

[illegible]

[illegible]



Application for Minor Subdivision

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

Town Use Only

Date: 8/21/2020

Received By: [Signature]

Project Address: 8660 Wolcott Road

SBL #: 17.00-2-34.11

INFORMATION:

APPLICATION REQUIREMENTS:

Existing Property Survey ☒

Proposed Property Survey(s) ☒

Showing dimensions and acreage - not including ROW

Environmental Assessment Form Part 1 ☒

Owner Authorization Letter ☒
If different than applicant

PROPERTY INFORMATION:

Zoning: Agricultural Flood zone

Flood Zone: Yes

Wetlands: Adjacent

Soils: ① Niagara silt loam 0-3% slopes
② Swormville clay loam ③ Getzville silt loam
④ Canandaigua silt loam

CONTACT INFO:

APPLICANT INFO

Name / Business: Matthew & Karen Coia

E-Mail:

Phone #:

Address:

Town:

SIGNATURE

Application shall be filled out completely in the spaces provided. The complete Application 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 Application, and further certify its contents to be true and correct.

Signed: [Signature]

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 Application. Please select only one.

☒	Applicant
☐	Project Sponsor

COMMENTS / CONDITIONS:

Engineering Dept. ☐

Assessor's Office ☐

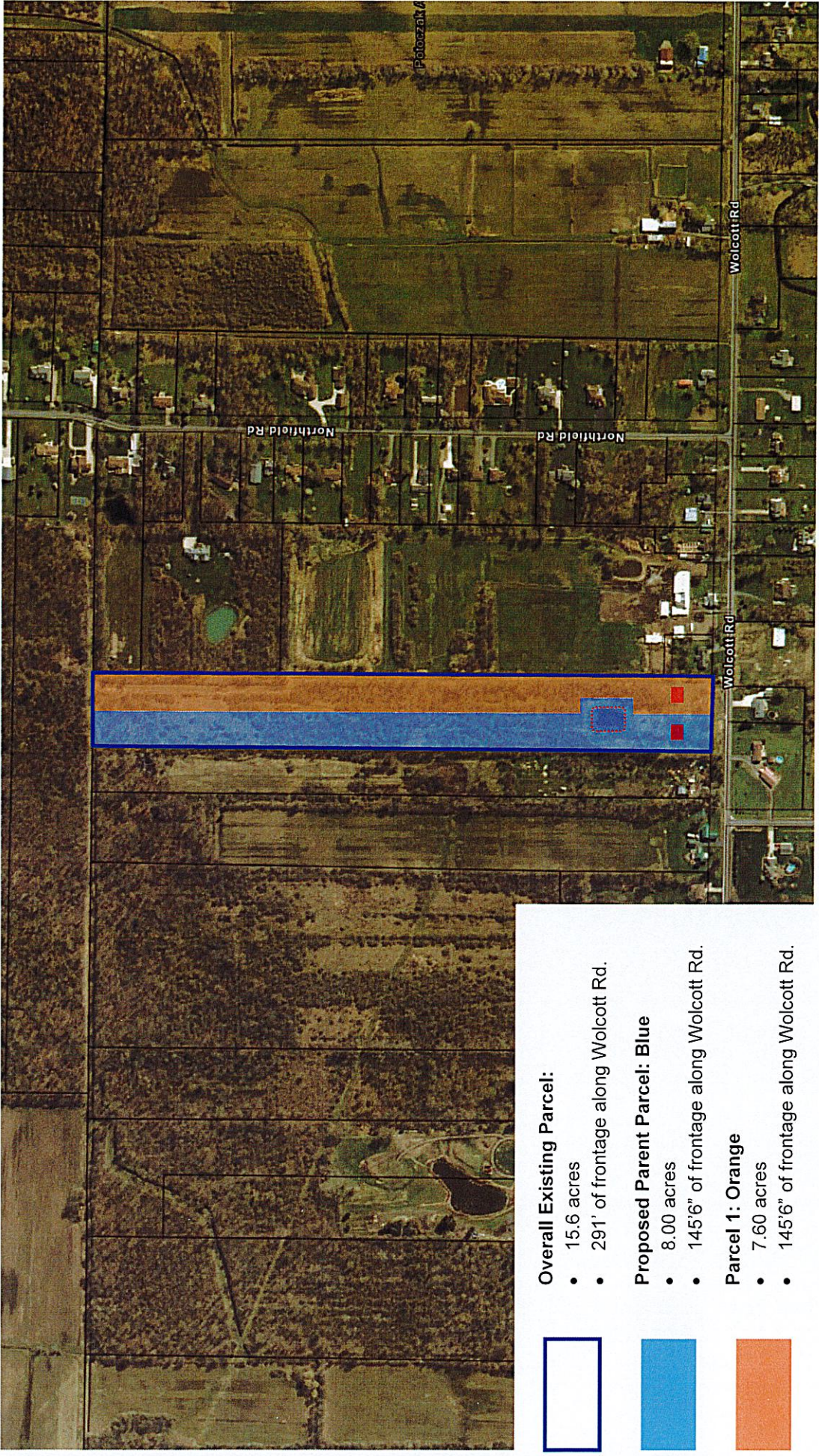
Planning Office ☐

Highway Dept. ☐

Town Use Only:

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

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



Overall Existing Parcel:

- 15.6 acres
- 291' of frontage along Wolcott Rd.

Proposed Parent Parcel: Blue

- 8.00 acres
- 145'6" of frontage along Wolcott Rd.

Parcel 1: Orange

- 7.60 acres
- 145'6" of frontage along Wolcott Rd.

note the parcel lines displayed are approximate

8660 Wolcott Road

Proposed Lot Configuration

Proposed Minor Subdivision resulting in an existing pond being less than 100' from the proposed lot lines. The minimum setback for a pond to any property line is 100'.

Proposed 135' principal structure front yard setbacks for two single-family homes fronting Wolcott Road. The established front yard setback along Wolcott Road within 500' is 50'.



Overall Existing Parcel:

- 15.6 acres
- 291' of frontage along Wolcott Rd.

Proposed Parent Parcel: Blue

- 8.00 acres
- 145'6" of frontage along Wolcott Rd.

Parcel 1: Orange

- 7.60 acres
- 145'6" of frontage along Wolcott Rd.

note the parcel lines displayed are approximate

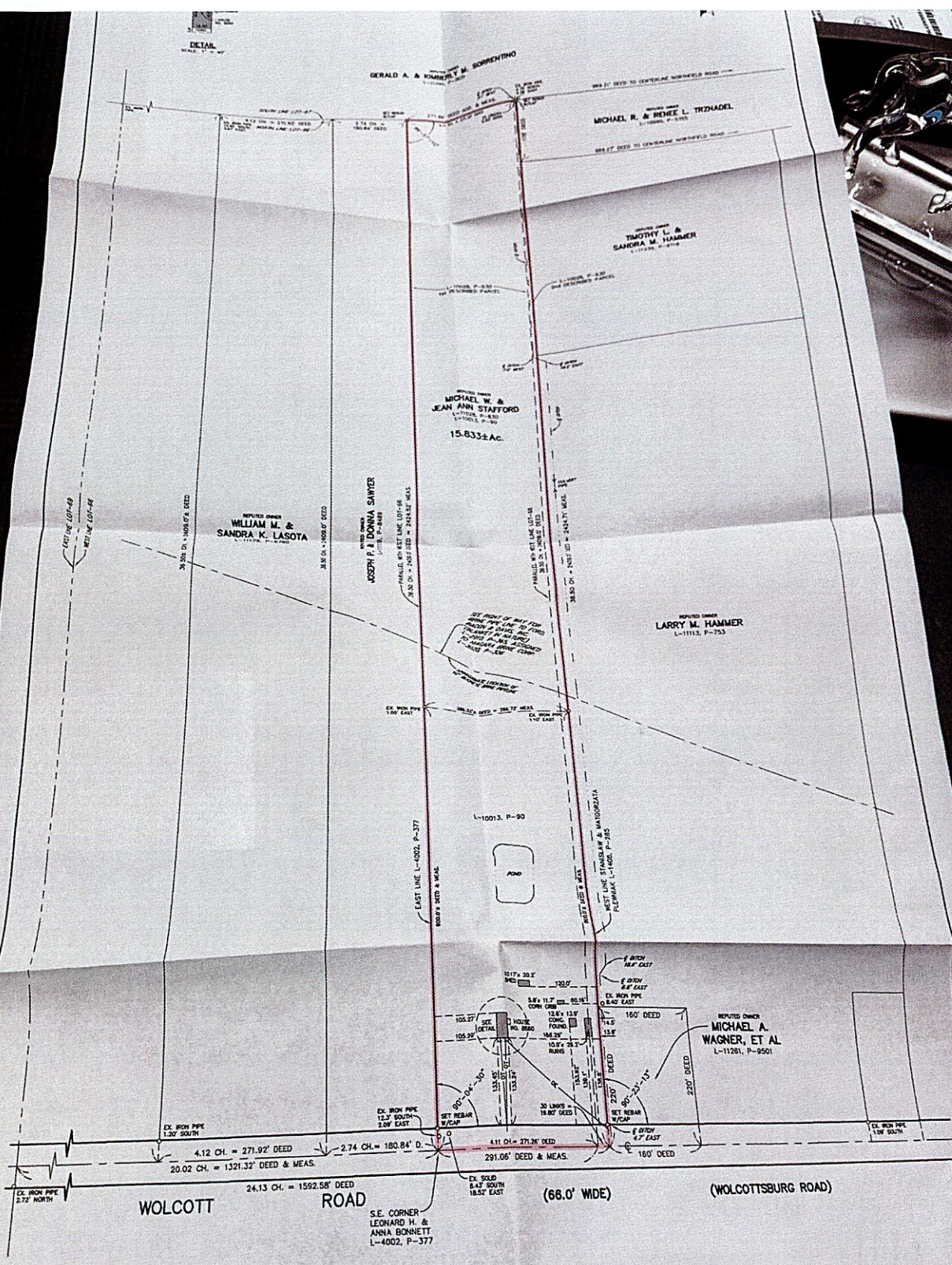
8660 Wolcott Road

Proposed Lot Configuration

Proposed Minor Subdivision resulting in an existing pond being less than 100' from the proposed lot lines. The minimum setback for a pond to any property line is 100'.

Proposed 135' principal structure front yard setbacks for two single-family homes fronting Wolcott Road. The established front yard setback along Wolcott Road within 500' is 50'.





NOTES:
1) LANDS CONVEYED TO THE COUNTY OF ERIE FOR TRANSIT-
WOLCOTTBURG, C.H. 1493, L-2398, P-37, DO NOT AFFECT
SURVEYED PREMISES.

LEGEND
—OE— OVERHEAD ELECTRIC
—OT— OVERHEAD TELEPHONE

RESURVEY	REVISION

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
429 PINE STREET, LOOKPORT, NEW YORK 14094
PHONE 433-2535

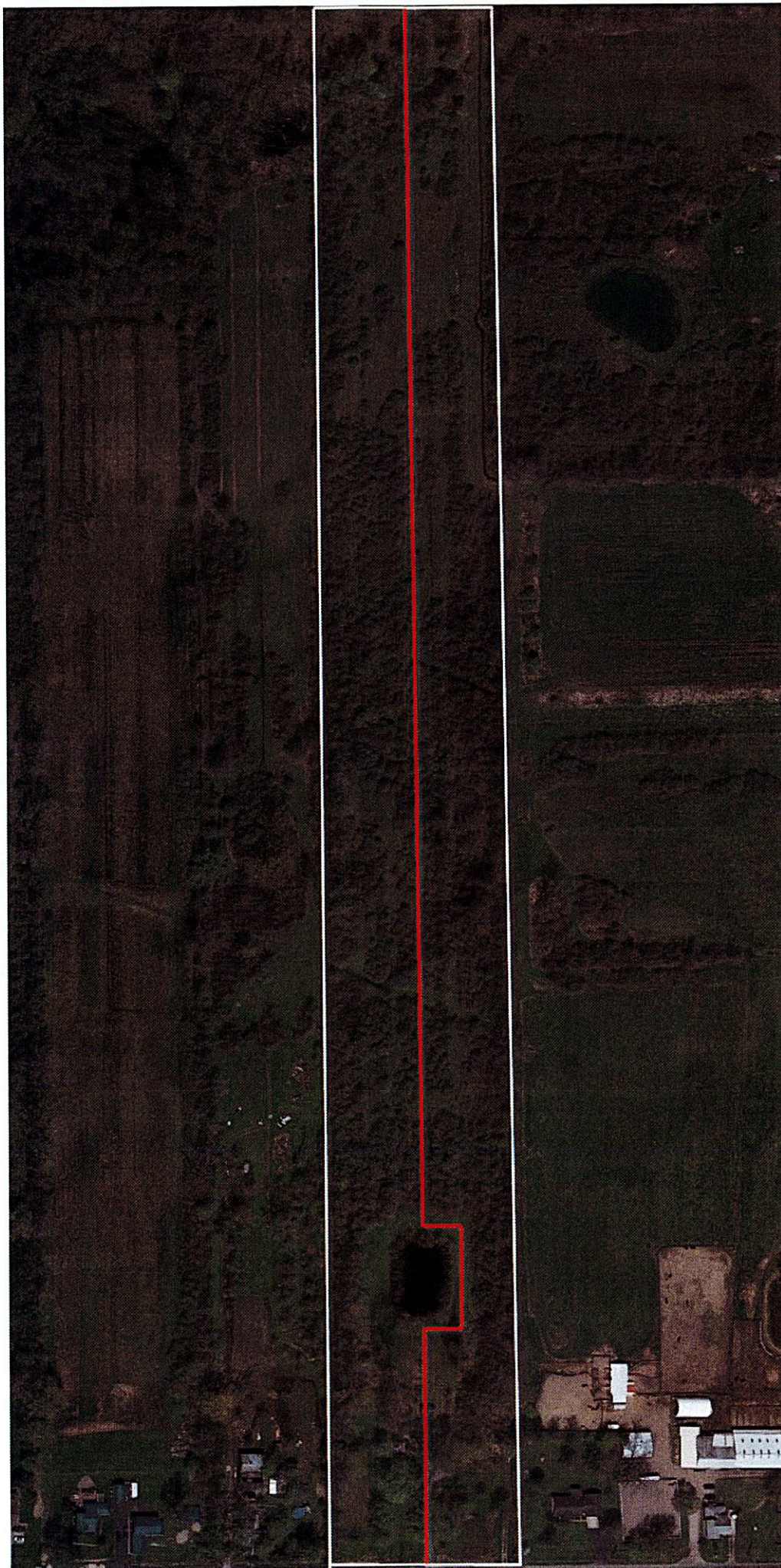
SURVEY OF PART OF LOT-66, TWP.-13, R.-6, HOLLAND PURCHASE
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

© 2022 McINTOSH & McINTOSH, P.C.
ALL RIGHTS RESERVED
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE
EXAMINATION

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY IS A VIOLATION OF SECTION 720B, PROVISION
OF THE NEW YORK ERIE COUNTY

