

[illegible]







Action: \_\_\_\_\_ By: \_\_\_\_\_ On: \_\_\_\_\_ Fee: \_\_\_\_\_ Paid: \_\_\_\_\_

4-8-2025  
H97

**Appeal No. 3**

Vishala & Kumar Neppalli  
Residential Single-Family

The applicant requests a variance of 365 sq.ft. to allow a 1,325 sq.ft. attached accessory structure (garage) located at 4380 Westwood Road.

Town Code Reference:  
§229-55(D)

Vishala & Kumar Neppalli of 4380 Westwood Road were present to represent this request.

**DISCUSSION:**

Vishala Neppalli started with some history of the property of 1.6 acres which was built approximately 1955. Additions have been made to the property. There is an existing two car garage which is functional and set far back on the property. The proposed garage space will be a 4-car garage. There will be usable space above the garage. The completed building will have an "L" shape. The driveway will be moved to the right of the house. Drawings have been submitted.

Mr. Drinkard stated the proposed extensions are very aggressive. They are moving the living area to the second floor over a 4-car garage on the same parcel. The porch will also have work.

Mrs. Neppalli said there is an existing porch and the porch will be moved so it will have access when it snows with the proposed changes.

Mr. Drinkard said they are set back far from the street and asked if the siding will be white vinyl facing the street.

Mrs. Neppalli said the siding will not be white and the siding on the existing building will be changed. The siding is old, aged and in disrepair. Renovations are needed for the house as well. The front where the windows are going will match the existing style of the windows. The porch will come forward and the existing driveway is where the structure will be built. The garage will have a light color siding with a combination of stone to match the changes to the front of the house.

Mr. Drinkard referred to drawing A1: a small room on the side was identified as a porch.

Mrs. Neppalli clarified that is currently a kitchen bay window in the back. The window will be removed and an opening from the dining space to a three-season room with plants. A patio door will replace the window.

Mr. Drinkard inquired about the 12.5-foot side yard setback as shown on exhibit A2.

Mr. Neppalli said the setback will remain the same.

Mr. Bleuer stated that looking at A2, the existing side yard setback of the southside of the home is 8 ft 4 inches. However, there is no addition planned within the 12.5-foot required side yard setback.



Mr. McNamara, questioned the aesthetics of the east elevation facing the street. He stated it was very simple and very bland and this area is the front of the home and what everyone is going to be looking at per the drawings.

Mrs. Neppalli stated it was not going to be bland and what he was looking at was only the spec lines that were being shown to give an idea. She also explained that she has been reviewing some architectural designs and mentioned adding a large window and adding flower boxes to dress the home up.

Mr. McNamara explained that they are reviewing what she sent in and it is very plain.

Mrs. Neppalli said the drawing he is referring to were only presented for the variance and to show the setbacks and to be sure they are following the regulations. She said additional drawings from the architect are being worked on.

Mr. McNamara said he understands she is asking for a variance but the board wants to be sure that the project looks good and if they grant the variance now and does not want her to come back with different plans.

Mr. McNamara said he has no problem with the north side or the south side that faces the back of plaza parking lot. His only issue is with the east side of the property.

Chairman Mills stated that he shares Mr. McNamara's concern about the east elevation. He said from the aesthetic standpoint it is not great for the character or environmental conditions of the neighborhood and that is criteria that the ZBA are asked to look at. He understands that she said she was going to change it but they have to vote based on what is presented at the present meeting. The exhibit A2 left elevation #3 is not aesthetically appealing from his perspective. Charmain Mills offered for her to have the board vote on the project at this meeting or ask the board to have the project table the Appeal and come back at a later date and bring a different design.

Mr. Krey said he also agrees with his fellow board members in terms of their concerns from a Street view but differs from them as he has concerns of the Northside of the project and gave the example of driving down Westwood toward Main Street the home is totally out of character of the other homes in the area and feels it is too much to have a four-car garage.

Mr. Dale asked how many bedrooms there will be when the project is completed.

Mrs. Neppalli answered there will be three bedrooms in the space above the garage and there are four bedrooms in the existing house, totaling 7 bedrooms when the project is done.

Mr. Dale asked what the purpose was for 7 bedrooms.

Mrs. Neppalli said she has 3 boys who work from home and the additional space offers them office space in which to work.

Mr. Dale asked her how many kitchens there will be when the project is completed.

Mrs. Neppalli answered 1 kitchen and the existing garage is going to be utilized as part of a kitchen remodel to the existing kitchen.

ZBA 4-8-2025



4-8-2025  
ZBA

Mr. Dale also shares the same concern of how the east elevation looks aesthetically. He suggested maybe a few more windows on both floors.

Mrs. Neppalli said there are going to be windows and she does not have the full plans as she expected this meeting to get the variance for the 4-car garage space and said what she believes is a 3-car garage for the home. She said she understands what the Board is asking about as far as the aesthetics and had she known the board wanted to visualize the project, she would have had the architect do some renderings. She visualizes the home as a 1.6-acre lot and set far back with trees and landscaping from front to back and she will be adding windows to the home so it does not look like a warehouse. She is also adding a new driveway and the one on the current plan will no longer exist. She continued to discuss her plans for the property.

Mr. McNamara questioned the septic system with the addition of bedrooms to the addition.

Mrs. Neppalli stated that the total square footage when the project is completed will be 7,000 sq. ft.

Chairman Mills stated that as per the exhibit A-A, the second-floor addition is 2,125 sq ft and the first-floor additional sq. ft is 257 sq. ft. and the additional garage space of 1,325 sq. ft. Total living space on the addition is 2,382 sq. ft. He asked Mrs. Neppalli what her current home square footage is.

Mrs. Neppalli said it close to 5,000 sq. ft.

Mr. Dale said he is ready to table this and allow Mrs. Neppalli the time to revise her plans with the ideas that she has for the project.

Mr. Neppalli said he wanted to address Mr. Krey's concern about the 4-car garage. He explained that the request for the 4-car garage is to accommodate his interest in cars. He explained he repairs cars and has a few of them and a 2-car garage does not accommodate them and are sometimes unsightly when left in the driveway. He said he could build another building on the land in which he feels would be detrimental to the aesthetics of the property and thought the 4-car garage was the best option and continued to explain the need for the additional garage.

Mrs. Neppalli stated that she did not think she needed the rendering for today's meeting but will be happy to sit down with the architect and share her vision and understands why the ZBA Board is concerned.

Mr. Dale asked if she could wait a month and give her time to discuss her plans with her architect.

Mrs. Neppalli said that it a possibility but stated if they are well within the rules and regulations, she would like to start planning out the renovations and find builders. She would like to have the project done before next year.

Regarding Neighbor Notifications are on file

Mr. Bleuer stated there are 13 on file and has 1 letter of correspondence.

Regarding Public Participation, the following resident spoke.

Bikhal Shwani of 4370 Westwood Road, Clarence, NY



- LB 4-8-2025
- She purchased her home because of the privacy and concerned with the proposed project taking away from her privacy.
  - Also concerned about the location of the garage that is proposed and the noise level of the vehicles coming and going as it is very close to her property.
  - She is concerned about flooding and drainage

Mr. Dale asked if the fence shown on the plan belonged to Ms. Shwani.

Ms. Shwani answered yes this was her fence.

Mr. Drinkard asked Mr. and Mrs. Neppalli to step back to the podium. He wanted some clarification on the curved driveway, and asked if they are taking the existing curved driveway and add in a new driveway? Mr. Drinkard also asked how they planned on dealing with the large drain that is in the existing driveway. He said it would be ideal if they were to table the appeal at the meeting and to be prepared to come back with an elevation of the addition, outlining the driveway, and landscaping.

Mr. Neppalli said their plan is not to shift the entire driveway and to keep the existing entrance to the driveway and are not looking to increase the dimension, but as they get closer to the home, there will be an extension to enter into the garage.

Mr. Drinkard stated it would be nice to keep the large trees that are currently on the property and adding additional trees would certainly help some of the concerns of the aesthetics.

Chairman Mills asked the applicant if they wanted the board to vote on the appeal or table the appeal and return with additional plans drawn up.

Mrs. Neppalli said she needs additional clarification of what the voting means as she said if their current request is within regulations on the way that it is drawn out, she can do the architectural drawings and come back at a later date.

Mr. Bleuer explained to Mrs. Neppalli that if you ask for a vote and they approve it, then you are good to proceed to the building department for the permit. If the board votes to deny it, then the motion has failed and you have to start over with a new request and cannot apply for the same request.

Mrs. Neppalli said she would like to have the chance to work with the architect to return with revised plans to give the board a better visual of the addition.

Chairman Mills asked each board member to share their concerns so that Mrs. Neppalli understands what they are looking for when she returns.

Mr. Drinkard said the current plan detracts from the neighbored. The proposed plan is too large on one side and is very plain. He would like to view something that shows what the neighbors will see. He understands that she explained what she is going to achieve, but reminded her that she needs to get an approval first.

Mr. McNamara summarized the East elevation, landscaping, driveway and also mentioned that because of the increase in the bedrooms, they may have to increase the capacity of the septic tank. He also said they



4-8-2025  
ZBA  
should be concerned about the next-door neighbor and what can they do to make them feel more comfortable.

Mr. Neppalli asked to address the comments of the neighbors and on the terms of their privacy and stated that the windows will not be facing the back of their yard.

Mr. McNamara suggested to have the conversation with the neighbors so that they can resolve their concerns.

Chairman Mills said, from his perspective, he would like to see what the East elevation will look like when it is constructed. He added that they should also list the materials that they will be using. He would like to see a landscaping plan which also include the driveway. He also would like to see more details on the South elevation in terms of landscaping and how the windows will be laid out.

Mr. Krey asked Mr. Neppalli to clarify his comment in his testimony about adding an additional detached garage.

Mr. Bleuer intervened to explain that a secondary detached garage is not allowed.

Mr. Krey suggested Mr. Neppalli find similar homes in the area that have 4-car garages and consider a side load, which will not be in the same view and it will not stand out.

Mrs. Neppalli said that she needs to have the board envision what she is visioning through her eyes and after listening to the board members she feels the best move would be to get the architectural drawings and renderings and will submit the drawings.

Mr. Krey said that would help.

Mr. Dale referred to the drawing that was presented to them and stated that the markings show a 2-car driveway from the road all the way up to the garage but he stated that is not what was explained by them and reiterated that they would just get larger near the garage areas so the car can be pulled in. He asked for them to show the Board what they really plan on attempting to do with the project. He also suggested to contact Mr. Bleuer and ask him about the re-tree program where you can get trees planted for you along the road.

Mrs. Neppalli said she believes they missed the deadline for that program.

Mr. Bleuer stated they have moved on to another area but if she inquires, he will note her interest.

Bikhal Shwani of 4370 Westwood, Clarence, NY stepped back to the podium. She wanted to mention the opposite side of the home has no other properties there and asked why they cannot build on that side instead of on the side of their home as she is also concerned about the flooding and drainage from the proposed project.

Chairman Mills explained to Mr. and Mrs. Neppalli, they have heard the concerns from the neighbors and from the ZBA board and asked them if they would like to table the appeal.



4-8-2025  
ZBB  
Mrs. Neppalli said yes to tabling the appeal and she will come back and bring renderings and landscaping plans.

Chairman Mills wanted to be sure Mrs. Neppalli understood that although she will bring these documents it does not necessarily mean that permission will be granted.

Mrs. Neppalli said she understands.

**ACTION:**

Motion by Steven Dale, seconded by Chairman Mills to **table** Appeal No. 3 as per the applicant's request.

**ON THE QUESTION:**

Mr. Bleuer wanted the applicant to know that the next Zoning Board of appeals meeting is scheduled for May 13, 2025 and the deadline to bring in the new plans and application is April 25, 2025.

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

**MOTION CARRIED**

The meeting adjourned at 7:40 p.m. with a motion by Gerald Drinkard

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

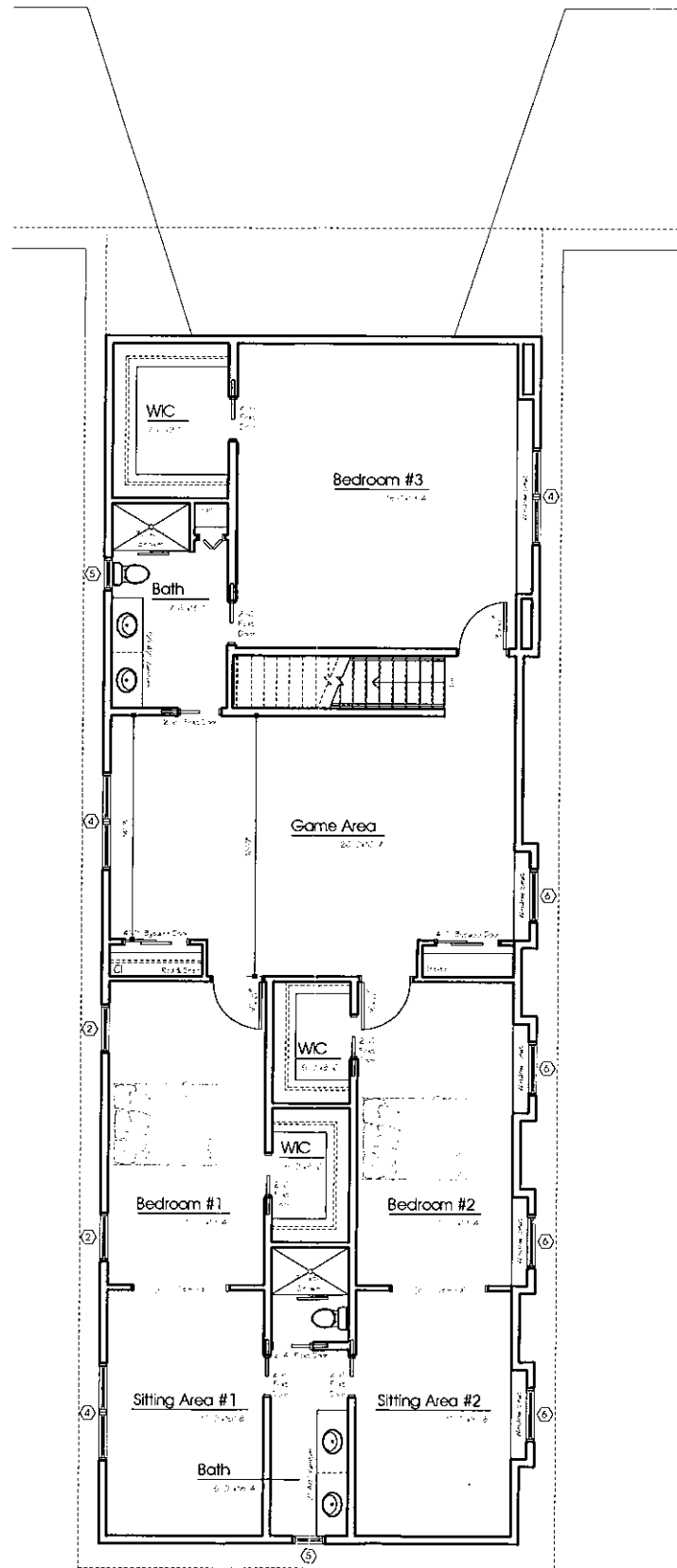
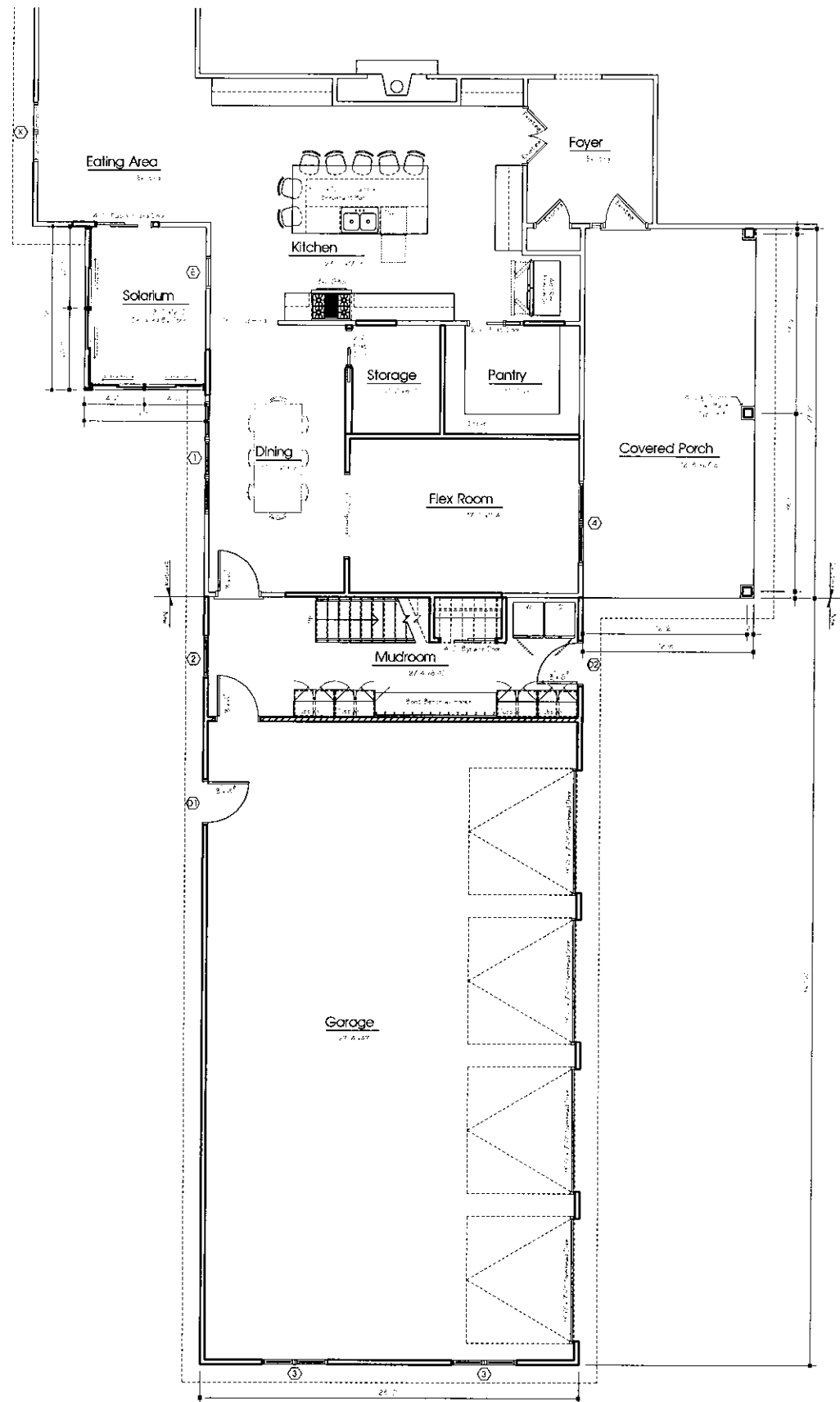






