

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: Luke J Robiano Phone#: 585-370-6686

Address: 3189 Fairway S. Walworth, NY. 14568 Fee: 40

Property Owner: Luke J Robiano Lisa J Robiano

Appeal Concerns Property at the following address: Walden Pond Lane

Tax Map #: 106-05-01-001 96.00-06-02-112

Zoning District Classification: PUD

Use for which Variance is requested: FRONT SET BACK TO BUILD IN THAT AREA AND REAR YARD

Applicable Section(s) of Zoning code: 178-54 Bc

Signature: [Signature] Date: 12-16-19

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes No

Reason: Barchen Homes - Hamilton Builders will build to meet Walden oak's approval

2. Whether benefit sought by applicant can be achieved by feasible alternative to the variance: Yes No

Reason: Asking for variance to sell property that I cannot maintain as I have moved out of town. By doing so would add tax revenue to community and value to all homes in neighborhood

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes No

Reason: Builder needs to be able to build on front set
back and meet the needs of town.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes No

Reason: would be build to code

5. Whether the alleged difficulty was self-created: Yes No

Reason: that's just how the lots were formed
from the beginning of Walden Hills

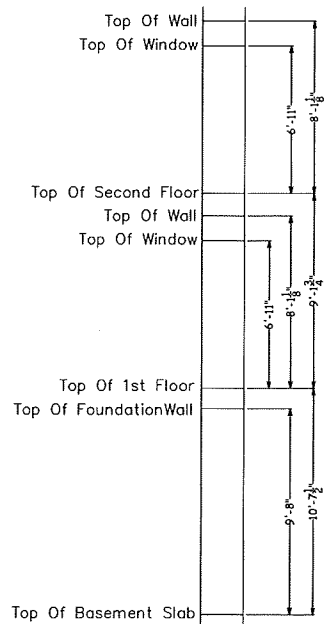
DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reason: _____



12" EAVES
12" RAKES
(RAKES ARE TO BE
SITE CONSTRUCTED)

VINYL SIDING AND
TRIM COMPONENTS
DECORATIVE
VINYL LOUVER
THERMA-TRU DOOR
STYLES TBD

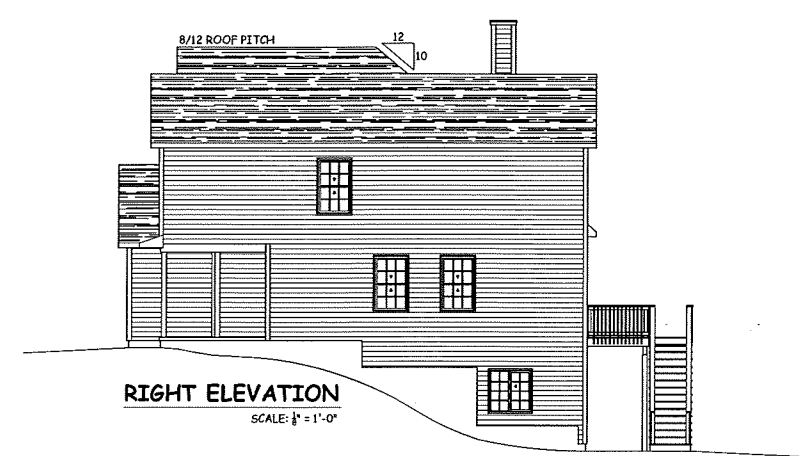
FRONT ELEVATION

SCALE: 1/8" = 1'-0"
ALL WINDOWS AND PATIO DOORS ARE VINYL BY ATRIUM



LEFT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

quare Footage:
irst floor: 1,211 S.F. Total: 2,245 S.F.
econd floor: 1,034 S.F.
arage: 434 S.F.

PRELIMINARY PLAN NOT FOR CONSTRUCTION USE

NO.	DATE	BY	DESCRIPTION
1	10/23/19	MTB	HOUSE DESIGN
2	11/25/19	MTB	HOUSE DESIGN

Hamilton Building Services
Cortland, NY 13045-1944

THESE PLANS HAVE BEEN REVIEWED & ARE
ACCEPTABLE AS SHOWN. WE AUTHORIZE TO
PROCEED WITH CONSTRUCTION PER THESE PLANS.

