



Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: January 23, 2025

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5165 Willow Brook

SBL #: 71.05-1-4

Action Desired:

Applicant requests a variance of 4'3" to allow a 6' side yard setback to allow for a previously constructed addition to the principal structure located at 5165 Willow Brook in the Residential Single-Family zone.

Reason:

Town Code Reference:
§229-52(B)

CONTACT INFO:

APPLICANT INFO

Name / Business: Susan Vogel

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Project Sponsor

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: _____

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: Signature On File

Town Use Only:

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____



Attached accessory structure setback 6' from the side yard.

Existing principal structure side yard setback of 10'3".

A 4'3" variance is requested.



5165 Willow Brook

note the parcel lines displayed are approximate

Pertinent Zoning Code for Variance Consideration:

“Section 229-55 Accessory Structures.

A. The following uses are permitted ...

(8) Sheds

...

D. Attached accessory structures shall not exceed 40% of the total area of the principal structure or 960 square feet, whichever is smaller... Such uses shall be permitted in the rear and side yards.

E. Dimensional and area requirements.

(1) Minimum side and rear setbacks: 10 feet.

(2) Maximum height: 16 feet.”

Reason For Variance Request:

Owner's proposal is to extend existing garage with an attached shed addition. The shed addition is within the square foot area and height requirements of the code, but fails in its side yard setback: it is set back six (6') from the property line, with the allowable side yard setback requirement being ten (10'). The variance request is for a four (4') encroachment into the required ten (10') setback.

Discussion: The Five (5) considerations for the Board -

1.) Whether an undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the area variance.

The 4' shed addition is a simple extension of the existing roof line of the garage, and as such, is completely in keeping with the architecture of the original house, and of the adjacent neighboring homes. The original architect, Royal Barry Wills, who designed many of the original homes on Willowbrook Drive, had proposed the garage with an asymmetrical, shed extension to the one side (Ref. Fig. 7 & 8). This same treatment is seen in the treatment of the extension of the roof of the adjacent neighbor at 5177 Willowbrook Drive (immediately north of us), also a Royal Barry Wills design (Ref. Fig. 2), as well as numerous homes up and down the street (Ref. Fig. 6). The change is so subtle as to be not noticeable at all, or in reference to the original architect's intention, the change reads as completing his original design.

Stylistically, and architecturally, the shed addition is a more pleasing and attractive solution to the appearance of the house, and the accommodation of a "carriage house" garage. The integrated attached "shed" solution with its architectural treatment preserves

the character of the neighborhood and poses no undesirable change or character detriment to the nearby properties. Arguably, the opposite is true. The change strengthens the overall composition and appearance of the residence, and benefits the neighborhood in the architectural integrity it displays. (Ref. Figures 1, 3)

2.) *Whether the benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue, other than an area variance.*

Having been originally designed and built in 1960, the existing two-car garage is, by today's standards, woefully inadequate to accommodate two cars and provide storage for the other basic necessities of things that need to be stored in a garage, i.e. specifically garbage and recycling containers, snow blower, shovels, and other basic storage items. The 4' shed addition houses these things. The shed addition works and is appropriate because of its proximity to the front, and access to the driveway, criteria that cannot effectively be solved by a solution by other means or addition added elsewhere on the property. Expanding to the south is not an option because of the existing breezeway. Expanding to the west, towards the street, while possible, is not practical because it would involve re-making the entire garage façade and changing the character and appearance of the garage to the house. An expansion to the east, to the back yard, while possible, is not practical because of mature trees, sewer drain field, and access-to-use issues.

3.) *Whether the requested area variance is substantial.*

The shed addition is diminutive in size, and scale. From the Nussbaumer & Clarke survey, the shed addition is approximately 4.23'x 22.35' (ref. original survey 6/12/07 in comparison to as-built survey dated 9/23/24). The total area of the proposed addition is 94.5 s.f., whereas the allowable area by code is 960 s.f. or ten (10) times the area. The space captured by the addition is the absolute minimum meeting the additional storage needs. Whereas the code allows for accessory structures to be a maximum height of sixteen (16'), the proposed shed addition is five (5') at its north wall. Its height is derived by design, following the existing roof pitch, and is deliberately kept low, i.e. "knee wall" storage space, accommodating that which needs to be slid into it, and nothing more. Given its size and scale relative to the existing home, and the allowable limits given by the code, the area variance is not a substantial request.

4.) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

The 4' addition leaves a clear six (6') feet of space between its north face and the property line, allowing for ample access to the back yard by persons or equipment. The shed addition mindfully incorporates light construction & green methods: it has a pier and grade beam foundation, so as to have minimum impact on the land and pre-existing drainage pathways; water leaving the north face of the roof is collected by a linear gutter the length of the addition, and is conveyed by 4" drainage pipe to the back yard where it is disbursed

on owner's own property more than twelve (12') from the northern property line (nearest neighbor) (Ref. Fig. 4 & 5), and in the Summer months, collected by a rain barrel for watering the owner's gardens; a "living" lattice fence is proposed to be installed on the north property line, which will provide an aesthetically pleasing buffer between the properties. In this manner, the shed solution has minimal to no adverse effect or impact on the physical or environmental conditions, to the neighbor to the north, or to the neighborhood or district.

5.) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

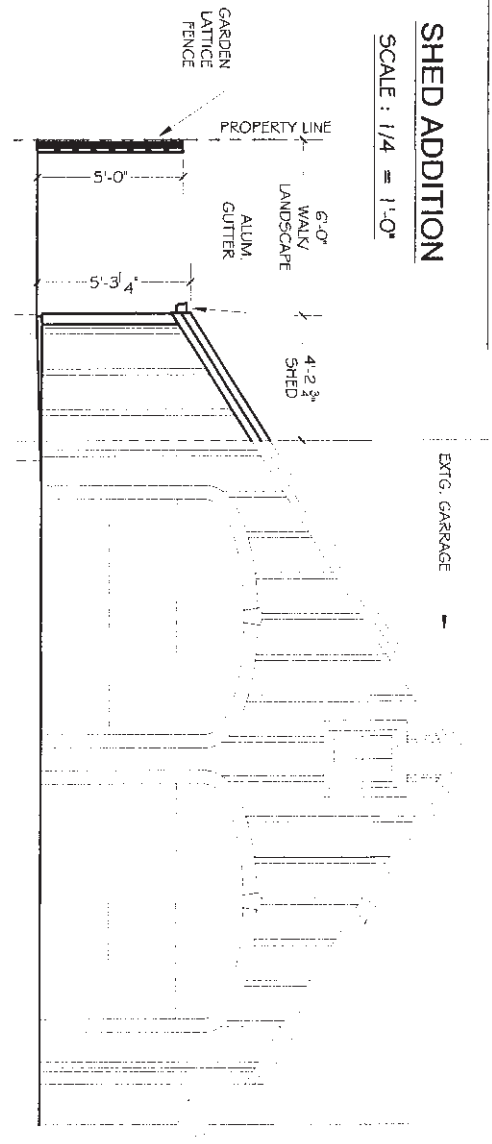
Yes, the difficulty is largely self-created. But there is a sensibility and reasonableness to this application that speaks to a balancing of need as weighed against any potential detriment. The spirit in which this application is submitted seeks to balance the benefit to the owner – adapting an outdated and undersized garage to accommodate much needed storage – with a great look, subtle change, consistent architectural expression, mindful treatment of the environment, and respect for character of the neighborhood and the history and tradition of the Willowbrook sub-division.

In weighing the above factors, we respectfully ask that you approve this variance.

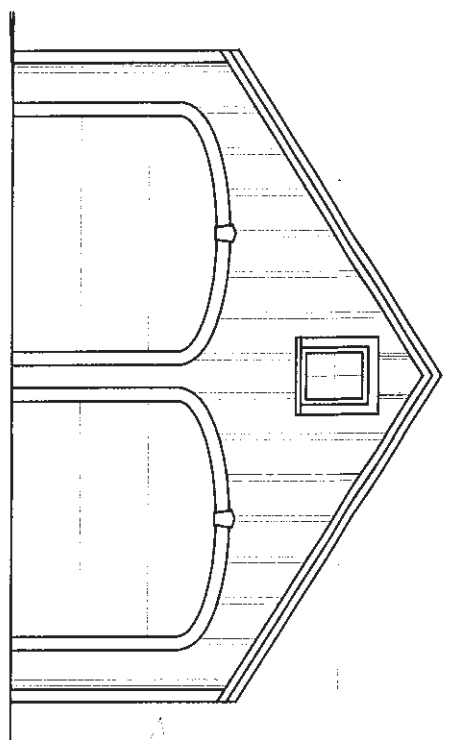
5165 WILLOWBROOK DRIVE

SHED ADDITION

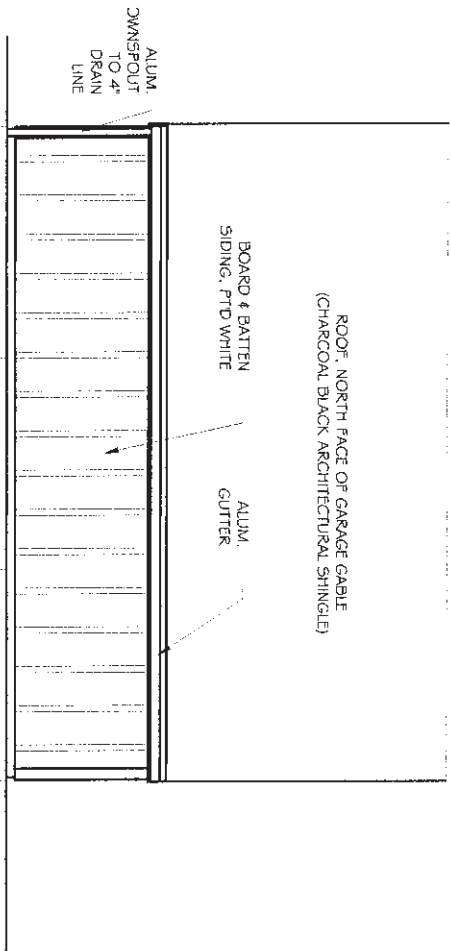
SCALE : 1/4" = 1'-0"



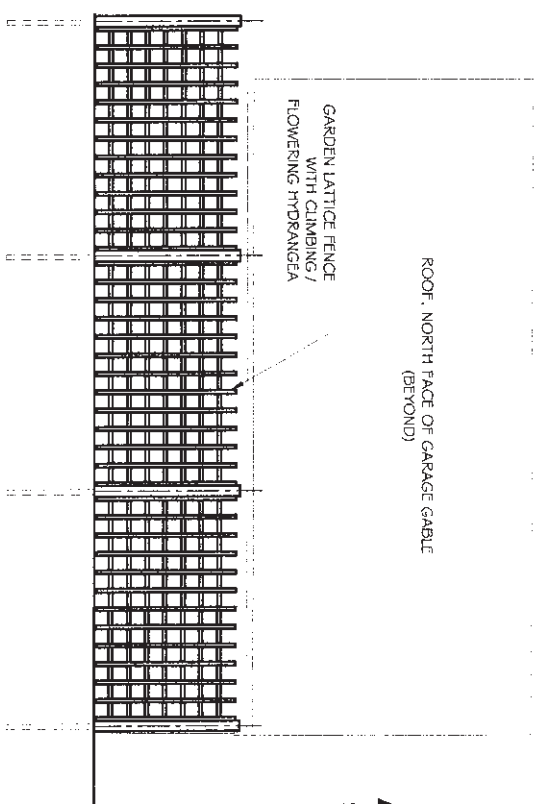
EXTG. STREET VIEW - WEST GARAGE ELEVATION



PROPOSED STREET VIEW - WEST GARAGE ELEVATION



VIEW FROM THE WALK - PROPOSED GARAGE NORTH ELEV.

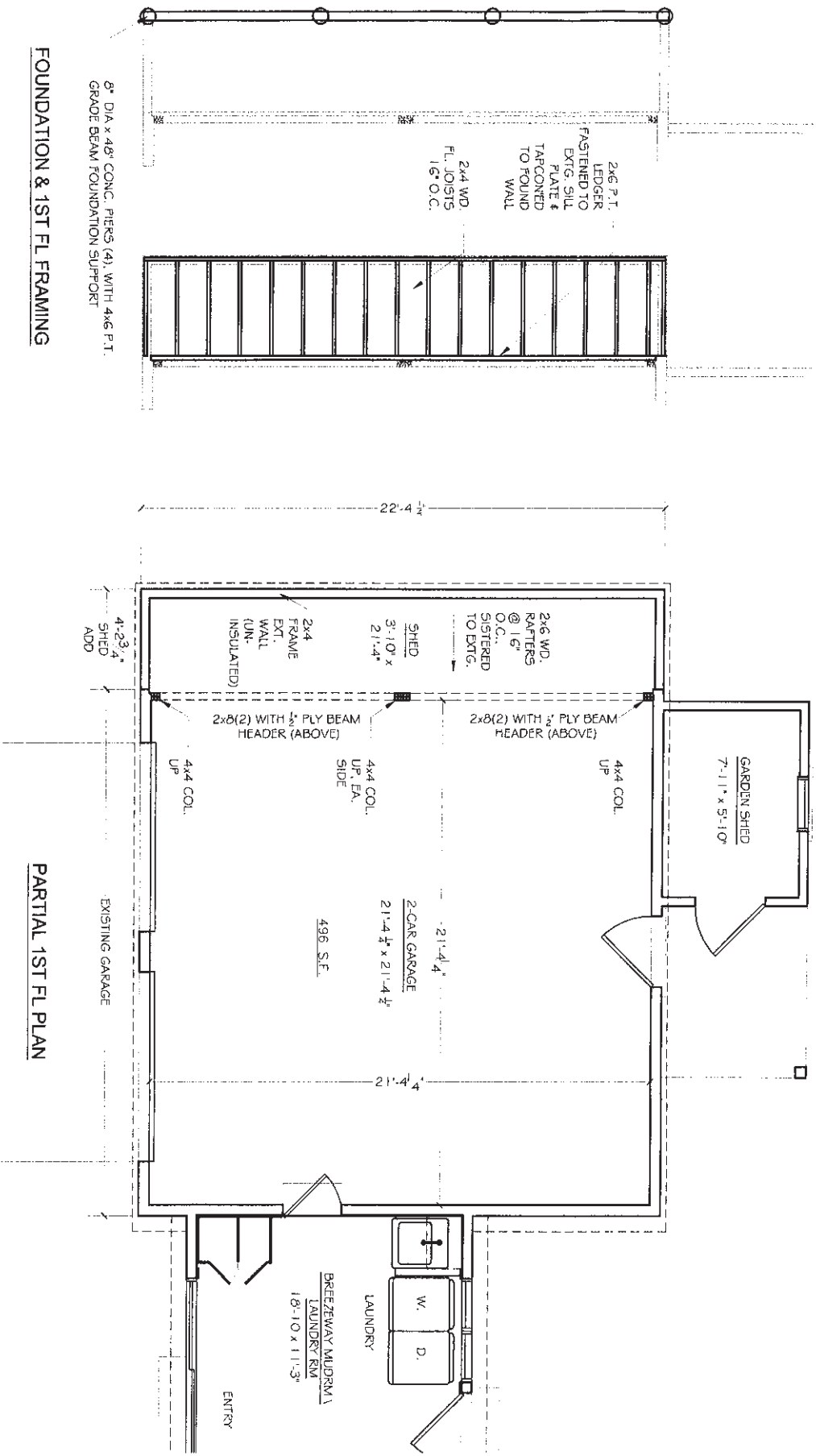


VIEW FROM NEIGHBOR'S SIDE - GARDEN FENCE & NORTH ELEV.

5165 WILLOWBROOK DRIVE

SHED ADDITION

SCALE: 1/4" = 1'-0"



FOUNDATION & 1ST FL FRAMING

8" DIA x 48" CONC. PIERS (4) WITH 4x6 P.T. GRADE BEAM FOUNDATION SUPPORT

2x6 P.T. LEDGER FASTENED TO EXTG. SILL PLATE & TAPCONED TO FOUND WALL
 2x4 WD. FL. JOISTS 16" O.C.

22'-4 1/2"

4'-23 3/4" SHED ADD

2x4 FRAME EXT. WALL (UN-INSULATED)

SHED 3'-10" x 21'-4"

2x6 WD. RAFTERS @ 16" O.C. SISTERS TO EXTG.