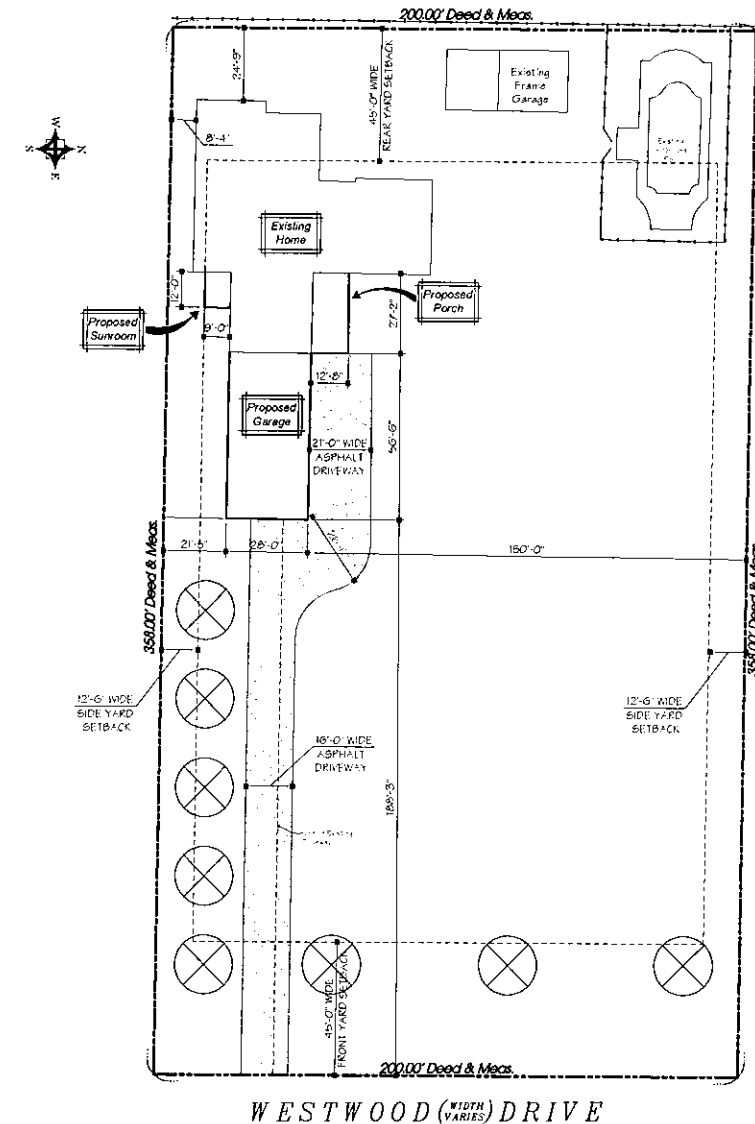






Window Schedule									
Window		Window chosen to be		Glass - Adv. Low E Ins. Glass w/Argon		Glass - Traditional			
U-Value	Shading Coefficient	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1.0	0.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.0	0.75	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
3.0	0.75	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4.0	0.75	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
5.0	0.75	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
6.0	0.75	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
7.0	0.75	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
8.0	0.75	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
9.0	0.75	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
10.0	0.75	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Door Schedule									
Door		Door chosen to be		Glass - Adv. Low E Ins. Glass w/Argon		Glass - Traditional			
U-Value	Shading Coefficient	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1.0	0.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.0	0.75	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
3.0	0.75	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4.0	0.75	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
5.0	0.75	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
6.0	0.75	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
7.0	0.75	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
8.0	0.75	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
9.0	0.75	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
10.0	0.75	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0

First Floor Addition Sq. Ft.	257 SF.
Second Floor Addition Sq. Ft.	2122 SF.
Total Heated Sq. Ft.	2379 SF.
Garage Addition Sq. Ft.	1325 SF.
Total Sq. Ft.	3704 SF.



**D.E.A.N**  
ARCHITECTS  
www.deanarchitects.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

BBB  
ACCREDITED  
BUSINESS  
8353 MAIN STREET  
CLARENCE, NEW YORK 14221  
PHONE: (716) 651-0381  
FAX: (716) 651-0382

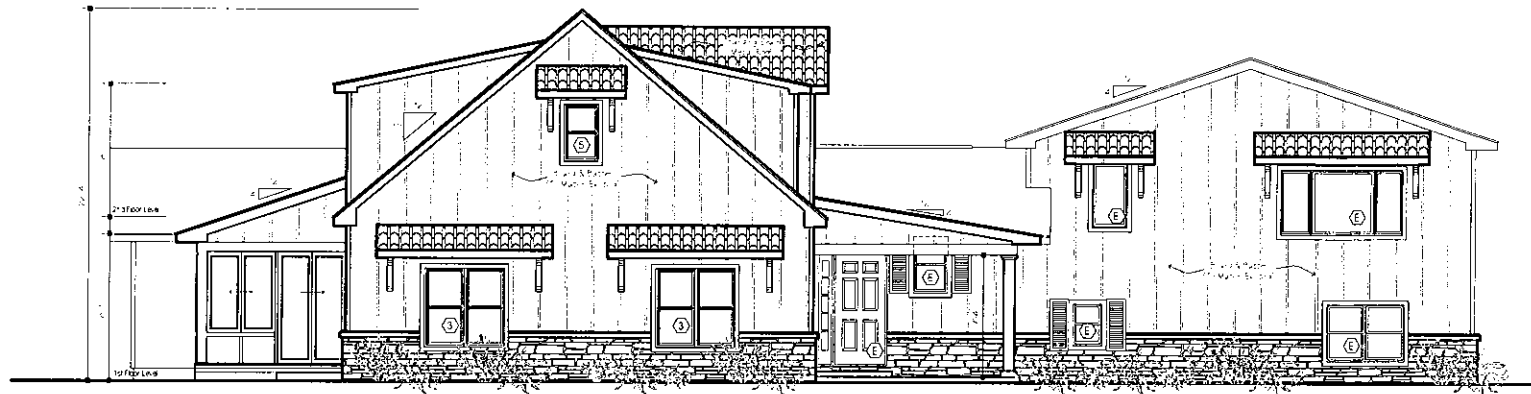
**24-466**

Project For:  
**Neppalli Residence**  
4380 Westwood Rd.  
Clarence, NY 14221

No.	Description	Date	By
1	DATE:	05-21-2025	
2	DRAWN BY:	Y. Hiciano	CHECKED BY: M. Dean
3	SCALE:	As Noted	

PRELIMINARY 7  
PLANS  
**A1**  
Copyright Dean Architects©2025





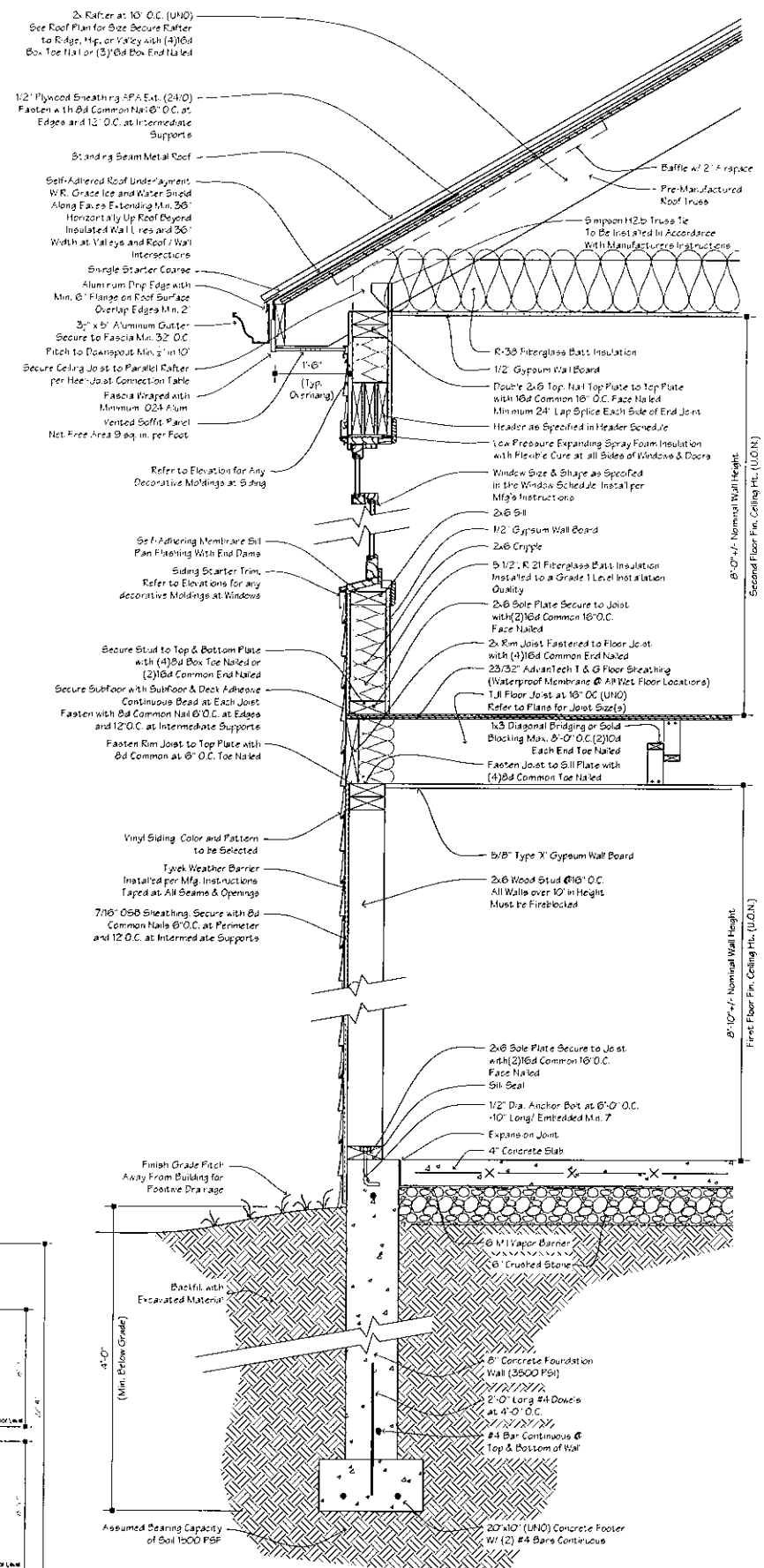
**1 FRONT ELEVATION**  
3/16"=1'-0"



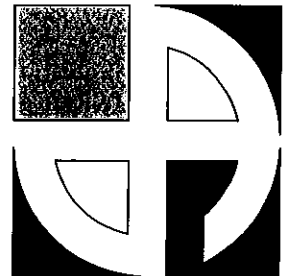
**2 RIGHT ELEVATION**  
3/16"=1'-0"



**3 LEFT ELEVATION**  
3/16"=1'-0"



**4 TYP. WALL SECTION**  
1"=1'-0"



**D.E.A.N**  
ARCHITECTS  
www.deanarchitects.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



8353 MAIN STREET  
CLARENCE, NEW YORK 14221  
PHONE: (716) 651-0381  
FAX: (716) 651-0382

**24-466**

Project For:  
**Neppalli Residence**

4380 Westwood Rd.  
Clarence, NY 14221

No.	Description	Date	By

DATE:  
05-21-2025

DRAWN BY:  
Y. Hicano

CHECKED BY:  
M. Dean

SCALE:  
As Noted

PRELIMINARY 7  
ELEVATIONS

**A2**





## Request for Action

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

**Town Use Only**

**Date:** May 2, 2025

**Received By:** Planning & Zoning Office

**APPLICANT REQUEST:**

**Project Address:** 9812 Willowleaf Court

**SBL #:** 58.15-3-6

**Action Desired:**

Applicant requests a variance of 4'8" to allow a 7'10" principal structure side yard setback to allow for an attached accessory structure (greenhouse) located at 9812 Willowleaf Court in the Residential Single-Family zone.

## Reason:

Town Code Reference:  
§229-52(B)

## APPLICANT INFO

Name / Business: **Dr. Tova Ablove**

E-Mail:

Phone #:

Address:

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROJECT SPONSOR INFO** (If Different Than Applicant)

Name / Business: KOLL-ARCH Architecture, P.C.

E-Mail:

Phone #:

Address:

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## 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

**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

**CONTACT INFO:**

**Town Use Only:**

Action: By: On: Fee: Paid:

Action: By: On: Fee: Paid:

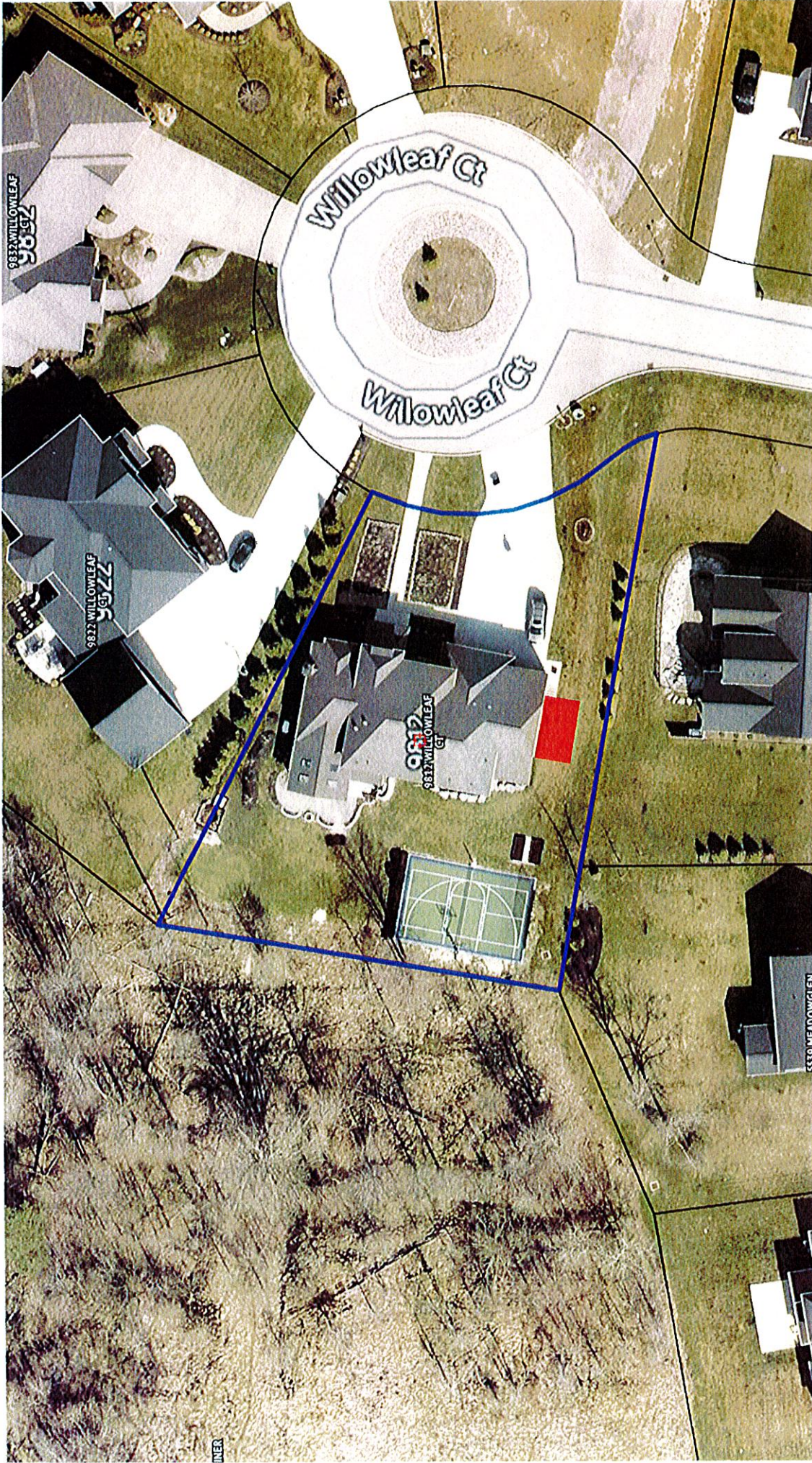
Action: By: On: Fee: Paid:

Action: \_\_\_\_\_ By: \_\_\_\_\_ On: \_\_\_\_\_ Fee: \_\_\_\_\_ Paid: \_\_\_\_\_

Action: \_\_\_\_\_ By: \_\_\_\_\_ On: \_\_\_\_\_ Fee: \_\_\_\_\_ Paid: \_\_\_\_\_

Action: \_\_\_\_\_ By: \_\_\_\_\_ On: \_\_\_\_\_ Fee: \_\_\_\_\_ Paid: \_\_\_\_\_





Proposed attached accessory structure (greenhouse) with a side yard setback of 7'10".

The minimum principal structure side yard setback is 12'6".

A 4'8" variance is requested.



## 9812 Willowleaf Court

\*\*\*note the parcel lines displayed are approximate\*\*\*





# Request for Action

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

## Town Use Only

Date:

Received By:

5/2/25  
[Signature]

### APPLICANT REQUEST:

Project Address: 9812 Willowleaf Court, Clarence, NY 14032

SBL #: 58.15-3-6

Action Desired:

Variance request: Requesting decrease in Side Yard Setback of 2.2 feet for a Side Yard Setback of +/-7.8'.

Reason:

For construction of an accessory structure attached to the residence to house a greenhouse.