LOCATION
SCALE: 1"=100'
DATE: MARCH 3, 2022
JOB No. 9971

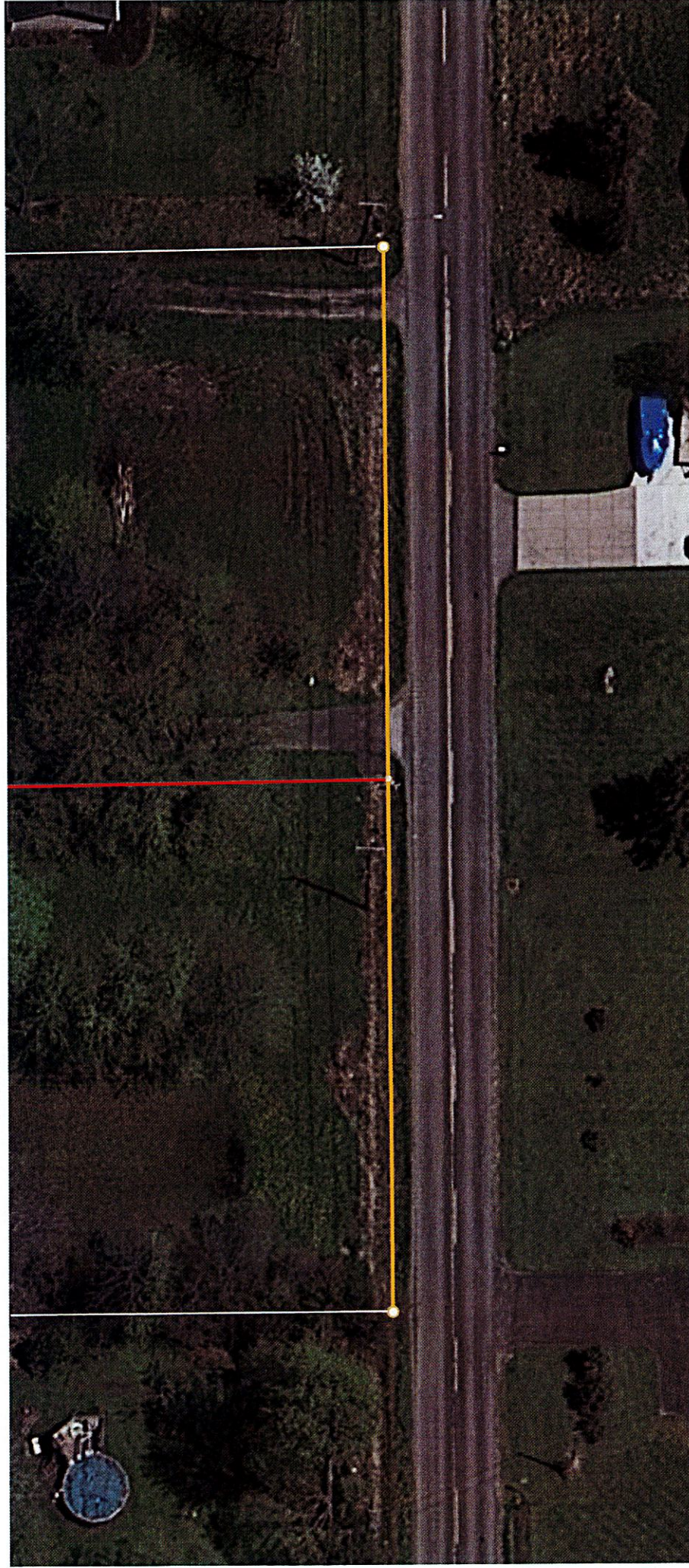




Proposed
Property
Division
Overview

145.5 ft

145.5 ft



Proposed Frontage Division



Proposed Setbacks for future homes



Proposed Division around Pond



↗ home & barn
on property

2014

8660



2016

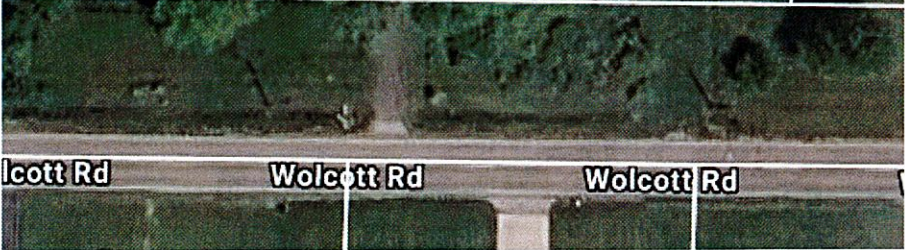
8660

barn
~~house~~ on
east side
demolished

2022

8660





8250 Wolcott Rd

Frontage
Precedent



100 ft
frontage

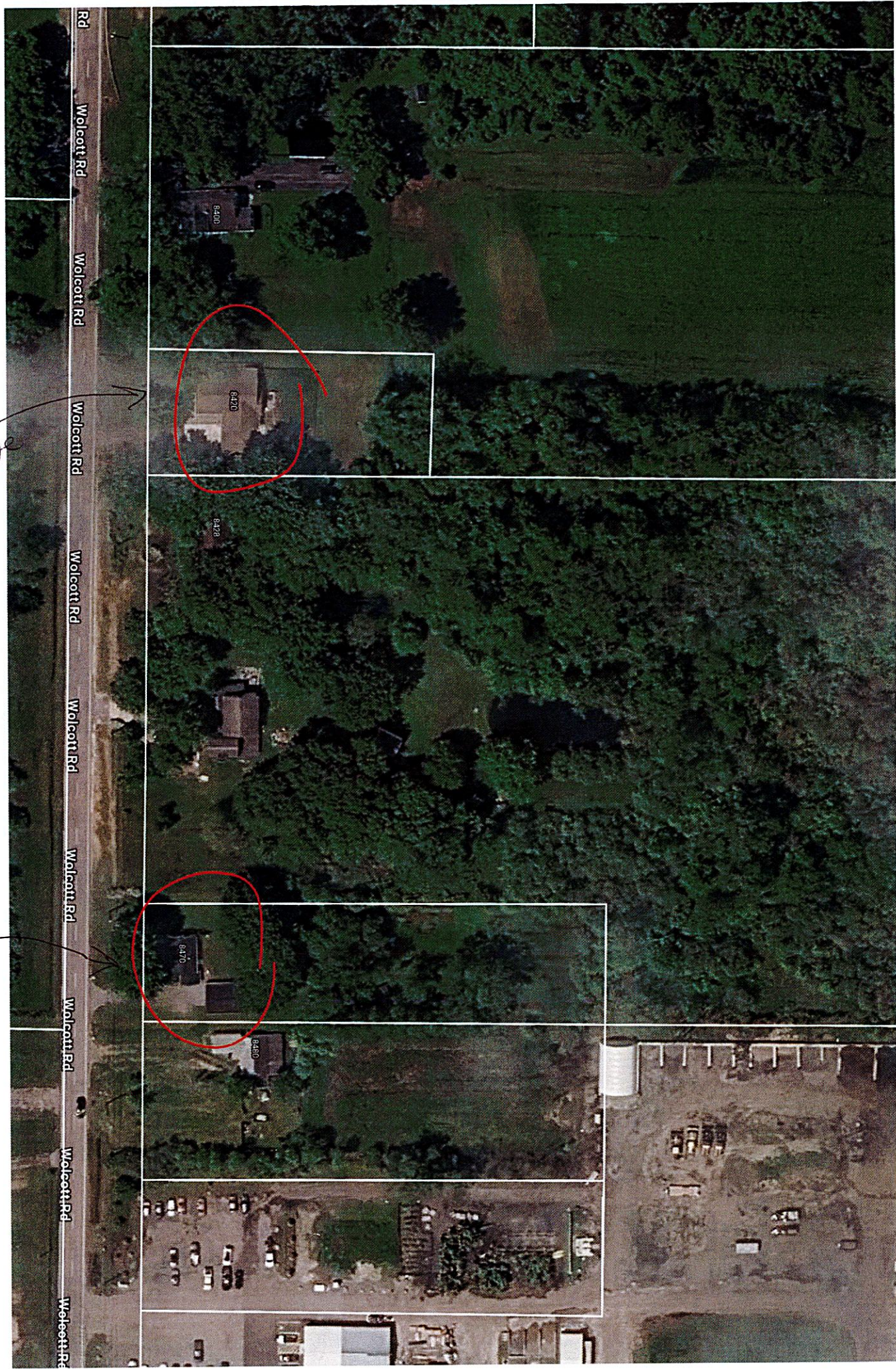
8420

Frontage
Precedent

8470

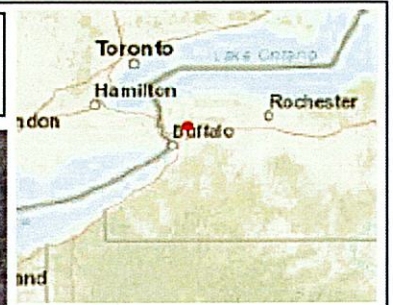
100ft
Frontage

100ft
Frontage



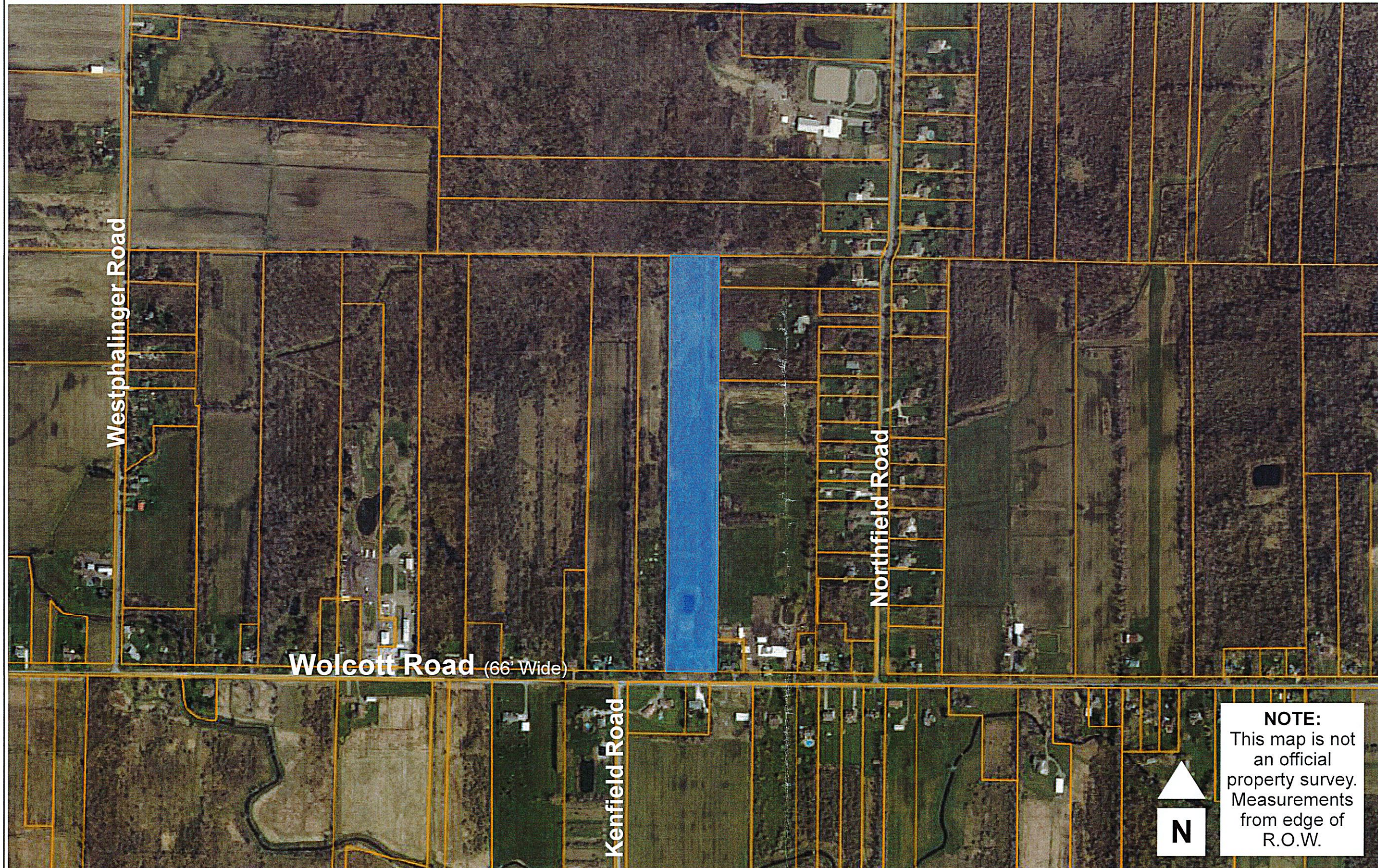


Existing Configuration 2026



Legend
Parcels

Parent Parcel
Size:
+/- 15.60 acres
Frontage:
+/- 291 ft - Wolcott Rd.



NOTE:
This map is not
an official
property survey.
Measurements
from edge of
R.O.W.

0.3 0 0.14 0.3 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.

1:9,028



Proposed Configuration 2026

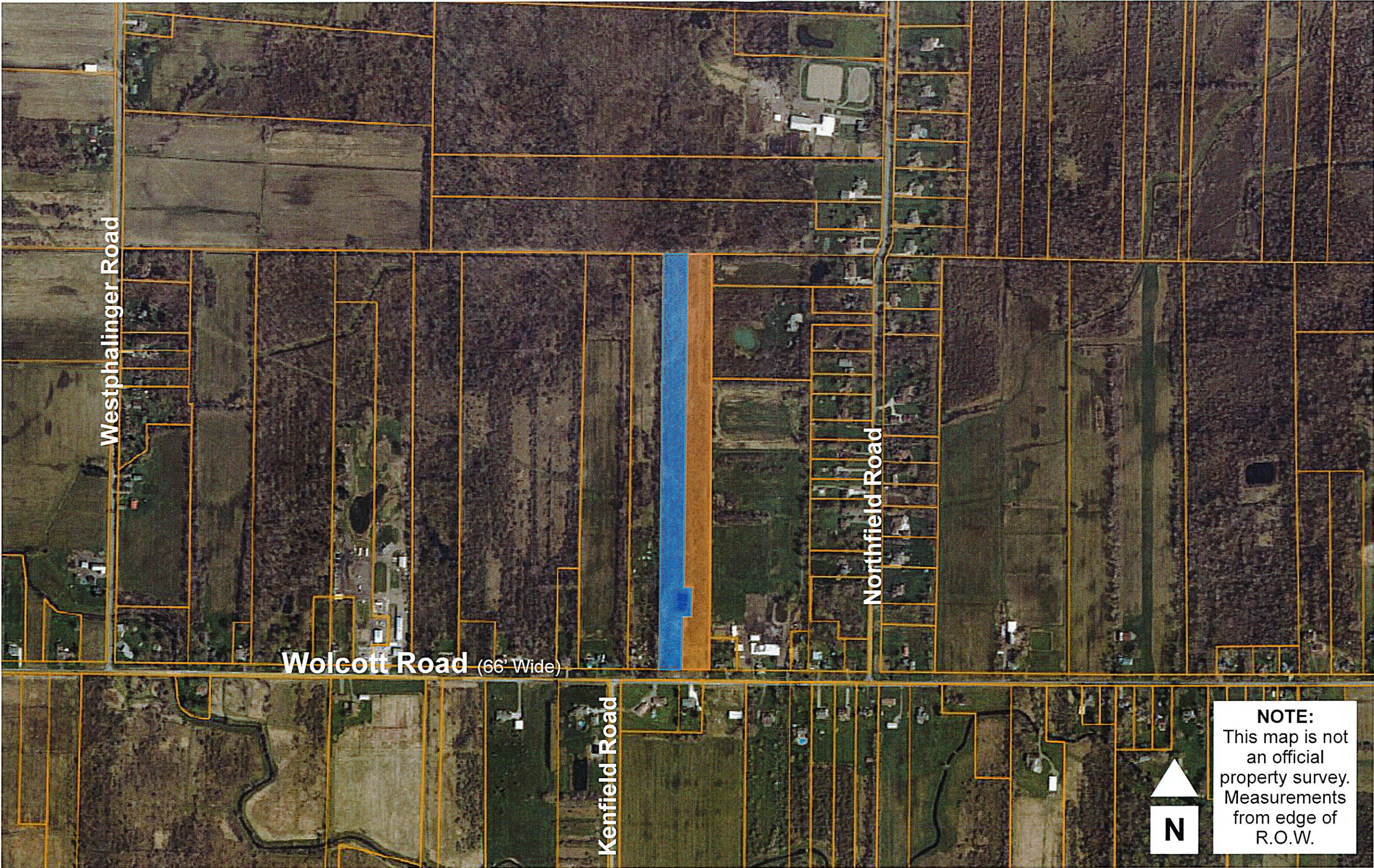


Legend

Parcels

Parent Parcel
Size:
+/- 8.00 acres
Frontage:
+/- 145.5 ft - Wolcott Rd

Parcel 1
Size:
+/- 7.60 acres
Frontage:
+/- 145.5 ft - Wolcott Rd



NOTE:
This map is not
an official
property survey.
Measurements
from edge of
R.O.W.



Existing Configuration 2026



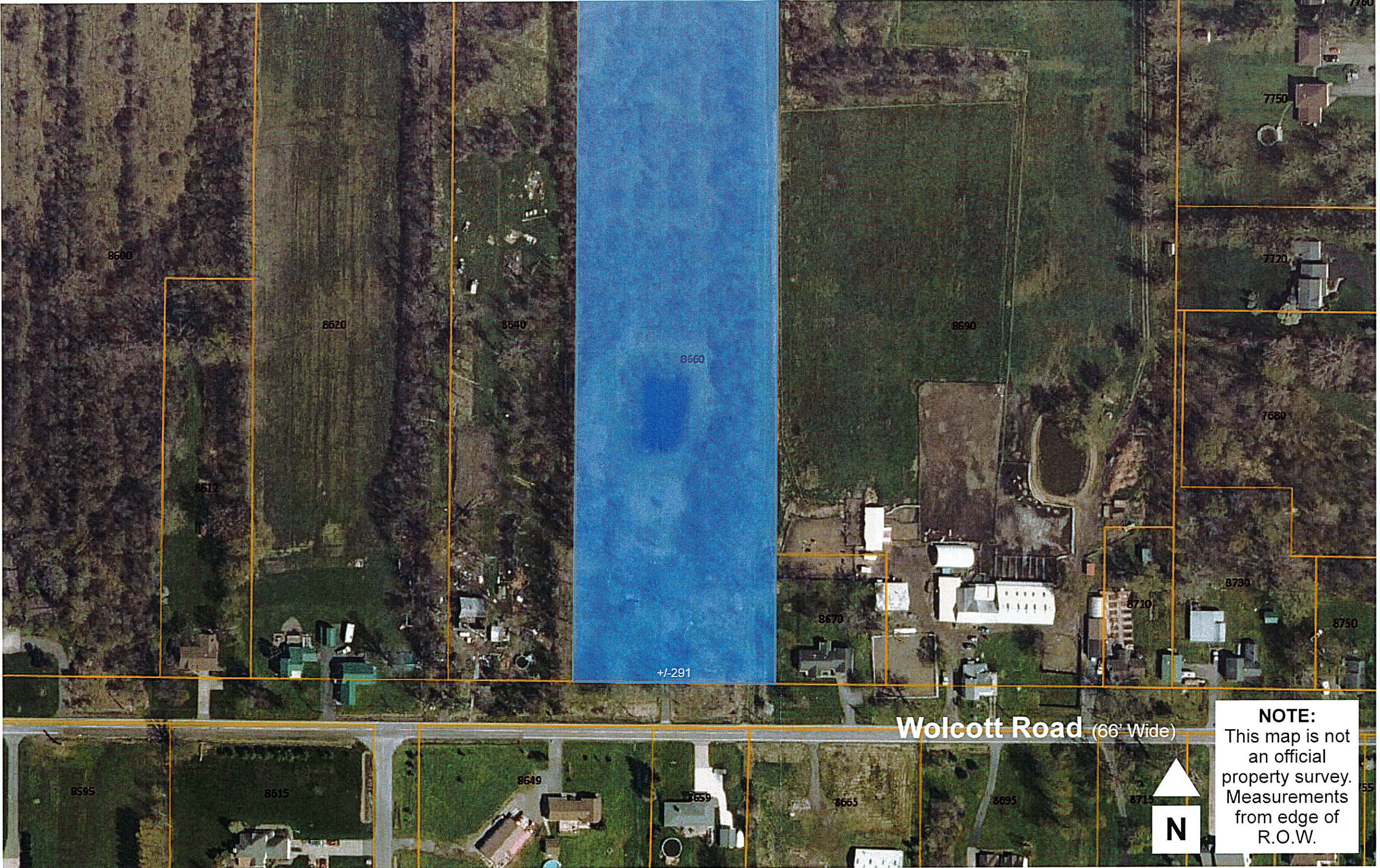
Legend

Parcels

Parent Parcel

Size:
+/- 15.60 acres

Frontage:
+/- 291 ft - Wolcott Rd.



NOTE:
This map is not an official property survey. Measurements from edge of R.O.W.

0.1 0 0.04 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

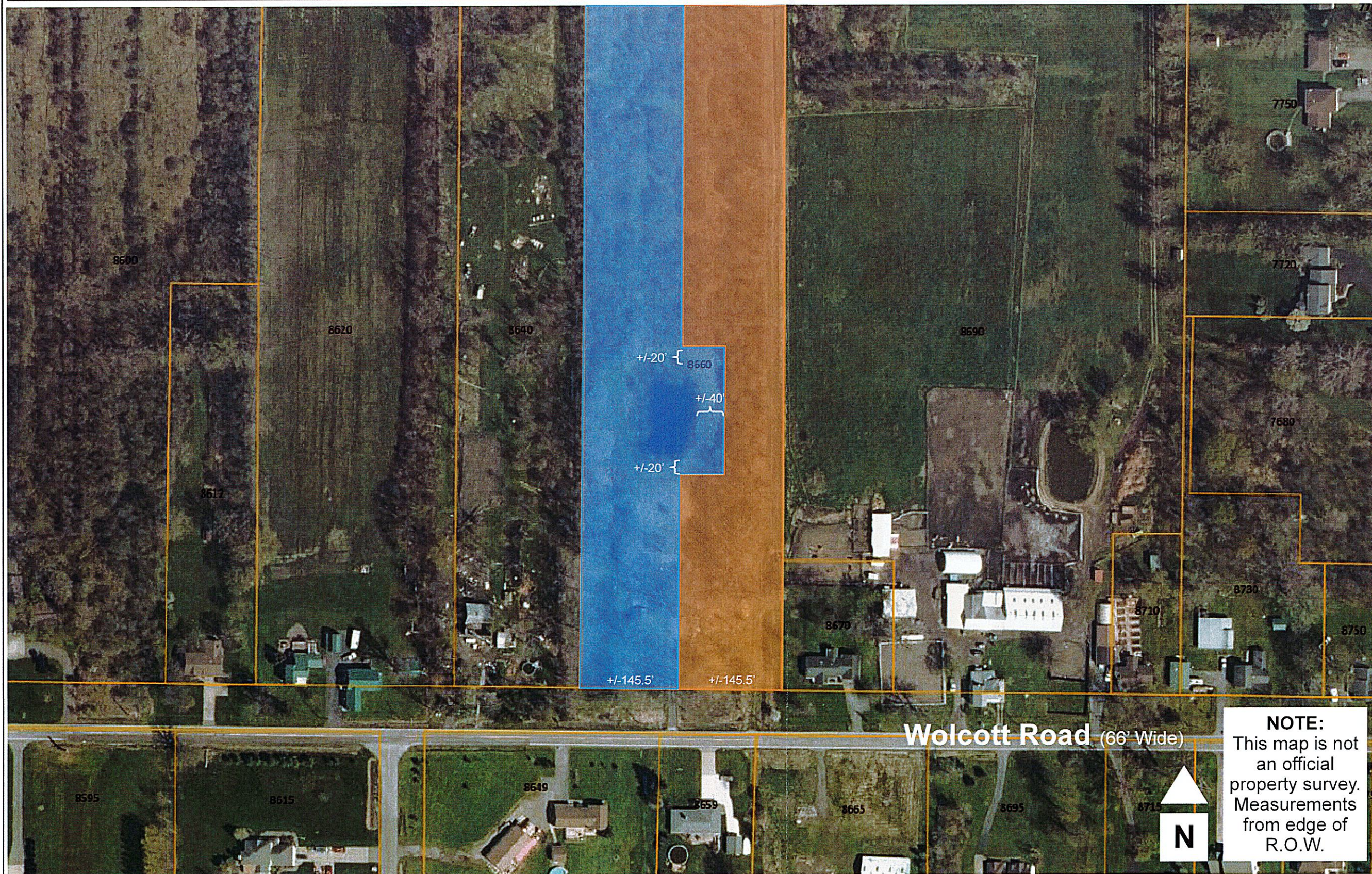
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Proposed Configuration 2026



- Legend**
- Parcels
 - Parent Parcel**
Size:
+/- 8.00 acres
Frontage:
+/- 145.5 ft - Wolcott Rd
 - Parcel 1**
Size:
+/- 7.60 acres
Frontage:
+/- 145.5 ft - Wolcott Rd



Wolcott Road (66' Wide)

NOTE:
This map is not
an official
property survey.
Measurements
from edge of
R.O.W.

