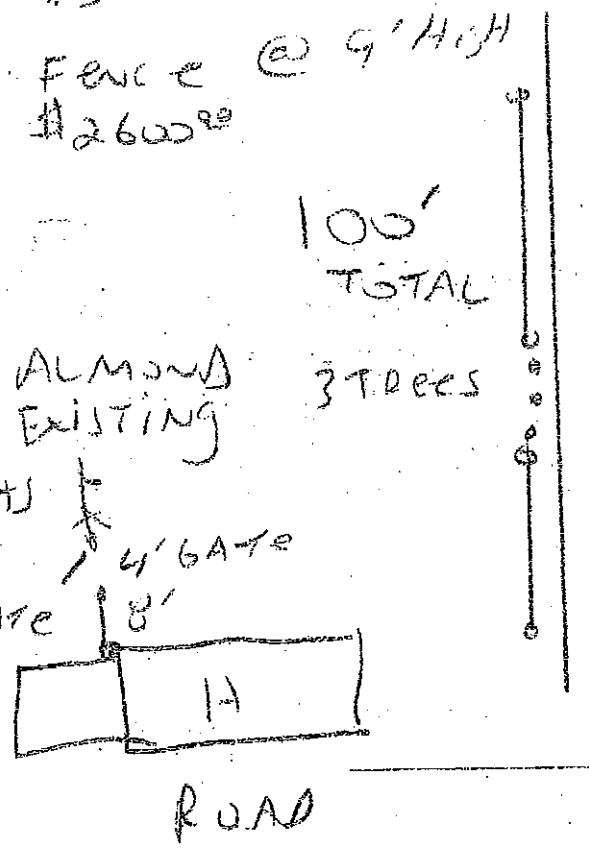
6' OF FENCE @ 9' HIGH
$3400.00

3' OF FENCE @ 9' HIGH
$2600.00

100' TOTAL

3 TREES

~~[illegible]~~
VINYL ALMOND
8' ON EXISTING
C/L POSTS
$404 / 4' GATE
+ 4' GATE 8'
$650.00



CONDITIONS	
Stakes	
Plot/Survey	
Steep Grade	

SPECIAL NOTES	
Follow Ground	
Level	
Clearance Below Fence	
Rails In/Out	

PREP NECESSARY	
Line to be Clear (ft)	
Haul Away	
Holes Thru Blacktop/Concrete	

CONDITIONS	
Trees	
Rocks	
Landscaping	
Existing Fence	
Fence Behind	
Holes Thru	
Customer Installed Utilities	
Other	

TOOLS NEEDED	
Core Drill	
Breaker	
Band Saw	
Rotary Hammer	
Post Puller	
Water	
Generator	
Other	

* *DIRT FROM POST HOLES REMAINS ON SITE, REMOVAL CONSIDERED AN EXTRA CHARGE.*
* *Conditions: A service charge of 2% per month will be charged if not paid in full upon completion of job. This is an annual rate of 24%*
* *Customer installment monies (50%) will be used the next business day to purchase materials relating to this job. The balance of said price is due upon completion unless otherwise set forth.*
* *Notice of cancellation: Owner may cancel this transaction, without penalty or obligation, within 3 business days from the date above.*
* *Property owner responsible for survey and/or permits. Please pay our Foreman upon completion. Amex, Discover, Mastercard, Visa accepted.*
* *Underground locators only mark major utilities; therefore it is the customer's responsibility to locate & mark personal utilities including but not limited to drain tile, sprinklers, electric, etc.*
* *Classic Fence & Lumber Co., Inc. assumes no liability for damage to personal or unmarked underground utilities.*
* *PLEASE READ REVERSE FOR ALL TERMS & CODITIONS.*

PLEASE PAY OUR FOREMAN UPON COMPLETION. AMEX, DISCOVER, MASTERCARD, VISA ACCEPTED.

_____ *Owner's Signature*

_____ *Owner's Signature*

Date: _____

Sold By: MARK

Accepted by Classic Fence & Lumber Co., Inc. _____

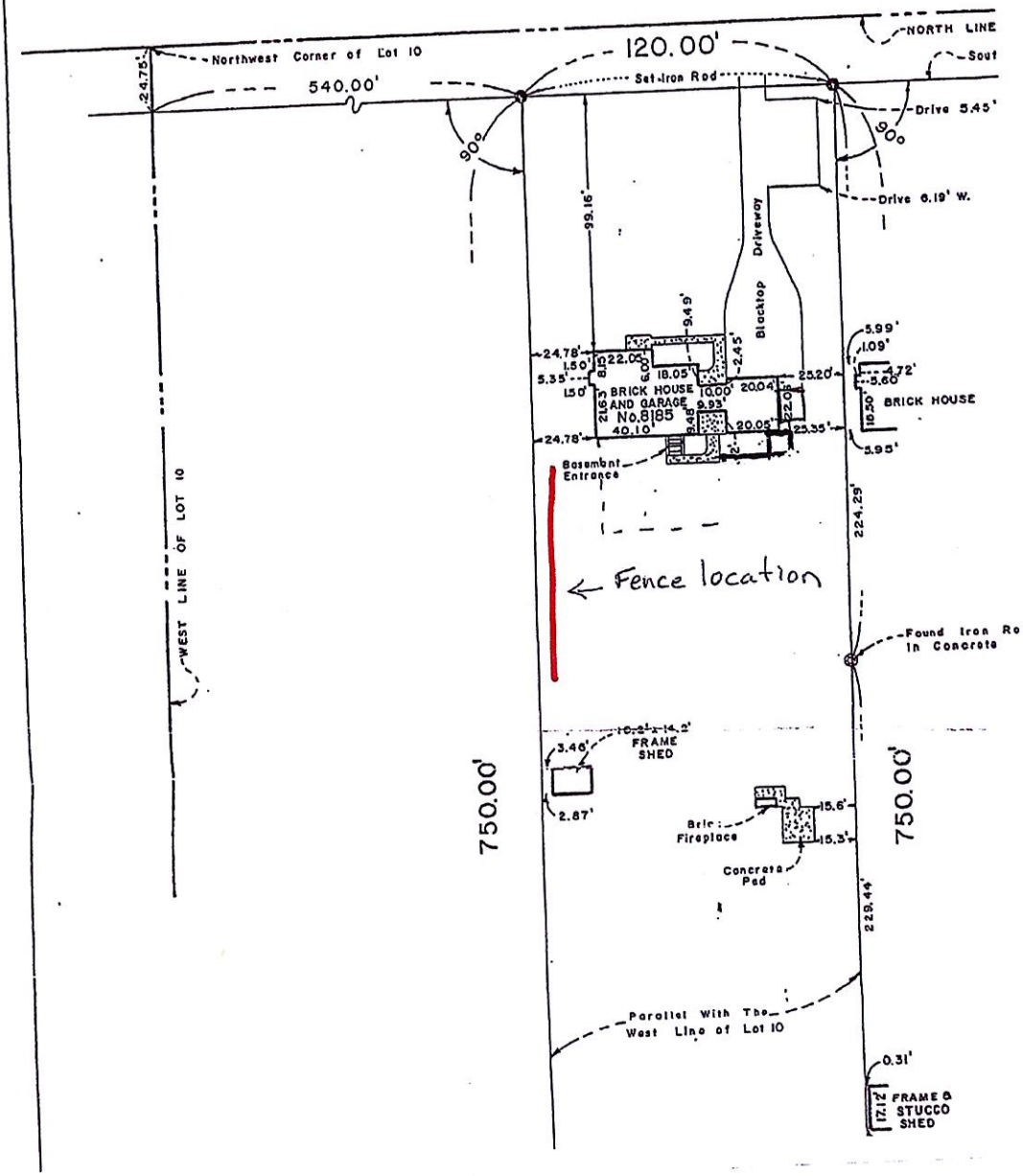
Date: _____

PLEASE PAY OUR FOREMAN

RECEIVED
AUG 2 3 2017
ZONING OFFICE

B

8185 SHERIDAN (WIDTH VARIES) DRIVE



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: Jonathan Bleuer

Date August 29, 2017

Action Desired Applicant requests a variance of 624 sqft to allow a 1,344 sqft detached accessory structure located at 6055 Railroad Street in the Residential Single-Family zone.

Reason Town Code Reference:
§229-55(D)

PLEASE PRINT

Name	David Ganschow
Address	6055 Railroad Street
	Clarence Center NY 14032
Town/City State Zip	
Phone	716-741-4603
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 ..... 20 .....
Approved ☐
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Published (Attach Clipping) on ..... 20 .....

Hearing Held by ..... on ..... 20 .....

Final Action Taken

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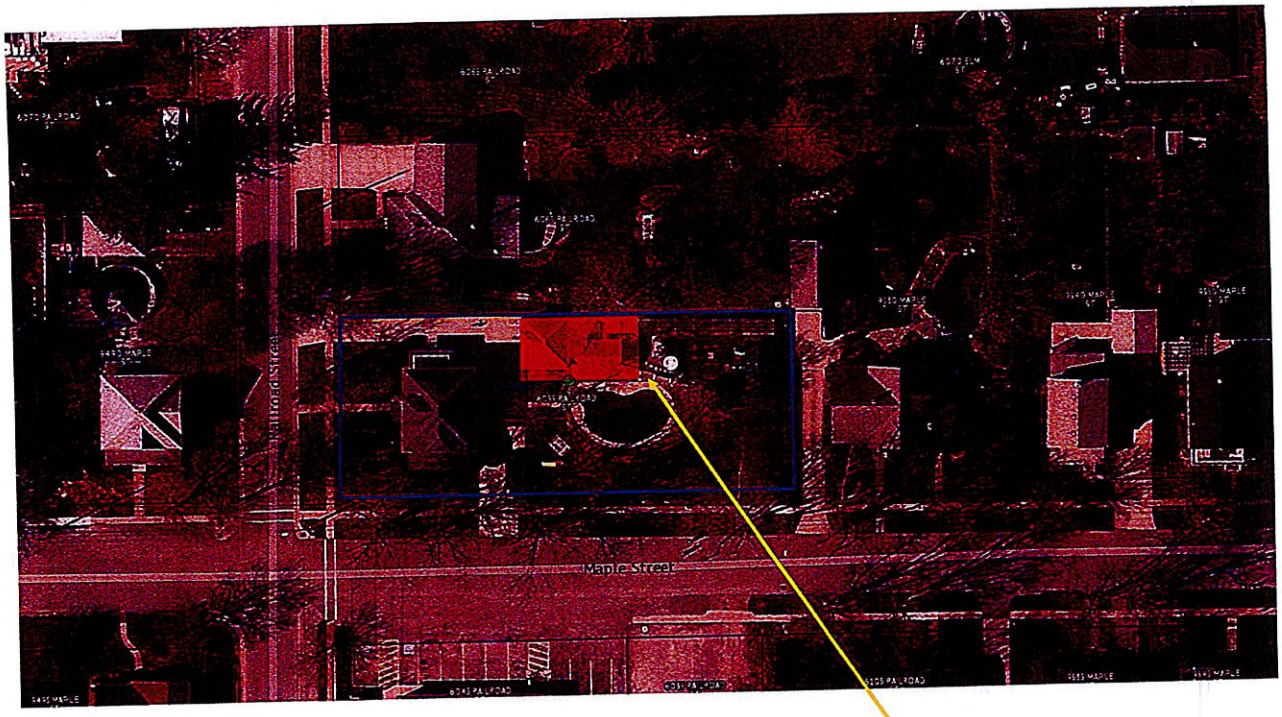


* note the parcel lines displayed are approximate

6055 Railroad Street

Proposed 1,344 sqft detached accessory structure (24'x56')

720 sqft max allowed.

N

Dear Planning Board,

I am applying for a variance to take down my existing garage and shed (an old chicken house) which has a total area of 680 square feet and replace it with a new garage of 1344 square feet. It would be a pole barn construction. The existing structure is 'L'-shaped' and 20 ft. by 42 ft. The structure I would like to build is going to be 24 ft. by 56 ft. The reason to rebuild everything is the shed sits so low that it floods when we get a lot of rain. The roof on the entire structure needs replacing and I would rather put the money into a new structure. The concrete in the shed is cracked and heaving and the garage floor has become pitted. Between bikes, green machines and other various toys 10 and 11 year old boys play with, I can't get my vehicles into the garage. By increasing the size, I will be able to get my vehicles into the garage, have room for a mower, snow blower, bikes, kids toys, ect. Also, inside the garage (about where the present shed is), I will use part of the area as a pool house for a changing room and storing pool toys to keep them out of sight.