### CONTACT INFO:

#### APPLICANT INFO

Name / Business: Dr. Tova Ablove

E-Mail:

Phone #:

Address:

Town:

#### PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: KOLL-ARCH Architecture, P.C.

E-Mail:

Phone #:

Address:

Town:

#### 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:

#### CORRESPONDENCE

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

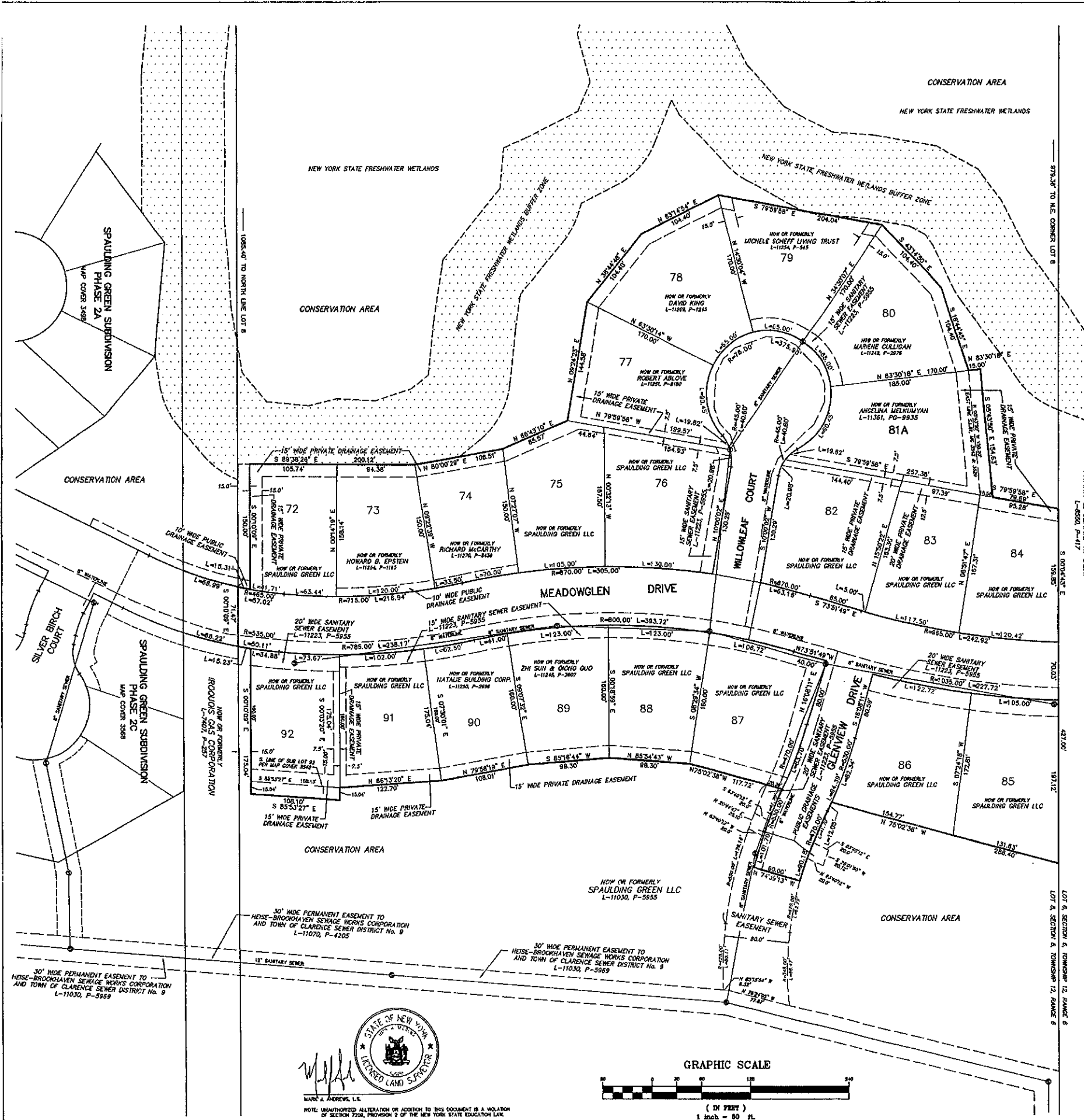
<input checked="" type="checkbox"/>	Applicant
<input checked="" type="checkbox"/>	Project Sponsor

### Town Use Only:

Action: VARIANCE Application	By: Zoning	On: 5/2/25	Fee: 50.00	Paid: SO Cash 5/2/25 [Signature]
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: _____

Receipt in Person 5/2 [Signature]





RESERVED FOR ERIE COUNTY DEPARTMENT OF FINANCE

ONE COUNTY ENGINEERING OF NEW YORK, INC.  
Professional Engineer License No. 13000-00000  
State of New York  
Professional Engineer License No. 13000-00000  
State of New York  
Professional Engineer License No. 13000-00000  
State of New York

LOT DATA		
LOT AREA	BASEMENT TYPE	MIN. SETBACK FROM STREET
LOT 72 16,369 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 73 16,822 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 74 15,842 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 75 19,075 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 76 22,627 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 77 20,309 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 78 22,627 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 79 20,309 ± Sg. Ft.	TRADITIONAL	45.0'
LOT 80 22,627 ± Sg. Ft.	TRADITIONAL	45.0'
LOT 81 23,962 ± Sg. Ft.	PARTIAL DAYLIGHT	45.0'
LOT 82 21,063 ± Sg. Ft.	TRADITIONAL	45.0'
LOT 83 17,859 ± Sg. Ft.	TRADITIONAL	45.0'
LOT 84 17,655 ± Sg. Ft.	TRADITIONAL	45.0'
LOT 85 21,451 ± Sg. Ft.	TRADITIONAL	45.0'
LOT 86 22,855 ± Sg. Ft.	TRADITIONAL	45.0'
LOT 87 21,952 ± Sg. Ft.	TRADITIONAL	45.0'
LOT 88 17,859 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 89 17,859 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 90 18,873 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 91 17,820 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 92 18,753 ± Sg. Ft.	DAYLIGHT	45.0'
LOT 81A 25,648 ± Sg. Ft.	PARTIAL DAYLIGHT	45.0'

NOTE:  
TOP OF FOUNDATION WALL TO BE A MAXIMUM OF 40' ABOVE CENTERLINE OF ROAD UNLESS THE NATURAL TOPOGRAPHY REQUIRES MORE THAN 40'.  
CHANGES OF BASEMENT TYPE MUST BE APPROVED BY THE TOWN OF CLARENCE BUILDING DEPT.

AREAS:  
WITHIN SUB LOTS: 10,103 ± Acres  
WITHIN PUBLIC STREETS: 2,616 ± Acres  
TOTAL AREA: 12,709 ± Acres



THIS SUBDIVISION MAP AMENDS AND SUPERSEDES THE SUBDIVISION MAP OF SPAULDING GREEN SUBDIVISION, PHASE 5 FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER MAP COVER 3542 ON JANUARY 24, 2013, AND COVER 3629 ON JANUARY 23, 2015.

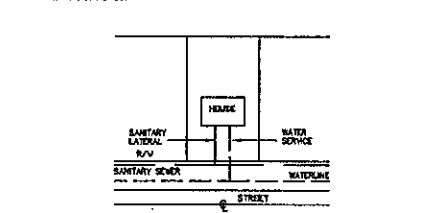
A DEED WILL BE EXECUTED AND DELIVERED TO THE LOT OWNER FOR THE SUEVER OF LAND THAT HAS BEEN LICENSED OR OTHERWISE MADE AVAILABLE TO THE LOT OWNER TO COMPENSATE FOR LOT SIZE AND ACTUAL IMPROVEMENTS THEREOF. WITH THE AMENDED MAP COVER FILINGS, ANY LICENSE OR AGREEMENT OF RECORD WILL BE TERMINATED. THE CHANGE IN PERCENTAGE OF VACANT LANDS IS IMMATERIAL AND WILL NOT AFFECT THE ZONING.

AMENDED SUB LOT 81  
NEW SUB LOT 81A

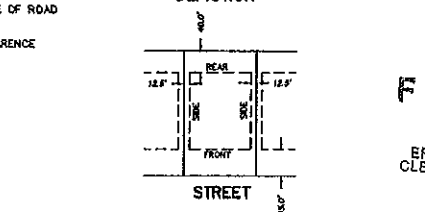
OWNER'S CONSENT FOR FILING (SUB LOT 81)  
DATE: 5-23-24  
APPROVED BY THE TOWN OF CLARENCE PLANNING BOARD:  
DATE: 4-19-24  
CHAIRPERSON

FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER:  
MAP COVER: 3163 DATE: 6-21-24

SANITARY SEWER FACILITIES, EXISTING AND PROPOSED, AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE FOR THE PURPOSE OF COMPLIANCE WITH NEW YORK STATE REALTY SUBDIVISION LAW MAP COVERING AND SURVEYING, L.P. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR THE APPROVAL, CONSTRUCTION OR ACCEPTANCE BY APPROPRIATE GOVERNMENT AGENCIES OF S&B FACILITIES.



TYPICAL LOT SETBACK DEPICTION



NOTES:  
ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTANT WITH PRELIMINARY PLAT

THE CONSERVATION AREAS SHOWN ON THIS MAP ARE INTENDED FOR THE COMMON USE AND ENJOYMENT OF THE RESIDENTS OF THE TOWN OF CLARENCE. SEE THE RESTRICTIONS SET FORTH IN THE "SPAULDING GREEN SUBDIVISION" HOMEOWNERS DECLARATION FILED OR TO BE FILED IN THE ERIE COUNTY CLERK'S OFFICE.

PRIVATE DRAINAGE EASEMENTS SET FORTH ON THE SUBDIVISION MAP ARE FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION AND THE BENEFIT DERIVED FROM THESE EASEMENTS IS FOR THE PROPERTY ONLY AND THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

PUBLIC DRAINAGE EASEMENTS SHALL BE GRANTED TO THE TOWN OF CLARENCE. NO STRUCTURES, PLANTINGS OR OTHER MATERIALS SHALL BE PLACED OR BE PERMITTED TO REMAIN WHICH MAY DAMAGE OR OTHERWISE INTERFERE WITH OR CHANGE THE FLOW OF DRAINAGE CHANNELS, SWALES AND/OR FACILITIES IN THE DRAINAGE EASEMENTS.

SANITARY SEWER EASEMENTS GRANTED TO THE TOWN OF CLARENCE SEWER DISTRICT No. 4 AND ERIE COUNTY SEWER DISTRICT No. 5 IN L-11223, P-5955.

LANDS INDICATED AS NEW YORK STATE REGULATED FRESHWATER WETLANDS, INCLUDING BUFFER ZONES, ARE UNDER REGULATORY JURISDICTION OF NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND CAN NOT BE DRAINED, DREDGED, FILLED OR HAVE STRUCTURES BUILT ON WITHOUT A PERMIT.

SEE SURVEY PREPARED BY GPI ENGINEERING & SURVEYING, LLP JOB No. 2007086, DATED DECEMBER 19, 2007

INDICATES MONUMENT TO BE INSTALLED BY THE DEVELOPER.

BENCHMARK TOP OF SHUT-OFF ON HYDRANT ON WEST SIDE OF MEADOWGLEN DRIVE SOUTH OF HOUSE No. 5560 - ELEVATION: 856.32

SUBDIVISION MAP OF  
AMENDED SUBLOT 81

AT

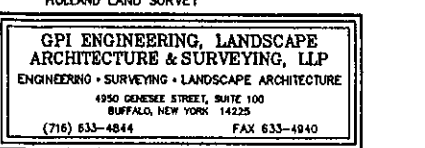
Spaulding Green

Subdivision, Phase 5

OPEN SPACE DESIGN DEVELOPMENT OVERLAY

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

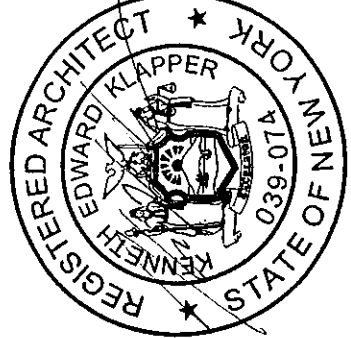
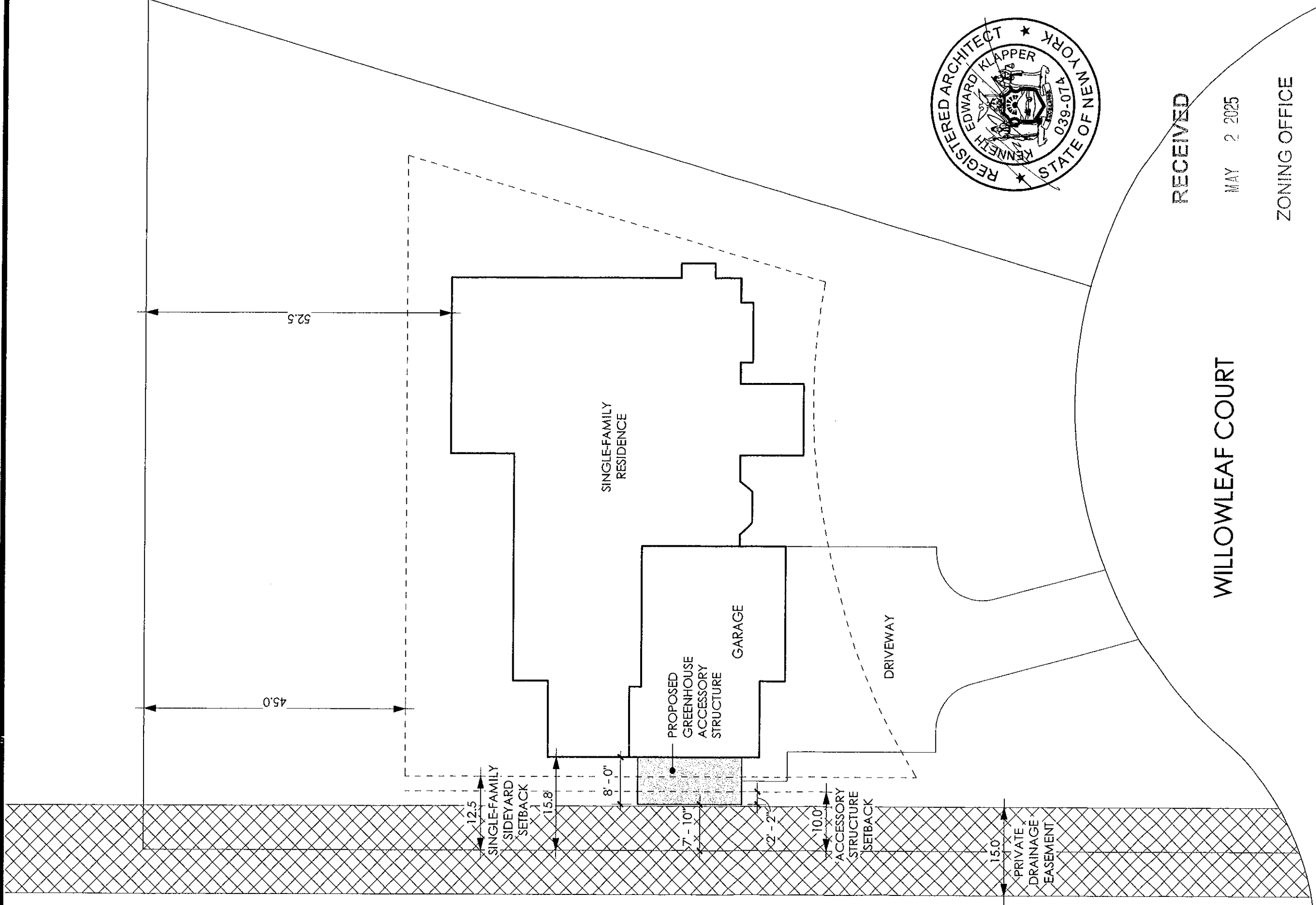
BEING PART OF LOT 8, SECTION 6, TOWNSHIP 12, RANGE 6  
HOLLAND LAND SURVEY



GPI ENGINEERING, LANDSCAPE  
ARCHITECTURE & SURVEYING, LLP  
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
4950 GENESEE STREET, SUITE 100  
BUFFALO, NEW YORK 14225  
(716) 633-4844 FAX 633-4840

JOB. No.: 2007086 DATE: MARCH 20, 2024





RECEIVED

MAY 2 2025

ZONING OFFICE

WILLOWLEAF COURT

Variance Request:  
Requesting decrease in Side Yard Setback of 2.2 feet for  
a Side Yard Setback of +/-7.8' for an accessory sturcture  
attached to the residence to house a greenhouse.