0.1 0 0.04 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.

1:2,257

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:

[illegible]



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

4520 Shimerville Road



Proposed 6' fence located within front yard. The maximum allowable 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.

August 20, 2026

Town of Clarence Planning and Zoning Department
Town of Clarence
One Town Place
Clarence, NY 14031

Re: Request for Area Variance - Six-Foot Privacy Fence on Corner Lot

Dear Planning and Zoning Officials:

I am submitting this letter in support of my Request for Action concerning the fence application for my corner-lot property at the intersection of Shimerville Road and Christian Drive.

Action Required

Approval of an area variance to permit the installation of a six-foot privacy fence within the property's second front yard and to allow the fence to be located closer to the roadway than the existing garage.

Reason for Request

The subject property is a corner lot located at the intersection of Shimerville Road and Christian Drive, resulting in a unique lot configuration with two designated front yard areas. The requested variance would permit the installation of a six-foot privacy fence within the secondary front yard and allow the fence to extend beyond the existing garage line. Approval of the variance would allow reasonable use and enjoyment of the property while maintaining a safe and attractive appearance.

The proposed fence will not negatively impact traffic visibility or create a safety concern for motorists, pedestrians, or neighboring properties. There are no roadway curves or intersections along Christian Drive adjacent to the proposed fence location that would obstruct sightlines, and the fence will not interfere with visibility for vehicles traveling on, entering, or exiting either Christian Drive or Shimerville Road.

The variance is requested to provide increased privacy, safety, and security for our family and the use of our backyard. The additional enclosure would help deter deer and other wildlife from entering the yard, reducing situations where our dog may be inclined to chase animals toward the roadway. The fence would also provide a safer and more secure outdoor environment for young children by creating a defined and protected backyard space where they can play.

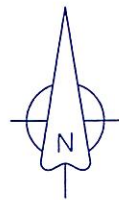
In addition, the proposal is consistent with the existing character and appearance of the neighborhood. The rear property line is already bordered by an existing six-foot wooden privacy fence shared with the neighboring property. Extending a six-foot privacy fence along the proposed location would create a cohesive appearance, maintain neighborhood aesthetics, and provide a logical continuation of the existing fencing rather than introducing a new or incompatible design element.

Given the unique circumstances of this corner lot, the requested variance represents the minimum relief necessary to allow reasonable use and enjoyment of the property, enhance privacy and security for our family, and maintain the character of the surrounding neighborhood without adversely affecting public safety or traffic visibility.

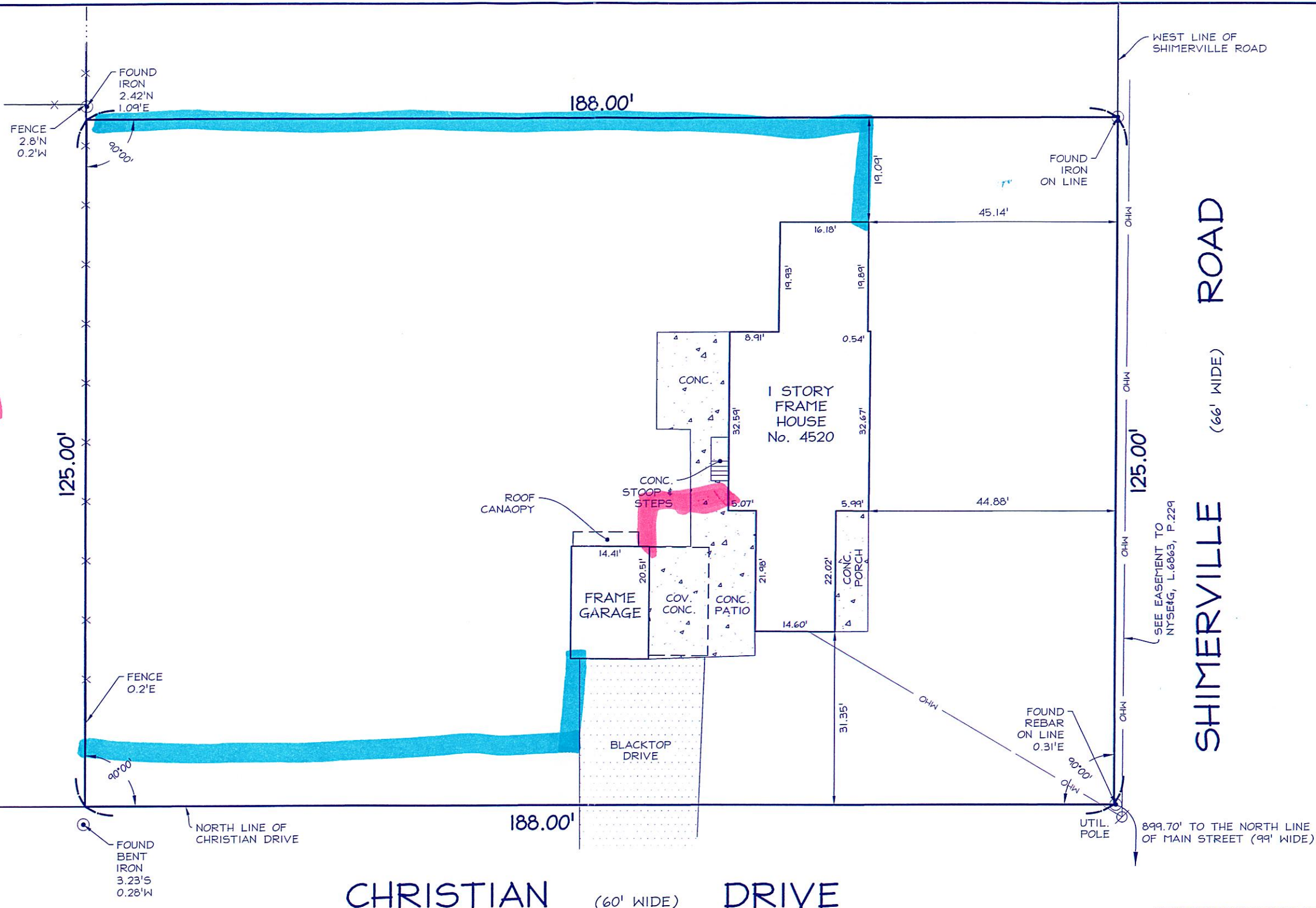
Thank you for your consideration of this request. I respectfully ask that the Town approve the requested variance.

Sincerely,

Jacob Fox
Property Owner



room, 9th, 10th, 11th = 
room, 9 = 



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

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

This survey was prepared without the benefit of an
abstract of title and is subject to any state of facts
that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing,
design, specification, plan or report is a violation of section
7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY 4520 Shimerville Road

Part of Lot 10, Section 9, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York

Date of Survey: 10/10/2025

Scale: 1" = 20' Project No.: 25J3-0608

Thornton A. Kenyon

Photo 2



Photo 1



Photo 4

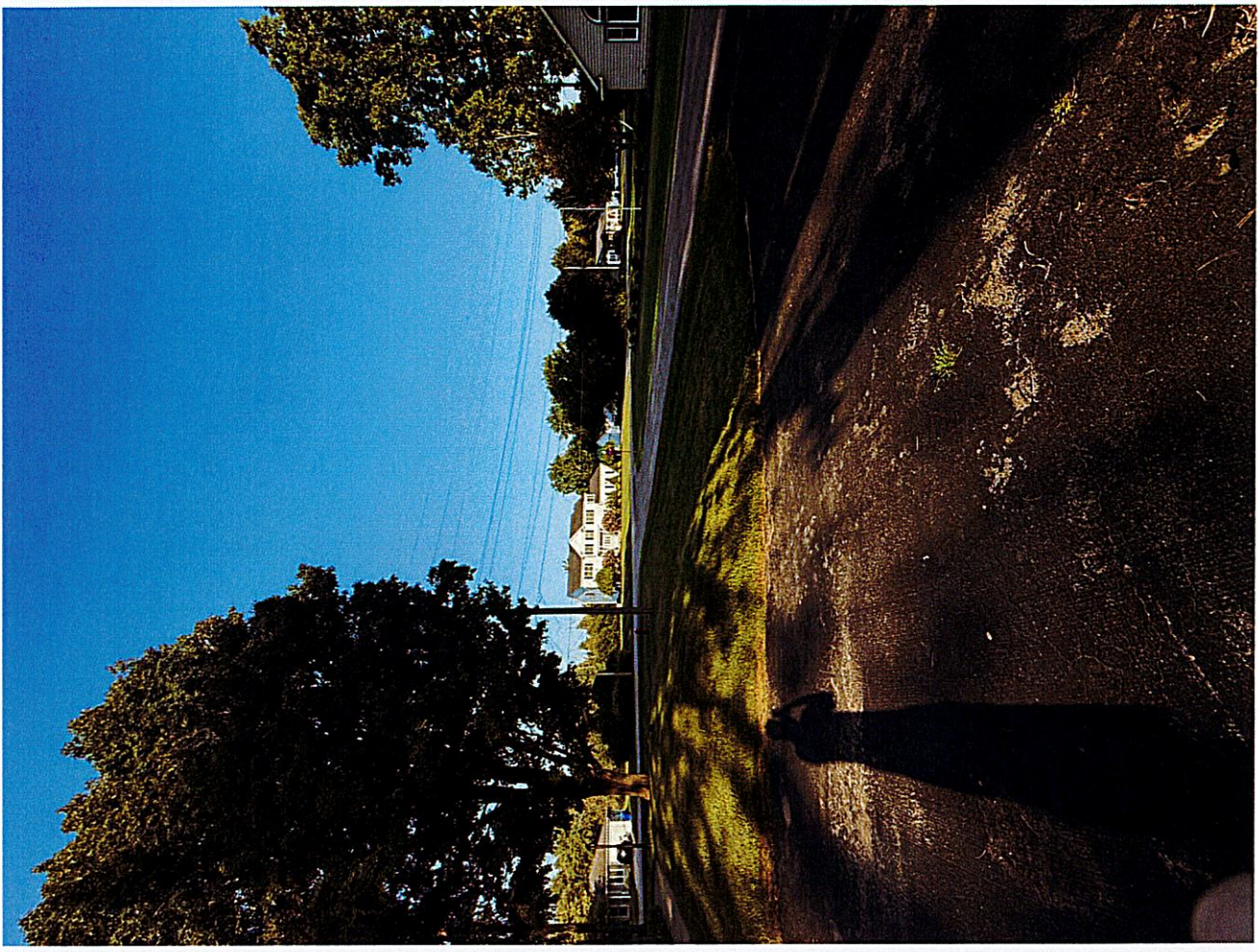


Photo 3



Photo 6



Photo 5



Photo 8



Photo 7



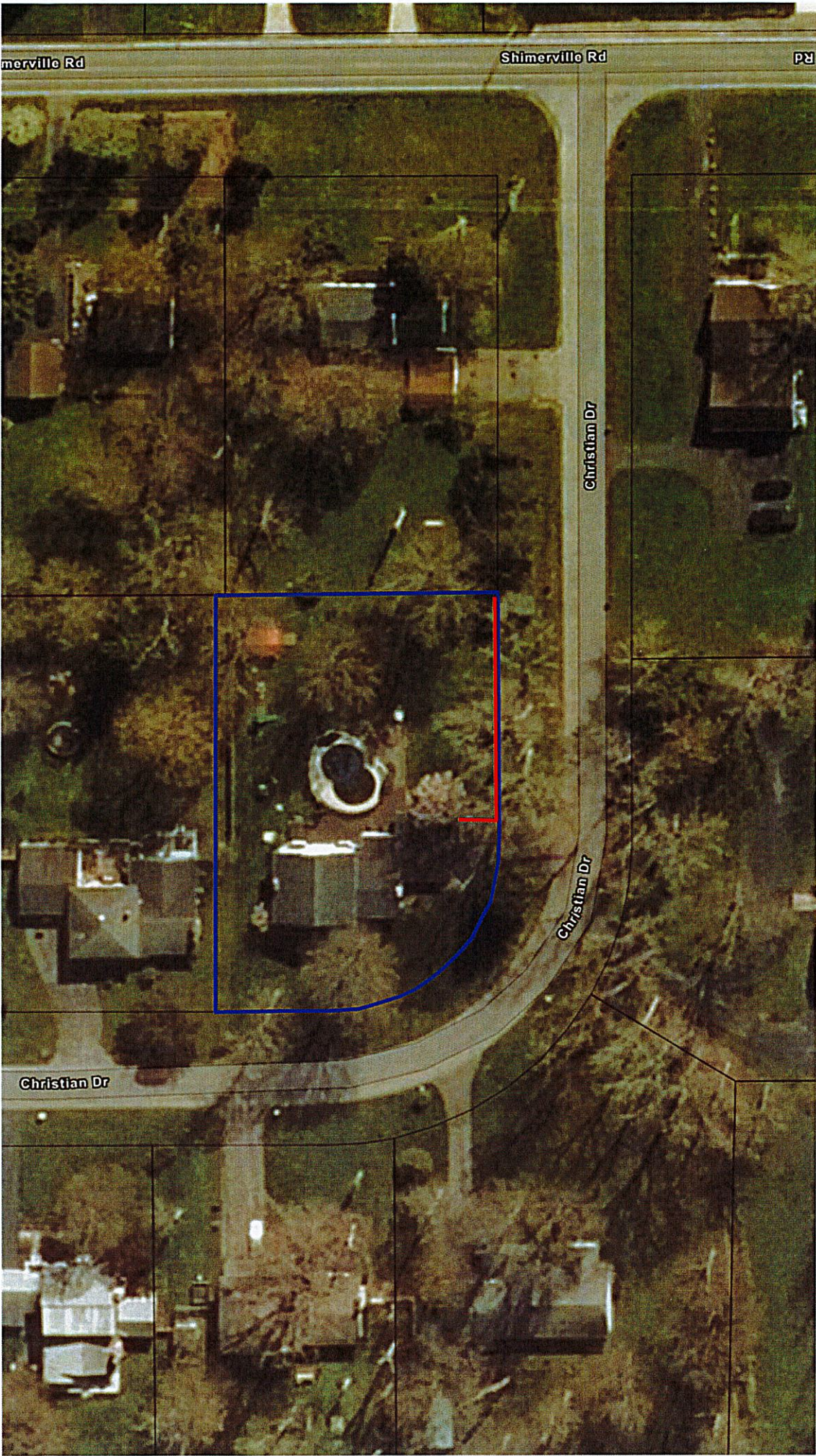
Photo 10



Photo 9



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:
_____	_____	_____	_____	_____



note the parcel lines displayed are approximate

4515 Christian Drive



Proposed 6' fence located within front yard. The maximum allowable 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.

21st August 2026

To the Clarence Town Office of Planning and Zoning

Dear Members of the Town Board of Approvals,

We respectfully submit this request for an area variance to allow us to install a six-foot wooden privacy fence along the side/back portion of our property parallel to Christian Drive, rather than the four-foot fence otherwise permitted under the Town's requirements.

We understand and appreciate the Town's zoning regulations, and we recognize that our request represents a departure from the normal fence-height requirement. We are not seeking to disregard those requirements but are asking the Board to consider the unique circumstances of our property and the practical reasons why a six-foot fence would be significantly more appropriate for our family and our property.

Our proposal is to install a six-foot privacy fence to begin in excess of 30 feet from the centerline of Christian Drive, consistent with our understanding of the required setback, and to allow the fence to continue beyond the physical rear/side line of our home so that we can retain the use of approximately 20 additional feet of our yard.

While our primary concern is the safety and security of our property and our two young children (ages four and seven), the additional portion of the yard for which we request the variance is particularly important to our family because this is the primary area used by our children to play.

To add further context, we have a swimming pool and an elevated rear deck. Due to the elevation of Christian Drive relative to our yard, people traveling along the road have a clear line of sight into the entirety of our backyard. A four-foot fence would provide no more than limited privacy and would not provide the level of screening or security that we believe is appropriate for our home and our family.

We also have a significant amount of wildlife in the area. Our proposed taller fence will provide a better barrier between our yard/children and the wildlife

that frequently enters our property, while also helping us maintain a safer environment for potential threats to property.

Speaking to privacy concerns in addition to security, our pool and elevated deck are areas where our family spends substantial time together. Without adequate screening, individuals traveling on Christian Drive can readily see into our backyard, including when our children are swimming and playing, or when our family is sitting outside eating or spending time together.

We believe a six-foot privacy fence would allow our family to enjoy our backyard as a private residential space while maintaining a reasonable separation between our property and the roadway. A six-foot privacy fence would provide a meaningful safety and security benefit to us.

Importantly, we are not requesting to place the fence immediately adjacent to Christian Drive. We intend to maintain the minimum 30-foot distance from the centerline of the street that we understand is required. Our estimate is that it will be a minimum of 25 feet from the road, but subject to increase due to potential large tree roots associated with the four mature cottonwood trees that align with the roadway and which are positioned closer to the road than the proposed fence location.

We also respectfully believe that the proposed fence will not create a meaningful sight-line or traffic-safety concern. The proposed fence would remain over 30 feet from the centerline of Christian Drive, and the road in this area is infrequently traveled. We have provided several pictures of the driving sight lines taken from the street (heading in both directions) which show that full visibility will remain in either driving direction around the curve of Christian Drive located on the Main Street end.

The proposed fence will be constructed as a residential wooden privacy fence and would be consistent with the character and residential use of our property. It will match the existing fence that we built two years ago to separate our yard from the neighboring property behind us (house located on Shimmerville), along with the proposed fence that that same neighbor has proposed to use along Christian Dr. The fence will include panels fabricated and purchased from Home Depot, with posts dug two feet down and properly secured so that the fence will remain sturdy and level.