CLIENT: _____ DATE: _____

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PROJECT TITLE:
Lin
Lin

CLIENT:
HAMILTON
BUILDING SERVICES

PROJECT LOCATION:
Walden Pond Lane
Cortland, NY 13045

CONTENTS OF SHEET:
Elevations

DATE: 10/19/19 SCALE: AS NOTED
DRAWN BY: SRH DTD BY:

PROJECT NO:
190927

DWG NO :
A-1
SHEET 1 of 3

NO.	DATE	BY	DESCRIPTION
1	10/19/19	SAH	HOUSE BLDG
2	11/15/19	SAH	HOUSE BLDG

Hamilton Building Services
13045-1584
Cortland, NY 13045-1584

THESE PLANS HAVE BEEN REVIEWED & ARE ACCEPTABLE AS SHOWN. WE AUTHORIZE TO PROCEED WITH THE CONSTRUCTION OF THIS PROJECT.

CLIENT: _____
DATE: _____

IMPORTANT NOTICE:
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PROJECT TITLE:
**Lin
Lin**

CLIENT:
**HAMILTON
BUILDING SERVICES**

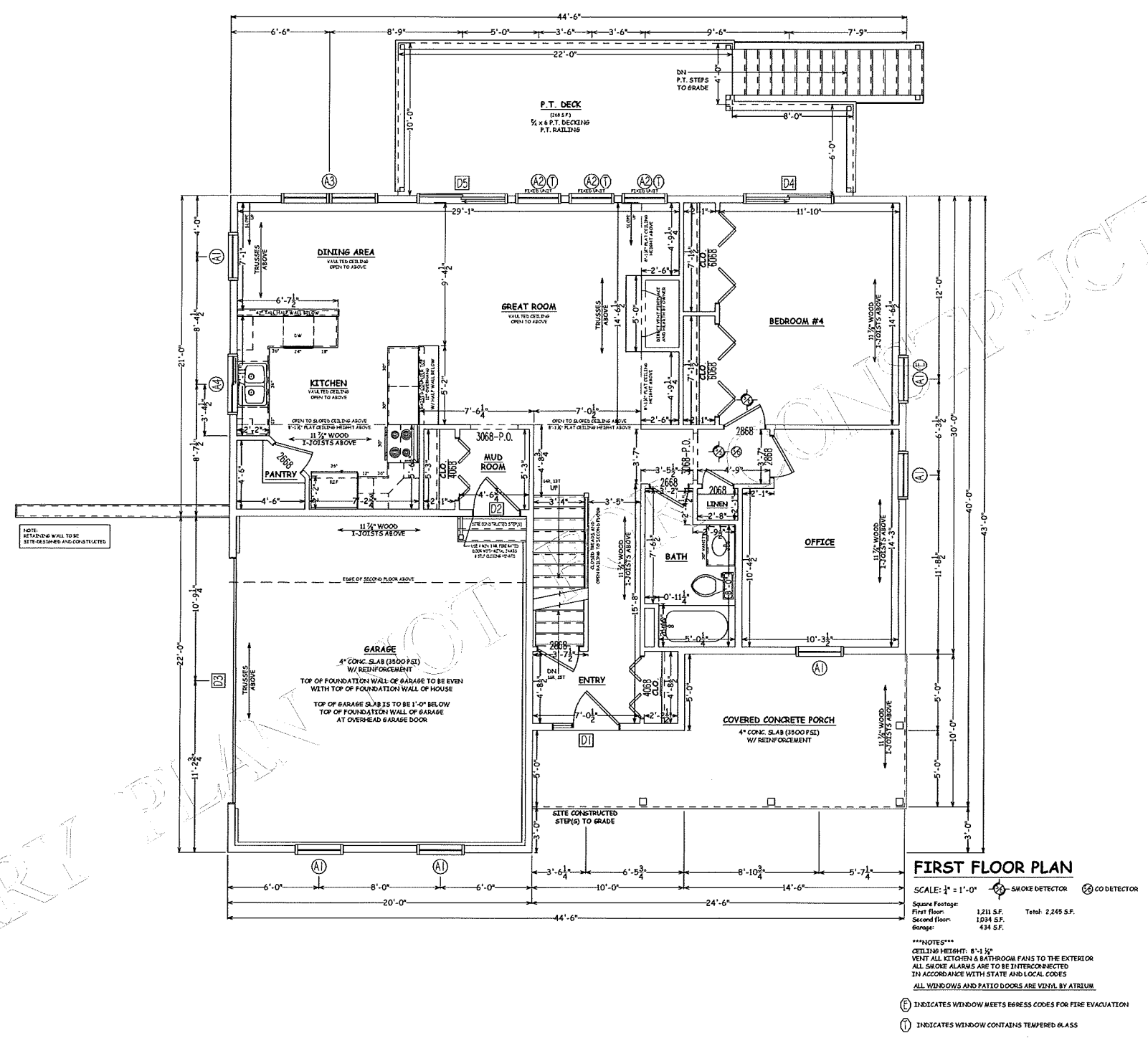
PROJECT LOCATION:
**Walden Pond Lane
Cortland, NY 13045**