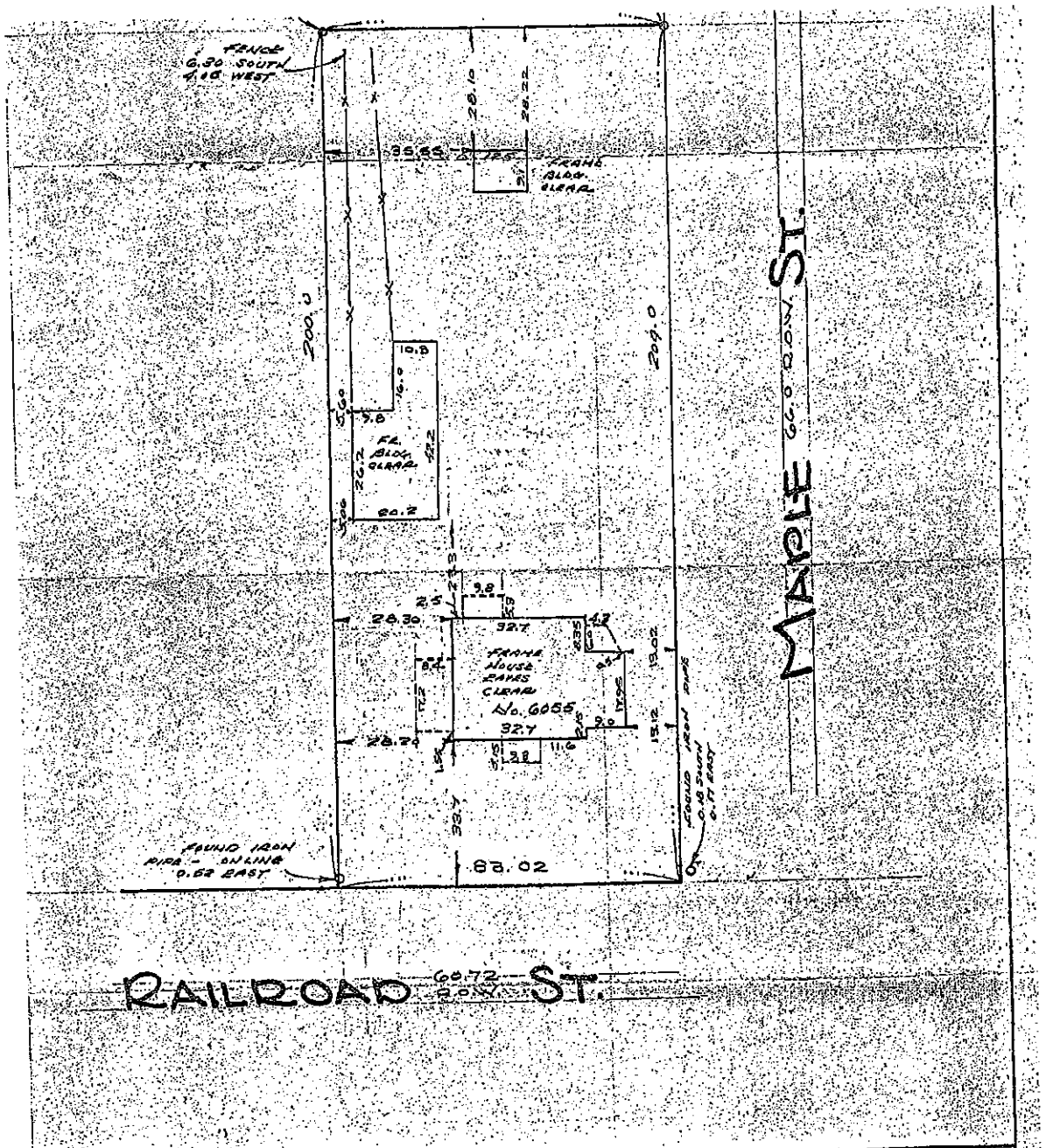
Visually, from the street, the present structure is 42 feet long. Increasing it to 56 feet is not that drastic. There is a lot of 'dead space' behind the structure . The major footprint of the present structure takes up most of what people will see in the new structure.

As for the size, there are other garages close by that are similar in square footage. 6111 Elm St. has a 1096 square foot garage. 6034 Goodrich has multiple garages that total 1760 square feet. 9505 Clarence Center Rd. has multiple garages that total 2237 square feet. Those are all within 2 blocks of my house. Also, inside of 3 blocks, there are at least 8 old pole barns. Inside 2 blocks of my house, there are 2 newer pole barns that have been built (9550 Maple and 6045 Long St.) I believe this structure will fit nicely into the neighborhood and compliment many of the other structures close by.

Thank you for your time in considering my proposal.

David Ganschow

David Ganschow
6055 Railroad St.
Clarence Center



LOCATION TOWN OF CLARENCE	
BEING SUBLOT. 8	RESURVEYED
MAP COVER 1096	
SURVEY APRIL 20, 1967 JE	
HOUSE LOC.	
SCALE 1" = 30 FT.	
JOB. No. 45795 F.B. 188-63	

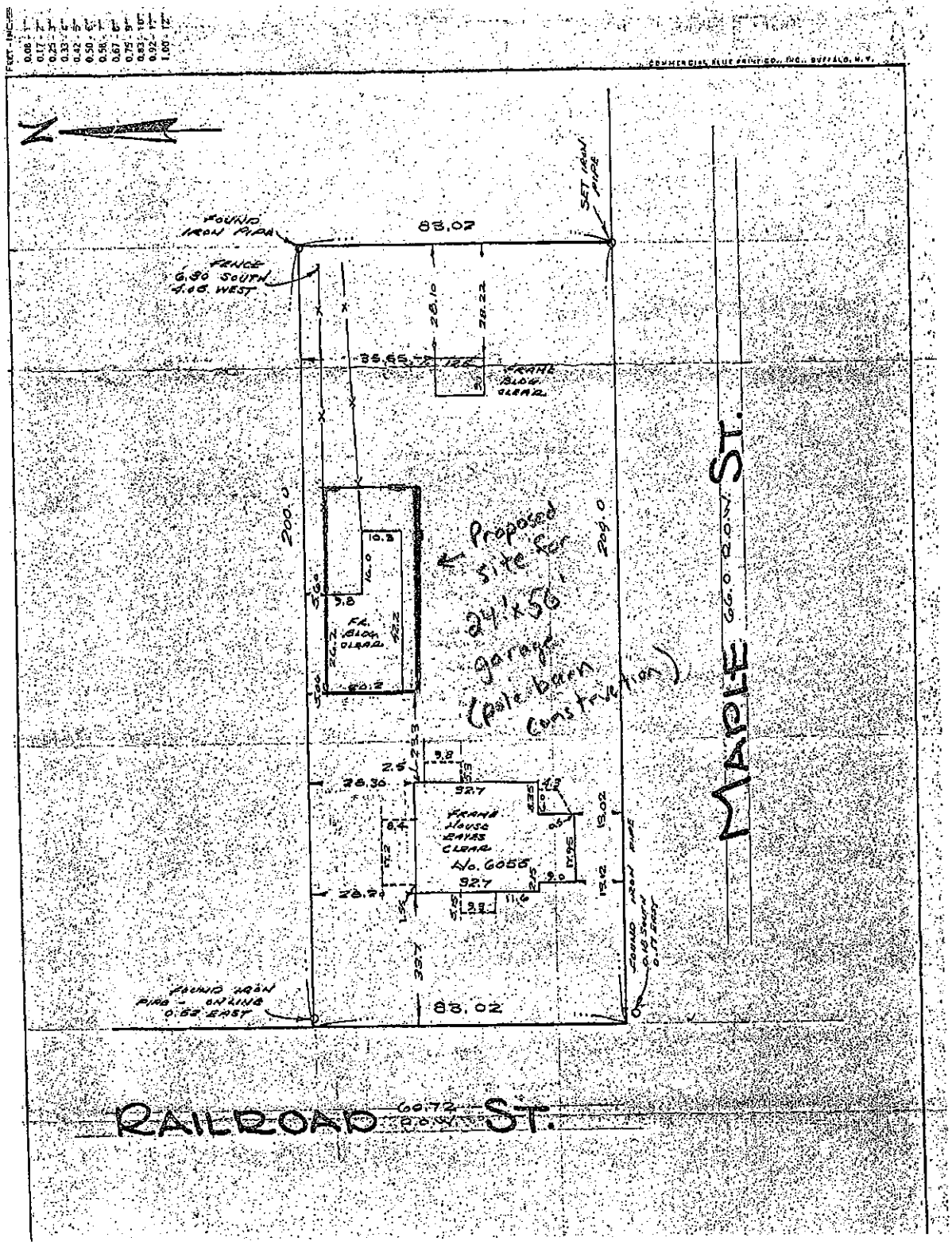
KREHBIEL
HUFFCUT
WALTERS
GUAY

ENGINEERS
&
SURVEYORS

LICENSE Nos. 21606, 31731, 31985

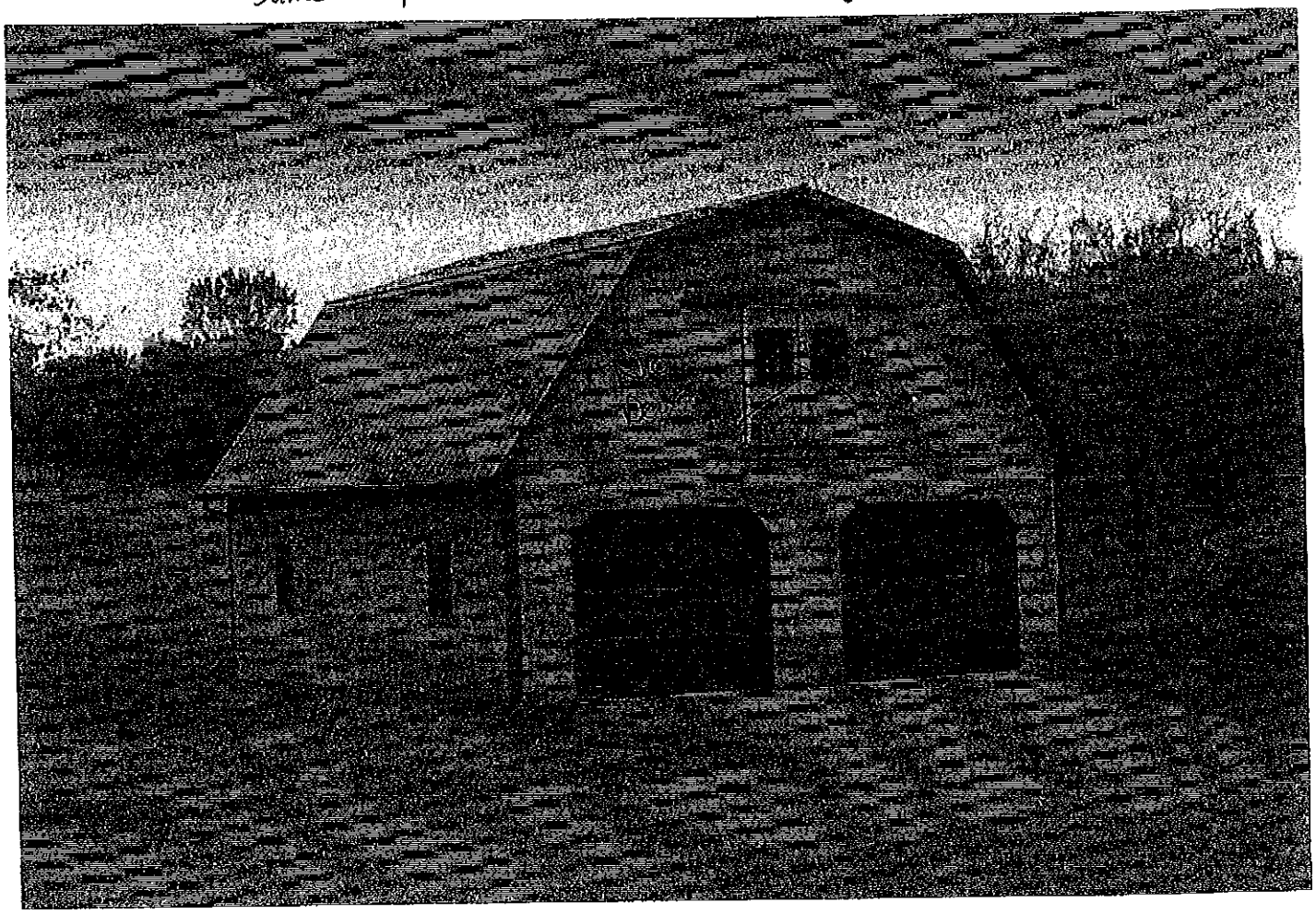
1868 NIAGARA FALLS BLVD. Phone 693-9300
TONAWANDA, NEW YORK 14152

Formerly KREHBIEL & KREHBIEL



FOUND IRON PIPE
FENCE 6.30 SOUTH 4.05 WEST
83.02
SET IRON PIPE
28.10
28.22
35.65
FRAME BLDG. CLEAR
200.0
209.0
Proposed site for 24'x56' garage (pole barn construction)
FR. BLDG. CLEAR
FRAME HOUSE EAVES CLEAR
No. 6055
28.30
28.20
32.7
FOUND IRON PIPE - ON LINE 0.52 EAST
FOUND IRON PIPE 0.18 SOUTH 0.57 EAST
83.02
MAPLE 66.0 R.O.W. ST.
RAILROAD 60.72 R.O.W. ST.

Same Style as this but a little longer



There is a similar structure at 9550 Maple St.

Niagara Metal Works,LLC Quotation Package

Construction Maestro® Estimating Software Pole Barns, Garages & Decks

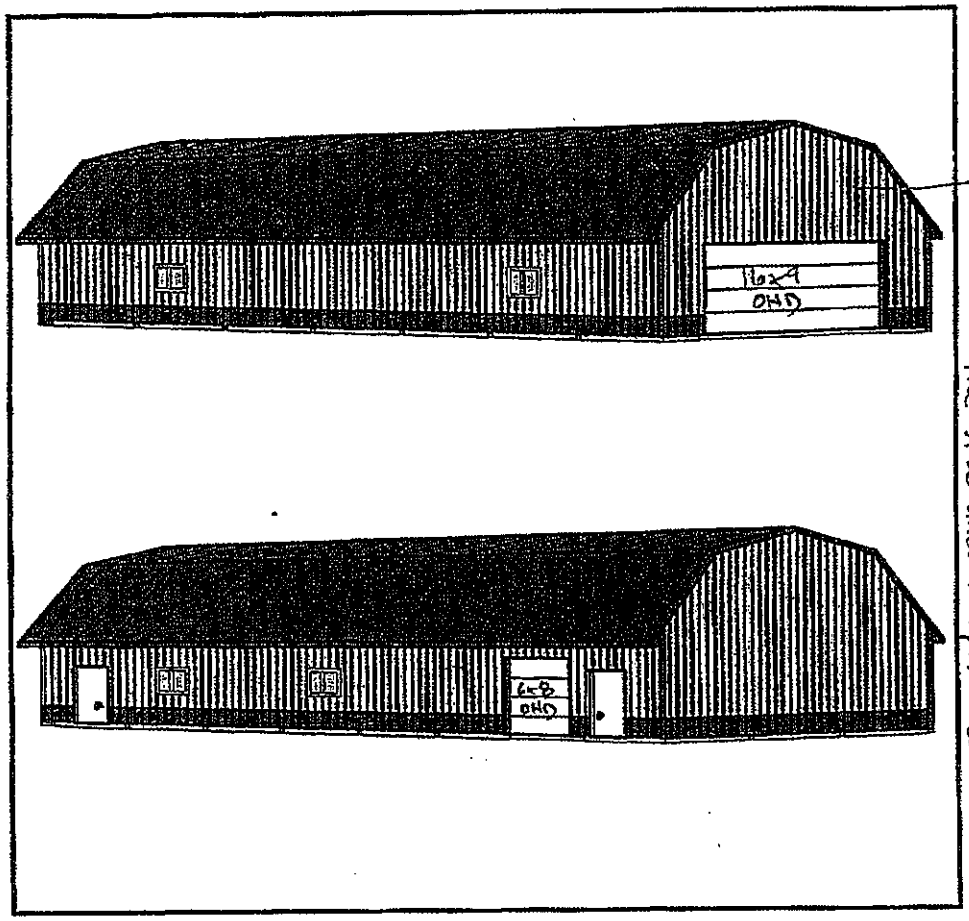
QUOTATION FOR:
Dave Ganschow
6055 Railroad St
Clarence Center, NY 14032
709-3706