We have made a sincere effort to communicate with the neighbors who may be affected by our proposal. More than a half dozen of our neighbors have signed acknowledgement forms confirming that they have been informed of our plans and that they have no objection to the proposed fence and

variance. They agree that there will be no safety or driving concerns as a result of our fence, and support our primary goal to protect our children and maintain privacy for our family as we use our yard. We are very appreciative of their willingness to support us and believe their feedback demonstrates that the proposed fence is compatible with the surrounding neighborhood.

We respectfully ask the Town Board to consider the circumstances of our property and grant the requested area variance to allow us to install a six-foot wooden privacy fence rather than limiting us to a four-foot fence. We respect the Board's responsibility to protect the interests of the broader community but, given the elevation of the road, the location and configuration of our home, our pool and elevated deck, the presence of our two young children, the wildlife on the property, and the loss of approximately 20 feet of usable yard if we cannot extend the fence beyond the physical structure of our home, feel that it is in our best interest to have this request approved.

Our goal is simply to create a safe, secure, and private backyard for our family while maintaining an appropriate setback from Christian Drive and respecting the character and safety of the surrounding neighborhood.

We sincerely appreciate the Board's time and consideration of our request. We would be grateful for the opportunity to make this modest adjustment to the Town's standard requirements and believe that the proposed six-foot fence will provide substantial benefits to our family without negatively impacting our neighbors or the traveling public.

Thank you for your consideration.

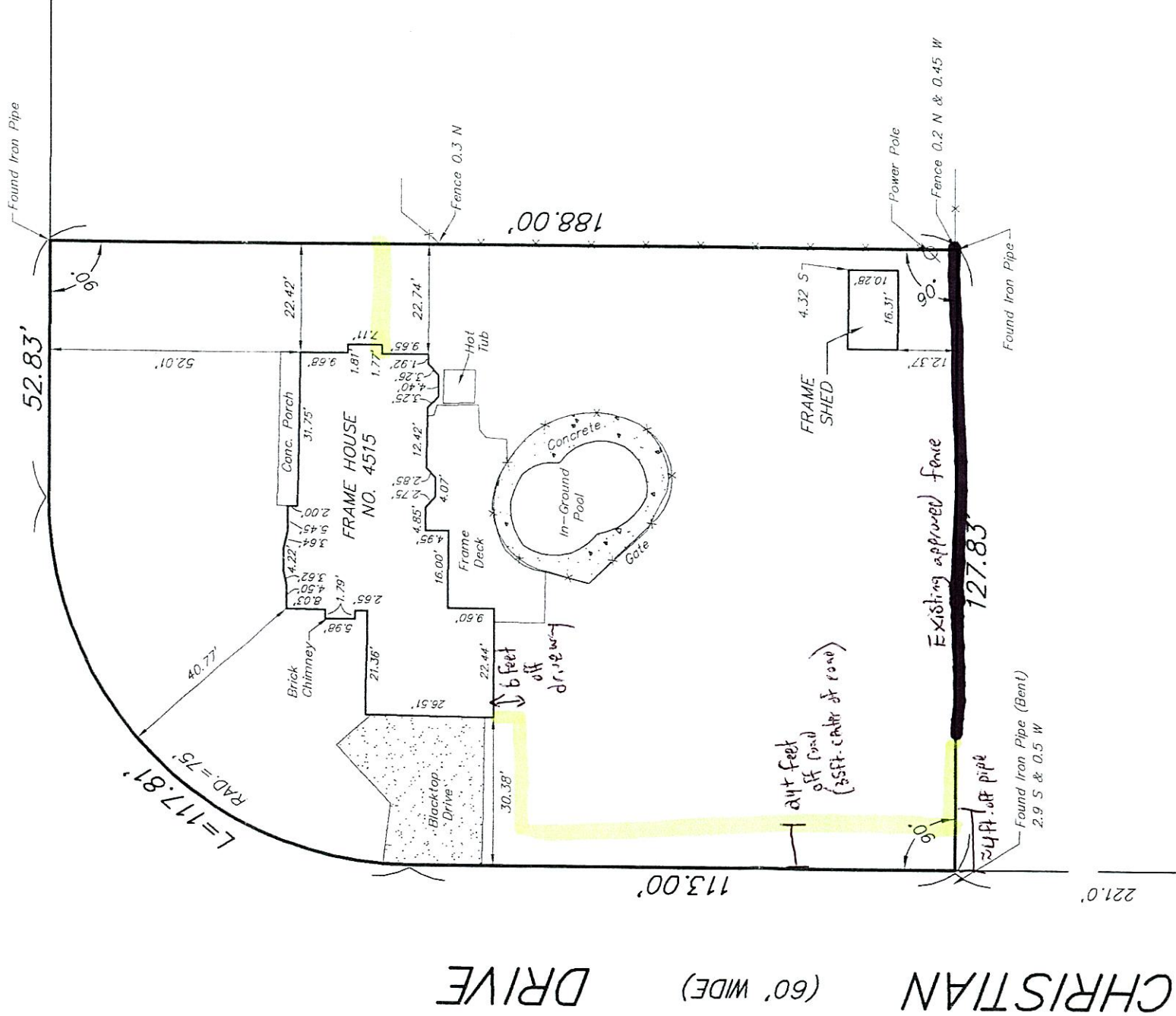
Respectfully,

Andrew & Sarah Dupler



Signifies new/final fence location
Existing approved fence

CHRISTIAN (60' WIDE) DRIVE



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Head of Search
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

©COPYRIGHT 2023 BY: TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716)631-5140 ~ Truenorthpllc@aol.com		AMEND: SURVEY DATE: 5-23-23 ©DRAWING DATE: 5-27-23 SCALE: 1" = 30' "ALL RIGHTS RESERVED"	
THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Kloss, Stenger & Gormley LLP <i>Christopher J. Barr</i> CHRISTOPHER J. BARR NYSPLS No. 051068		THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.	
PART OF LOT 10 SECTION 9 TOWNSHIP 12 RANGE 6 OF THE: Holland Land Company's SURVEY - Erie COUNTY, N.Y.			
SURVEY OF: 4515 Christian Drive, Town of Clarence			
SBL No. 70.16-3-21			

4530 SHIMERYLL RD

4535 CHRISTIAN DR

4535

Christian Dr

4520 SHIMERYLL RD

4535 CHRISTIAN DR

4515

Christian Dr

Standard panels to be purchased/used

8/21/26, 8:44 AM

6 ft. x 8 ft. Pressure Treated Pine Privacy Dog-Eared Flat Top Wood Fence Panel 158083 - The Home Depot

#1 Home Improvement Retailer



Clarence 10PM

14221

What can ...



Clarence 10PM

14221



Shop All Services



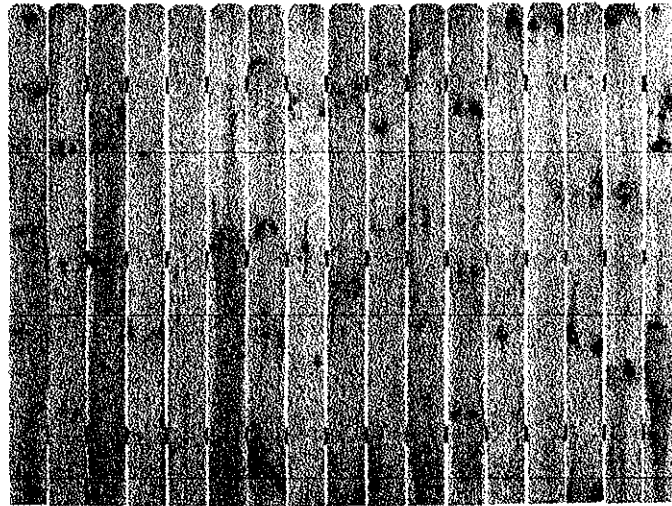
DIY



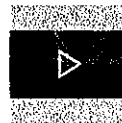
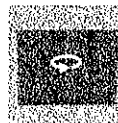
Me

... / [Lumber & Composites](#) / [Fencing & Gates](#) / [Wood Fencing](#) / [Wood Fence Panels](#)

Internet # 203733689 Model # 158083 Store SKU # 897671



Feedback



Best Seller



6 ft. x 8 ft. Pressure Treated Pine Privacy Dog-Eared Flat Top Wood Fence Panel

★★★★☆ (1432) Questions & Answers (356)

\$74⁹⁸ ~~\$79.98~~
Save \$5.00 (6%)



Pay \$49.98 after \$25 OFF your total qualifying purchase upon opening a new card. ⓘ

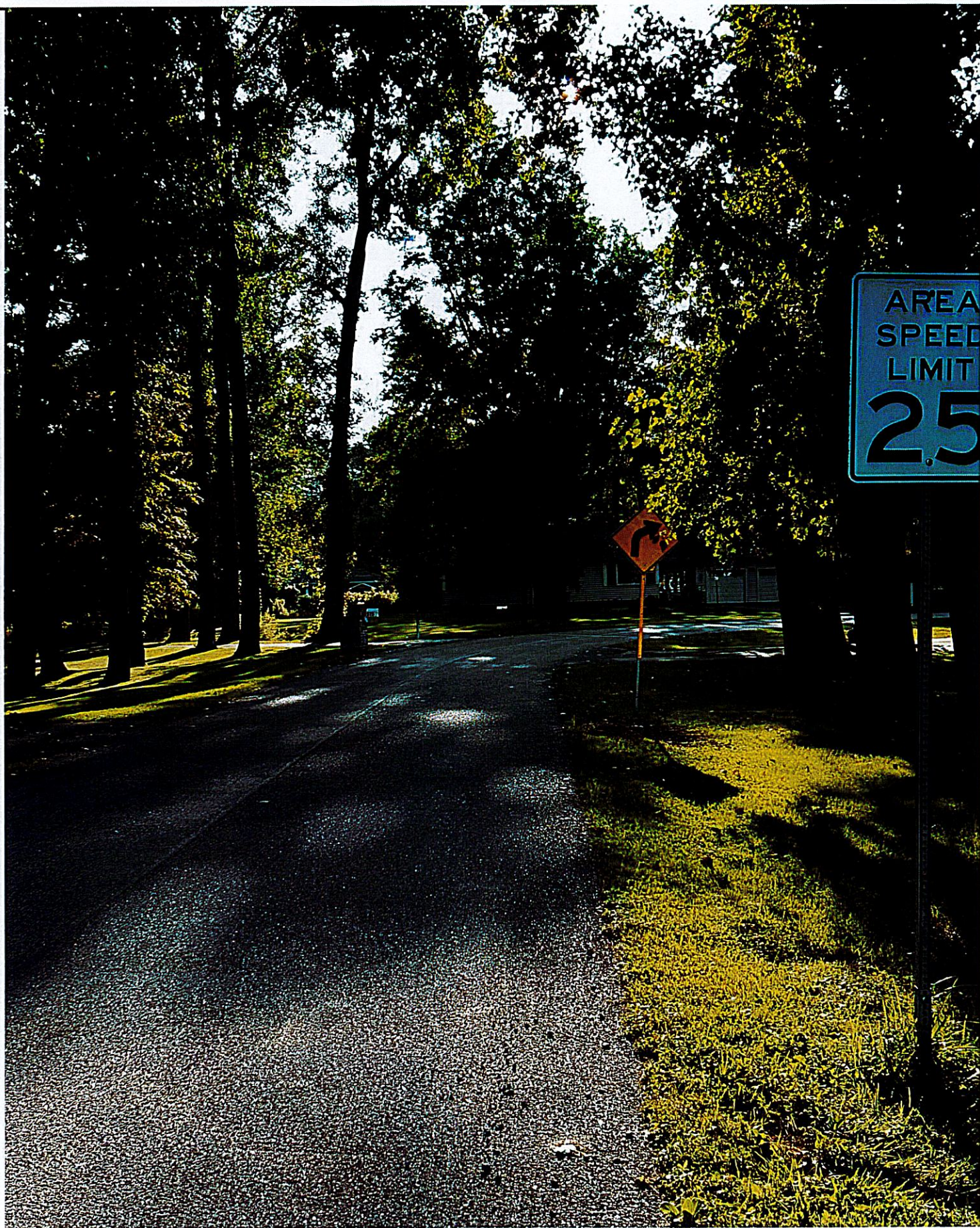
[Apply for a Home Depot Consumer Card](#)

- Pressure-treated to resist rot, decay, insects, and harsh weather
- Full privacy with classic dog-ear pickets
- Ideal for residential fencing projects
- [View More Details](#)

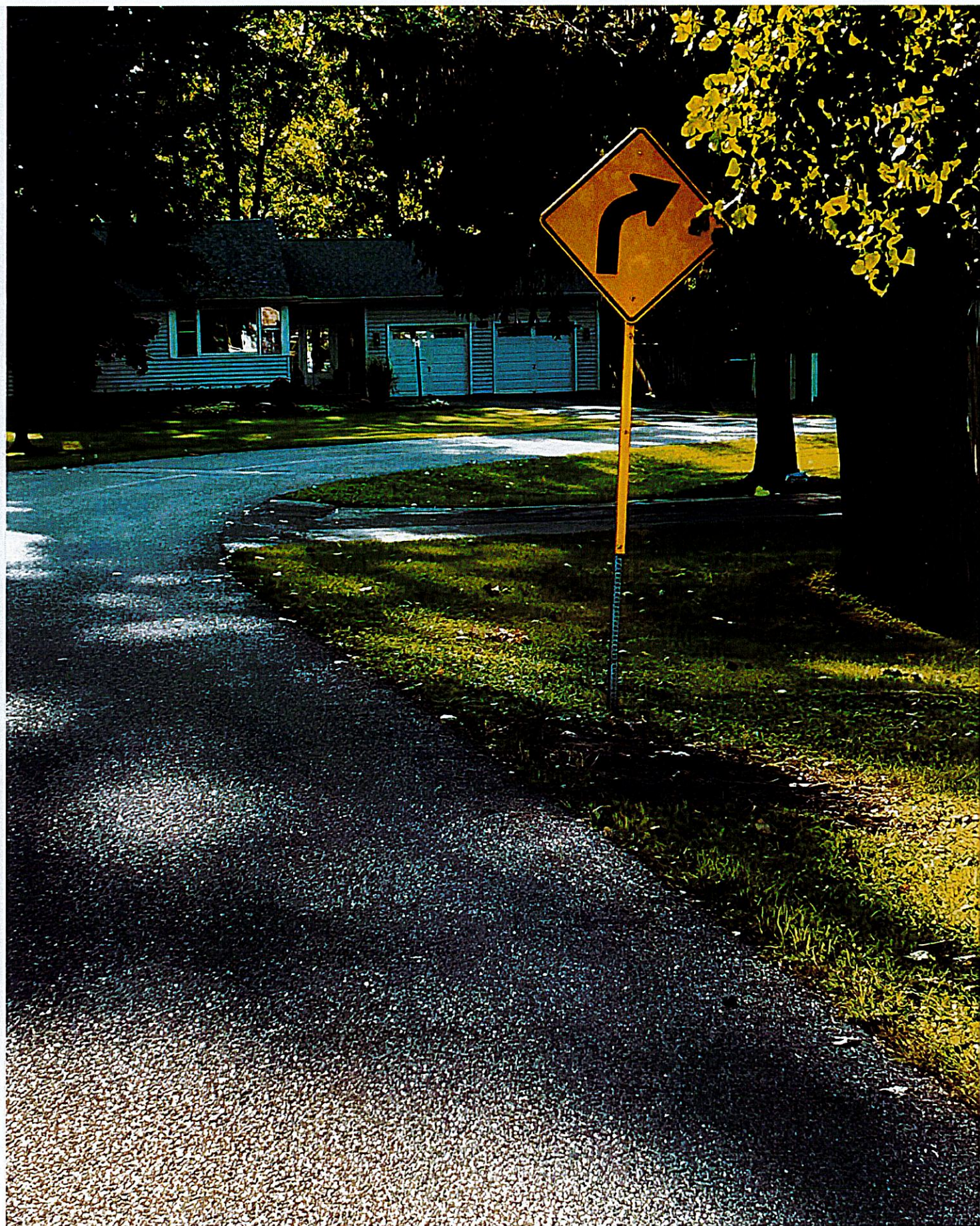




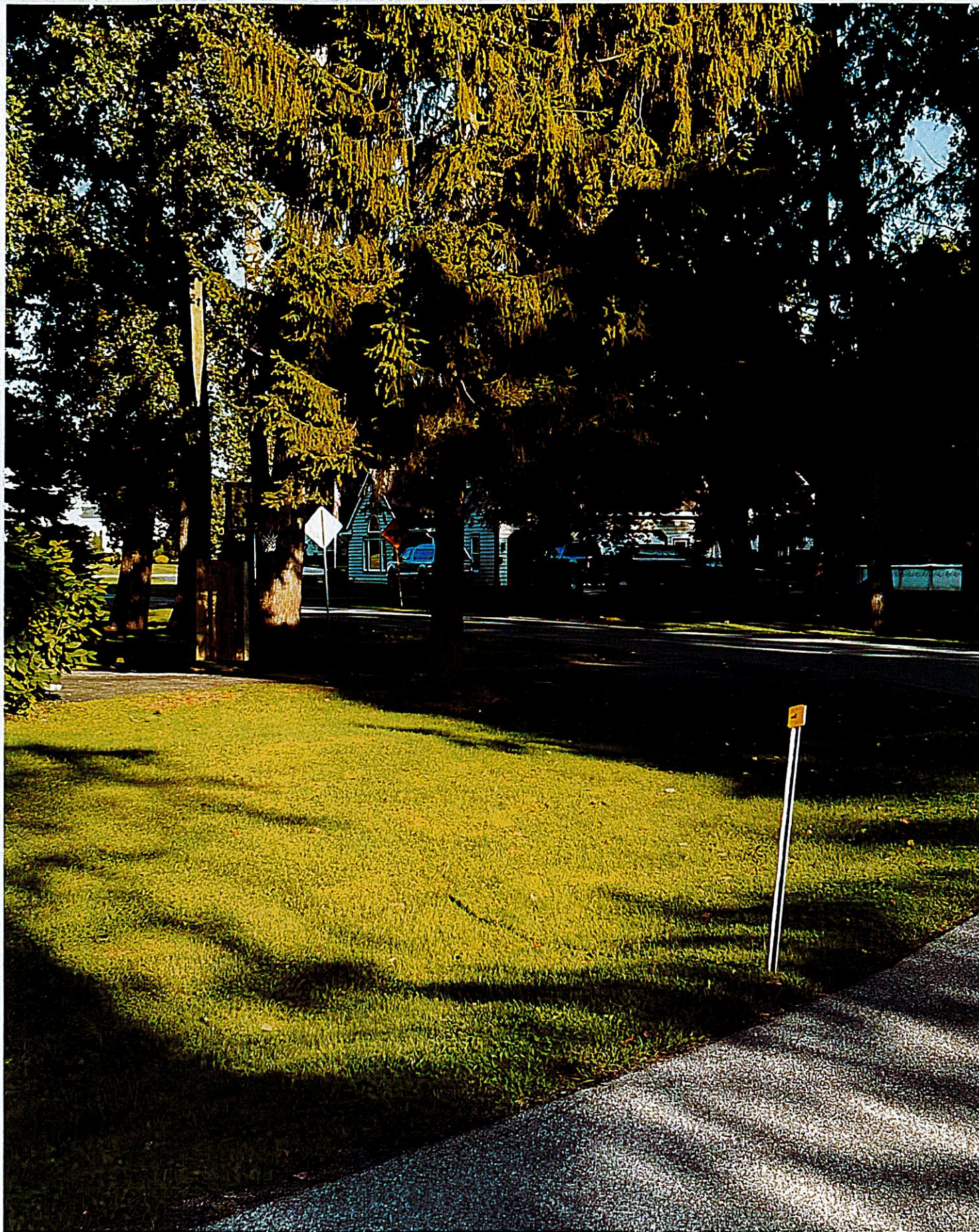
Picture Shows Fence placed
against house (existing and opposite
proposed fence along Christian Dr).
Same panels to be used for variance.