CONTENTS OF SHEET:
First Floor Plan

DATE: 10/19/19 SCALE: 1/4" = 1'
DRAWN BY: SAH

PROJECT NO:
190927

DWG NO :
A-2
SHEET 2 OF 3



PRELIMINARY

PRODUCTION USE

DATE:	10/23/19	DATE:	11/15/19
BY:	WTR	BY:	WTR
REVISIONS:		REVISIONS:	
1	Issue 12/15/19	2	Issue 12/15/19

Hamilton Building Services
1101 S. Main St.
Cortland, NY 13045-1844

THESE PLANS HAVE BEEN REVIEWED & ACCEPTABLE AS SHOWN. WE AUTHORIZE TO PRODUCE PER SHOWN PLANS.

CLIENT: _____
DATE: _____

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PROJECT TITLE:
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CLIENT:
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PROJECT LOCATION:
Walden Pond Lane
Cortland, NY 13045

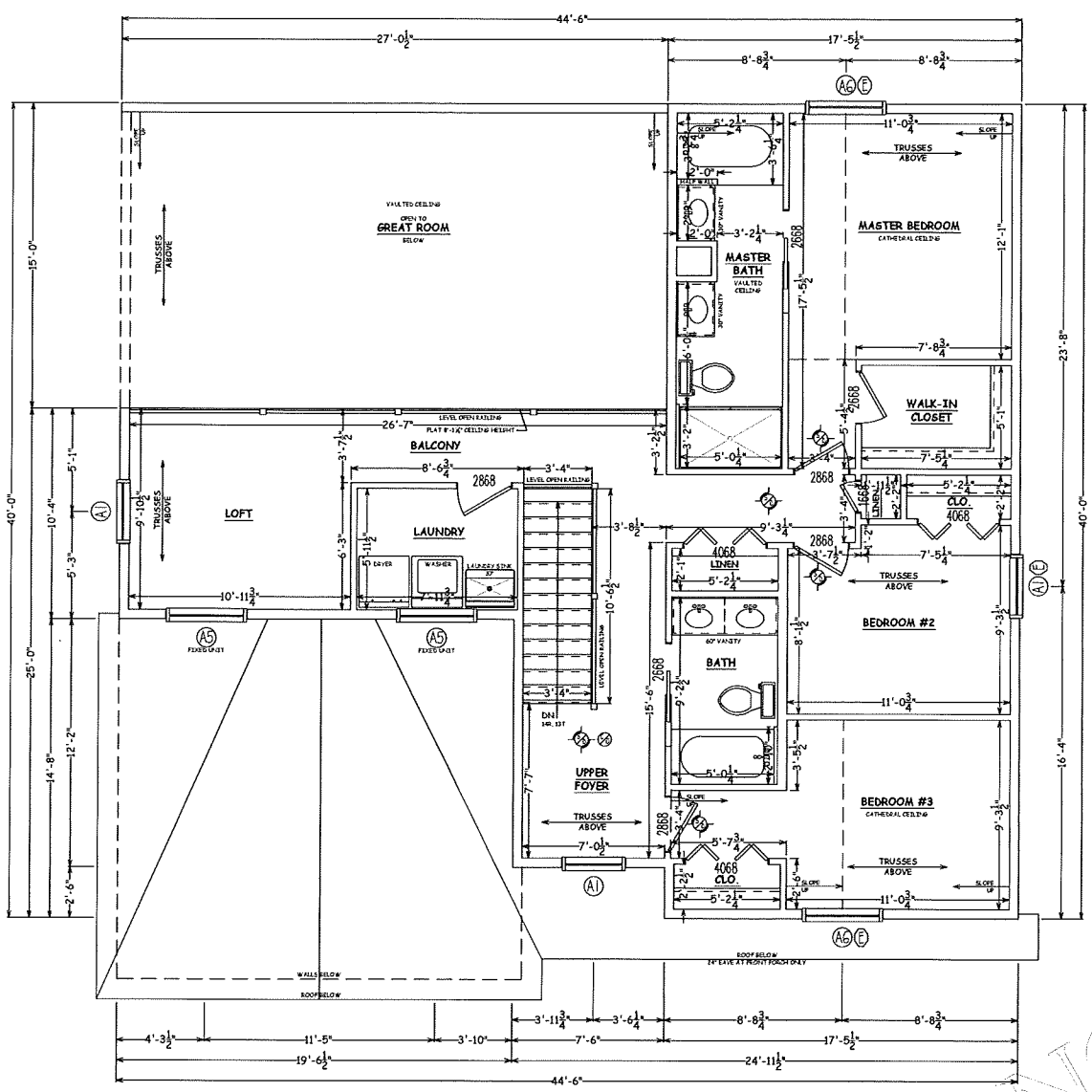
CONTENTS OF SHEET:
**Second Floor &
Basement Plan**