CONTACT:
Harry Illenz
2040 Military Rd
Tonawanda, NY 14150
716-253-6736

QUOTATION DATE:	8/24/2017
ESTIMATE NUMBER:	411
CONSTRUCTION:	Post Frame
DIMENSIONS:	24' X 56' X 10'

SPECIFICATIONS FOR 24' X 56' X 10' POST FRAME PACKAGE:

- **MATERIAL PACKAGE**
  - Pre-Engineered Wood Trusses (19/12 Pitch, 2' O/C)
  - 4.5 x 5.5 NMW 3 Ply Eave Posts (8' O/C)
  - 4.5 x 5.5 NMW 3 Ply Gable Posts (8' O/C)
  - 2 x 8 Treated Skirt Boards (1 Row)
  - 2 x 6 Wall Girts (24" O/C)
  - 2 x 4 Roof Purlins (24" O/C)
  - 2 x 12 Double Top Girt Truss Carrier
  - Clay Best Rib 29 Ga. Steel Siding
  - Burnished Slate Steel Wainscot on All Four Sides
  - Burnished Slate Best Rib 29 Ga. Steel Roof
  - 5 Bags of Concrete Mix per Post Hole
- **DOORS & WINDOWS**
  - One 16X9 Com.Ohd Ins. Std. Trk. w/o Opener
  - One 2251 6X8 Ohd Ins. Std. Trk. w/o Opener
  - Two 3' Flush Entry Doors ~ Lockset
  - Four Vinyl Unit 3' x 3' Slider Windows
- **12" OVERHANG ON ALL SIDES W/ VENTED VINYL SOFFIT**
- **FASTENERS**
  - 1 In. Metal to Wood Screws for Steel Wall, Roof Panels
  - Senco/Paslode 3 1/4 In. Clip Head for Truss Carrier
  - Paslode 3 In. Framing Galv. for Skirt Board
  - Galvanized Steel Framing Nails
- **DETAILED BUILDING PLANS**



BOARD + BATTEN this END only

(*) This is from one of my bids. The doors and windows are not in their exact locations. The size and foot print are correct.

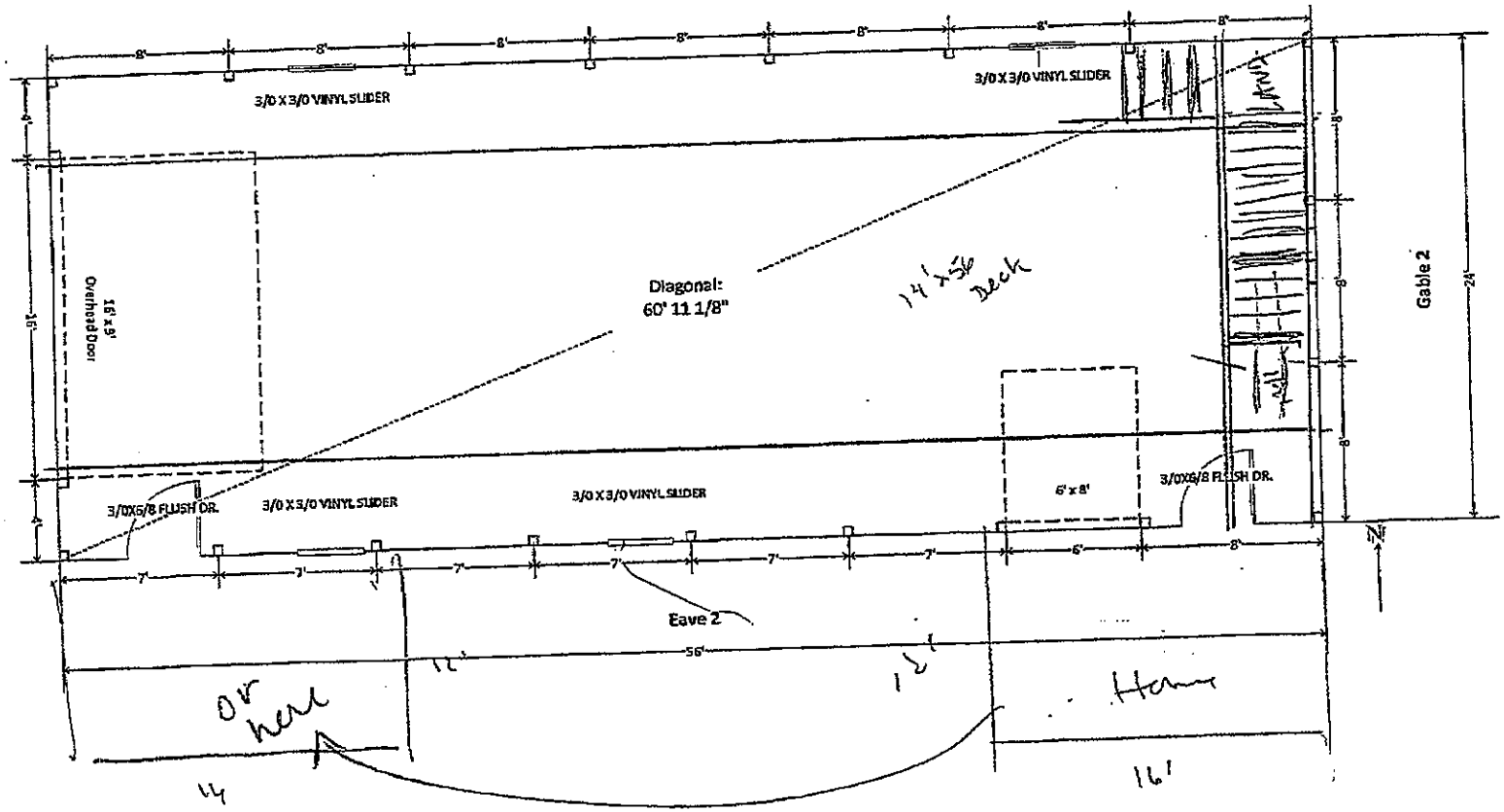
Subtotal	
Tax	
GRAND TOTAL	

Prices are good for 30 days, until 9/23/2017

POLE LAYOUT

Residential Use, 1344 sq. ft.

Eave 1



John Kathy Bakken
Estimate Number: 352
8/21/2017

Neighbor Notification Form

A public hearing will be held at the Clarence Town Hall in the Kathleen Hallock Conference Room at 7:00 p.m. on Tuesday September 12, 2017 to hear a request for a variance to the Clarence Town Code regarding property located at:

6055 Railroad St.
Clarence Center

Owner: David and Dorothy Ganschow

I/We, the undersigned, own the property which adjoins the above described property and have been informed of the variance requested in accordance with the drawing attached hereto.

6065 Railroad St
Address

Signature(s)

I am ok with the plan as they have outlined.

Neighbor Notification Form

A public hearing will be held at the Clarence Town Hall in the Kathleen Hallock Conference Room at 7:00 p.m. on Tuesday September 12, 2017 to hear a request for a variance to the Clarence Town Code regarding property located at:

6055 Railroad St.

Clarence Center

Owner: David and Dorothy Gauschow

I/We, the undersigned, own the property which adjoins the above described property and have been informed of the variance requested in accordance with the drawing attached hereto.

9530 MAPLE ST

Address

PAUL SWEAR

Signature(s)

NO DRAWING AVAILABLE

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: Planning and Zoning

Date August 29, 2017

Action Desired Applicant requests a variance of 3' to allow a 7' side yard setback for the construction of an attached garage at 10755 Rosewood Lane located in the Agricultural Rural-Residential zone.

Reason Town Code Reference:
§229-41(A) *subdivision approved with 10' side yard setback

PLEASE PRINT

Name	Anthony Agnello
Address	10755 Rosewood Lane
Town/City	Clarence NY 14031
Phone	716-491-1148 State Zip
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.

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Approved ☐
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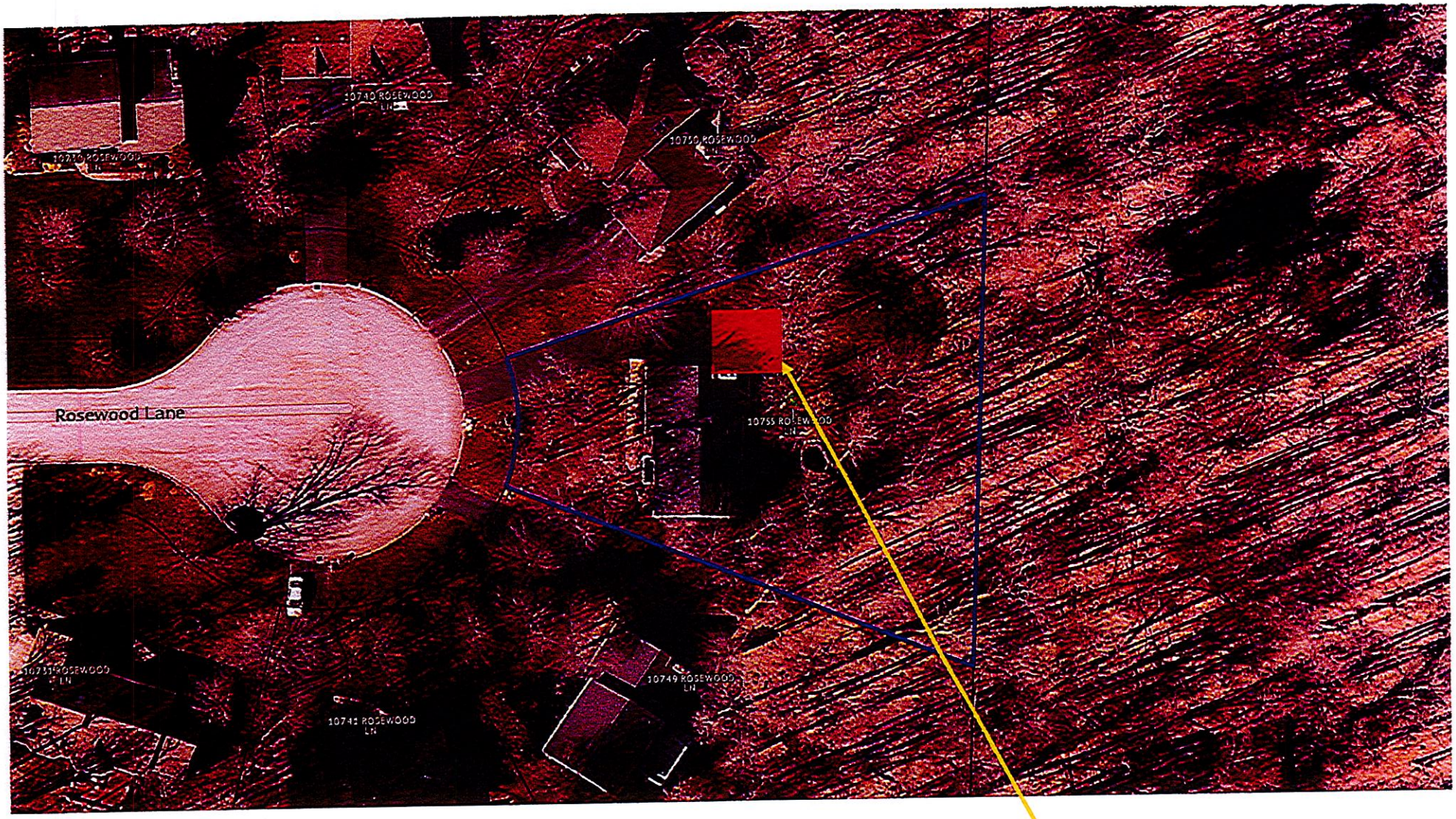


* note the parcel lines displayed are approximate

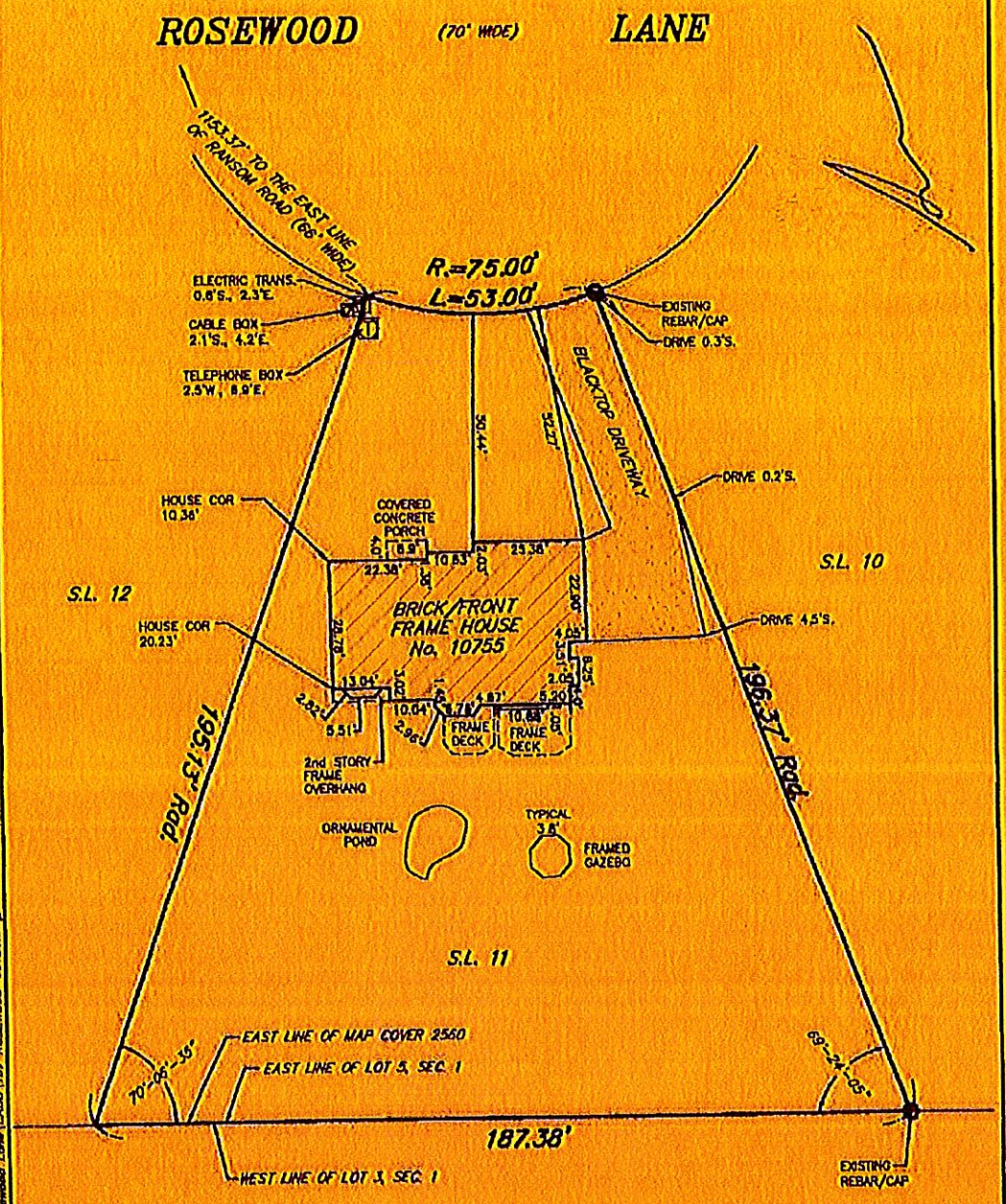
10755 Rosewood Lane

N

Proposed attached accessory structure with 7' side yard setback

10' side yard setback required

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 BY AN EXAMINATION OF SUCH.



