

APPLICANT REQUEST:

Request for Action

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

Town Use Only

Date: October 28, 2025

Received By: Planning & Zoning Office

Project Address: 10725 Keller Road

SBL #: 45.00-2-8.511

Action Desired:

Applicant requests a variance of 15' to allow a corner lot frontage of 185' along Salt Road to allow for a Minor Subdivision of Land, which would result in one lot being split into three lots of record, located at 10725 Keller Road in the Agricultural Rural Residential zone.

Reason:

Town Code Reference: §229-40(A)

		APPLICANT INFO		
	Name / Business:	Ann E. Davis		
	E-Mail:			
	Phone #:	ONFILE		
OF	Address:	ON,		
	Town:	State: Zip:		
	PROJECT SPONSOR INFO (If Different Than Applicant)			
ĬĀ	1	PROJECT SPONSOR INFO (If Different Than Applicant)		
CONTA	Name / Business:	PROJECT SPONSOR INFO (If Different Than Applicant)		
CONTACT INFO:				
CONTA	Name / Business:			
CONTAC	Name / Business: E-Mail:	ONFILE		

CORRESPONDENCE

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

	7 10000 001101 ,	
√	Applicant	
	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

	Action:	Ву:	On:	Fee:	Paid:
	Action:	Ву:	On:	Fee:	Paid:
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	Action:	Ву:	On:	Fee:	Paid:



Project Address:

SBL #:

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:

10725 Keller Road Clarence, 174 14031

10/28/2025 A. Schaefer

APPLICANT REQUEST	Action Desired: Allowing Salt Rd Frontage being 185 ft VS 200 ft on corner lot Reason: In order to spirt house from empty Land giving enough empty land tempining to be adequate Size for (2) seperate building lots VS only having (1) are to hoad Frontage needing 157t additional feet on house participants on Spirt Ro Size (Southing to Estate Planning)					
		APPLICANT INFO			SIGNATURE	
):	Name / Business: E-Mail: Phone #:	Ann E DAVIS	•	in F pl siç	equest for Action shall be filled out completely the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary ans, maps, and supporting documentation. By gning below I certify that I have the authority to bmit this Request for Action, and further certify its contents to be true and correct.	
NFC	Address:				Signed:	
CT	Town:					
CONTACT INFO	PRC Name / Business: E-Mail:	DJECT SPONSOR INFO (If Differe	int Than Applicant)		Please indicate the preferred entity that shall receive the appropriate correspondence and illing associated with this Request for Action. Please select only one.	
	Phone #:				Applicant Project Sponsor	
	Address:					
	Town:	State	: Zip:			
ıly:	Action:	By:	On:	Fee:	Paid:	
o Or	Action:	By:	On:	Fee:	Paid:	
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10	Action:	By:	On:	Fee:	Paid:	
	Action:	By:	On:	Fee:	Paid:	



- Parcel A: Blue
 +/- 1.43 acres
 +/- 185' Salt Road | +/- 340' Keller Road

Parcel B: Orange

10725 Keller Road

+/- 1.56 acres +/- 150' Salt Road

Parcel C: Green

- +/- 1.84 acres +/- 150' Salt Road

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

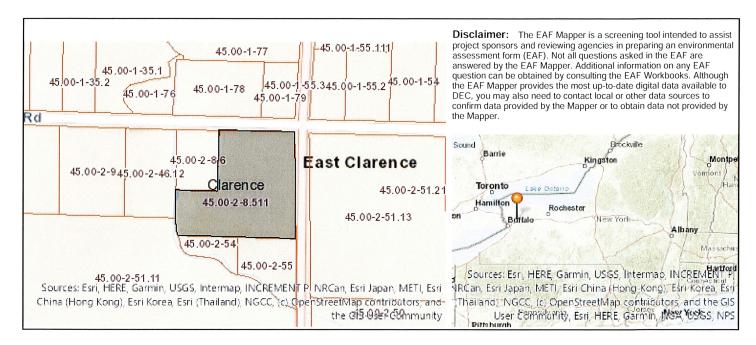
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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				
Name of Action or Project:		-		
10725 Keller Road Minor Subdivision				
Project Location (describe, and attach a location map):				
10725 Keller Road - Southwest Corner of Keller Road and Salt Road				
Brief Description of Proposed Action:				
Minor Subdivision of land to create a total of three (3) parcels. One (1) parent parcel would retain the existing principal residential structure, and two (2) new vacant parcels would front Salt Road. There would be no physical ground disturbance as a result of this proposal.				d two (2)
Name of Applicant or Sponsor:	Telephone: (716) 741-23	55		
Ann E Davis	E-Mail: focusnorth@aol.c	com		
Address:				
10725 Keller Road				
City/PO:	State:	Zip Code:		
Clarence	NY	14031		
 Does the proposed action only involve the legislative adoption of a plan, local administrative rule, or regulation? 	al law, ordinance,	N	0	YES
If Yes, attach a narrative description of the intent of the proposed action and the may be affected in the municipality and proceed to Part 2. If no, continue to ques		at v		
2. Does the proposed action require a permit, approval or funding from any other government Agency? NO YES			YES	
If Yes, list agency(s) name and permit or approval: Town of Clarence Zoning Board of Appeals approval for a Minor Subdivision of Land.				✓
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 4.8 acres 0 acres +/- 5.0 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban 🗹 Rural (non-agriculture) 🔲 Industrial 🔲 Commerci	al Residential (subu	rban)		
Forest Agriculture Aquatic Other(Spe	ecify):			
☐ Parkland				

