

Old Business

Appeal #8

From the November 2025 Meeting

Ann E. Davis

10725 Keller Road

	Applicant
	Project Sponsor



note the parcel lines displayed are approximate

10725 Keller Road



Overall Existing Parcel:

- +/- 4.84 acres
- +/- 485' Salt Road | +/- 340' Keller Road



Parcel A: Blue - See November 2025 Variance

- +/- 1.43 acres
- +/- 185' Salt Road | +/- 340' Keller Road



Parcel B: Orange

- +/- 1.56 acres
- **+/- 148'4" Salt Road**



Parcel C: Green

- +/- 2.49 acres
- +/- 150' Salt Road

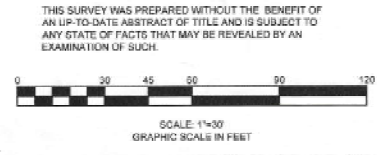
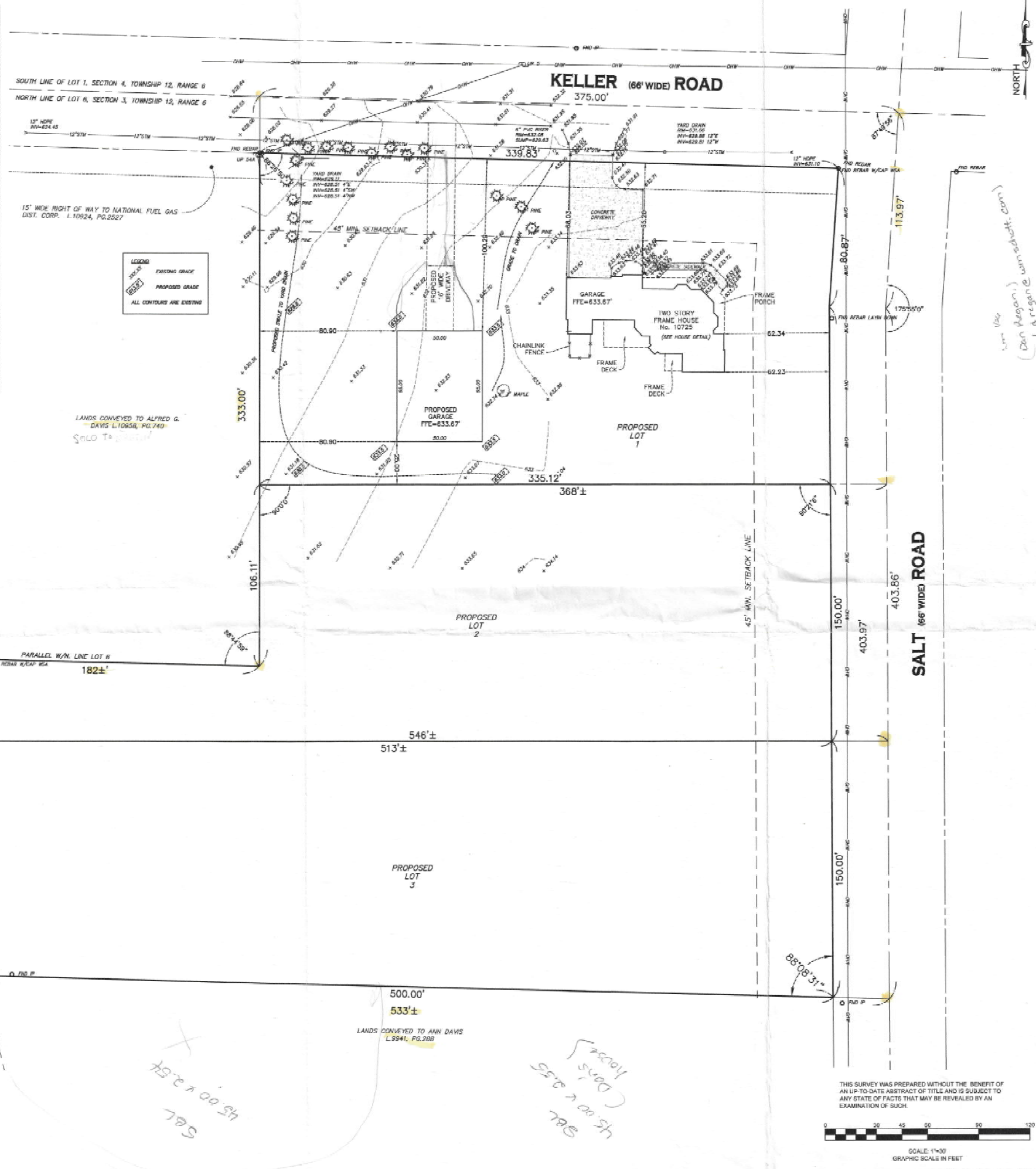
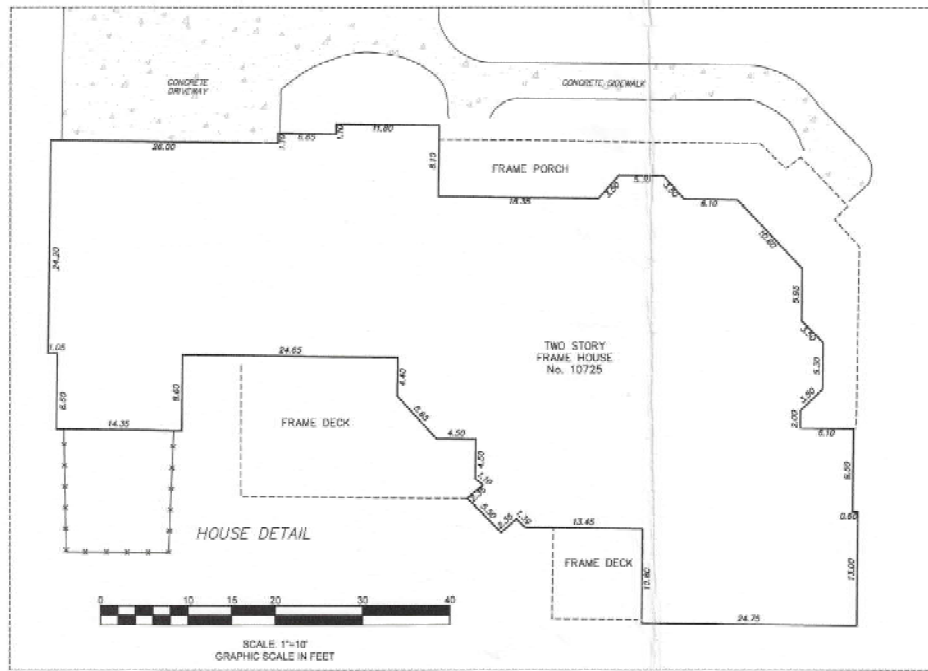
2025 Previously Proposed and Approved Survey



MEMBER OF
NEW YORK STATE ASSOCIATION OF
PROFESSIONAL LAND SURVEYORS

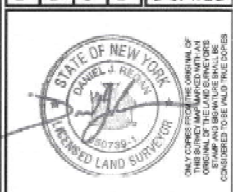


MEMBER OF
NADIRA FRONTIER LAND
SURVEYORS ASSOCIATION INC.



DRAWING REVISIONS	
ITEM	DESCRIPTION

DESIGNED BY:	
DRAWN BY:	DJ/ADC
CHECKED BY:	DJR
DATE:	MARCH 20, 2025



WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14096-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

TOWN OF CLARENCE
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 6, SECTION 3, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
10725 KELLER ROAD
BOUNDARY AND TOPOGRAPHIC SURVEY

BT-1	
DRAWING SCALE: 1"=30'	
SURVEY FILE: 0041919-01	
WSA PROJECT NO. 041918	

WARNING:
ALTERING THIS DOCUMENT IS IN VIOLATION OF
THE LAW EXCEPT AS PROVIDED IN SECTION
17-150 OF THE ERIE COUNTY ERIE COUNTY
EVICTION LAW. © COPYRIGHT 2024
WM SCHUTT & ASSOCIATES P.C.

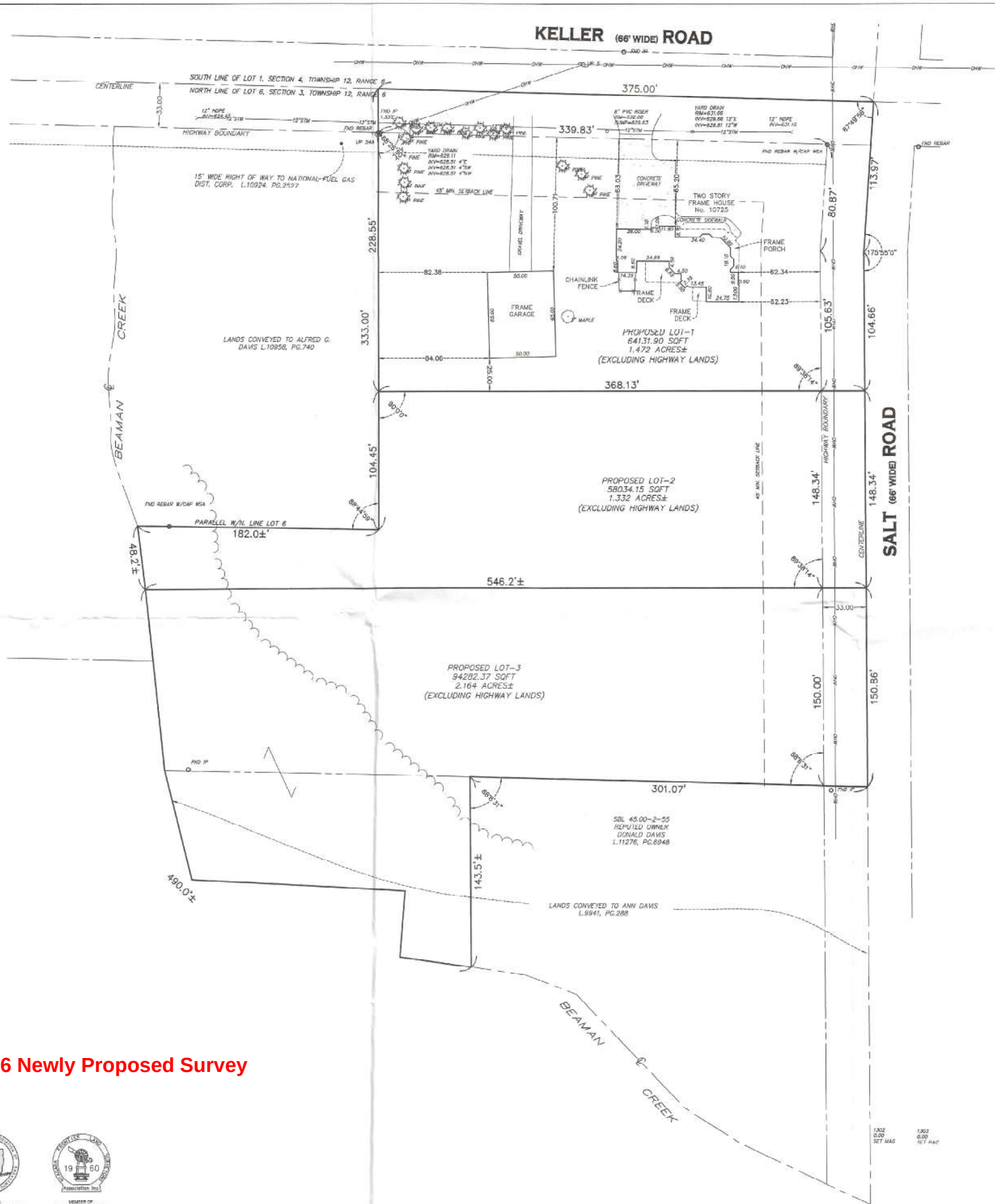
2026 Newly Proposed Survey



MEMBER OF
NEW YORK STATE ASSOCIATION OF
PROFESSIONAL LAND SURVEYORS



MEMBER OF
NEW YORK STATE ASSOCIATION OF
PROFESSIONAL LAND SURVEYORS



LEGEND		
ANTENNA/DISH	HYDRANT	WATER MANHOLE
BENCHMARK	PROPERTY MONUMENT	WATER METER
BOLLARD	(AS DESCRIBED)	WATER SERVICE VALVE
CATCH BASIN	LIGHT POLE	WATER VALVE
CLEANOUT	MAILBOX	WELL
COMMUNICATIONS BOX	MONUMENT AS DESCRIBED	YARD DRAIN
COMMUNICATIONS MANHOLE	OIL LINE MARKER	
COMMUNICATIONS MARKER	PHONE BOOTH	
COMMUNICATIONS VAULT	PIPE OUTLET	
CONIFEROUS SHRUB	POST	
CONIFEROUS TREE	POWER VAULT	
CUT	RAILROAD CONTROL BOX	
DECIDUOUS SHRUB	SANITARY SEWER MANHOLE	
DECIDUOUS TREE	SCUPPER	
DRILL/AUGER HOLE	SIGN (SINGLE POLE)	
ELECTRIC MANHOLE	SIGN (DOUBLE POLE)	
ELECTRIC METER	SIGN (TRIPLE POLE)	
END SECTION	SIGNAL POLE	
FILLER CAPS	SIGNAL POLE (WITH TRAFFIC UTILITY BOX)	
FLOOD LIGHT	STORM SEWER MANHOLE	
GAS LINE MARKER	TRAFFIC CONTROL BOX	
GAS MANHOLE	TRAFFIC PULLBOX	
GAS METER	UNKNOWN MANHOLE	
GAS SERVICE VALVE	UTILITY BOX	
GAS VALVE	UTILITY POLE	
GRUY WIRE	UTILITY POLE WITH LIGHT	
HANDICAP PARKING		

PROPOSED LEGAL DESCRIPTIONS

LOT-1

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE Town of Clarence, County of Erie and State of New York being part of lot 6, Section 13, Township 12, Range 6 of the Holland Land Company's Survey, bounded and described as follows:
Beginning at the intersection of the centerline of Keller Road (66' wide), also being the north line of lot 6 and the centerline of Salt Road (66' wide); Thence southerly along the centerline of Salt Road a distance of 113.97 feet to an angle point therein; Thence continuing southerly along the centerline of Salt Road at an exterior angle of 175°55'00" a distance of 104.66 feet; Thence westerly at a measured interior angle of 89°38'14" a distance of 368.13 feet to the easterly line of lands conveyed to Alfred Davis as recorded in the Erie County Clerk's Office in Liber 10958 of deeds at page 740; Thence northerly along the easterly line of said lands conveyed to Alfred Davis a distance of 228.55 feet to the centerline of Keller Road; Thence easterly along the centerline of Keller Road a distance of 375.00 feet to the POINT OF BEGINNING.

