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03/25/26

10668 Main Street, Clarence, New York

Project Narrative

LC Strategic Realty LLC engaged KAZ to investigate installing (8) “tiny homes” at the project site and alter the two existing buildings located at the front of the property. KAZ was tasked with assisting the Client in obtaining zoning and/or planning department approvals.

Historical Summary

Date	Event
March 2025	KAZ reviewed local zoning and current Residential Code regarding tiny homes and met with the Client to review. The Client decided that tiny homes are too small. Kaz noted that each dwelling unit requires (2) parking spaces. The narrowness and size of the property are the limiting factors regardless of what type of structures are proposed.
April 2025	The program then morphed from tiny homes to small homes. KAZ developed multiple 2 story dwelling unit schemes with (2) parking spaces located at the first floor with the majority of the living space located on the second floor. These design schemes were not aesthetically acceptable to the Client. The project was then briefly paused.
July 2025	The Client then suggested using a “barn dominium” concept. KAZ developed a 2 story dwelling unit with a single car garage and a parking pad. The Client accepted this design solution which will be referred to as the <i>single family concept</i> . The project was then briefly paused.



November 2025

The Client then asked to investigate a second design concept that maximizes the project density. KAZ developed a design solution where each dwelling was constructed above its own (2) required parking spaces located at grade with (2) stories above. A common stair is located between each dwelling unit and its adjacent neighboring unit. The Client accepted this design solution which will be referred to as the *multifamily concept*. The project was then briefly paused.

February / March
2026

At the Client's request, KAZ further developed the multifamily concept in an effort to make this design solution "look" more appropriate to its surroundings.



Comments

- Both the single family concept and the multifamily concept will require zoning relief. Given the narrowness of the site, a legitimate "hardship" can be argued. Both design concepts will require relief for "site coverage". The multifamily concept will require additional relief for a side yard requirement and possibly for maximum structure height. KAZ believes that the required relief is NOT excessive particularly given the fact the proposed structures are much more desirable from the Town's perspective.
- Upon approval by the zoning board of appeals, an application for a Major Site Plan (Planning Board) will be required before an application for a building permit can be made.
- It is my professional opinion that either design concept is reasonable and constructible. KAZ would like to note that these design solutions are "conceptual" and will required additional time and effort to address site topography and to ensure compliance with appropriate building codes and standards.
- Known problems: The site slopes down from south to the north. Snow storage is an important consideration. The single family design allows for storage at the rear of the site. The multifamily design solution anticipates that the majority of the snow will accumulate on the structure minimizing on site storage space. Garbage – the single family design solution shows a dumpster pad at the front of the site. This needs to be investigated for required clearances for dumpster servicing. The multifamily design solution shows a dumpster pad at the rear of the site.

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