

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:





axar ©CNES (2025) Distribution Airbus DS © 2025 TomTom

Proposed 2.97 acre parcel containing an existing pond.

## 7980 Northfield Road

The minimum acreage for a parcel containing a pond is 5 acres. A 2.03 acre variance is requested.

The minimum setback for a pond to any property line is 100'.

Pre-existing non-conforming northern side yard setback of +/- 60'.

Proposed southern side yard setback of +/- 48'.

Proposed western rear yard setback of +/- 30'.



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





Proposed 2.97 acre parcel containing an existing pond.

The minimum acreage for a pond containing a pond is 5 acres. A 2.03 acre variance is requested.

The minimum setback for a pond to any property line is 100'.  
 Pre-existing non-conforming northern side yard setback of +/- 60'.  
 Proposed southern side yard setback of +/- 48'.  
 Proposed western rear yard setback of +/- 30'.



## 7980 Northfield Road

\*\*\*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:

4/17/25

Received By:

S. LEISING

APPLICANT REQUEST:

Project Address: 7980 Northfield Rd

SBL #: 17.000-1-17.110

### Action Desired:

Requesting variances for minimum pond acreage requirement and pond setback distance in order to subdivide and create a new lot.

### Reason:

Applicant would like to subdivide approximately 3 acres from 7980 Northfield to create a new lot for a single-family home. Due to existing property layout, there are no feasible options available to create a lot without a variance.

CONTACT INFO:

### APPLICANT INFO

Name / Business: Joseph Lombardo

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 type="checkbox"/>	Project Sponsor

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

Name / Business:

E-Mail:

Phone #:

Address:

Town:

State:

Zip:

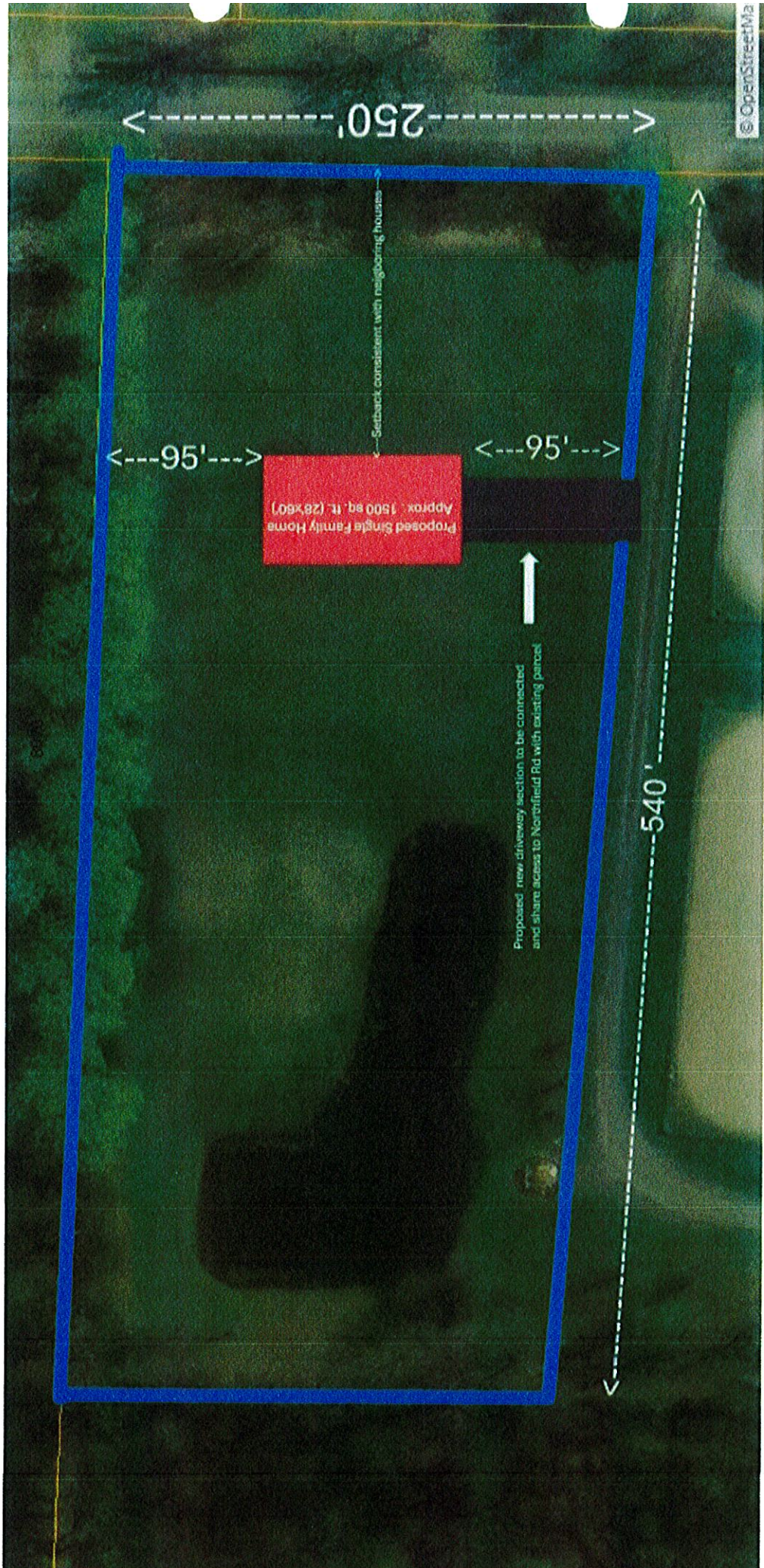
Town Use Only:

Action:	ZBA Application	By:	Zoning	On:	4/17/25	Fee:	50.00	Paid:	Ch # 937
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:	



MINOR SUBDIVISION  
APPROVED

DATE: 4/16/2025





MINOR SUBDIVISION  
APPROVED

DATE: 4/16/2025







# Proposed Configuration




- Legend**
- Parcels
  - 7980 Northfield Rd:  
+/- 47.65 acres
  - New Lot:  
+/- 2.97 acres



0.1 0 0.07 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.

**NOTE:**  
This map is not an official property survey.   
1:4,514





# Proposed Configuration



**Legend**

Parcels

7980 Northfield Rd:  
+/- 50.62 acres



0.1 0 0.07 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.