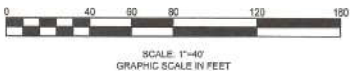
LOT-2

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE Town of Clarence, County of Erie and State of New York being part of lot 6, Section 13, Township 12, Range 6 of the Holland Land Company's Survey, bounded and described as follows:
Commencing at the intersection of the centerline of Keller Road (66' wide), also being the north line of lot 6 and the centerline of Salt Road (66' wide); Thence southerly along the centerline of Salt Road a distance of 113.97 feet to an angle point therein; Thence continuing southerly along the centerline of Salt Road at an exterior angle of 175°55'00" a distance of 104.66 feet to the true POINT OF BEGINNING; Thence continuing southerly along the centerline of Salt Road a distance of 148.34 feet; Thence westerly at a measured interior angle of 89°38'14" a distance of 546.2 feet more or less to the centerline of Beaman Creek; Thence northerly along said centerline a distance of 48.2 feet more or less to the southwest corner of lands conveyed to Alfred Davis as recorded in the Erie County Clerk's Office in Liber 10958 of deeds at page 740; Thence easterly along the southerly line of said lands conveyed to Alfred Davis a distance of 182.0 feet to the southeasterly corner of said lands conveyed to Alfred Davis; Thence northerly along the easterly line of said lands conveyed to Alfred Davis a distance of 104.45 feet; Thence easterly at a right angle to the previous course a distance of 368.13 feet to the POINT OF BEGINNING.

LOT-3

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE Town of Clarence, County of Erie and State of New York being part of lot 6, Section 13, Township 12, Range 6 of the Holland Land Company's Survey, bounded and described as follows:
BEGINNING at a point in the center line of Salt Road (66' wide), also being the east line of lot 6, Section 3, distance 518.0' more or less southerly from the center line of Keller Road, also being north line of lot 6, Section 3, said point also being the northeasterly corner of lands conveyed to Ann Davis as recorded in the Erie County Clerk's Office in Liber 9941 of deeds at page 288; Thence westerly along a line turning an angle to the left in the northwest quadrant of 89°08'31" a distance of 301.07 feet to an iron pin & cap; Thence southerly along a line at an interior angle of 89°08'31" and parallel with the center line of Salt Road a distance of 143.5 feet more or less to the center line of Beaman Creek; Thence westerly and northerly along said centerline a distance of 490.0' more or less to a point lying 48.2 feet more or less southerly from the southwesterly corner of lands conveyed to Alfred Davis as recorded in the Erie County Clerk's Office in Liber 10958 of deeds at page 740; Thence easterly a distance of 546.2 feet more or less to the centerline of Salt Road, also being the east line of said lot 6, said point lying 150.88 feet northerly as measured along the centerline of Salt Road from the northeasterly corner of lands conveyed to Ann Davis as recorded in the Erie County Clerk's Office in Liber 9941 of deeds at page 288; Thence southerly along the centerline of Salt Road a distance of 150.88 feet to the POINT OF BEGINNING.

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



DRAWING REVISIONS

DATE	DESCRIPTION
07/13/2025	RESURVEY AND PROPOSED LOT SPLIT

DESIGNED BY: DJR/ADC

CHECKED BY: DJR

DATE: MAR 4 20, 2025

WARNING: THIS DOCUMENT IS A PRELIMINARY SURVEY. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF WM SCHUTT & ASSOCIATES P.C.

WM SCHUTT & ASSOCIATES

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LANCASTER, NY 14086-2143
PH 716-683-5961
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TOWN OF CLARENCE
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 6, SECTION 3, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
10725 KELLER ROAD
BOUNDARY SURVEY AND PROPOSED LOT SPLIT

BT-1

DRAWING SCALE: 1"=40'

SURVEY FILE: D041918-01
WSA PROJECT NO. 041918

Appeal No. 8

Ann E. Davis

Agricultural Rural Residential

Town Code Reference: §229-40(A)

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.

DISCUSSION:

Garth Davis, also of 10725 Keller Road, was present to represent this request. Mr. Davis is also the owner of the property. Mr. Davis explained that they own the entire corner from the creek to Keller Road, he built the house on the corner. The side yard is facing Salt Road and the front yard is facing Keller Road. It was originally at 200', but they have been working on their wills and they have decided to split the three lots. The first lot would be the one that they are on currently, and the other two would be the vacant land that is between them and 6300 Salt Road, which they also own.

Mr. Davis stated that they do not want neighbors, they have had neighbors move in from subdivisions across the road from them and it is difficult. They want to maintain the buffer zone, once the kids inherit the two lots, they can do whatever they would like to do.

Mr. Davis explained that they needed to slide the northern lot like that runs east to west towards their house, which gives them 185' along Salt Road.

Mr. Davis stated that after having a 50' x 64' pole barn built on Keller Road, they discovered the deficiency. The builders that did it discovered when they measured the lot line off of the pool fence, according to the plan, that the lot line was not enough. They went with the 300' in order to keep the pole barn at 25' 6" off of the new line.

Mr. Davis noted that this will not have any effect on anyone, and it does not change anything aside from sliding the lot line in the back 15'. The two lots are 'L' shaped to go around the property and give them some additional square footage.

Chairman Mills asked Mr. Bleuer if parcel 'A' would be a conforming, buildable lot right now with the new dimensions.

Mr. Bleuer stated that if this variance is granted, they would consider parcel 'A' as a good lot of record. It would not comply with the 200' minimum frontage on both streets.

Chairman Mills noted that the deficit is it is coming off of the 15' short on Salt Road. It meets the requirements along Keller Road, with 340' of frontage on Keller Road.

Mr. Bleuer stated that this would normally be subject to a Minor Subdivision review by the Planning Board, but due to the 15' deficiency of frontage along Salt Road for parcel 'A' as proposed, is what results in the variance review.

Chairman Mills confirmed that if it was 200' frontage a variance would not be needed.

Mr. Bleuer responded yes.

Chairman Mills added that otherwise, parcel 'B' or 'C' would be short.

Mr. Bleuer responded yes.

Mr. Drinkard asked if all of these lots began from one parent lot, then were subdivided from 2010 to what we have today.

Mr. Drinkard reviewed the three lots, adding that if they agree to separate lots A, B & C, they will make an orphan lot, and asked if that is legal.

Mr. Bleuer responded no; it is not, then asked Mr. Davis if behind 6300 Salt Road which is still owned by a family member (Mr. Davis confirmed yes) there is an existing land locked parcel of land.

Mr. Davis responded yes; in the will, that will be turned over to his son.

Mr. Bleuer asked if that is the son that resides at 6300 Salt Road.

Mr. Davis responded yes.

Mr. Bleuer stated that if the Board approves this variance tonight, and a condition was made that the land locked parcel is to be merged with the house, would that be agreeable.

Mr. Davis responded yes.

Chairman Mills confirmed that Mr. Davis would be willing to merge the parcel immediately.

Mr. Davis responded yes.

Chairman Mills stated that parcel 1 would merge with the parent parcel. This was entered in to the record as Exhibit A.

Mr. Krey stated that he found it confusing with the way the home is facing, it faces Keller Road.

Mr. Bleuer stated that being a corner lot, it has two frontages regardless of which way the house faces.

Neighbor Notifications are on file, no comments were received.

With no one wishing to speak, Public Participation was closed for this item.

Mr. Davis asked why the orphaned lot could not be joined to the lot in the middle.

Mr. Bleuer stated that it can be joined to any frontage lot, so it could be joined to proposed Lot C. It was originally approved in 2010 to be assigned to a frontage parcel, and somehow it was filed at the County, no action through the Town where it was left as an illegal, non-frontage lot.

Mr. Davis noted that they kept that parcel as empty land in terms of tax purposes.

Mr. Bleuer asked Mr. Davis if he has a preference whether it goes to 6300 Salt Road, or the northernly lot that is being created.

Mr. Donohue stated that it needs to be connected to a road, so connecting it to a lot that is too far away to access a road would not work.

Mr. Davis stated that they would connect it to Lot C at 6300 Salt Road.

ACTION:

Motion by Gerald Drinkard, seconded by Richard McNamara, that the Zoning Board of Appeals has the authority to act on this request after an action through the state Environmental Quality Review Act (SEQRA).

That pursuant to article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Forms as submitted and **approve** the Part 2 and 3 Environmental Assessment Forms as prepared and to issue a negative declaration on the proposed Keller Road subdivision at the corner of Keller Road and Salt Road.

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 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.

After thorough review of the submitted plan and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative effect on the environment.

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

MOTION CARRIED

Motion by Patrick Krey, seconded by Steven Dale to **approve** Appeal No. 8 as written with the following condition:

1. merge parcel 1 to either Lot C or the parent parcel at the time of filing this lot split with Erie County

ON THE QUESTION:

Chairman Mills noted that while Lot A is being reduced by 15', there is quite a bit of frontage beyond the 200' required on Keller Road. There is 340' of frontage on Keller Road. With it being a corner lot, the Salt Road side is not being reduced that much and the overall size of the parcel is still fairly substantial. It does not appear to impact the environmental conditions or the character of the neighborhood, as the applicant is proposing the lot splits to occur.

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

MOTION CARRIED

New Business

Appeal #1

Sean & Alison Martin
8931 Country Club Drive



Request for Action

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

Town Use Only

Date: September 16, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 8931 Country Club Drive

SBL #: 58.17-12-4

Action Desired:

Applicant requests a variance of 6" to allow a 4'6" tall fence to be within the front yard setback located at 8931 Country Club Drive in the Residential Single-Family zone.

Reason:

Town Code Reference: §101-3(C)(2)

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.

CONTACT INFO:

APPLICANT INFO

Name / Business: Sean & Alison Martin

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

CORRESPONDENCE

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

☒	Applicant
☐	Project Sponsor

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Iroquois Fence, Inc.

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

SIGNATURE

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

Signed: Signature On File

Town Use Only:

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

[illegible]



note the parcel lines displayed are approximate

8931 Country Club Drive



Proposed 4'6" fence located within front yard. The maximum allowable height for a fence extending into the front yard is 4'. A 6" 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.