Above Greenhouse

9812 Willowleaf Court, Clarence Center, NY 14032

**KOLL-ARCH**  
ARCHITECTURE, P.C.

KOLL-ARCH Architecture, P.C.  
84 Hillside Drive  
Williamsville, New York 14221  
(978) 844 - 6767  
kenklapper@koll-arch.com

Proposed Site Plan

DATE: 4/30/2025

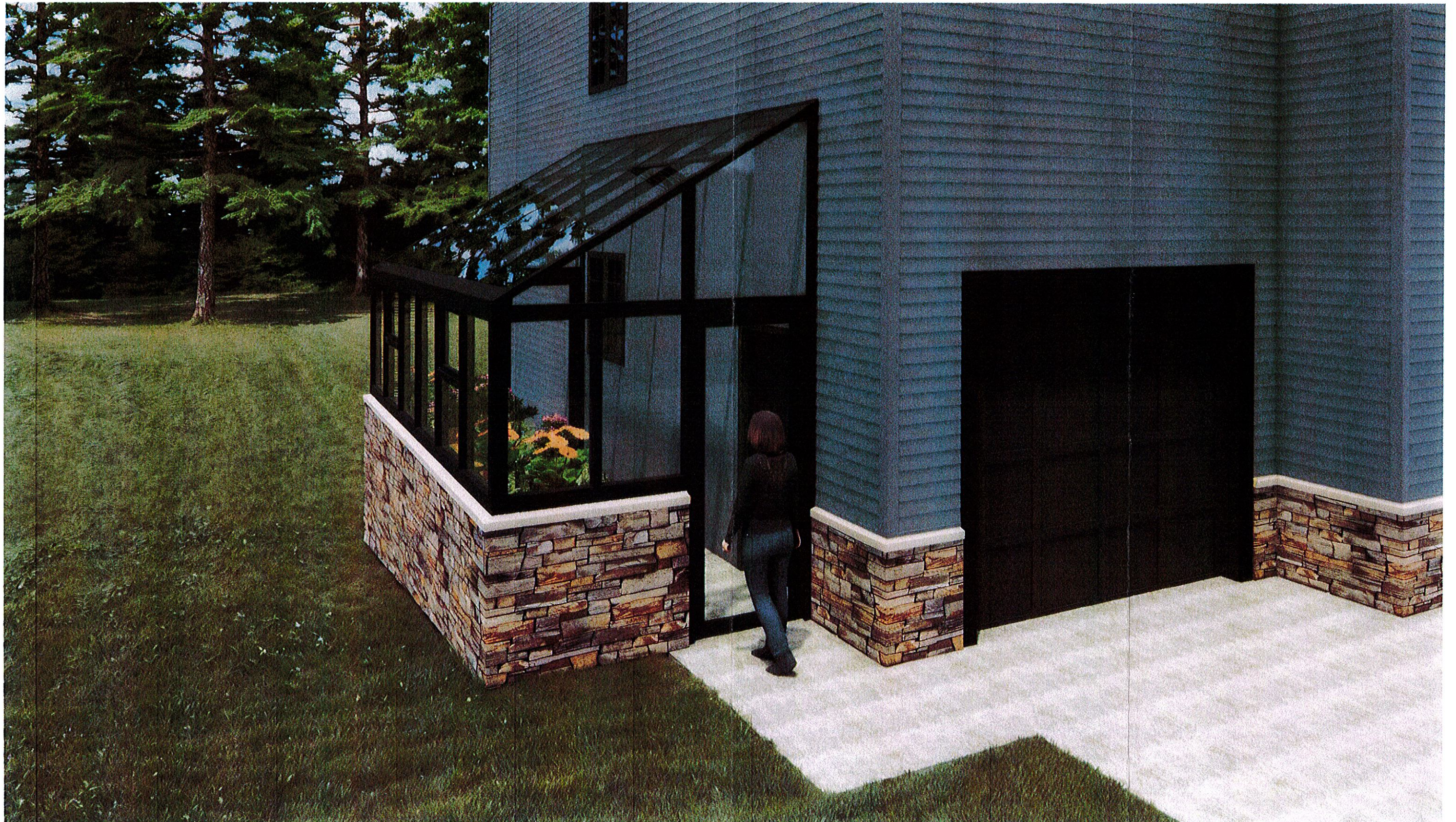
SCALE: 1/16" = 1' - 0"

PROJECT No.: 24-23

DRAWING NO.:

1





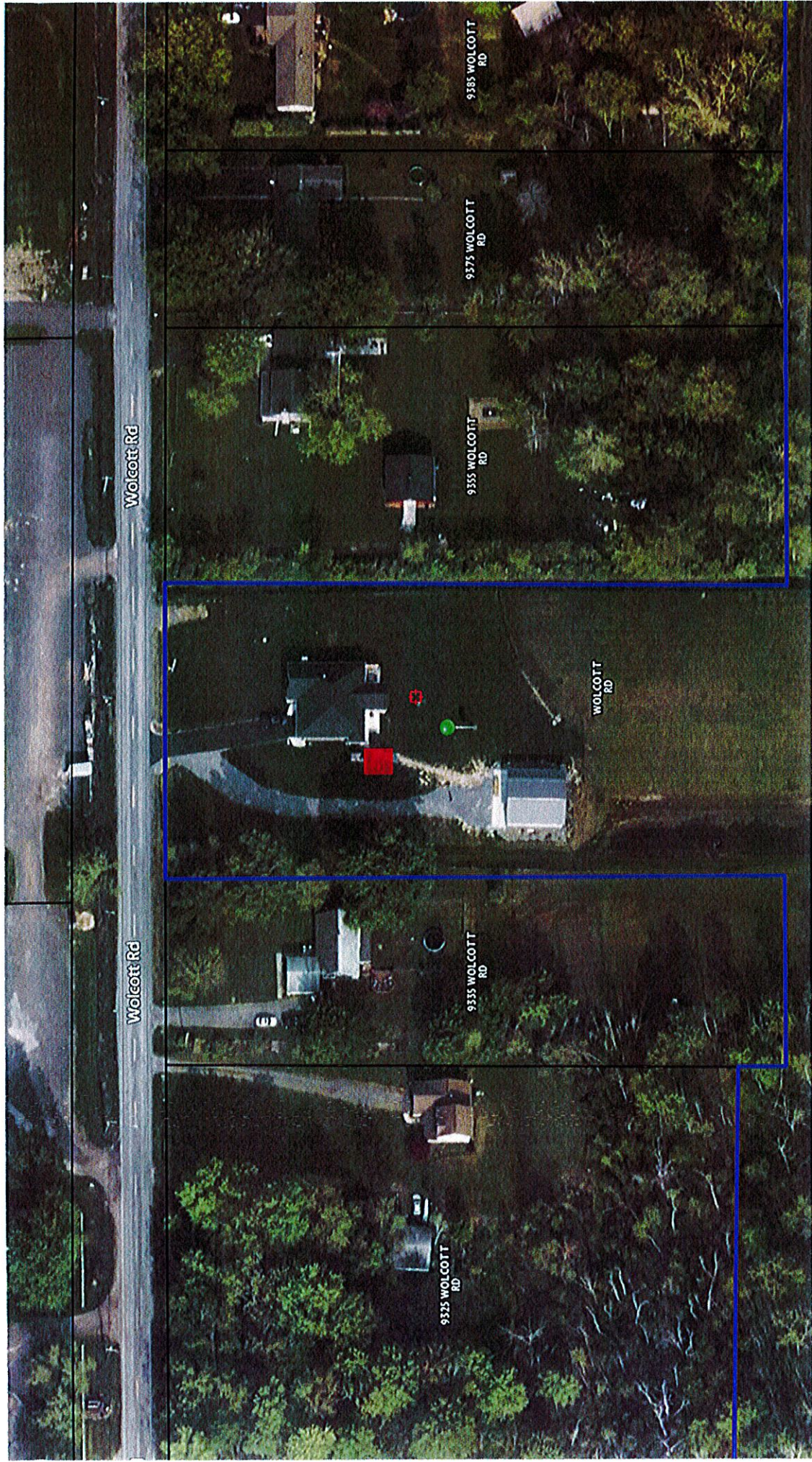






[illegible]





## 9345 Wolcott Road

Existing detached accessory structure set back 3' from the principal structure.  
The minimum accessory structure setback from the principal structure is 6'.

A 3' variance is requested.



\*\*\*note the parcel lines displayed are approximate\*\*\*





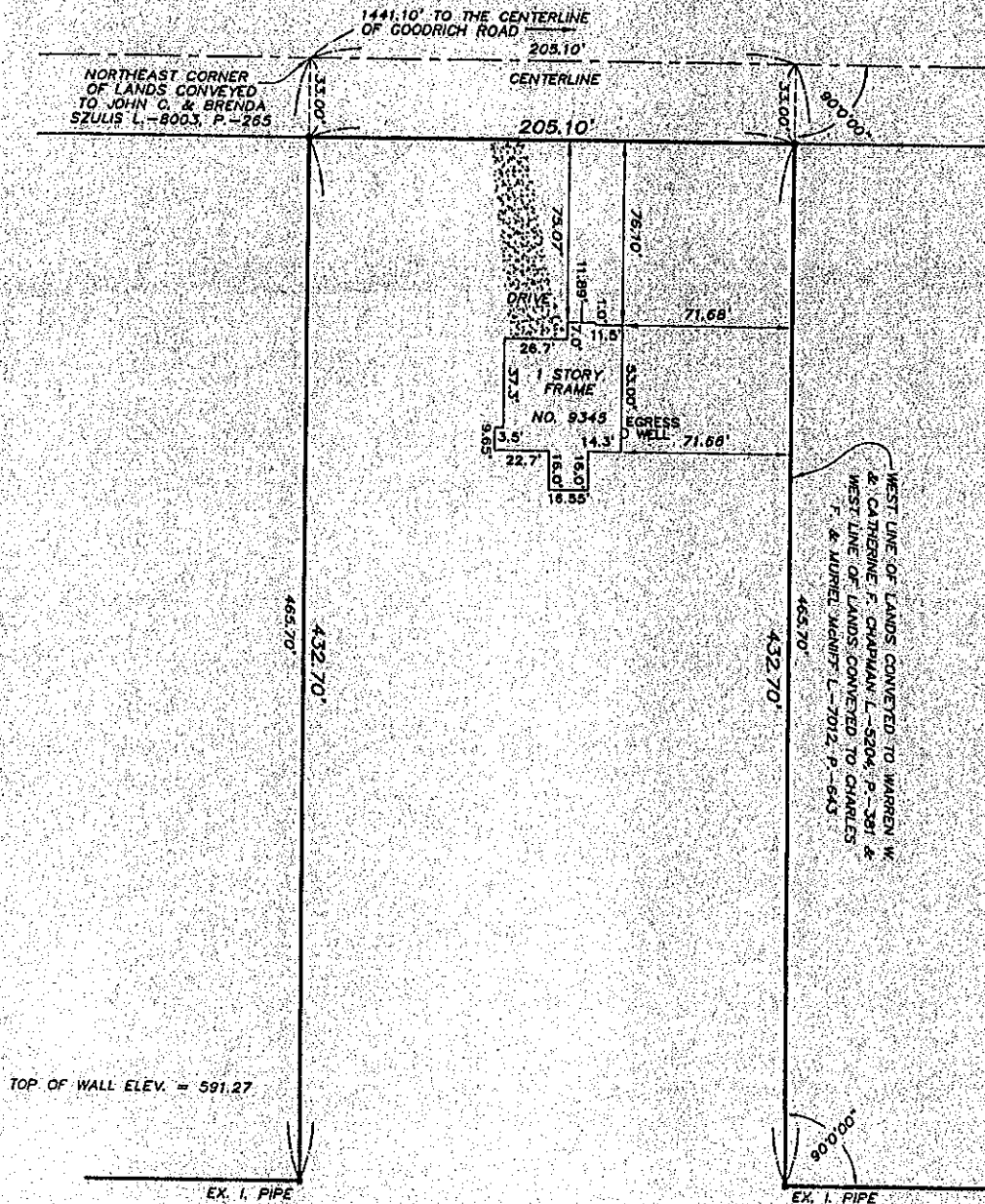


NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

• SET OR EX. 5/8" REBAR

(WOLLCOTTSBURG ROAD)  
**WOLCOTT (66' WIDE) ROAD**



*W. J. J.*

DATE	REVISION/TYPE
3/16/22	HOUSE LOCATION

FOUNDATION LOCATION SURVEY  
PART OF LOT 60, TOWNSHIP 13, RANGE 6  
HOLLAND LAND SURVEY  
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



**GPI ENGINEERING, LANDSCAPE  
ARCHITECTURE & SURVEYING, LLP**  
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
4950 GENESEE STREET, SUITE 100  
BUFFALO, NEW YORK 14225  
(716) 633-4844 FAX 633-4940

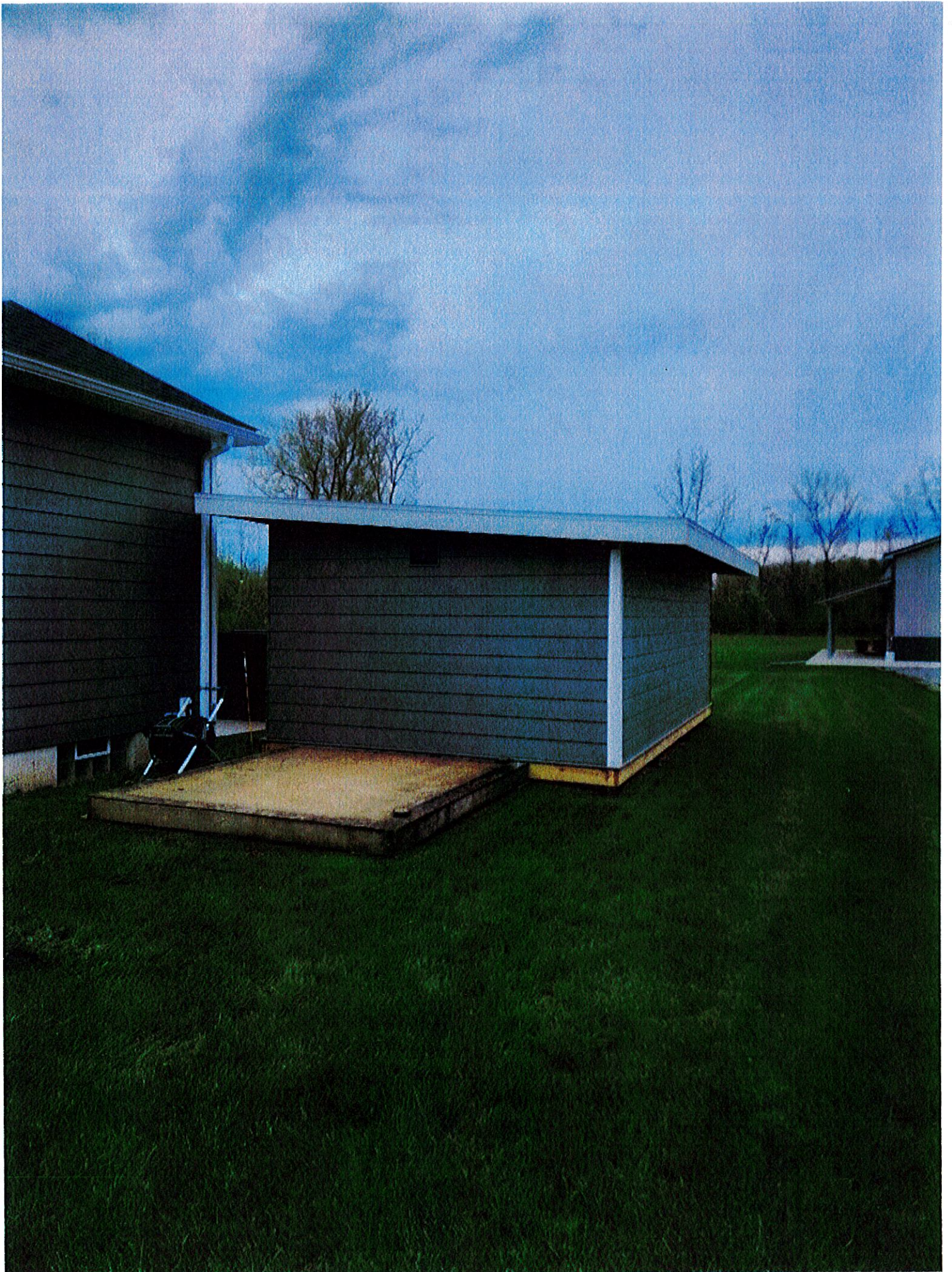
Job No. 8078

Date: JANUARY 29, 2021

Scale: 1" = 60'