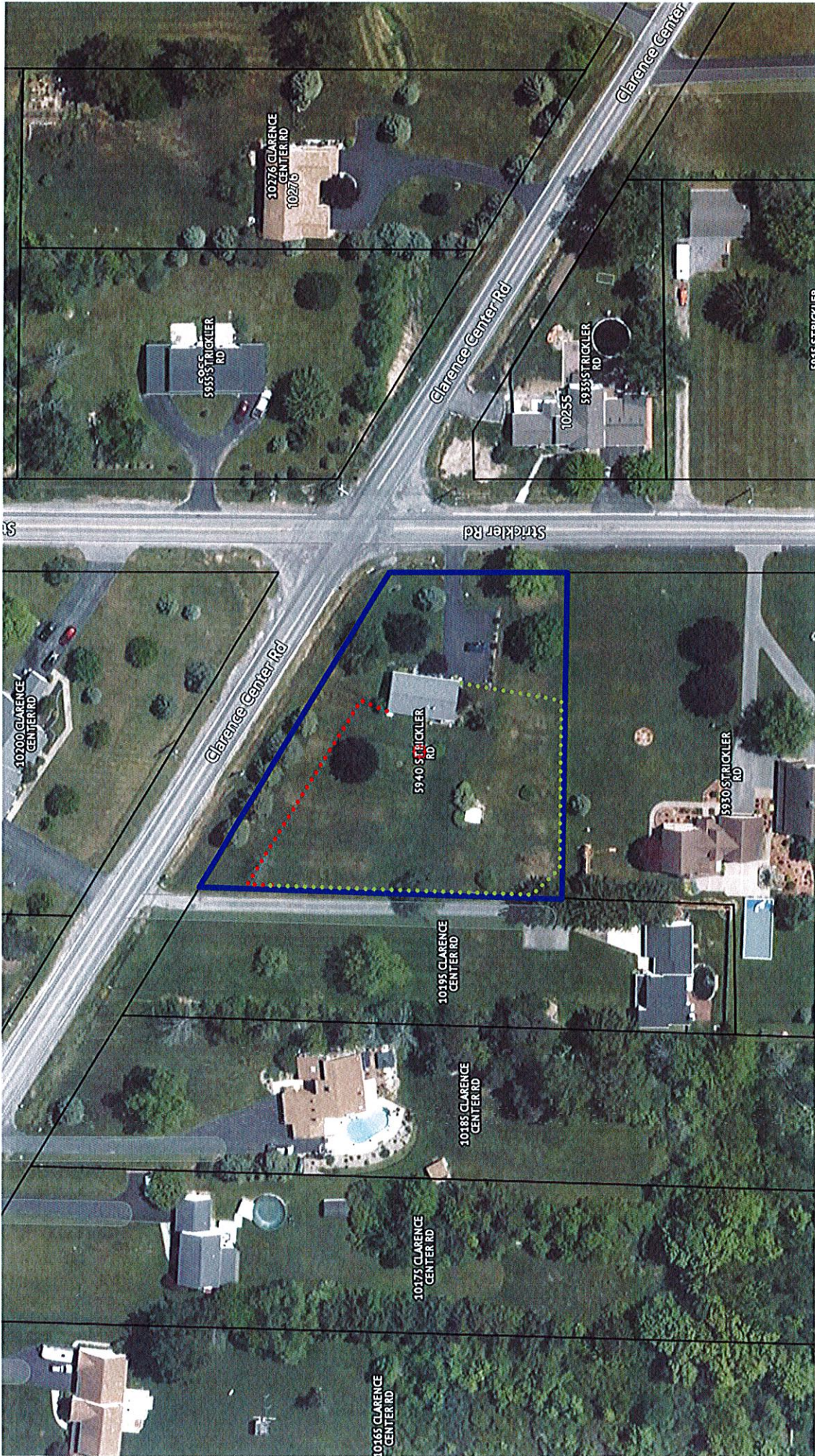
**NOTE:**  
This map is not an official property survey.

1:4,514



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





## 5940 Strickler Road

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.



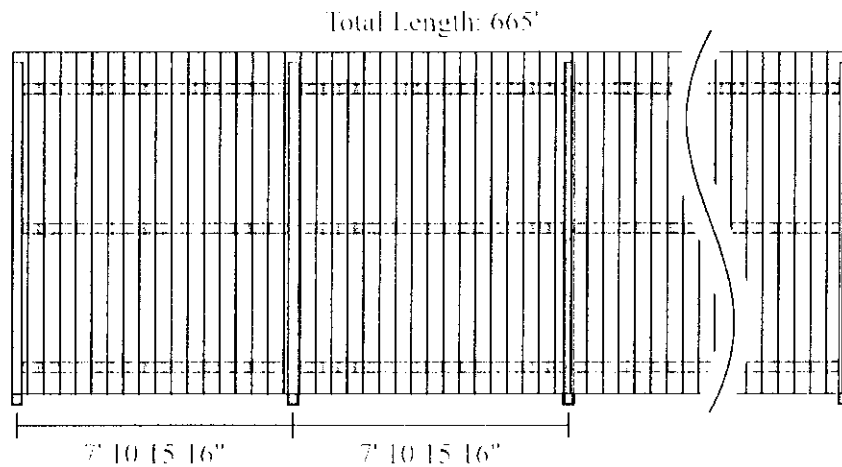
\*\*\*note the parcel lines displayed are approximate\*\*\*



[illegible]



## Installation Overview:



665 ft total length

85 number of posts

7' 10 <sup>15</sup>/<sub>16</sub>" between post-centers

3 rails per section

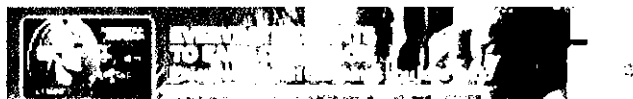
5 <sup>1</sup>/<sub>2</sub>" picket width

0" picket spacing

Estimated using the solid board privacy fence style

[See more fence styles >](#)

## Compare to Vinyl:





## Material Estimate:



85 8' 4x4 posts

252 8' 2x4 rails

1451 pickets

85 bags post concrete

50 lbs 1-1/2" screws/nails

28 lbs 3-1/2" screws/nails

## Estimated Material Cost:

\$5,820 - \$8,693 Pressure Treated

\$9,381 - \$13,705 Cedar

\$14,393 - \$20,168 Redwood

\*Estimates only - costs vary by location/vendor, selected material, and quantities.

[Get Free Fence Estimates >](#)


## Installation Overview:

Total Length: 665'





# CART

 Share

[Remove All Items](#)

Pickup and delivery options ^

Choose an option to change all items in your cart (if available)

## Pickup

Clarence (4 items)

Outdoor Essentials  
5/8 in. x 5-1/2 in. x 6 ft.  
Pressure-Treated Pine  
Dog-Ear Fence Picket  
  
Model #102560

**\$3,018.08**  
(\$2.08/item)

—

1451

+

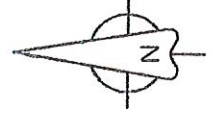
Cart Total: **\$6,536.14**





LEGEND:

APPROX. AVE.	COVERED CENTERLINE	COV'D	HSE.	HOUSE	PO.	PORCH	W.	WEST
CB.	DEED	D.	IP.	IRON PIPE	UP.	UTILITY POLE	W.	WITH
CH.	EAST	E.	L.	LIBER	P.	PAGE	WD.	WOOD
CONC.	ELECTRIC JUNCTION BOX	EJB.	MP.	MANHOLE	S.	SOUTH	YD.	YARD
COR.	EASEMENT	ESMT.	N.	MAP	STY.	STORY		DRAIN
CTB.	FENCE	FNC.	OHW.	NORTH	TJB.	TELEPHONE JUNCTION BOX		
	GARAGE	GAR.	O/L.	OVERHEAD WIRES ON LINE	TYP.	TYPICAL		



CLARENCE CENTER ROAD  
(66' WIDE)

NE COR. OF  
ERNEST  
BRAUNEN  
L. 5880  
P. 305

FOUND  
IRON  
0.57'N  
1.57'E

DRIVE  
2.3'W

R.O.W.  
15' WIDE R.O.W.  
TO NATIONAL  
FUEL GAS CORP.  
L. 10604  
P. 217

SEE R.O.W. TO  
N.Y. STATE  
L. 2105  
P. 410

298.50'

E. LINE OF  
BRAUNEN

299.79'

TOP DRIVEWAY

327'x

1.326± ACRES  
(INCLUDING HIGHWAY)

161'x

40'x  
4'x  
4'x

RAISED  
FRAME &  
PICK

WALL

CONC.

CONC.

VINYL  
SHED

BLACKTOP DRIVEWAY

WATER  
WELL

55.67'

147'x

70'x

88'x  
REC.  
TIES.

FOUND  
IRON  
UNDER  
TREE ROOT  
O/L  
0.21'E

263.71'

10' WIDE WATERLINE  
EASEMENT TO THE  
TOWN OF CLARENCE  
L. 8859, P. 636

FOUND  
IRON  
O/L  
0.17'W

R.O.W.