Photo 1



Photo 2



Photo 3



Photo 4

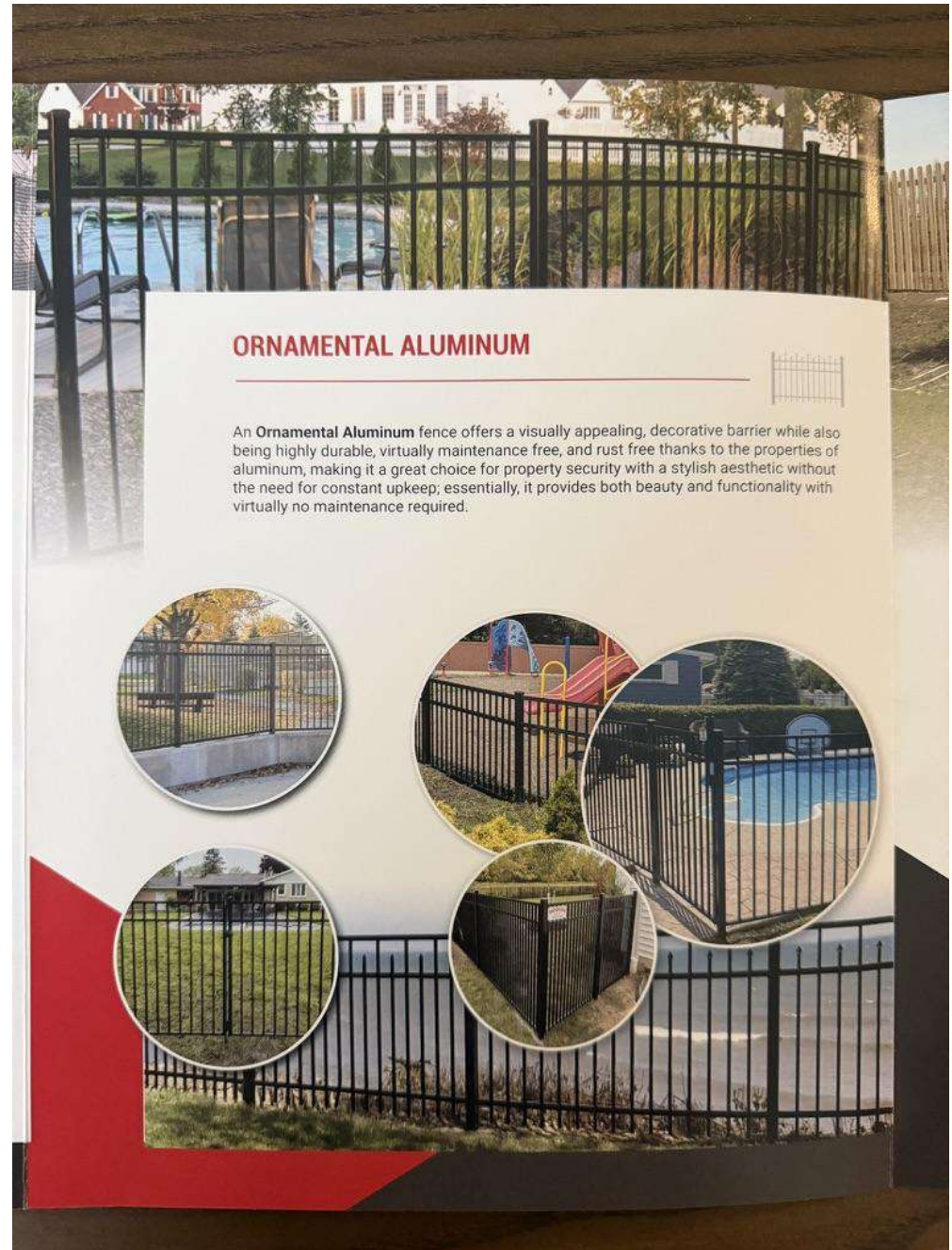


Photo 5



Photo 6



Photo 7

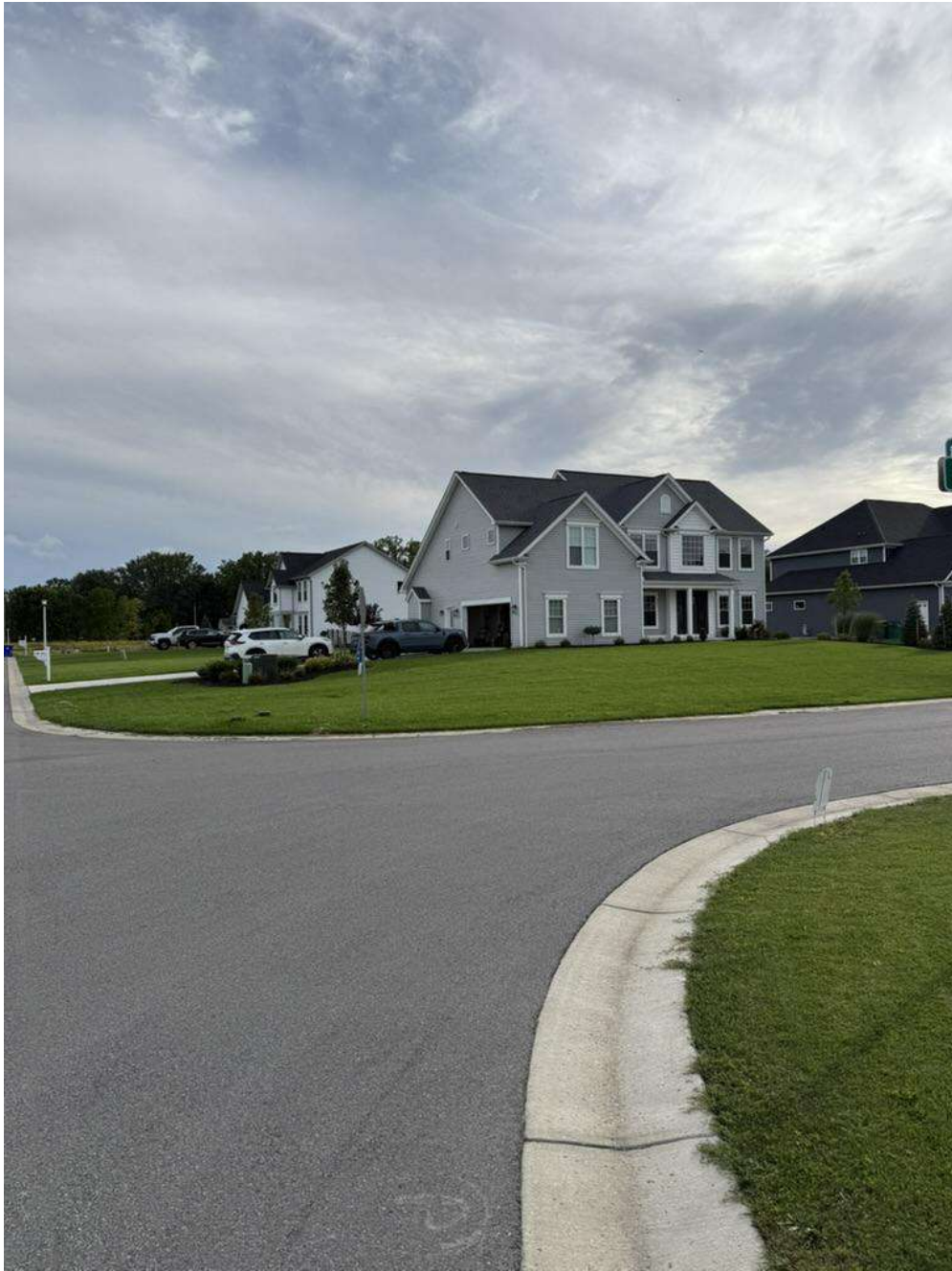
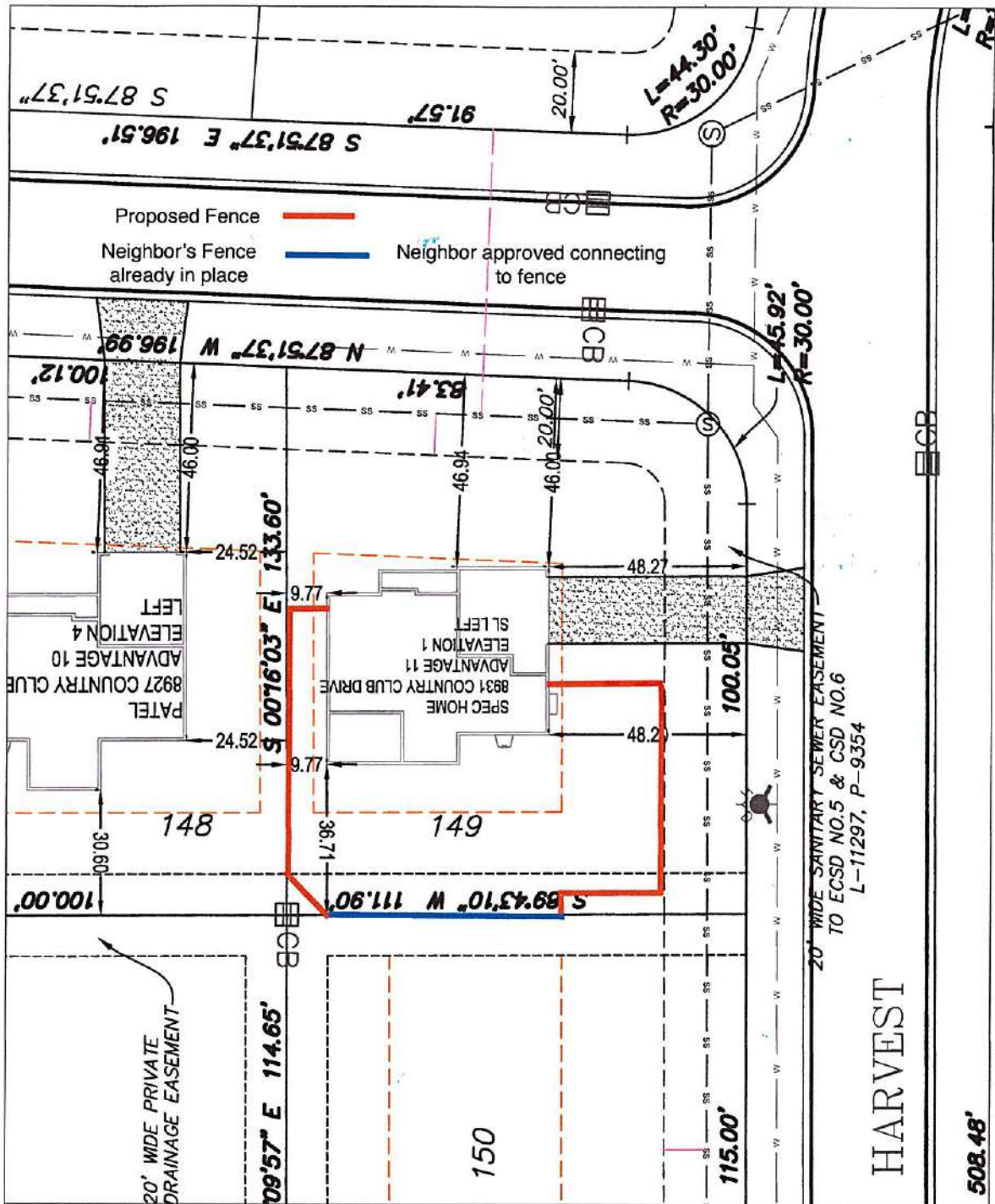


Photo 8



Photo 9



MARRANO/ MARC EQUITY CORP.

NORTHWOODS

CLARENCE, NY

CHECK FOR EASEMENTS

PIN FOOTING & ZERO CLEARANCE	NO
LOT NUMBER	149
FRONT SETBACK	45'
CORNER LOT (EXT. SIDE YARD)	SAME AS ABOVE
SIDE SETBACK	6.5'
REAR SETBACK	25' DECKS MAY EXTEND UP TO 12' PAST
SCALE	1:30
DATE	2024-07-18

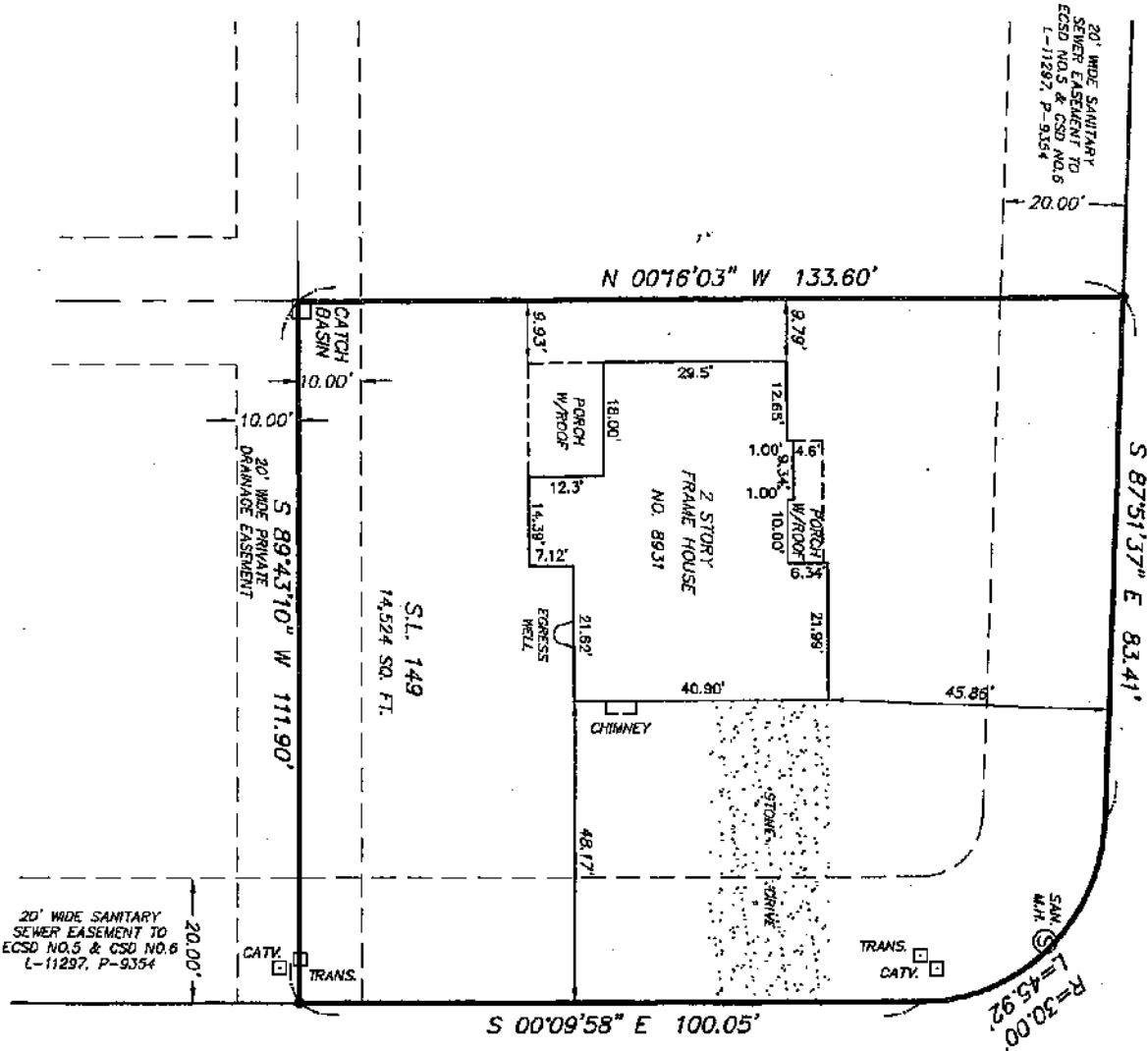


NOTE: THIS SURVEY WAS PREPARED WITHOUT THE
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NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS
DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2
OF THE NEW YORK STATE EDUCATION LAW.
• SET OR EX. 5/8" REBAR

58.17-12-4

COUNTRY CLUB (60' WIDE) DRIVE



HAROLDS (60' WIDE) HARVEST



W. J. J.

24-38558

SURVEY OF
SUB LOT 149, MAP COVER 3928
NORTHWOODS PHASE 5
PART OF LOT 10, SECTION 10, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

DATE	REVISION / TYPE
11/21/24	FINAL LOCATION
10/10/24	FOUNDATION LOCATION



**GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP**
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4980 GENESSEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 6232-149(S) Date: JANUARY 3, 2024
Scale: 1" = 30' TAX No.