5. Is the proposed action, NO	YES	N/A	
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?	V		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
o. Is the proposed action consistent with the predominant character of the existing built of natural landscape?		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	V		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✓		
b. Are public transportation services available at or near the site of the proposed action?	\checkmark		
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	\checkmark		
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
No physical ground disturbance is proposed as part of this Minor Subdivision of Land.			
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	l		
No physical ground disturbance is proposed as part of this Minor Subdivision of Land.		✓	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:			
No physical ground disturbance is proposed as part of this Minor Subdivision of Land. Any future build-out of the property would be subject to Erie County Health Dept. review and approval of a wastewater utility.			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	NO	YES	
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?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	NO	YES	
wetlands or other waterbodies regulated by a federal, state or local agency?		$\overline{\mathbf{V}}$	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	V		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
No physical ground disturbance is proposed as part of this Minor Subdivision of Land. Beeman Creek runs along the western section of the existing parent parcel.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:				
☐ Shoreline ☐ Forest ☑ Agricultural/grasslands ☑ Early mid-successional				
☑ Wetland ☐ Urban ☐ Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES		
Federal government as threatened or endangered?	V			
16. Is the project site located in the 100-year flood plan?	NO	YES		
	V			
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES		
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 physical ground disturbance is proposed as part of this Minor Subdivision of Land.				
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)?	NO	YES		
If Yes, explain the purpose and size of the impoundment:				
No physical ground disturbance is proposed as part of this Minor Subdivision of Land.		L		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES		
management facility? If Yes, describe:				
No physical ground disturbance is proposed as part of this Minor Subdivision of Land.	✓			
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES		
completed) for hazardous waste? If Yes, describe:				
Tracs, describe.				
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE B MY KNOWLEDGE	EST OF			
Applicant/sponsor/name: Ann E Davis Date: 9/24/2025				
Signature: ON FILETitle: Applicant		.		
L				



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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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



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Project:	10725 Keller Road Minor Subdivisio	n
Date:	11-18-2025	

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?	✓	
2.	Will the proposed action result in a change in the use or intensity of use of land?	\checkmark	
3.	Will the proposed action impair the character or quality of the existing community?	\checkmark	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
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?	\checkmark	
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?	✓	
7.	Will the proposed action impact existing: a. public / private water supplies?	✓	
	b. public / private wastewater treatment utilities?	✓	
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11.	Will the proposed action create a hazard to environmental resources or human health?	√	

Agency Use Only [If applicable]			
Project:	10725 Keller Road Mine		
Date:	11-18-2025		

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

This Minor Subdivision of Land allows for the creation of two (2) new vacant frontage lots in the Agricultural Rural Residential zone. There are 3 lots affected by this action. The 2 lots along Salt Road meet the minimum lot standards per the Town of Clarence Zoning Code. The 1 lot at the corner of Keller Road and Salt Road does not meet the minimum lot standards; however, the non-conforming lot does not pose as a significant adverse environmental impact and the parcel is not in sharp contrast to the surrounding existing parcels. There is no physical land disturbance as a result of this approval.

Check this box if you have determined, based on the info that the proposed action may result in one or more pote environmental impact statement is required.	ormation and analysis above, and any supporting documentation, entially large or significant adverse impacts and an
Check this box if you have determined, based on the info	ormation and analysis above, and any supporting documentation,
that the proposed action will not result in any significant	adverse environmental impacts.
viant the proposed decision with new received and may engineered.	
Town of Clarence Zoning Board of Appeals	11-18-2025
Name of Lead Agency	Date
	Town of Clarence Zoning Board of Appeals Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

T.B. mtg. Garth Davis requests Minor Subdivision Approval to create one new residential building lot in the Agricultural Rural Residential Zone at 6300 Salt Road. James Callahan said the location is the southwest corner of Salt Road and Keller Road consisting of vacant land.

Garth Davis said the purpose is for a future home.

Motion by Councilman DiCostanzo, seconded by Councilman Kolber that pursuant to Article 8 of the Environmental Conservation Law and upon the recommendations of the Town of Clarence Planning Department under the State Environmental Quality Review Act (SEQRA), the Clarence Town Board issues a Negative Declaration on the proposed Davis Minor Subdivision located at 6300 Salt Road. This Unlisted Action involves the creation of one (1) new residential building lot in the Agricultural Rural Residential Zone. After thorough review of the submitted site plan and Environmental Assessment Form (EAF) by the Town Board, it is determined that the proposed action is consistent with Master Plan 2015 and local land use regulations and will not have a significant impact upon the environment. Upon roll call – Ayes: All; Noes: None. Motion carried.

Motion by Councilman Kolber, seconded by Councilman Casilio to adopt the following resolution:

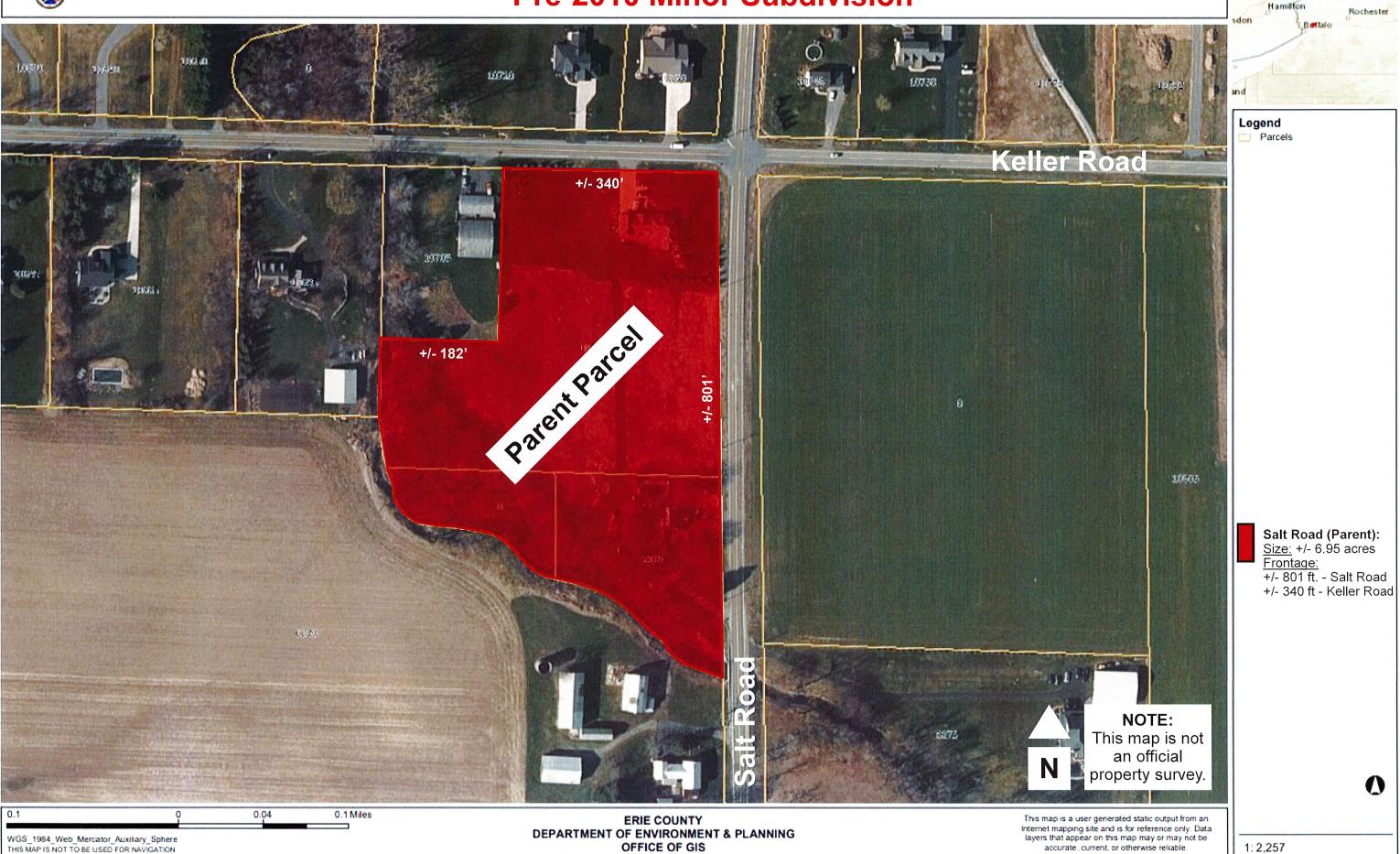
RESOLVED, that the Clarence Town Board grants the request of the applicant, Garth Davis, for Minor Subdivision approval to create one (1) new I residential building lot located at 6300 Salt Road, in the Agricultural Rural Residential Zone, subject to the following conditions:

1. Open Space and Recreation Fees.

Upon roll call - Ayes: All; Noes: None. Motion carried.