DATE: 10/19/19 SCALE: 1/4" = 1'

DRAWN BY: SRH

PROJECT NO:
190927

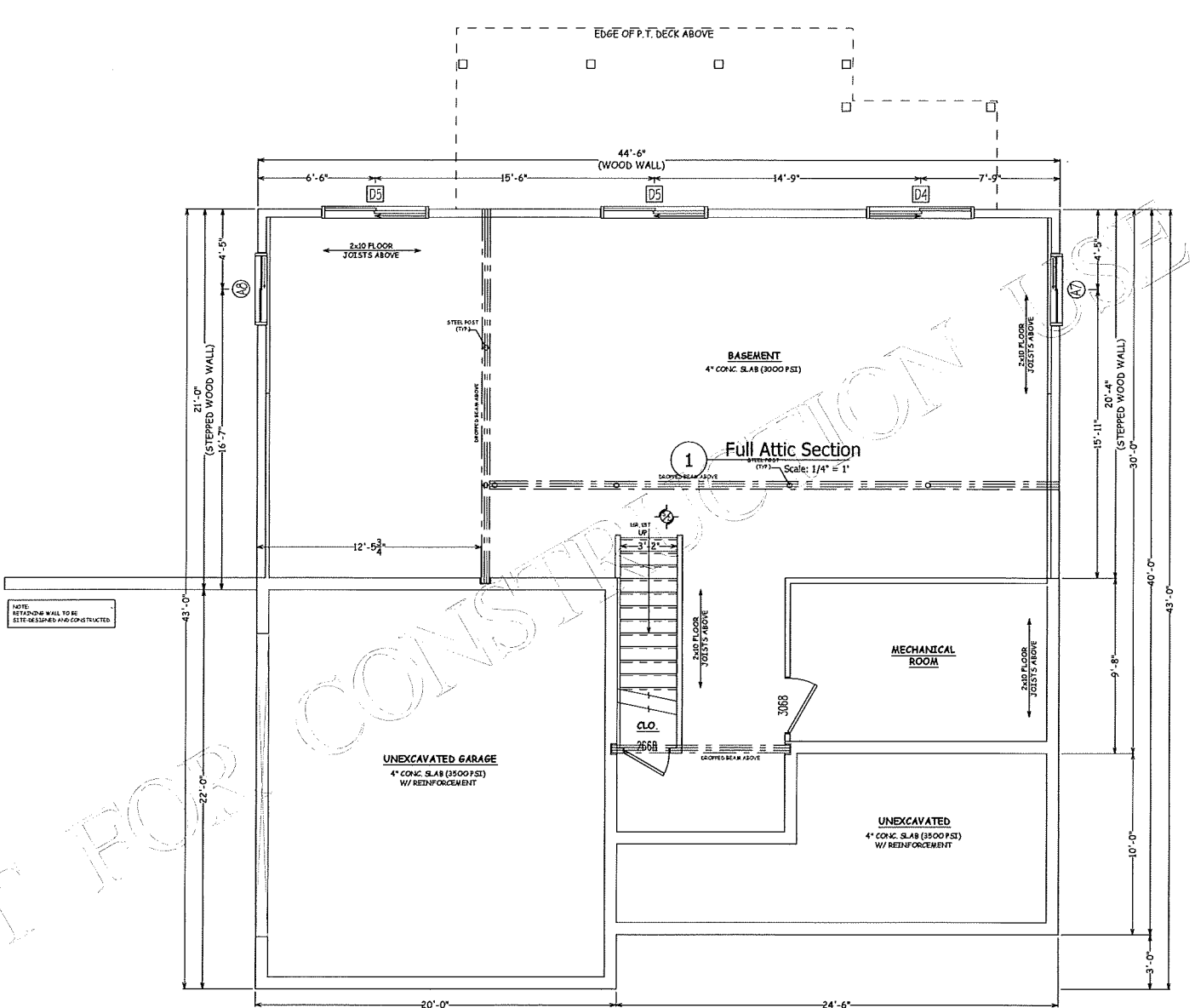
DWG NO:
A-3
SHEET 3 OF 3



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SMOKE DETECTOR CO DETECTOR

NOTES
CEILING HEIGHT: 8'-1 1/2"
VENT: ALL KITCHEN & BATHROOM FANS TO THE EXTERIOR
ALL SMOKE ALARMS ARE TO BE INTERCONNECTED IN ACCORDANCE WITH STATE AND LOCAL CODES
ALL WINDOWS ARE VINYL BY ATRIUM