2x8(2) WITH 1/2" PLY BEAM HEADER (ABOVE)

2x8(2) WITH 1/2" PLY BEAM HEADER (ABOVE)

GARDEN SHED 7'-11" x 5'-10"

4x4 COL. UP

4x4 COL. UP, EA. SIDE

4x4 COL. UP

2-CAR GARAGE 21'-4 1/2" x 21'-4 1/2"

496 S.F.

21'-4 1/2"

EXISTING GARAGE

PARTIAL 1ST FL PLAN

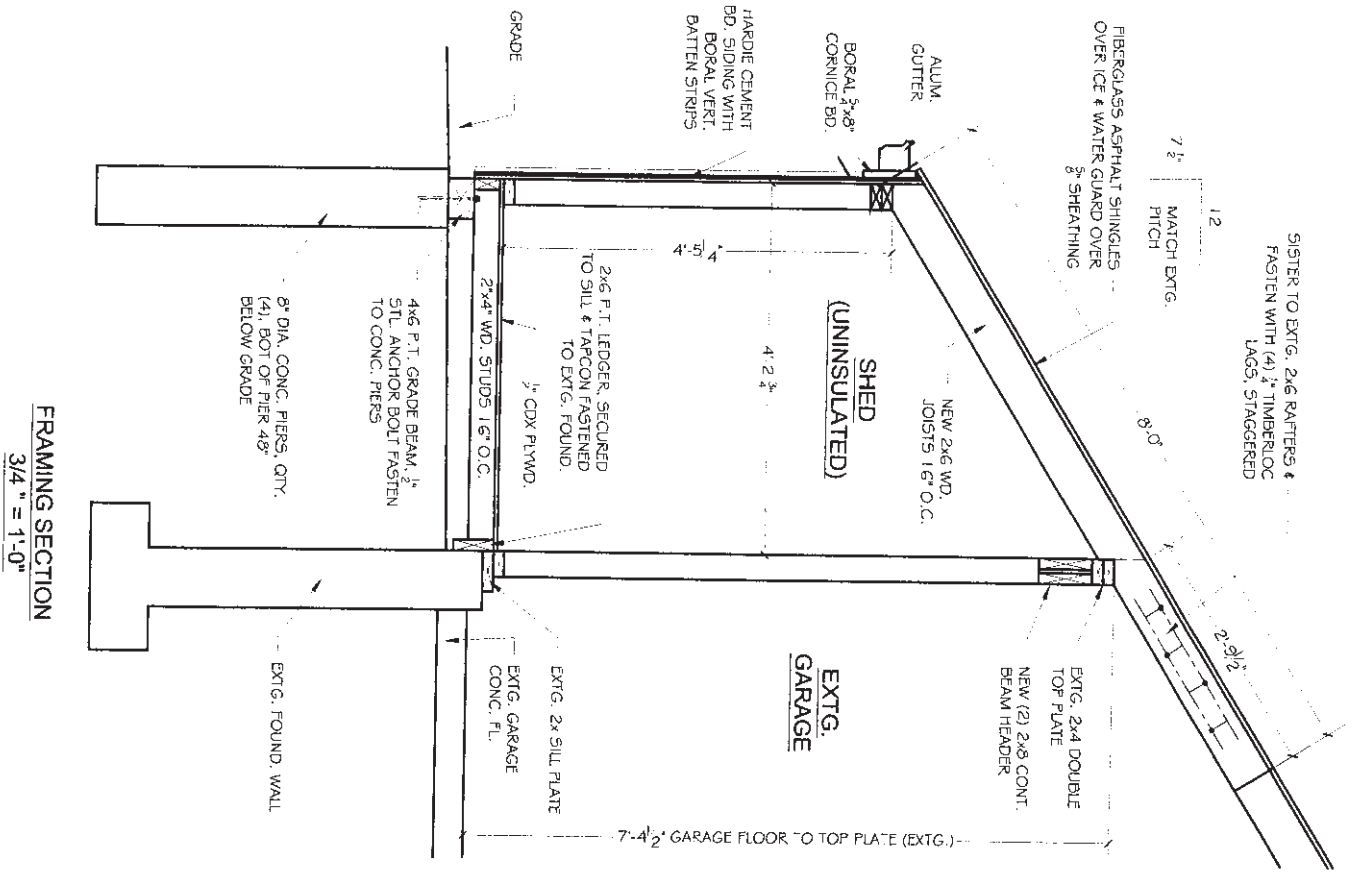
LAUNDRY

W. D.

BREEZEWAY MUDRM 1 LAUNDRY RM 10'-10" x 11'-3"

ENTRY

A-2
8/29/24



5165 WILLOWBROOK DR.

GARAGE SHED

SECTION / FRAMING

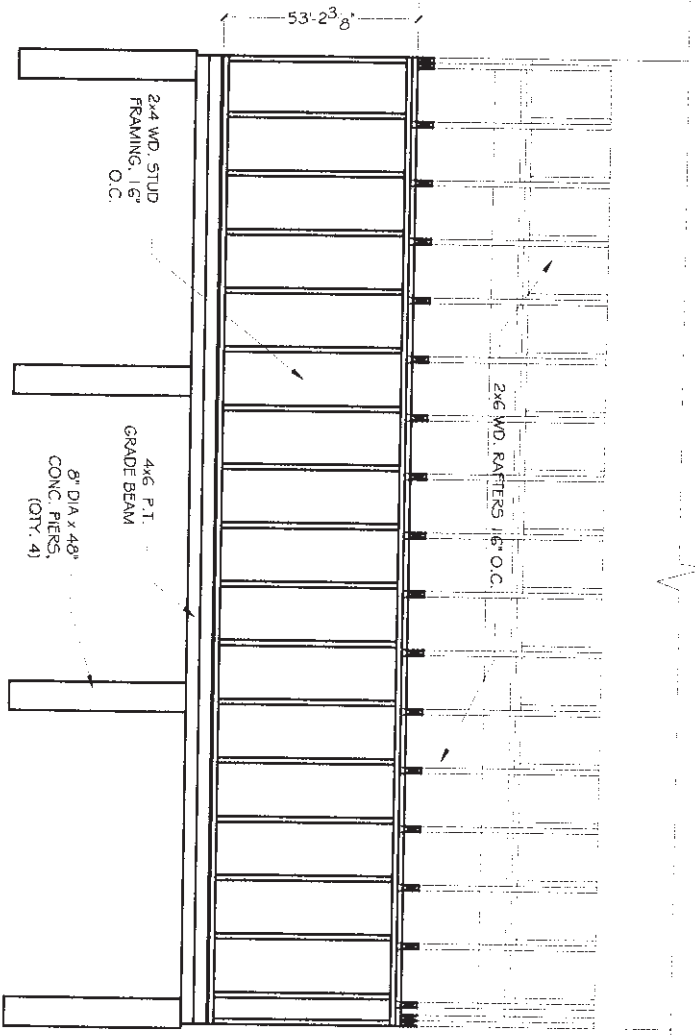
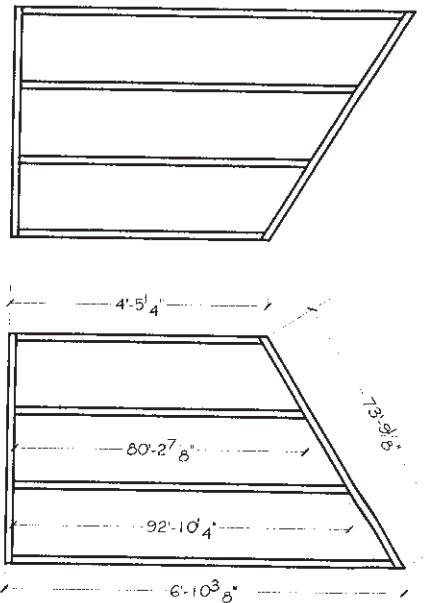


Figure 1 - 5165 Street Elevation

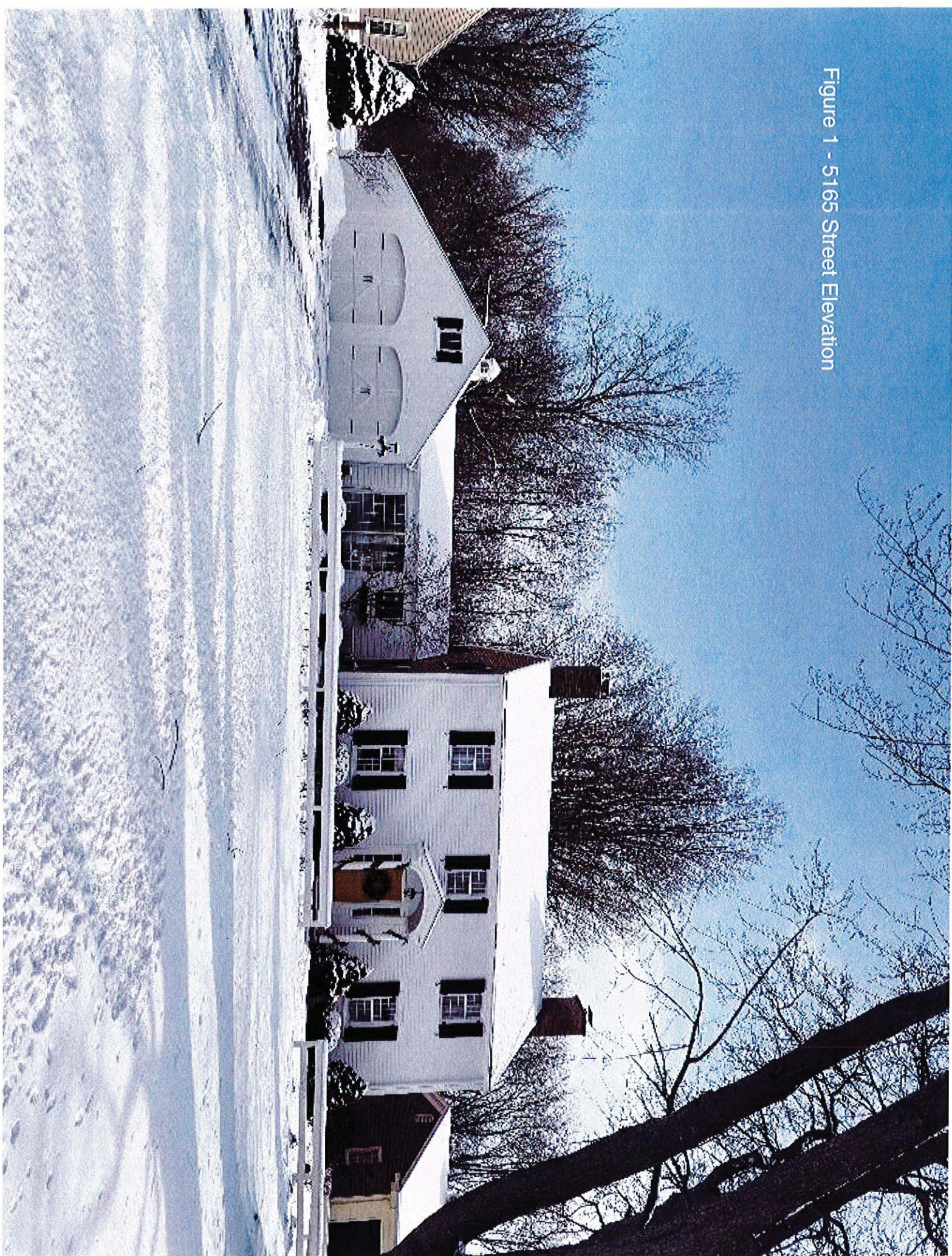


Figure 2 - 5177 Willowbrook Dr.
(Neighbor to the North), same
original Architect, same
asymmetrical gable facing the
street



5165 Willowbrook Dr.
NW Corner View
from Street

Figure 3 - 5165 Willowbrook Dr. -
NW Corner View

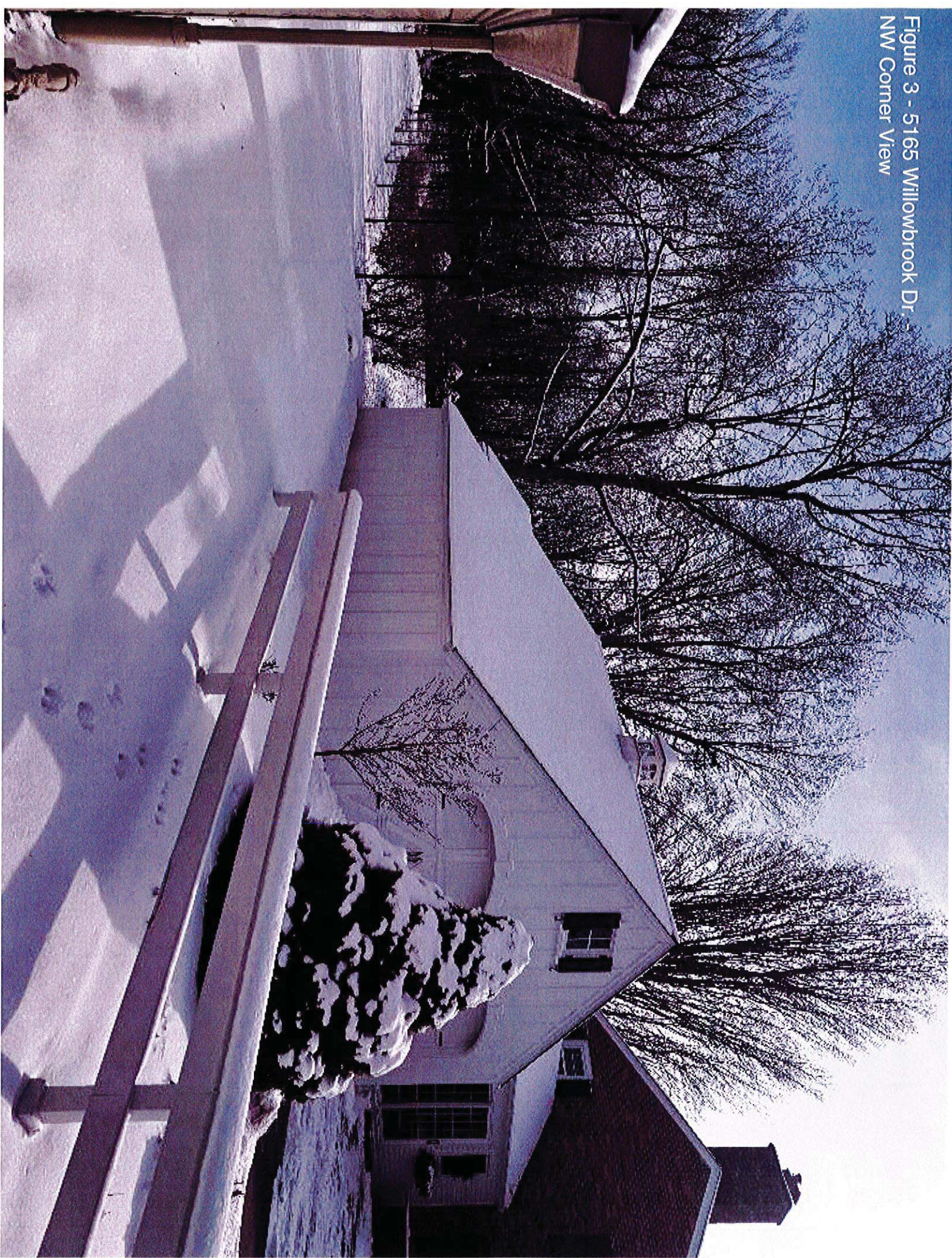




Figure 4. North Elevation,
with Curb & Downspout.

Figure 5 - West Elevation
Shed Addition, with Gutter ,
Downspouts and drainage
tie-in