143.46'

E. LINE OF LOT 1

509 Main Street, P.O. Box 516, East Aurora, NY 14052  
p (716) 655-1058 f (716) 270-6091 www.nussbaumer.com

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NC  
NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED

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  
design, specification, plan or report is a violation of  
7209, provision 2 of the New York State Education



**BOUNDARY SURVEY**  
**5940 Strickler Road**  
Part of Lot 1, Section 7, Township 12, Range 6  
Holland Land Company's Survey  
Town of Clarence  
County of Erie, State of New York  
SBL: 45.17-3-12

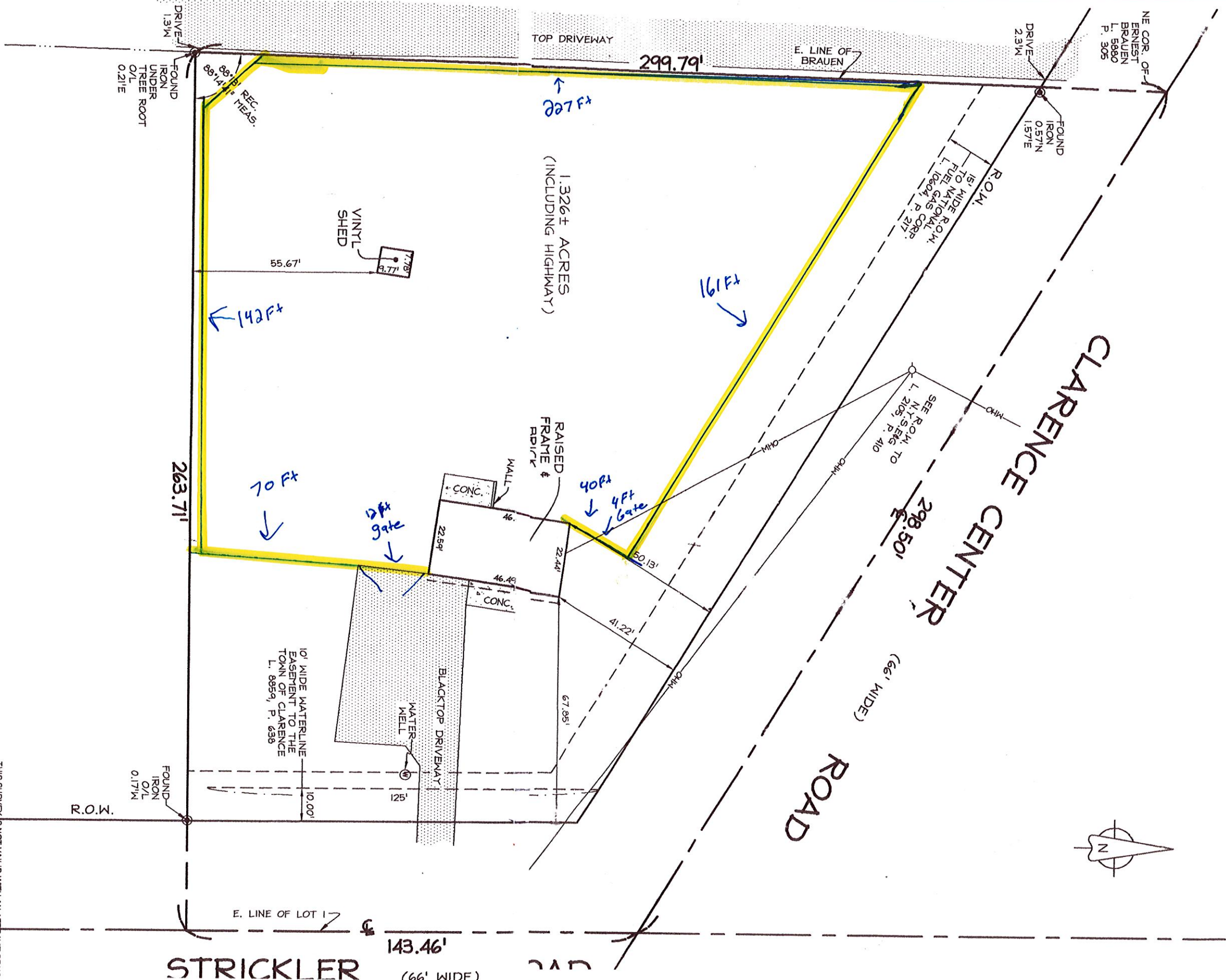
Thornton A. Kerry

Scale: 1" = 30'

Date of Survey: 11/19/2024 Project Number: 24J3-0695



LEGEND:	APPROXIMATE	COVERED	HSE.	HOUSE	PO.	PORCH	W.	WEST
AVE.	AVENUE	CENTERLINE	IP.	IRON PIPE	UP.	UTILITY	W.	WITH
CB.	CATCH BASIN	EAST	L.	LIBER	P.	PAGE	WD.	WOOD
CH.	CHAIN	ELECTRIC JUNCTION BOX	TH.	MANHOLE	S.	SOUTH	YD.	YARD
CONC.	CONCRETE	EASEMENT	N.	MAP	STY.	STORY	DRAIN	
COR.	CORNER	FENCE	OHW.	NORTH	TJB.	TELEPHONE JUNCTION BOX		
CTB.	CABLE TV BOX	GARAGE	O/L.	OVERHEAD WIRES	TYP.	TYPICAL		



509 Main Street, P.O. Box 516, East Aurora, NY 14052  
 P (716) 655-1058 F (716) 270-6091 WWW.NUSSCLARKE.COM

# BOUNDARY SURVEY

Part of Lot 1, Section 7, Township 12, Range 6  
 Holland Land Company's Survey  
 Town of Clarence  
 County of Erie, State of New York  
 SBL: 4.5.17-3-12  
 Scale: 1" = 30'

Date of Survey: 11/19/2024 Project Number: 24J3-0695

*Thornton R. Perry*

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NC NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED

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 design, specification, plan or report is a violation of 7209, provision 2 of the New York State Education



[illegible]