INDICATES WINDOW MEETS EGRESS CODES FOR FIRE EVACUATION



BASEMENT PLAN
SCALE: 1/4" = 1'-0"
SMOKE DETECTOR

NOTES
CEILING HEIGHT: 9'-9 3/4" (TO BOTTOM OF FLOOR JOISTS ABOVE)
ALL WINDOWS AND PATIO DOORS ARE VINYL BY ATRIUM

Label	Call Out	Qty.	R.O.	Manufacturer	Remarks
D1	3068 Ext W/ (1)-1/4" SL	1	4'-5 3/4" X 6'-11"	Thermo-Tru	6 3/8" Jamb
D2	3068 MJ-FD	1	3'-1" X 6'-9 3/4"	Thermo-Tru (Fire door)	6 3/8" Metal Jamb
D3	1618 OHD	1	16'-1 1/2" X 8'-0 3/4"	Overhead Door Company	Overhead Door
D4	SFD6068 OX	2	6'-0" X 6'-11"	Atrium	6 3/8" Jamb
D5	SFD6068 XO	3	6'-0" X 6'-11"	Atrium	6 3/8" Jamb
-	1668 Interior	1	1'-8" X 6'-11"	Interior Swing Door	4 3/8" Jamb
-	2068 Interior	1	2'-2" X 6'-11"	Interior Swing Door	4 3/8" Jamb
-	2668 Interior	4	2'-8" X 6'-11"	Interior Swing Door	4 3/8" Jamb
-	2868 Interior	6	2'-10" X 6'-11"	Interior Swing Door	4 3/8" Jamb
-	3068 Interior	1	3'-2" X 6'-11"	Interior Swing Door	4 3/8" Jamb
-	2668 Interior Pocket	2	5'-1" X 7'-0 1/2"	Interior Pocket Door	4 3/8" Jamb
-	4068 BI-FOLD	5	4'-1 1/2" X 6'-11"	Interior BI-FOLD Door	4 3/8" Jamb
-	6068 BI-FOLD	3	6'-1 1/2" X 6'-11"	Interior BI-FOLD Door	4 3/8" Jamb

ALL PATIO DOORS ARE VINYL BY ATRIUM

PATIO DOOR CALL OUT LEGEND:

O - STATIONARY PANEL
X - OPERABLE PANEL

DOOR TYPE: SFD - SLIDING PATIO DOOR

DOOR SIZE: FEET AND INCHES - 6'-0" WIDE X 6'-8" TALL

Label	Call Out	Qty.	R.O.	Manufacturer	Jamb Size	Egress Opening
A1	DH3250	9	3'-2" X 5'-2"	Atrium	6 3/8" Jamb	Yes
A2	CAP3066 (PICTURE)	3	3'-0" X 6'-6 3/4"	Atrium	6 3/8" Jamb	No (PICTURE)
A3	DH3252 ZW	1	6'-4" X 5'-2"	Atrium	6 3/8" Jamb	Yes
A4	GL4030 XL	1	4'-0" X 3'-0"	Atrium	6 3/8" Jamb	No
A5	TR4018 (PICTURE)	2	4'-0" X 1'-8"	Atrium	6 3/8" Jamb	No (PICTURE)
A6	DH4950-RH4020 (PICTURE)	2	4'-0" X 7'-2"	Atrium	6 3/8" Jamb	Yes
A7	GL4040 XR	1	4'-0" X 4'-0"	Atrium	6 3/8" Jamb	Yes
A8	GL4040 XL	1	4'-0" X 4'-0"	Atrium	6 3/8" Jamb	Yes

ALL WINDOWS ARE VINYL BY ATRIUM

INDICATES WINDOW MEETS EGRESS CODES FOR FIRE EVACUATION

WINDOW CALL OUT LEGEND:

DH - 3252

WINDOW TYPE: DH - DOUBLE HUNG CA - CASEMENT
GL - GLIDER RT - ROUND TOP
TR - TRANSOM CAP - PICTURE

WINDOW SIZE: FEET AND INCHES - 3'-2" WIDE X 5'-2" TALL