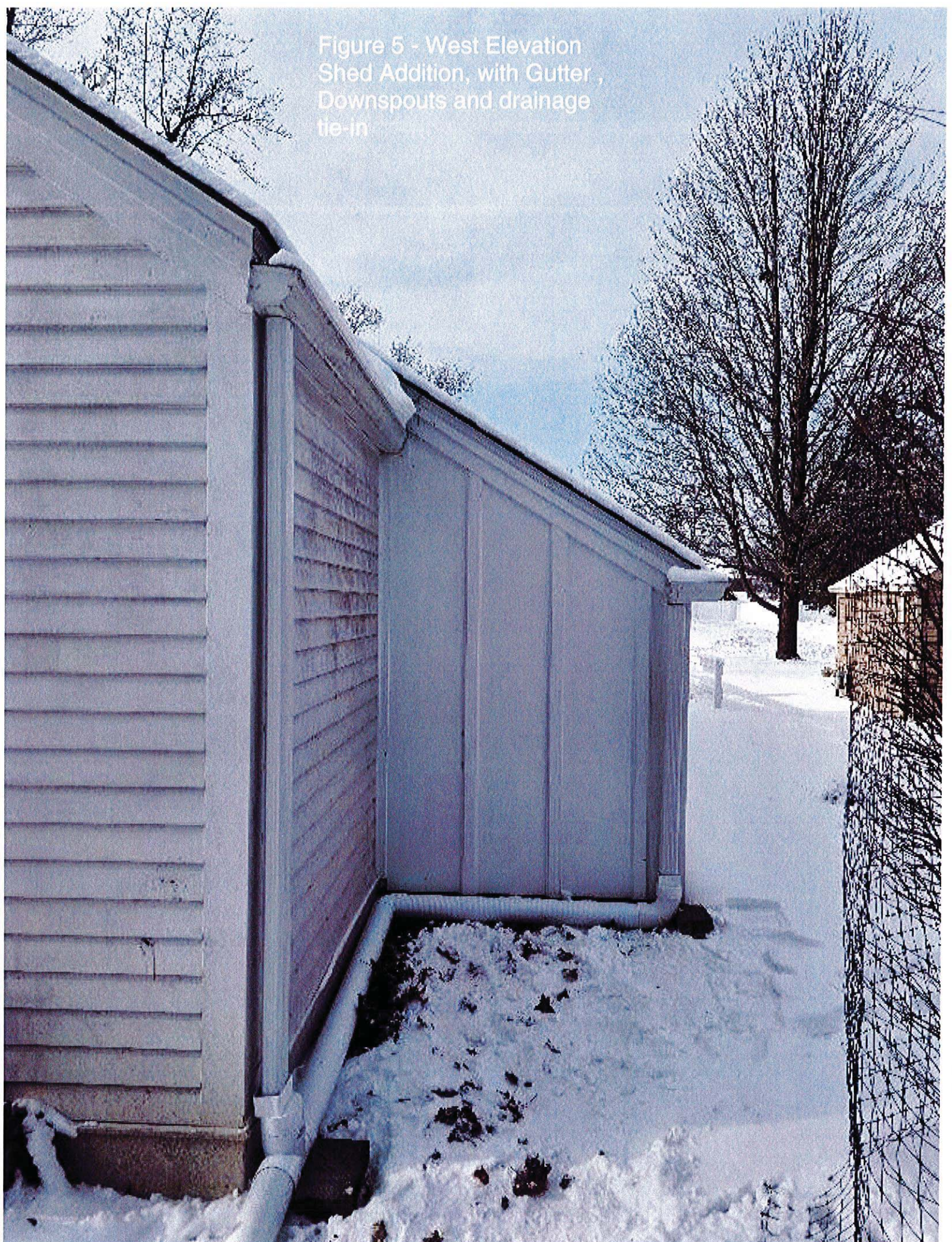
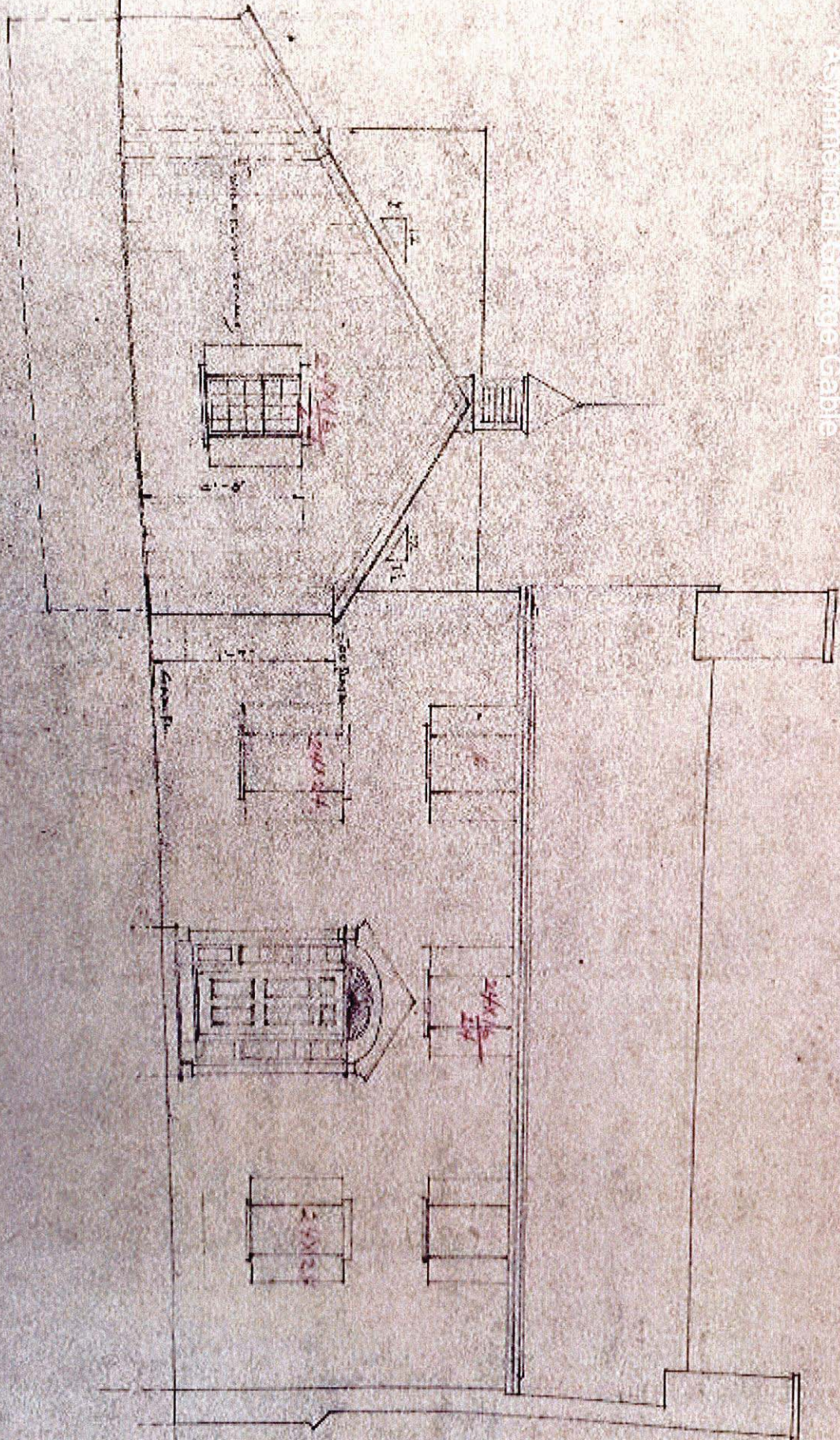




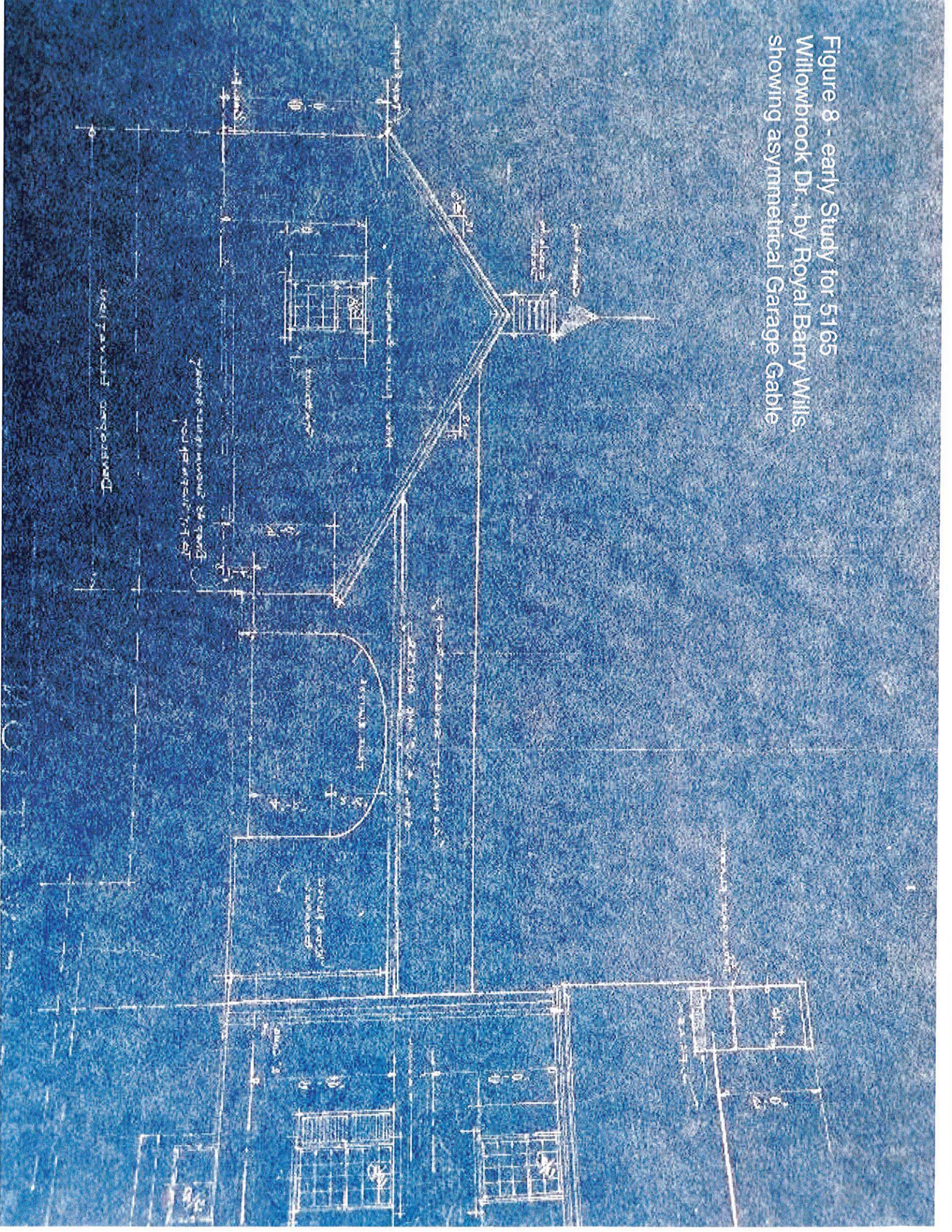
Figure 6 - 5160 Willowbrook Dr. - Asymmetrical Garage Gable, Same Architect

Figure 7 Royal Barry Mills
Early Study of 6/185
Willowbrook, showing
Asymmetrical Garage Gable



FRONT ELEVATION
SCALE 1/4"

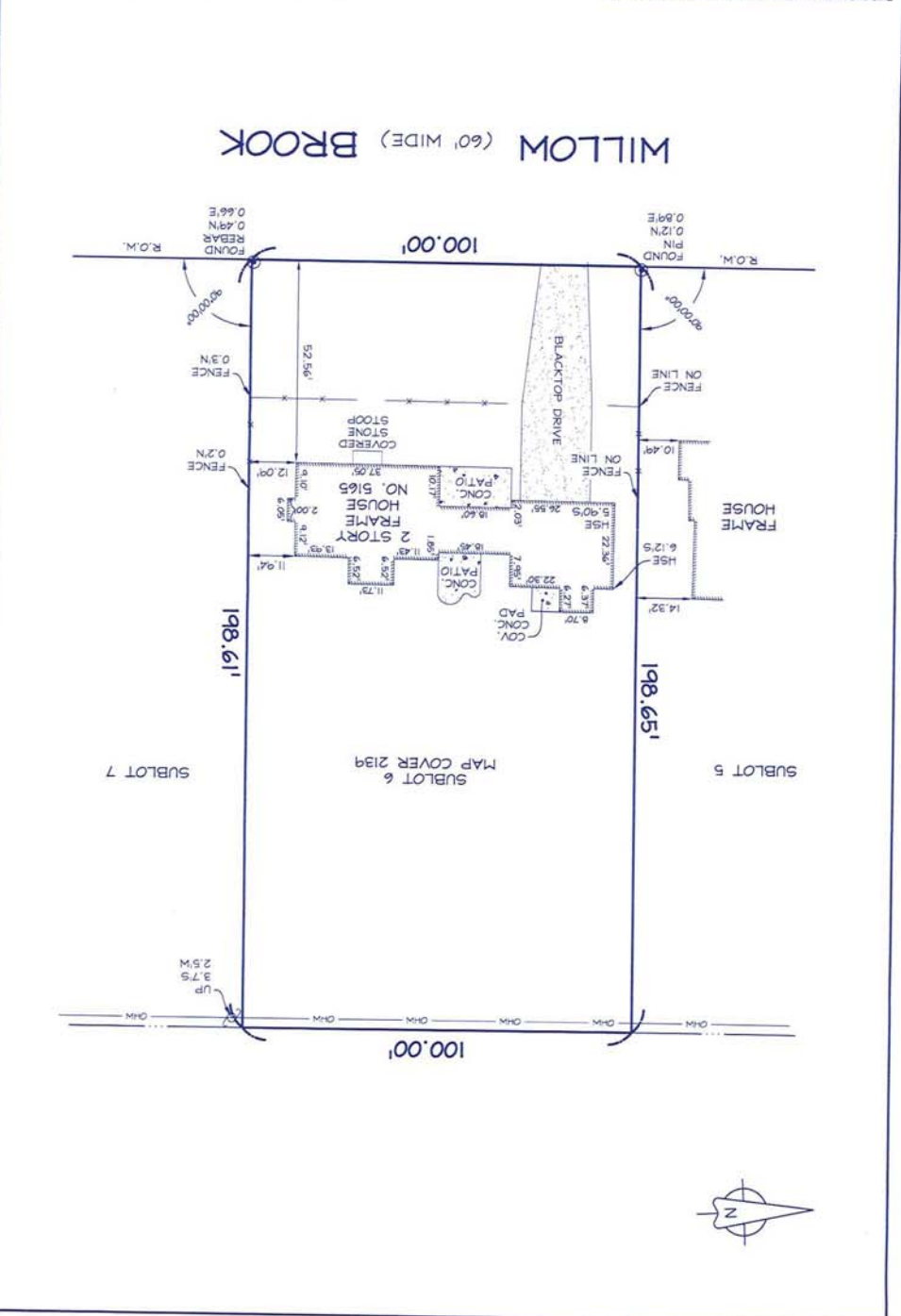
Figure 8 - early Study for 5165 Willowbrook Dr., by Royal Barry Wills, showing asymmetrical Garage Gable



THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE.
 NO MONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
 3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
 P (716) 827-8000 F (716) 270-6091 www.nussbaumer.com
NUSSBAUMER & CLARKE, INC.
 ENGINEERS AND SURVEYORS EST. 1953

BOUNDARY SURVEY
 5165 Willow Brook
 Part of Lot 7, Section 10, Township 12, Range 6
 Holland Land Company's Survey
 Town of Clarence
 County of Erie, State of New York
 Date of Survey: 09/23/24
 Scale: 1" = 30'
 Project No.: 0732-0329A

Successors to the records of Craft Land Surveyors
 James L. Shiner, Land Surveyor



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 design, specification, plan or report is a violation of section 7205, provision 2 of the New York State Education Law. Unauthorized alterations or additions to any survey, drawing or map are prohibited.

Nussbaum
S. Clark, Inc.
 Surveyors and Surveyors
 3556 Lake Shore Road
 Buffalo, New York 14219-1494
 (716) 827-8000

JOB NO.	FOR	DATE	KIND
0712-0329	SARGENT & COLLINS, LLP	05/03/07	SURVEY
0712-0329	RICHARD DALY-ATTORNEY	06/12/07	REVISED

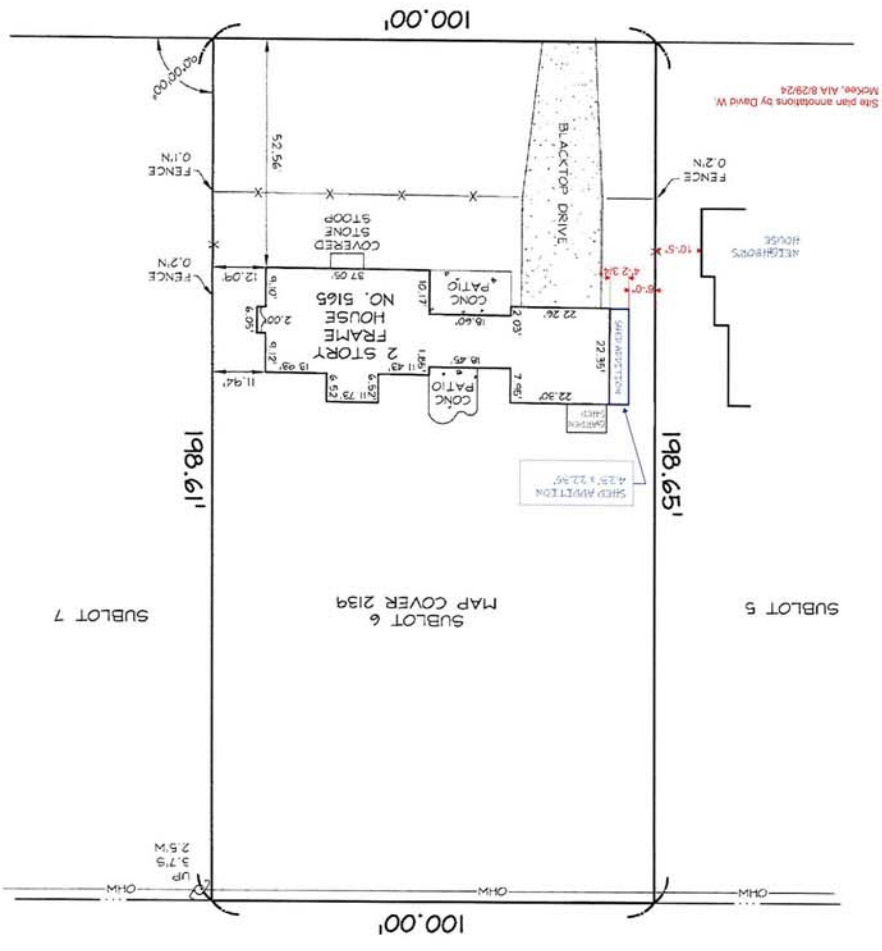
PART OF LOT(S) : 7 SECTION : 10 TOWNSHIP : 12 COUNTY OF ERIE STATE OF NEW YORK SCALE: 1" = 30'



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
 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.
 Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.

David W. Moxley

WILLOW BROOK (60' WIDE)



Site plan annotations by David W. Moxley, AIA 8/29/24

Town of Clarence
One Town Place, Clarence, NY
Zoning Board of Appeals Minutes
Tuesday, February 11, 2025

Chairman Ryan Mills called the meeting to order at 5:30 p.m.

Zoning Board of Appeals members present:

Chairman Ryan Mills Patrick Krey Richard McNamara
Gerald Drinkard Steven Dale

Town Officials present:

Director of Community Development Jonathan Bleuer
Councilman Paul Shear

Other Interested Parties:

Gale Bobowicz Steve Andres Roger Metz Laurie Hauer-LaDuca
Dave LaDuca Alan Hunt Sybille Hunt

Motion by Gerald Drinkard, seconded by Richard McNamara, to **approve** the corrected minutes of the meeting held on January 14, 2025.

Gerald Drinkard Aye Richard McNamara Aye Ryan Mills Aye
Patrick Krey Aye Steven Dale Aye

MOTION CARRIED

OLD BUSINESS

Appeal No. 4 – From the December 10, 2024

Meeting
Edward Bobowicz
Traditional Neighborhood District

Applicant requests a variance of 1,651 sq. ft. to allow a 2,371 sq. ft. detached accessory structure (garage) located at 9320 Clarence Center Road.

Town Code Reference:
§229-66
Note: This request supersedes the December 2024 variance request, which was tabled.

DISCUSSION:

NEW BUSINESS

Appeal No. 1

Susan Vogel
Residential Single-Family

Applicant requests a variance of 4'3" to allow a 6' side yard setback to allow for a previously constructed addition to the principal structure located at 5165 Willow Brook.