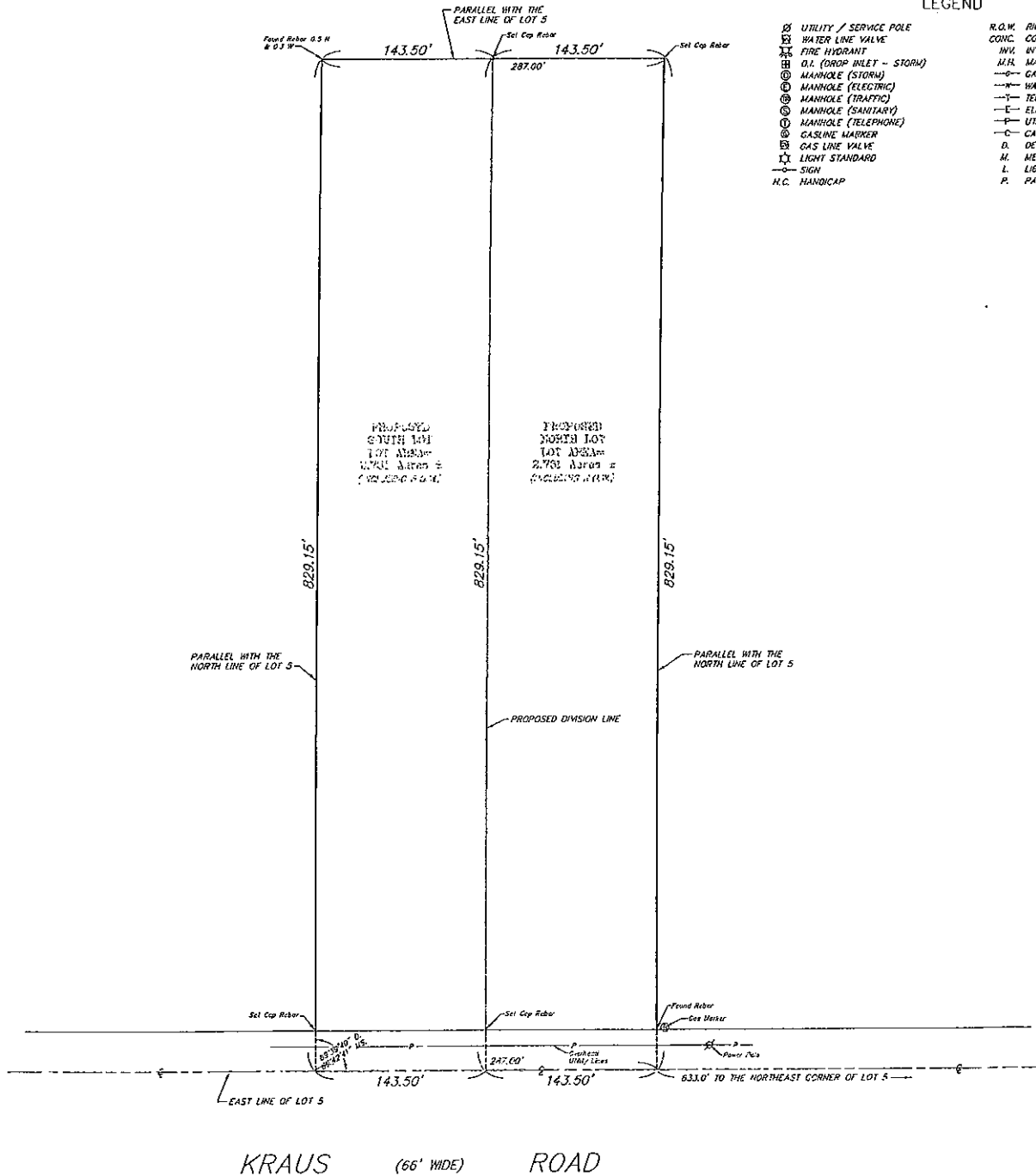




60 0 60 120 180  
SCALE: 1" = 60'

### LEGEND

Ø	UTILITY / SERVICE POLE	R.O.W.	RIGHT OF WAY
W	WATER LINE VALVE	CONC.	CONCRETE
F	FIRE HYDRANT	INV.	INVERT
D.I.	D.I. (DROP INLET - STORM)	M.H.	MANHOLE
M	MANHOLE (STORM)	---	GAS LINE
E	MANHOLE (ELECTRIC)	---	WATER LINE
T	MANHOLE (TRAFFIC)	---	TELEPHONE LINE
S	MANHOLE (SANITARY)	---	ELECTRIC LINE
U	MANHOLE (TELEPHONE)	---	UTILITY LINES
G	GASLINE MARKER	---	CABLE LINES
V	GAS LINE VALVE	D.	DEED
L	LIGHT STANDARD	M.	MEASURED
S	SIGN	L	LIBER
H.C.	HANDICAP	P.	PAGE



DISCLAIMER: THIS SURVEY WAS PREPARED BY THE SURVEYOR BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

<p>THIS SURVEY WAS PREPARED BY THE SURVEYOR BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.</p> <p><i>Christopher D. Gosses</i> SURVEYOR'S SIGNATURE</p>	<p>©COPYRIGHT 2024 BY: <b>TRUE NORTH</b> LAND SURVEYING, PLLC 150 NERO DRIVE BUFFALO, NEW YORK 14225 (716) 631-5140 - <a href="mailto:TruNorthPLLC@aol.com">TruNorthPLLC@aol.com</a></p>	<p>AMEND: SURVEY DATE: 11-11-24 DRAWING DATE: 11-12-24 SCALE: 1" = 60' "ALL RIGHTS RESERVED"</p>
	<p>PROPOSED LOT DIVISION PART OF LOT 5, SECTION 7, TOWNSHIP 12, RANGE 6 OF THE Holland Land Company's SURVEY - Erie COUNTY, N.Y. SURVEY OF: 5920 Kraus Road, Town of Clarence SBL No. 59.00-2-1.9</p>	





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

# 5900 | 5920 Kraus Road



5900 Kraus Road: Proposed 237' principal structure setback.  
The established front yard setback along Kraus Road withing 500' is 156'.

5920 Kraus Road: Proposed 237' principal structure setback.  
The established front yard setback along Kraus Road withing 500' is 156'.



Chart A

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025

Google

United States

Terms

Privacy

Send Product Feedback

200 ft

Restaurants

Hotels

Things to do

Mu

Sign in

Kraus Rd

Kraus Rd

Kraus Rd

5850

5880

5900

5920









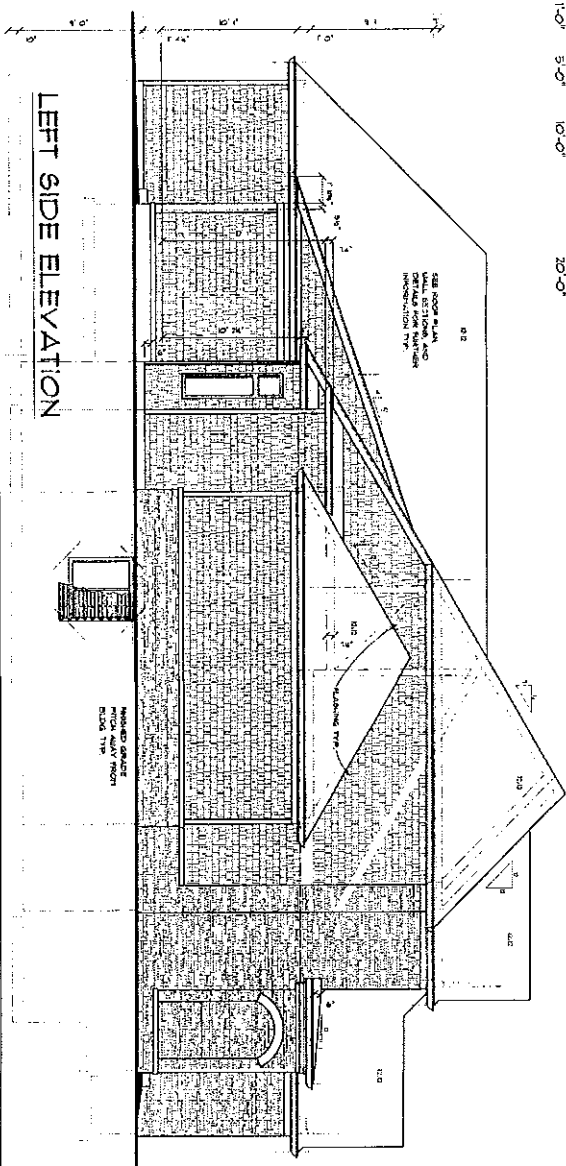


[illegible]



[illegible]

A horizontal scale bar with a black background and white markings. The scale is labeled with '0', '5', '10', and '20' degrees. The bar is divided into segments by vertical white lines.



ANY VIOLATIONS OF THE RESPONSIBILITY OF THE CONSTRUCTION LAWYER AND/OR CONSULTANT, SUBJECT TO OTHERS, CONSTRUCTION TO VARIOUS EMPLOYERS AND LOCAL, FIN. REGULATIONS. THIS IS NOT A SERVICE.

COORDINATING WITH CONSULTANTS, PLANNING OTHERS, ARCHITECTS, ENGINEERS, AND OTHERS.

ARCHITECT, HAS NOT CHANGED OR CHANGED ON SEVERAL ISSUES, ROOMING, OTHER THEY WOULD BE ADJUSTED WHEN CHANGED.

ARCHITECT, HAS NOT PROVIDED ANY DATA INFORMATION, BY THE ARCHITECT, CONSTRUCTION, AND ASSUMES NO LIABILITY FOR ANY DATA THAT WILL BE.

