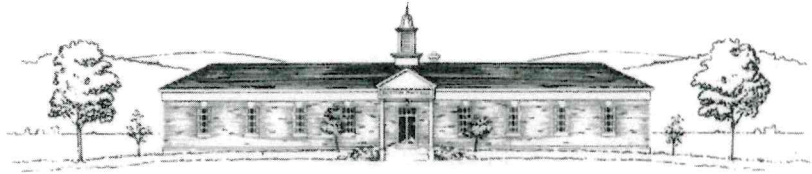


# Town of Boston

## Zoning Board of Appeals



Town Hall  
Phone: (716) 941-6113

8500 Boston State Road  
Boston, New York 14025

### Zoning Board of Appeals AGENDA Thursday, August 3, 2023 7:00 PM

1. Work Session – Planning Board Room
2. Call Meeting to Order – Town Court Room
3. Pledge of Allegiance
4. ZBA Responsibility Reading
5. Minutes
6. Public Hearing
7. New Business
8. Old Business
9. Motion to adjourn

The ZBA will meet at the Town of Boston Town Hall on **Thursday, August 3, 2023 at 7:00 PM** for the Work Session in the Planning Board Room followed by the Public Hearing in the Court Room to hear the following petition:

Petition #616 – Joseph Russo, 7516 Cole Rd, seeking an **AREA** variance for 2560sqft. addition to an existing detached structure, Town of Boston Code 123-136B(4).

PUBLIC NOTICE  
TOWN OF BOSTON  
ZONING BOARD OF APPEALS

The ZBA will meet at the Town of Boston Town Hall on **Thursday, August 3, 2023 at 7:00 PM** for the Work Session in the Planning Board Room followed by the Public Hearing in the Court Room to hear the following petition:

Petition #616 – Joseph Russo, 7516 Cole Rd, seeking an **AREA** variance for 2560sqft. addition to an existing detached structure, Town of Boston Code 123-136B(4).

Jennifer Cavarello, Clerk  
Zoning Board of Appeals

Dated: July 15, 2023

Published:

An Equal Opportunity Provider & Employer

Zoning Board of Appeals  
Meeting minutes – 07.06.2023\_Draft

Attendees: Lisa Rood, Dave May, Robert Ballard, COE/Tom Murphy, Attorney Laurie Baker  
Absent: Kelly Martin/Town Liaison, Beth Pryor, Tony Rosati

1. Work Session – Planning Board Room

2. Call Meeting to Order – Town Court Room

Meeting called to order at 7pm by Ms. Rood

ROLL CALL

Mr. Flattery

Mr. May

Mr. Ballard

Ms. Rood

3. Pledge of Allegiance

Lead by Mr. Flattery

4. ZBA Responsibility Reading

Not read

5. Minutes

Motion to approve the May 2023 minutes made by Ms. Rood

2nd by Mr. Ballard

ROLL CALL

Mr. Flattery

Mr. May

Mr. Ballard

Ms. Rood

APPROVED

6. Public Hearing

Public hearing read by Ms. Rood:

The ZBA will meet at the Town of Boston Town Hall on Thursday, July 6, 2023 at 7:00 PM for the Work Session in the Planning Board Room followed by the Public Hearing in the Court Room to hear the following petition:

Petition #615 – Curt & Katherine Gracie of 7683 Back Creek Rd seeking AREA variance for addition to home, Town of Boston Code 123-28A.

ROLL CALL

Mr. Flattery

Mr. May

Mr. Ballard

Ms. Rood

Ms. Pryor and Mr. Rosati were absent

Ms. Rood read the letter from the applicant for the minutes for the variance request.

Ms. Rood read the COE letter for the minutes.

Ms. Rood read the SEQR letter from Planning Consultant, Sarah DeJardins:

TO: ZBA Chairman and Board members  
FROM: Sarah desJardins, Planning Consultant  
RE: July 2023 ZBA petitions

Chairman and Board members:

Regarding Petition #615 Curt & Katherine Gracie, 7683 Back Creek Road, they are seeking a variance for an addition to the existing home that would infringe upon the required front yard.

The proposed Action is classified as a Type II Action and therefore is not subject to review under SEQ. Respectfully submitted,  
Sarah desJardins, Planning Consultant

Motion made to open the Public Hearing by Ms. Rood  
2<sup>nd</sup> by Mr. Flattery

ROLL CALL

Mr. Flattery  
Mr. May  
Mr. Ballard  
Ms. Rood

Applicant – Curt and Katie Gracie spoke to the board. Provided documents and letters from neighbors to the board members for the file. Mr. Gracie talked about the neighbors. Letters provided and placed in the file.  
Ms. Rood mentioned that she noticed about the neighbors when a site visit was done.  
Ms. Gracie spoke about the existing garage and the driveway. (recording 8:05)  
Ms. Rood – Anything to be done with the shrubs? RESPONSE: Yes, have a landscaper lined up to have them trimmed.  
Ms. Gracie talked about the addition and the driveway.  
Ms. Rood – Have plans? RESPONSE: Yes - have an architect. Waiting for approval. Then will apply for the permit.  
Ms. Rood – Tie into the existing gutters, drain? RESPONSE: Yes.  
Ms. Rood – What is the width of the drain tile? RESPONSE: 6 in pipe. Can put in a bigger one in.  
Any questions?

Mr. Ballard commented to have the tress trimmed but keep privacy.

Mr. Flattery made a motion to approve.

Approve  x  Deny \_\_\_\_\_ Reserve Decision \_\_\_\_\_  
Table \_\_\_\_\_ Time Frame \_\_\_\_\_

Conditions to approval:

- (1) Does it create an **undesirable change to the character of the neighborhood**?  
Yes [ ] No [ x ]
- (2) **Can the benefit** sought by the applicant **be achieved if the variance is not granted**?  
Yes [ ] No [ x ]
- (3) Is the requested variance **substantial**? Yes [ X ] No [ ]
- (4) Will the variance have an **adverse effect on the physical impact or environmental conditions of the neighborhood**?  
Yes [ ] No [ X ]
- (5) Is the alleged difficulty **self-created**? Yes [ x ] No [ ]

2nd by Mr. May

ROLL CALL

Mr. Flattery  
Mr. May  
Mr. Ballard  
Ms. Rood

\*Relayed to applicant that a building permit is needed in 6 months. Get with Building Inspector.