New Business

Appeal #2

Kamil Al Dilaymi
9722 Longleaf Trail

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

[illegible]



note the parcel lines displayed are approximate

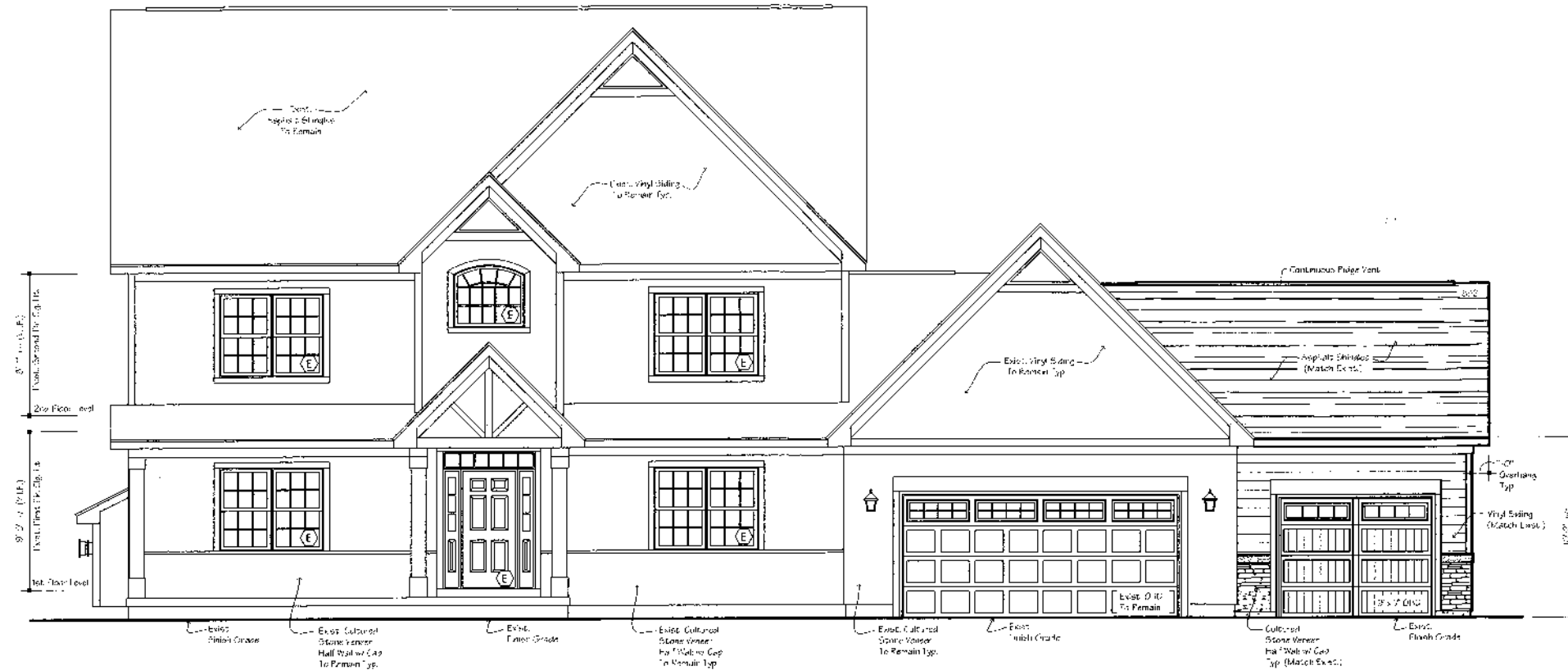
Proposed attached garage addition resulting in a 6'6" principal structure side yard setback.

9722 Longleaf Trail



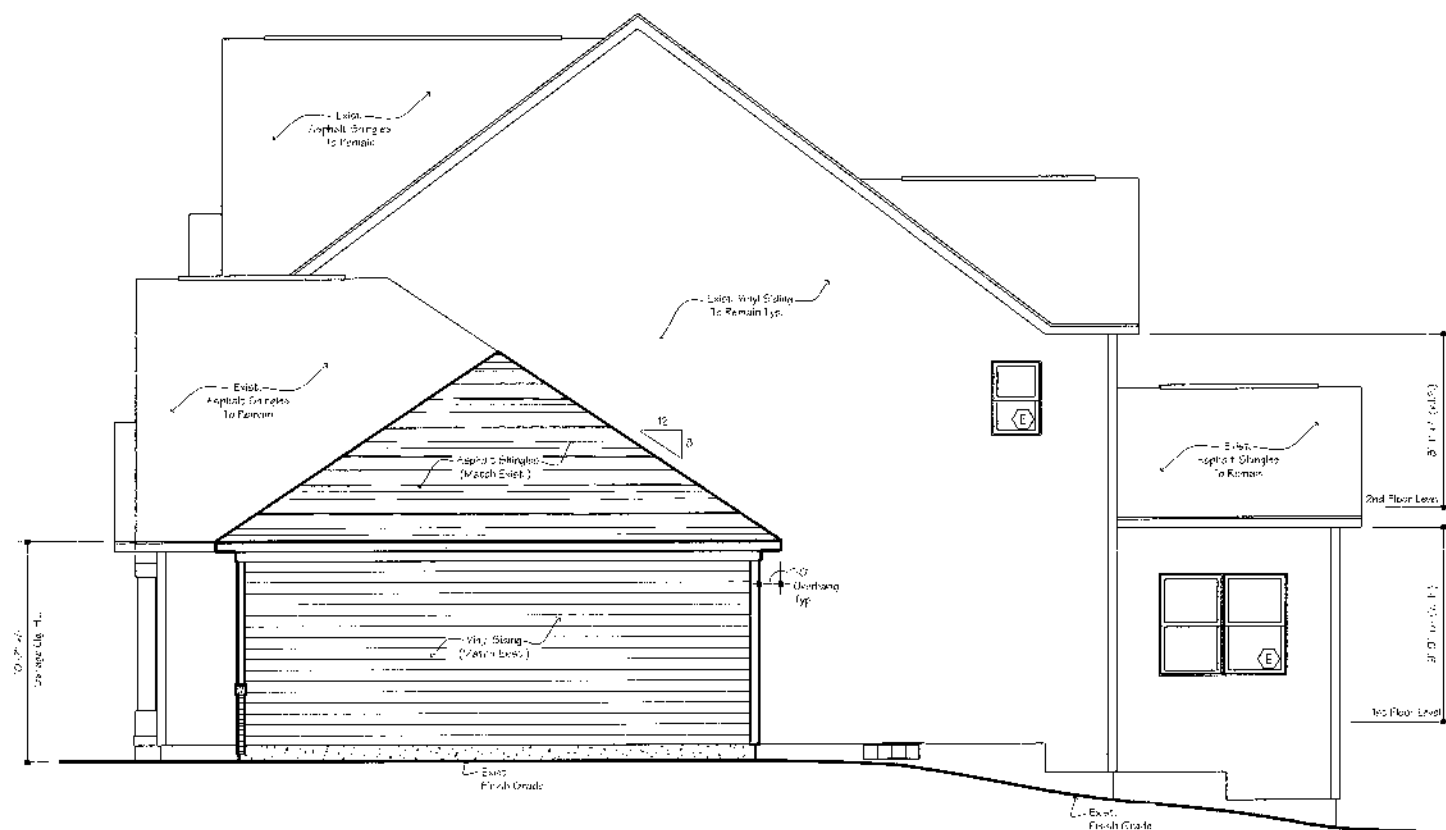
The minimum side yard setback for a principal structure is 12'6".

A 6' variance is requested.



A2.1 Front Elevation

1/4" = 1' 0"



A2.2 Right Elevation

1/4" = 1' 0"



114-0253 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7166 Fax 932-7673

Job Number
26-334

Proposed
Garage
For

Obeidat

9722 Longleaf Trail
Clarence, NY 14031

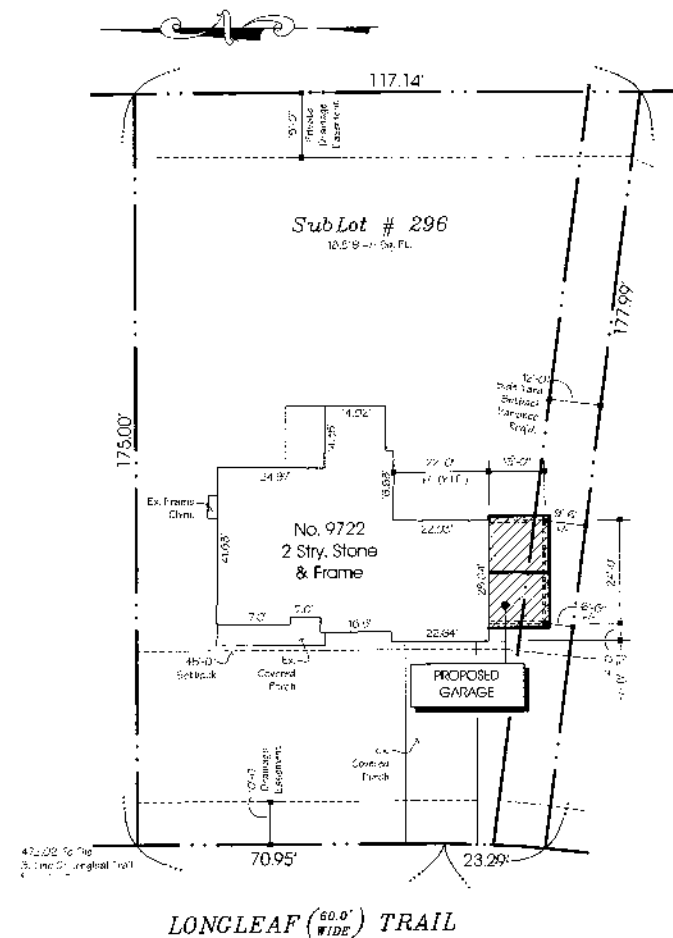
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Rev.	Description	Date

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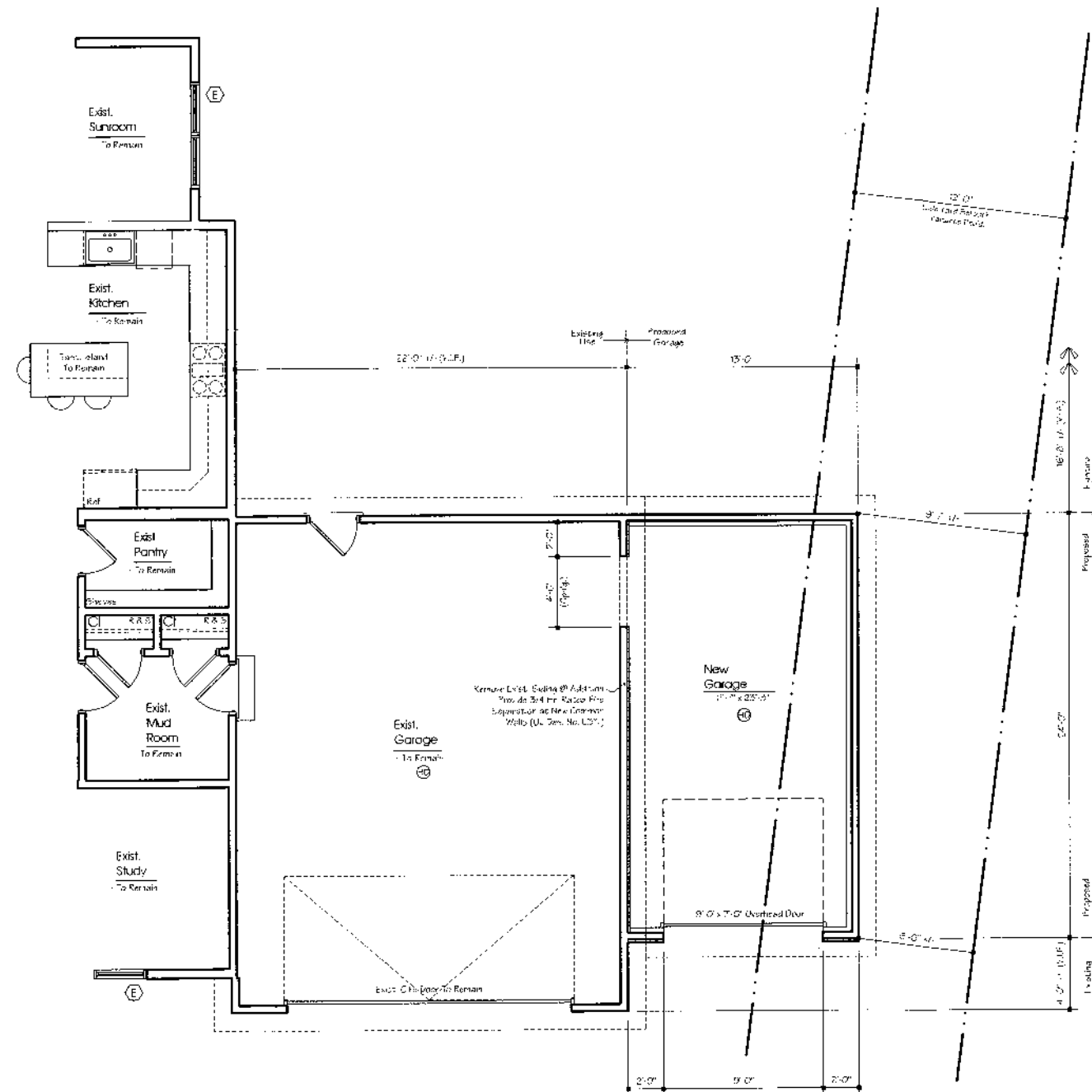
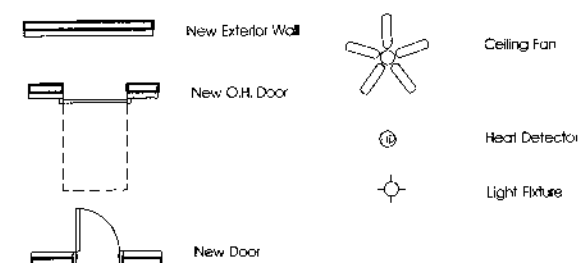
Elevations