Approaching corner from off Shimmerville (Main St. end).
Shows existing tree line with fence to be placed inside.
Taken from back end of property.



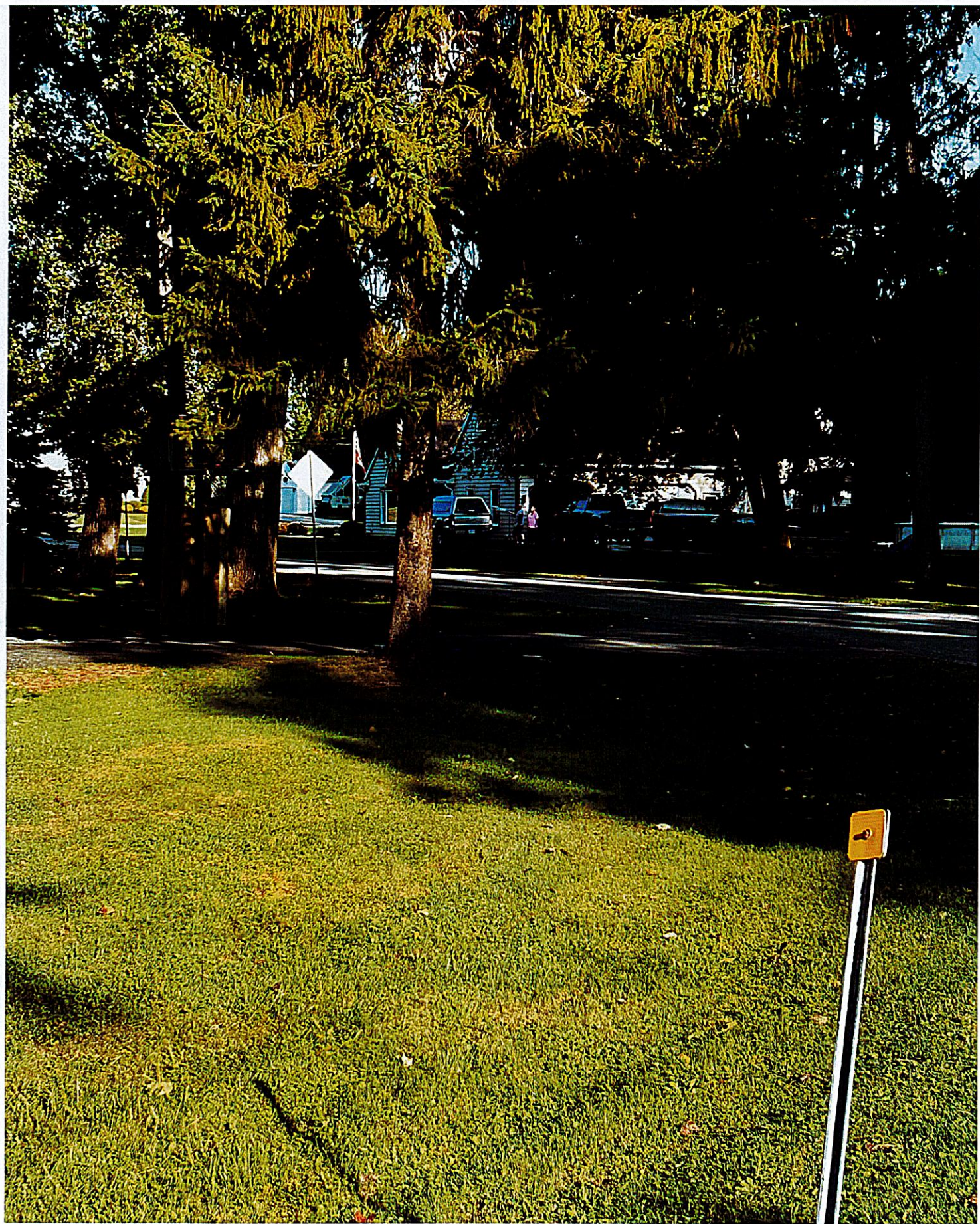
Approaching corner at approximate midpoint of requested fence.
Panel held up to show where fence will end and full
visibility around our property.



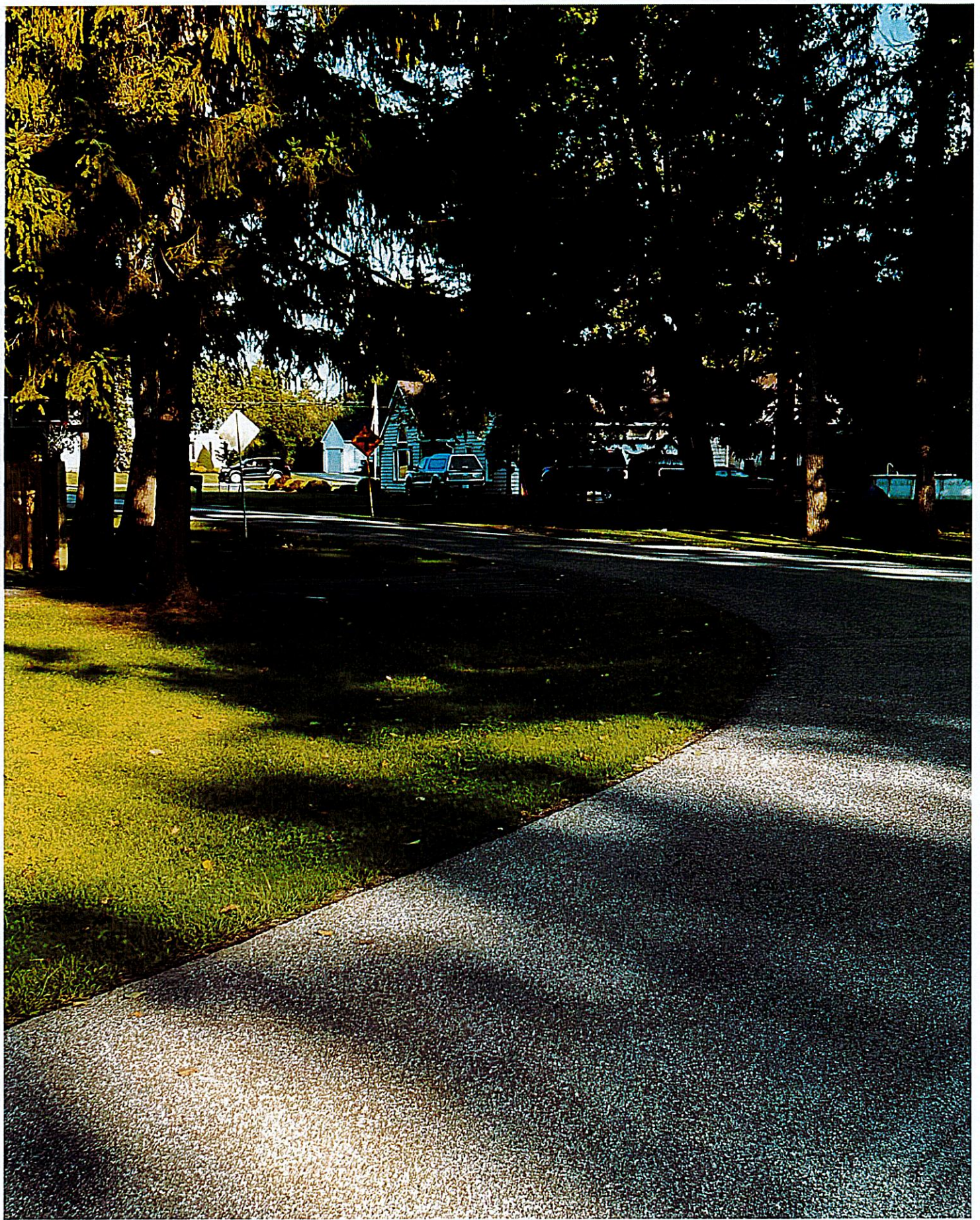
Approaching curve headed toward Shimmerville (Main St. end).

Fence panel shows proposed end of fence to run along inside of trees.

Shows existing visibility with trees and sight-lines.



Closer angle to show corner sight lines with
Shimmerside fully visible in background.
Panel shows parallel to driveway to prove
visibility around corner.



Similar angle to previous, but from lane for
vehicle in motion. Existing trees and sight
lines not impacted along corner heading
to Shimmerville.

[illegible]

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

Date:

8/21/2020

Received By:

PH 3

APPLICANT REQUEST:

SBL #: 71.06-2-8.12

We own the lot on the south side and a family member will build a home on that lot in the future. We looked into shrinking the home, which would mean shrinking hallways and doorways. We are unable to shrink the hallways and doorways as it would limit access to a wheelchair.

Town:

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:

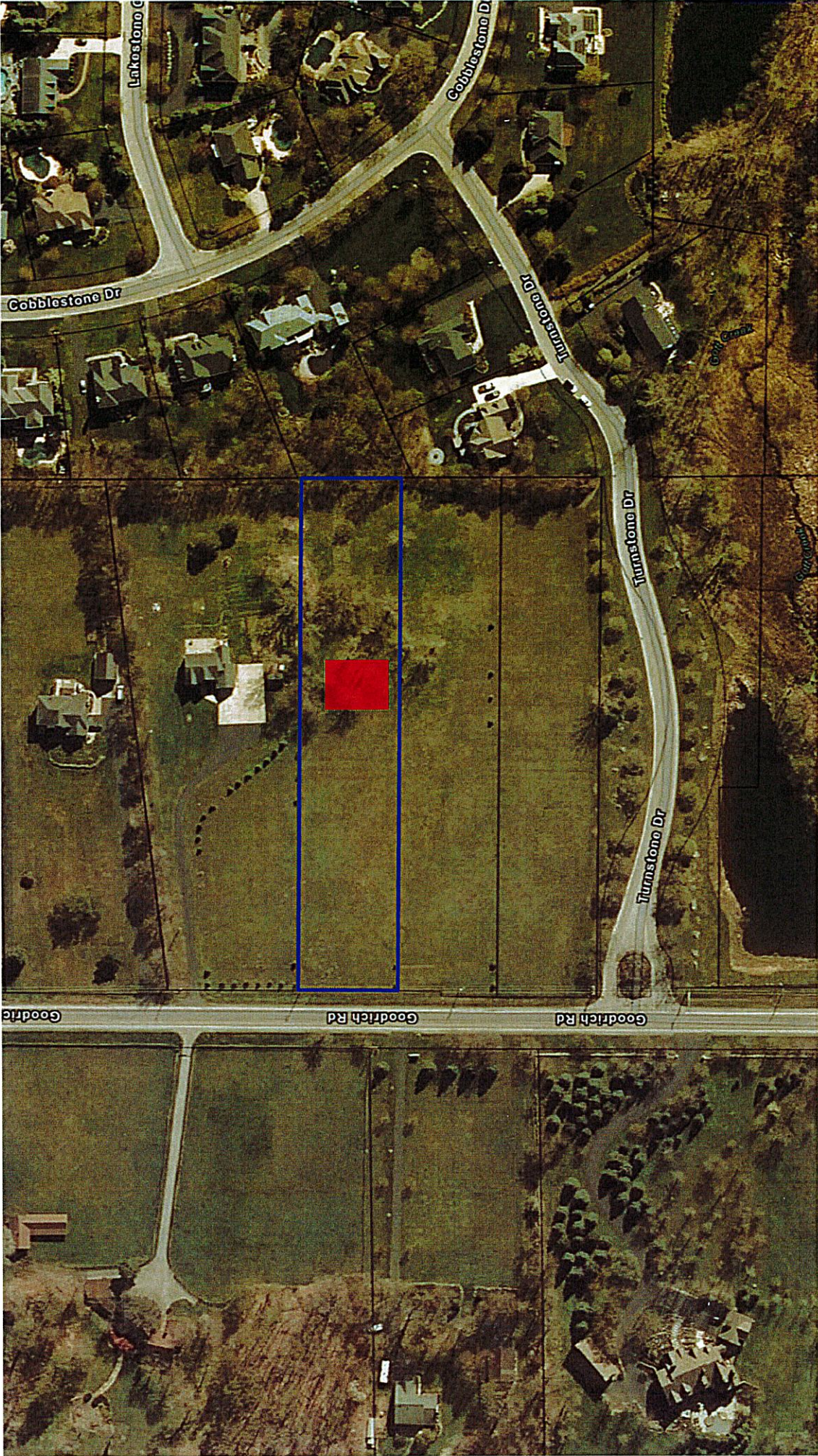
Town:

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

	Applicant
X _v	Project Sponsor

Town Use Only:

[illegible]



note the parcel lines displayed are approximate

4955 Goodrich Road



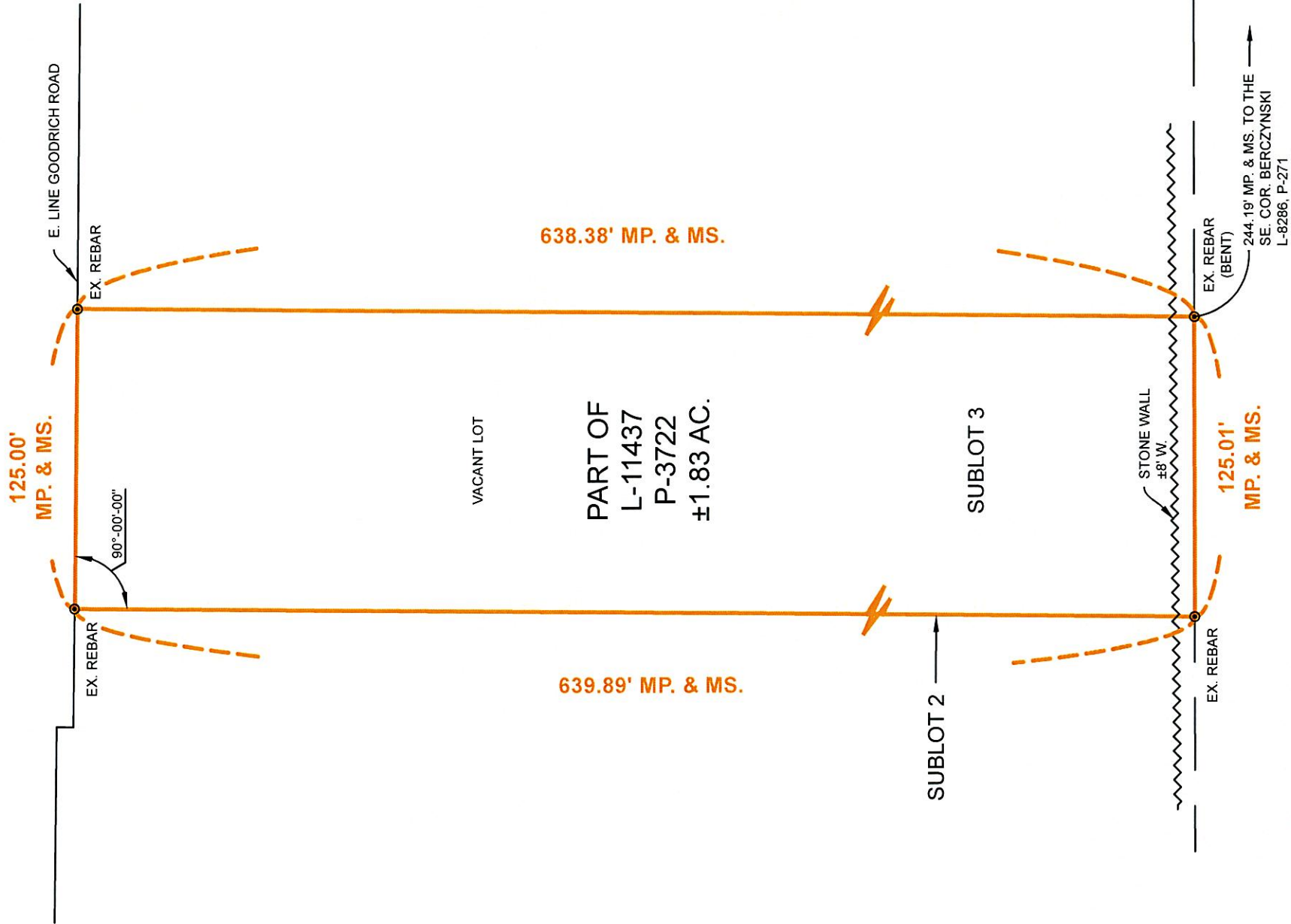
Proposed residential single family home with a principal structure side yard setback of 8'.

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

A 4'6" variance is requested.



GOODRICH ROAD (WIDTH VARIES)



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

PART OF LOT	11	SEC.	6	TWP.	12	RNG.	6
OF THE HOLLAND LAND COMPANY'S SURVEY							
TOWN	CLARENCE			COUNTY	ERIE, NY		
TAX IDENTIFICATION No.	71.06-2-8.12			PROJ. NO.	26-080		
CREW	MJM	DWN.	DTH	CHK.	CJS	DATE	4/8/2026
LEGEND:							
AC = ACRES				IP = IRON PIPE			
APPROX. = APPROXIMATE				JB = JUNCTION BOX			
BIT = BITUMINOUS				L = LIBER			
CB = CATCH BASIN				MH = MANHOLE			
CH = CHAIN				MP = MAP			
CONC. = CONCRETE				MS = MEASURED			
COR. = CORNER				N = NORTH			
C = CENTERLINE				N# = NORTH			
				OIL = OIL			
				PO. = PORCH			
				PP = POWER POLE			
				P = PAGE			
				S = SOUTH			
				STY = STORY			
				TYP = TYPICAL			
				W = WEST			
				WF = WITH			
				WD = WOOD			
				WF. = WOODFRAME			

NOTES:
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY
-UNAUTHORIZED ALTERATION OR ADDITION TO
MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL
OF THE LAND SURVEYOR'S SEAL SHALL BE
CONSIDERED TO BE VALID TRUE COPIES.
7209, PROVISION 2 OF THE NEW YORK STATE
EDUCATION LAW.