7. New Business

None

8. Old Business

None

9. Motion to adjourn

Motion made to adjourn by Ms. Rood

2<sup>nd</sup> by Mr. Ballard

ROLL CALL

Mr. Flattery

Mr. May

Mr. Ballard

Ms. Rood

**APPLICATION FOR PERMIT**

Town of Boston; New York

**OFFICE USE ONLY**

Approved ( ) Disapproved ( )  
Permit No. \_\_\_\_\_  
Address \_\_\_\_\_  
Date Issued \_\_\_\_\_  
Permit Fee \_\_\_\_\_  
Issued By \_\_\_\_\_

Single Family Dwellings, Farm Buildings,  
Accessory Building, Additions

Owner JOSEPH RUSSO Contractor STATELY POST FRAME LLC  
Address 7516 COLE RD., COLDEN, NY 14033 Address 9780 COUNTY RD, CLARENCE CENTER, NY 14032

Day Phone \_\_\_\_\_ Eve. \_\_\_\_\_ Day Phone \_\_\_\_\_ Eve. \_\_\_\_\_

**CONSTRUCTED WITH:**

Application is hereby made for permission to:  Erect  Frame  Concrete Block  Alter  Brick  Concrete Reinforced  Repair  Brick Veneer  Steel  Addition  Tile  Other  Move  Stone  
To be used as:  Single Dwelling  Farm Building  Barn  Solid-Fuel Burning  Private Garage  Swimming Pool  Accessory Building

7516 COLE RD, CLARENCE CTR, NY 14032

Address of Premises for Which Application is Made:  
Section, Block, Lot 212.00.4-22.12 Current Zoning RA  
Tax I.D. Number \_\_\_\_\_

North  South  East  West  
Side of COLE ROAD, Size of Lot 1160, 1701, 45.5  
Street Name Frontage Dept Acreage

Distance of Building from lot lines. Front 50', Rt. Side 800', Lt. Side 200', Rear 1600'  
Size of completed  Building,  Addition, feet wide 40, feet long 64, feet high 14' WALL  
Sq. Ft. of: Basement \_\_\_\_\_, First Floor 2560, Second Floor \_\_\_\_\_, Garage \_\_\_\_\_, Other \_\_\_\_\_  
The estimated value of Structure exclusive of land is \$ 73,000 20.5 PER 1  
Total Square Footage of Lot 1,973,000 Percentage of Lot Coverage (All Bldgs) 21 %

Deed Restrictions NONE  
Type of Sewage Disposal SEPTIC  
Type of Water Supply MUNICIPAL

NOTE: Approval of proposed system by County Health Dept. must be presented with application.

NOTE: Permit for Driveway Culvert must be presented with this application before Driveway Culvert is installed. Permit must be obtained from the Highway Department having jurisdiction (Town)(County)(State)

Attach Survey bearing the stamp of a licensed survey or engineer showing the location of all buildings with references to said lot including both existing structures and proposed structures, giving dimensions in feet.

PLANS FOR THE BUILDING INSPECTOR MUST BE SUBMITTED WITH THIS APPLICATION.  
THEY MUST COMPLY WITH STATE UNIFORM BUILDING CONSTRUCTION CODE AND THE STATE ENERGY CONSERVATION CODE.

No person shall make any change in plans herewith submitted for specifications herein contained, or in the structural part of the building without written consent of the Building Inspector.

Sketch on reverse side of this application must be completed

The undersigned applicants do hereby affirm that the information herein supplied is true and correct.  
Applicant/Owner JOE RUSSO @ Cheryl Russo Applicant/Owner STATELY POST FRAME LLC  
Date 6/28/23 Date 6.26.2023  
 Approved  Disapproved Date JULY 11, 2023

EXCEEDS 123-134B.(4) WHICH ALLOWS  
REASON MAXIMUM OF 2560 SQ. FT.

Thomas C. [Signature]  
Building Inspector  
Town of Boston

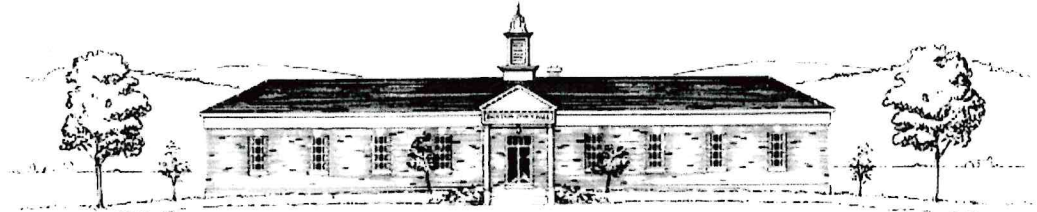
TO: ZBA Chairman and Board members  
FROM: Sarah desJardins, Planning Consultant  
RE: August 2023 ZBA petition

Chairman and Board members:

Regarding Petition # 616 Joseph Russo, 7516 Cole Road, the applicant is seeking an area variance for an addition to an existing detached structure.

The proposed Action is classified as a Type II Action and therefore is not subject to review under SEQR.

Respectfully submitted,  
Sarah desJardins, Planning Consultant



# TOWN OF BOSTON

July 12, 2023

## PETITION #616

JASON A. KEDING  
Supervisor

MICHAEL A. CARTECHINE  
JENNIFER L. LUCACHIK  
KELLY L. MARTIN  
KATHLEEN SELBY  
Town Board

SANDRA L. QUINLAN  
Town Clerk -Tax Collector

ROBERT J. TELAAK  
Highway Supt.

DEBRA K. BENDER  
KYLE CALABRESE  
Town Justice

SEAN W. COSTELLO  
Town Attorney

LAURIE BAKER  
Prosecutor

SUE FITZNER  
Assessor

THOMAS C. MURPHY  
Code Enforcement Officer

Honorable Chairman Rood,  
Distinguished Board Members,

Mr. Joseph P. Russo, the owner of 7516 Cole Road currently has three detached accessory structures (one barn circa 1956 and two pole barns from 2004 and 2009) totaling 6156 square feet. He would like to attach a 2560 square foot addition (40 x 64 x 20.5) to his 1120 square foot pole barn built in 2009.

This violates Town of Boston code section 123-136B. (4) for his 45.5-acre parcel. He seeks an additional 2560 square foot area variance to accomplish this project.

Code: 2500 square feet  
Actual: 8716 square feet  
Variance: 6216 square feet (total for parcel)  
Variance: 2560 square feet (for this petition)

Respectfully,

Thomas C. Murphy  
Town of Boston  
Code Enforcement Department  
Zoning Officer  
NYS0360547

Please note: This parcel has 3 driveways. If the board members feel the need to visit the site ( it is pretty obvious on google earth or Mapping Erie County HTML5 4.13.3 ) the project is found by traveling the southernmost driveway (closest to Omphalius Road) in a westerly direction.

TM

TOWN HALL  
(716) 941-6113  
Fax (716) 941-6116

TOWN SUPERVISOR  
(716) 941-6518  
Fax (716) 941-9264

TOWN COURT  
(716) 941-6115  
Fax (716) 941-5169

HIGHWAY GARAGE  
(716) 941-5869  
Fax (716) 941-3677

NUTRITION PROGRAM  
(716) 941-5773

8500 Boston State Road Boston, New York 14025-9848

The Town of Boston is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call 1-866-632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or fax 202 680 7442 or e-mail at [program.intake@usda.gov](mailto:program.intake@usda.gov)



## Chapter 123. ZONING

### Article XXV. Supplemental Lot Size and Open Space Requirements

#### § 123-136. Limitations on obstructions in required open space.

A. In C or M Districts: No storage, truck parking, loading or unloading or processing of any kind shall be permitted in any required yard in any C or M District. This provision shall not apply to uses accessory to a permitted dwelling, but such accessory uses shall be subject to the following limitations on obstructions in required open spaces in R Districts.