PART OF L 5 S 1 T 12 R 8 OF THE HOLLAND LAND COMPANY

VILLAGE OF ____ ; CITY/TOWN OF CLARENCE ; COUNTY OF ERIE ; STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

REVISION	
DATE	DESCRIPTION

SBL No. 84.07-1-5

KHEOPS
ARCHITECTURE, ENGINEERING & SURVEY, DPC
300 Pearl Street, Suite 100
Buffalo, New York 14202
P. 716.849.8739
F. 716.856.0981
WWW.KHEOPSDPC.COM

DRAWN BY GEM SCALE 1"=30' JOB NO. 16NY009.19

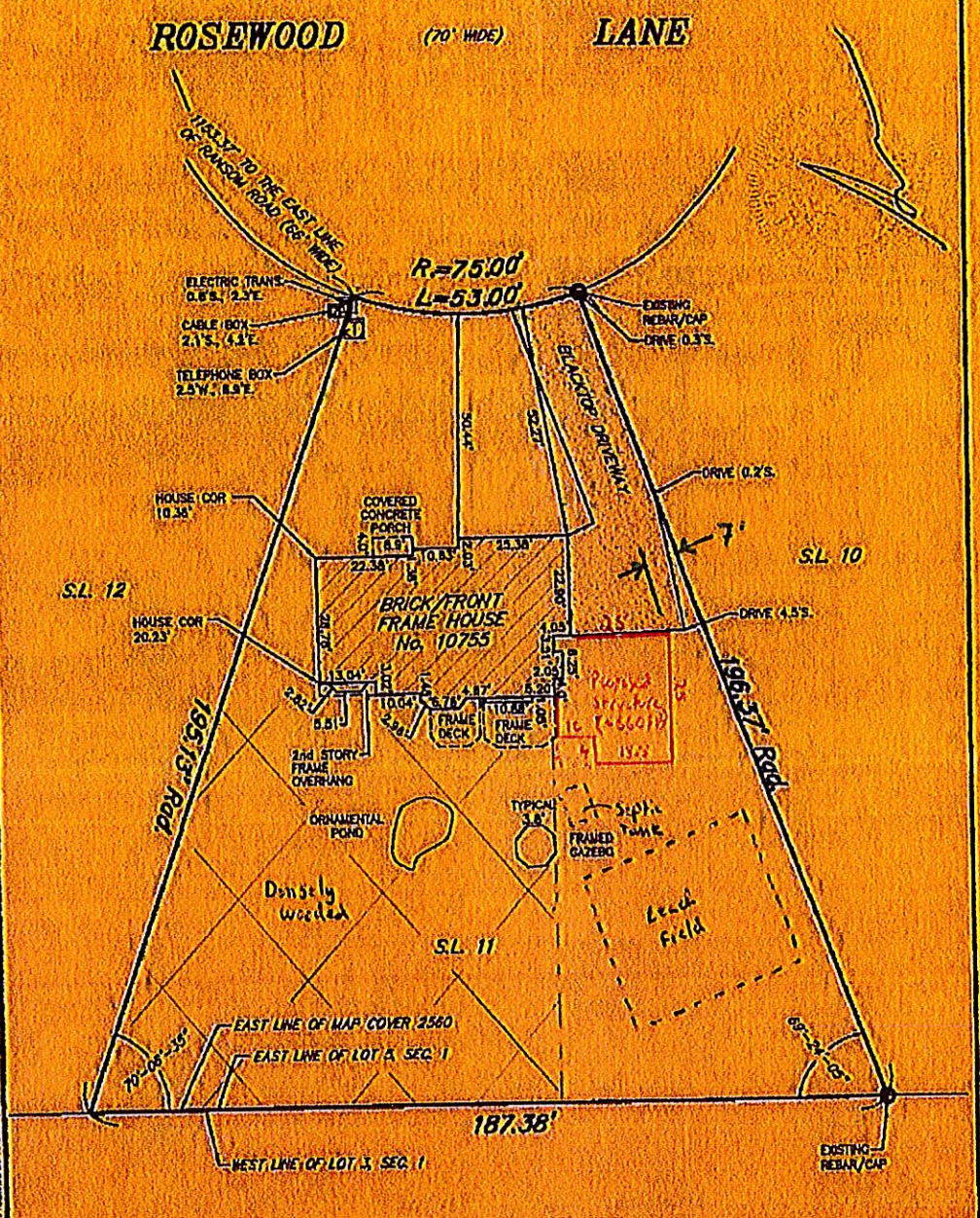
CHECKED BY DRH FIELD DATE 7-29-16

CAD FILE 107 ROSEWOOD-63138 OFFICE DATE 8-1-16

BOOK 414 PAGE 88 MAP 63138

File: K:\Residential Survey\2016 Survey\16NY009.19 10755 Rosewood Lane\CADD\107 ROSEWOOD-63138.dwg Plot Date: 8/1/2016 By: GRANT MCEWEN Plot Style: FULL-BLACK.CTB

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 BY AN EXAMINATION OF SUCH.



PART OF L 6 S 1 T 12 R 8 OF THE HOLLAND LAND COMPANY
VILLAGE OF ____ CITY/TOWN OF CLARENCE COUNTY OF ERIE STATE OF NEW YORK

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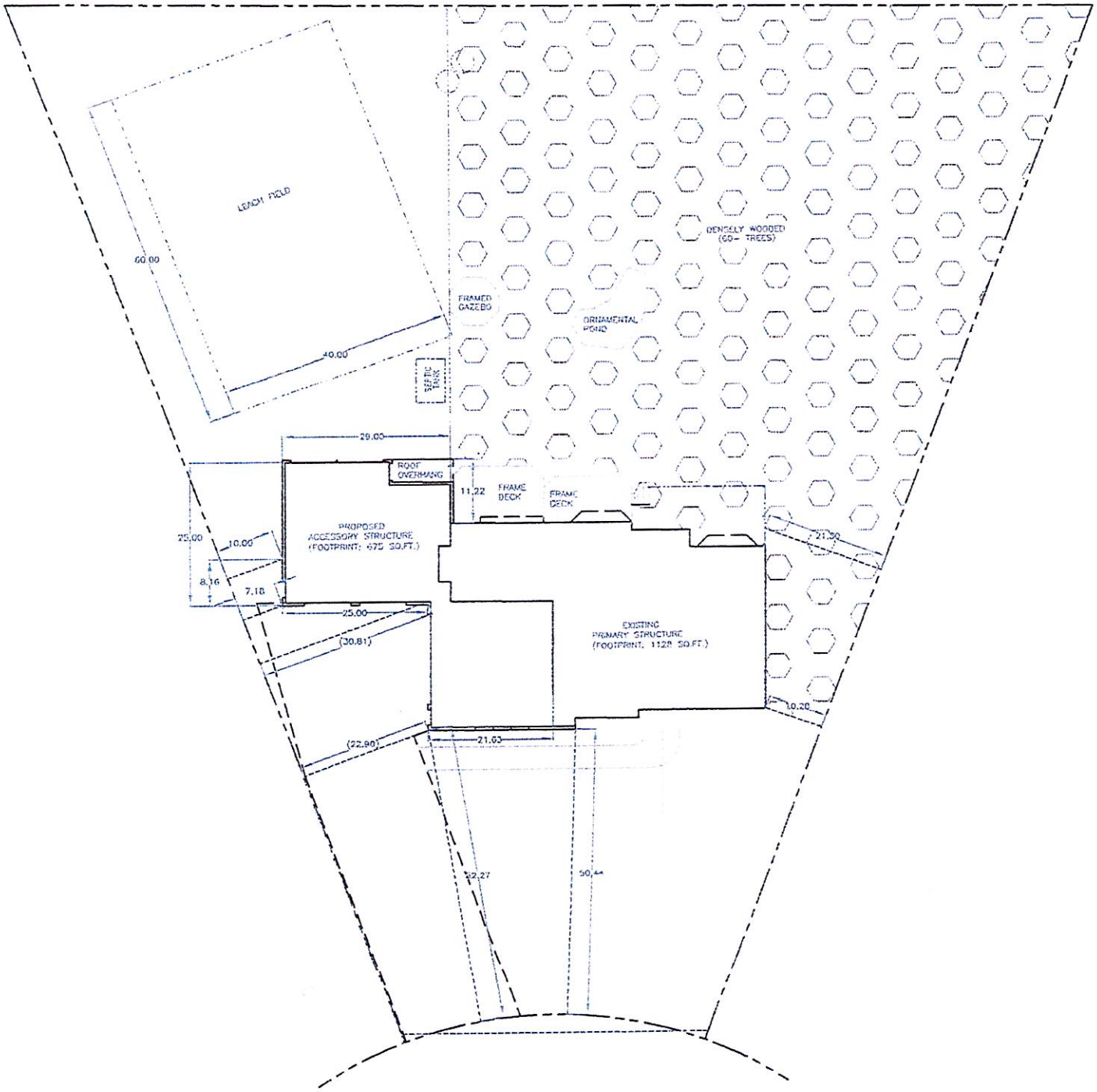
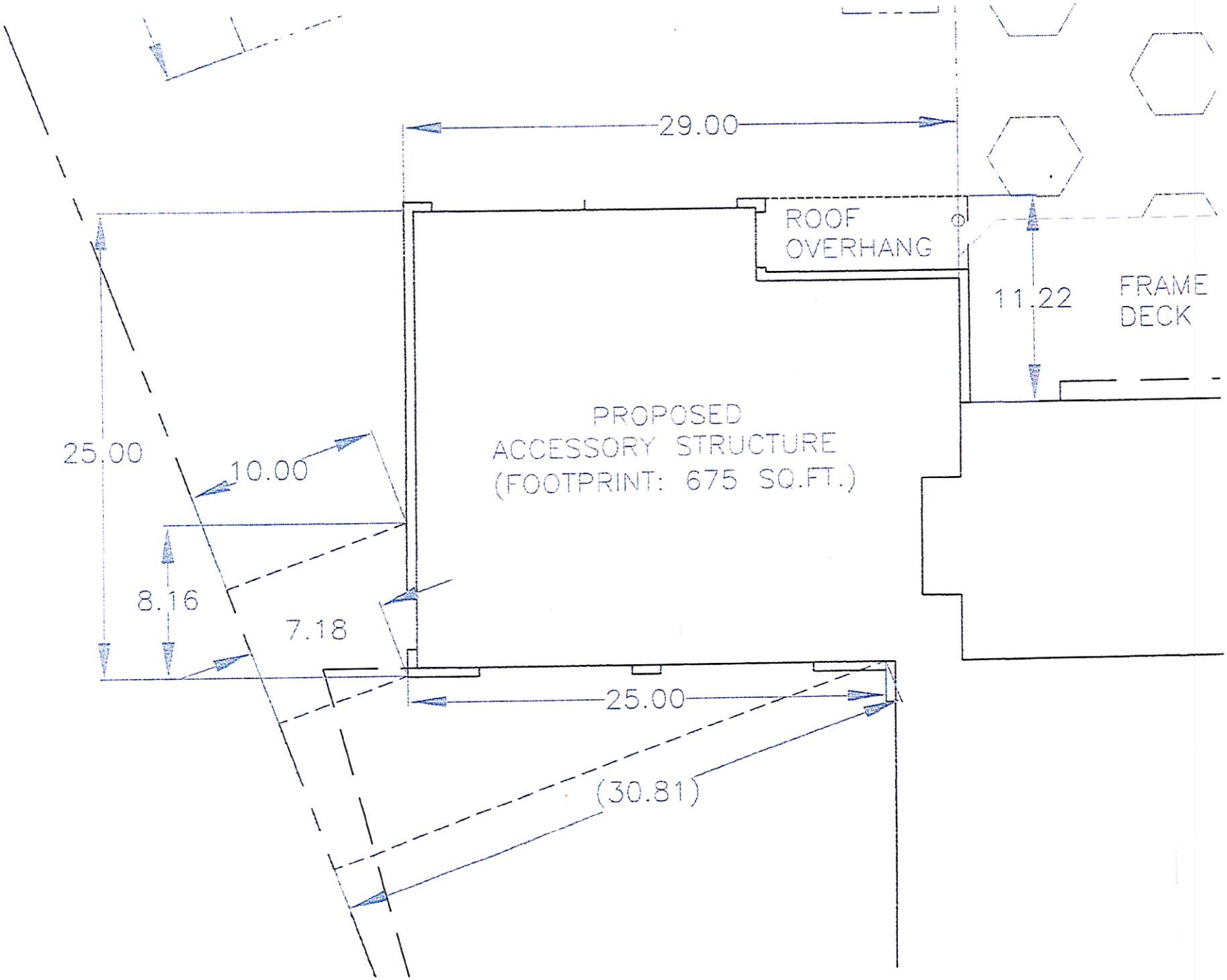
REVISION	
DATE	DESCRIPTION