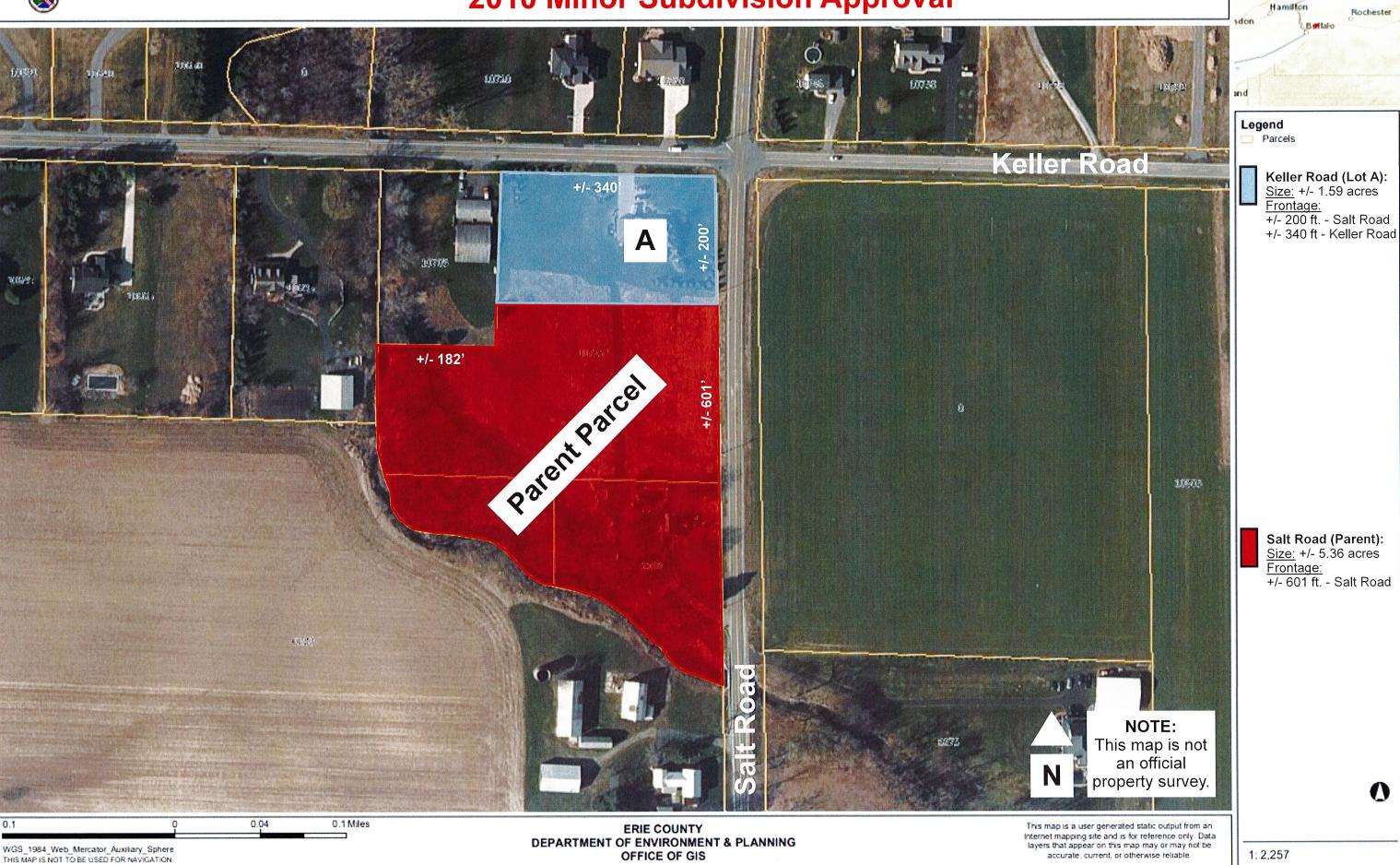
Pre-2010 Minor Subdivision



1: 2,257

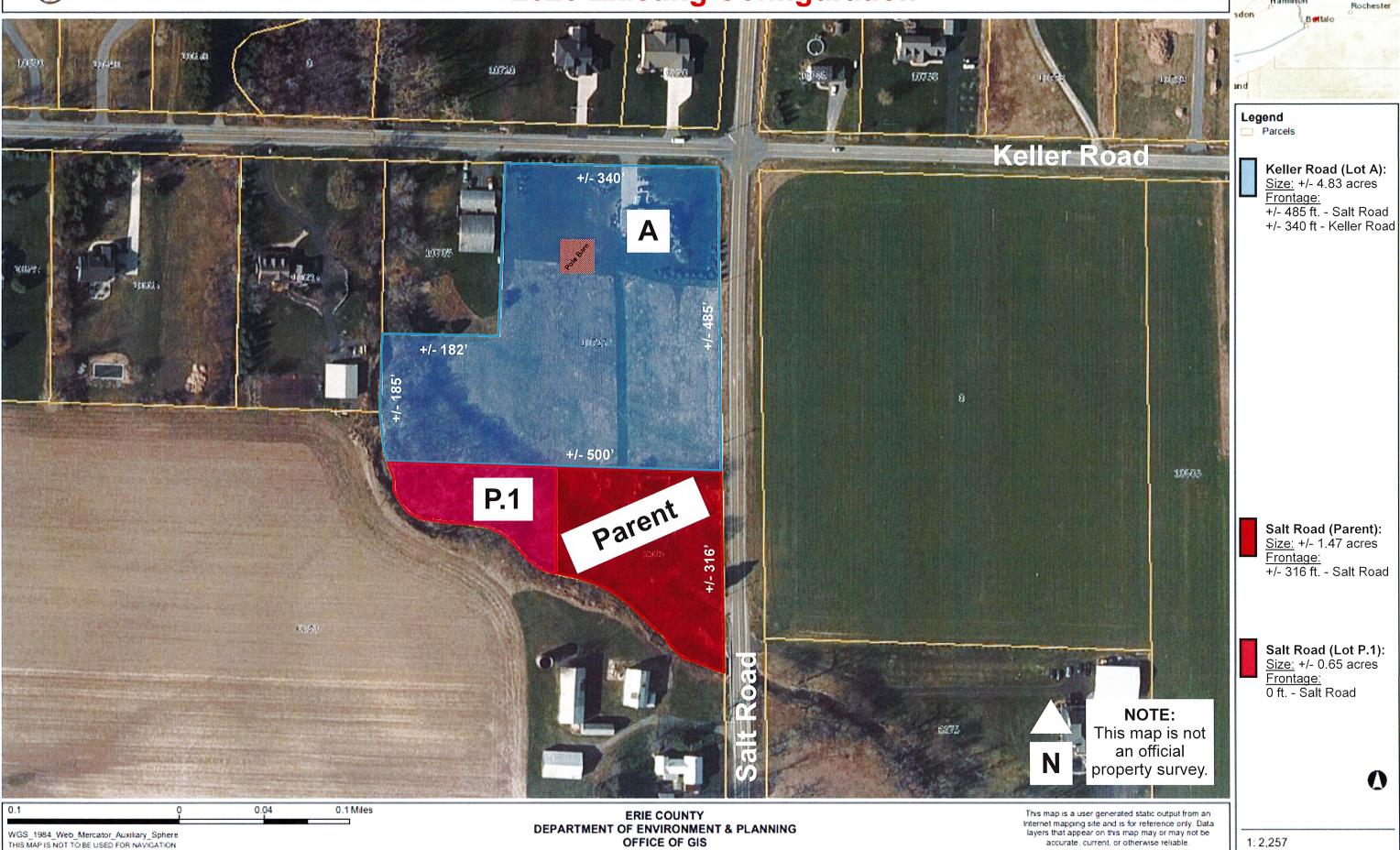


2010 Minor Subdivision Approval





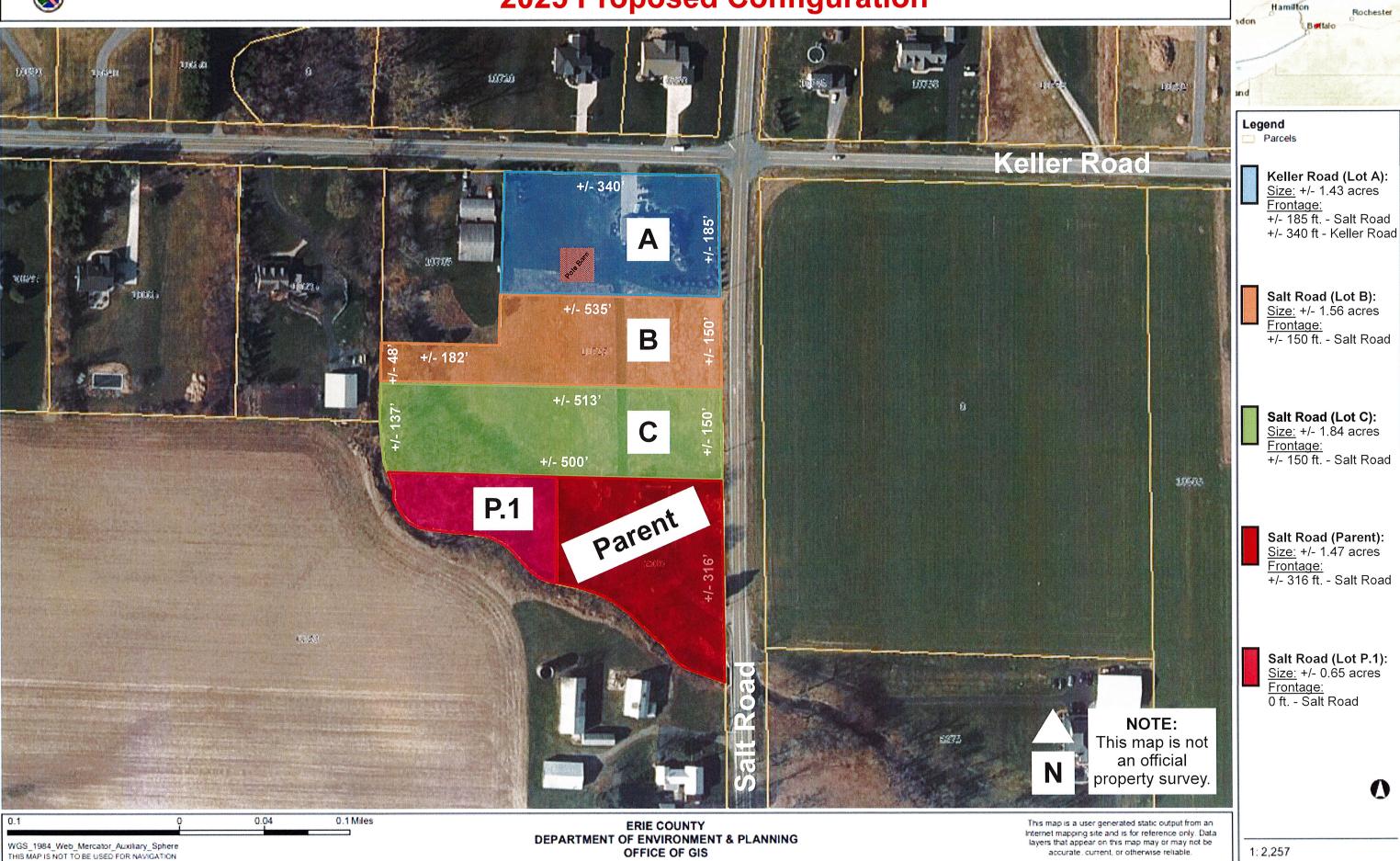
2025 Existing Configuration



1: 2,257

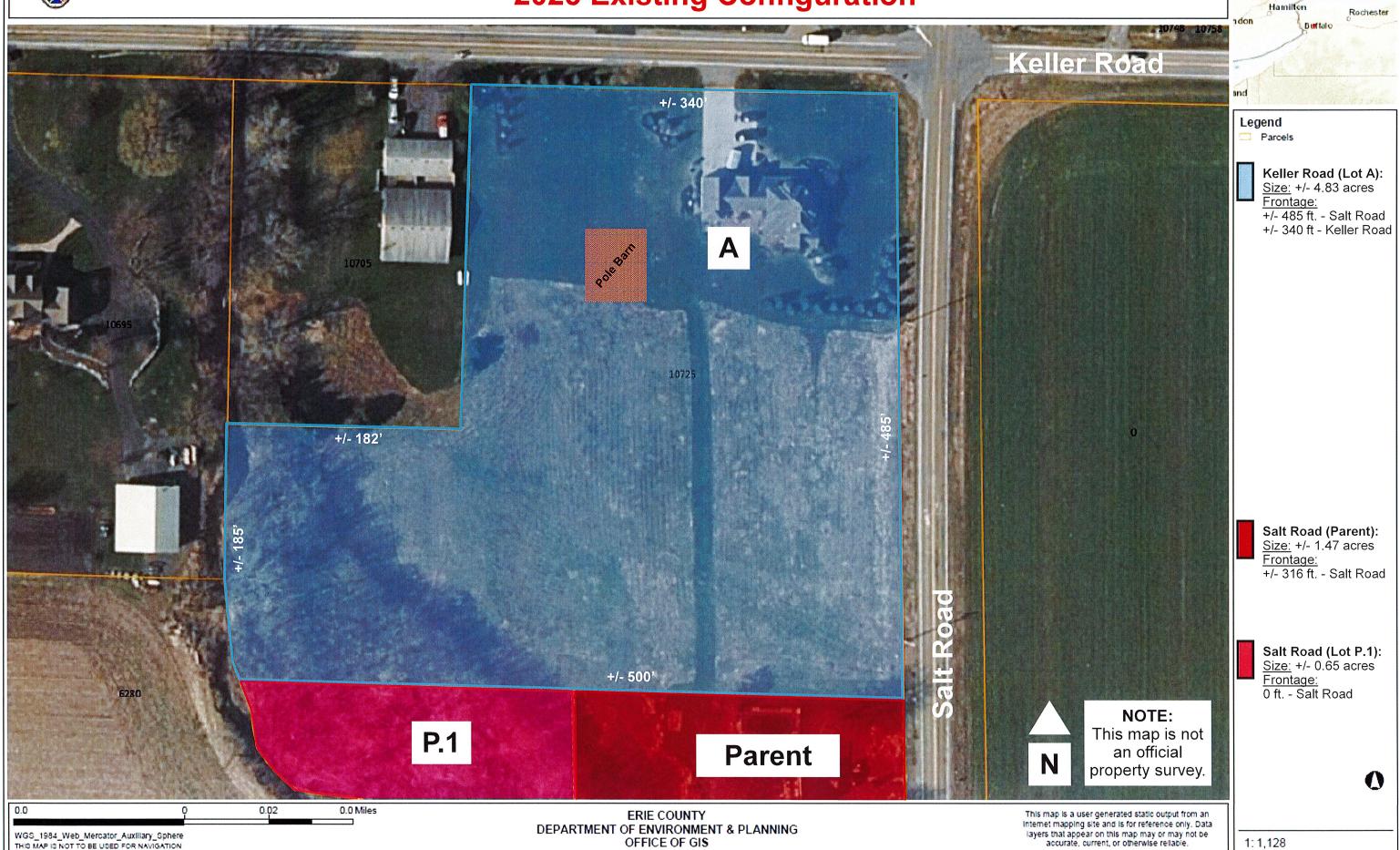