**B. In R Districts:**

- (1) Accessory buildings and roofed projections shall not occupy more than 25% of the actual rear yard.  
[Amended 7-16-1997 by L.L. No. 5-1997; 2-4-2004 by L.L. No. 3-2004]
- (2) No part of an accessory building shall be nearer than three feet to a rear lot line or 10 feet to a side lot line.
- (3) Detached accessory buildings shall be at least 10 feet from any dwelling and five feet from any other building.
- (4) Maximum allowable height and square footage of lot coverage, for one-and-one-half-story accessory buildings is as follows:  
[Added 2-4-2004 by L.L. No. 3-2004]

<b>Lot Area (acres)</b>	<b>Accessory Use Square Footage Not to Exceed (square feet)</b>	<b>Height for One-and-One-Half-Story Accessory Building (top of floor to top or ridge) (feet)</b>
Less than 1	728	18
1 plus to 2	840	21
2 plus to 3	1,020	21
3 plus to 5	2,000	23
5 plus	2,500	25

7-14-2023

To Town of Boston,

We (Joe + Cheryl Russo) hope to build a storage building next to our existing building. We have out grown the current building and need more storage for equipment, - tractor + attachments, lawn mowers + lawn + garden furniture. At this point several pieces of equipment are sitting outside

Thank you for your consideration

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

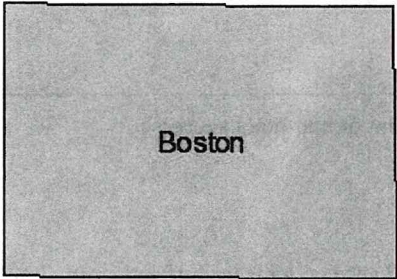
<b>Part 1 – Project and Sponsor Information</b>							
Name of Action or Project:							
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; margin-left: 40px;">7516 Cole Rd Colden NY 14033</span>							
Brief Description of Proposed Action: <span style="font-size: 1.2em; margin-left: 40px;">Storage Barn</span>							
Name of Applicant or Sponsor: <span style="font-size: 1.2em; margin-left: 20px;">Joe + Cheryl Russo</span>		Telephone: _____					
Address: <span style="font-size: 1.2em; margin-left: 20px;">7516 Cole Rd</span>		E-Mail: _____					
City/PO: <span style="font-size: 1.2em; margin-left: 20px;">Colden</span>		State: <span style="font-size: 1.2em; margin-left: 20px;">NY</span>	Zip Code: <span style="font-size: 1.2em; margin-left: 20px;">14033</span>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <span style="font-size: 1.2em; margin-left: 20px;">TOWNS OF BOSTON, N.Y.</span>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<u>.06</u> acres					
b. Total acreage to be physically disturbed?		<u>.06</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>45.5</u> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? <i>SEE ATTACHED</i>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO YES
If Yes,		<input checked="" type="checkbox"/> <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		NO YES
If Yes, explain the purpose and size of the impoundment:		<input checked="" type="checkbox"/> <input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		NO YES
If Yes, describe:		<input checked="" type="checkbox"/> <input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		NO YES
If Yes, describe:		<input checked="" type="checkbox"/> <input type="checkbox"/>
_____		
_____		

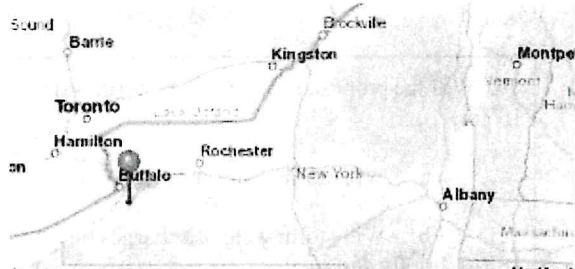
**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Joseph @ Cheryl Russo Date: 7/18/03  
 Signature: [Signature] Title: LAND OWNER



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



WETLANDS

**退在在退**

Quit Claim  
(Individual)

JOSEPH P. RUSSO & CHERYL A. RUSSO,  
formerly known as CHERYL A.  
CREELY

532  
to

JOSEPH P. RUSSO & CHERYL A.  
RUSSO, his wife

Dated: November 17<sup>th</sup> 1989

STATE OF NEW YORK  
ERIE COUNTY CLERK'S OFFICE  
Recorded in Liber *1000* Page *289*  
of .....  
on the *17* day of *Nov*  
A.D., 19*89*, at *3:40* o'clock *P.*M.  
and examined. *David J. L...*

THIS SPACE FOR CLERK'S TIME STAMP.  
(Do not write in this space.)

1-11.00-10

FILED

1989 NOV 17 PM 3:40

ERIE COUNTY  
CLERK'S OFFICE

RECEIVED  
\$.....  
EXEMPT  
REAL ESTATE  
NOV 17 1989  
TRANSFER TAX  
ERIE  
COUNTY

Together with the appurtenances and all the estate and rights of the parties of the first part in and to the said premises.

To have and to hold, the above granted premises unto the said parties of the second part, their heirs and assigns forever.

On Witness Whereof, the said parties of the first part have hereunto set their hand(s) and seal(s) the day and year first above written.

In Presence of

X \_\_\_\_\_ ls  
Joseph P. Russo

\_\_\_\_\_ ls

X *Cheryl A. Russo* ls

Cheryl A. Russo - formerly known as  
Cheryl A. Creely ls

State of New York  
County of ERIE

} ss.:

On this *17<sup>th</sup>* day of November 1989 before me, the subscriber, personally appeared JOSEPH P. RUSSO & CHERYL A. RUSSO, his wife, formerly known as CHERYL A. CREELY to me personally known and known to me to be the same person(s) described in and who executed the within Instrument, and they acknowledged to me that they executed the same.