[illegible]

MEGAN ARNO  
5920 KRAUS ROAD  
CLARENCE, NEW YORK 14031

4.2.19 CLIENT INFORMATION

FAIR PERMIT AND CONSTRUCTION

SIGNATURE IN RED INK

А. РАДИЩЕВ

—and he, I'm afraid, was  
 almost equally wrong.

2000 12 14 19

DATE RECEIVED \_\_\_\_\_

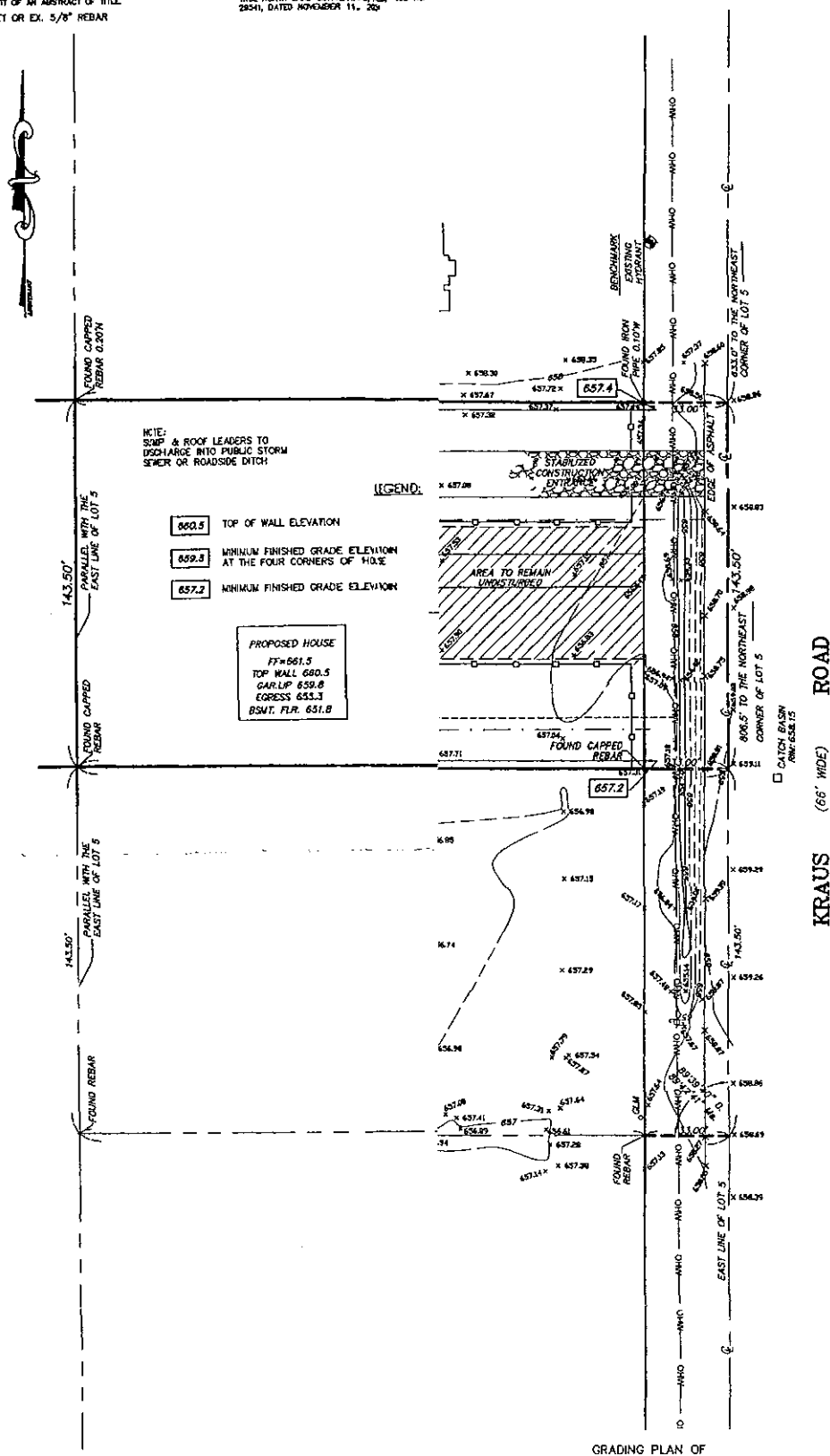
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NOTE: THIS SURVEY WAS PREPARED WITHOUT THE  
BENEFIT OF AN ABSTRACT OF TITLE.  
• SET OR EX. 5/8" REBAR

REFERENCE NOTE: SURVEY MAP PREPARED BY  
TRULY NORTH LAND SURVEYING, LLC, JOB NO.  
28541, DATED NOVEMBER 11, 2020

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS  
DOCUMENT IS A VIOLATION OF SECTION 7208 PROVISION 2  
OF THE NEW YORK STATE EDUCATION LAW.



PART OF LOT 5, SECTION 7, 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  
4850 GENESEE STREET, SUITE 100  
BUFFALO, NEW YORK 14225  
(716) 833-4844 FAX 833-4940

Job No. 12254-N

Date: MARCH 12, 2025

Scale: 1" = 40'

TAX No.