KHEOPS
ARCHITECTURE, ENGINEERING & SURVEY, DPC

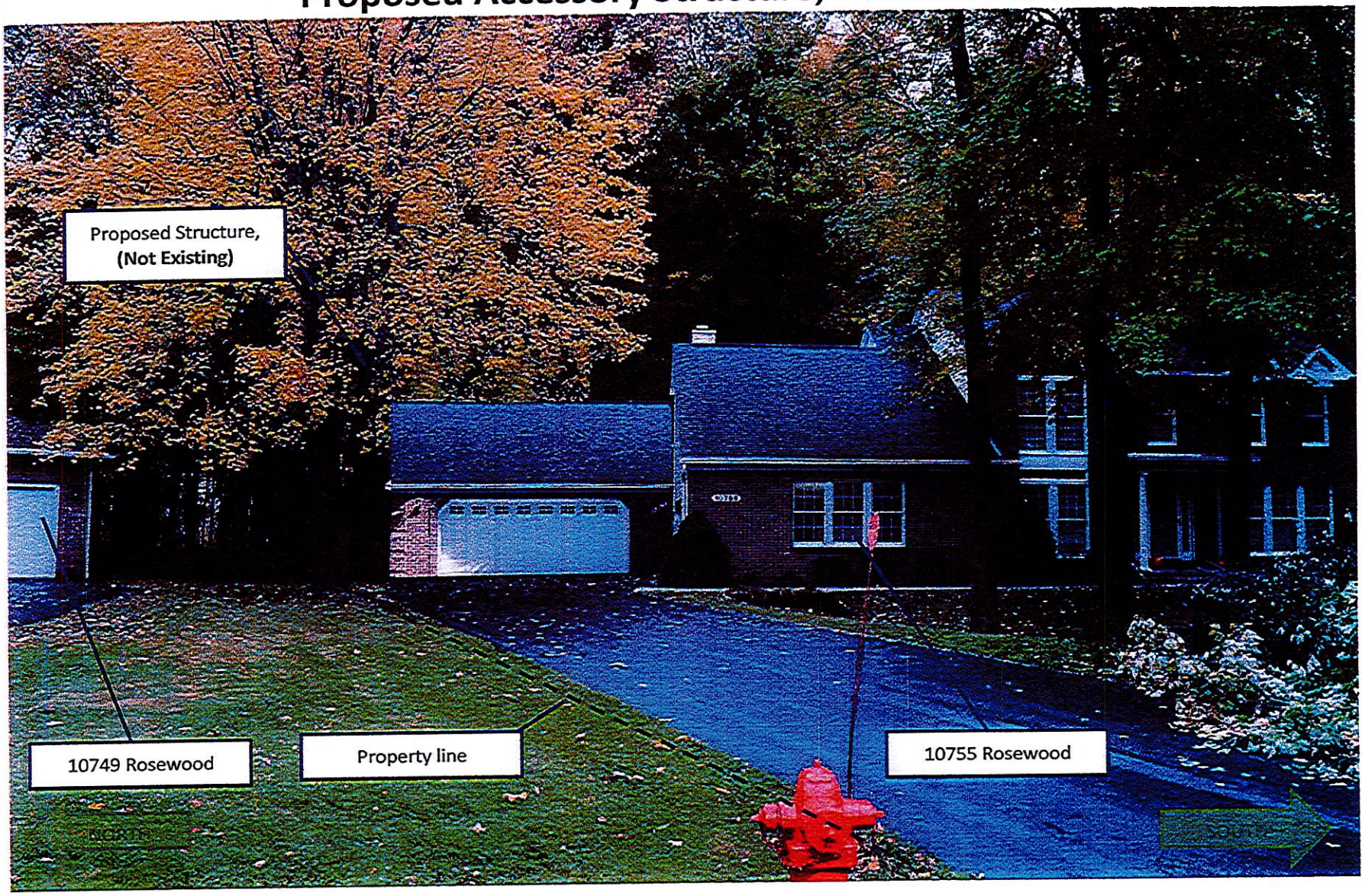
300 Pearl Street, Suite 100
Buffalo, New York 14202
P. 716.849.8739
F. 716.856.0981
WWW.KHEOPSDPC.COM

DRAWN BY GEM SCALE 1"=30' JOB NO. 16NY009.19
CHECKED BY DRH FIELD DATE 7-29-16
CAD FILE 107 ROSEWOOD-63138 OFFICE DATE 8-1-16
BOOK 414 PAGE 88 MAP 63138
SEL No. 84.07-1-5


LEACH FIELD
60.00
40.00
SEPTIC TANK
FRAMED GAZEBO
ORNAMENTAL POND
DENSELY WOODED (60+ TREES)
29.00
ROOF OVERHANG
11.22
FRAME DECK
FRAME DECK
PROPOSED ACCESSORY STRUCTURE (FOOTPRINT: 675 SQ.FT.)
25.00
10.00
8.16
7.18
25.00
(30.81)
EXISTING PRIMARY STRUCTURE (FOOTPRINT: 1128 SQ.FT.)
21.50
10.20
(22.90)
21.03
22.27
50.44

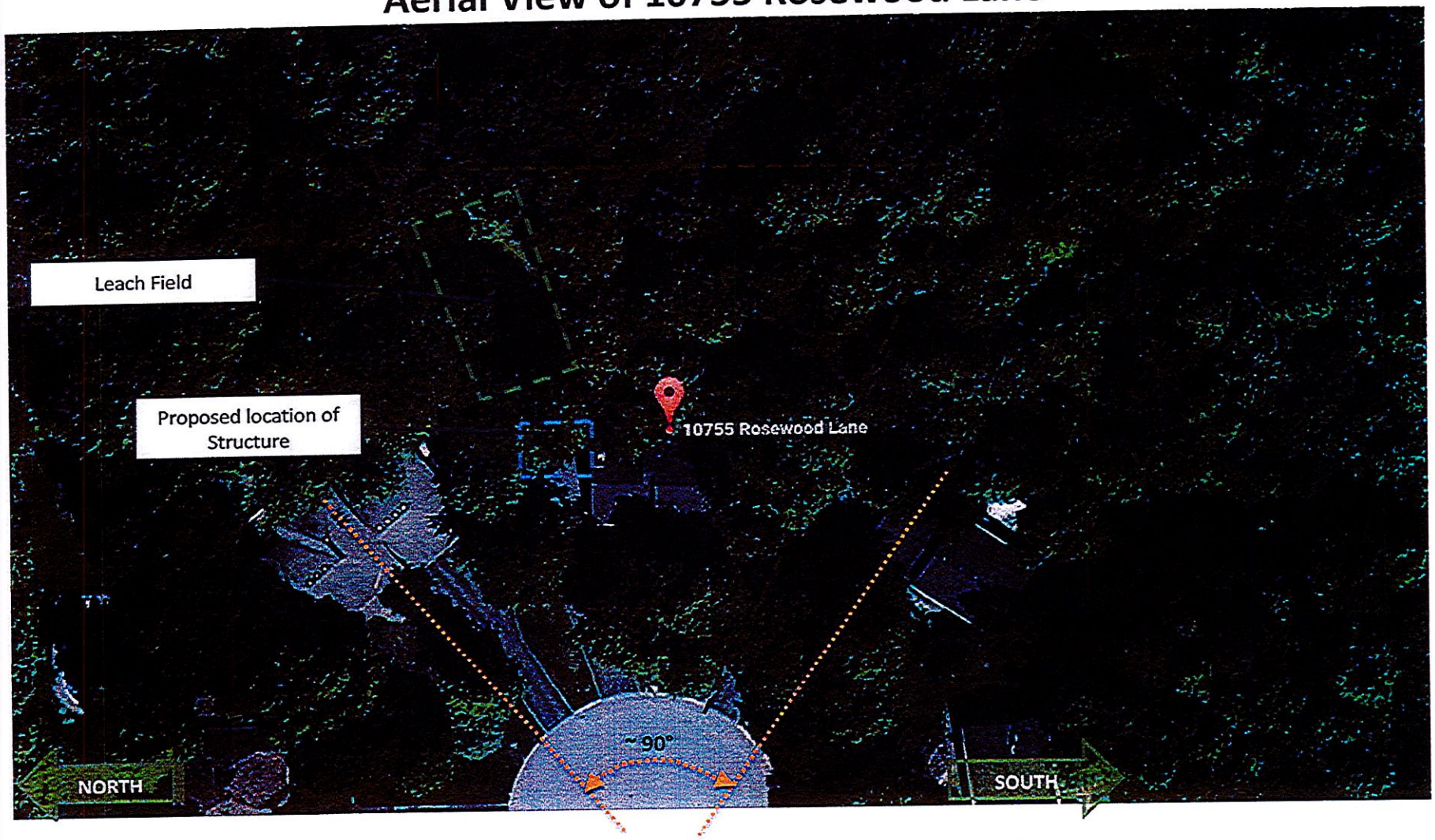

29.00
ROOF
OVERHANG
11.22
FRAME
DECK
PROPOSED
ACCESSORY STRUCTURE
(FOOTPRINT: 675 SQ.FT.)
25.00
10.00
8.16
7.18
25.00
(30.81)

Proposed Accessory Structure, and Location



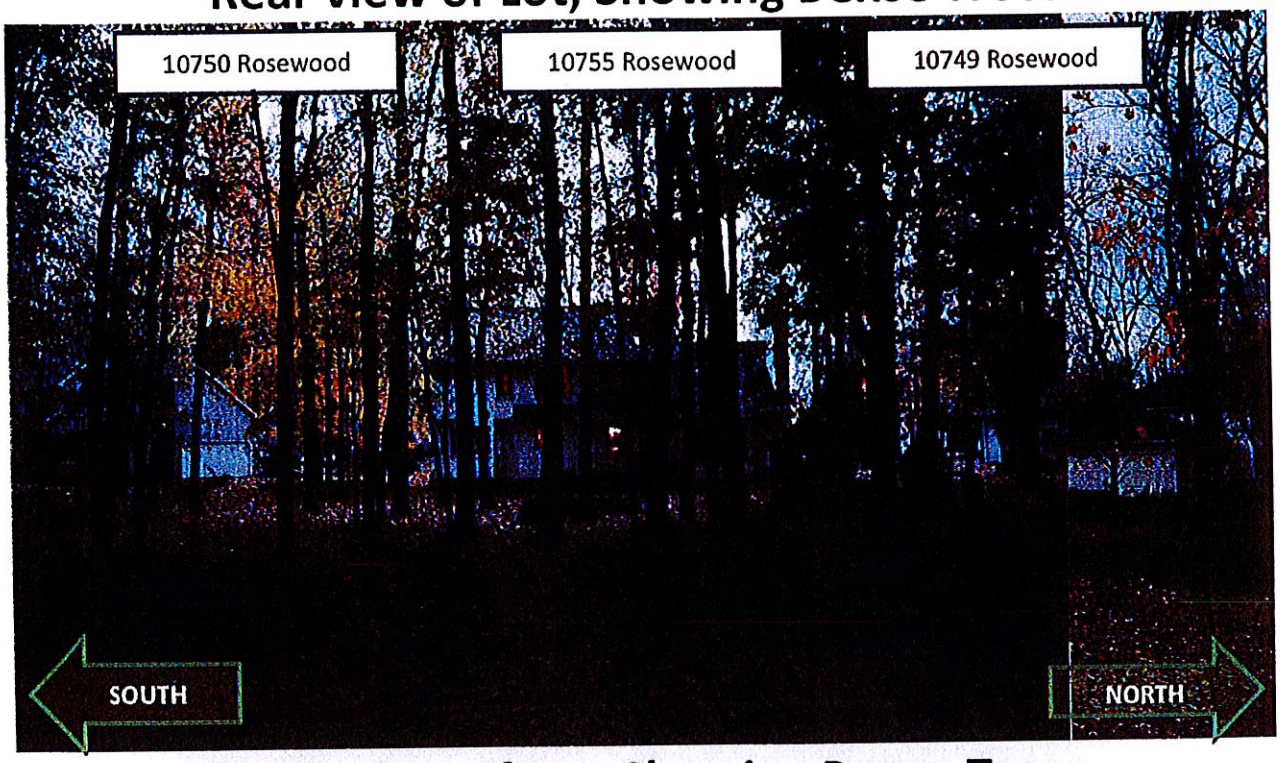
Agnello, Anthony
10755 Rosewood Lane, Clarence, NY 14031

Aerial View of 10755 Rosewood Lane



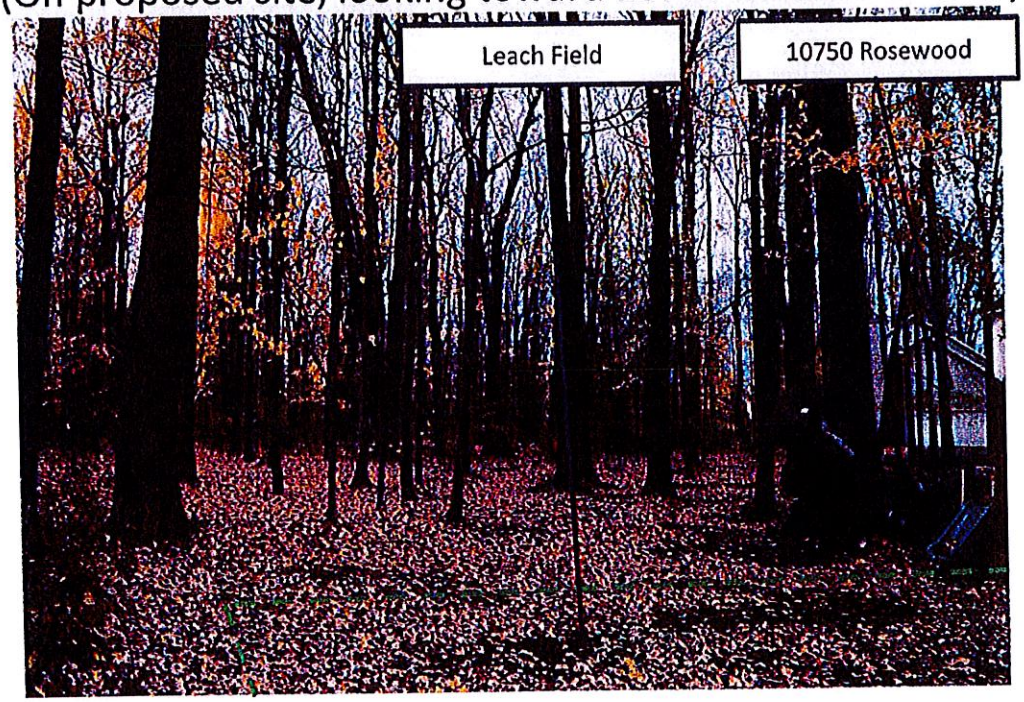
Agnello, Anthony
10755 Rosewood Lane, Clarence, NY 14031

Rear view of Lot, Showing Dense Trees



South view of Lot, Showing Dense Trees

(On proposed site, looking toward 10750 Rosewood Lane)



Agnello, Anthony
10755 Rosewood Lane, Clarence, NY 14031

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: Jonathan Bleuer

Date August 29, 2017

Action Desired Applicant requests a variance of 19' to allow a 6' side yard setback for the construction of a vehicle service drop-off lane at 8185 Main Street, Mercedes-Benz of Buffalo, in the Commercial zone.