State of New York  
County of \_\_\_\_\_

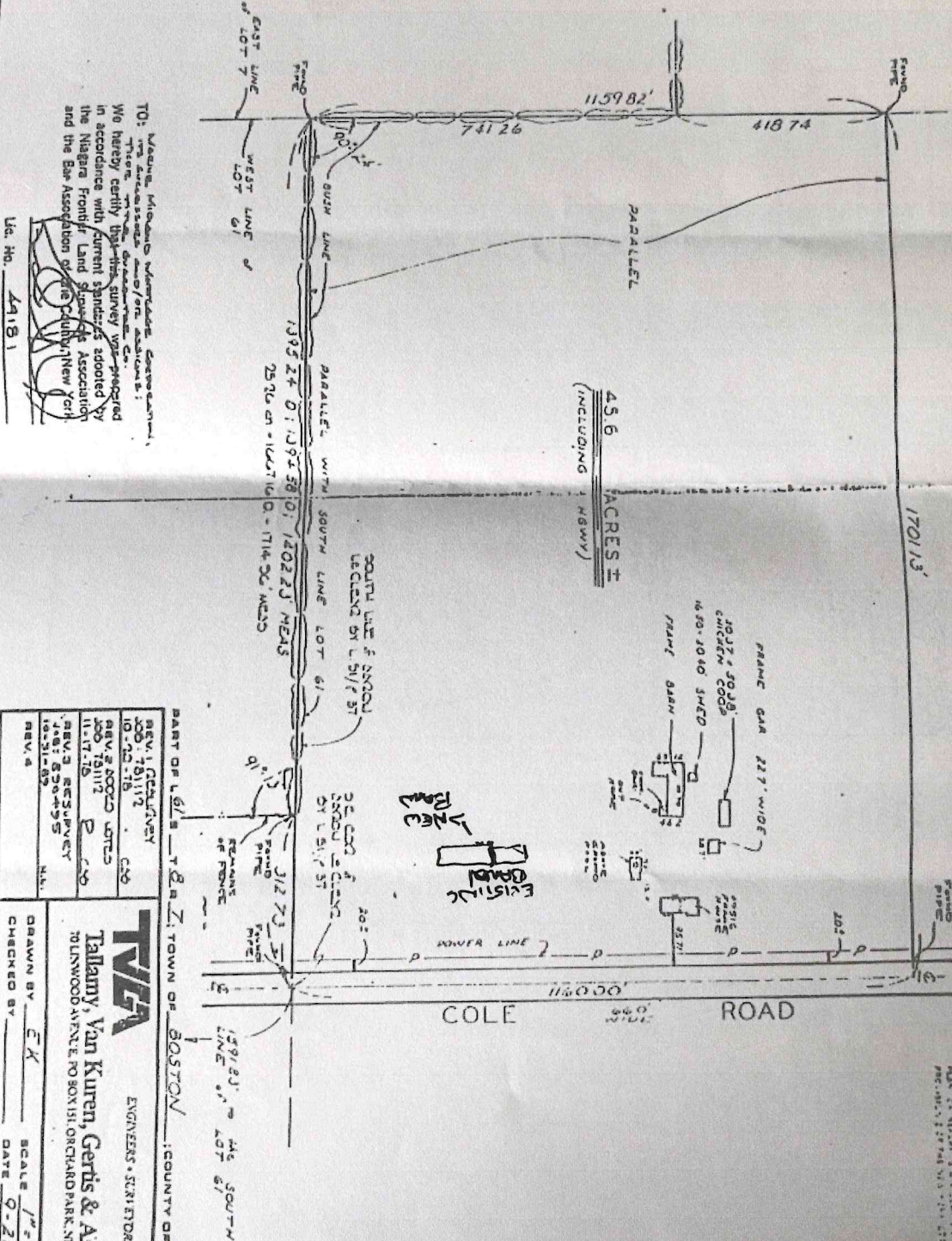
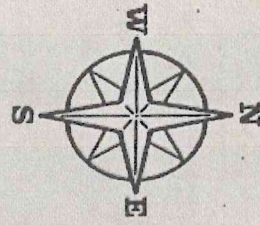
} ss.:

WILLIAM BLANCHARD  
Notary Public State of New York  
Qualified in Erie County  
My Commission Expires July 31, 1990

On this \_\_\_\_\_ day of \_\_\_\_\_ before me, the subscriber, personally appeared

to me personally known and known to me to be the same person(s) described in and who executed the within Instrument, and \_\_\_\_\_ acknowledged to me that \_\_\_\_\_ executed the same.





TO: Mayor, Middlesex Superior Court, Boston, Massachusetts and/or its assistants:  
 We hereby certify that this survey was prepared in accordance with current statutes adopted by the Niagara Frontier Land Surveyors Association and the Bar Association of the County of New York.

Lic. No. 49181

REV. 1	RECONVEY	10.02.2017	GH
REV. 2	RECORD	10.02.2018	GH
REV. 3	RECONVEY	10.02.2018	GH
REV. 4	RECONVEY	10.02.2018	GH
REV. 5	RECONVEY	10.02.2018	GH

PART OF LOTS 6 & 7 - TOWN OF BOSTON - COUNTY OF ERIE, N.Y.

**TVA** ENGINEERS • SURVEYORS • PLANNERS

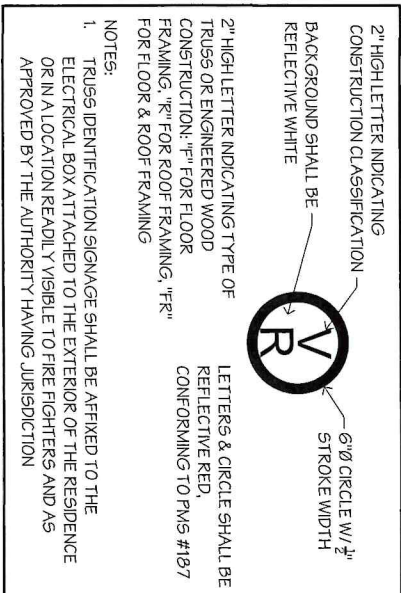
Tallamy, Van Kuren, Gerts & Associates  
 70 UNWOOD AVENUE, PO BOX 151, ORCHARD PARK, NEW YORK 14127  
 (716) 663-9166

DRAWN BY: EK SCALE: 1" = 200'  
 CHECKED BY: \_\_\_\_\_ DATE: 9-21-26  
 JOB: 760859 SHEET: D-6734

NOTY: THIS SURVEY WAS PREPARED BY THE SURVEYORS ASSOCIATION OF THE COUNTY OF NEW YORK. THE SURVEYORS ASSOCIATION OF THE COUNTY OF NEW YORK IS A PROFESSIONAL CORPORATION INCORPORATED IN THE STATE OF NEW YORK. THE SURVEYORS ASSOCIATION OF THE COUNTY OF NEW YORK IS A MEMBER OF THE NATIONAL ASSOCIATION OF SURVEYORS.







NOTES:  
 1. TRUSS IDENTIFICATION SIGNAGE SHALL BE AFFIXED TO THE ELECTRICAL BOX ATTACHED TO THE EXTERIOR OF THE RESIDENCE OR IN A LOCATION READILY VISIBLE TO FIRE FIGHTERS AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION