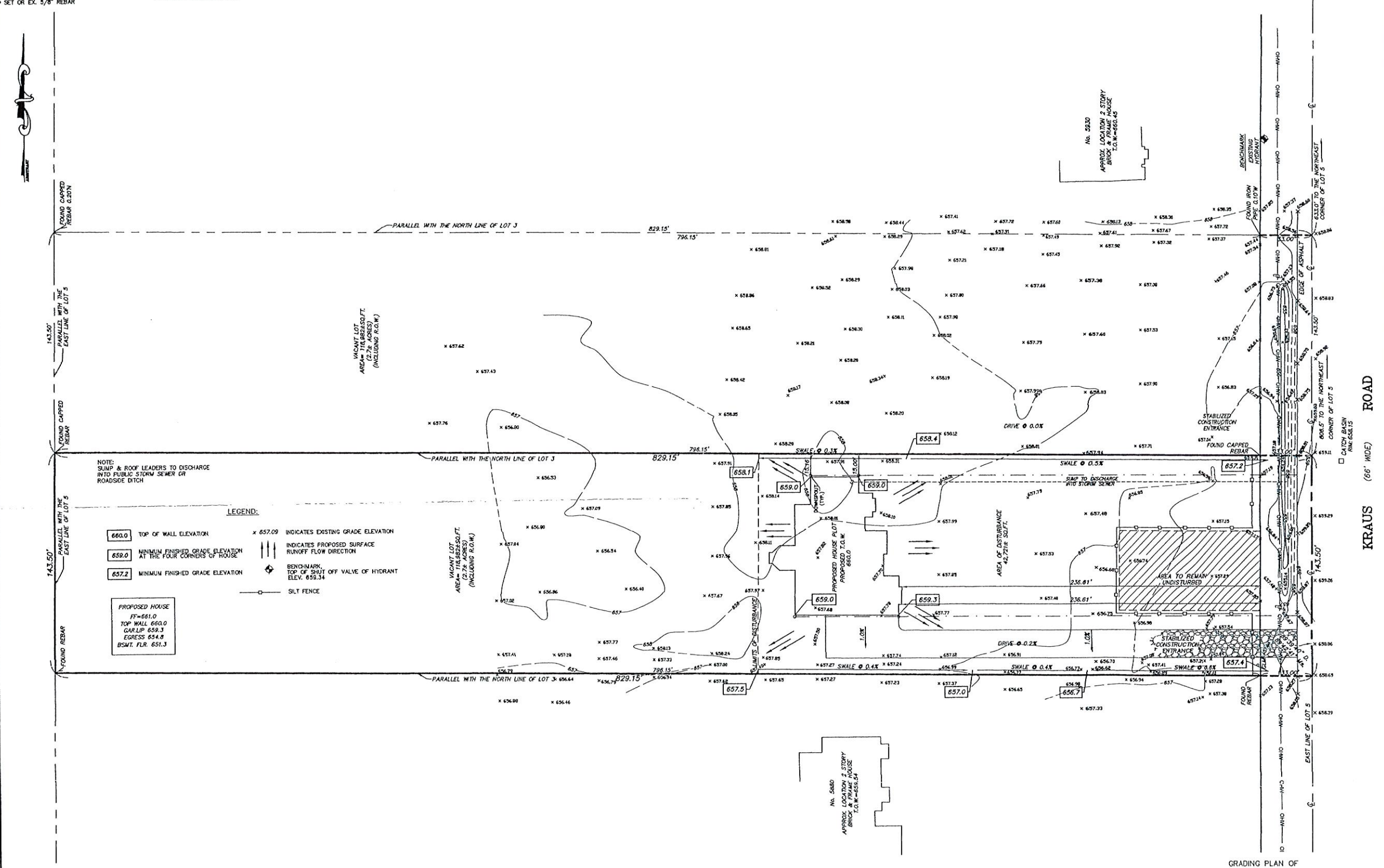
DATE	REVISION/TYPE
3/26/25	REVISE LOCATION OF THE HOUSE



NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.  
\* SET OR EX. 5/8" REBAR

REFERENCE NOTE: SURVEY MAP PREPARED BY TRUE NORTH LAND SURVEYING, PLLC, JOB NO. 29541, DATED NOVEMBER 11, 2024

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



DATE	REVISION/TYPE
3/26/25	REVISE LOCATION OF HOUSE

PART OF LOT 5, SECTION 7, 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 GORHAM STREET, SUITE 100  
BUFFALO, NEW YORK 14225  
(716) 633-4544 FAX 833-4940

Job No.12254-S Date: MARCH 12, 2025  
Scale: 1" = 40' TAX No.



3BA 12-10-2024

**Appeal No. 5**

The Megan Arno Residence Trust  
Agricultural Rural Residential

Town Code Reference:

- 1) §229-40
- 2) §229-40

Applicant requests variances:

- 1) of 6'6" to allow a lot frontage of 143'6"; and
  - 2) of 6'6" to allow a lot frontage of 143'6";
- all to allow for a minor subdivision of land, which would result in one lot being split into two lots of record, located at 5920 Kraus Road.

**DISCUSSION:**

Attorney Sean Hopkins from the law firm Hopkins Sorgi McCarthy, and applicants Michael Arno and his daughter Megan Arno were present to represent this request.

Mr. Hopkins reviewed the request, adding that the parcel is quite large at approximately 5.46 acres. The reason they would like to subdivide this property in to two lots so that both Michael and his daughter Megan are able to each build a single-family home.

Referring to a survey of the property as it exists today, Mr. Hopkins noted that there is currently 287 ft. of frontage on Kraus Road, the depth is 829.15.

Mr. Hopkins noted that they are requesting one variance for each lot which is based on section §229-40 of the Zoning Code, Lot Width for the Agricultural Rural Residential district. The section states that with the exception of corner lots, 150 ft. of frontage is required on a dedicated right-of-way.

Mr. Hopkins referred to slides that showed the proposed subdivision of the lots at 2.73 acres, both parcels need minor variances from the 150 ft. requirement.

Mr. Hopkins added that in relation to the construction of each of the proposed single-family homes, they acknowledge and will comply with the required building setbacks of each of the homes. The front yard setback is 45 ft. unless otherwise determined by the Planning Department, side yards are 15 ft., and rear yards are 45 ft.

Mr. Hopkins reviewed the laws and benefits of this variance request.

Mr. Hopkins stated that the neighbors have no opposition to the variances that are requested.

Reviewing the criteria for a variance, Mr. Hopkins stated that they are requesting very minor deviations with each lot only being 6 ½ ft. from the minimum frontage.

Mr. Hopkins noted that granting the area variances will not result in any harm, and the two area variance requests only result in a variation of 6 ½ feet from the minimum requirement.

Mr. Hopkins added that the proposed variances will not have an adverse effect on the neighborhood. Building permits and appropriate grading plans will need to be submitted for review and approval.

A completed short Environmental Assessment Form (EAF) was submitted with the application, and Mr. Hopkins added that a Negative Declaration is appropriate because the project will not result in any adverse environmental impacts.

Regarding whether the alleged difficulty was self-created, Mr. Hopkins added that in this instance, because they have knowledge of the code and the minimum frontage requirement, they will accept a finding that it is a self-created hardship.



30A 12-10-2024

Mr. Drinkard asked if the two lots will have houses built on them, and if they will need variances for the structures.

Mr. Arno responded that the houses will each be approximately 3,000 sq. ft. He would like the houses to be set back equally with the other three houses to the south, which he also built.

Mr. McNamara confirmed that Mr. Arno previously owned the house to the left.

Mr. Arno responded yes.

Mr. McNamara asked when he sold that house.

Mr. Arno stated approximately 5 years ago.

Mr. McNamara asked if the 150' set back applied 5 years ago also.

Mr. Bleuer stated that it has been 150' since 2005.

Mr. McNamara asked what the side yard setback for the house to the south is.

Mr. Arno responded that it is at least 20 ft.

Mr. Hopkins reiterated that 144.5 ft. of frontage required with the two side yard setbacks is very easy.

Mr. McNamara noted that Mr. Arno could have reserved some land when he originally split the parcel off and sold it.

Mr. Hopkins responded yes; he did not envision this scenario.

Chairman Mills asked when the parcel was acquired by Mr. Arno.

Mr. Hopkins stated that it is under contract, it has not been formally acquired yet.

Chairman Mills asked if there are any architectural done for the houses.

Mr. Hopkins responded no; they are waiting to see if the variance requests will be granted.

Chairman Mills confirmed that each home will be approximately 3,000 sq. ft.

Mr. Arno responded yes.

Chairman Mills asked Mr. Arno if he expects to need setback variances for the homes.

Mr. Bleuer explained that setbacks are determined based on the average of homes within 500' on the same side of the road. Possibly the northernly lot, if it is going to be in a straight line, may require a variance otherwise it would need to come closer to the home to the north.

Mr. Hopkins stated that they want to comply with that request, and when the time comes, they will need to do the calculations to determine if the lots will require setback variances. The goal would be to align them as much as possible.



3BA 12-10-2024

Mr. Krey asked about the properties to the north, they appear smaller but were built before the code was changed.

Mr. Arno stated that those houses have 100 ft. of frontage.

In regard to Public Participation, no one spoke.

Neighbor Notifications are on file, no comments were received.

#### **ACTION:**

Motion by Ryan Mills, seconded by Gerald Drinkard that pursuant to Article 8 of the Environmental Conservation Law to **accept** the Part 1 Environmental Assessment Form as submitted and approve the Part 2 and 3 Environmental Assessment Form as prepared and to issue a Negative Declaration on the proposed Megan Arno Residence Trust Minor Subdivision at 5920 Kraus Road. This unlisted action involves a lot split to create 1 lot in the Agricultural Rural Residential zone. After thorough review of submitted plans and Environmental Assessment Forms it is determined that this action will not have a significant negative impact on the environment.

#### **ON THE QUESTION:**

Chairman Mills stated that while this is a minor deviation from the determined front yard setback in place, looking at the residences adjacent at 5930, 5940, and 5950 Kraus Road they are all 104 ft., 114 ft., and 114 ft. in terms of their frontage. While the other lots are larger around them, he does not believe this will have an adverse effect on the character of the neighborhood or the street.

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

#### **MOTION CARRIED**

Motion by Patrick Krey, seconded by Gerald Drinkard to **approve** Appeal No. 5 as written.