Town Code Reference:
§229-52(B)

DISCUSSION:

Susan Vogel and David McKee both of 5165 Willow Brook were present to represent the item.

Ms. Vogel stated that they added a 4 ft. addition to their garage to allow for additional storage space. They do not have enough storage space with having 2 cars and the existing footprint of the garage is just barely enough for the 2 cars. They needed extra space for their trash cans and tools.

Mr. Dale noted that they currently have what appears to be 4 ft. of distance between their garage door and the north wall, and asked where they intend to put the addition and what they have stored there currently.

Referring to the plans, Mr. McKee explained that the inside of the garage is only approximately 2 ft. from the garage door to the wall. The existing garage space is 21' 4" by 21' 4".

Mr. Dale asked how much room is left after they pull the car in to the garage.

Ms. Vogel stated approximately 1 ft.

Mr. Dale asked if that is in the back, between the garage door and the car.

Ms. Vogel responded approximately 3 ft.

Mr. McKee explained that when there are 2 cars in the garage, there is basically enough room to have walking space around the cars.

Mr. Dale asked if they have considered any other locations where they could add space for their garbage cans and snowblower. There is a garden shed at the end of the garage, Mr. Dale asked if they have considered enlarging that instead and using that for additional storage.

Ms. Vogel stated that there is not much space there because it is just garden structures. There is a slope in the yard so the ground is very wet there. In the back of the yard there is also a slope and since they are septic and have a leech field, they do not want to build on top of that.

Ms. Vogel added that the addition looks nice.

Mr. Dale stated that is an interesting point and he thinks it may look nice for the applicant, but he wonders what the neighbors think when they look out of their window facing south and all they

see is asphalt roof. If the applicant is planning to extend the area, it will be one long area for the neighbor to have to look at.

Ms. Vogel stated that is what it was like before.

Mr. Dale responded that it has gotten worse with putting an addition on.

Ms. Vogel noted that when they put up a 6 ft. fence as allowed by the Town of Clarence Code, then the neighbor can see the vinyl fence.

Mr. Dale asked if that is their plan.

Ms. Vogel responded yes.

Mr. Krey asked about the history of the previously constructed addition.

Mr. McKee stated that the 4 ft. addition to the north is new.

Ms. Vogel noted that it was added in April, 2024.

Noting that the addition has already been constructed, Chairman Mills asked why it was constructed without prior approval.

Mr. McKee explained that they have done a number of modifications to the home over time, mostly repairs and replacements. They got over ambitious with this project and did not ask for permission before they built it.

Chairman Mills asked if they had any interaction with the Building Department.

Mr. McKee responded no; they did not interact before it was built.

Chairman Mills confirmed with Mr. McKee that he is a licensed architect, and if he works in other municipalities.

Mr. McKee responded yes, he is, and yes, he does.

Chairman Mills asked Mr. McKee if he checks with those Building Departments before beginning a project.

Mr. McKee responded yes he does.

Chairman Mills asked Mr. McKee what led him to not go to the Town of Clarence Building Department and consult with them before starting construction.

Ms. Vogel stated that she takes the blame for that. They had some time to get it done, and they really wanted to get it done. She stated that Mr. McKee did state that they should get a permit, but that could take weeks to months to obtain so they decided just to build it.

Mr. McKee interjected, stating that there are no good excuses.

Chairman Mills stated that now they have this 4 ft. structure built that should not be there.

Mr. McKee noted that it is in the setback, that is correct.

Mr. Drinkard explained that all of the members of the Town of Clarence boards are required to take training hours every year. Examples are given very similar to what is presented here with this variance request, and almost always the board requires the applicant to take down the structure.

Mr. Drinkard added that the fact of the matter is that they encroached on their side yard setback.

Ms. Vogel stated that their neighbor's house also encroaches on the side yard setback.

Mr. Drinkard responded that we are not here to discuss the neighbor.

Mr. Drinkard stated that the addition does not look bad.

Mr. McNamara noted that he is a general contractor and obtaining a building permit before building a structure is basic knowledge. While the structure does look nice, there are many issues that go along with it including potential drainage issues.

Mrs. Vogel interjected, stating that as per the drawing, the drainage goes in to the backyard.

Mr. McNamara continued, adding that they have to determine if the water is going to stormwater retention or the neighbor's yard. All these questions protect the neighbors to avoid potential issues in the future.

Mr. McNamara added that if they just let this go and there ends up being issues between the neighbors, that will cause more issues.

Ms. Vogel stated that the water is going to the same place that it went before, nothing changed. That in fact, more water is going to the backyard because previously there was water coming off of the roof and never to the backyard.

Mr. McNamara asked if it was a pipe or spread out on the lawn.

Mr. McKee explained that it was conveyed by gutter downspout and then through a 4in. line that goes in to the backyard.

Mr. McNamara reiterated that all of that is supposed to be inspected. Mr. McNamara acknowledged that the addition looks good, but it is not a good situation.

Chairman Mills asked Mr. Bleuer what the status is with the Building Department.

Mr. Bleuer explained that it is his understanding that this was a Notice of Violation which ultimately brought them to this board. It has been an active violation through the Building Department for non-compliance.

Chairman Mills asked if the applicant is working through the other inspection processes related to this.

Mr. Bleuer responded that he can not speak on that. He does believe in the board's packet that they were provided with a Notice of Violation and the violation terms associated with it, but he can not speak to other items.

Mr. McKee explained that they received a notice in June to submit for a Building Permit which he did do, and that is how they were referred to the Zoning Board.

Neighbor Notifications are on file, no comments were received.

Mr. McNamara asked the applicant if they were in Builder's Court last month and pled not guilty.

Mr. McKee stated that they did appear in front of Justice Court.

Mr. McNamara reviewed thus far, stating that as the applicant stated, they received the Notice of Violation in June, 2024 for a Building Permit, and then went to court in January before now coming in front of the Zoning Board. What occurred in the 8 months in between when all of this could have been resolved.

Mr. McKee explained that it was not intentionally pushed off, it was a combination of the holidays and busy work schedules.

In regard to Public Participation, the following resident spoke:

1. Martha Delaney of 5177 Willowbrook Drive:
 - explained that when the applicant began building this addition in May, she called and asked what the rules were for setbacks
 - stated that she told the applicant that she spoke to the Town of Clarence and a permit was required
 - she chose not call to report him to the Town of Clarence
 - the applicant put up a gutter but no downspout and the water pours in to her basement

From an aesthetic standpoint, Chairman Mills asked Mrs. Delaney if she has any issues with the way that it is constructed and looks currently.

Mrs. Delaney responded that Mr. McKee did a nice job on it, but one of the problems is that they said they built it for their garbage cans, but she has photographs showing the garbage cans behind the addition. When she is in her back bedroom, she sees the garbage cans and other stuff.

Chairman Mills entered the photos in to record and they were placed in the file.

Chairman Mills asked Mrs. Delaney if she has a preference as to whether the structure is left up or taken down.

Mrs. Delaney stated that her preference would be to not have it, but that at minimum they need to funnel the water to the storm sewer because it is ending up in her yard, since she is downhill from the applicant's yard.

Ms. Vogel stated that she has lived there for 17 years and there is a swale in the back corner that runs the length of the entire property in between their house and Mrs. Delaney's. It is wet, it always has been wet. They put dirt and shrubs to help mitigate the wetness. They had a rain barrel that they took down in the winter, and neglected to put the drain attached to the gutters to go in to the backyard.

Ms. Vogel stated that there is no way their water is traveling up hill to the neighbor's house.

Chairman Mills asked Ms. Vogel if they planned to put lattice along that side.

Ms. Vogel said eventually.

Mr. McKee said that it is on the drawings and yes, they do.

Chairman Mills asked if they plan on adding flowering Hydrangea.

Mr. McKee responded yes.

Chairman Mills asked how soon could that be put up.

Ms. Vogel stated in the spring.

Chairman Mills asked Mrs. Delaney if she would like the aesthetics of the lattice with flowering Hydrangea along the side.

Mrs. Delaney responded yes.

Mr. Drinkard asked Mr. Bleuer what happens in terms of review by the Building Department if the Zoning Board were to approve this variance request.

Mr. Bleuer stated that if a variance is granted, the Building Department would then be authorized to review and permit once all conditions have been met. A structure of this nature with the non-compliant setback. It does not guarantee that they will be able to get a permit and they need to comply with certain requirements of the Building Department, but it would allow the Building Department to eventually issue a compliant permit with a non-conforming setback.

Mr. Drinkard asked if they look at the downspout, the dispersion of water, and and drainage.

Mr. Bleuer responded yes, they would.

Mr. McNamara asked when the garden shed in the back was built.

Mr. McKee stated approximately 5 years ago.

Mr. McNamara asked if there is a building permit issued for that.

Mr. McKee responded no.

Mr. McNamara noted that twice the applicant failed to obtain a Building Permit.

ACTION:

Motion by Steven Dale, seconded by Gerald Drinkard to **table** Appeal No. 1 so that the Zoning Board is able to consult with their Attorney.

Gerald Drinkard	Aye	Richard McNamara	Aye	Ryan Mills	Aye
Patrick Krey	Aye	Steven Dale	Aye		

MOTION CARRIED

Appeal No. 2

Alan & Sybille Hunt
Residential Single-Family

Town Code Reference:

1. §229-55(D)
2. §229-52(B)

Applicant requests variances:

1. of 582 sq. ft. to allow a 1,542 sq. ft. attached accessory structure (garage); and
2. of 1'11" to allow a 10'7" principal structure side yard setback;
located at 10825 Park Avenue.

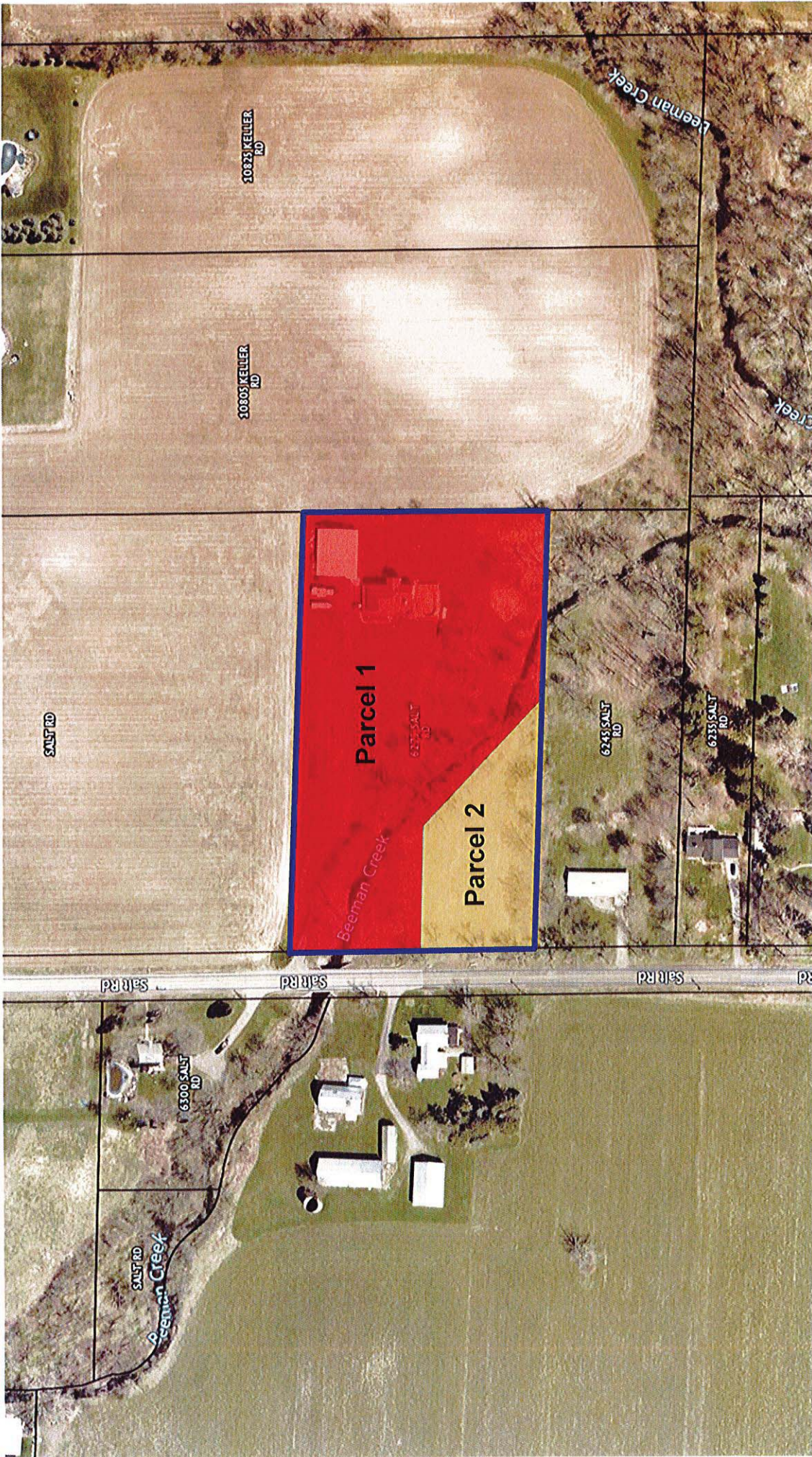
Mr. McNamara recused himself from New Business Appeal No. 2. The paperwork is on file.

DISCUSSION:

Applicant Alan Hunt, and project architect Laurie Hauer-LaDuca were present to represent this request.

Mr. Hunt explained that he is a woodworking hobbyist and would like to build a workshop. They currently have a 2-car garage that neither he or his wife have been able to park in for a couple of years, as he has all of his woodworking tools stored in there.

Mr. Hunt added that they would like to do it as an attached structure so that it keeps in character of the house and looks nice.



6275 Salt Road

Overall Existing Parcel:

- 4.96 acres
- 348' of frontage along Salt Road

Parcel 1: Red

- 3.81 acres
- 150' of frontage along Salt Road

Parcel 2: Yellow

- 1.15 acres
- 198' of frontage along Salt Road



note the parcel lines displayed are approximate

**APPEAL NO V
Dan Korpanty
Agricultural**

Requests the Board of Appeals approve and grant a four hundred thirty foot (430') variance creating a five hundred thirty foot (530') front setback line for the construction of a new home at 6275 Salt Road.

DISCUSSION:

Dan Korpanty stated he wanted the house in that area due to the drop off plus Beeman Creek. It is the highest area on the property. A topographic view was produced by Dan Korpanty and Ronald Newton stated he did not notice any difference and asked to review it.

BOA
6-10-
2003

Raymond Skaine was concerned about future sales of property on Keller Road, because he felt they would be in the back yards of the people. Dan Korpanty stated that he was going to plant a row of trees along the back of his property to block the view. Raymond Skaine asked the owner of the land Al Davis if he would be willing to set a set back policy that he would enforce. Al Davis said he had no problem with that.

John Gatti stated that they can not look to the future in asking that question. Ronald Newton replied that if they extended the set back they would have to come to the Board for a variance.

ACTION:

Motion by John Gatti, seconded by Ron Newton to approve Appeal No V with a row of trees to be planted along the back of his property at 6275 Salt Road to block the view.