**SIGNAGE DETAIL**

SCALE: N.T.S



- A-1 ELEVATIONS
- A-2 ELEVATIONS
- A-3 FLOOR / POST PLAN
- A-4 BUILDING & WALL SECTIONS


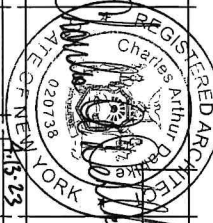

**DRAWING INDEX**

  
**STALLEY**  
**POLE BARNS**  
**JOE RUSSO**  
**7516 COLE ROAD**  
**COLDEN, NEW YORK**

**GENERAL & STRUCTURAL NOTES**

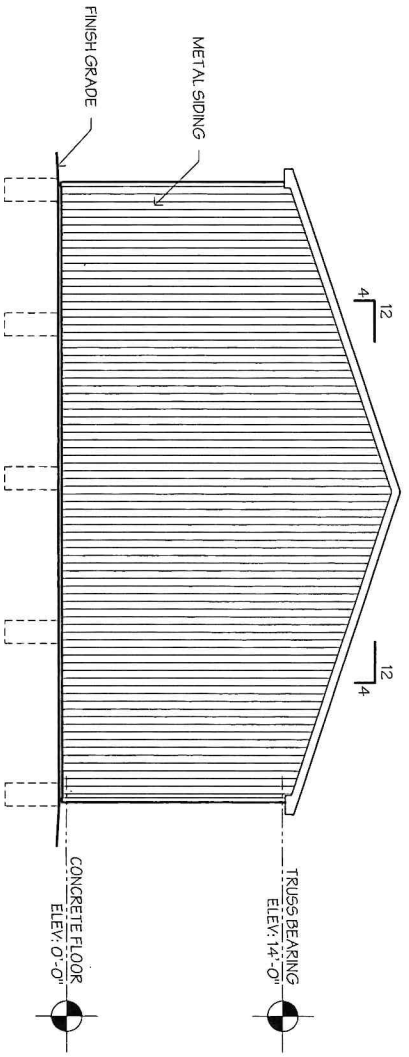
1. TOTAL BUILDING AREA: 2,560 S.F.
2. IN LIEU OF GEOTECHNICAL EVALUATION, FOOTING DESIGN ASSUMES A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF BASED. VERIFY ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. IF OTHER CONDITIONS ARE DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY
3. ALL FOOTINGS SHALL BEAR UPON UNDISTURBED OR COMPACTED SUB-GRADE
4. FOOTING BEARING POINTS SHALL MAINTAIN A MINIMUM DEPTH OF 42" TO 48" BELOW FINISH GRADE, AS DETERMINED BY THE BUILDING DEPARTMENT. FOR FROST PROTECTION FOR ENTIRE PERIMETER OF BUILDING
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE DESIGN STRENGTH OF 3,500 PSI
6. ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT:
 

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

charles a. dahlke registered architect • 6324 robinson road, lockport, new york 14094 • 716 - 727 - 3191 • cadahlke@bstaarchitecture.com	PROJECT TITLE / LOCATION: <b>RUSSO POST FRAME          COLDEN, NEW YORK</b>	SCALE: AS SHOWN		
DRAWING NO: 	CONTENTS ON SHEET: <b>COVER SHEET</b>	DATE: 4-13-23	CONTENTS ON SHEET: <b>SHEET 1 OF 5</b>	

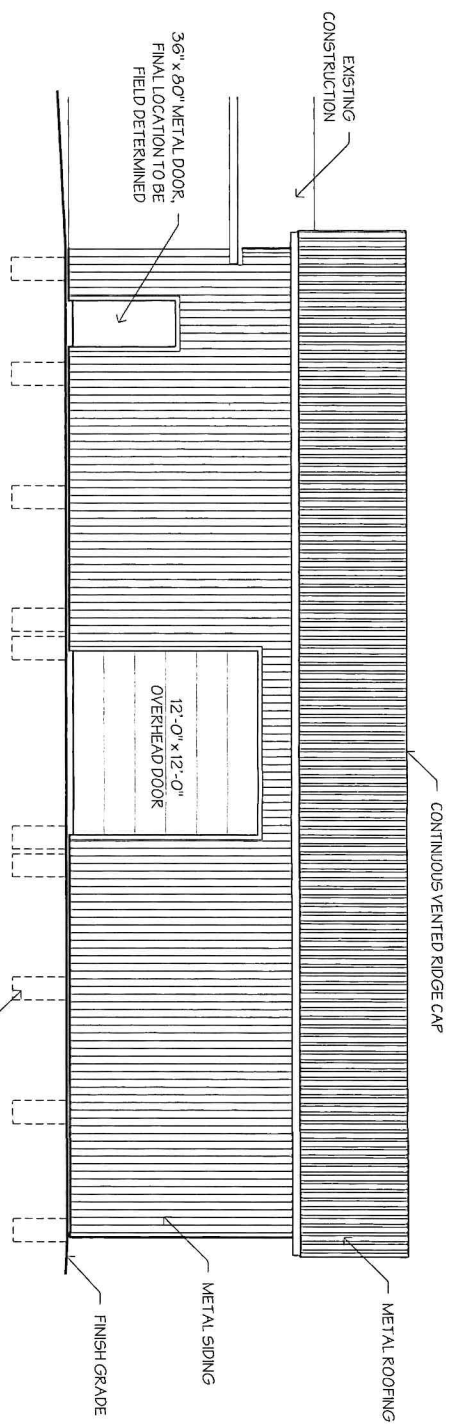
RIGHT END ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



STATELY BUILDERS, INC.

9780 COUNTY ROAD, CLARENCE, NY 14032  
716-725-2641

charles a. dahlke, registered architect • 6324 robinson road, lockport, new york 14094 • 716 - 727 - 3191 • cadahlke@statelyarchitecture.com