MAP REFERENCE:
COVER NUMBER 3659

BOUNDARY | TOPOGRAPHIC | 3-D MODELING | CONSTRUCTION

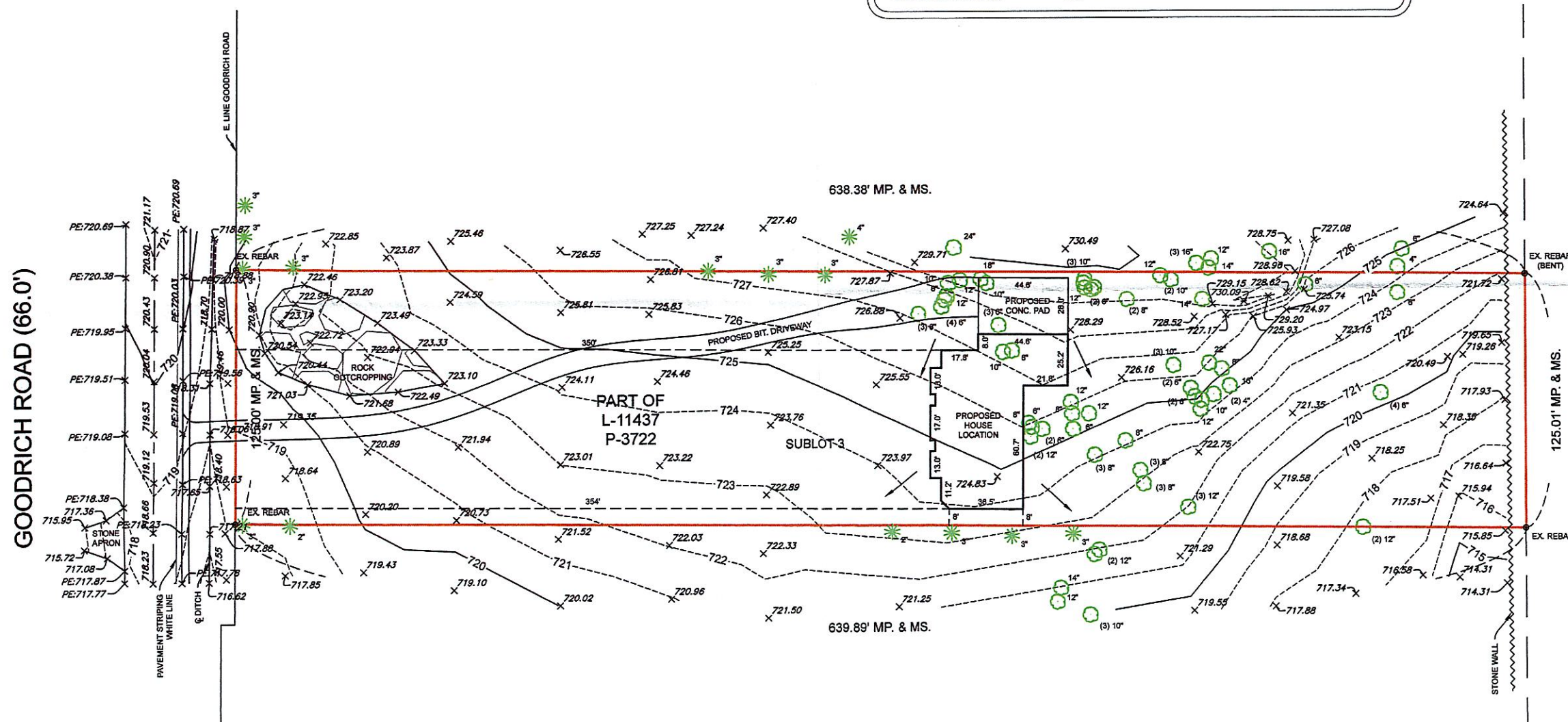
PO Box 207
Sanborn, New York 14132
PHONE: (716) 587-8380
FAX: 716.587.8379
WEBSITE: www.360landsurvey.com

GENERAL NOTES:

1. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY BY 360 LAND SURVEY, DPC., ON APRIL 8, 2026.
2. NOT ALL TITLE INFORMATION IS SHOWN ON THIS SURVEY, THIS MAP IS NOT TO BE USED FOR TITLE TRANSFER.
3. PROPERTY LINES SHOWN ON THIS SURVEY WERE TAKEN FROM A MAP BY 360 LAND SURVEY, DPC, DATED DECEMBER 28, 2020, PROJECT NUMBER 20-884.
4. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83), ESTABLISHED WITH GPS USING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK (NYSDOT RTN). (US SURVEY FEET)
5. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED WITH GPS USING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK (NYSDOT RTN). (US SURVEY FEET)
6. UTILITIES SHOWN HEREON ARE FROM VISIBLE EVIDENCE ON THE DATE OF THIS SURVEY.

LEGEND:

ACRES	AC.		LIBER	L
CONCRETE	CONC.		MAP	MP.
CONIFEROUS TREE W/ DIA.		18"	MEASURED	MS.
CONTROL POINT	CP	18"	MONUMENT	MON.
CORNER	COR.		NORTH	N.
DECIDUOUS TREE W/ DIA		18"	ON LINE	O/L
DEED	D.		PAGE	P.
EAST	E.		PORCH	PO.
EDGE OF PAVEMENT ELEV.	PE:	PE:000.00	POWER POLE	PP
ELEVATION	ELEV		SOUTH	S.
ENCROACHMENT	ENC.		SPOT ELEVATION	SPOT ELEV.
END OF PIPE (CONTINUES)			STORY	STY.
EXISTING	EX.		TYPICAL	TYP.
FENCE	FNC.		WEST	W.
HYDRANT	HYD.		WITH	W/
INVERT	INV.		WOODFRAME	W.F.
IRON PIPE	IP.			
CROWN OF ROAD			PROPERTY LINE	PL
MAJOR CONTOUR LINE (5')	---		TOPOGRAPHIC SURVEY LIMITS	
MINOR CONTOUR LINE (1')	---			

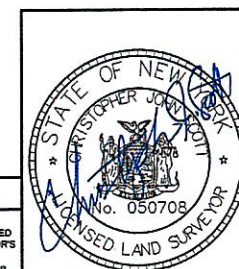


PROPOSED GRADING PLAN FOR HOUSE 4955 GOODRICH ROAD

PART OF LOT	11	SEC. 6	TWP. 12	RNG. 6
OF THE HOLLAND LAND COMPANY'S SURVEY				
TOWN	CLARENCE	COUNTY	ERIE, NY	
TAX IDENTIFICATION No.	71.06-2-8.12	PROJ. NO.	26-080	SCALE 1"=40'
CREW	MJM	DWN	DTH	CHK CJS DATE 4/8/2026

LEGEND:	D. = DEED	IP. = IRON PIPE	PP. = POWER POLE
AC. = ACRES	DI. = DIAMETER	JB. = JUNCTION BOX	P. = PAGE
APPROX. = APPROXIMATE	DIST. = DISTANCE	L. = LIBER	S. = SOUTH
BIT. = BITUMINOUS	E. = EAST	MP. = MAP	STY. = STORY
CB. = CATCH BASIN	ENC. = ENCROACHMENT	MS. = MEASURED	TYP. = TYPICAL
CH. = CHAIN	EX. = EXISTING	N. = NORTH	W. = WEST
CONC. = CONCRETE	FNC. = FENCE	ON. = ON LINE	W/ = WITH
COR. = CORNER	GAR. = GARAGE	OL. = ON LINE	WO. = WOOD
CL. = CENTERLINE	HSE. = HOUSE	PG. = PORCH	W.F. = WOODFRAME

MAP REFERENCE:	COVER NUMBER 3659
NOTES:	
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.	
-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.	



360°
 LAND SURVEY
 BOUNDARY | TOPOGRAPHIC
 3D MODELING | CONSTRUCTION
 PO Box 207
 Sanborn, New York 14132
 PHONE: (716) 587-8380
 FAX: 716.587.8379
 WEBSITE: www.360landsurvey.com



SUTON
architecture
"Transform 22 reality"

54-0234 Main Street
(Corner of 1st Street)
Brooklyn, NY 11222
(718) 333-3333 Fax: (718) 333-3333

25-479

Proposed Residence For

**Pomakova/
Pomakov
Residence**

4956 Gooden Road
Chloro, New York
14031

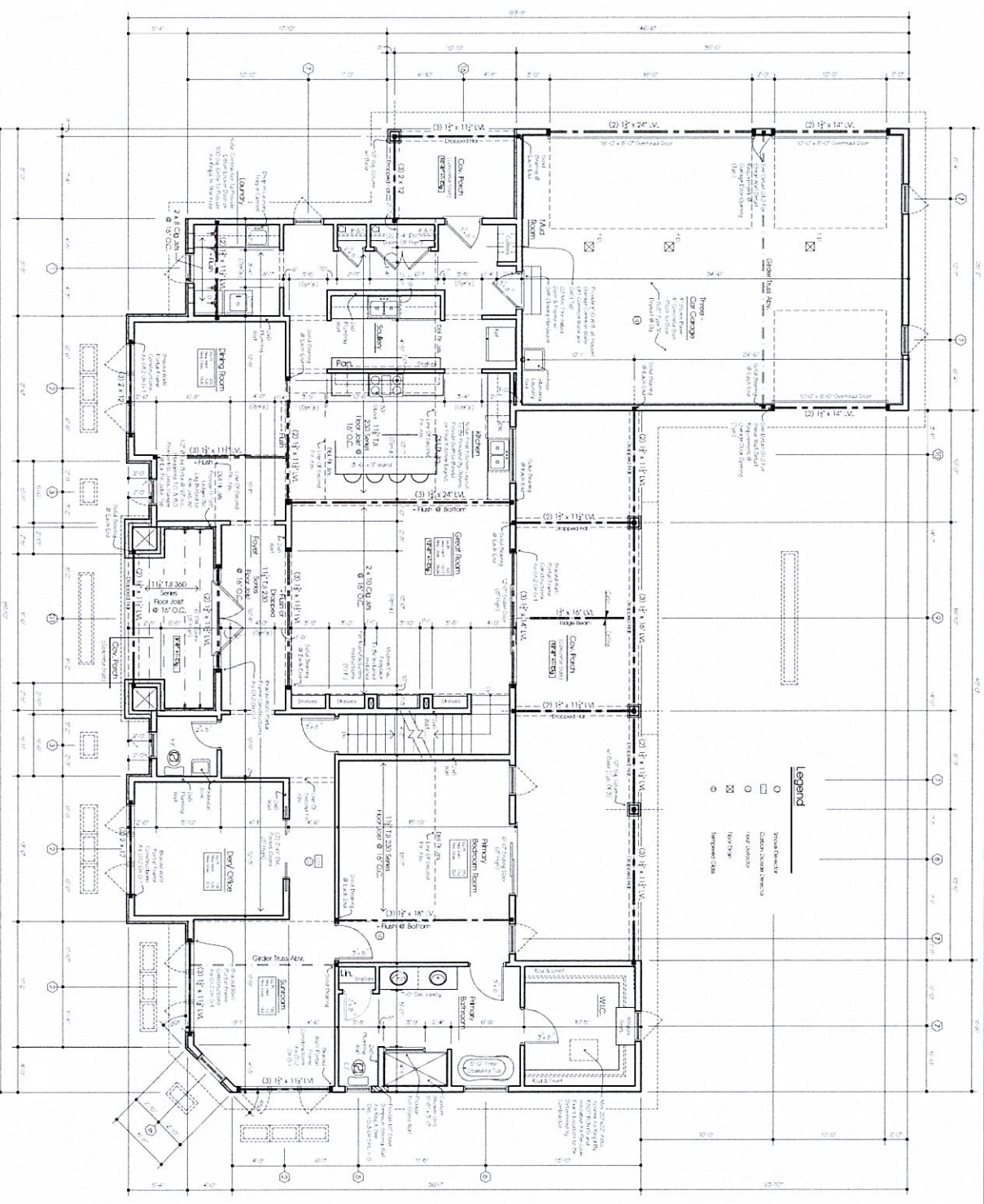
Copyright © 2019

Rev	Description	Date
1	Initial	06/15/2019
2	Revised	06/15/2019
3	Revised	06/15/2019
4	Revised	06/15/2019
5	Revised	06/15/2019
6	Revised	06/15/2019
7	Revised	06/15/2019
8	Revised	06/15/2019
9	Revised	06/15/2019
10	Revised	06/15/2019

**First Floor
Plan & Notes**

A-1

First Floor Plan





SUTTON
Architecture
Design & Construction

6402 Main Street
Williamstown, NY 14152
(716) 332-7065 Fax (716) 332-7072

25-479

**Proposed
Residence For:**

**Pomakova/
Pomakov
Residence**

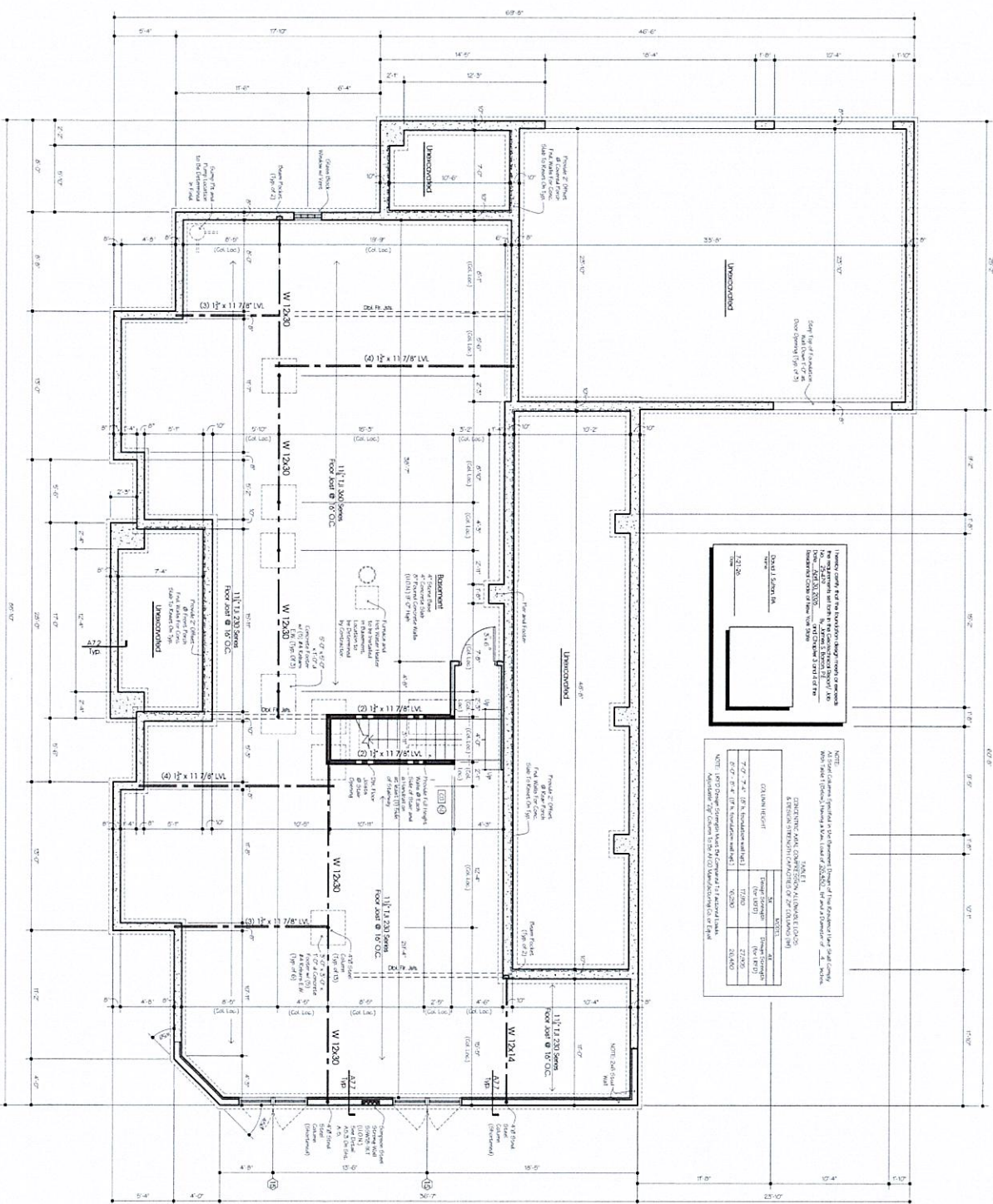
4956 Goodrich Road
Chester, New York
14031

Copyright © 2009

REVISIONS	
No.	Description

Foundation Plan

C. G. G. G.
7/21/09
Foundation
As Shown
A-3



Foundation Plan



SUTON
architecture
"Design 21 Century"

65403 Main Street
Cromwell, CT 06408
(203) 392-7193 Fax (203) 789-7773

25-479



Proposed
Residence For:

**Pomakova/
Pomakov
Residence**

4955 Goodrich Road
Clermont, New York
14031

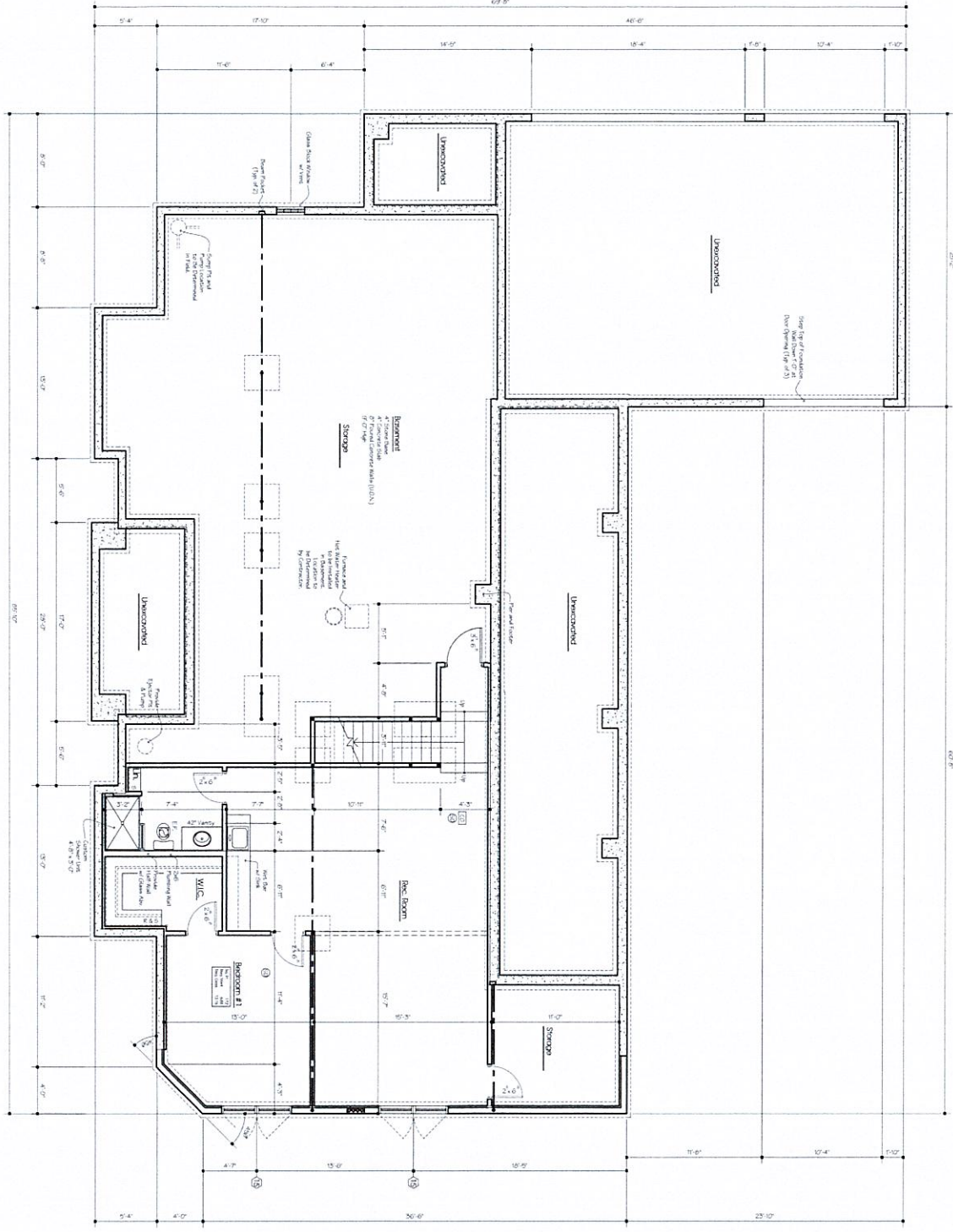
Copyright © 2005 Architecture 2005

Rev.	Description	Date
1	Issue for Permit	12/1/04
2	Issue for Construction	12/1/04
3	Issue for Construction	12/1/04
4	Issue for Construction	12/1/04
5	Issue for Construction	12/1/04
6	Issue for Construction	12/1/04
7	Issue for Construction	12/1/04
8	Issue for Construction	12/1/04
9	Issue for Construction	12/1/04
10	Issue for Construction	12/1/04

WARNING:
This drawing is the property of the architect and is not to be used for any other project without the written consent of the architect.