TAX No. 18.00-2-21

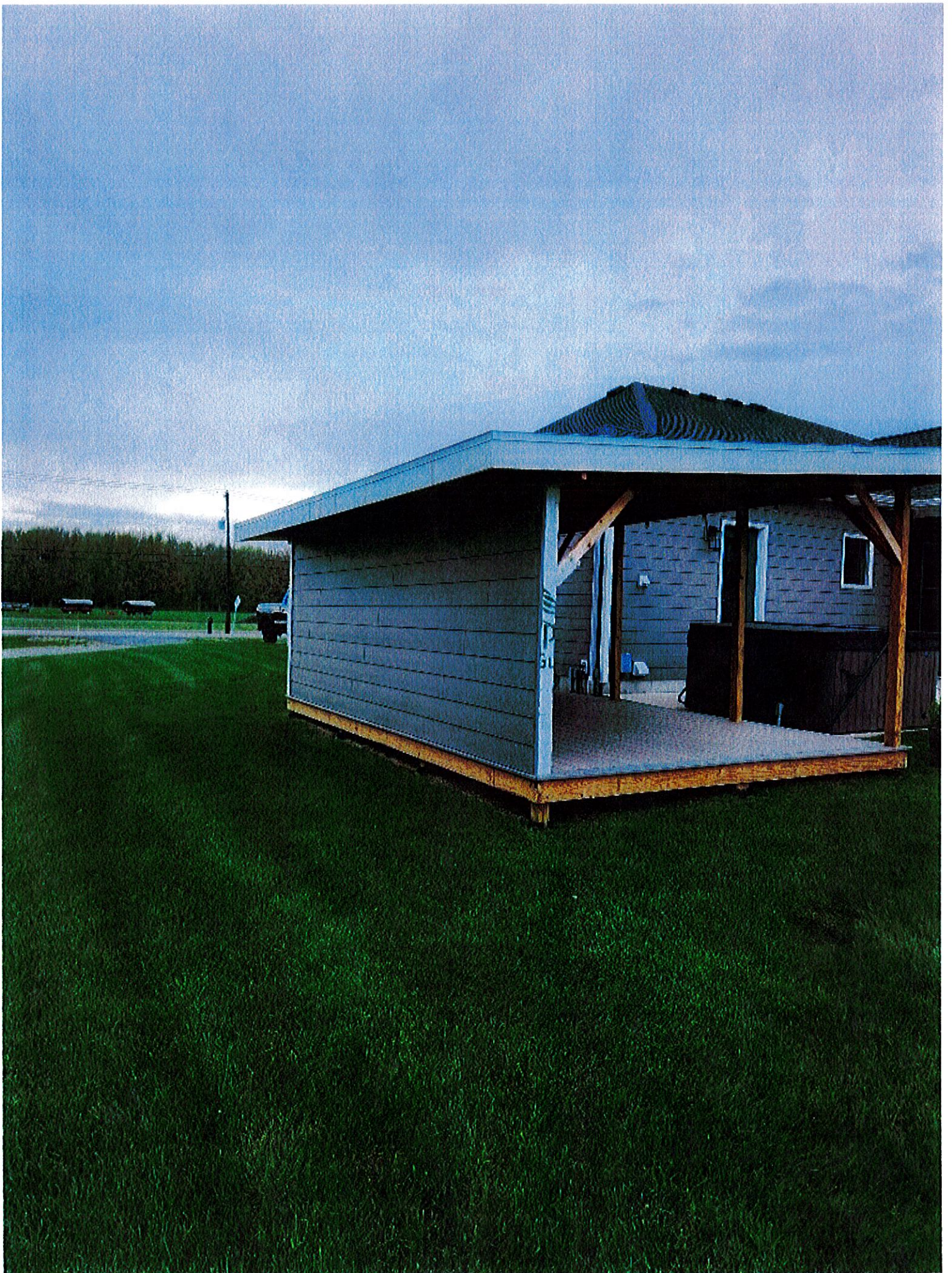




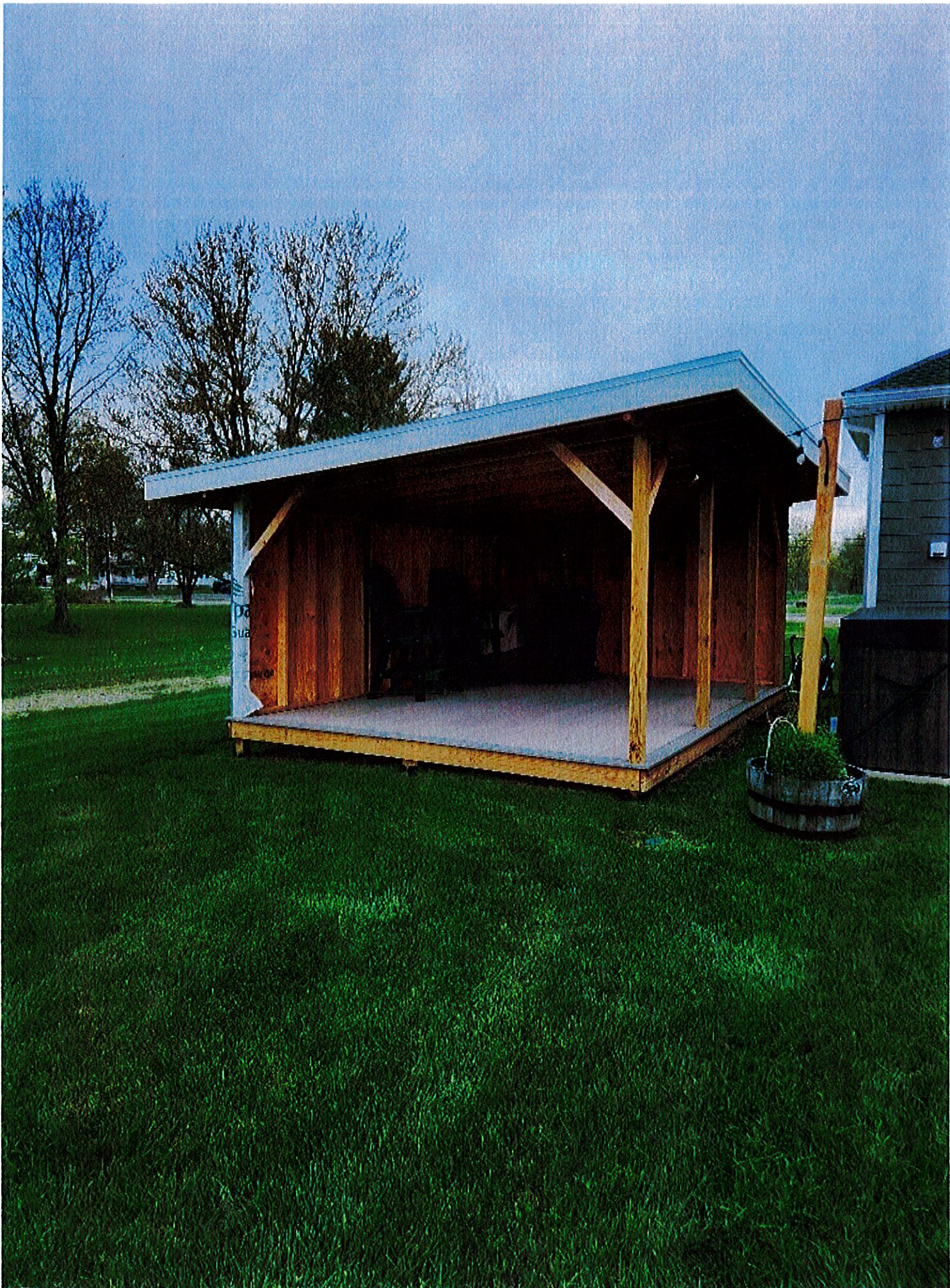




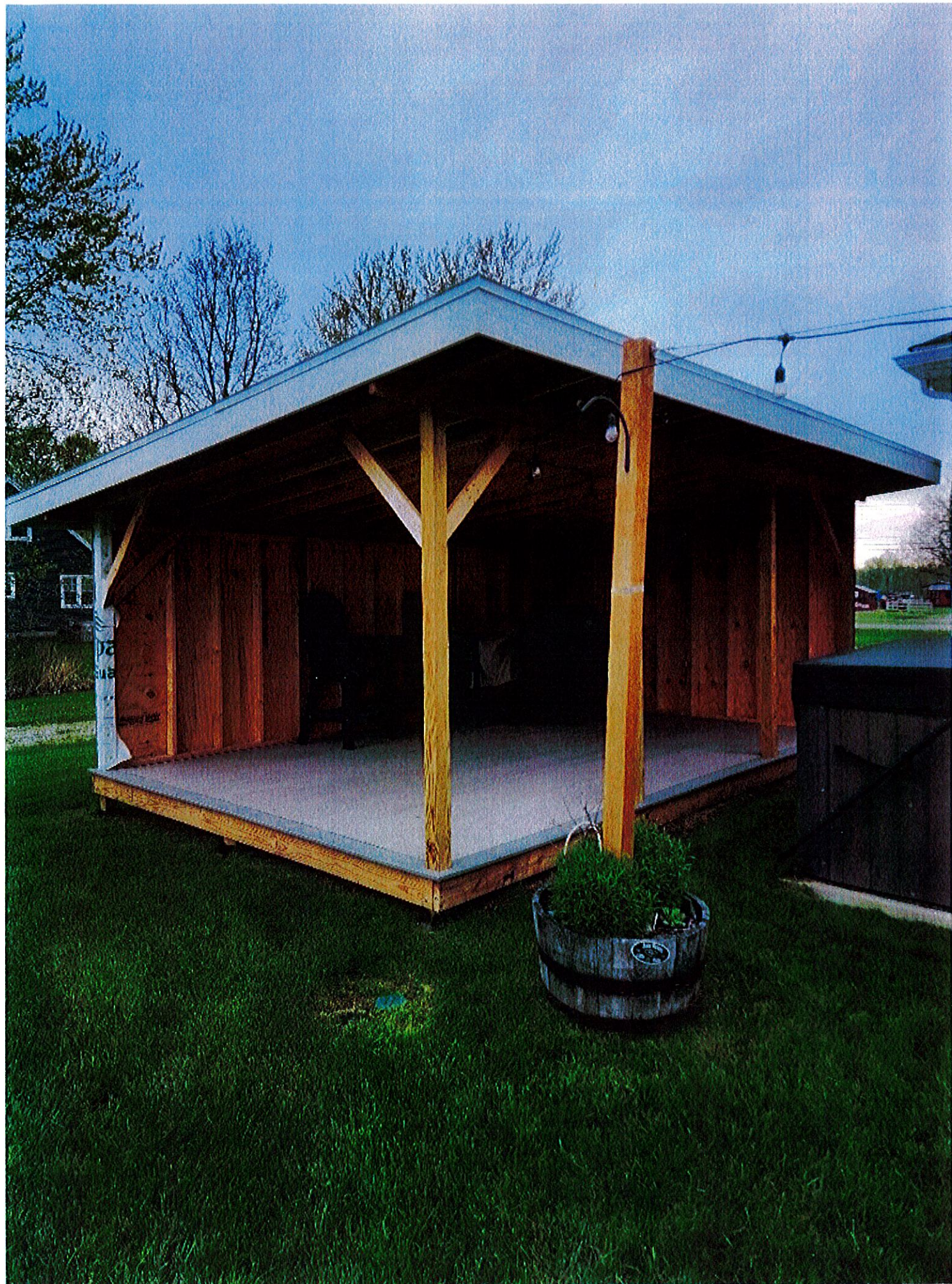








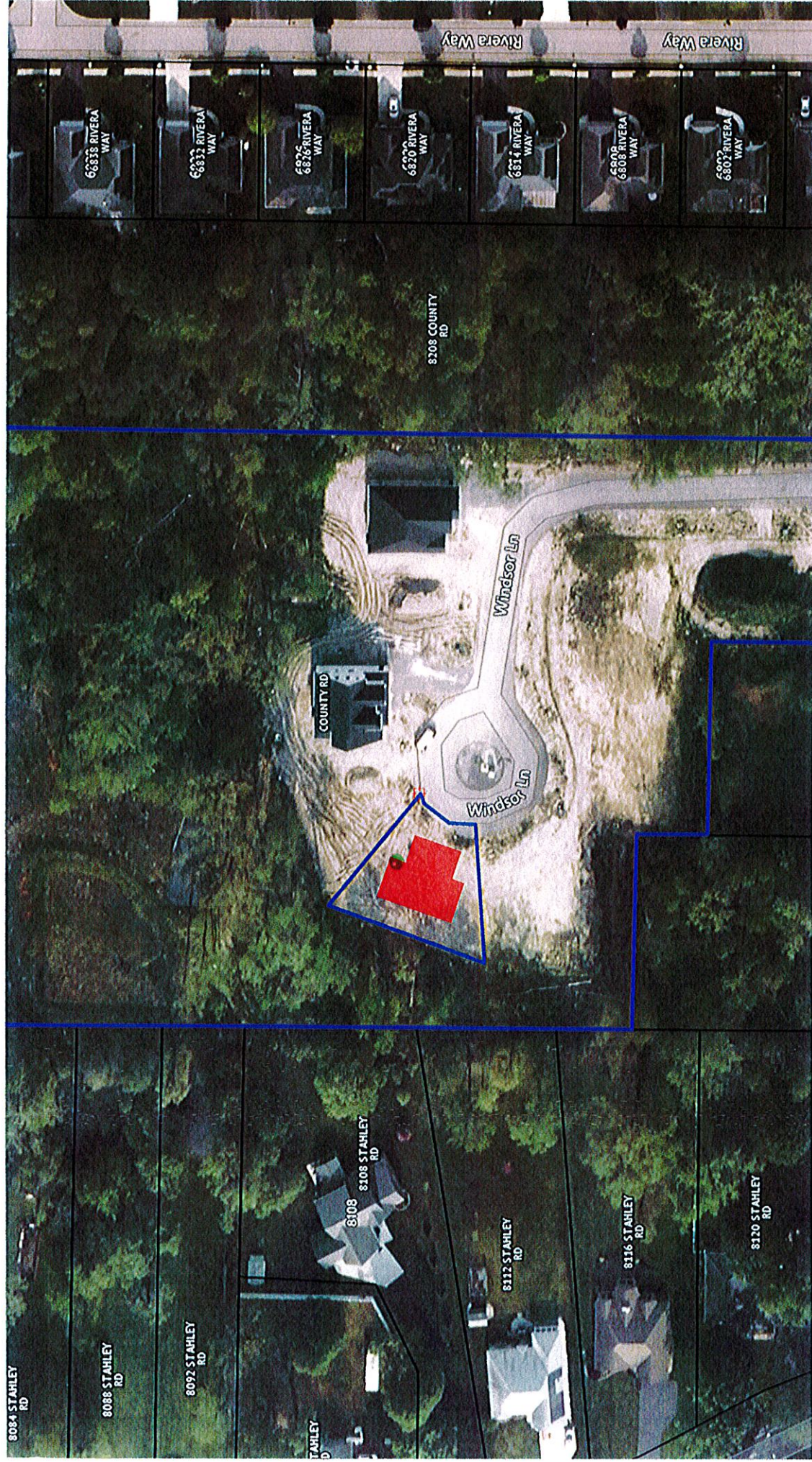






Action: \_\_\_\_\_ By: \_\_\_\_\_ On: \_\_\_\_\_ Fee: \_\_\_\_\_ Paid: \_\_\_\_\_





**6831 Windsor Lane**

MC 3887 SL 8

Proposed principal structure with a 20' rear yard setback.

The minimum principal structure rear yard setback is 25'.

A 5' variance is requested.



\*\*\*note the parcel lines displayed are approximate\*\*\*

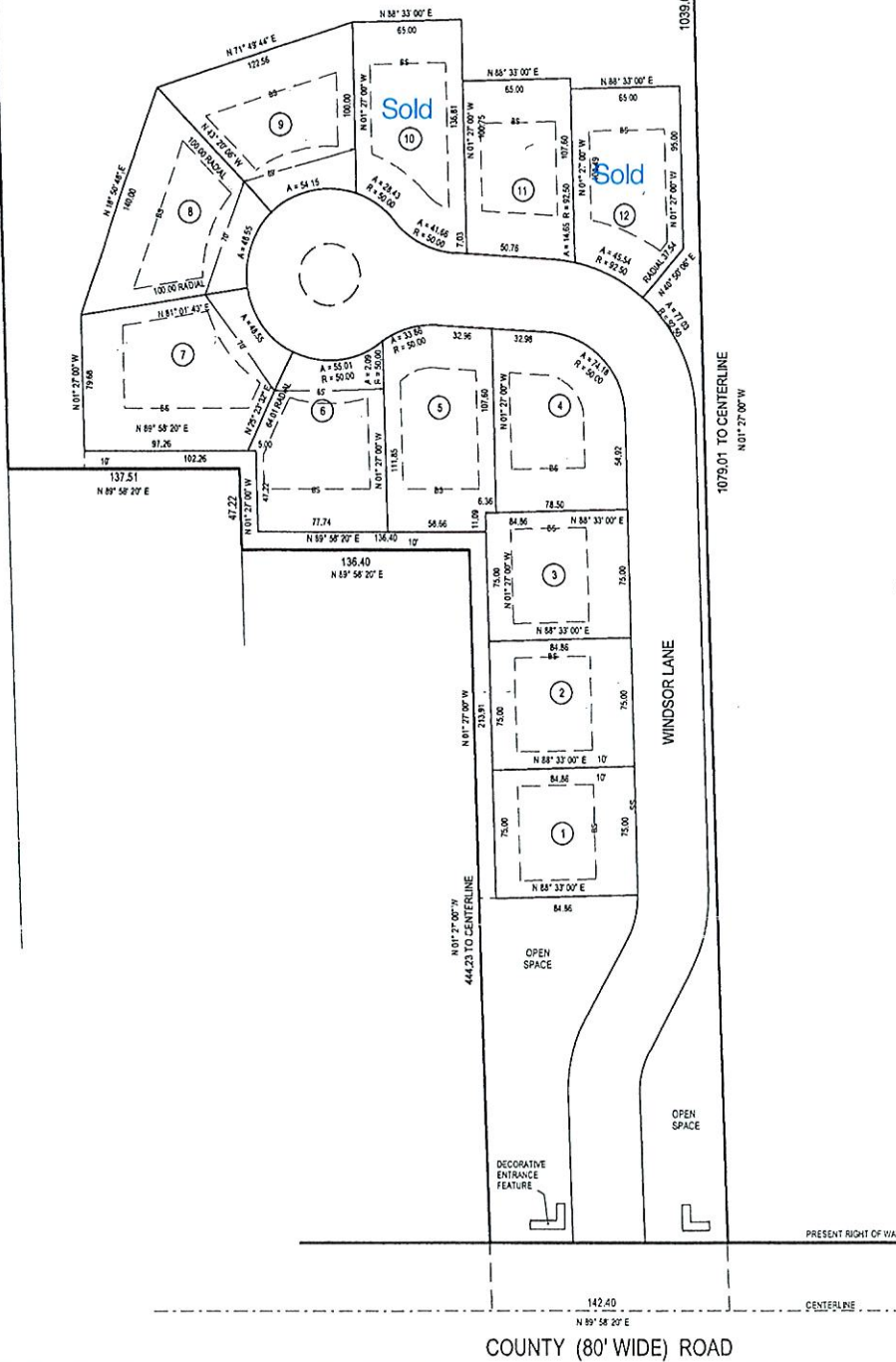


[illegible]