#### **ON THE QUESTION:**

Based upon the lot frontages at 5930, 5940 and 5950 Kraus Road, and their frontages of 104 ft., 114 ft., and 114 ft., Chairman Mills does not believe this will have an adverse effect on the character of the neighborhood. There are larger lot sizes around this property and this is not a huge deviation. In addition, the overall parcel size of parcel 1 and parcel 2 are still 2.731 acres which are larger parcels. Chairman Mills does not feel that this will have any significant environmental or negative impacts on the character of the neighborhood.

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

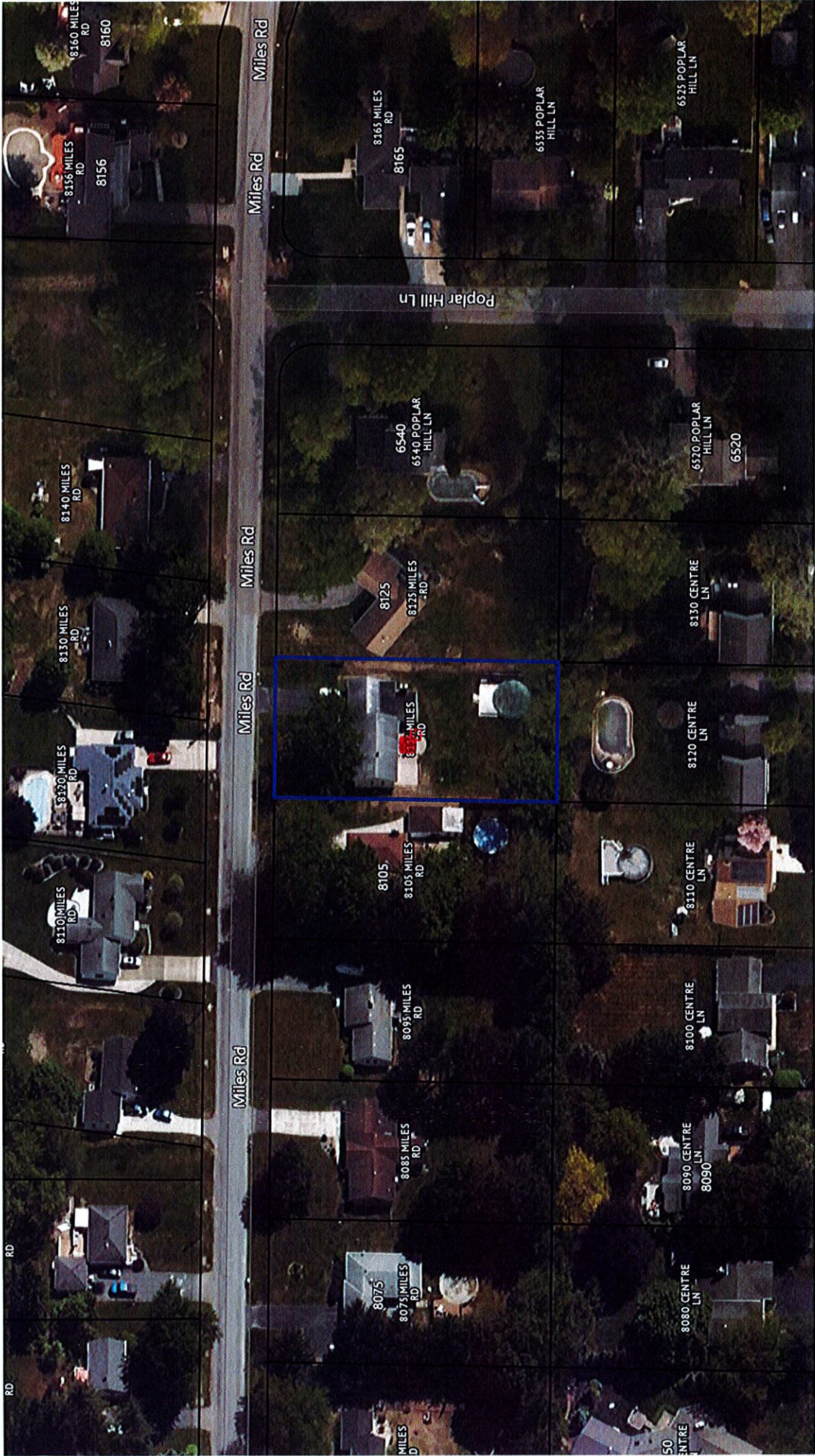
#### **MOTION CARRIED**

Mr. Bleuer added that the Minor Subdivision for 5920 Kraus Road has been approved.



Signed: Signature On File





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

## 8115 Miles Road



Existing detached accessory structure (pavilion) set back 2' from the principal structure.

The minimum accessory structure setback from the principal structure is 6'.

A 4' variance is requested.



[illegible]







Williamsville (718) 213-0841 · Henrietta (585) 424-4050 · Greece (585) 227-2000



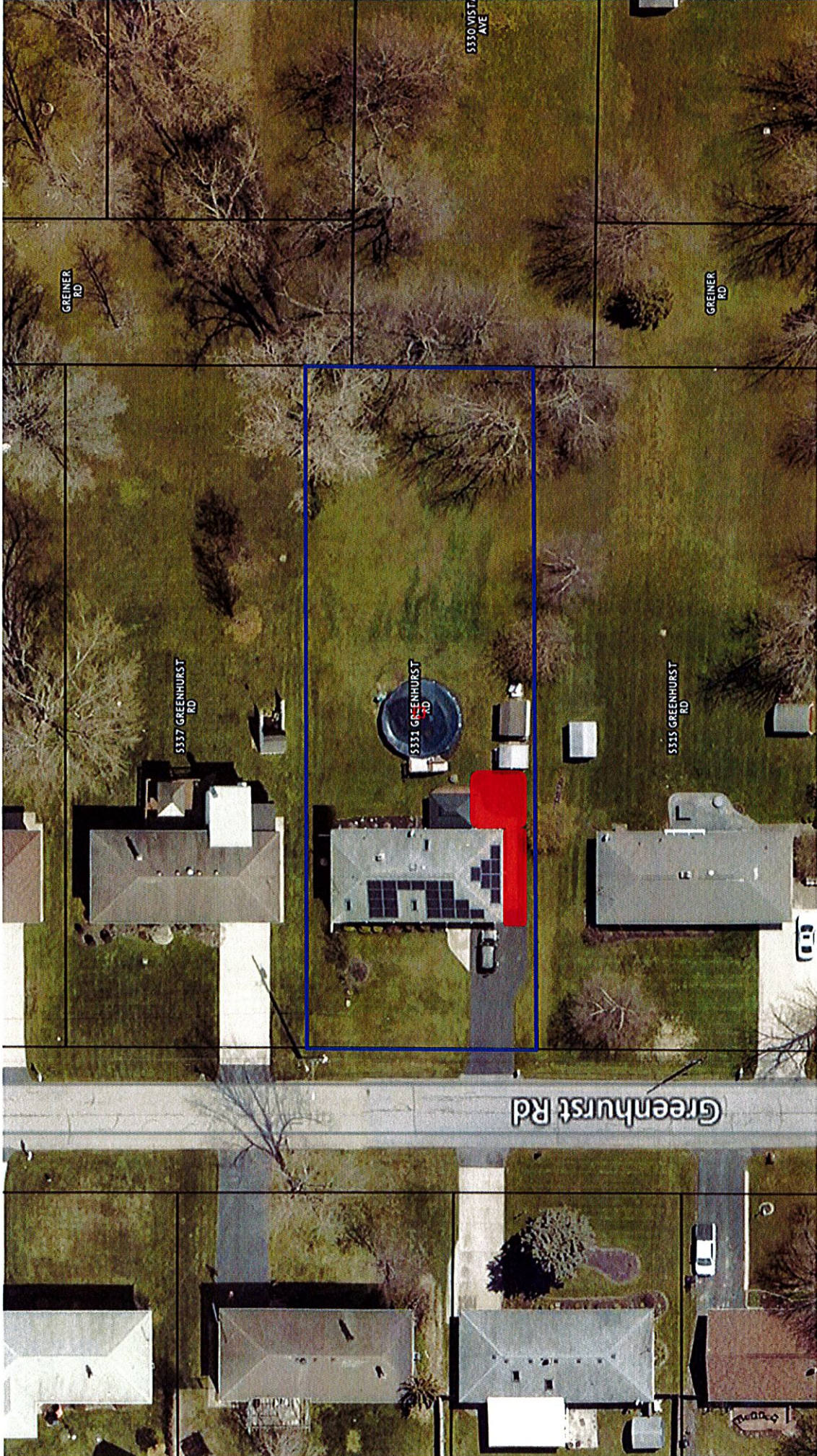






[illegible]





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

Proposed principal structure addition resulting in a 5'6" side yard setback.