2025 Proposed Configuration



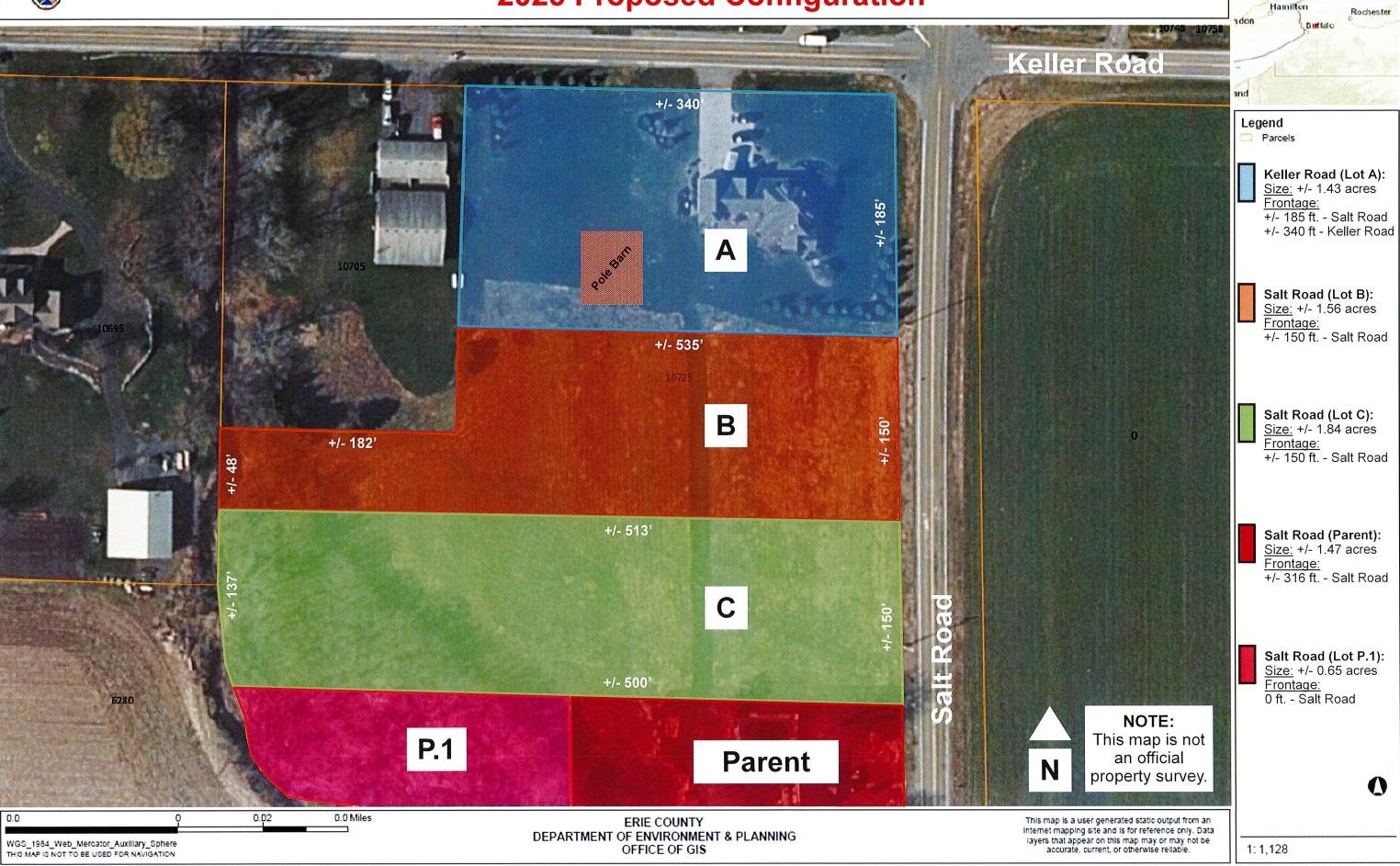


2025 Existing Configuration





2025 Proposed Configuration





Request for Action

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

Town Use Only

Date: October 31, 2025

Received By: Planning & Zoning Office

Project Address: 8721 Hearthstone Drive

SBL #: 29.16-3-1.112

Action Desired:

Applicant requests a variance of 10'2" to allow a 14'10" accessory structure (pavilion) rear yard setback located at 8721 Hearthstone Drive in the Agricultural Rural Residential zone.