Reason Town Code Reference:
§229-87(C)(2)

PLEASE PRINT

Sponsor Information:	Name: Great Lakes Motor Corp.
Thomas R. Kujawa, AIA	Address: 8185 Main Street
K-Arc Design Architect, PLLC	Williamsville NY 14221
443 Delaware Ave Buffalo NY 14202	Town/City State Zip; Phone: 716-633-0088
716-923-7000	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 ..... 20.....
Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Hearing Held by..... on ..... 20.....

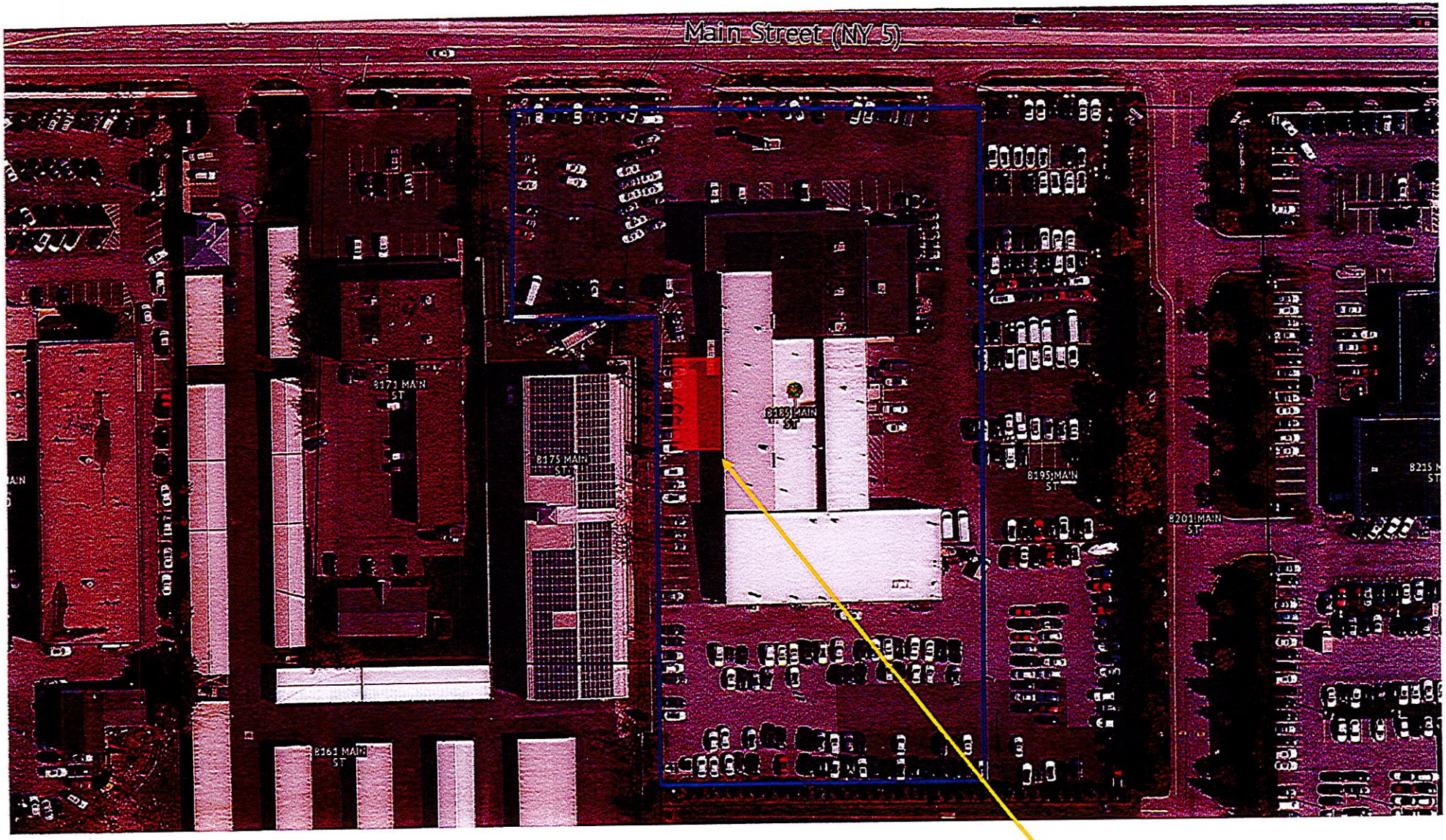
Final Action Taken

Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Filed with Town Clerk on ..... 20.....

Filed with County Clerk on ..... 20.....



* note the parcel lines displayed are approximate

8185 Main Street

N

Proposed addition with 6' side yard setback

25' side yard setback required

K-ARC DESIGN
ADVISE | DESIGN | BUILD

August 29th, 2017

Town of Clarence Zoning Board
1600 Bowen Road
Elma, NY 14059

Re: **Great Lakes Motor Corp.**
New Drive Lane Drop-Off Service Addition

Dear Zoning Board Members:

We are pleased to present to the board the campus upgrade plan to Mercedes - Benz of Buffalo. The work includes updating the facade of the building, upgrades to the building show room, upgrades to the service department spaces, upgrades to interior and exterior building signage, and a new drive lane drop-off service addition.

The proposed work is part of Mercedes-Benz USA Corporate specific requirements of how the building needs to be laid, and the features it must have, in order for the Dealership to maintain its franchise license.

All proposed modifications and additions will meet building code requirements and comply with town of Clarence standards and codes.

The action items for review is a area variance request to allow for a 19'-0" exception to the 25'-0" side yard setback requirement, of the zoning provisions. In effect would be a 6'-0" side yard setback. The action is for a new Drive Lane vehicle structure for Drop-Off of customer vehicles to the existing service department.

The new Drive Lane Addition would not affect the NYS Fire Code requirement of a 150" access road to the facility, as there is paved apparatus available roadway around the other 3 sides of the building.

Currently the roadway along the side of the building where the addition is going is used for service entry/ exit and parking. In it's current use state it would not meet requirements for a Fire Apparatus Access Road. Again the other three sides of the building are more open and would be the access side(s).

The Addition will be of Non-Combustible Materials and the Neighboring Life Storage building is of Non-Combustible materials.

The proposed structure is minimally viewable from the front facade (39'-0" face). It has no negative effect to surrounding properties as the neighboring property is a storage facility that has a blank facade building wall. The property to the rear will not see the addition per existing screening of fencing and landscaping.

Proposed Project Schedule:

1) Zoning Board Review - September 12th, 2017.
2) Building Permit Submission - September 15th, 2017.
3) Construction Start - October 2017
4) Completion Date Deadline imposed by M-B USA - June 29th, 2018

Attached Exhibits:

1) Completed Request for Action Form
2) Completed Access Consent Form
3) Neighbor Notification Receipt of Mailings
4) Current Site Condition Photo's
5) Satellite Imagery Page
6) Site Plan, Floor Plans, and Elevation Exhibits of the proposed action.
7) 7 Hardcopy Sets of Material 11 x17.
8) Application Fee in the amount of $50.00.

Should you have any additional questions or concerns please feel free to contact me at 716-913-7560 or via email at tom@karcdesign.com.

Respectfully Submitted,

Thomas R. Kujawa, RA, AIA
K-Arc Design Architects, PLLC.

CC: Mr. Robert LaMastra - Great Lakes Motor Corp

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: _____

Date _____

Action Desired Area Variance. Side Yard Variance of 19'-0" to allow a 6'-0" side yard setback for the creation of a new vehicle service drop-off drive lane.

Reason To improve vehicle drop-off on site with a covered structure. Required by Mercedes-Benz USA for dealership license. No negative effect to neighborhood ~~or adjacent properties.~~

Owners Mailing Address:
8185 Main St., Williamsville, NY 14221

Sponsor Information:
Thomas R. Kujawa, AIA
K-Arc Design Architect, PLLC
443 Delaware Ave., Buffalo, NY 14202
716-923-7000

PLEASE PRINT

Name: Great Lakes Motor Corp - Robert Lamastra
Address: 8185 Main Street
Town/City: Clarence State: NY Zip: 14221
Phone: 716-633-0088
Signed: SIGN HERE

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 $50 fee ..... on ..... 20 .....
Approved ☐
Rejected ☐ by ..... on ..... 20 .....

Published (Attach Clipping) on ..... 20 .....

Hearing Held by ..... on ..... 20 .....

Final Action Taken

Approved ☐
Rejected ☐ by ..... on ..... 20 .....

Published (Attach Clipping) on ..... 20 .....

Filed with Town Clerk Darcy Snyder ✓#41849 on Aug. 29 20 17

Filed with County Clerk on ..... 20 .....

Access Consent Form

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

Address of Property:

Great Lakes Motor Corp.
8185 Main Street
Clarence, NY 14221

Signature

8/28/17

Date

SIGN HERE

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

ELLICOTT
701 WASHINGTON ST
BUFFALO
NY
14203-9998
3510020205

08/28/2017 (800)275-8777 12:12 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (BUFFALO, NY 14221) (Weight:0 Lb 0.40 Oz) (Expected Delivery Day) (Wednesday 08/30/2017)	1	$0.49
Certified (@@USPS Certified Mail #) (70171450000033888528)	1	$3.35
First-Class Mail Letter (Domestic) (BUFFALO, NY 14221) (Weight:0 Lb 0.40 Oz) (Expected Delivery Day) (Wednesday 08/30/2017)	1	$0.49
Certified (@@USPS Certified Mail #) (70171450000033888535)	1	$3.35
Total		$7.68
Credit Card Remitd (Card Name:MasterCard) (Account #:XXXXXXXXXXXX6219) (Approval #:H12054) (Transaction #:213)		$7.68

****
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****

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7017 1450 0000 3388 8535

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- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.49
Total Postage and Fees $3.84

0205 33
Postmark Here
AUG 28 2017
08/28/2017

Sent To NORTH FOREST PROPERTIES #5, LLC
Street and Apt. No., or PO Box No. SUITE #1, 2929 WHEELE DRIVE
City, State, ZIP+4® WILLIAMSVILLE, NY 14221

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 1450 0000 3388 8528

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Certified Mail Fee $3.35
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.49
Total Postage and Fees $3.84

0205 33
Postmark Here
AUG 28 2017
08/28/2017

Sent To SONRAN ACQUISITION C/O LIFE STORAGE
Street and Apt. No., or PO Box No. 6407 MAIN ST.
City, State, ZIP+4® WILLIAMSVILLE, NY 14221

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sovran Acquisition, LP
C/O Life Storage, LP
6467 Main Street
Williamsville, NY 14221

Neighbor Notification Form

A public hearing will be held at the Clarence Town Hall in the Kathleen Hallock Conference Room at 7:00 p.m. on Tuesday _September 12 th, 2017 _ to hear a request for a variance to the Clarence Town Code regarding property located at:

8185 Main Street
Williamsville, NY 14221

Owner: Great Lakes Motor Corp.

I/We, the undersigned, own the property which adjoins the above described property and have been informed of the variance requested in accordance with the drawing attached hereto.

_____
Address

_____
Signature(s)

North Forest Properties #5, LLC
Suite #1,
2829 Wherle Drive.
Williamsville, NY 14221

Neighbor Notification Form

A public hearing will be held at the Clarence Town Hall in the Kathleen Hallock Conference Room at 7:00 p.m. on Tuesday _September 12 th, 2017 _ to hear a request for a variance to the Clarence Town Code regarding property located at:

8185 Main Street
Williamsville, NY 14221

Owner: Great Lakes Motor Corp.

I/We, the undersigned, own the property which adjoins the above described property and have been informed of the variance requested in accordance with the drawing attached hereto.

_____
Address

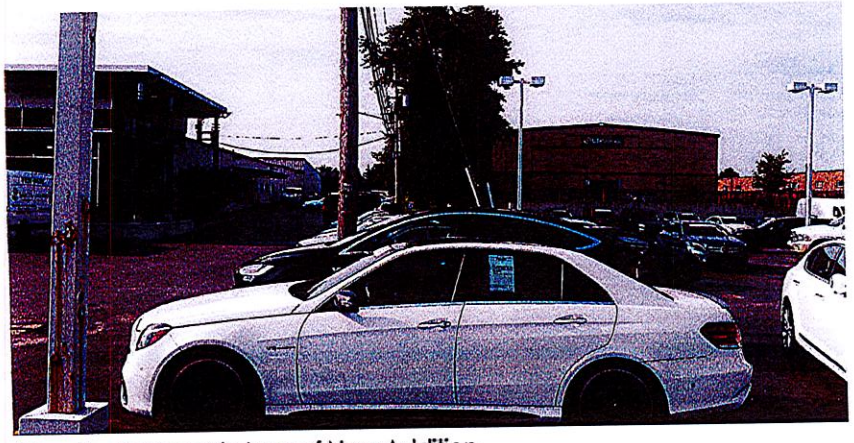
_____
Signature(s)