**Basement Layout
Plan**

C. G. Sullivan
7-21-26
A-4



A.1 Basement Layout Plan

1173 Sq. Ft.
1/4" = 1'-0"



SUTTON
Architecture

5403 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 252-7060 Fax (716) 252-7075

25-479

Proposed
Residence For,

**Pomakova/
Pomakov
Residence**

4955 Goodlick Road
Chance, New York
14031

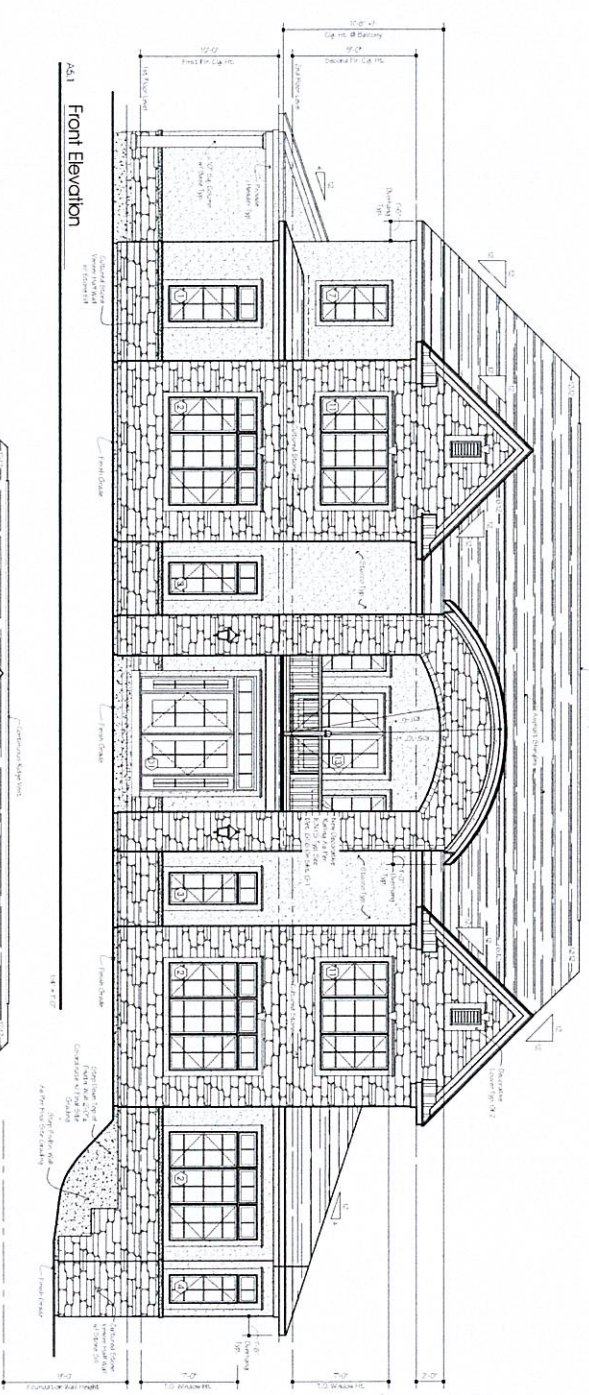
Copyright Sutton Architecture® 2026

Warning	Precaution	Control
1. Do not use the device if you are pregnant or breastfeeding.	1. Do not use the device if you are pregnant or breastfeeding.	1. Do not use the device if you are pregnant or breastfeeding.
2. Do not use the device if you have a heart condition or other medical condition.	2. Do not use the device if you have a heart condition or other medical condition.	2. Do not use the device if you have a heart condition or other medical condition.
3. Do not use the device if you are taking any medication.	3. Do not use the device if you are taking any medication.	3. Do not use the device if you are taking any medication.
4. Do not use the device if you are using any other electronic device.	4. Do not use the device if you are using any other electronic device.	4. Do not use the device if you are using any other electronic device.
5. Do not use the device if you are using any other medical device.	5. Do not use the device if you are using any other medical device.	5. Do not use the device if you are using any other medical device.
6. Do not use the device if you are using any other electrical device.	6. Do not use the device if you are using any other electrical device.	6. Do not use the device if you are using any other electrical device.
7. Do not use the device if you are using any other electronic device.	7. Do not use the device if you are using any other electronic device.	7. Do not use the device if you are using any other electronic device.
8. Do not use the device if you are using any other medical device.	8. Do not use the device if you are using any other medical device.	8. Do not use the device if you are using any other medical device.
9. Do not use the device if you are using any other electrical device.	9. Do not use the device if you are using any other electrical device.	9. Do not use the device if you are using any other electrical device.
10. Do not use the device if you are using any other electronic device.	10. Do not use the device if you are using any other electronic device.	10. Do not use the device if you are using any other electronic device.

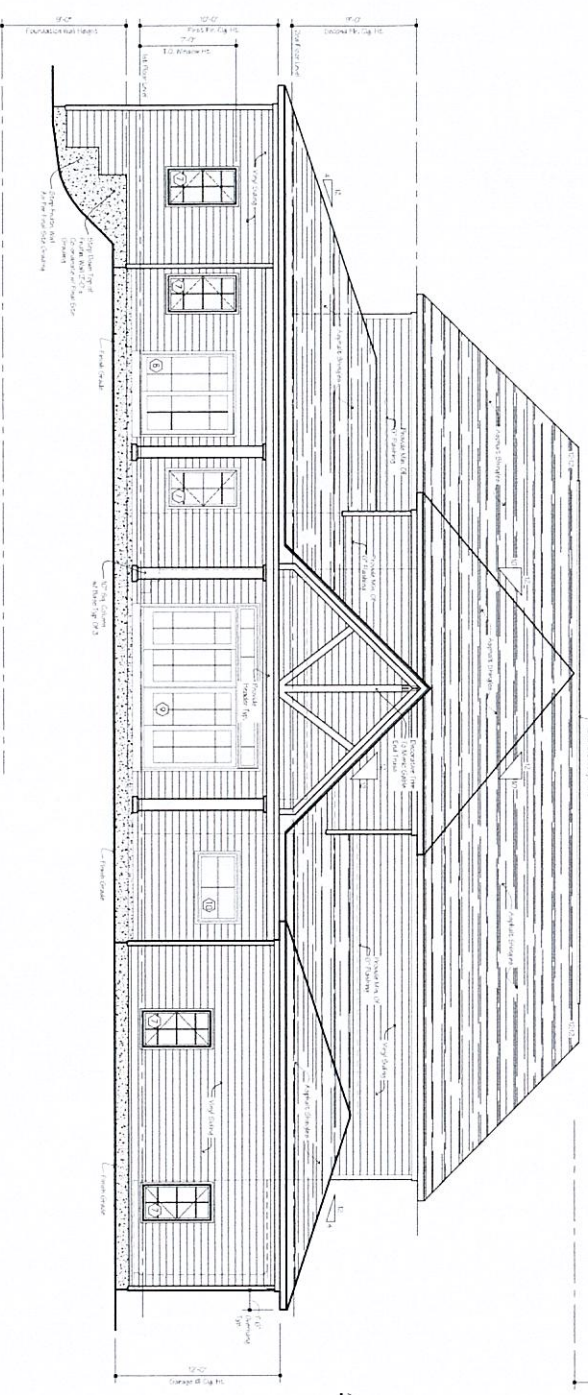
Elevations

Author	C. Galuska
Title	7-21-26
Date	
Page	

A-5



Front Elevation



Rear Elevation

Simpson Steel Strong-Wall Details

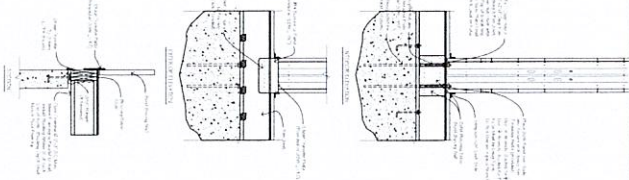


TABLE 1. *Continued*

Study	Study Design	Study Period	Study Location	Study Population	Study Results
10	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
11	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
12	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
13	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
14	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
15	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
16	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
17	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
18	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
19	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)
20	Case-control	1998-2000	United States	1,000 cases of HAV, 1,000 controls	OR = 1.0 (95% CI = 0.5-1.8)



...continued on next page.

25-479

- ■ ■ ■
- Proposed
Residence For:

4955 Goodrich Road
Clarence, New York
14031

No.	Transcript	Date	Pr

Site Plan
& Elevations

Case No.	7-21-26
Case Name	D. Sullivan
Case Status	As Noted

A-6





SUTTON
architecture
"Treasures of Culture"

57 KINGS ROAD, SUITE 201
MIDWOOD, NEW YORK 10020
(718) 320-7900 Fax (718) 320-7922

25-479

DP
Design
Proposed
Residence for

**Pomarkova/
Pomarkov
Residence**

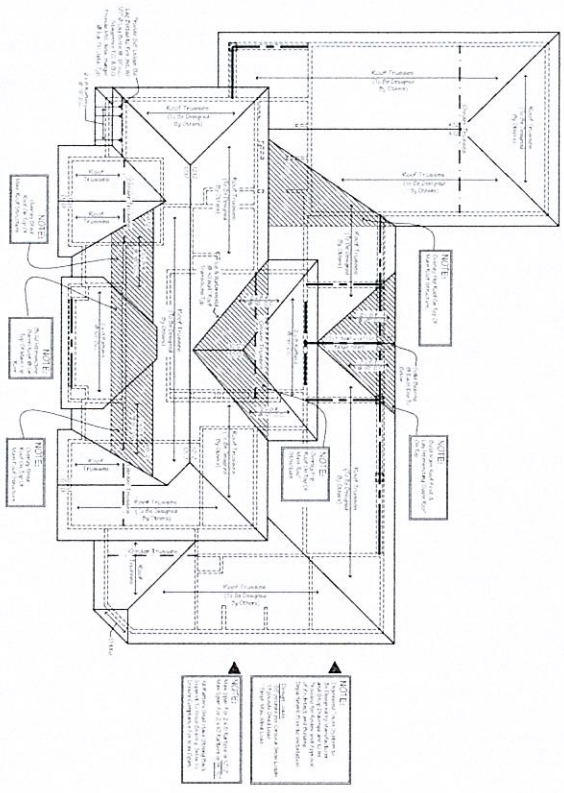
4555 Goodwin Road
Chubbuck, New York
14031

Copyright Sutton Architecture © 2009

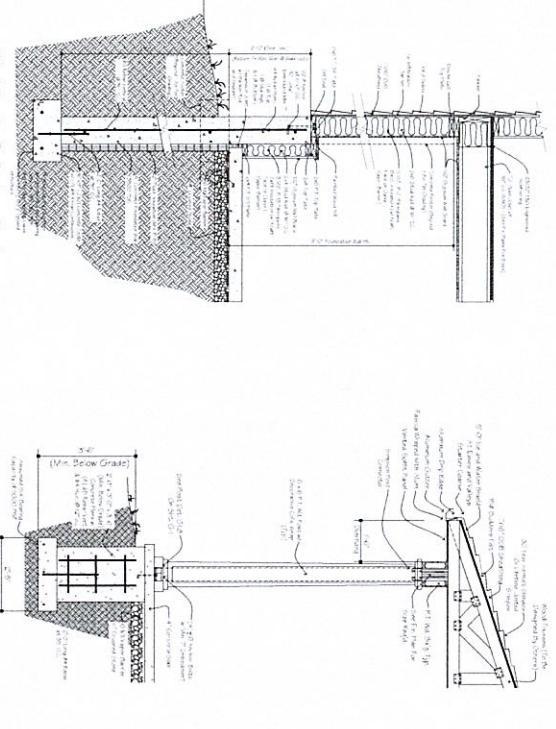
W.A.R.N.T. (1)	
1	W.A.R.N.T. (1)
2	W.A.R.N.T. (1)
3	W.A.R.N.T. (1)
4	W.A.R.N.T. (1)
5	W.A.R.N.T. (1)
6	W.A.R.N.T. (1)
7	W.A.R.N.T. (1)
8	W.A.R.N.T. (1)
9	W.A.R.N.T. (1)
10	W.A.R.N.T. (1)
11	W.A.R.N.T. (1)
12	W.A.R.N.T. (1)
13	W.A.R.N.T. (1)
14	W.A.R.N.T. (1)
15	W.A.R.N.T. (1)
16	W.A.R.N.T. (1)
17	W.A.R.N.T. (1)
18	W.A.R.N.T. (1)
19	W.A.R.N.T. (1)
20	W.A.R.N.T. (1)
21	W.A.R.N.T. (1)
22	W.A.R.N.T. (1)
23	W.A.R.N.T. (1)
24	W.A.R.N.T. (1)
25	W.A.R.N.T. (1)
26	W.A.R.N.T. (1)
27	W.A.R.N.T. (1)
28	W.A.R.N.T. (1)
29	W.A.R.N.T. (1)
30	W.A.R.N.T. (1)
31	W.A.R.N.T. (1)
32	W.A.R.N.T. (1)
33	W.A.R.N.T. (1)
34	W.A.R.N.T. (1)
35	W.A.R.N.T. (1)
36	W.A.R.N.T. (1)
37	W.A.R.N.T. (1)
38	W.A.R.N.T. (1)
39	W.A.R.N.T. (1)
40	W.A.R.N.T. (1)
41	W.A.R.N.T. (1)
42	W.A.R.N.T. (1)
43	W.A.R.N.T. (1)
44	W.A.R.N.T. (1)
45	W.A.R.N.T. (1)
46	W.A.R.N.T. (1)
47	W.A.R.N.T. (1)
48	W.A.R.N.T. (1)
49	W.A.R.N.T. (1)
50	W.A.R.N.T. (1)
51	W.A.R.N.T. (1)
52	W.A.R.N.T. (1)
53	W.A.R.N.T. (1)
54	W.A.R.N.T. (1)
55	W.A.R.N.T. (1)
56	W.A.R.N.T. (1)
57	W.A.R.N.T. (1)
58	W.A.R.N.T. (1)
59	W.A.R.N.T. (1)
60	W.A.R.N.T. (1)
61	W.A.R.N.T. (1)
62	W.A.R.N.T. (1)
63	W.A.R.N.T. (1)
64	W.A.R.N.T. (1)
65	W.A.R.N.T. (1)
66	W.A.R.N.T. (1)
67	W.A.R.N.T. (1)
68	W.A.R.N.T. (1)
69	W.A.R.N.T. (1)
70	W.A.R.N.T. (1)
71	W.A.R.N.T. (1)
72	W.A.R.N.T. (1)
73	W.A.R.N.T. (1)
74	W.A.R.N.T. (1)
75	W.A.R.N.T. (1)
76	W.A.R.N.T. (1)
77	W.A.R.N.T. (1)
78	W.A.R.N.T. (1)
79	W.A.R.N.T. (1)
80	W.A.R.N.T. (1)
81	W.A.R.N.T. (1)
82	W.A.R.N.T. (1)
83	W.A.R.N.T. (1)
84	W.A.R.N.T. (1)
85	W.A.R.N.T. (1)
86	W.A.R.N.T. (1)
87	W.A.R.N.T. (1)
88	W.A.R.N.T. (1)
89	W.A.R.N.T. (1)
90	W.A.R.N.T. (1)
91	W.A.R.N.T. (1)
92	W.A.R.N.T. (1)
93	W.A.R.N.T. (1)
94	W.A.R.N.T. (1)
95	W.A.R.N.T. (1)
96	W.A.R.N.T. (1)
97	W.A.R.N.T. (1)
98	W.A.R.N.T. (1)
99	W.A.R.N.T. (1)
100	W.A.R.N.T. (1)

**Roof Plan
& Sections**

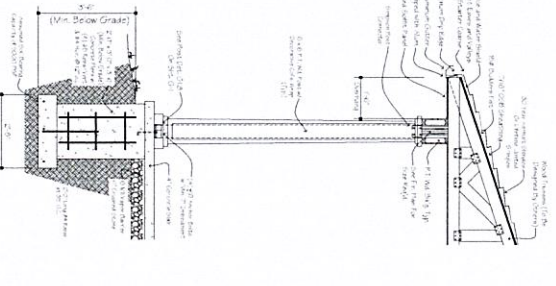
25-479
A-7
Rev. 12/2009



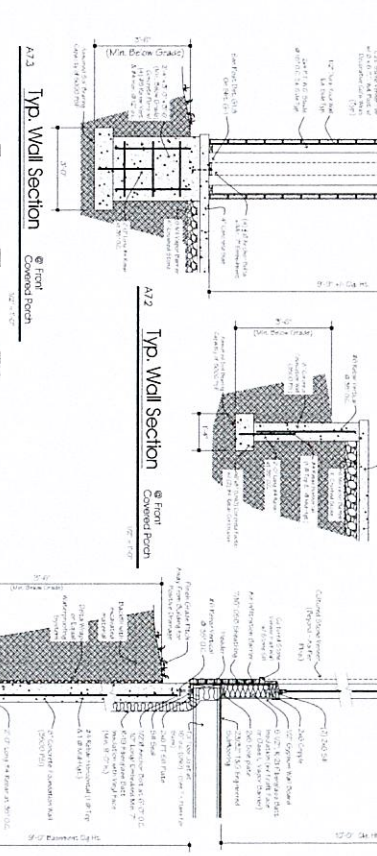
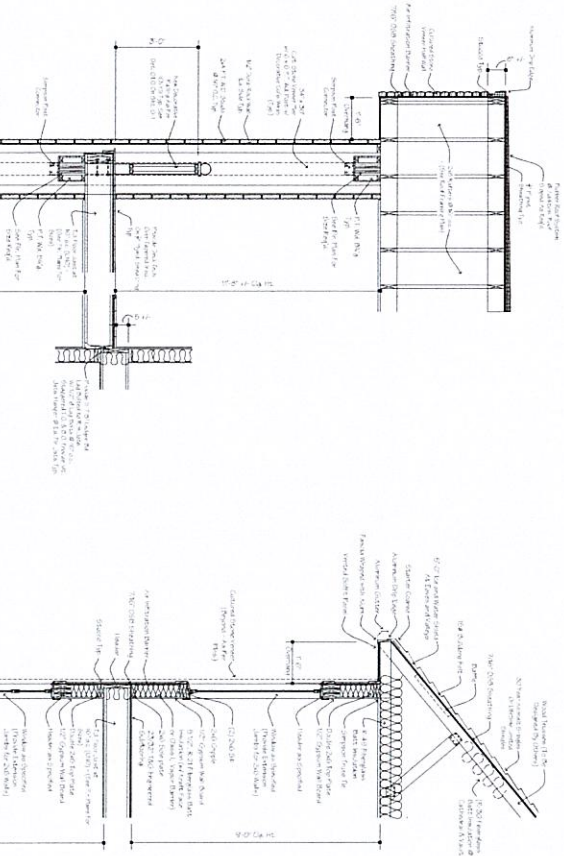
A75 Roof Framing Plan



A77 Wall Sect. @ Return Frdn.