ALL VOTING AYE. MOTION CARRIED.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

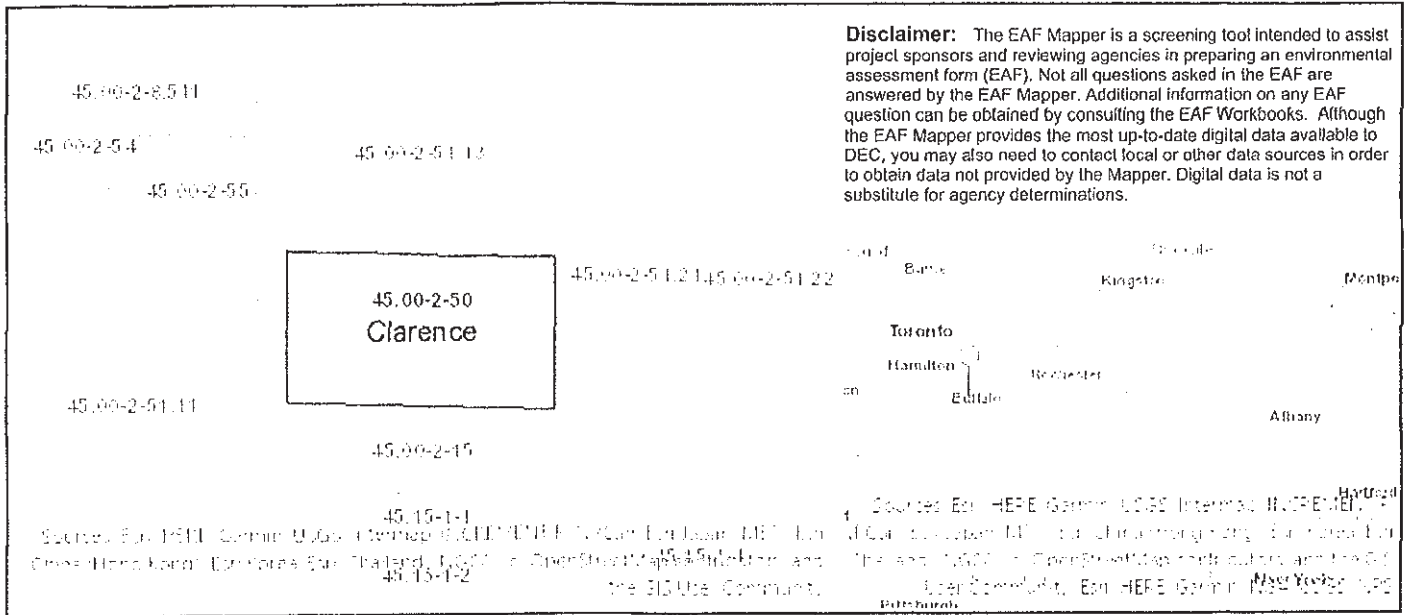
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Dan Korpanty			
Name of Action or Project: separate parcel 45.00-2-50 into two separate parcels			
Project Location (describe, and attach a location map): 6275 Salt rd, Clarence NY 14031.			
Brief Description of Proposed Action: Separate current parcel to make a separate parcel of land on each side of Beaman Creek			
Name of Applicant or Sponsor: Dan Korpanty		Telephone: 716-536-8427	
		E-Mail: Dankorpanty@moog.com	
Address: 6275 Salt Rd			
City/PO: Clarence		State: NY	Zip Code: 14031
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.			NO <input type="checkbox"/>
			YES <input checked="" 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:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.125 acres	
b. Total acreage to be physically disturbed?		1.125 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<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?	<input checked="" type="checkbox"/>	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 type="checkbox"/>		<input checked="" 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 type="checkbox"/>		<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic system _____	<input checked="" type="checkbox"/>	NO	YES
			<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? 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"/>	NO	YES
	<input type="checkbox"/>		<input checked="" 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? 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 type="checkbox"/>	NO	YES
	<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"/> Early mid-successional <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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<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? If Yes, describe: _____	NO	YES
	<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? If Yes, describe: _____	NO	YES
	<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: <u>Dan Korpanty</u> Date: <u>2/1/2025</u>		
Signature: <u></u> Title: <u>Owner</u>		



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]	Yes
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

Project: 6275 Salt Road Minor Subdivision

Date: 3-11-2025

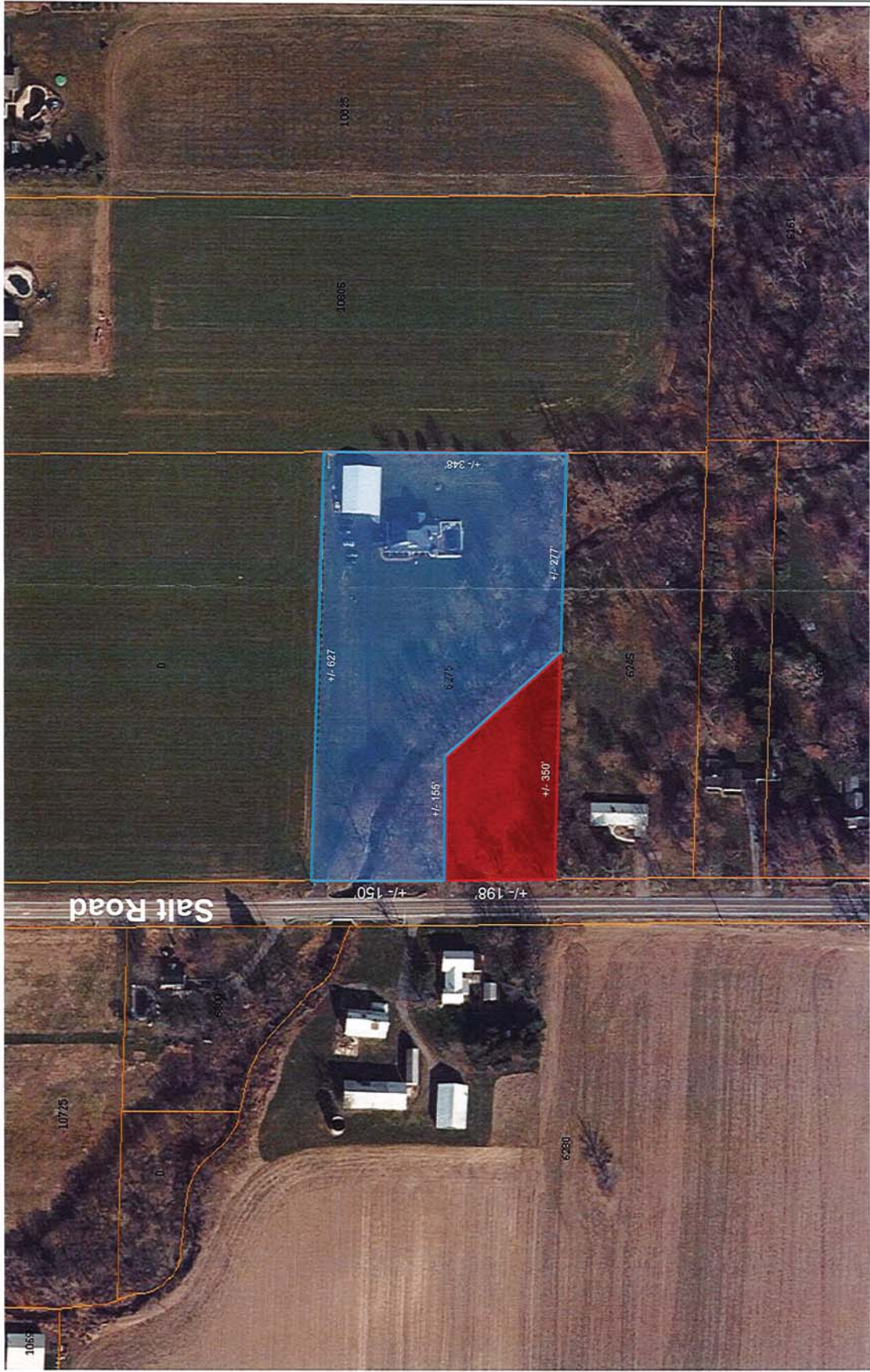
**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Proposed Configuration



Legend

Parcels

6275 Salt Road:
+/- 3.81 acres

New Lot:
+/- 1.15 acres

NOTE:

This map is not an official property survey.

1:2.257

This map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS**

0.1
0 0.04 0.1 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Existing Configuration



10655

10725

Salt Road

+/- 348'

+/- 627'

+/- 348'

6275

10836

10835

6280

6745

6268

6336

6361

Legend
Parcels

6275 Salt Road:
+/- 4.96 acres

NOTE:
This map is not an official property survey.
1:2,257

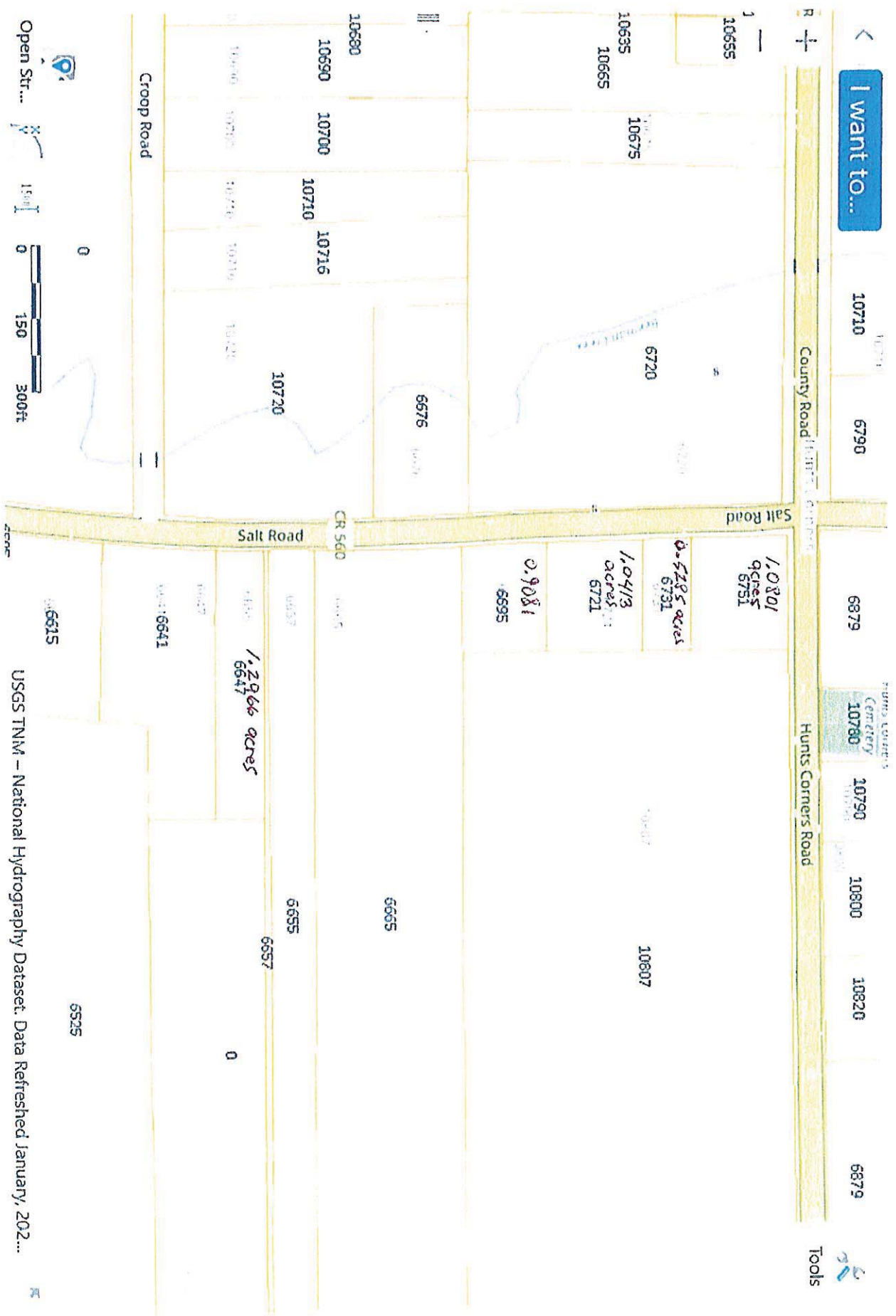
0.1 0.04 0 0.1 Miles

WGS 1984 Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

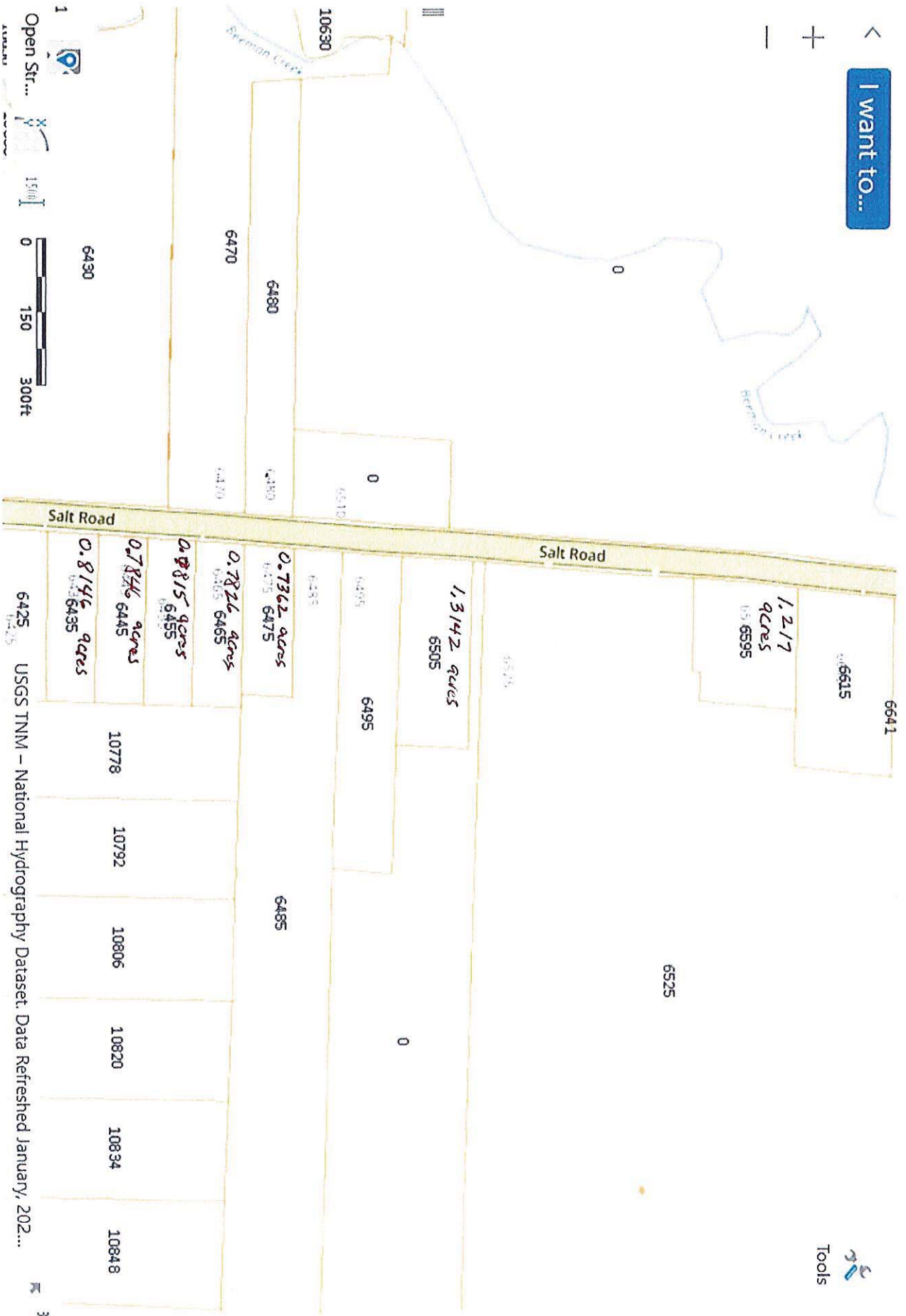
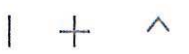
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Acreage of properties on Salt rd 51 of 112 between County & Greener on Salt do not meet zoning requirements



I want to...

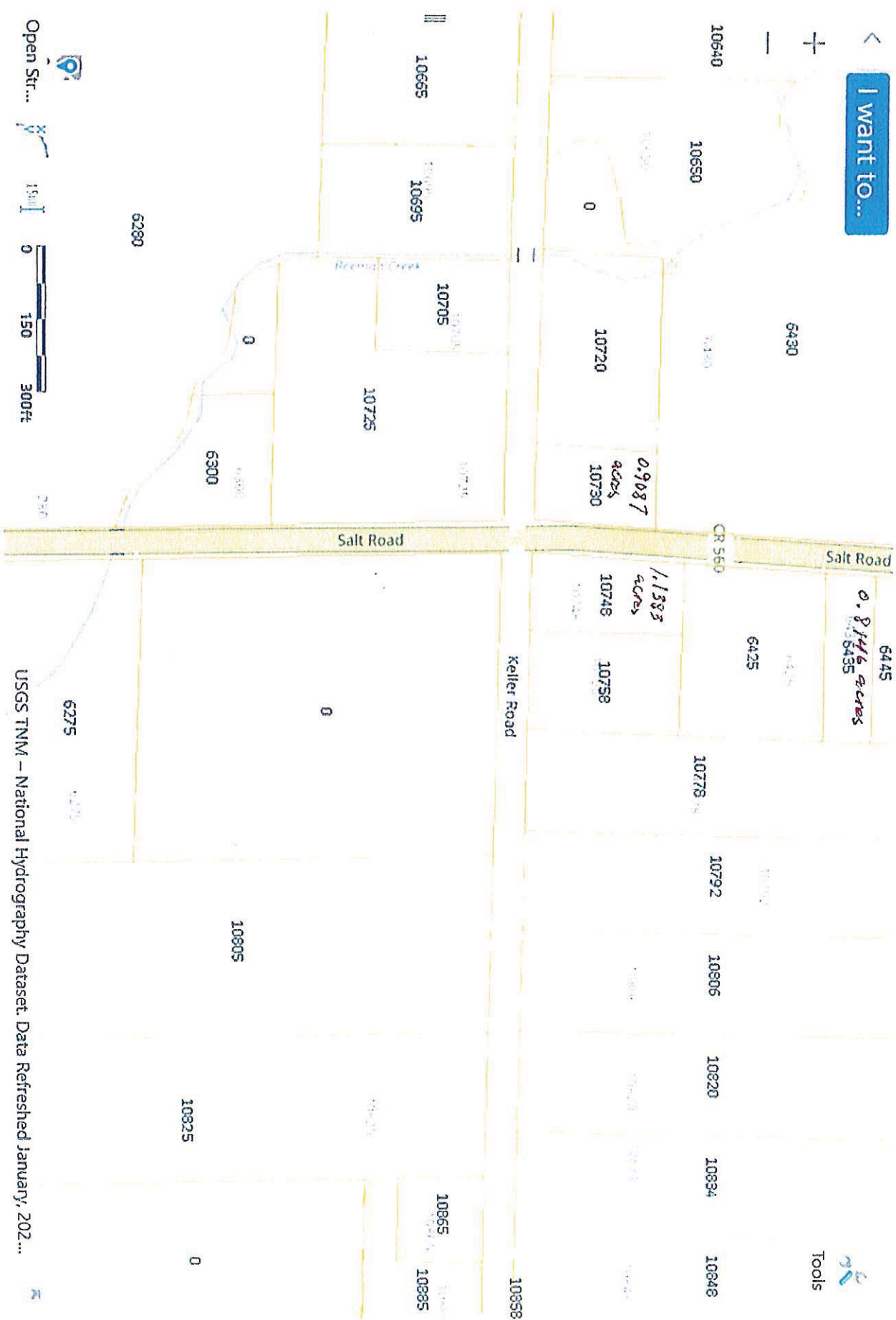




I want to...



Tools



Open Str...