Reason:

APPLICANT REQUEST:

Town Code Reference: §229-44(F)(3)

		APPLICANT INFO				
	Name / Business:	Tammy Aranyosi				
	E-Mail:					
:	Phone #:	ON FILE '				
VFO	Address:	OM,				
T IN	Town:	State: Zip:				
TAC	PROJECT SPONSOR INFO (If Different Than Applicant)					
1	F	PROJECT SPONSOR INFO (If Different Than Applicant)				
ONT/		PROJECT SPONSOR INFO (If Different Than Applicant) R.E. McNamara, Inc.				
CONTACT INFO:		R.E. McNamara, Inc.				
CONT	Name / Business:	R.E. McNamara, Inc.				
CONTA	Name / Business: E-Mail:					

CORRESPONDENCE

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

Please select only one.

\	Applicant
	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

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Ву:

Request for Action

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

-		 -	-	_	
WC	411	se		n	М.

Date:

Received By:

Fee:

Fee:

Paid:

Paid:

Project Address: 8721 Hearthstone Drive SBL #: APPLICANT REQUEST: **Action Desired:** Rear yard setback for a roof structure over a existing sports court Asking for an 23' variance for a rear yard set back of 12' Reason: **SIGNATURE APPLICANT INFO** Request for Action shall be filled out completely Name / Business: Tammy Aranyosi 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 E-Mail: Phone #: its contents to be true and correct. CONTACT INFO Address: Signed: Town: CORRESPONDENCE PROJECT SPONSOR INFO (If Different Than Applicant) Please indicate the preferred entity that shall receive the appropriate correspondence and Name / Business: billing associated with this Request for Action. Please select only one. E-Mail: Applicant Project Sponsor Phone #: Address: State: Zip: Town: Fee: Paid: By: Action: Fee: Paid: On: By: Action: Paid: Fee: Action: Paid: Fee: Action:



8721 Hearthstone Drive

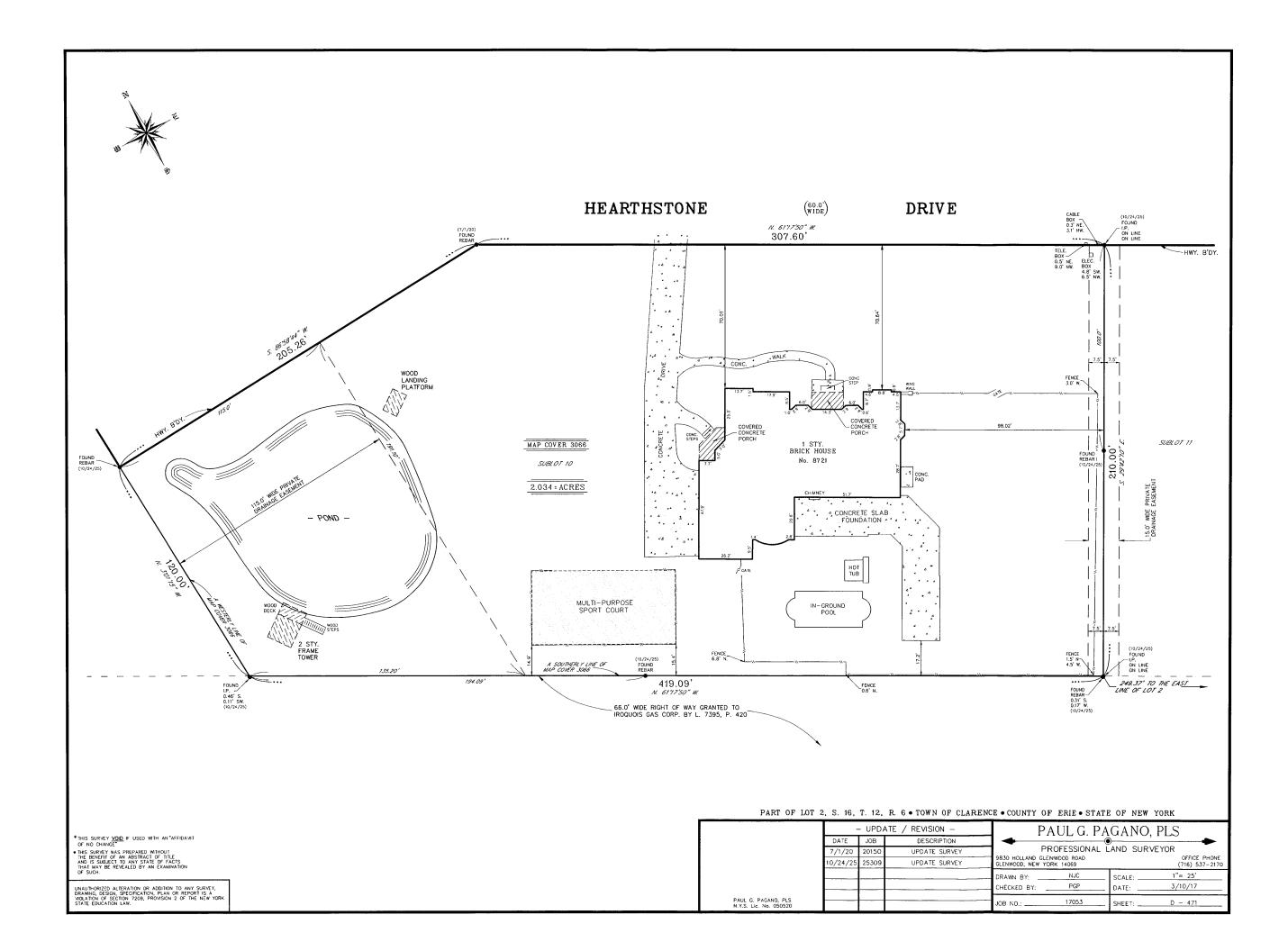
The miniming accessory structure rear yard sethack