Drawn by: C. Galuszka	Sheet No: A-2
Check: D. Sutton	
Scale: As Noted	



A1.1 Site Plan

Legend



A1.2 Partial First Floor Plan

© New Garage



55409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7166 Fax 932-7872

File Number:
26-334

Proposed
Garage
For:

Obeidat

9722 Longleaf Trail
Clarence, NY 14031

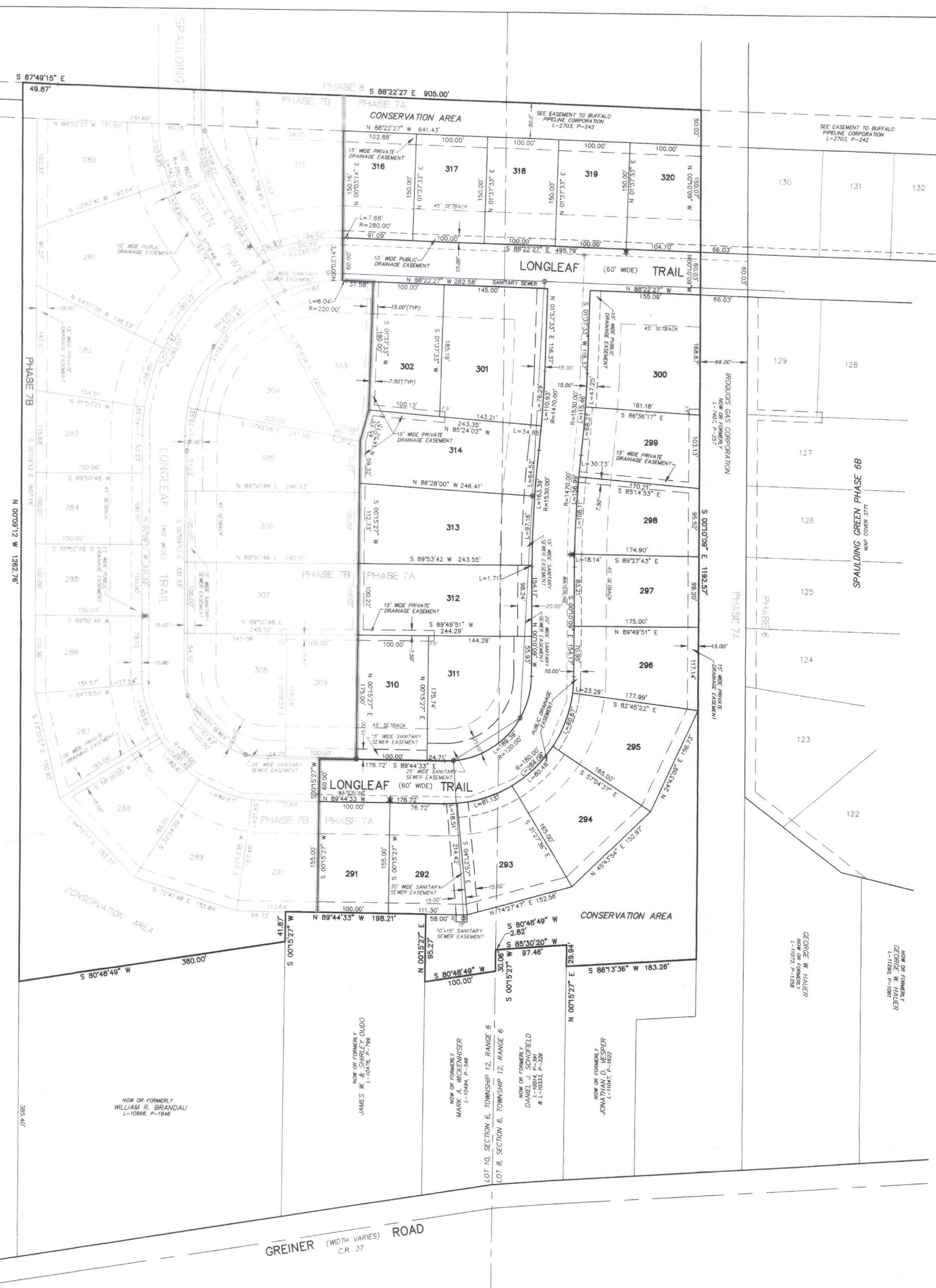
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Rev.	Description	Date

WARNING:
This is a preliminary drawing. It is not to be used for construction. It is subject to change without notice. It is the responsibility of the client to verify all dimensions and details before construction.

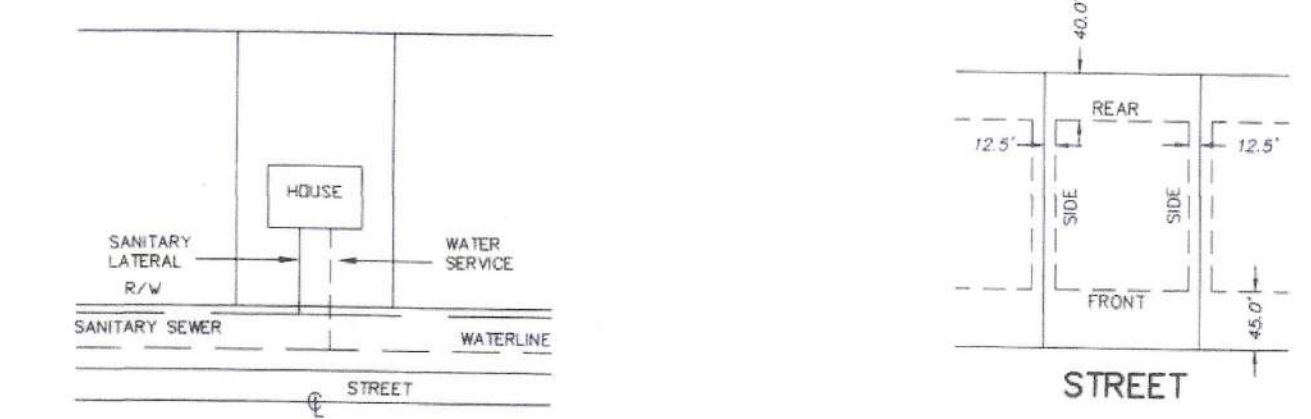
Floor Plans
& Notes

Designer: C. Galuszka Date: 10-26-26 Project: D. Sutton Scale: As Noted	Sheet No: A-1
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SANITARY SEWER FACILITIES, EXISTING AND PROPOSED, AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE FOR THE PURPOSE OF COMPLIANCE WITH NEW YORK STATE REALTY SURVEYING LAW, G.P.I. ENGINEERING, LANDSCAPE ARCHITECTURE AND SURVEYING, LLP, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR THE APPROVAL, CONSTRUCTION OR ACCEPTANCE BY APPROPRIATE GOVERNMENT AGENCIES OF SAID FACILITIES.

TYPICAL LOT SETBACK DEPICTION



LOT DATA

LOT AREA	BASEMENT TYPE	MIN. SETBACK FROM STREET	LOT AREA	BASEMENT TYPE	MIN. SETBACK FROM STREET
LOT 291 15,500 ± Sq. Ft.	F.L. TRADITIONAL	45.0'	LOT 300 26,206 ± Sq. Ft.	F.L. TRADITIONAL	45.0'
LOT 292 16,017 ± Sq. Ft.	F.L. TRADITIONAL	45.0'	LOT 301 27,349 ± Sq. Ft.	F.L. TRADITIONAL	45.0'
LOT 293 18,005 ± Sq. Ft.	F.L. TRADITIONAL	45.0'	LOT 302 18,260 ± Sq. Ft.	F.L. TRADITIONAL	45.0'
LOT 294 18,487 ± Sq. Ft.	F.L. TRADITIONAL	45.0'	LOT 310 17,537 ± Sq. Ft.	F.L. WALKOUT	45.0'
LOT 295 19,499 ± Sq. Ft.	F.L. DAYLIGHT	45.0'	LOT 311 22,407 ± Sq. Ft.	F.L. DAYLIGHT	45.0'
LOT 296 18,519 ± Sq. Ft.	F.L. DAYLIGHT	45.0'	LOT 312 24,413 ± Sq. Ft.	F.L. TRADITIONAL	45.0'
LOT 297 17,543 ± Sq. Ft.	F.L. DAYLIGHT	45.0'	LOT 313 25,640 ± Sq. Ft.	F.L. DAYLIGHT	45.0'
LOT 298 17,616 ± Sq. Ft.	F.L. DAYLIGHT	45.0'	LOT 314 25,554 ± Sq. Ft.	F.L. DAYLIGHT	45.0'
LOT 299 16,687 ± Sq. Ft.	F.L. DAYLIGHT	45.0'	LOT 316 15,124 ± Sq. Ft.	F.L. WALKOUT	45.0'
			LOT 317 15,000 ± Sq. Ft.	F.L. WALKOUT	45.0'
			LOT 318 15,000 ± Sq. Ft.	F.L. WALKOUT	45.0'
			LOT 319 15,000 ± Sq. Ft.	F.L. WALKOUT	45.0'
			LOT 320 15,353 ± Sq. Ft.	F.L. WALKOUT	45.0'

NOTES:
TOP OF FOUNDATION WALL TO BE A MAXIMUM OF 40" ABOVE CENTERLINE OF ROAD UNLESS THE NATURAL TOPOGRAPHY REQUIRES MORE THAN 40".