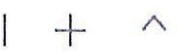


150ft

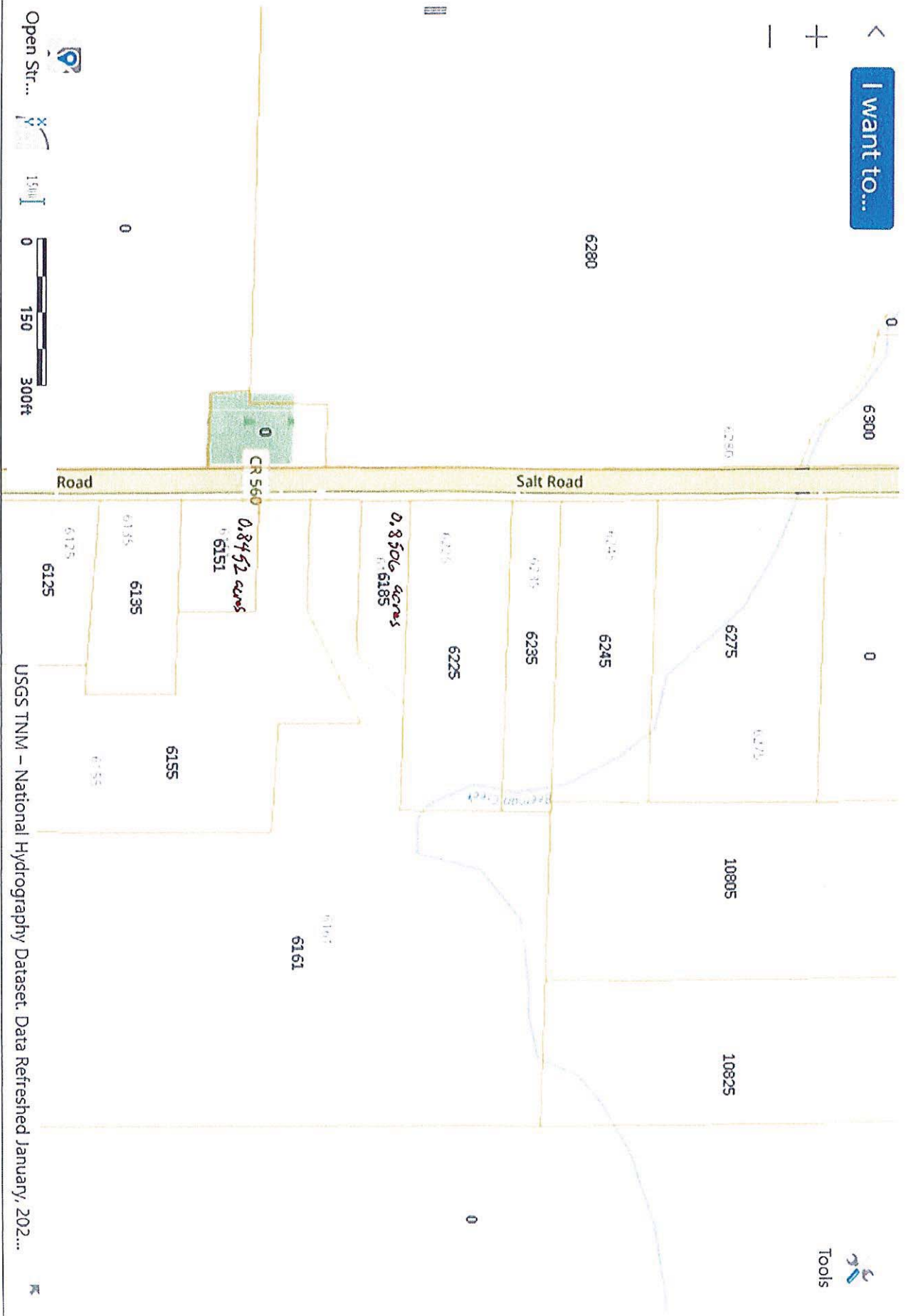


750

I want to...



Tools



Open Str...



USGS TNM - National Hydrography Dataset. Data Refreshed January, 202...





I want to...



Tools



Open Str...



150ft



I want to...



+
-

6000
6000

0

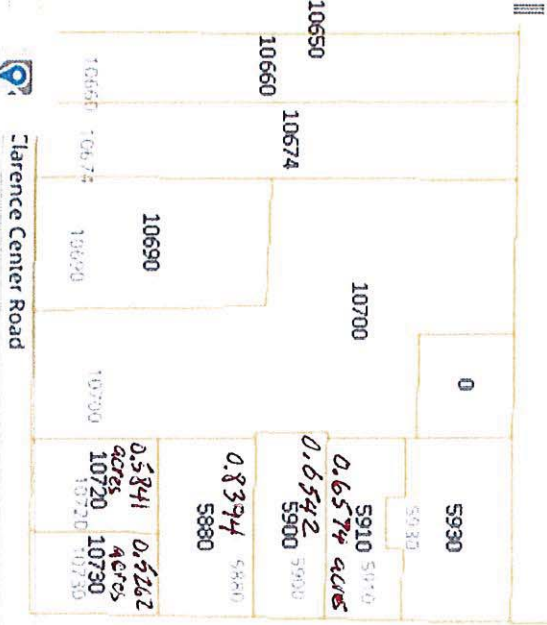
Clarence Center Road

CR 163

Clarence

CR 560

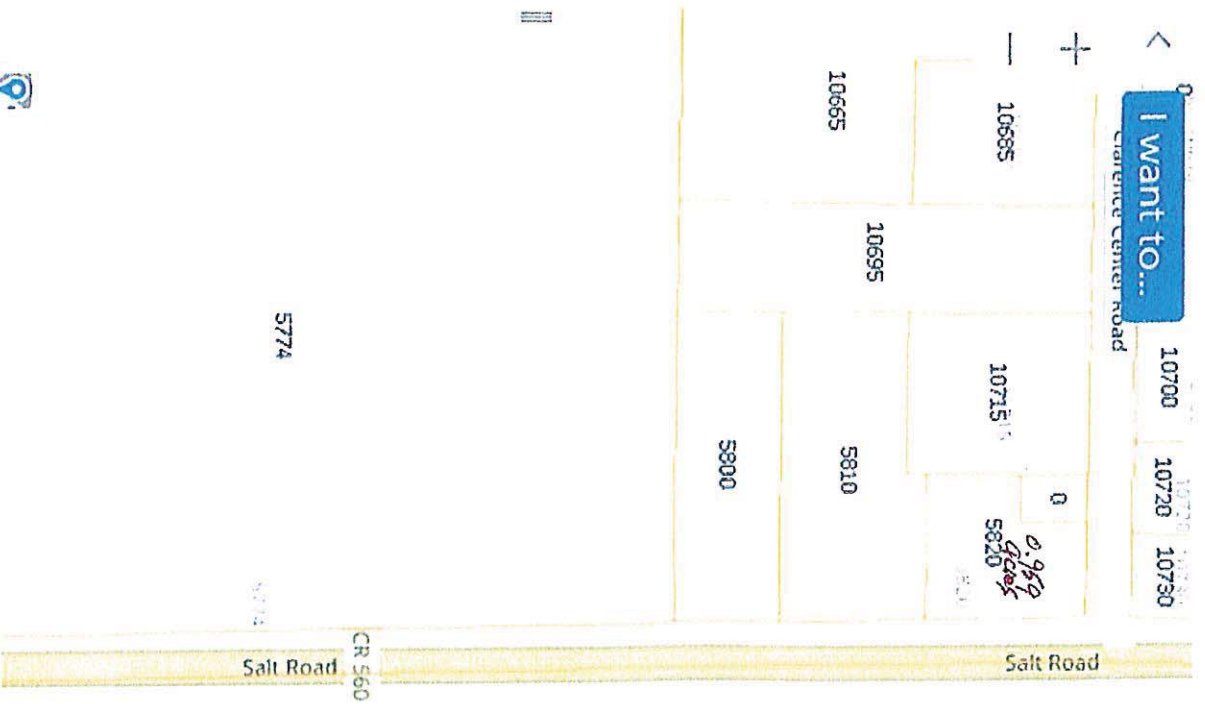
Salt Road



Open Str... 1500ft 0 150 300ft



I want to...



Open Str...

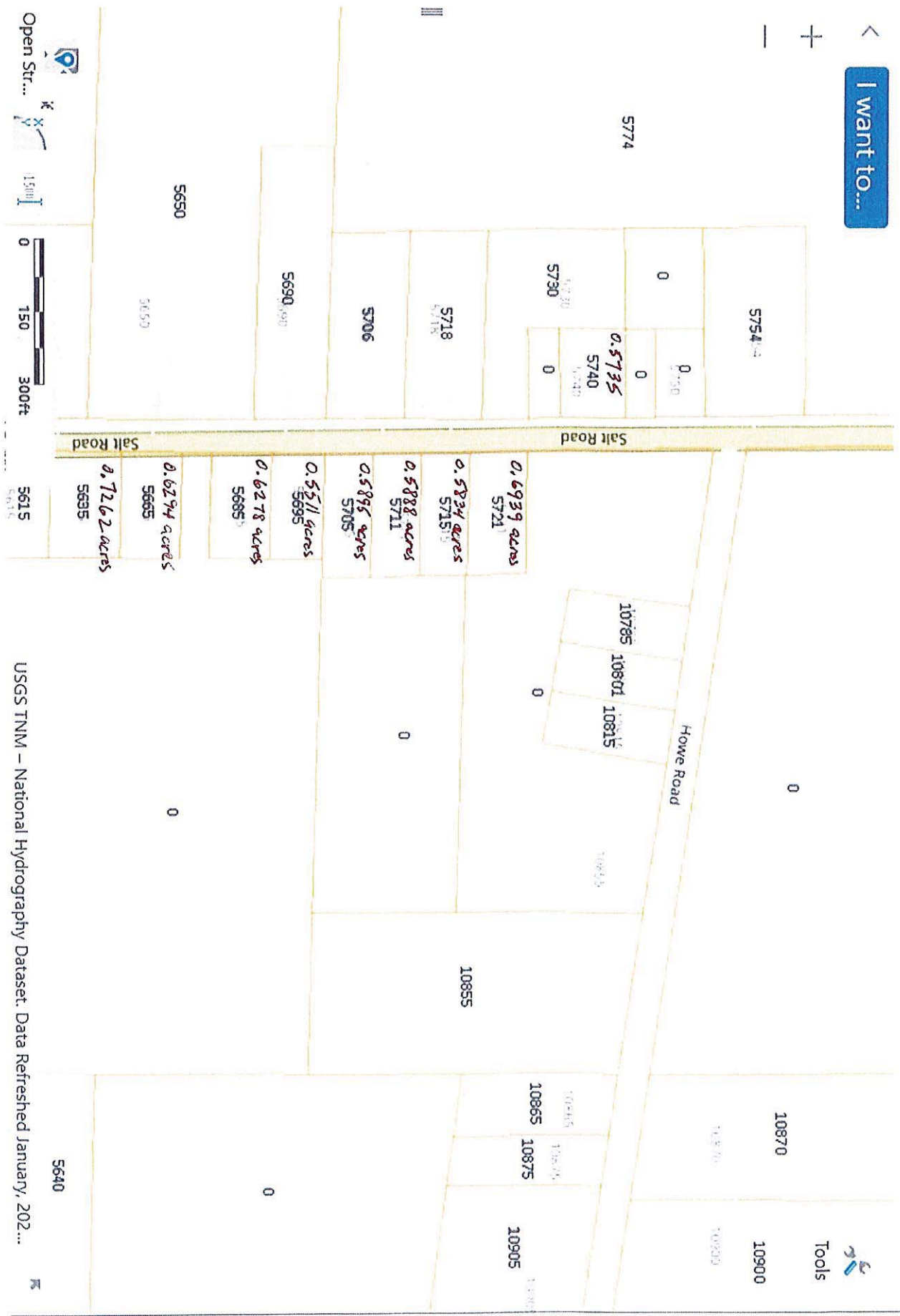



150ft



I want to...

Tools 



Open Str... 



5615

USGS TNM - National Hydrography Dataset. Data Refreshed January, 202...



I want to...



564 Tools

5630

5620

5620

0.7067 acres
5560
5560

0

0

5600

5540

5540

1.0346 acres
5490
5490

5486

0.5799 acres
5525

0.7074 acres
5505

5476

5476

5470

5485

5475

0

5445

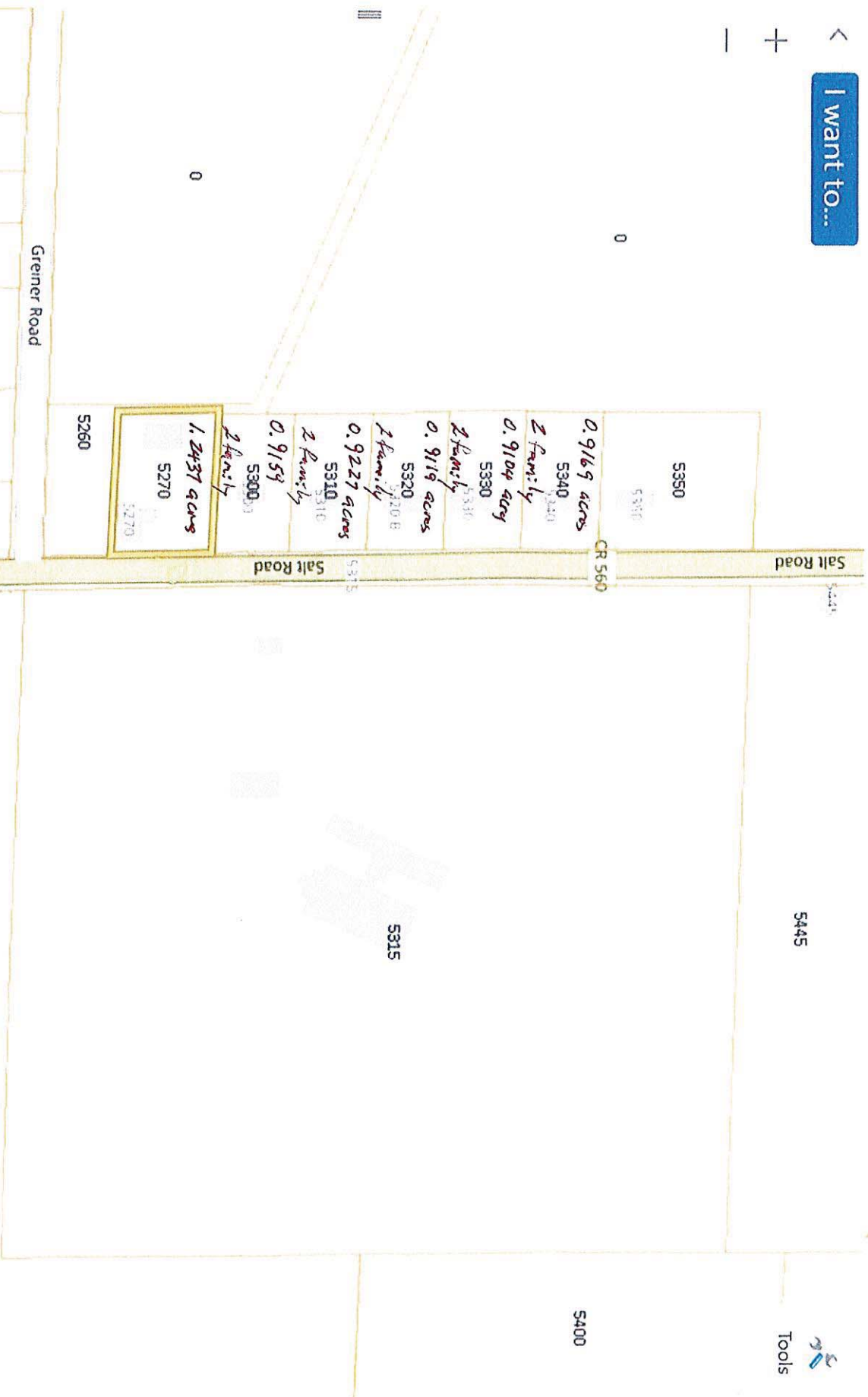
5550

Open Str...