A76 Typ. Wall Section @ Roof



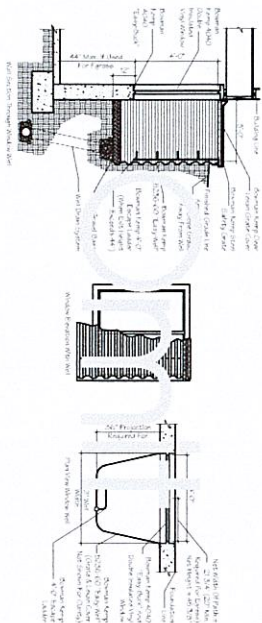
A73 LVL Header Connections

Header Size	Header Spacing	Header Material	Header Length	Header Spacing	Header Material	Header Length
2x6	24"	SP-100	10'	24"	SP-100	10'
2x8	24"	SP-100	10'	24"	SP-100	10'
2x10	24"	SP-100	10'	24"	SP-100	10'
2x12	24"	SP-100	10'	24"	SP-100	10'
2x14	24"	SP-100	10'	24"	SP-100	10'
2x16	24"	SP-100	10'	24"	SP-100	10'
2x18	24"	SP-100	10'	24"	SP-100	10'
2x20	24"	SP-100	10'	24"	SP-100	10'
2x22	24"	SP-100	10'	24"	SP-100	10'
2x24	24"	SP-100	10'	24"	SP-100	10'
2x26	24"	SP-100	10'	24"	SP-100	10'
2x28	24"	SP-100	10'	24"	SP-100	10'
2x30	24"	SP-100	10'	24"	SP-100	10'
2x32	24"	SP-100	10'	24"	SP-100	10'
2x34	24"	SP-100	10'	24"	SP-100	10'
2x36	24"	SP-100	10'	24"	SP-100	10'
2x38	24"	SP-100	10'	24"	SP-100	10'
2x40	24"	SP-100	10'	24"	SP-100	10'
2x42	24"	SP-100	10'	24"	SP-100	10'
2x44	24"	SP-100	10'	24"	SP-100	10'
2x46	24"	SP-100	10'	24"	SP-100	10'
2x48	24"	SP-100	10'	24"	SP-100	10'
2x50	24"	SP-100	10'	24"	SP-100	10'
2x52	24"	SP-100	10'	24"	SP-100	10'
2x54	24"	SP-100	10'	24"	SP-100	10'
2x56	24"	SP-100	10'	24"	SP-100	10'
2x58	24"	SP-100	10'	24"	SP-100	10'
2x60	24"	SP-100	10'	24"	SP-100	10'
2x62	24"	SP-100	10'	24"	SP-100	10'
2x64	24"	SP-100	10'	24"	SP-100	10'
2x66	24"	SP-100	10'	24"	SP-100	10'
2x68	24"	SP-100	10'	24"	SP-100	10'
2x70	24"	SP-100	10'	24"	SP-100	10'
2x72	24"	SP-100	10'	24"	SP-100	10'
2x74	24"	SP-100	10'	24"	SP-100	10'
2x76	24"	SP-100	10'	24"	SP-100	10'
2x78	24"	SP-100	10'	24"	SP-100	10'
2x80	24"	SP-100	10'	24"	SP-100	10'
2x82	24"	SP-100	10'	24"	SP-100	10'
2x84	24"	SP-100	10'	24"	SP-100	10'
2x86	24"	SP-100	10'	24"	SP-100	10'
2x88	24"	SP-100	10'	24"	SP-100	10'
2x90	24"	SP-100	10'	24"	SP-100	10'
2x92	24"	SP-100	10'	24"	SP-100	10'
2x94	24"	SP-100	10'	24"	SP-100	10'
2x96	24"	SP-100	10'	24"	SP-100	10'
2x98	24"	SP-100	10'	24"	SP-100	10'
2x100	24"	SP-100	10'	24"	SP-100	10'

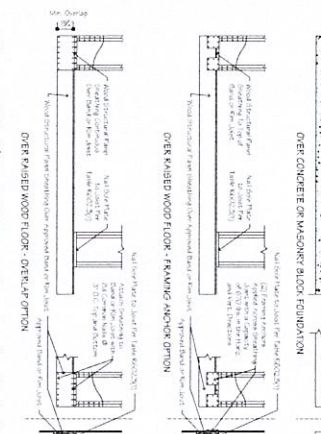
A73 LVL Header Connections

¹⁷These proposed construction documents have been designed to meet the program's requirements as far as the 2020 RCM's and the 2024 LCC.

- [illegible]

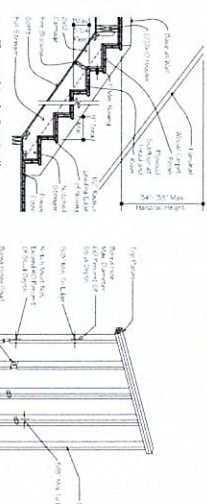
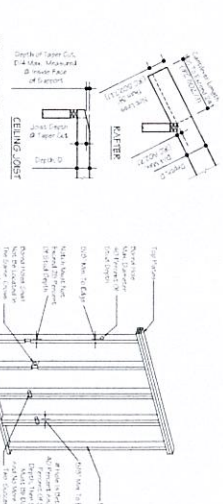
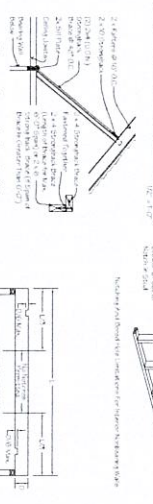


g1.7 Strongback Details

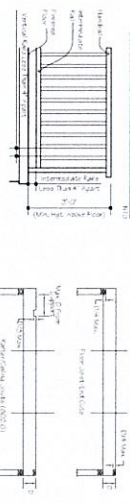


Horizontal beam

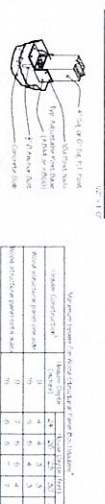
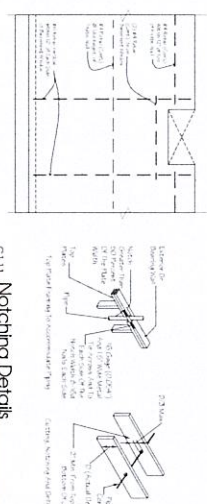
Vertical posts

[illegible]

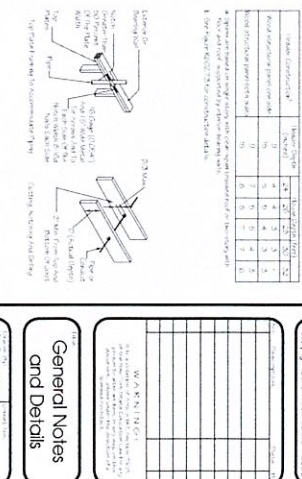
1



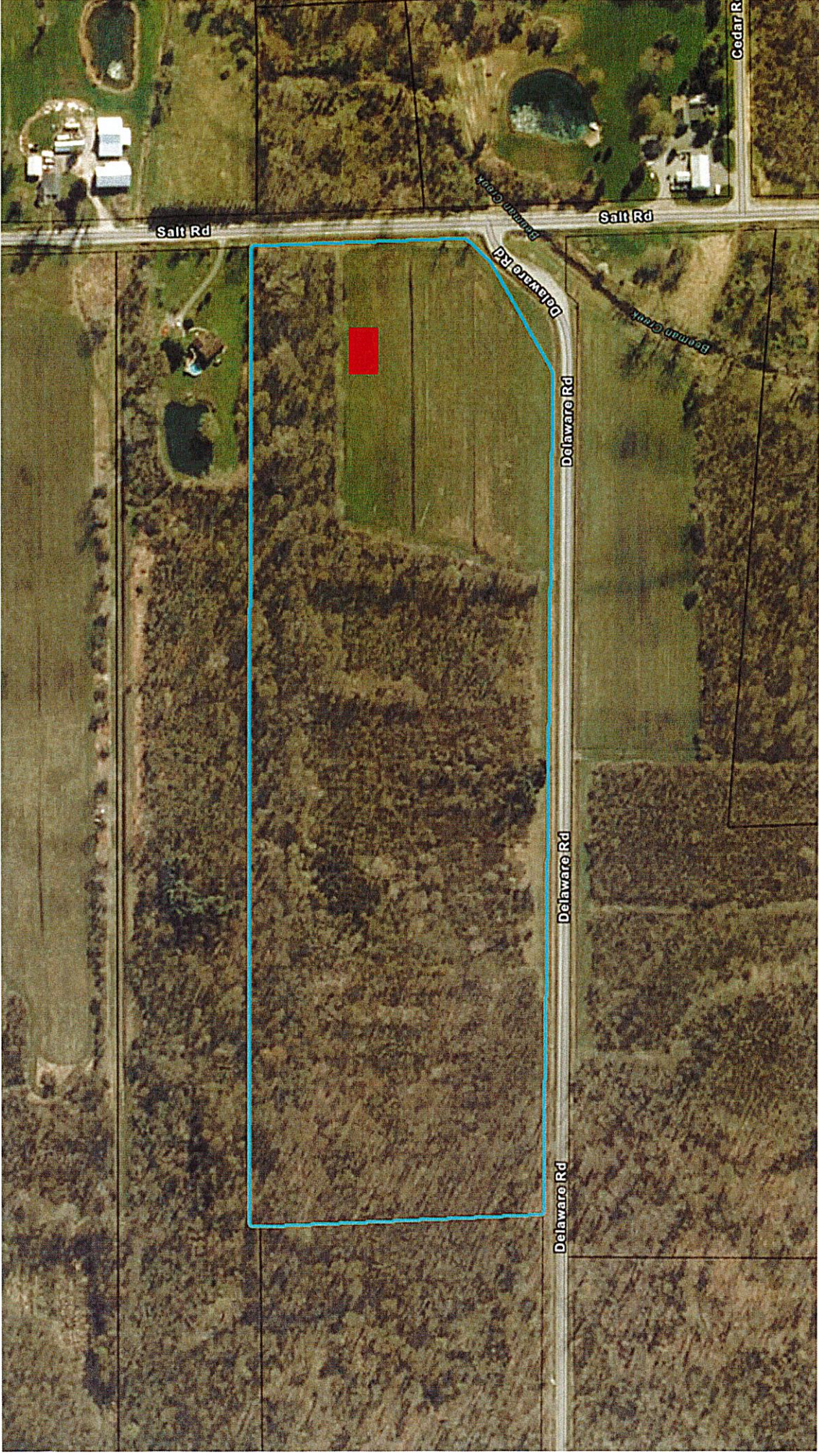
1. The model is a single equation model, and the dependent variable is the number of days of absence from work.

[illegible]

C. Galluszkii
Date: 7-21-26



[illegible]



note the parcel lines displayed are approximate

7700 Salt Road



Proposed accessory structure (pole barn) on a parcel that does not currently contain a principal structure.

A principal structure must be erected before an accessory structure will be permitted on any parcel.

Variance Request for 7700 Salt Road

Background:

I purchased this property in November 2025 to be used for recreational purposes which mostly involve hunting but also include hobby farming and camping. The property is roughly 25 acres with 20 acres being wooded and around 5 acres being a cleared field. It had been used to grow hay for years by a nearby farmer. I paid that farmer who had previously been growing hay to mow the 5 acre field for me because you need a large farming tractor with good sized wheels to mow and/or brush hog the field once it gets too high. After he cleared it, I tried to manage the field myself with my existing lawn tractor. I rented a trailer from U-Haul and brought my lawn tractor that I use to mow my suburban lot to the property and tried using that to mow the field and I was only able to do a small portion of the outskirts of the field that are more level after hours of work and, even then, I repeatedly got stuck and needed my son to help me get my tractor dislodged. It became apparent to me that in order for me to properly maintain the field and any crops like pumpkin or corn, I need a larger farming tractor with the required accessories (e.g. brush hog, rototiller, etc.). I don't have anywhere I can store large equipment like that at my house so I will need to build a pole barn at the property to store this equipment.

Variance Request:

I am requesting a variance to construct an accessory structure (pole barn) on undeveloped property without a principle structure. Since this property is in a flood zone, I plan to have a pond dug and use the fill excavated from the pond to prep the site for the pole barn and build up the ground where the concrete pad will be poured for the pole barn. I am reviewing quotes from potential builders for the pole barn but I have not made my final decision until I am granted a zoning variance. I attached depictions of what I intend to build as exhibit A. I want the pole barn to be aesthetically pleasing and appealing to look at from the street. The pond needs to be placed 100 feet from the property line so I will place the pole barn near the pond. The location on the site is approximately depicted in exhibit B. I have also attached renderings of what I anticipate the field to look like in the future after the trees that I've already planted grow in more and I am able to successfully do more hobby farming as exhibit C.

Reasons to grant the Request:

The core standard for granting an area variance requires the Zoning Board of Appeals (ZBA) to weigh the benefit to the applicant against any potential detriment to the health, safety, and welfare of the community. Below is my analysis of the five statutory factors demonstrating why I believe this variance is warranted:

1. Character of the Neighborhood & Detriment to Nearby Properties

No Undesirable Change: A well-designed, modern pole barn is a visually clean, fully enclosed structure that keeps equipment, vehicles, materials, and maintenance tools stored neatly out of sight.

Prevents Blight: Without a storage facility, maintaining undeveloped acreage requires either leaving equipment outdoors in full view of neighbors or allowing the parcel to become overgrown and unmaintained. The pole barn actively preserves neighborly aesthetics by providing secure, hidden storage.

2. Feasibility of Alternative Methods

No Practicable Alternative: Requiring the construction of a primary residence before an accessory structure is financially infeasible and impractical as I do not plan to live at the property.

Off-Site Storage Limitations: Renting commercial storage off-site is expensive and inefficient.

3. Substantiality of the Request

This factor is harder to calculate here versus other requests where you calculate the variance against what is permitted by the code. Overall the ZBA is encouraged to evaluate this on a case-by-case basis.

4. Impact on Physical and Environmental Conditions

Environmental Protection: Storing a tractor and other accessories inside a covered, secure pole barn protects local soil and groundwater from runoff or environmental exposure compared to outdoor storage.

Low Impact: Pole barns require minimal earthwork and site disturbance relative to a full principal structure, resulting in a negligible footprint on local drainage, traffic, or utility infrastructure.

5. Self-Created Hardship

Under the law, self-created hardship is merely one factor to consider and does not preclude the Board from granting relief—especially where, as here, the benefit to the applicant is substantial and the harm to the community is non-existent. The last thing I wanted to do was seek a variance

Variance Request for 7700 Salt Road

request and intended to manage it with my existing equipment but I very quickly realized that was not possible.

Conclusion:

I would like to highlight to the ZBA that this is an agricultural district and pole barns are quite common in the area. In addition, I know that the ZBA has previously allowed a pole barn to be constructed on undeveloped land off Northfield Road which I believe is in the same district and is only 3 miles from my property. I also think the fact that this property borders undeveloped wetlands to the west all the way up Delaware distinguishes this request from other requests which might involve multiple neighboring parcels that are occupied. I am open to the ZBA imposing any conditions which mitigate concerns about the granting of this variance. I firmly believe that the granting of this area variance allows me to responsibly manage, secure, and maintain my land without causing harm, noise, environmental degradation, or visual disruption to the neighborhood. Weighing the clear practical benefit to the applicant against the lack of detriment to the public, the balance tips heavily in favor of granting the variance.

Exhibit A

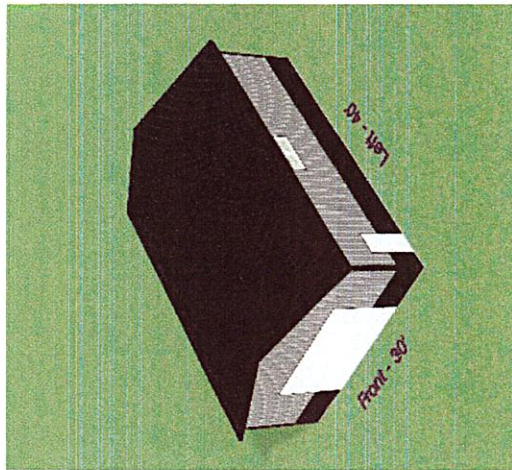
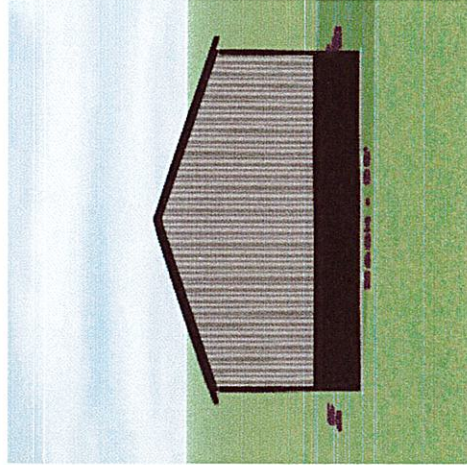
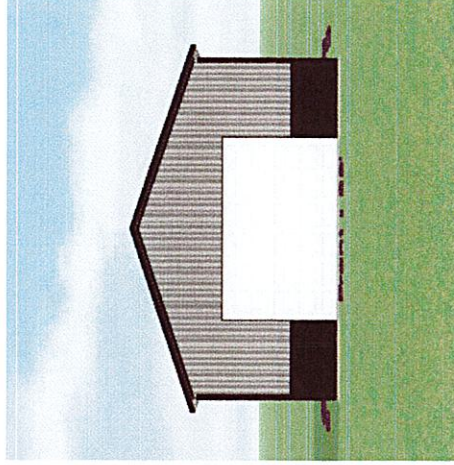
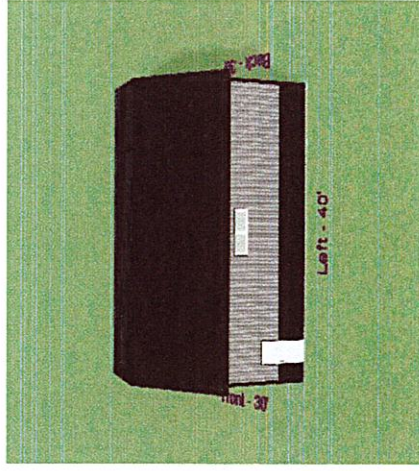


Exhibit B



Exhibit C