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

A 7' variance is requested.

Proposed principal structure setback of 5'6" to the existing pool.

The minimum setback between a principal structure and a pool is 10'.

A 4'6" variance is requested.

## 5331 Greenhurst Road







# Request for Action

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

## Town Use Only

Date:

4/23/25  
A. Schaefer

Received By:

APPLICANT REQUEST:

Project Address: 5331 Greenhurst Road

SBL #: 57.17-2-1

### Action Desired:

We want to add an addition behind the house, and add a second garage bay. This requires that the edge of the structure extends out to 5.5 feet from the property line. Also, the corner of the new structure will extend out to within 5.5 feet of the existing above ground pool. We want to avoid moving the pool.

### Reason:

We have a large extended family, and need more space for family visits. This will also allow us to move the laundry upstairs, which will help us as we age. Also, we are both in our 70's and want to be able to park inside during the winter.

CONTACT INFO:

### APPLICANT INFO

Name / Business:

Mark Dunlap

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:

ON FILE

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

Name / Business:

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

Town Use Only:

Action:

By:

On:

Fee:

Paid:

Action:

By:

On:

Fee:

Paid:

Action:

By:

On:

Fee:

Paid:

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Paid:

Action:

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Fee:

Paid:

Action:

By:

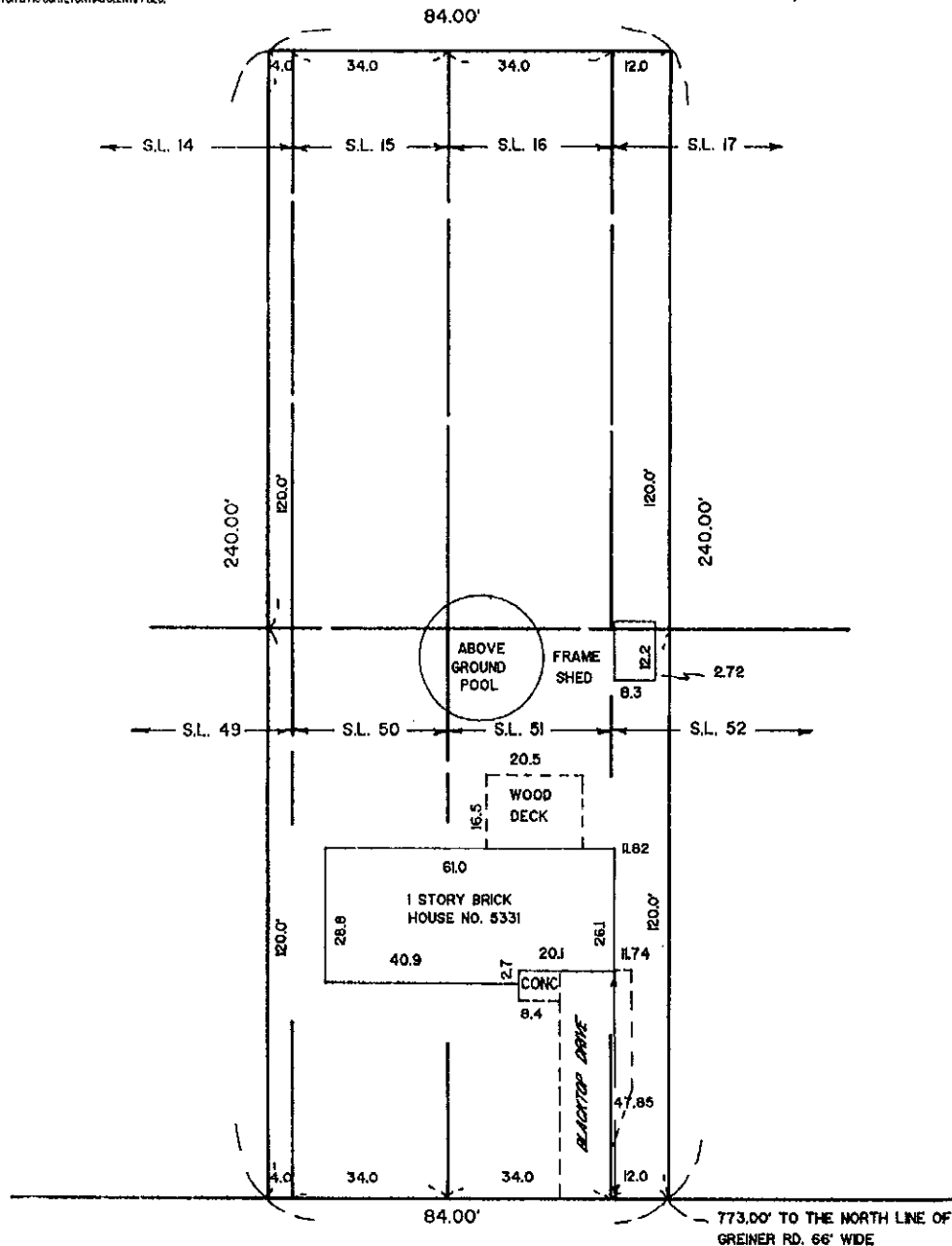
On:

Fee:

Paid:



NOTE: IT IS A VIOLATION OF SECTION 7208, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER, IN ANY WAY, ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



**GREENHURST ( 50' WIDE ) AVENUE**  
( ORCHARD AVE. ) ( GREENHURST RD. )

NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT.  
MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION,  
ALTERATION AND/OR ADDITION TO THIS SURVEY MAP. IT IS A VIOLATION OF SECTION  
7208, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED  
ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT  
MAY BE REVEALED BY AN EXAMINATION OF SUCH.



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Erie County (716) 854-6338 > Fax (716) 731-4499

**Successor to the Records of:**

Newton Land Surveying.....Est. 1995  
Wilson, M.F.....Est. 1989  
Newton, W.J.....Est. 1960  
Poyer, F.J.....Est. 1956  
Richards, E.S.....Est. 1955  
Basinski, I.S.....Est. 1950  
Devlin, J.....Est. 1945  
Kuster, A.S.....Est. 1922  
Houlston, G.....Est. 1904

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*Paul H. H. 200*

TOWN OF CLARENCE	COUNTY OF ERIE	NEW YORK
PART OF LOT 12	SEC. 14	TWP. 12
ALL OF SUBLOTS 15, 16, 50, & 51, THE S. 4.0' OF SUBLOTS 14, & 49, & N. 12.0' OF SUBLOTS 17 & 52	RANGE 6	M.C. 1259
SRL # 57.17-2-1	SCALE 1"= 30'	JOB # 2031018
		DATE: 10-20-03

THIS MAP VOID  
UNLESS EMBOSSED WITH  
NYSPLS SEAL 49969