1.5mi



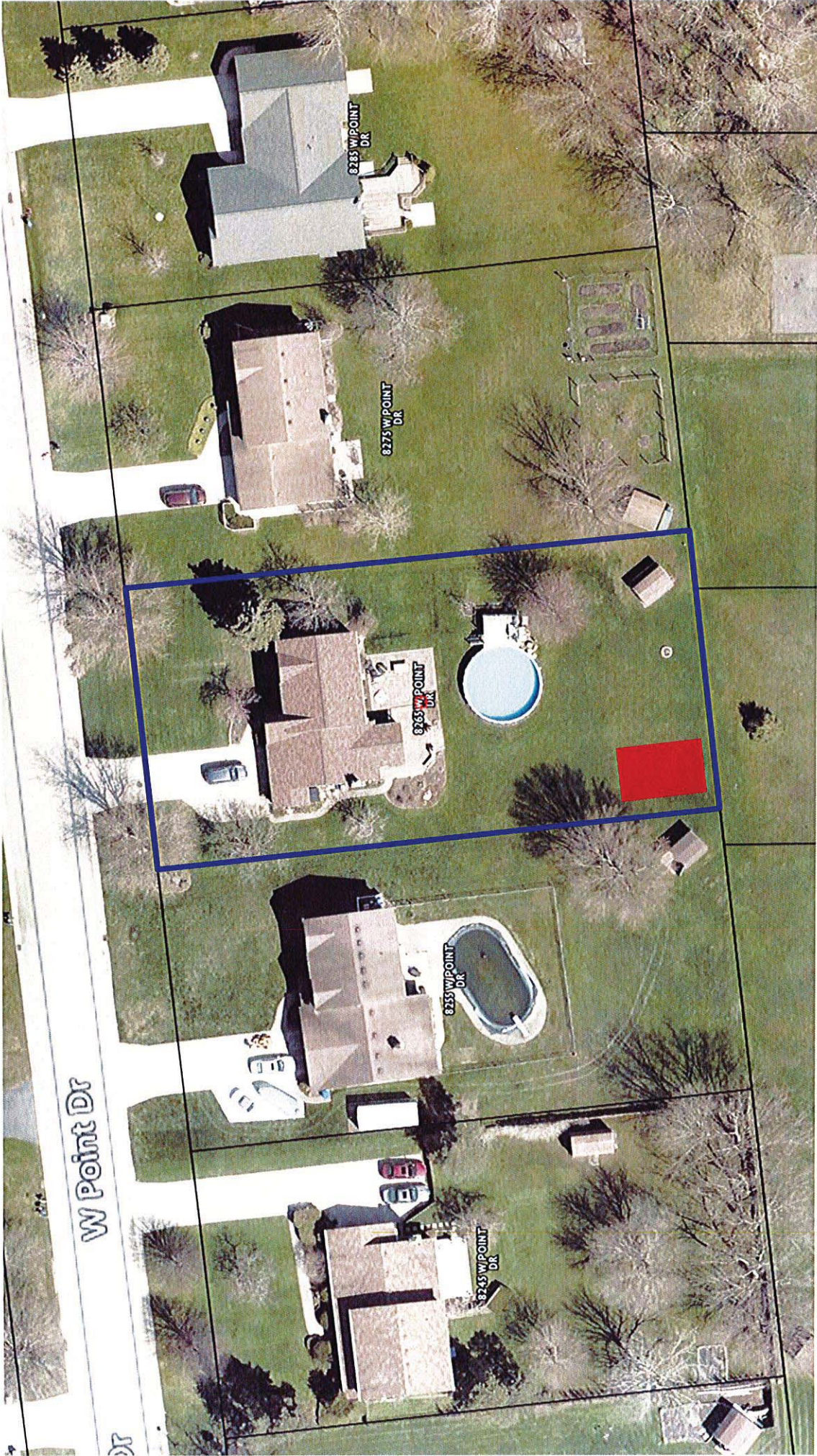
I want to...



Open Str...

10639 10707 10721 10751 5250.0

0 150 300ft



Proposed 560 sq.ft. detached accessory structure (pole barn). The maximum allowable square footage for a detached accessory structure when an attached garage exists is 200 sq.ft. A 360 sq.ft. variance is requested.

Proposed detached accessory structure with metal siding. Accessory structures with a total area exceeding 400 sq.ft. shall be constructed using materials and features similar to the principal structure.



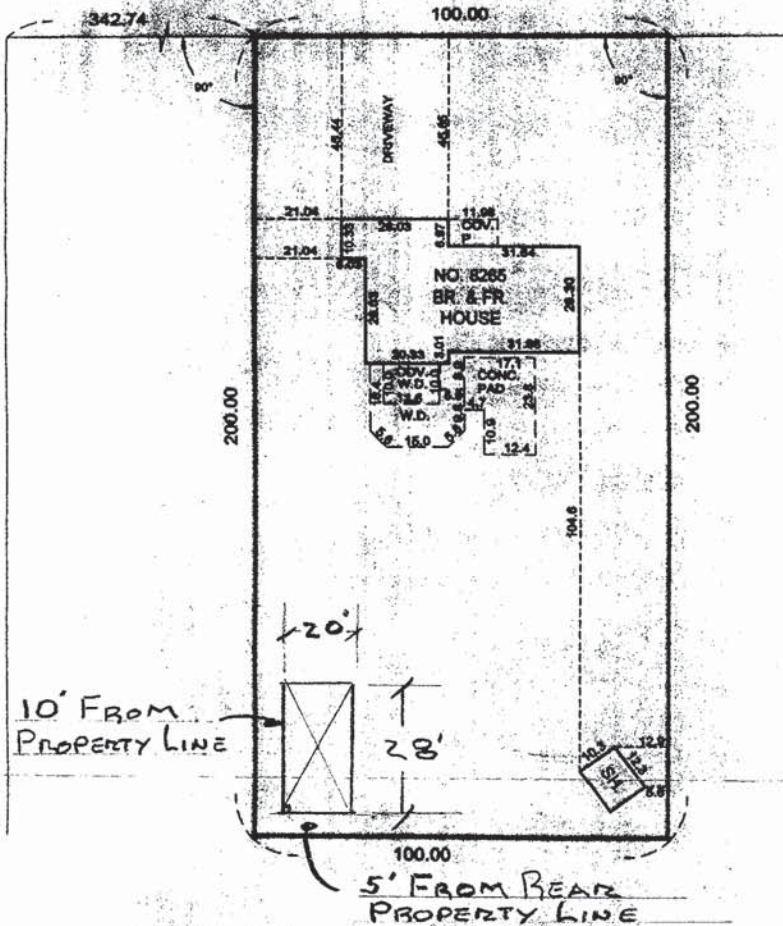
8265 West Point Drive

note the parcel lines displayed are approximate



WEST POINT DR. (70')

GOTT CREEK TRAIL (70')



SURVEY PREPARED FOR
ROBERT M. CIESIELSKI
 ATTORNEY AT LAW
 2475 HARLEM ROAD
 CHEEKTOWAGA NY, 14225
 PHONE (716) 895-3367
 FAX 895-3368



STEPHEN S. SIUTA, P.L.S.

SURVEYOR & ENGINEER
 ENGINEERING EXEMPTION 7208 N



SURVEY VALID WHEN
 EMBOSSED OR STAMPED WITH
 L.C. 44233

P.O. BOX 202, NIAGARA FALLS, NEW YORK 14304 PHONE: (716) 684-8103 FAX: (716) 684-3890

WHITFORD & KOEHLER - CHARTERED SURVEYORS ASSOC. - P.A. WILSON & SON P.E.'S & L.S. - EDWARD E. CREAN - H.W. CLARK

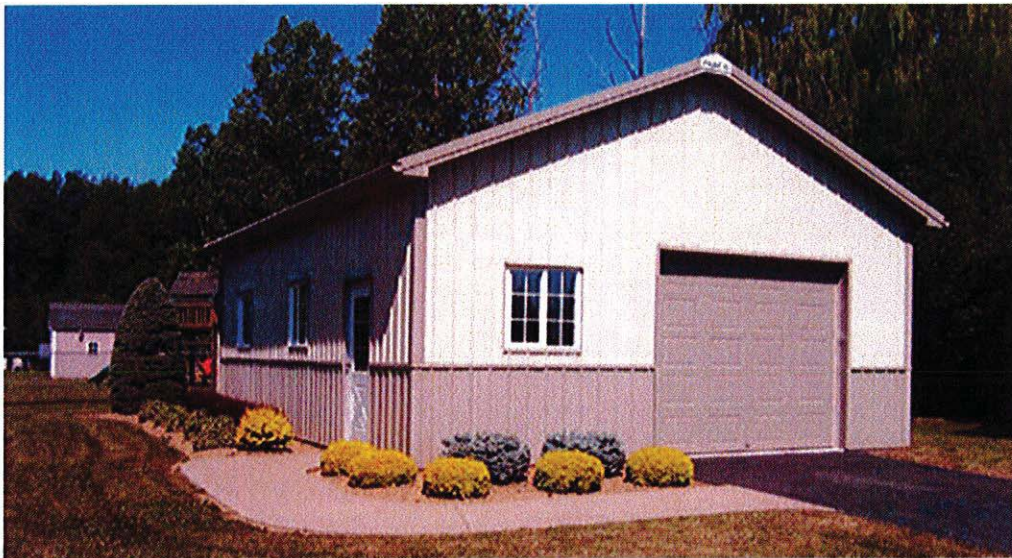
RESURVEYED	SURVEY OF S.C. 23 PART OF LOT 4 - H.L.C. SEC. 15 TWP. 12 RING. 8 TOWN OF CLARENCE COUNTY OF ERIE	M.C. 2386	DATE 1-17-2008
	NEW YORK	M.F.M. BK. PG.	SCALE 1" = 30'
			JOB 43.14-5-4

8265 West Point Drive

Picture of Representative Outbuilding

NOTE:

- 1) Single overhead door on North end of building
- 2) A 3'x3' window on each long side of building (East and West side)
- 3) One man door East side east side of building



8265 West Point Drive

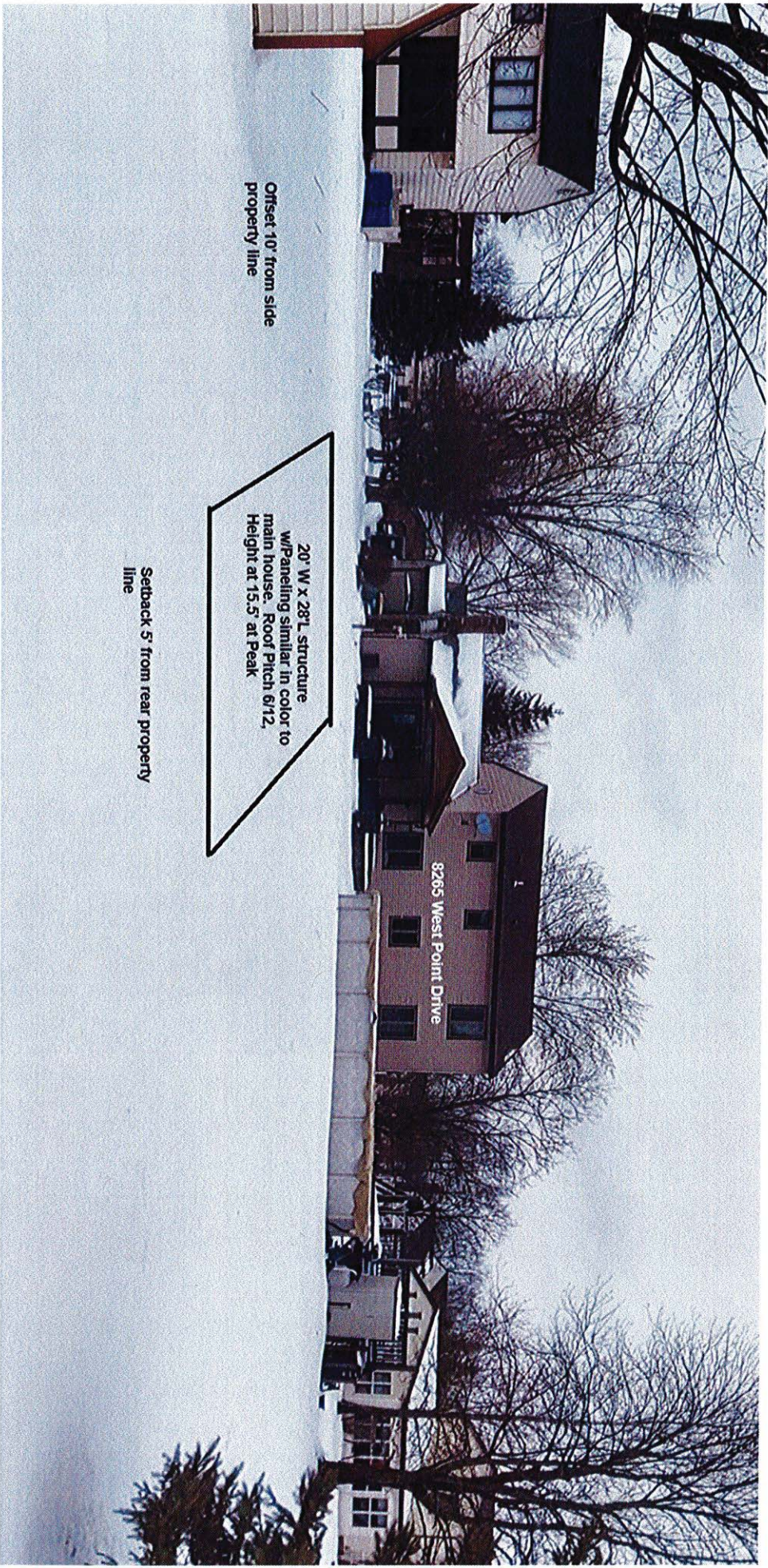
Area Variance Request

20' Wide x 28' Long Outbuilding

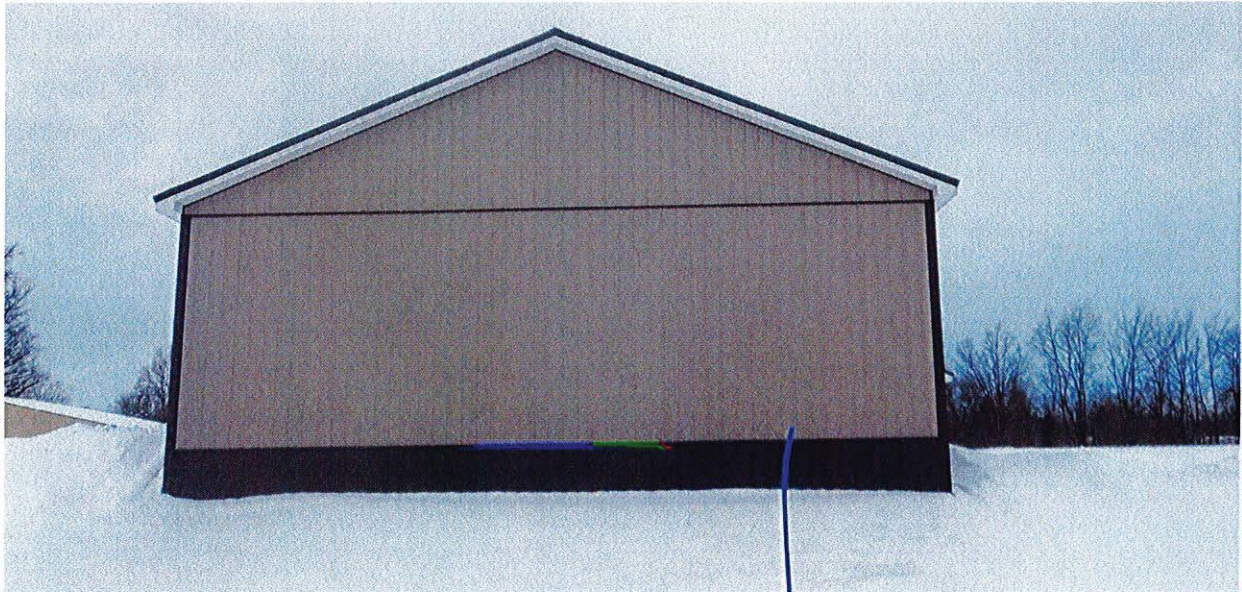
15.5' Tall at Peak with a 6/12 Roof Pitch

Outbuilding Color: Tan sides w/brown wainscoting & brown roof to match house.

Overhead door to be brown. Two windows with (1) man door



Representative Colors
for
8265 West Point Drive
Outbuilding 20'W x 28' L





W Point Dr

8265 West Point Drive

8245

8255

8275

8285

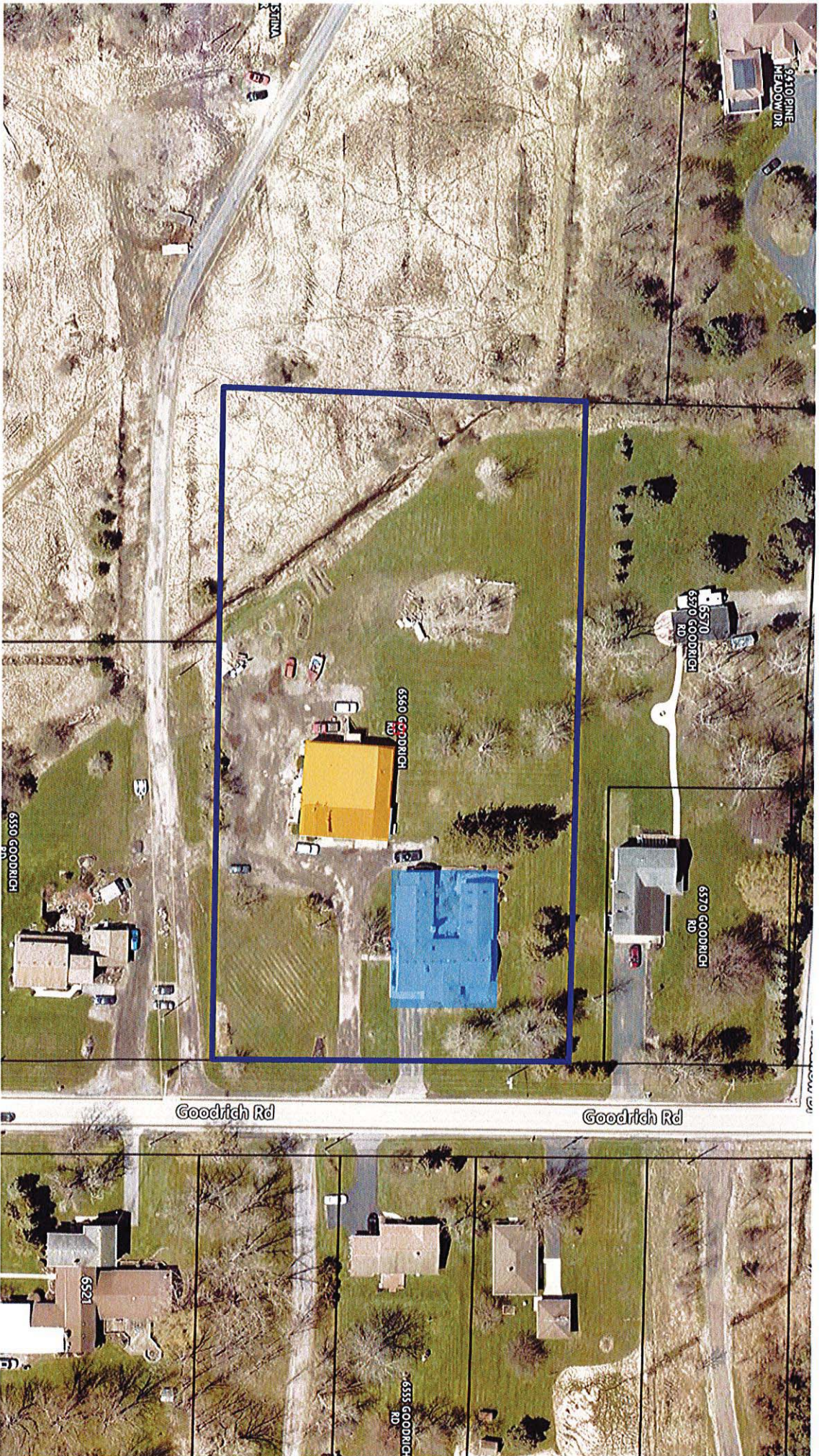
Proposed
20'W x 28'L
Outbuilding

8065

Google

8280

8290



6560 Goodrich Road

- Existing principal structure currently containing two (2) living units. Town records indicate the presence of a pre-existing two unit residential principal structure.
- Existing secondary accessory building currently containing three (3) living units. Applicant is seeking approval to allow three residential units, which were constructed at some point in the past with no record of Town approval.



note the parcel lines displayed are approximate


6560 Goodrich - Recorded Documents

From Dan White <dan@davidwhitewnylaw.com>

Date Fri 2/11/2022 3:26 PM

To Bill Partridge <bpartridge5609@gmail.com>; Aaron Partridge <aaronpartridge47@gmail.com>

Cc David White <ddw@davidwhitewnylaw.com>; Kathy_Simano <kathy@davidwhitewnylaw.com>

 5 attachments (829 KB)

PTH_Filing Receipt (2.11.22).pdf; PTH_Deed.pdf; PTH_Mortgage.pdf; PTH_Judgement Affidavit.pdf; PTH_Survey Affidavit.pdf;

Bill/Aaron,

Congratulations!