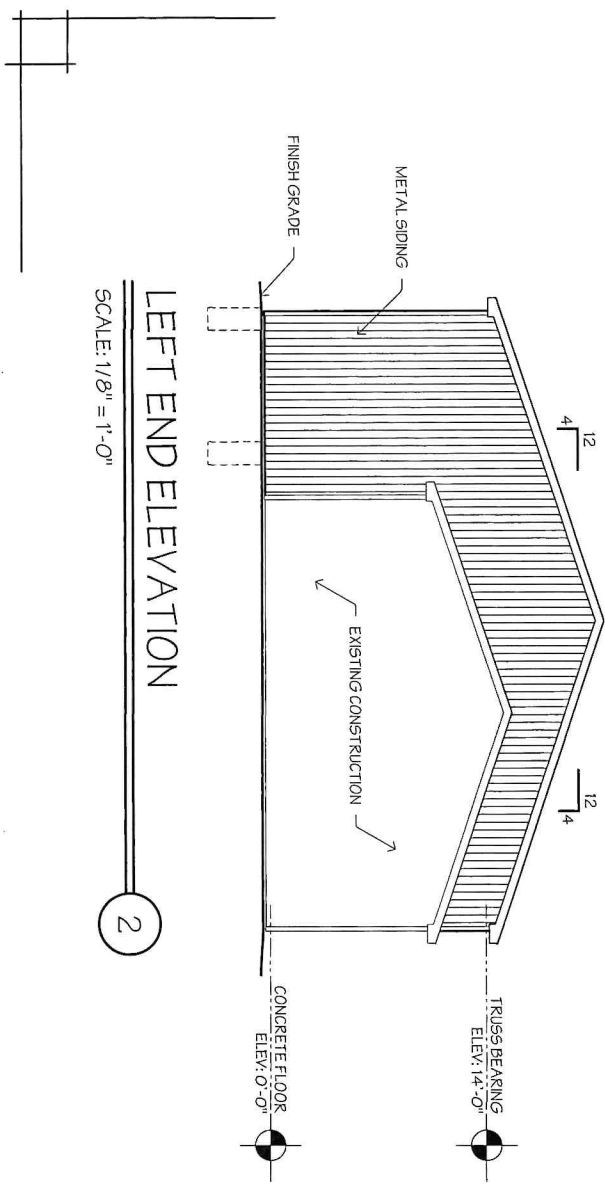
DRAWING NO:  
**A-1**  
23-067

PROJECT TITLE / LOCATION: RUSSO POST FRAME COLDEN, NEW YORK	SCALE: AS SHOWN
CONTENTS ON SHEET: ELEVATIONS	DATE: 4-13-23

*Life by Design*  
designs to build your life on

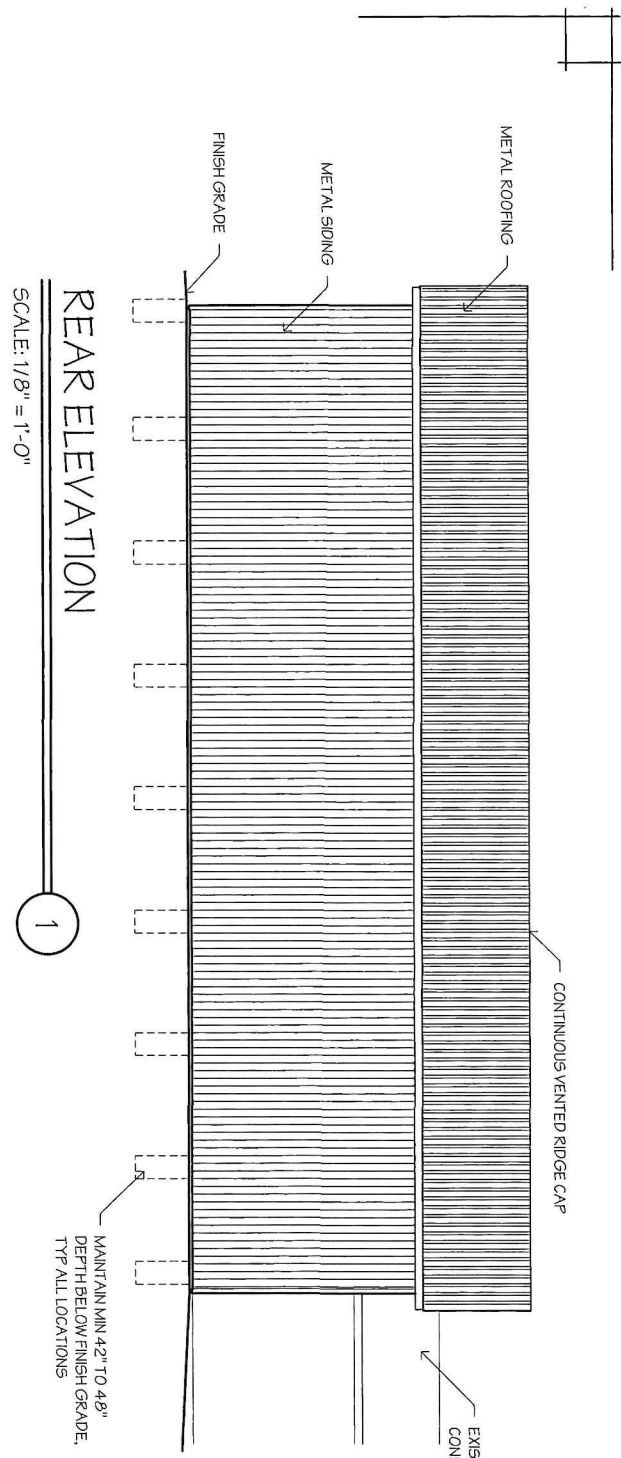
SHEET 2 OF 5





LEFT END ELEVATION  
SCALE: 1/8" = 1'-0"

2



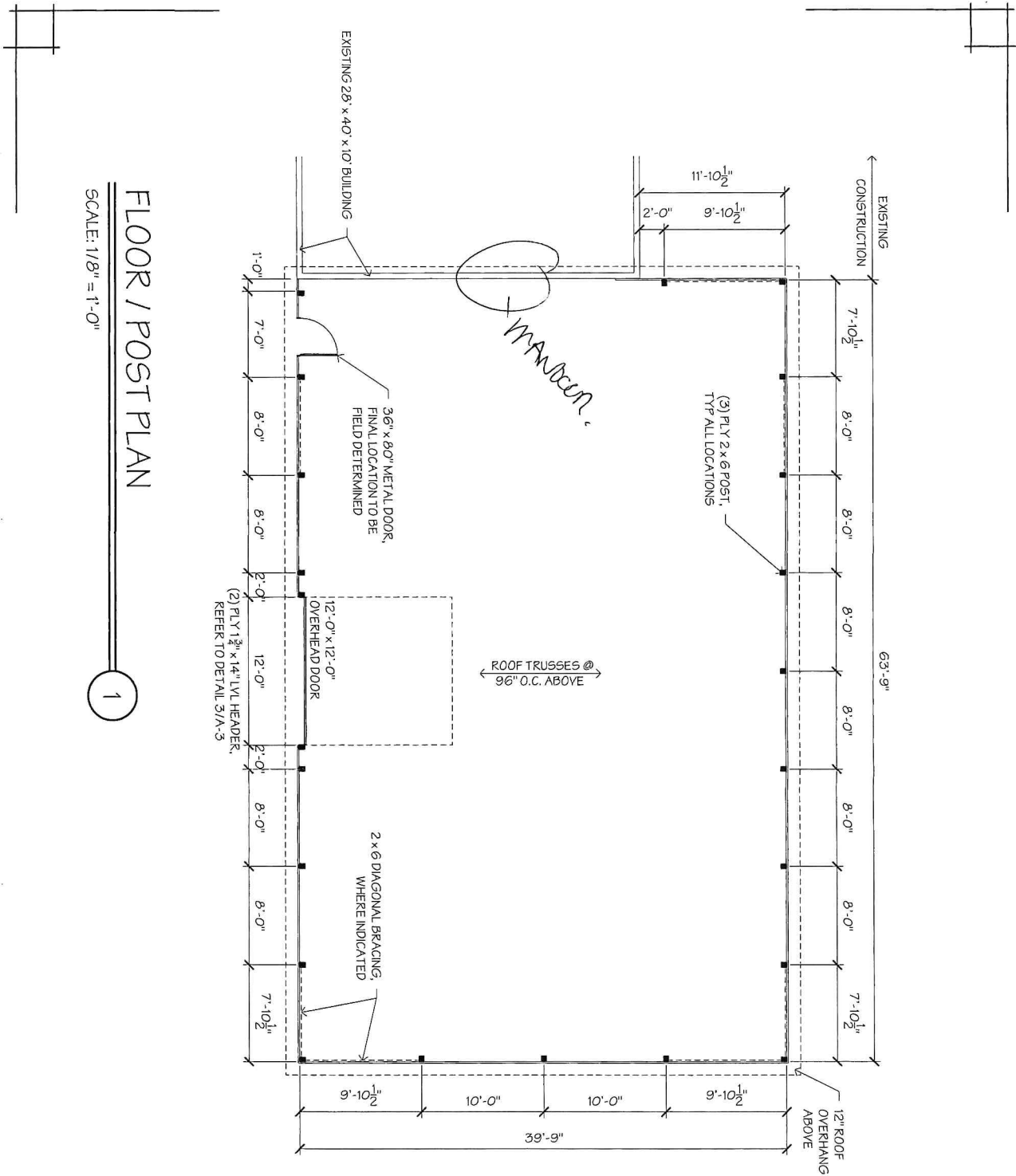
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