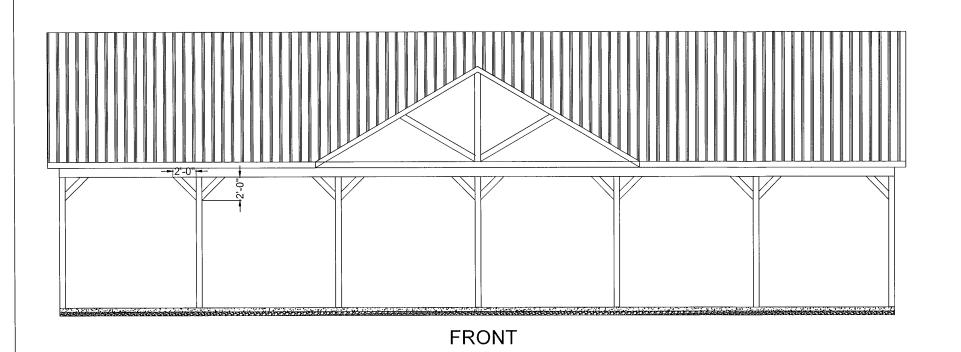
Proposed accessory structure (pavilion) with a 14'10" rear yard setback.

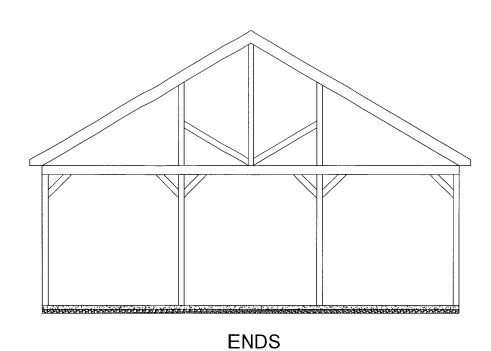
The minimum accessory structure rear yard setback is 25'.

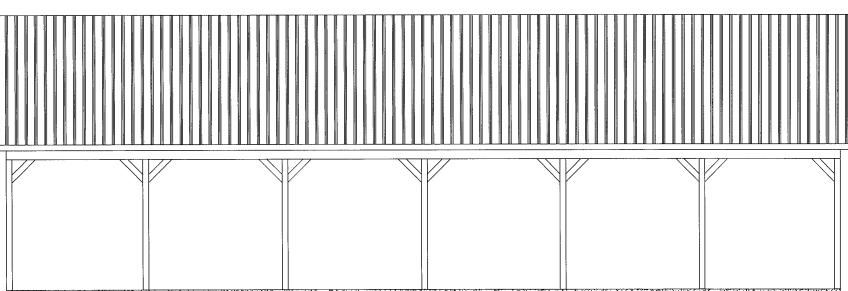
A 10'2" variance is requested.



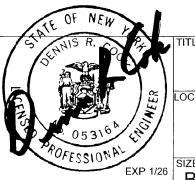








REAR

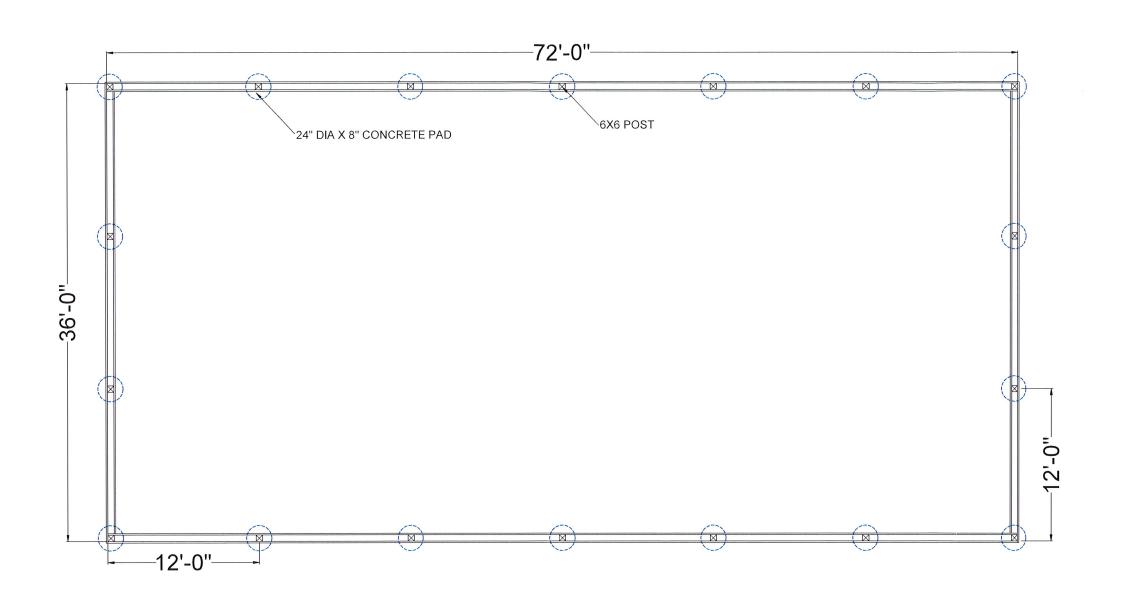


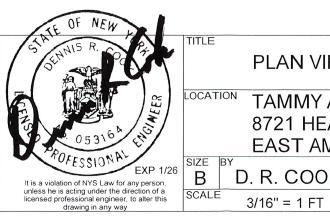
It is a violation of NYS Law for any person, unless he is acting under the direction of a licensed professional engineer, to alter this drawing in any way

ELEVATIONS

TAMMY ARANYOSI 8721 HEARTHSTONE DR. EAST AMHERST, NY

REV D. R. COOK **JUNE 2025** 0 2 OF 3 1/8" = 1 FT





1	PLAN VIEV	V					
	LOCATION TAMMY AR 8721 HEAR	RANYOSI RTHSTONE DR.					
	EAST AMHERST, NY						
26	B D. R. COOK	JULY 2025	REV				

1 OF 3