N 89° 58' 20" E  
416.31

N 01° 27' 00" W  
587.65



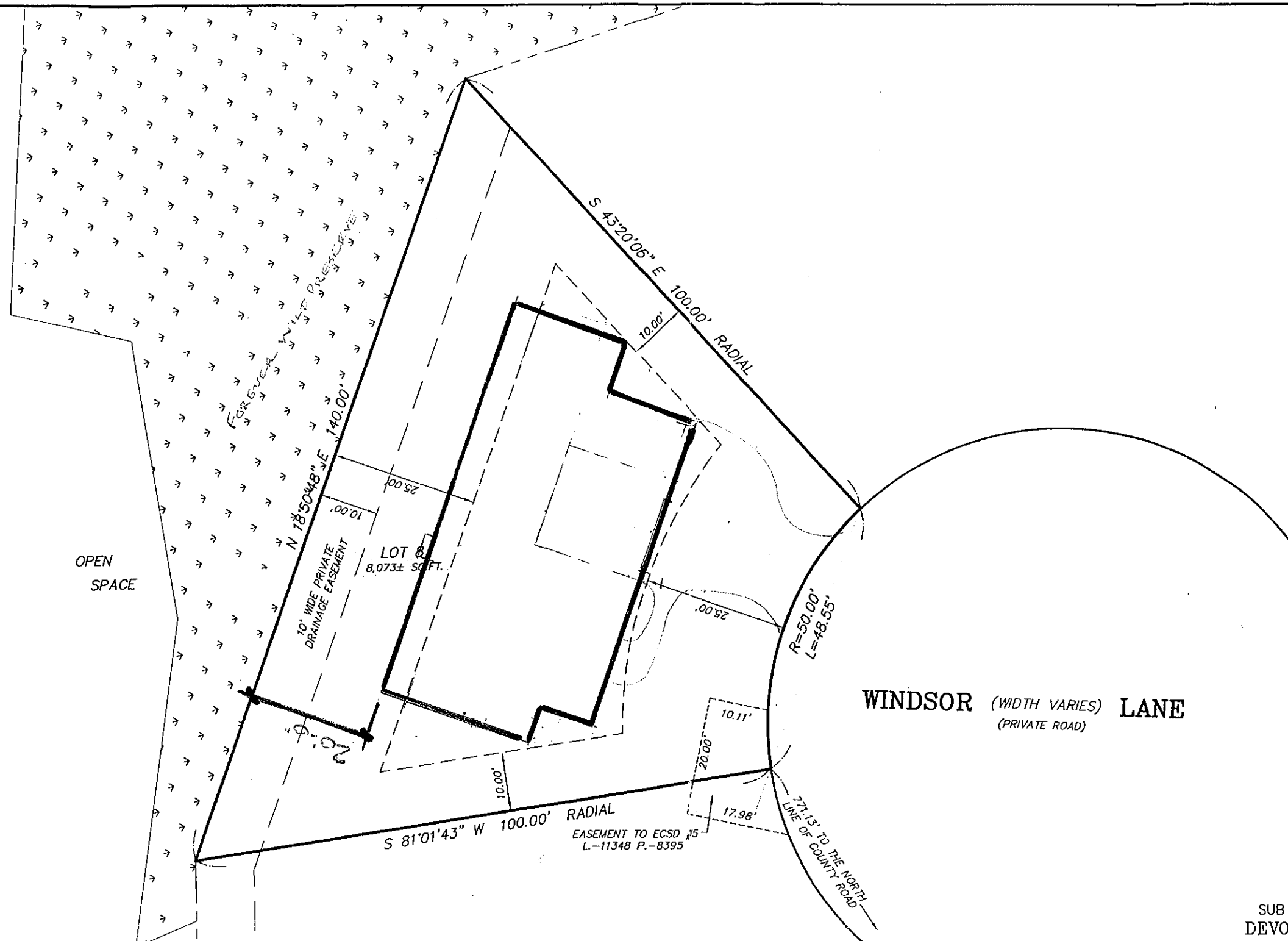


COUNTY (80' WIDE) ROAD



NOTE: THIS SURVEY WAS PREPARED WITHOUT THE  
BENEFIT OF AN ABSTRACT OF TITLE.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS  
DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2  
OF THE NEW YORK STATE EDUCATION LAW.  
• SET OR EX. 5/8" REBAR




MINIMUM SETBACK TABLE		
FRONT	SIDE	REAR
25'	10'	25'

DATE	REVISION/TYPE

*W. J. J. J.*

SURVEY OF  
SUB LOT 8, MAP COVER  
DEVONSHIRE ESTATES  
PART OF LOT 4, SECTION 16, TOWNSHIP 12, RANGE 6  
HOLLAND LAND COMPANY'S SURVEY  
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



**GPI ENGINEERING, LANDSCAPE  
ARCHITECTURE & SURVEYING, LLP**

ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

4950 GENESEE STREET, SUITE 100  
BUFFALO, NEW YORK 14225

(716) 633-4844 FAX 633-4940

Job No. 9788-8  
Scale: 1" = 20'

Date: FEBRUARY 27, 2022  
TAX No.

714  
870-6013



TOWN OF CLARENCE PLANNING BOARD MEETING - FEBRUARY 17, 2021

Motion by Jason Gearing, second by Gregory Tindem to approve the Development Plan for the Devonshire Estates 12-lot Open Space Design Subdivision per the submitted plan set by Bissell Stone dated September 11, 2020 and received in the Engineering Department on January 11, 2021 with the following conditions:

1. Subject to permits and conditions of the Town Engineering Department, per the Development Plan Review 14 letter dated February 12, 2021.
2. Review and approval of any required drainage and conservation easements by the Town Attorney's Office, as required by the Town Engineer. Any required drainage and conservation easements are to be filed in the Erie County Clerk's Office with a stamp "Filed" copy being provided to the Town Attorney's Office within a reasonable time after filing.
3. Subject to the creation of a Homeowner's Association to ensure proper maintenance of required open space and stormwater management facilities and all other privately owned infrastructure. Homeowner's Association agreements to be reviewed and approved by the Town Attorney's Office. The Homeowner's Association Agreement(s) to be filed in the Erie County Clerk's Office with a stamp "Filed" copy being provided to the Town Attorney's Office within a reasonable time after filing.
4. All land designated as permanent open space shall be protected by conservation easement and defined by placement of permanent monuments at all subdivision lot lines.
5. Installation of landscaping and preservation of existing natural areas per the approved landscape plan submitted by RCW LA Studio LLC and dated February 4, 2021.
6. Prior to construction, installation of temporary construction fencing surrounding areas designated "not to be disturbed" within the development plan set.
7. Subject to jurisdictional controlling approval of wetland mitigation areas.
8. "No Parking" signs are to be installed on the hydrant side of Windsor Lane.
9. Installation and activation of an LED color-coded nightlight at the intersection of County Road and Windsor Lane prior to final plan approval.
10. Any site lighting to be dark sky compliant.
11. Any subdivision signage subject to review and approval by the Sign Review Committee.
12. Subject to Open Space and Recreation Fees.

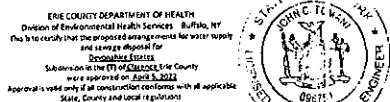
Mr. Seckert asked Mr. Stone and Mr. Metzger if they understand and agree to all twelve of the aforementioned conditions, to which both Mr. Stone and Mr. Metzger stated that yes they understand, and yes they accept the conditions.

ON THE QUESTION:

Jason Gearing Aye Jeffrey Buckley Aye Gregory Tindem Aye  
Wendy Salati Aye Richard Blyler Aye Robert Seckert Aye

MOTION CARRIED:

1. That the proposed facilities for water supply and sewage collection and/or treatment shall be installed in accordance with local laws.
2. That no lot or portion thereof shall be subdivided without first being subdivided in accordance with the provisions of the Erie County Department of Health (ECHO).
3. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
4. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
5. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
6. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
7. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
8. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
9. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
10. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
11. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.
12. That the developer shall furnish with purchaser of a lot an owner water supply and/or sewerage easement, which is a valid and enforceable interest in the property and an interest in the property of the owner of the lot.



James C. Tindem, P.E. Senior Public Health Engineer  
Permit # 2020-05065

STANLEY (80' WIDE) ROAD  
HOUSE #8115  
HOUSE #8170  
DITCH TO RAMSON CREEK  
REC. 24' F.P.E.  
REC. 24' F.P.E.  
REC. 24' F.P.E.

PRIVATE STORM DRAINAGE EASEMENT TO UTILIZE EXISTING DITCH AND PIPE ADJACENT TO EAST PROPERTY LINE TO MEDIAN DEVELOPMENT LLC  
SBL # 029-180-0001-024-2 OWNER: BARRY CHALLORAN  
SBL # 029-180-0001-012 OWNER: RONALD J. & LISA T. BOLT

10' AND 30' WIDE PRIVATE STORM SEWER EASEMENT TO KEEPSAKE HOMES, INC.  
REC. 24' F.P.E.  
REC. 24' F.P.E.

I, the undersigned Director of Real Property Tax Service of the County of Erie, do certify, pursuant to Section 334 of the Real Property Law as amended, that all County and School taxes affecting the land described herein have been paid and satisfied.

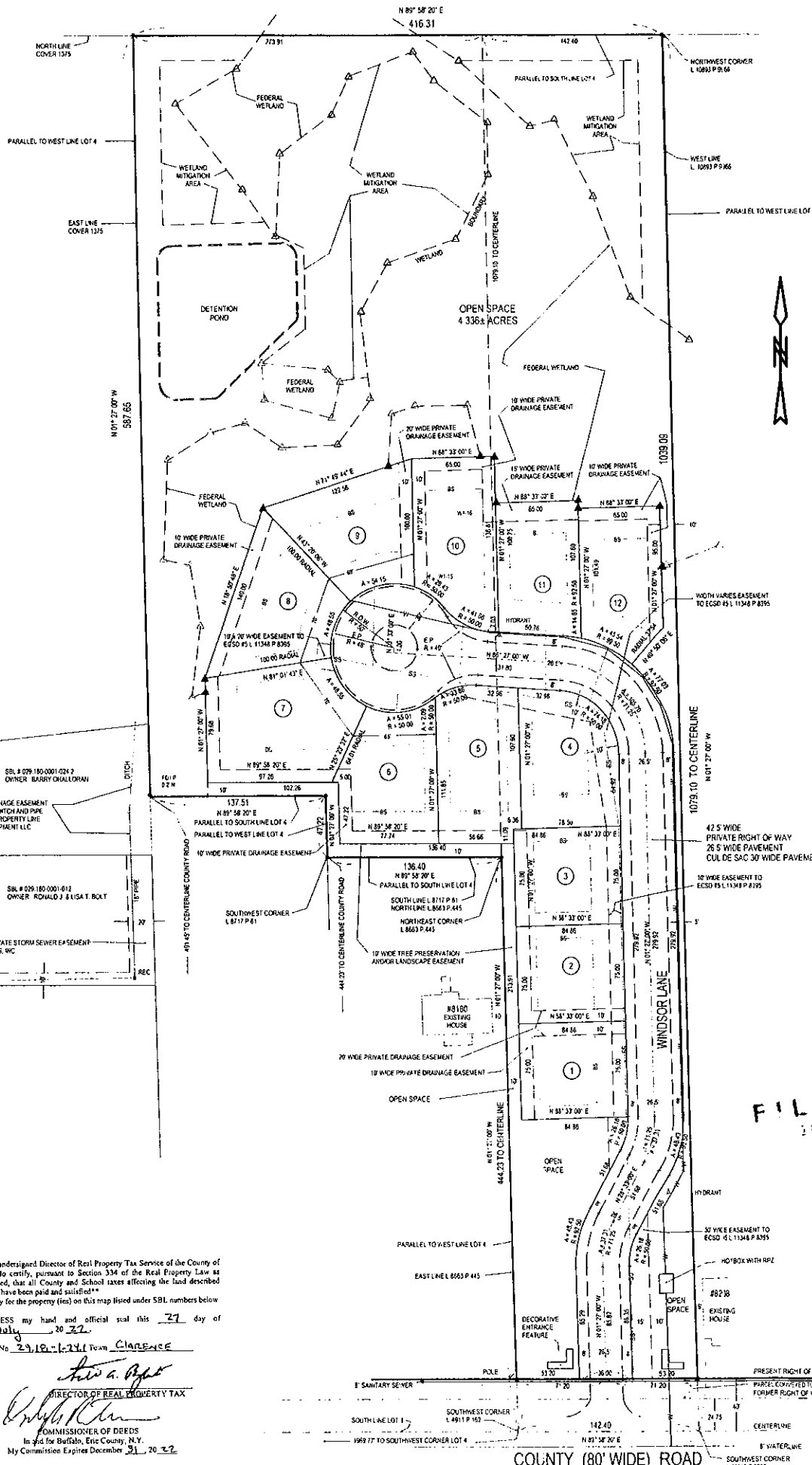
\*\* only for the property (ies) on this map listed under SBL numbers below

WITNESS my hand and official seal this 27 day of July, 2022.

Attest No. 23-18-1-241 Town CLARENCE

DIRECTOR OF REAL PROPERTY TAX  
By: [Signature]  
COMMISSIONER OF DEEDS  
In and for Buffalo, Erie County, N.Y.  
My Commission Expires December 31, 2022.

SUBJECT TO ERIE COUNTY SEWER DISTRICT NO. 5  
SANITARY SEWER EASEMENT FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 11348 PAGE 8395



LOT DATA TABLE

LOT NO.	AREA	FRONT	DEED	REAR	MINIMUM LOT	BASEMENT
1	3,365 SF	25	12	15	15	TRADITIONAL
2	3,365 SF	25	12	15	15	TRADITIONAL
3	3,365 SF	25	12	15	15	TRADITIONAL
4	3,365 SF	25	12	15	15	TRADITIONAL
5	3,365 SF	25	12	15	15	TRADITIONAL
6	3,365 SF	25	12	15	15	TRADITIONAL
7	3,365 SF	25	12	15	15	TRADITIONAL
8	3,365 SF	25	12	15	15	TRADITIONAL
9	3,365 SF	25	12	15	15	TRADITIONAL
10	3,365 SF	25	12	15	15	TRADITIONAL
11	3,365 SF	25	12	15	15	TRADITIONAL
12	3,365 SF	25	12	15	15	TRADITIONAL

TOWN OF CLARENCE  
ENGINEERING AND BUILDING DEPARTMENT  
4221 Goodrich Road  
Clarence Center, NY 14037  
716-761-9553  
FAX: 716-407-8015



February 12, 2021

Wesley D. Stone, P.E.  
Bissell Stone Associates  
19 North Ellicott Street  
Williamsville, New York 14221

Re: Devonshire Estates  
Private Subdivision  
Development Plan Review #

Dear Mr. Stone:

The Town of Clarence Engineering Department has received the Development Plan documents for the above referenced project dated September 12, 2020 received by this Department January 11, 2021. The Development Plan set was the required requirements of the Engineering Department and is subject to the conditions herein. Additional Town Committee/Board approvals are required for final Development Plan approval.

1. Private Improvement Funds (PIF) are required for pavement and curbing, storm drainage and grading and for protection main prior to any work.
2. All sheets of the PIF plan are to be stamped and signed. These sheets of plans are required to be submitted with the PIF application.
3. All conditions of approval by the Engineering Department and the Planning Board Resolution for Development Plan approval shall be clearly presented on the cover sheet of the PIF Plan.
4. Only approved plans showing the signature of the Town Engineer shall be considered valid plans to be used on site. All sheets of PIF plan to be clearly marked "SEAL/PIF FOR CONSTRUCTION".
5. All PIF must be provided for all pavement, curbing, storm drainage and grading prior to issuance of final plan acceptance. Final approved as-built drawings to be provided in PDF format.
6. All easements and all necessary requirements of C-40-20-001 are required.
7. The Construction and maintenance certificates, as part of the "PIF" must be signed prior to issuance of "PIF".
8. A pre-construction meeting is required prior to issuance of PIF.

Should you have any questions or require further clarification regarding the review of the above referenced project please feel free to contact me.

Very truly yours,

George L. Seckert  
Civil Engineer

OWNER'S CONSENT FOR FILING

OWNERS SIGNATURE: [Signature] DATE: 7/20/22

APPROVED BY CLARENCE TOWN BOARD

TOWN CLERK'S SIGNATURE: [Signature] DATE: 7/13/22

FILED IN ERIE COUNTY CLERK'S OFFICE UNDER

COVER NO. 3007/1 DATE 7/27/22

EASEMENTS AND RIGHTS OF WAY - DECEMBER 15, 2021

PARCEL AFFECTED BY THE FOLLOWING:  
- UNDEFINED RIGHT OF WAY TO IROQUOIS GAS CORP. L 7168 P 587  
- GAS LINE LOCATED ADJACENT TO COUNTY ROAD RIGHT OF WAY.  
- NO OBSERVABLE EVIDENCE OF GAS LINE IN WETLAND OR MITIGATION AREAS

- UNDEFINED RIGHT OF WAY TO IROQUOIS GAS CORP. L 7168 P 571  
- GAS LINE LOCATED ADJACENT TO COUNTY ROAD RIGHT OF WAY.  
- NO OBSERVABLE EVIDENCE OF GAS LINE IN WETLAND OR MITIGATION AREAS

- VARIOUS WIDTH SANITARY SEWER EASEMENT TO ERIE COUNTY SEWER DIST. NO. 5 L 11348 P 8395 EASEMENT IS PLOTTED HEREON AND IS NOT LOCATED WITH THE WETLAND OR MITIGATION AREAS

PARCEL NOT AFFECTED BY THE FOLLOWING:  
- RIGHT OF WAY TO IROQUOIS GAS CORP. L 2181 P 190  
- LOCATED ON STANLEY ROAD

- EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L 4582 P 453  
- LOCATED ON STANLEY ROAD

- RIGHT OF WAY TO IROQUOIS GAS CORP. L 7116 P 341  
- LOCATED ON STANLEY ROAD

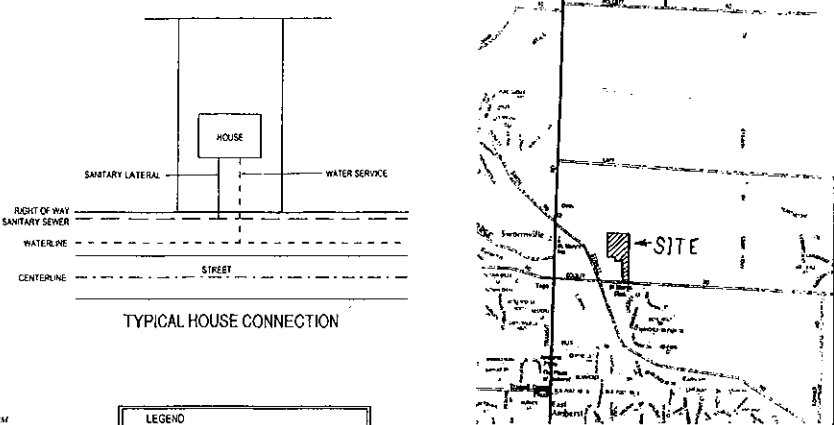
- RIGHT OF WAY TO IROQUOIS GAS CORP. L 7168 P 505  
- LOCATED ON COUNTY ROAD TO WEST OF PARCEL

- TEMPORARY EASEMENT TO ERIE COUNTY SEWER DIST. NO. 5 L 9858 P 412  
- FOR CONSTRUCTION OF SANITARY SEWER WITH IN THE COUNTY ROAD RIGHT OF WAY  
- TEMPORARY EASEMENT HAS EXPIRED