SUBJECT TO SANITARY SEWER EASEMENT GRANTED TO TOWN OF CLARENCE SEWER DISTRICT NO. 4 AND ERIE COUNTY SEWER DISTRICT NO. 5 FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER LIBER PAGE

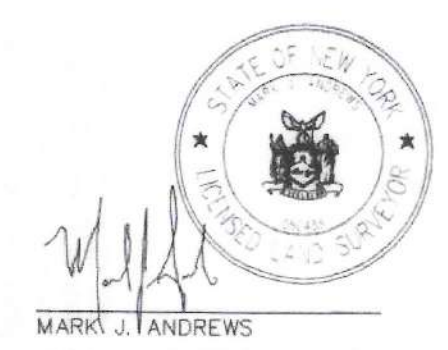
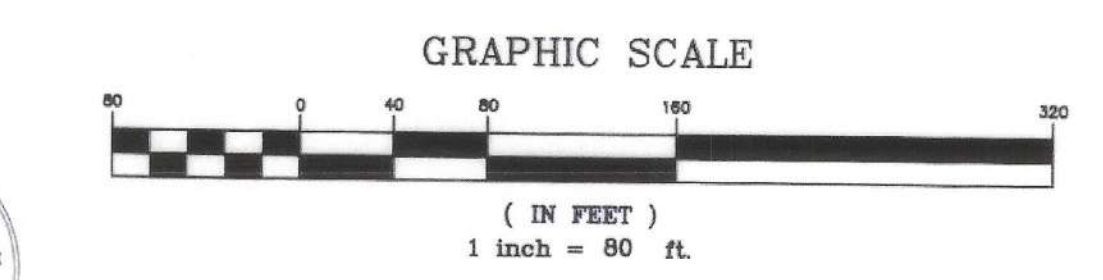
OWNER'S CONSENT FOR FILING
OWNER: John C. Tomlin DATE: 3-10-22
APPROVED BY THE TOWN OF CLARENCE PLANNING BOARD:
John C. Tomlin DATE: 3-25-22
CHAIRPERSON

FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER:
MAP COVER: 3862 DATE: 6-3-22

NOTES:
ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTENT WITH PRELIMINARY PLAT.
THE CONSERVATION AREAS SHOWN ON THIS MAP ARE INTENDED FOR THE COMMON USE AND ENJOYMENT OF THE RESIDENTS OF THE TOWN OF CLARENCE. SEE THE RESTRICTIONS SET FORTH IN THE "SPAULDING GREEN SUBDIVISION" HOMEOWNERS DECLARATION FILED OR TO BE FILED IN THE ERIE COUNTY CLERK'S OFFICE.
PRIVATE DRAINAGE EASEMENTS SET FORTH ON THE SUBDIVISION MAP ARE FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION AND THE BENEFIT DERIVED FROM THESE EASEMENTS IS FOR THE PROPERTY ONLY AND THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE THEREOF. DRAINAGE IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON SUB LOTS 288 THRU 294 TO BE RESTRICTED FROM ALTERATION.
PUBLIC DRAINAGE EASEMENTS SHALL BE GRANTED TO THE TOWN OF CLARENCE. NO STRUCTURES, PLANTINGS OR OTHER MATERIALS SHALL BE PLACED OR BE PERMITTED TO REMAIN WHICH MAY DAMAGE OR OTHERWISE INTERFERE WITH OR CHANGE THE FLOW OF DRAINAGE CHANNELS, SWALES AND/OR FACILITIES IN THE DRAINAGE EASEMENTS.
SANITARY SEWER EASEMENTS SHALL BE GRANTED TO THE TOWN OF CLARENCE SEWER DISTRICT NO. 4 AND ERIE COUNTY SEWER DISTRICT NO. 5.
SEE SURVEY PREPARED BY GPI ENGINEERING & SURVEYING, LLP JOB NO.: 200308, DATED DECEMBER 19, 2007, REVISED DECEMBER 1, 2010.
INDICATES MONUMENT TO BE INSTALLED BY THE DEVELOPER.
BENCHMARK: TOP OF SHUT-OFF ON HYDRANT ON WEST SIDE OF MEADOWGLEN DRIVE SOUTH OF HOUSE NO. 5660 - ELEVATION: 656.32

RECEIVED
JUN 6 2022
ZONING OFFICE

FINAL PLAT
Spaulding Green
Subdivision, Phase 7A
OPEN SPACE DESIGN DEVELOPMENT OVERLAY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
BEING PART OF LOTS 8 AND 10, SECTION 6, TOWNSHIP 12, RANGE 6
HOLLAND LAND SURVEY



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

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

JOB. No.: 2007086 DATE: MARCH 10, 2022

New Business

Appeal #3

Becky Turner

9075 Clarence Center Road

[illegible]

[illegible]

List of just the items I can remember. We just want to get another car in the 2 car garage and put the stuff we don't need all the time in the storage shed as well as make it a place for me to do my potting of plants.

Table

freezer

refrigerator

8 shovels

5 rakes

2 lopers (8 ft)

loper (3 ft)

2 wheel barrows

Batter powered Power Wagon Jeep

2 Little Tykes ride in cars

8 snow tires

grill

Bicycle

25 canisters of seeds for next year planting

2 garbage cans

Tub plant fertilzizer

27 pair of sneakers, shoes, boots

Chair

John Deer Lawn riding lawn mower

Husquavarna snow blower (28" cut)

Deer stand

Multiple hunting equipment

2 pylon cones to block turning around in my driveway

6 tier shelf of miscellaneous kids toys and gardening tools

Portable tent / cover for games

Deer blind (folds up to 2 foot square)

2 television 55" and 75" flat screen boxes for just in case

6 gas cans

Portable generator

Flower pots (too many to count)

Watering cans (13...yes 13)

Tidy cat buckets for weeding

Extra propane tank

Gun / ammo reloading gear

Extra glass for Forever Door



note the parcel lines displayed are approximate

9075 Clarence Center Road



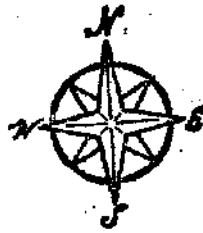
Proposed 432 sq.ft. (18' x 24') detached accessory structure (garage). 200 sq.ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists. A 232 sq.ft. variance is requested.

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

CLARENCE

CENTER

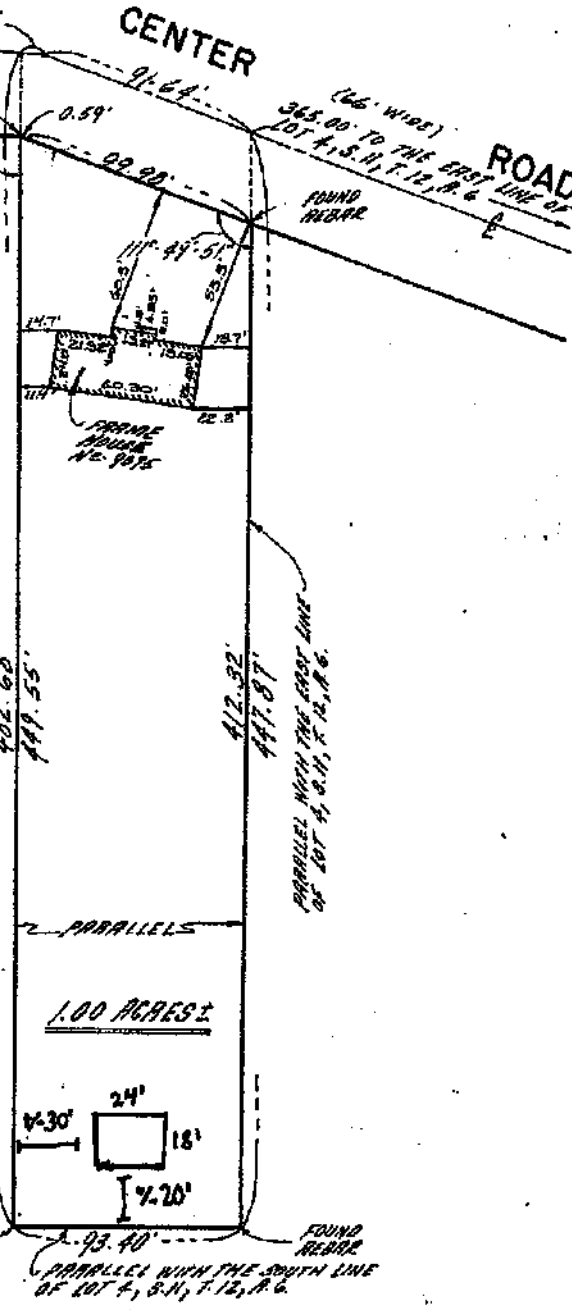
ROAD



Lic. No. 49181

Michael A. Toller
 Becky E. Toller
 Empire of America Credit Corp.
 100 MOOT & SPRING

100 ACRES ±



NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 2209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PART OF L. 4, 5, 11, 12, & 6, TOWN OF CLARENCE, COUNTY OF ERIE, NEW YORK

DATE	JOB	DESCRIPTION	
6/20/80	000368	RESURVEY	H.S.
4/10/80	000126	RESURVEY	H.S.

TVA Tallamy
 Van Kuren
 Gerts &
 Associates
 ENGINEERS • SURVEYORS • PLANNERS
 70 LINWOOD AVENUE P.O. BOX 151 ORCHARD PARK, NEW YORK 14127 PHONE (716) 662-4366

DRAWN BY	B.E.V.	SCALE	1" = 60'
CHECKED BY		DATE	AUGUST 20, 1982
JOB	070616	SHEET	22-13199

Proudly Serving WNY Since 1984

September 23, 2026

Building Specifications:

- 18' x 24' x 10' Post frame building
- Steel Roof and Steel Siding
- 12" Eave and gable overhangs
- 1 – 3' 0" Solid man door with lockset
- 1 – 8' x 8' Solid Insulated Overhead Door (No Opener)
- 3 – 3' x 3' Slider windows
- 1 – 6 x 2 Transom Window
- Columns engineered for building
- Headers engineered for building
- Trusses 4' on center engineered for building (4/12 Pitch)
- Concrete Footing under and around base of post (post holes approximately 48" deep)
- 2x4 wall girts and 2x4 roof purlins 2 foot on center
- 2x8 pressure treated splash board at grade level
- Stamped plans

✓ **Total**

Options

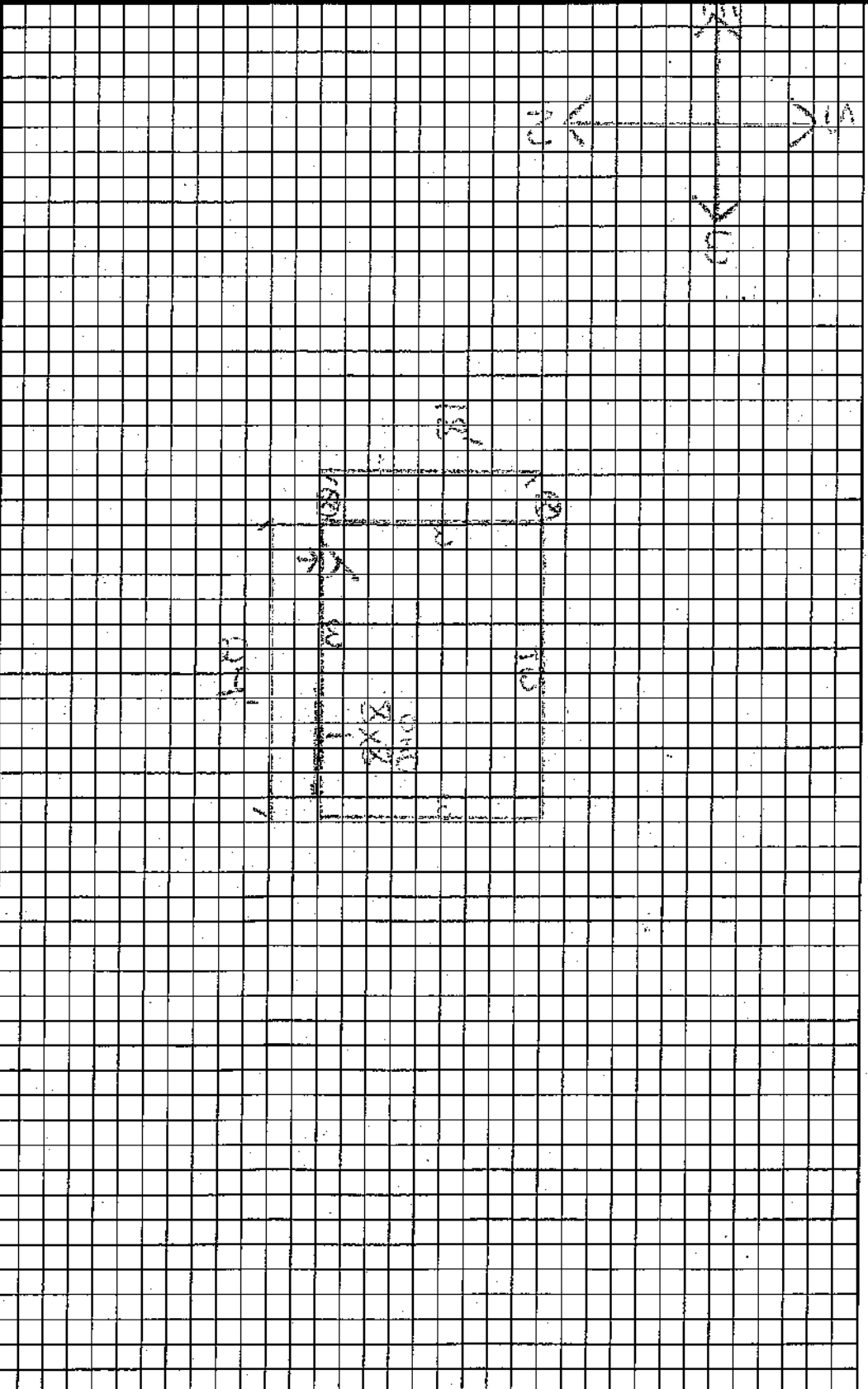
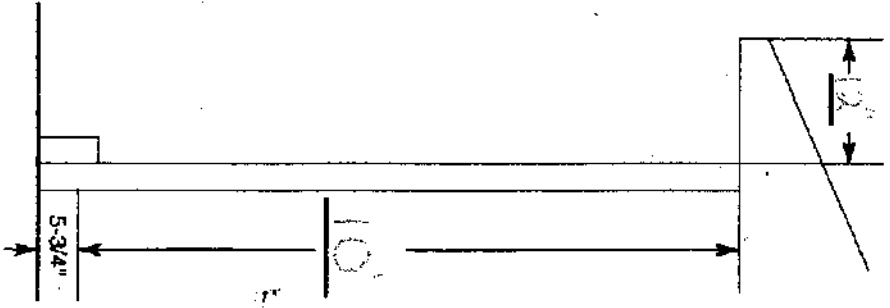
- ✓ 4" concrete floor, vapor barrier, wire mesh, sealer & control joints. (bldg.)
Includes 1" fine grade stone
- ✓ Preliminary site work: Strip top soil, stone, and compact new building footprint
(Dirt Stays on site)
- ✓ 5" Gutters with 2 Downspouts
- ✓ 12" Snow Bars

6140 First Street Newfane, NY 14108



VERTICAL LAYOUT

BUILDING LAYOUT & ORIENTATION



New Business

Appeal #4

Joseph & Christina Mills
8340 Royal Ascot Circle

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

[illegible]



note the parcel lines displayed are approximate

8340 Royal Ascot Court



Proposed addition to the principal structure resulting in a swimming pool with a 6'2" setback to the principal structure.