Existing Site Photos

8185 Main Street, Williamsville, New York

View of Dealership from Main Street

View of Dealership from Main Street



View South Towards Area of New Addition

View South Towards Life Storage - 8161 Main Street

Mercedes-Benz of Buffalo

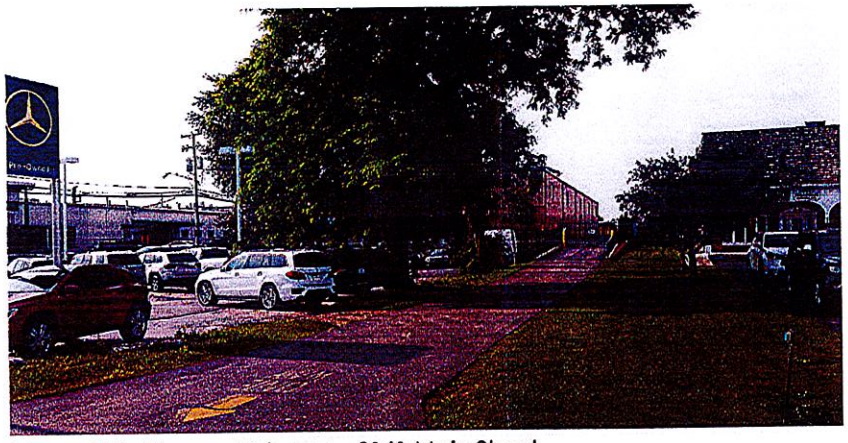
K-ARC DESIGN

ADVISE | DESIGN | BUILD

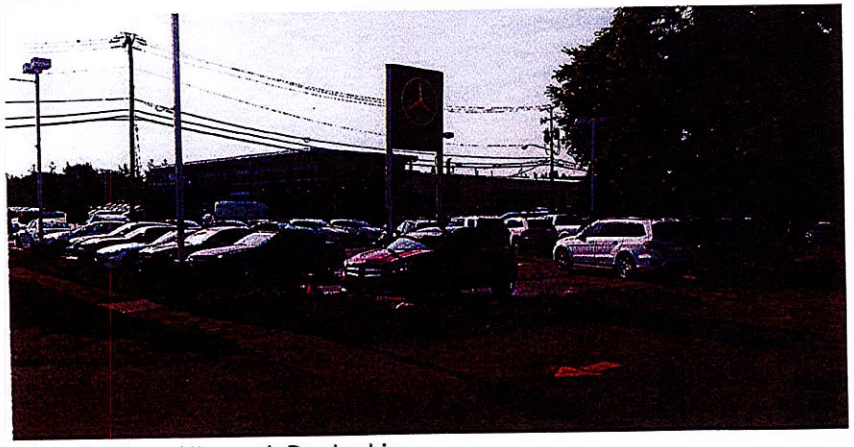
Existing Site Photos

8185 Main Street, Williamsville, New York

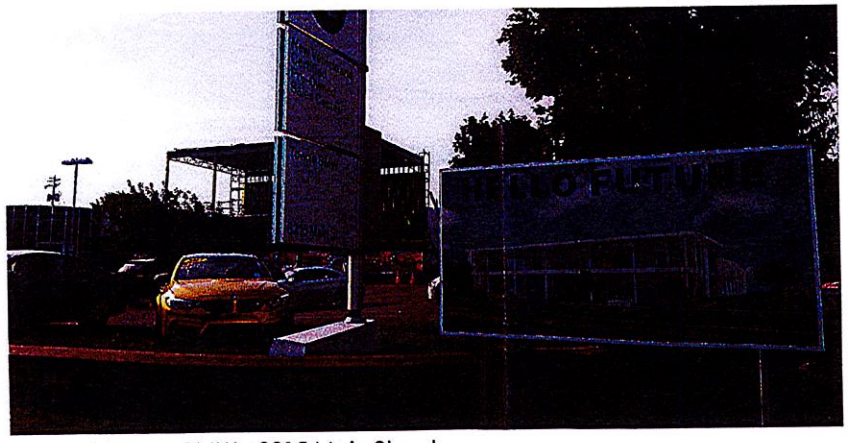
View of 8171 Main Street



View of Life Storage Entrance - 8161 Main Street



View Southeast Towards Dealership

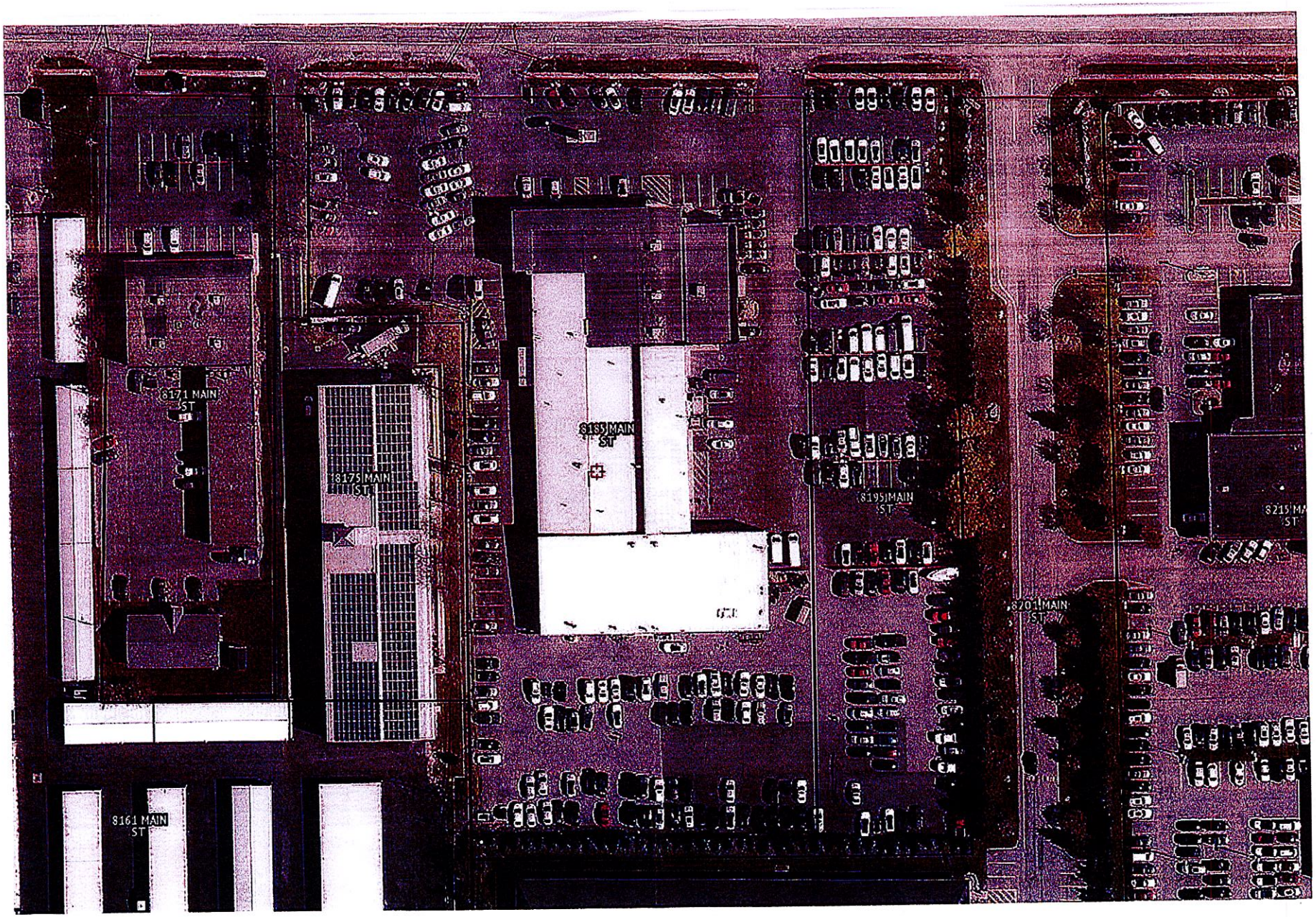


View of Towne BMW - 8215 Main Street

Mercedes-Benz of Buffalo

K-ARC DESIGN

ADVISE | DESIGN | BUILD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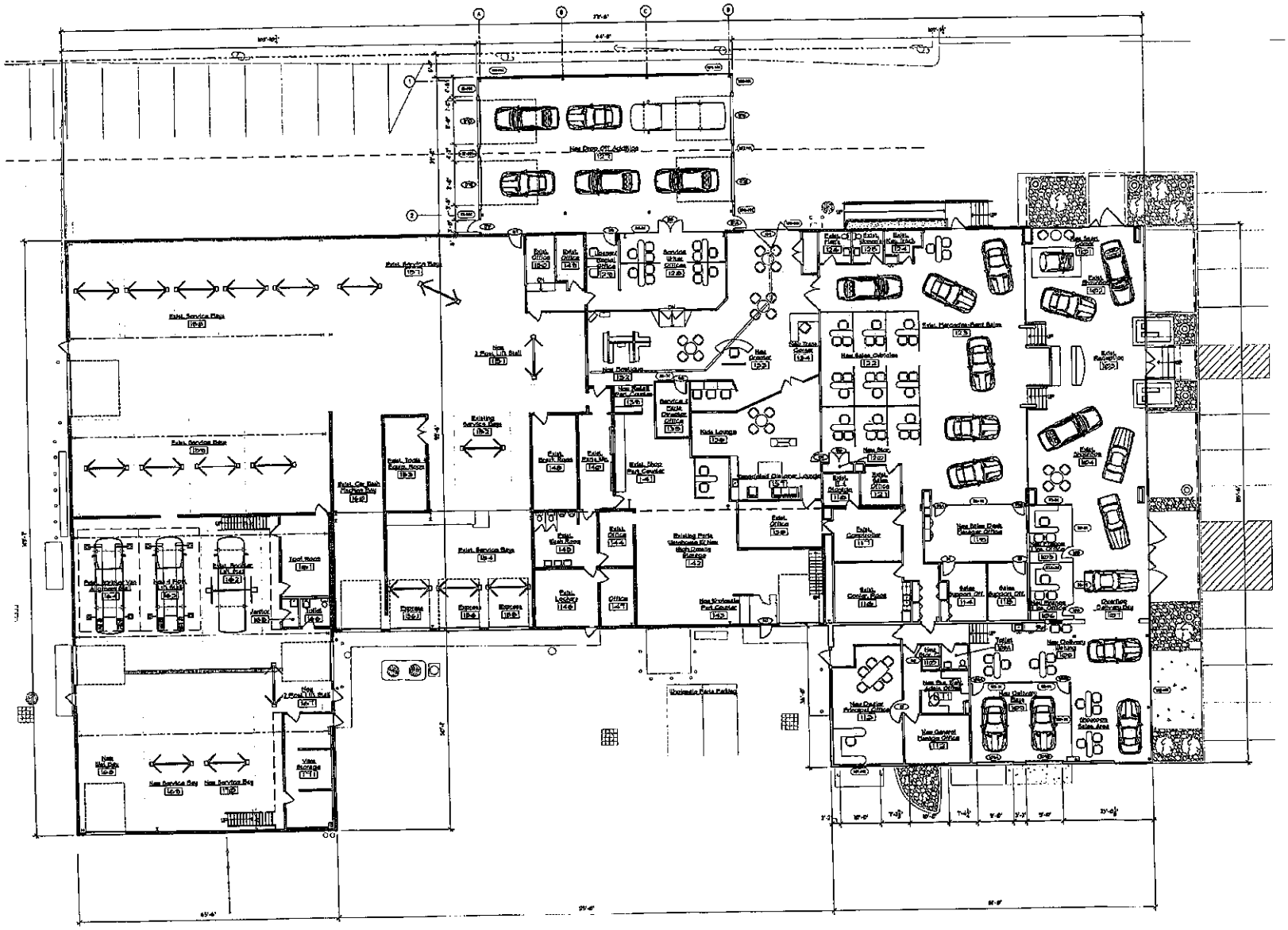
8175 MAIN ST
8155 MAIN ST
8195 MAIN ST
8201 MAIN ST
8161 MAIN ST



1 Proposed Floor Plan

NOTE: Room Number 150 & 151 NOT USED

Revisions

Project

Mercedes-Benz of Buffalo Addition and Remodel

5195 Main Street
Williamsville, New York

K-ARC DESIGN
ADVISE | DESIGN | BUILD

443 Delaware Ave. | Buffalo, NY 14202
P 716 923 7000 | F 716 406 5686
www.kardesign.com

Sheet Title

Overall Floor Plan

176615

Drawing No.

A-1

Scale
As Noted

Date
June 13th, 2017

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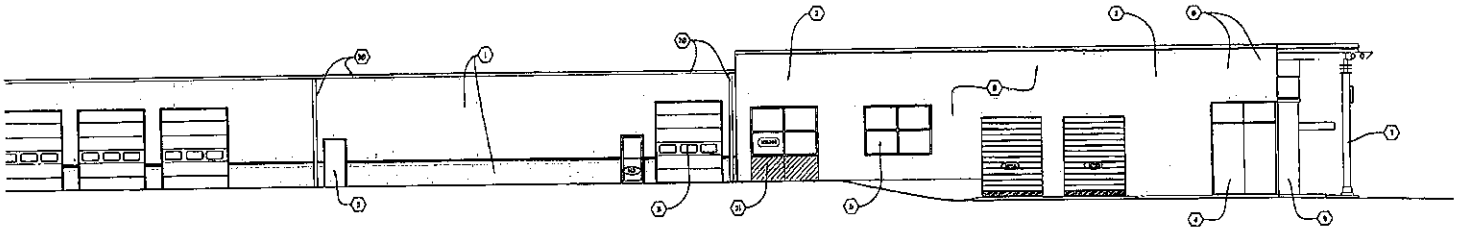
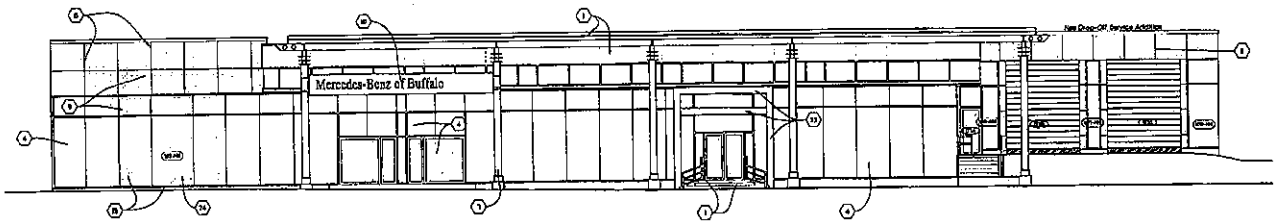
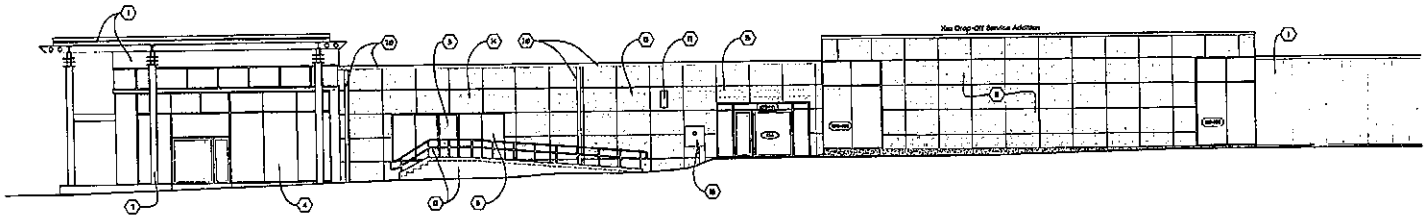