- SERVICE POLE EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L 7239 P 121  
- ORIGINALLY FOR ELECTRIC SERVICE TO HOUSE ON PARCEL  
- HOUSE AND SERVICE POLE HAVE BEEN REMOVED



ADD TITLE BLOCK  
DECEMBER 22, 2021



- LEGEND
- S- SANITARY SEWER
  - W- WATERLINE
  - B- MINIMUM BUILDING SETBACK
  - ▲ MONUMENT AT WETLAND BOUNDARY

PROJECT NAME: DEVONSHIRE ESTATES

SUBMITTAL DATE:

INDEX:

- SHEET CM-1: COVER MAP
- SHEET TBS-1: TOPOGRAPHIC AND BOUNDARY SURVEY
- SHEET TGP-1: PAVING AND GRADING PLAN
- SHEET DP-1: DRAINAGE PLAN
- SHEET SSWP-1: SANITARY SEWER AND WATERLINE PLAN
- SHEET RSSP-1: ROAD AND SANITARY SEWER PROFILE
- SHEET FZ-1: FLOOD ZONE PLAN
- SHEET SWPPP-1: STORMWATER POLLUTION PREVENTION PLAN
- SHEET LP-1: LANDSCAPE PLAN PAGE 1
- SHEET LP-2: LANDSCAPE PLAN PAGE 2
- SHEET SSD-1: SANITARY SEWER DETAILS
- SHEET WD-1: WATERLINE DETAILS

OWNER:

KEEPSAKE HOMES, INC  
250 GRIDER STREET  
BUFFALO NY 14215  
716-332-2802

ENGINEER AND SURVEYOR:

BISSELL, STONE ASSOCIATES  
19 NORTH ELLICOTT STREET  
WILLIAMSVILLE NY 14221  
716-632-7000

DRAINAGE PLAN DESIGN & SWPPP DESIGN:

METZGER CIVIL ENGINEERING, PLLC  
8245 SHERIDAN DRIVE  
WILLIAMSVILLE NY 14221  
716-633-2601

LANDSCAPE PLAN:

RCW LA STUDIO, LLC  
716-384-5584

DEVONSHIRE ESTATES

8196 COUNTY ROAD SBL #29 18-1-24-1

OPEN SPACE DESIGN DEVELOPMENT OVERLAY

AREA OF SITE: 7.238 ACRES  
FEDERAL WETLAND ON SITE: 2.23 ACRES (0.50 ACRES TO BE FILLED) NET OF 1.73 ACRES  
WE LAND LOCATED ON LOTS 5-12 AND RIGHT OF WAY TO BE FILLED: 0.501 ACRES  
USABLE AREA OF SITE: 5.51 ACRES  
AREA OF LOTS AND PRIVATE ROAD RIGHT OF WAY: 2.902 ACRES  
AREA OF OPEN SPACE: 4.336 ACRES  
FEDERAL WETLAND DELINEATED BY EARTH DIMENSIONS INC., JULY 14, 2014  
REFERENCE WETLAND MITIGATION PLAN BY EARTH DIMENSIONS INC.  
DATED APRIL 6, 2018. EOI PROJECT CODE W9651  
12 SINGLE FAMILY HOME LOTS - SINGLE PHASE CONSTRUCTION  
HOMES TO BE IN THE RANGE OF 1800 SQ. FT. - SINGLE STORY TO 1 1/2 STORIES  
WITH MASTER BEDROOMS ON FIRST FLOOR  
ALL LOTS RESIDENTIAL STRUCTURE WILL BE OF THE TRADITIONAL BASEMENT TYPE  
TOP OF FOUNDATION WALL TO BE A MAXIMUM OF 40" ABOVE CENTERLINE OF ROAD  
MINIMUM LOT 65' x 100' or 75' x 84.98' or 6,365 S.F.  
MINIMUM LOT WIDTH AT 25' SETBACK: 65'  
ROAD TO BE POSTED WITH "NO PARKING" SIGNS ON EAST AND NORTH SIDE (SIDE OF ROAD WITH HYDRANTS)  
HOME OWNER'S ASSOCIATION WILL MAINTAIN PRIVATE ROAD

SHEET NO.  
CM-1

**BISSELL STONE**  
ENGINEERING AND LAND SURVEYING, P.C.  
ONE FIVE SEVEN, LAND SURVEYING, 518 E. MAIN STREET, SUITE 200  
WILLIAMSVILLE, NY 14221-1000  
PHONE: 716-632-7000 FAX: 716-632-7001

DATE: JUL 31, 2016	JOB NO: 54973 CM	FIELD BOOK: DC	SCALE: 1" = 30'
LOCATE WETLAND: NOVEMBER 6, 2018	DEVISE: AUGUST 7, 2014	REUSE EASEMENT: NOV 15, 2015	ADD: NOV 15, 2015

SURVEY OF PART OF LOT 4  
TOWN OF CLARENCE

SECTION 16  
TOWNSHIP 12  
ERIE COUNTY, NEW YORK - HOLLAND LAND COMPANY



[illegible]





Proposed principal structure addition (garage) with a 7'4" side yard setback.

The minimum principal structure side yard setback is 12'6". A 5'2" variance is requested.

Proposed open porch encroaching 13'9" into the established front yard setback.

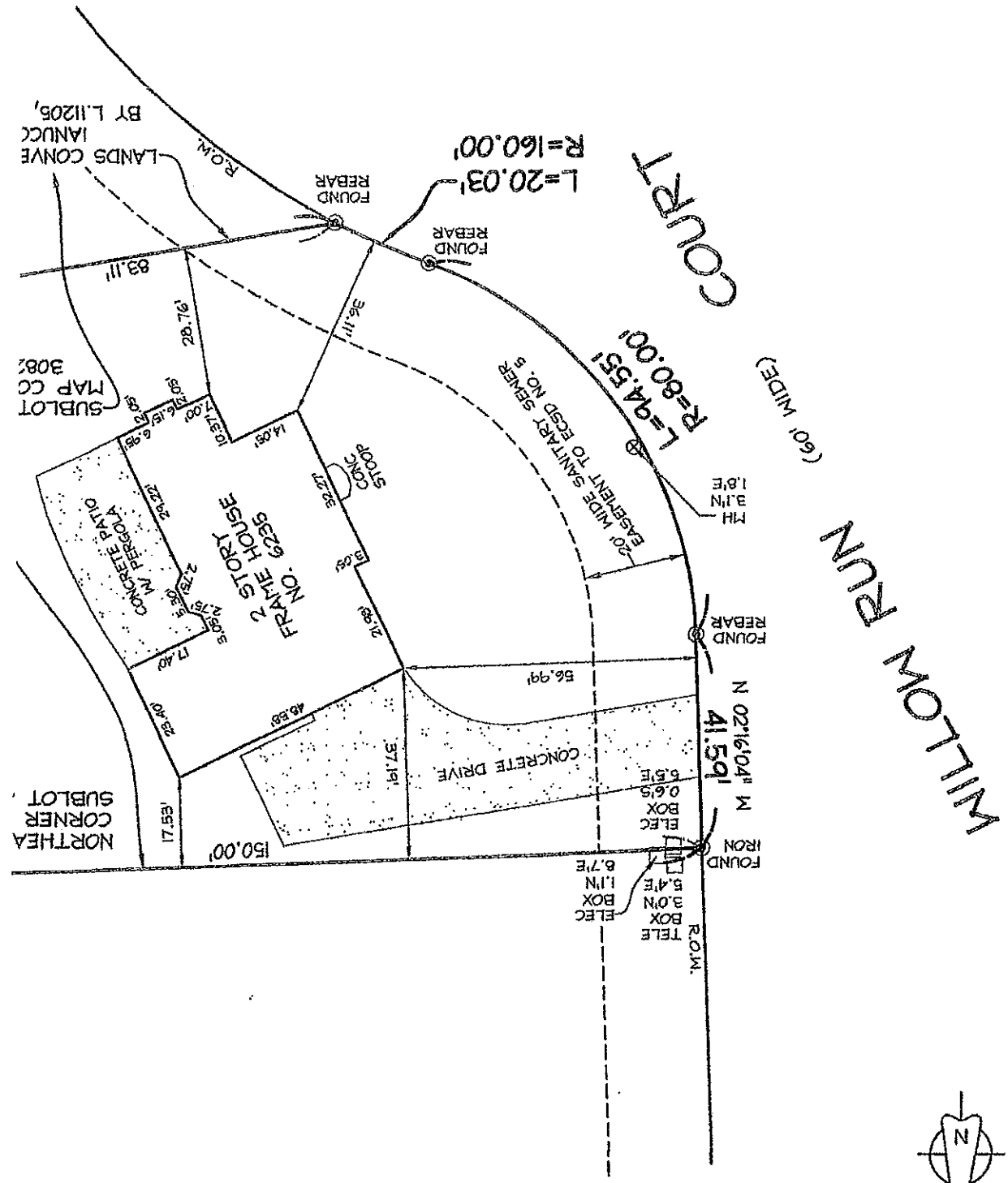
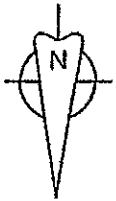
The maximum distance an open porch may encroach into the established front yard setback is 12'. A 1'9" variance is requested.

\*\*\*note the parcel lines displayed are approximate\*\*\*



[illegible]





3556 Lake Shore Road, Suite 500, Buffalo, NY 14219  
P (716) 827-8000 F (716) 270-6091 www.nussbaumer.com

This survey was prepared without the benefit of an abstract of title and is subject to any state or local laws, regulations, ordinances, or other laws 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 2205, provision 2 of the New York State Education Law.

# BOUNDARY SURVEY

Part of Lot 4, Section 11, Township 12, Range 6

Holland Land Company's Survey

Town of Clarence

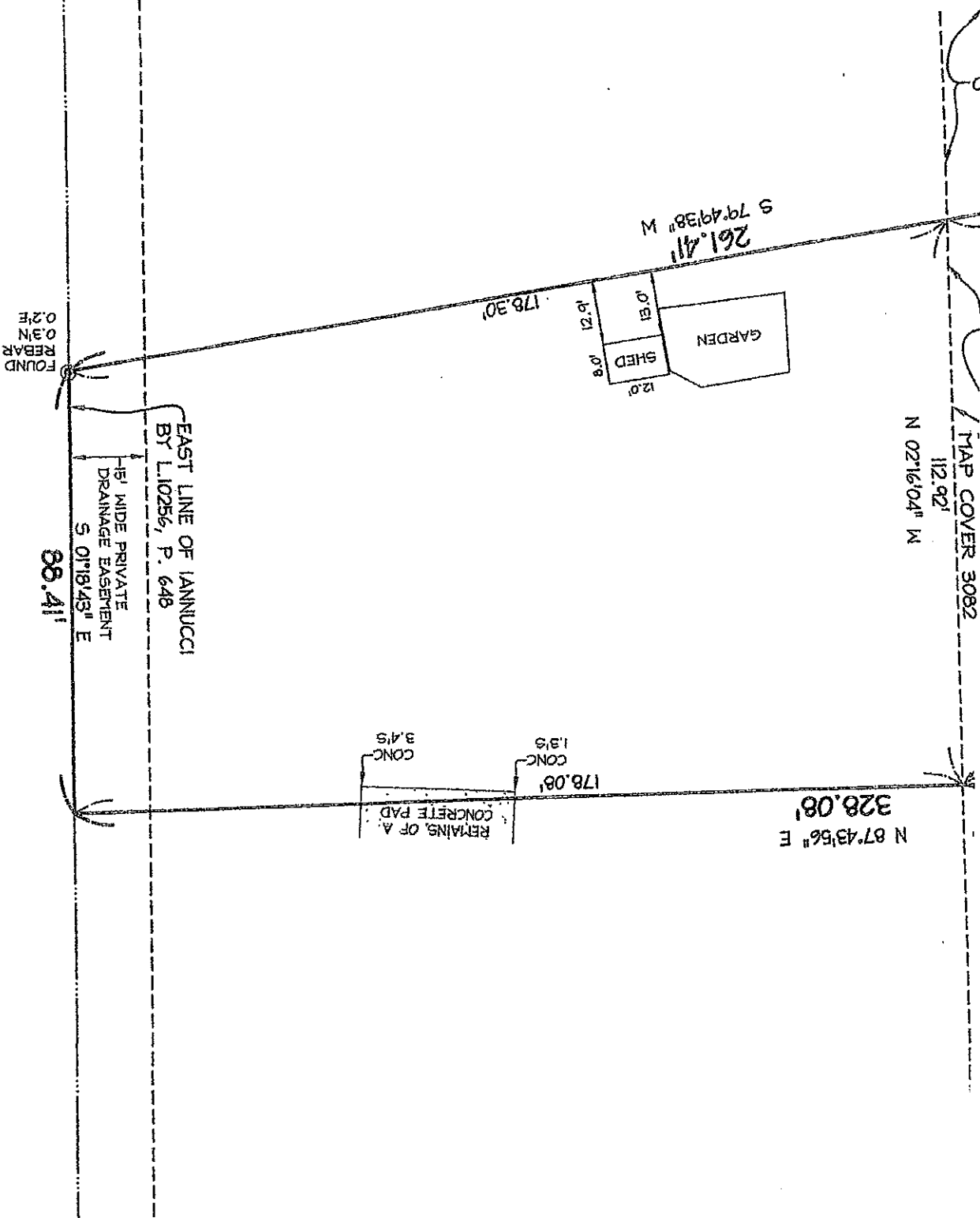
County of Erie, State of New York

Date of Survey: 05/24/2018

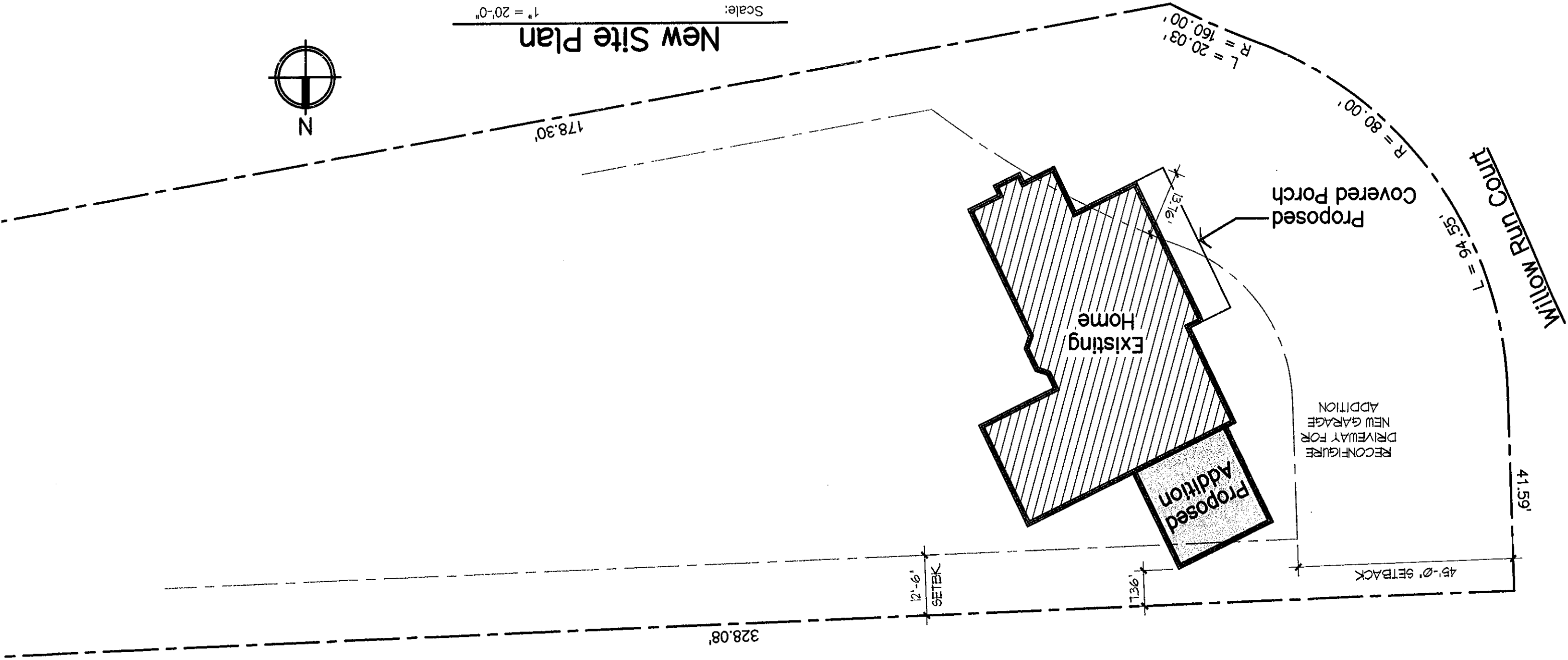
Scale: 1" = 30'