1

# STATELY BUILDERS, INC.

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716-725-2641

charles a. dahiko, registered architect • 6324 robinson road, lockport, new york 14094 • 716 - 727 - 3191 • cadahlke@lhdarchitecture.com			
PROJECT TITLE / LOCATION: <b>RUSSO POST FRAME          COLDEN, NEW YORK</b>	SCALE: AS SHOWN		
CONTENTS ON SHEET: <b>ELEVATIONS</b>	DATE: 4-13-23	<b>SHEET 3 OF 5</b>	



FLOOR / POST PLAN

SCALE: 1/8" = 1'-0"

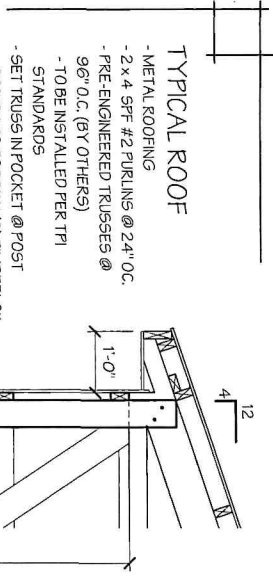
1

STATELY BUILDERS, INC.

9780 COUNTY ROAD, CLARENCE, NY 14032  
716-725-2641

charles a. dahlike, registered architect • 6324 robinson road, lockport, new york 14094 • 716 - 727 - 3191 • cadahlike@sdarchitecture.com

DRAWING NO: <b>A-3</b> 23-067	PROJECT TITLE / LOCATION: <b>RUSSO POST FRAME COLDEN, NEW YORK</b>	SCALE: AS SHOWN		
	CONTENTS ON SHEET: <b>FLOOR / POST PLAN</b>	DATE: 4-13-23		



**TYPICAL ROOF**

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

**TYPICAL EXT WALL**

- METAL SIDING
- 2 x 4 GIRTS @ 24" O.C.
- 2 x 8 PRESSURE TREATED SPLASH BOARD @ GRADE (TYPICAL)
- (2) PLY 2 x 6 POST, SPACING NOTED ON PLANS
- STURD-WALL PLUS BRACKET, SWP 63

**TYPICAL FLOOR**

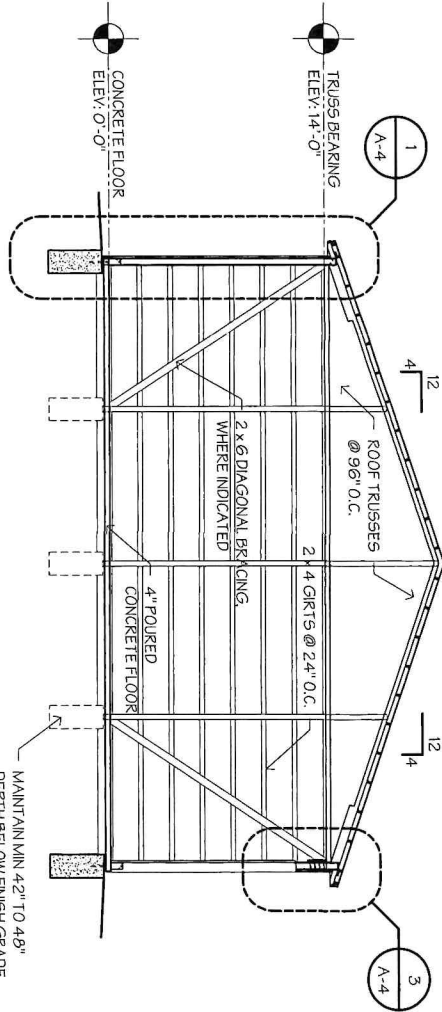
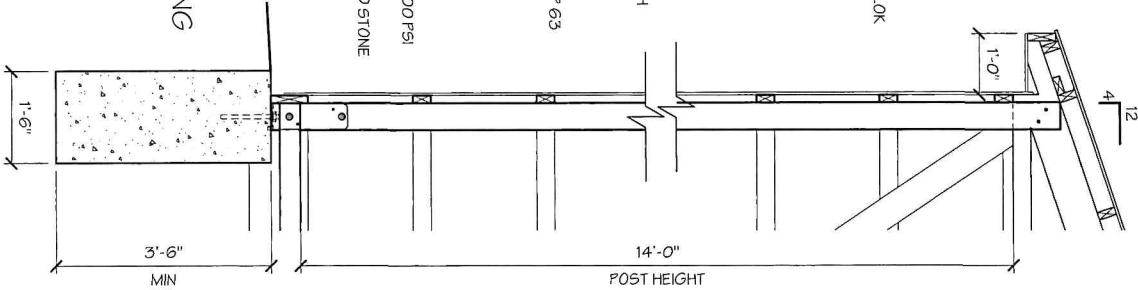
- 4" POURED CONCRETE FLOOR 3,500 PSI
- 6 x 6, 10/10 W.W.M. REINFORCING
- 4" COMPACTED GRAVEL, CRUSHED STONE OR UNDISTURBED SUB-GRADE
- 6 MIL POLY VAPOR BARRIER

**TYPICAL POST FOOTING**

- 18"Ø x 42" EXCAVATION
- 18"Ø POURED CONCRETE FOOTING
- MIN 42" BELOW FINISH GRADE

**WALL SECTION**

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

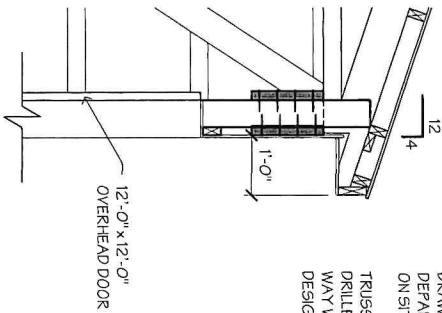


**BUILDING SECTION**

SCALE: 1/8" = 1'-0"

**ROOF @ O/H DOOR**

- METAL ROOFING
- 2 x 4 SPF #2 PURLINS @ 24" O.C.
- PRE-ENGINEERED TRUSSES @ 96" O.C. (BY OTHERS)
- TO BE INSTALLED PER TPI STANDARDS
- (2) PLY 1 1/2" x 14" LVL HEADER
- SECURE TO POST W/ (4) TIMBERLOK FASTENERS EACH SIDE
- 2 x 6 FASCIA, WRAPPED
- 1"-VENTED ALUMINUM SOFFIT