PTH's purchase of 6560 Goodrich was put on record at the Erie County Clerk's Office today. Funds were overnighted to seller yesterday evening and arrived to Mr. Mayer's office this morning.

I've attached date stamped copies of the recording receipt and other recorded documents (Deed, Mortgage, Affidavits, etc.) for your reference/file.

This has been a long road, but we're happy to have a positive result at the end of the tunnel!

If you have any further questions, please reach out.

Best,

--

Daniel S. White, Esq., Associate Attorney
The Law Offices of David D. White

10535 Main Street

Clarence, New York 14031

Tel. (716) 759-1500

Fax. (716) 759-2117

Email: dan@davidwhiteWNYlaw.com

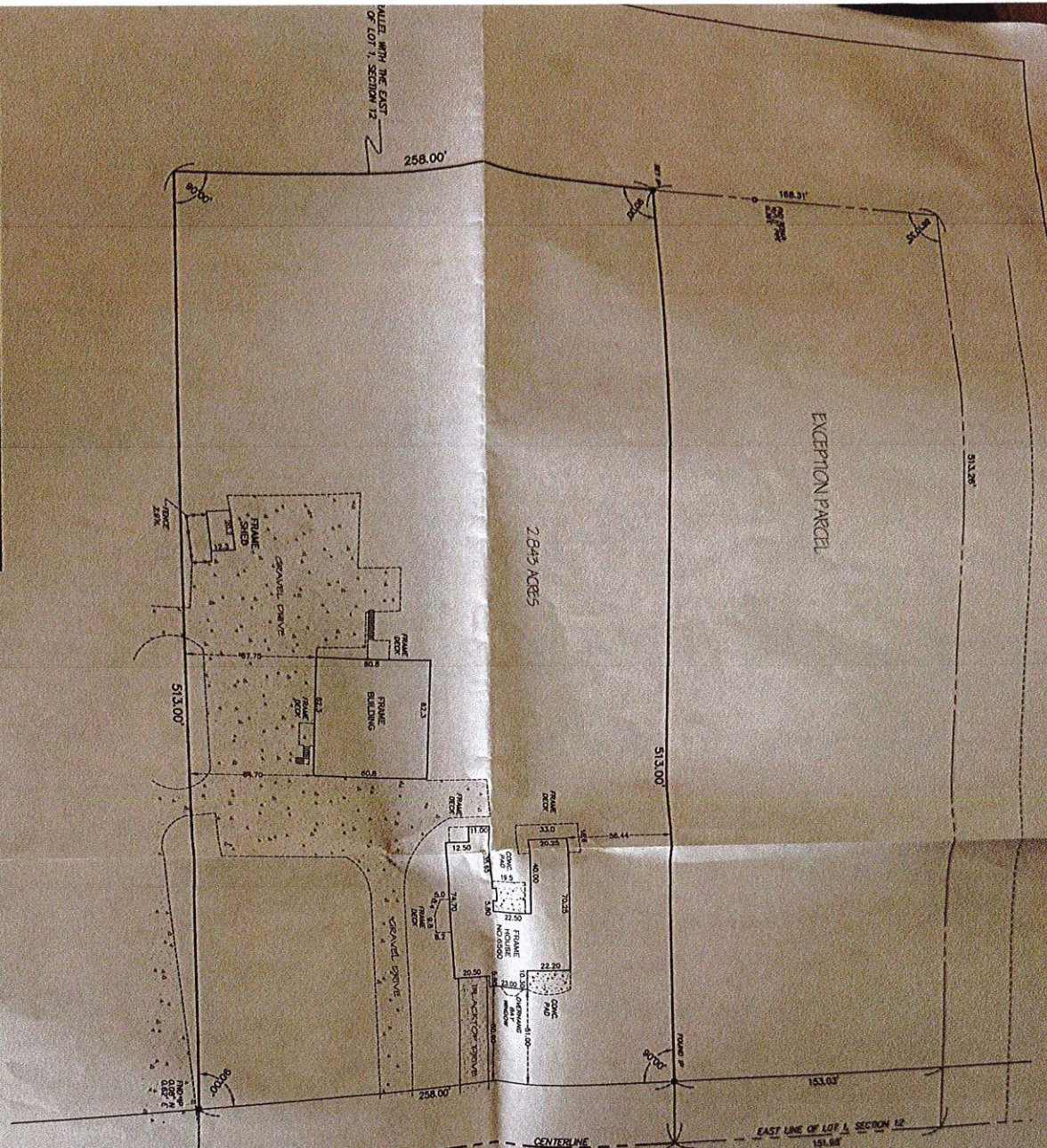
IMPORTANT NOTICE: *This email and any files transmitted with it are confidential. If you are not the named addressee you should not disseminate, distribute, copy or alter this email or any files transmitted with said email. If you have received this email in error, please notify the sender immediately and destroy this email and any files transmitted with said email. WARNING: Although this office has taken reasonable precautions to ensure no viruses are present in this email, this office cannot accept responsibility for any loss or damage arising from the use of this email or its attachments.*

EXCEPTION PARCEL

513.26'

2.845 ACRES

GOODRICH ROAD (66' WIDE)



PROJECT: LOT 1 OF THE HOLLAND LAND COMPANY'S SUBDIVISION	SECT: 12	TWP: 12	RCE: 6
MAP COVER: TOWN OF QUANCE, COUNTY OF ONEIDA, STATE OF NEW YORK	SUB-LOT:	BLK:	
DATE:	DRAWING REVISIONS		

WM SCHULTZ ASSOCIATES

37 CENTRAL AVE
LANCASTER, NY 14098-2143
PH 716-685-3981
FAX 716-685-3165
WWW.WMSCHULTZ.COM

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE AERIAL PHOTO. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTO AND HAS FOUND THAT THE INFORMATION SHOWN ON THIS MAP IS CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE AERIAL PHOTO. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTO AND HAS FOUND THAT THE INFORMATION SHOWN ON THIS MAP IS CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.





Joseph Farrauto
 Cell 716-465-2063
joseph.farrauto@huntrealestate.com
 4363 Main Street
 Amherst



MLS#: **B1338587** **5 + Unit Apartments** **A-Active**
6560 Goodrich Rd Rd VR Pricing: **No** List Price: **\$495,000**
 County: **Erie** Zip: **14032**
 Town: **Clarence** Pstl City: **Clarence** Cross St: **County Rd**
 Area#: **Clarence-143200**
 Acres: **2.84**
 Subdivision: **Holland Land Companys Sur** Lot Front: **258**
 TxMap#: **143200-044-000-0001-026-121** Lot Depth: **513**
 City Nghbrhd: Lot Shape: **Rectangular**
 School Dist: **Clarence** Lot #: **26**
 High School: SqFt [PubRec]: **9,958 []**
 Middle School: AboveGrade Sq: **[]**
 Elem School: Year Built: **1960**
 Type of Sale: **Normal** Yr Blt Desc: **Existing**
 NY - New York # Attach: **2** # Photo: **18**
Recent Change: 05/21/2021 : NEW : ->A

Listing Office Information

Offc Name: **Hunt Real Estate ERA (HUNT03)** Offc Lic#: **39HU1164305**
 Offc Addr: **2835 Sheridan Drive** Offc Phone: **716-834-5400**
 Tonawanda, NY 14150 Offc Fax: **716-834-8797**
 LA Name/ID: **Patricia Sutliff (sutliffp)** LA Cell #: **716-435-8499**
 LA Email: **patricia.sutliff@huntrealestate.com** LA Acpts Txt: **No**
 LA Dir Phone/Fax: **716-435-8499/716-834-8797** LA License #: **10401290517 (NY)**
 LA 2 Name/ID: **Joseph M Farrauto (FARRAUJO)** LA2 Cell: **716-465-2063**
 LA 2 Email: **joseph.farrauto@huntrealestate.com** LA2 Acpts Txt: **No**
 LA2 Dir Ph/Fax: **716-465-2063/716-832-4887** LA2 NY Lic#: **10301211758**
 Owner Name: **William Brown** Comp (Brk): **3**
 Owner 2: Comp (BA): **3**
 Owner Addr: Comp (SA): **3**
 Exclusions: **No**
 Seller Attorney: Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** List Date: **05/21/2021**
 Service Type: Negotiation w/: **Listing Broker Only** Expire Date: **10/15/2021**
 Show Appt/Desc: **855-200-1566/Appointment Service; Online Showing Service** DOM: **4**
 Private Rmrks: **Taxes based on 400K assessment. 2021 Assessment will be 600K. Showings Tues and Wed the 25th and 26th from 5-8 only. Offer, if any due Thursday 5/27. Apt A3 cares for lawn for lowered rent as does A1 for snowplowing.**
 Branded VT: Unbranded VT: Aerial Drone Video: Virtual Tour 3D: Ad Headline: Ad Copy: Sub Board: **Buffalo**

General Information

Lot Info: **Primary Road** Type of Res: Prk/Driveway:
 Exterior Constr: **Vinyl**
 Rent Includes: **Water**
 Attic: Basement: **Full, None**
 Driveway: **Blacktop, Common, Parking Area, Stone/Grav** Roof Desc: **Asphalt**
 # Apartmnt: **5** # Stories: **2.0**
 # Elec Mtr: **5** #Gar(sp/apt): **More Than 1 Space**
 # Gas Mtr: **5**
 # Heat Un: **5**
 #St/Mnt Rnt: **0** 1BR/Mnt Rnt: **2**
 2BR/Mnt Rnt: **2** 3BR/Mnt Rnt: **1**
 On Wtrfrnt: **No** Desc:
 Name: Footage: Riparian Rgts: Island Name:

Public Remarks: **Unique 2.83 acre property zoned residential/commercial usage to finalize your investment portfolio with room to expand. 3 bed/3 bath single family ranch w/separate entrance 2 bedroom in law apartment totaling 3567SF. 3 additional residential units above a 3000SF utility space which includes rented garage and possible office/storage. \$66000 gross income w/low operating expenses. Only Showings are Tues and Wed the 25th and 26th from 5-8 Offer, if any due Thursday 5/27.**

Directions: **County Rd to Goodrich**

Interior & Exterior Features

Appliances: **None**

Add'l Interior

Features:

Add'l Exterior

Features:

Accessibility:

Floor: **Ceramic-Some, Hardwood-Some, Laminate-Some, Wall To Wall Carpet-Some**

Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**

Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**

Freestanding: **0** # Not to Code: **0**

HVAC Type: **Baseboard, Forced Air**

Sewer: **Septic**

Heating Fuel: **Gas**

Water: **Public Connected**

Water Htr Fuel: **Gas**

ENERGY STAR®

Qualified:

Type of Well:

Well Location:

Financial Information

Possible Fin: **Cash, Conventional**

Operating Exp: **Accounting/Legal, Exterior Maintenance, Insurance, Property Management, Refuse, Repairs/Maintenance, Snow Plow**

Gross Income:

Annl Op Exp:

Net Op Inc: **-\$8,678**

1st Mtg Bal:

Equity: **\$495,000**

Town/Cnty Tax: **\$3,100**

2nd Mrt Bal:

Escrow Agt/Bnk: **HUNT Real Estate, ERA/M&T Bank**

Orig. List Price: **\$495,000**

Annl Spc Assess: **\$0**

City/Vil Tax: **\$0**

PriceChg Time:

Assess Val: **\$400,000**

School Tax: **\$5,578**

Total Taxes: **\$8,678**

Type Tenancy:

Cert of Occup: **Not Required**

Tax Info:

Display & Occupancy Information

Possession: **At Closing**

Lockbox Serial #:

Internet: **Yes**

Inet St Addr: **No**

IDX: **Yes**

AVM: **No**

Blog: **No**

Realtor.com: **Yes**

Zillow: **Yes**

MLS#: **B1338587**

Joseph M Farrauto

NY Licensed Assoc. R.E. Broker

Hunt Real Estate ERA

4363 Main Street Amherst, NY 14226

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WRITE YOUR PHONE # ON
 OUR CHECK AND MAKE IT
 PAYABLE TO:
 CLARENCE TOWN CLERK
 AREN HAWES
 ONE TOWN PLACE
 CLARENCE, NY 14031

**TOWN OF CLARENCE
 COUNTY OF ERIE**

COUNTY AND TOWN TAX 2025

JANUARY 1, 2025 THRU DECEMBER 31, 2025

OFFICE HOURS: 8:30 AM - 4:30 PM
 PAYMENT ONLINE: www4.erie.gov/clarence
 FEES APPLY

009323

PROPERTY LOCATION		
6560 Goodrich Rd		
ACRES OR DIMENSIONS		
AC-	2.84	
SWIS CLASS SCHOOL		
143200	283	143201
RS BANK MORTGAGE		
1	OM	
COUNTY	-STATE AID-	TOWN
243,870,687		89,544
TAX SCHOOL CODE	UNIFORM % OF VALUE	
	100.00	
ASSESSED VALUE		FULL MARKET VALUE
1,000,000		1,000,000

** BILL NO. -- 3,575
 SBL. 44.00-1-26.121
 Pear Tree Homes, LLC
 5609 Martha's Vineyard
 Clarence Center, NY 14032

TAXES DUE BY 02/18/2025

LEVY DESCRIPTION	TOTAL LEVY	% OF CHANGE	TAXABLE	RATE	TAX AMOUNT
Library Tax	30,947,322.00	4.3	1,000,000.00	.294956	294.96
County Service Tax	311,851,561.00	4.3	1,000,000.00	3.068997	3,069.00
General Town Tax	3,842,337.00	7.4	1,000,000.00	.592305	592.31
Highway Tax	5,066,963.00	2.9	1,000,000.00	.781084	781.08
2021 Clarence Ctr Fire Pr	1,254,552.00	.7	1,000,000.00	.556107	556.11
2098 Town Wide Drainage	524,697.00	2.0	1,000,000.00	.076118	76.12
2098 Town Wide Drainage	524,697.00	2.0	258.00	.010000	2.58
2350 Town Wide Water	436,028.00	-1.1	208.00	.005000	1.04
2350 Town Wide Water	436,028.00	-1.1	1,000,000.00	.060265	60.27
2350 Town Wide Water	436,028.00	-1.1	50.00	.050000	2.50
2440 General Alarm	282,145.00	3.8	1,000,000.00	.042593	42.59

3575

PAID
 2/18/25
 OWLIVE

242 Recreational use

250 Estate

A residential property of not less than 5 acres with a luxurious residence and auxiliary buildings.

260 Seasonal residences

Dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy (inadequate insulation, heating, etc.). If the value of the land and timber exceeds the value of the seasonal dwelling, the property should be listed as forest land (see category 900).*

***Note: If constructed for year-round occupancy, see code 210.**

270 Manufactured home

A portable structure built on a chassis and used as a permanent dwelling unit.

271 Multiple manufactured homes

More than one manufactured home on one parcel of land; not a commercial enterprise.

280 Residential

Multi-Purpose/Multi-Structure

281 Multiple residences

More than one residential dwelling on one parcel of land. May be a mixture of codes 210's, 220's, and 230's, or all one type.

283 Residence with incidental commercial use

A residence which has been partially converted or adapted for commercial use (e.g. residence with small office in basement). Primary use is residential.

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300 – Vacant land

Code	Description	Notes
310	Residential	
311	Residential vacant land	Vacant lots or acreage located in areas.
312	Residential land including a small improvement (not used for living accommodations)	Includes a private garage on a parcel of land separate from the residence. Does not include a small garage where space is being rented out (see code 439).
314	Rural vacant lots of 10 acres or less	Located in rural residential areas.
315	Underwater vacant land	Underwater land, in a seasonal residential area, not owned by a governmental jurisdiction.

220 Rural