The minimum setback for a pool to the principal structure is 10'.

A 3'10" variance is requested.

DRAWING
NAME
14.002

LEGEND:
AC = ACRES
APPROX. = APPROXIMATE
AVE = AVENUE

BIT = BITUMINOUS
CB = CATCH BASIN
CH = CHAIN
CONC. = CONCRETE
COR. = CORNER
C.T.V. = CABLE TV BOX
CL = CENTERLINE

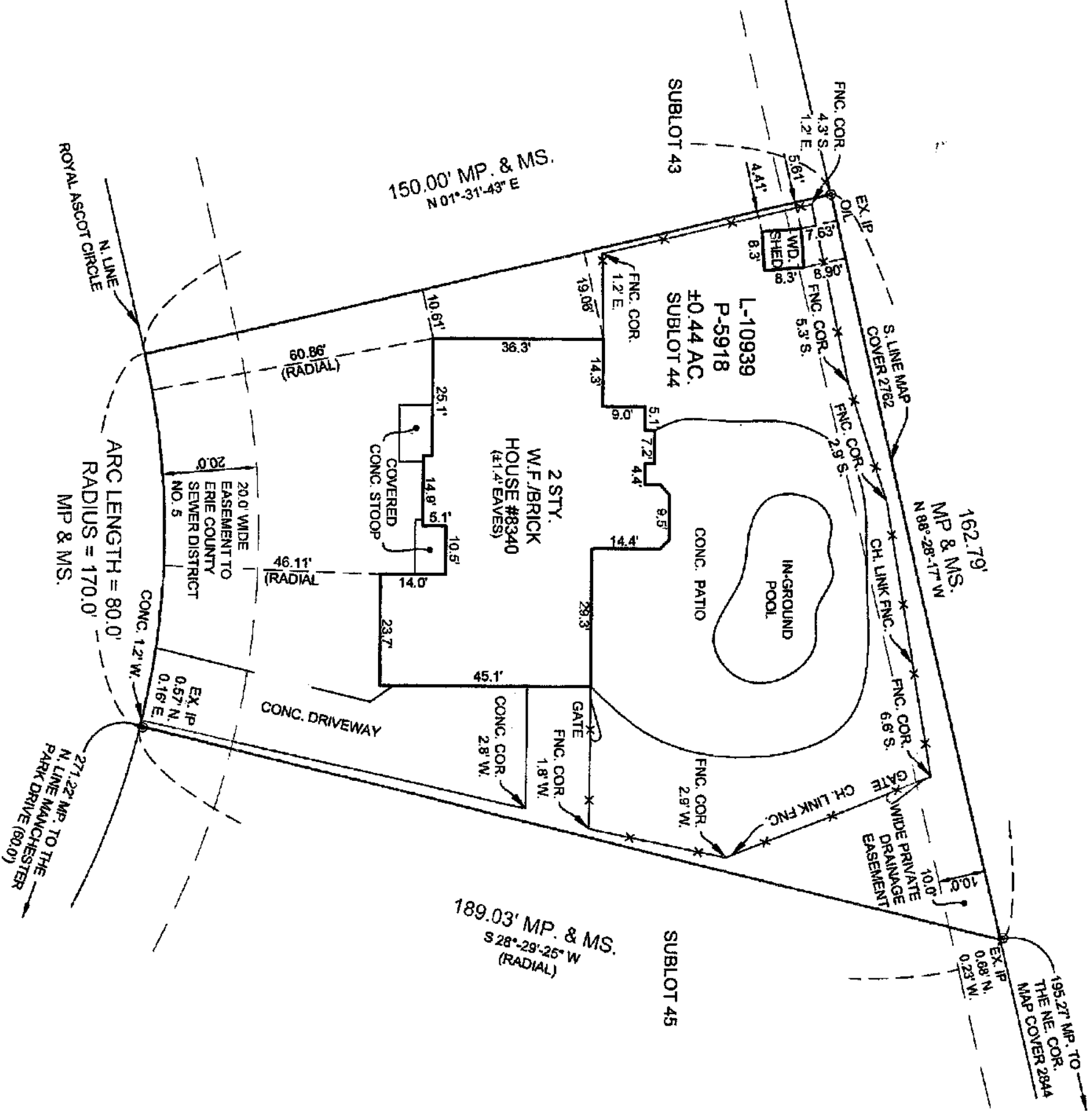
D = DEED
DIA = DIAMETER
DIST = DISTANCE
E = EAST
EUB = ELECTRICAL
JUNCTION BOX
ENC = ENCROACHMENT

ESMT = EASEMENT
EX = EXISTING
FNC = FENCE
GAR = GARAGE
IP = IRON PIPE
L = LIBER
MH = MANHOLE

MR = MAP
MS = MEASURED
N = NORTH
OHL = OVERHEAD
OL = ON LINE
PO = PORCH
PP = POWER POLE

P = PAGE
P = PROPERTY LINE
PAVT = PAVEMENT
RD = ROAD
S = SOUTH
ST = STREET
STY = STORY

TJB = TELEPHONE
JUNCTION BOX
TYP = TYPICAL
W = WEST
W = WITH
WD = WOOD
W/F = WOODFRAME



ROYAL ASCOT CIRCLE (60.0')

SURVEY OF
SUBLOT 44
MAP COVER 2841

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

NOTES:
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED 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.

Centerpointe Corporate Park • 375 Essjay Road, Suite 200
Williamsville, New York 14221
PHONE: 716.688.0766 FAX: 716.625.6825
WEBSITE: www.wendelcompanies.com

wendel
Wendel WD Architecture, Engineering, Surveying and Landscape Architecture P.C.

PART OF 3 SEC. 16 TWP. 12 RNG. 6
OF THE HOLLAND LAND COMPANY'S SURVEY
TOWN CLARENCE PROJ. NO. 2963-25-14/002
COUNTY ERIE NY TAX ID NO. 43.06-4-6 SCALE 1"=30'
CREW MJM OWN KAC GHK RNJ DATE 2/12/2025



BAMMEL ARCHITECTS
A PROFESSIONAL CORPORATION

6264 WEST QUAKER STREET
ORCHARD PARK, NY 14127
phone (716) 662-2482
fax (716) 662-2487

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Any unauthorized alteration of or addition to this drawing/document is a violation of section 2307 of the New York State education law, article 149, architecture.

SEAL:

Addition For:

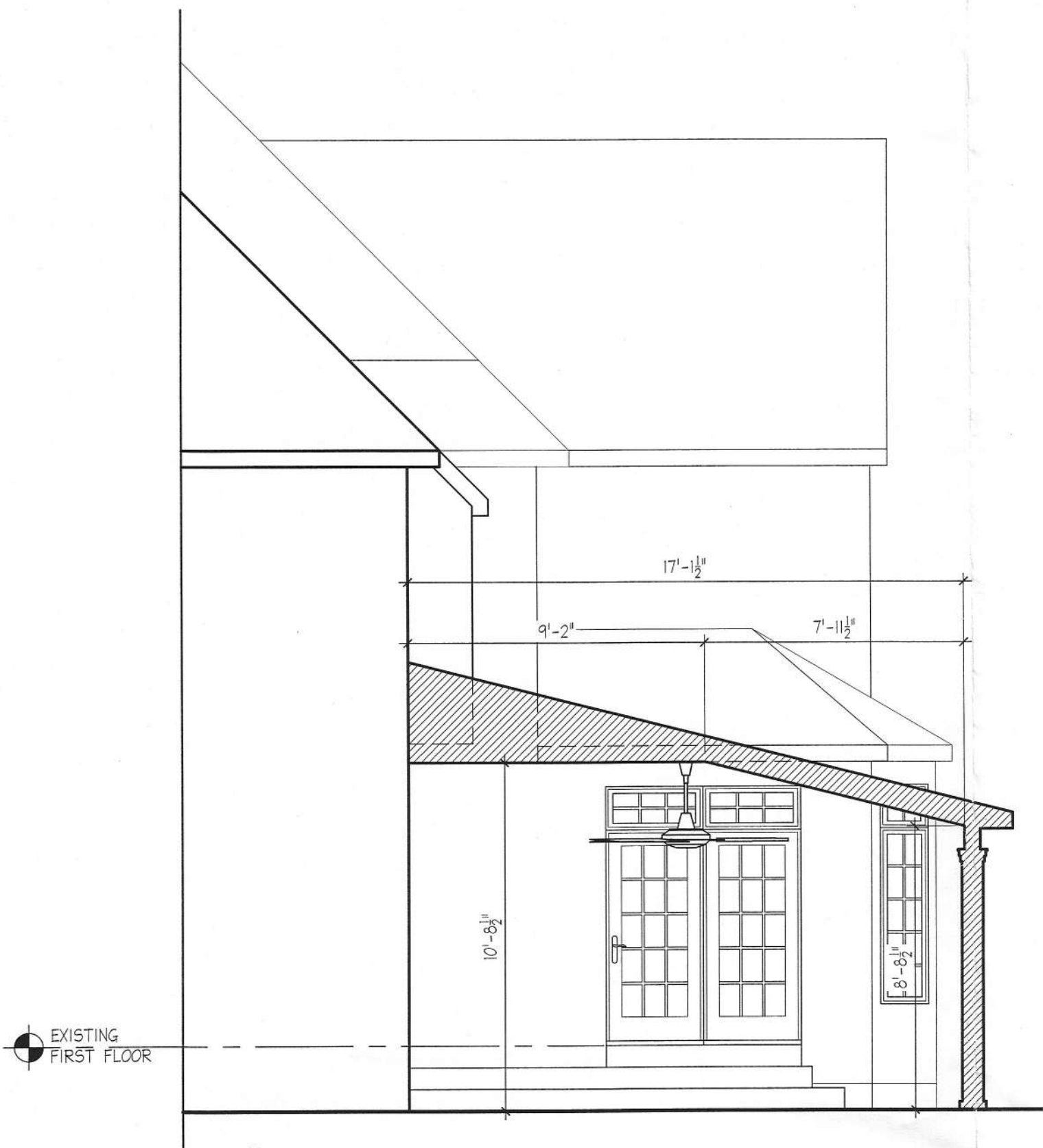
**Mills
Residence**

8340 Royal Ascot Circle
East Amherst, NY 14051

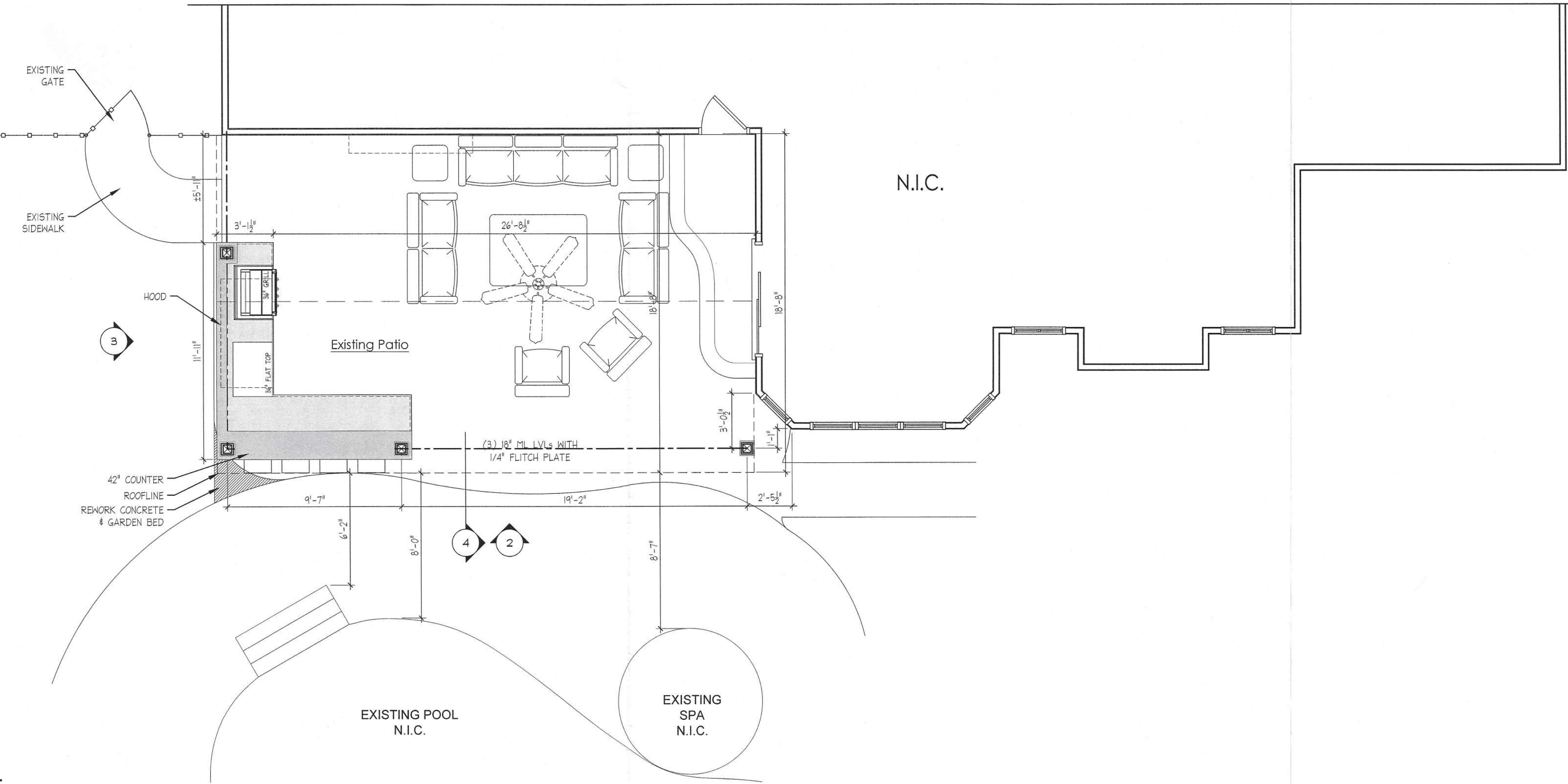
ISSUE	
ISSUE DATE:	08/19/2026
PROJECT NUMBER:	26.65
SCALE:	AS NOTED
DRAWN BY:	JMM
CHECKED BY:	JB