Project No.: 1232-1011A

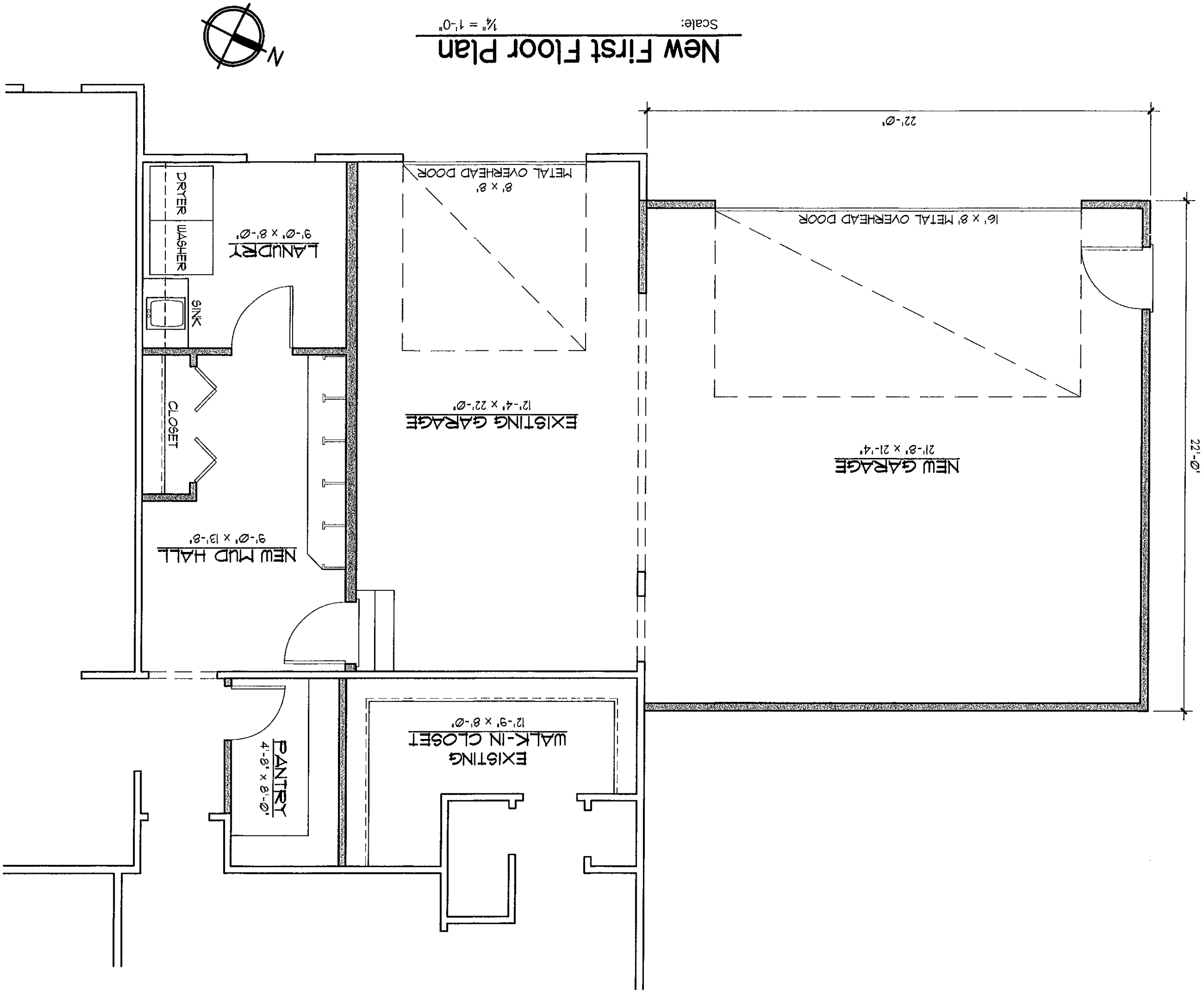
ANDREW H. ZOH P.L.S.  
*Andrew H. Zoh*







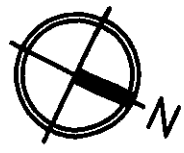




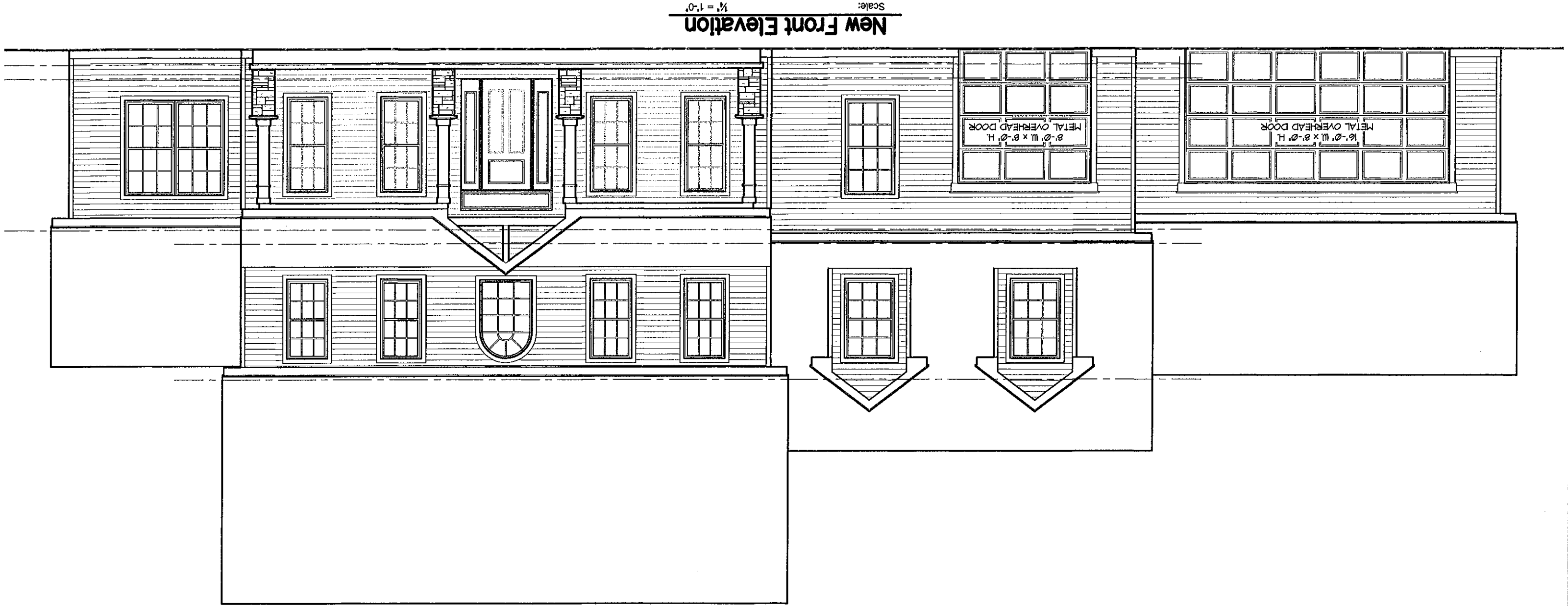
# New First Floor Plan

Scale:

1/4" = 1'-0"







New Front Elevation

Scale:

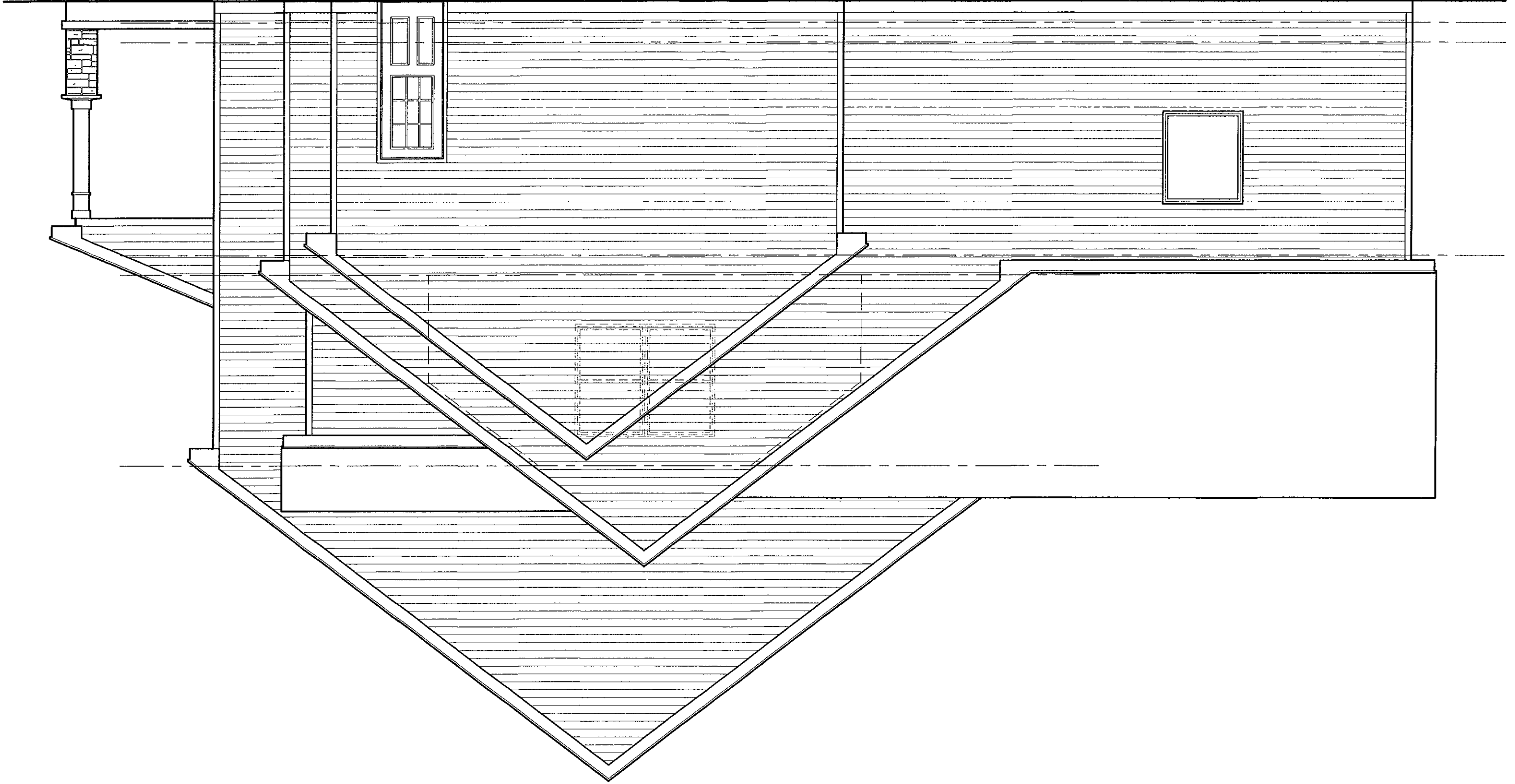
1/4" = 1'-0"



New Side Elevation

Scale:

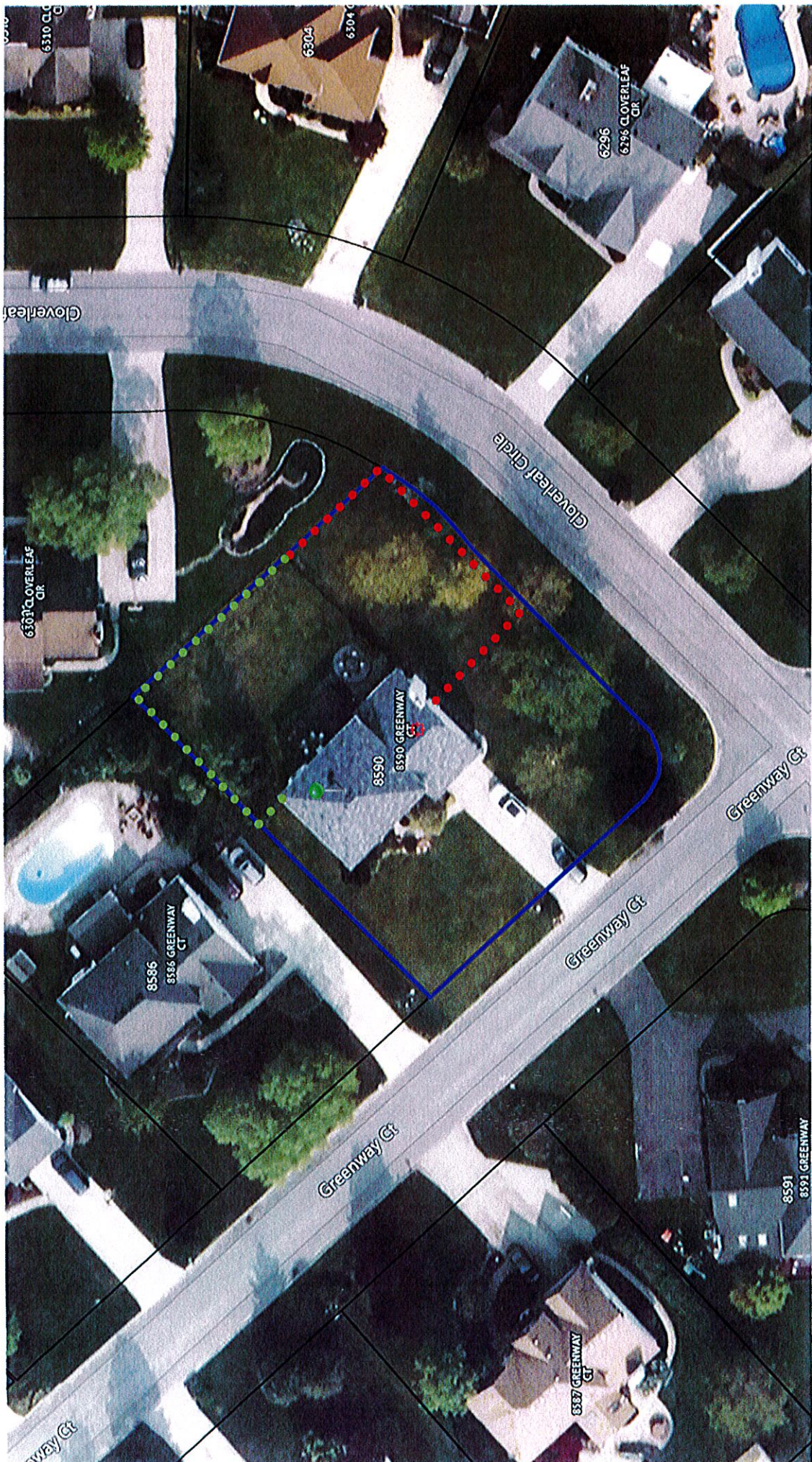
1/4" = 1'-0"





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:





Proposed 6' fence to be located within front yard. The maximum allowed height for a fence extending into the front yard is 4'. A 2' variance is requested.

Note: A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.



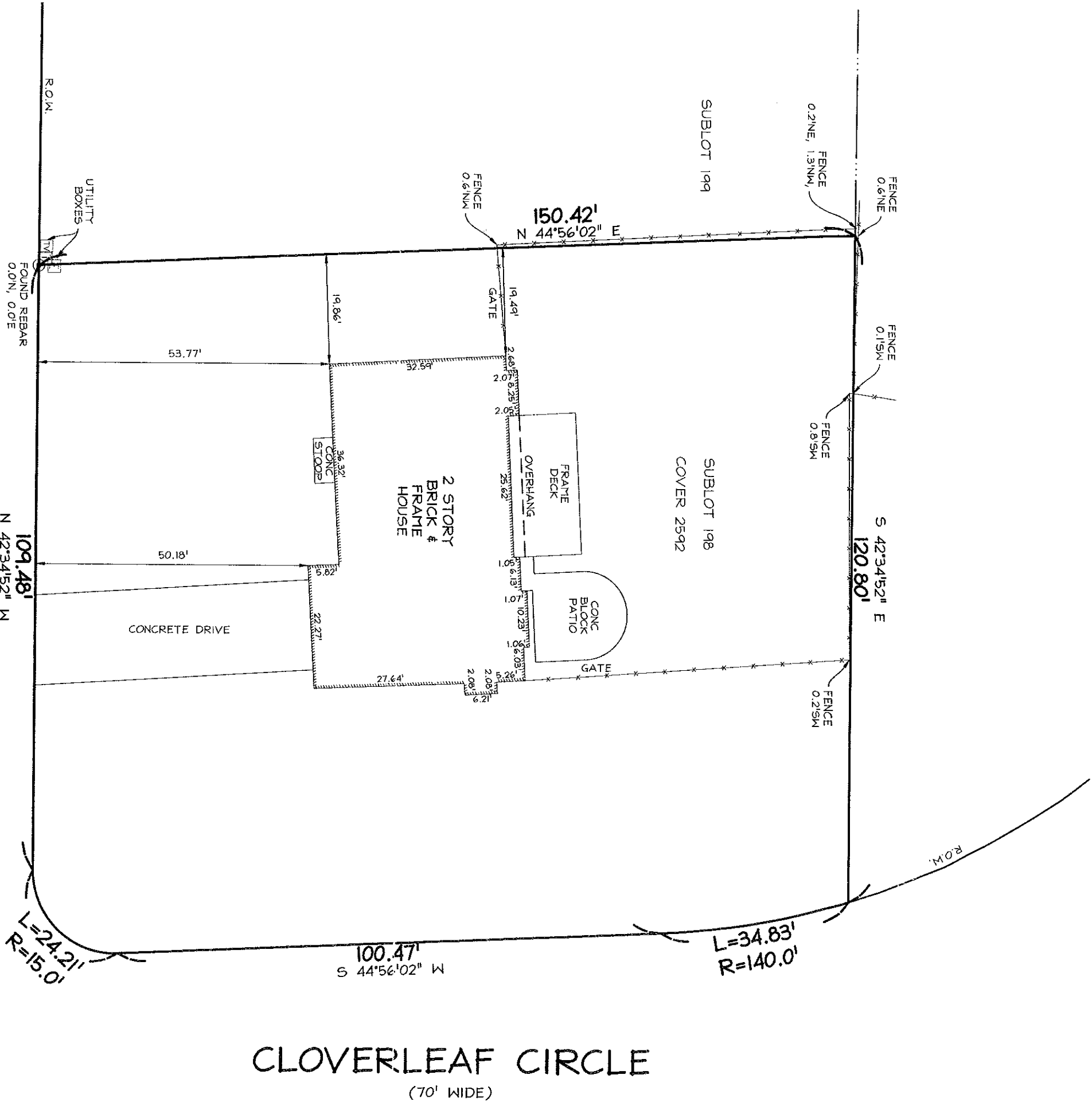
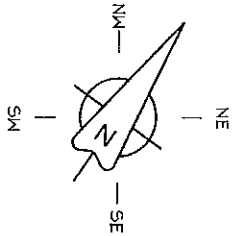
## 8590 Greenway Court

\*\*\*note the parcel lines displayed are approximate\*\*\*









# GREENWAY COURT

(60' WIDE)

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219  
P (716) 827-8000 F (716) 270-6091 [www.nussbaumer.com](http://www.nussbaumer.com)

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 17209, provision 2 of the New York State Education Law

**BOUNDARY SURVEY**

**8590 Greenway Court**

Part of Lot 2, Section 15, Township 12, Range 6

Holland Land Company's Survey

Town of Clarence

County of Erie, State of New York

Date of Survey: 04/14/2025

Scale: 1" = 20'

Project No.: 2532-0370



*John M. Hest*