**O/H DOOR DETAIL**

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

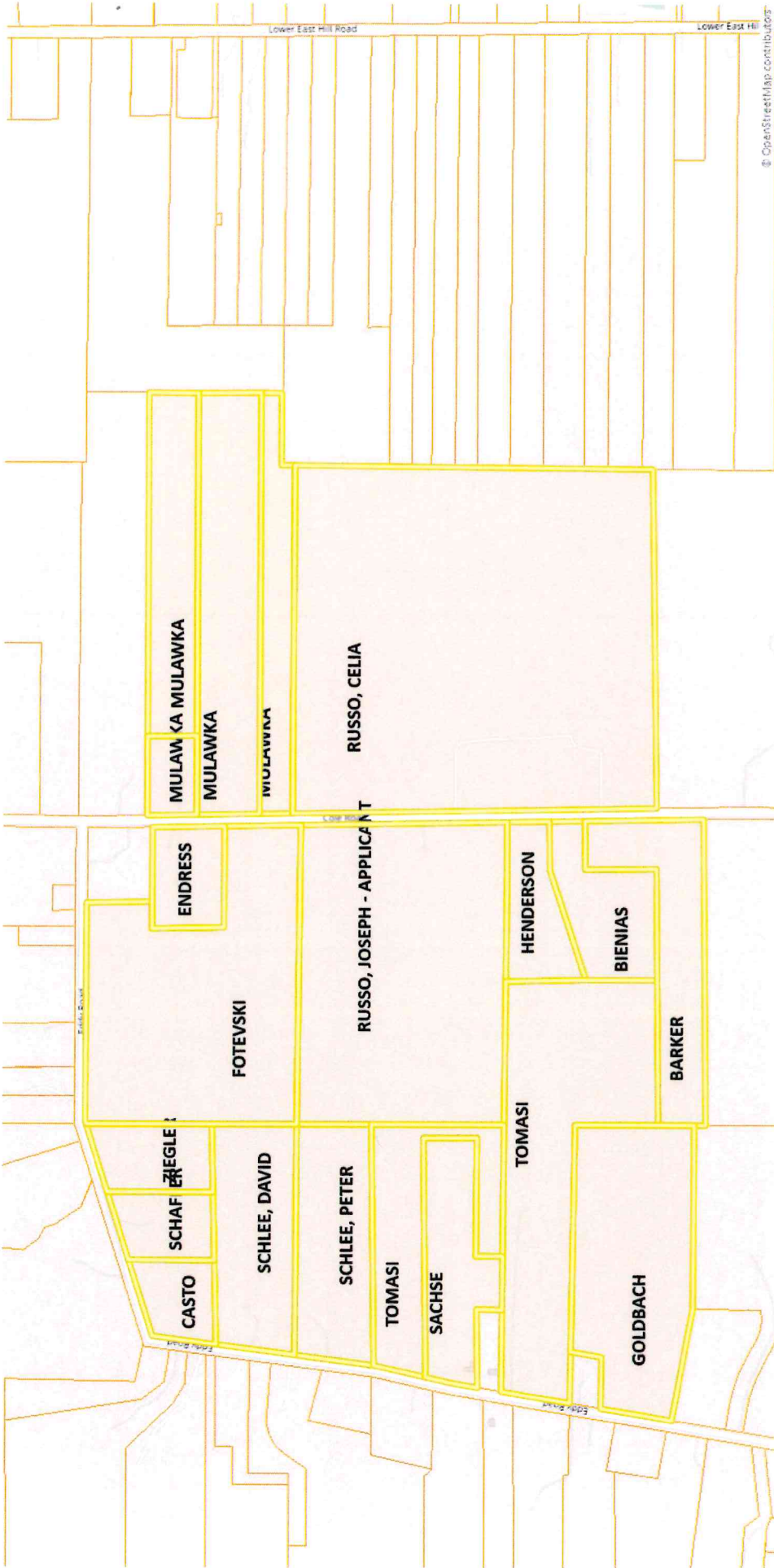
CERTIFIED TRUSS DESIGN BY TRUSS MANUF. PROVIDE ENGINEERED, SEALED TRUSS SHOP DRAWINGS TO ARCHITECT, OWNER AND BUILDING DEPARTMENT PRIOR TO ERECTION OF TRUSSES ON SITE.  
TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.

**STATELY BUILDERS, INC.**

9780 COUNTY ROAD, CLARENCE, NY 14032  
716-725-2641

charles a. dahike, registered architect 6324 robinson road, lockport, new york 14094 716 - 727 - 3191 cadahike@bldgarchitects.com	PROJECT TITLE / LOCATION: <b>RUSSO POST FRAME COLDEN, NEW YORK</b>	SCALE: AS SHOWN	<i>Life by Design</i> designs to build your life on	
	CONTENTS ON SHEET: <b>BUILDING &amp; WALL SECTION</b>	DATE: 4-13-23		





## Parcel Owner Mailing Addresses

Report generated: 7/19/2023 7:11:03 PM

**BIENIAS SCOTT T & TRACY L**  
115 WESTGATE BLVD ✓  
WEST SENECA NY, 14224

**HENDERSON MARY E** ✓  
6640 GARTMAN RD  
ORCHARD PARK NY, 14127

**RUSSO JOSEPH P** ✓  
7516 COLE RD  
COLDEN NY, 14033 9728

**SCHLEE PETER S** ✓  
7619 EDDY RD  
COLDEN NY, 14033

**MULAWKA ERIC M & WENDE A**  
PO BOX 534  
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PO BOX 534  
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**MULAWKA ERIC & WENDE** ✓  
PO BOX 534  
ORCHARD PARK NY, 14127 0534

**MULAWKA MICHAEL & LAUREN** ✓  
7373 COLE RD  
COLDEN NY, 14033

**CASTO BENJAMIN W** ✓  
7573 EDDY RD  
COLDEN NY, 14033 9727

**SCHAFFER FAMILY TRUST** ✓  
7461 EDDY RD  
COLDEN NY, 14033 9727

**ZIEGLER DONNA J** ✓  
7415 EDDY RD  
COLDEN NY, 14033 9727

**TOMASI THOMAS B** ✓  
7681 EDDY RD  
COLDEN NY, 14033

**TOMASI THOMAS B** ✓  
7681 EDDY RD  
COLDEN NY, 14033

**SACHSE ROBERT J** ✓  
7665 EDDY RD  
COLDEN NY, 14033 9727

**FOTEVSKI LARRY** ✓  
7350 COLE RD  
COLDEN NY, 14033

**ENDRESS MELISSA** ✓  
5275 POWERS RD  
ORCHARD PARK NY, 14127

**RUSSO CELIA** ✓  
7719 COLE RD  
COLDEN NY, 14033

**BARKER AARON R** ✓  
6576 SHEETRAM RD  
PENNDLETON NY, 14094

**GOLDBACH ANDREA E** ✓  
170 LEYDECKER RD  
WEST SENECA NY, 14224