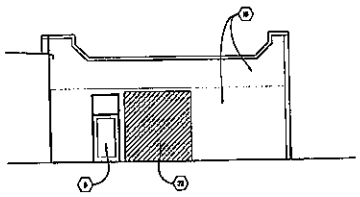
1 East Elevation - North End
1/8" = 1'-0"



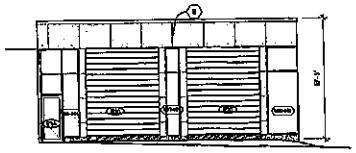
2 North Elevation
1/8" = 1'-0"



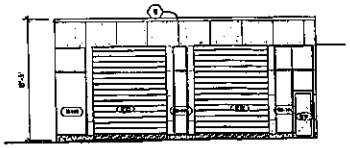
3 West Elevation - North End
1/8" = 1'-0"



4 South Elevation - New Delivery
1/8" = 1'-0"



5 North Elevation - New Service Addition
1/8" = 1'-0"



6 South Elevation - New Service Addition
1/8" = 1'-0"

Drawing Notes

1. Existing structure to remain.
2. Remove all existing exist. cir. bracing. Repair panels as required.
3. Existing doors to remain.
4. Existing glazing and shadow trim system to remain.
5. Existing window to remain.
6. Not Used.
7. Existing column to remain. Change to new color scheme. (Typ. of 13)
8. Strip existing ACM panels with 3M Controltac Graphic Film w/ Adhesive Series 380C-313 (to Match EP-6 finish - Platinum Mica - Gloss 30)
9. Remove existing ACM Panel and key portal. Repair facade as required.
10. Existing Mercedes-Benz signage to remain. Change to new Color Scheme.
11. New ACM paneling on service line addition (EP-5- 34 Composite - Platinum Mica - Gloss 30).
12. Existing concrete stair and ramp to remain. Paint EP-3.
13. Remove existing corrugated metal siding and replace with new ACM Paneling (EP-5-34 Composite - Platinum Mica - Gloss 30).
14. Remove existing delaminated EP-6 and replace with new ACM Paneling (EP-5-34 Composite - Platinum Mica - Gloss 30).
15. Remove existing canopy. Repair facade as required.
16. Existing electrical service lock to remain.
17. Existing service drop off signage. Change to new color scheme.
18. Existing EP-6 facade to remain.
19. Existing concrete stair, landing, railing, etc. to be removed.
20. Existing gutter and downspout system to remain.
21. Existing overhead door to be removed for new window. New exterior wall construction and panel to match adjacent.
22. New exterior infill at removed overhead door. New infill to match existing adjacent.
23. Existing entrance portal to remain. Paint to match new color scheme.
24. Remove existing storefront door and prepare for new glass panel infill.

Revisions

Project
Mercedes-Benz of Buffalo Addition and Remodel

9185 Main Street
Williamsville, NY 14221

K-ARC DESIGN
ADVISE | DESIGN | BUILD
443 Delaware Ave. | Buffalo, NY 14202
P 716 823.1000 | F 716 434 5460
www.kardesign.com

Sheet Title
Exterior Elevations

176015

Scale: As Noted

Date: June 19th, 2017

Drawing No.
A-3

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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: Jonathan Bleuer

Date August 29, 2017

Action Desired Applicant requests a variance of 5,019 sqft to allow for the creation of a 52,916 sqft parcel, split from 5380 Strickler Road and located in the Agricultural Rural-Residential zone.

Reason Town Code Reference:
§229-39(B) *1.33 acres = 57,935 sqft

PLEASE PRINT

Name	Pamela Payne Gelia
Address	6057 Wellesley Common
Town/City	East Amherst NY 14051
Phone	716-394-3500 State Zip
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 ..... 20.....
Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Hearing Held by..... on ..... 20.....

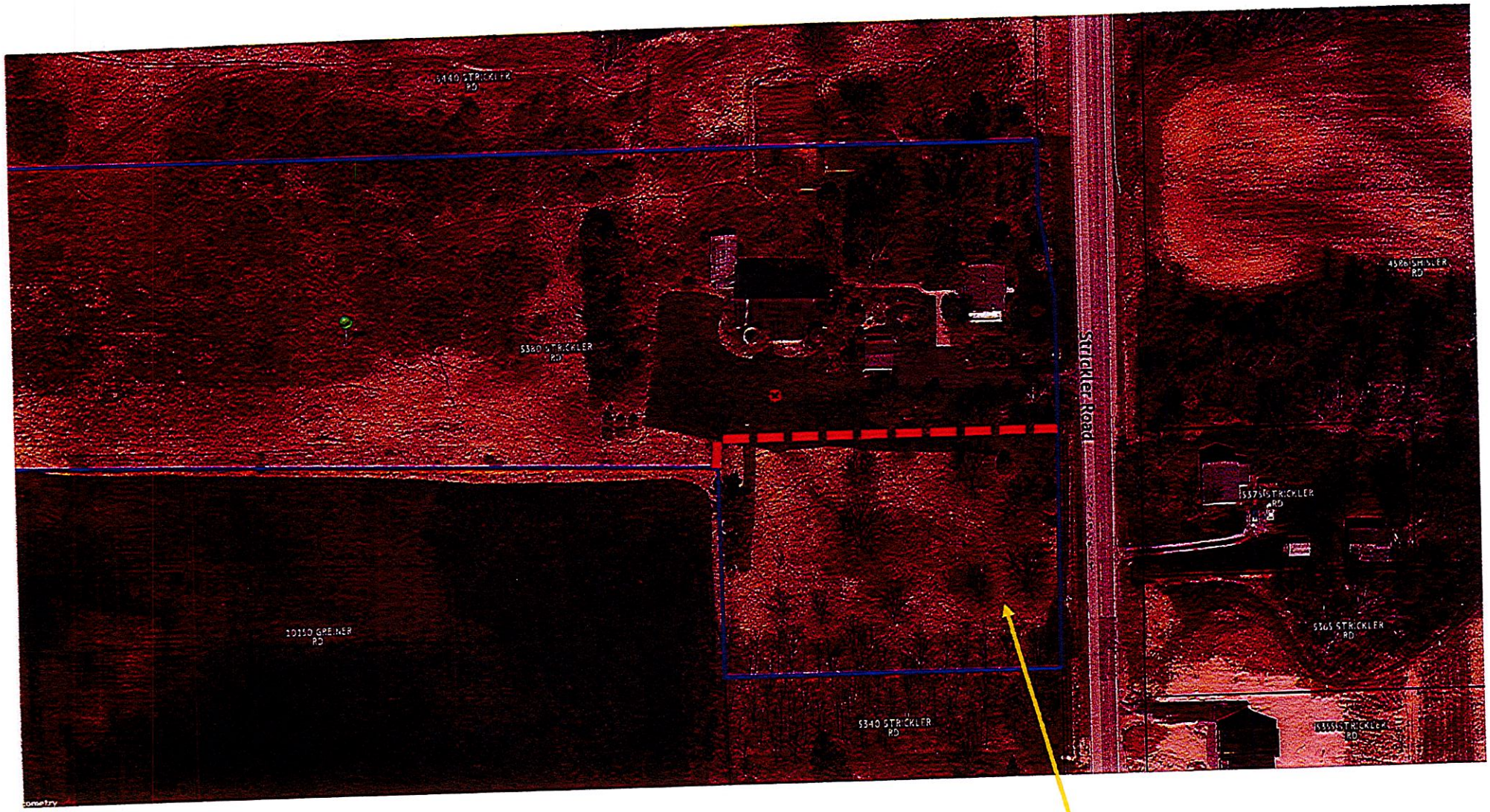
Final Action Taken

Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Filed with Town Clerk on ..... 20.....

Filed with County Clerk on ..... 20.....



* note the parcel lines displayed are approximate

5380 Strickler Road

N

Proposed 52,916 sqft lot (1.21 acres)

57,935 sqft required (1.33 acres)

August 28, 2017

From:

Pamela Payne Gelia
Co-Executor, Estate of Lois R. Payne
5380 Strickler Rd.
Clarence, New York 14031

To:

Town Planning Board

Clarence, New York

Please consider this letter of additional justification requesting your approval for our variance request.

Situation:

Zoned as Agricultural – Rural Residential. According to the tax map, the current lot shape is 170.5 ft W x 272.2ft D, providing a potential lot size of 46,410 sqft., short approximately 11644 sqft. required for the minimum building lot size of 1.33 acres or 58,054 sqft. Increase of the lot size can be done by width only, imposing 44ft to the north onto the property at 5380 Strickler, making the property line 3 feet into the current driveway.

Variance Request:

Approval of the new lot, with a variance of 5822 sqft, one half of the additional width needed footage to meet the 58,054 sqft requirement. New lot size would be 194.4 W x 272.2D (52,916 sqft). This variance would enable the lot to conform to all minimum requirements.

Justification Request:

Proposed building lot is verified by Tim Lavocat (8/17/2017), Town Engineer, to have an available drop on the sewer system, mitigating the need for a septic system.

Please feel free to contact me with additional questions or information. Phone 716-394-3500, email pamelagelia@gmail.com.

Best regards,

Pamela Gelia

cc: Howard L. Payne. Co-Executor; Carolyn M. Payne, Co-Executor

TOWN OF CLARENCE

ENGINEERING and BUILDING DEPARTMENTS
6221 Goodrich Road
Clarence Center, NY 14032
716-741-8952
FAX: 716-407-8915

Timothy M. Lavocat, P.E., CFM
Town Engineer

August 18, 2017

Pamela Gelia
6057 Wellesley Common
East Amherst, New York 14051

RE: 5380 Strickler Road
Sanitary Sewer Tap

Dear Ms. Gelia:

Based on a review of available records at the Engineering Department it has been determined that the Heise Brookhaven Sewage Works Corporation granted the Payne Property (5380 Strickler) a sanitary sewer tap for one (1) single family residential unit in exchange for an easement to construct the Heise Brookhaven Sewer on a portion of the Payne Property. This tap has not been utilized to date and is currently still available for one (1) single family residential unit.

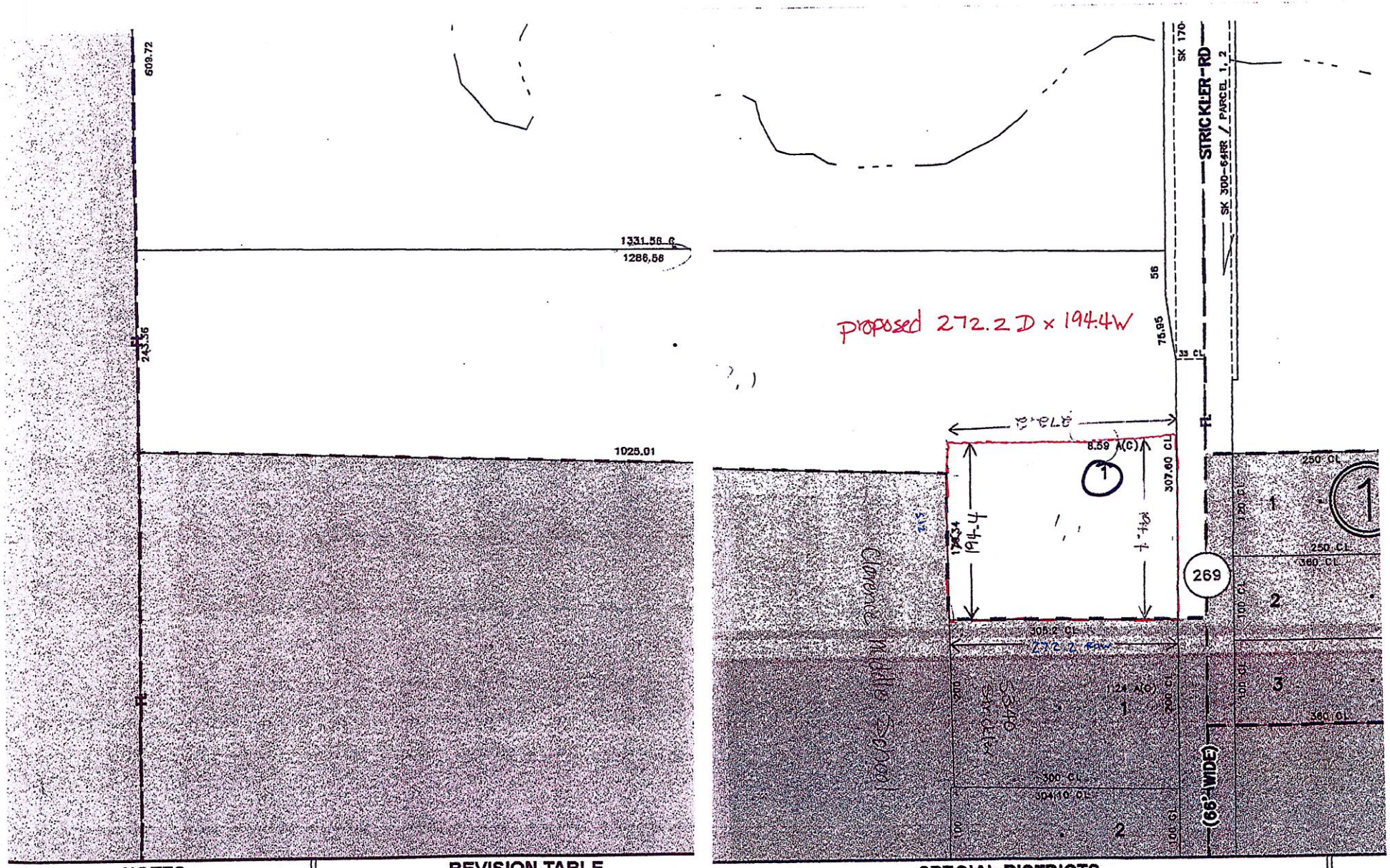
Please feel free to contact me with any questions.

Very truly yours,

Timothy M. Lavocat, P.E., CFM
Town Engineer

Cc: James Callahan, Director of Community Development
File

Strickler-5380-Allocated Tap-08-18-17.docx



NOTES

THIS MAP WAS PREPARED FOR TAX PURPOSES ONLY AND IS NOT TO BE REPRODUCED OR USED FOR SURVEYING OR CONVEYANCING.

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS
10/14/2015	JCS	BLK. 1; AD. 1 (CORR DEED)
6/18/2009	DAB	BLK. 2, ADDED 2.1 (COMB. 2 & 3)

SPECIAL DISTRICTS

HOOL CLARENCE CENTRAL | DRAINAGE

PROPERT
ORIGINAL