SHEET TITLE:
FLOOR PLAN
ELEVATIONS
SECTIONS

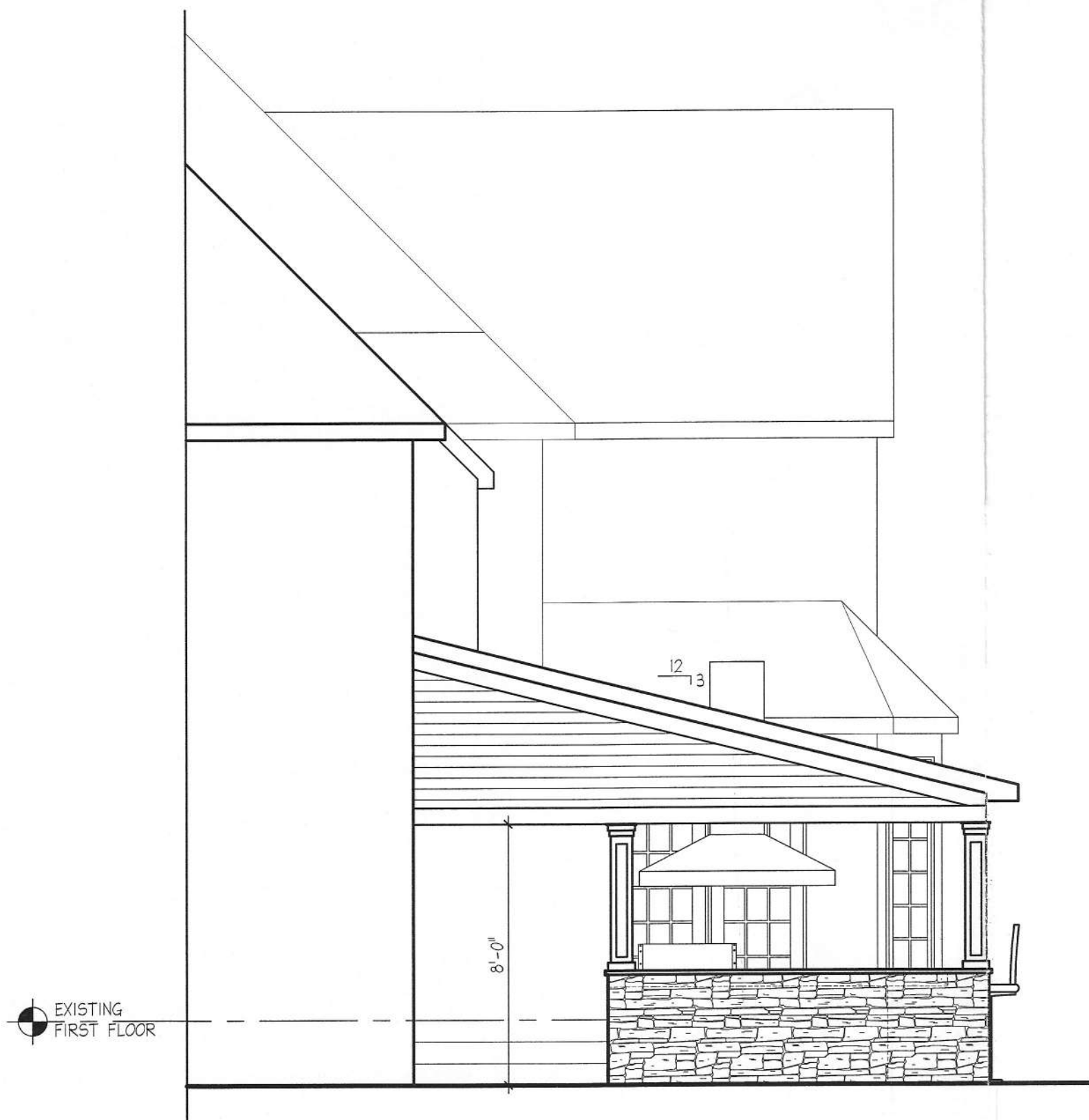
A-1



4 EAST ELEVATION
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



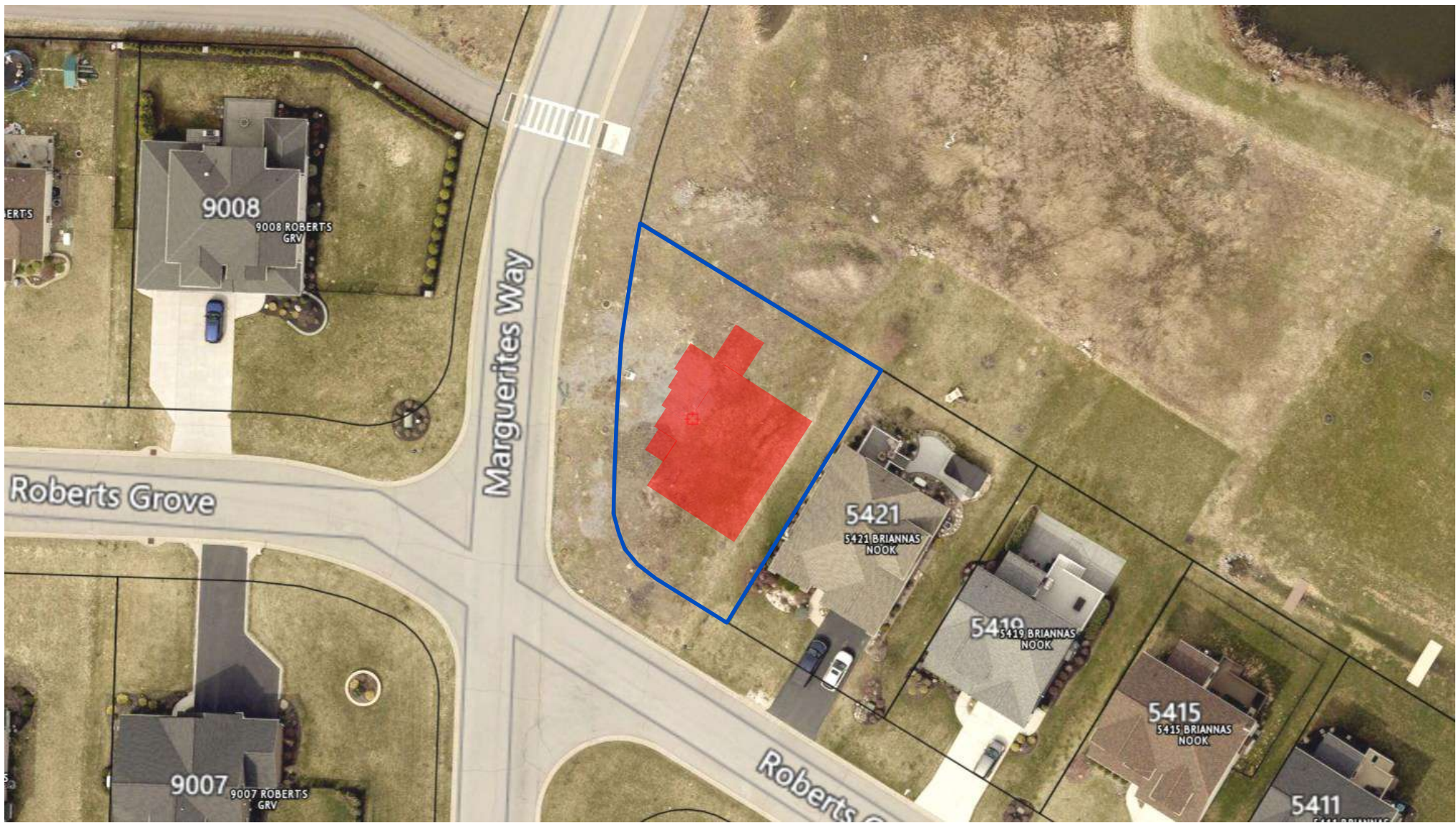
2 NORTH ELEVATION
1/4" = 1'-0"

New Business

Appeal #5

Dennis & Deb Waziak
5425 Briannas Nook

[illegible]



note the parcel lines displayed are approximate

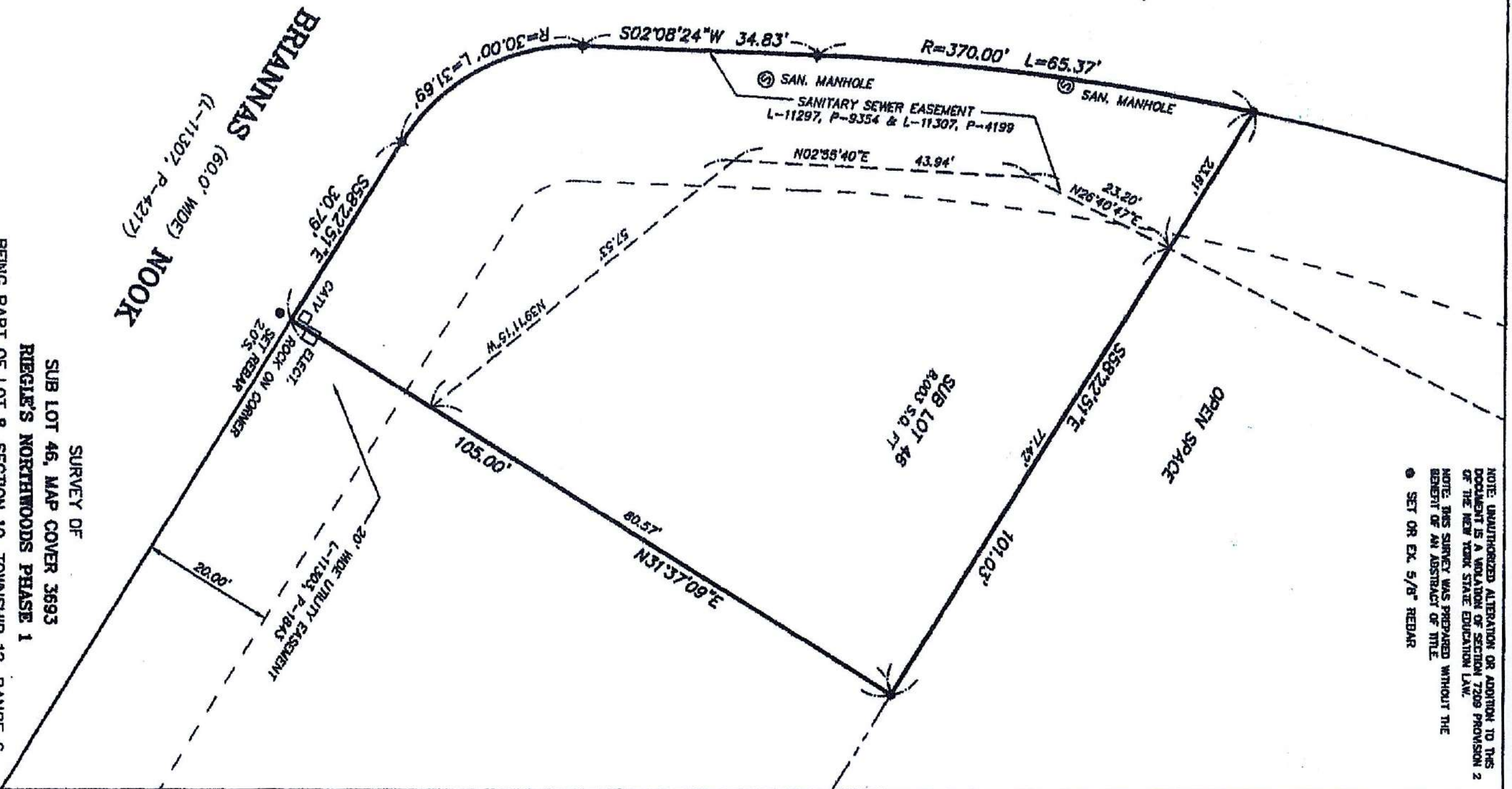
5425 Briannas Nook



Proposed principal structure with a 20' front yard setback fronting Marguerites Way. Map Cover 3693 sets the minimum front yard setback at 30'. A 10' variance is requested.

Proposed principal structure with a 8' rear yard setback to allow for a rear covered patio. Map Cover 3693 sets the minimum rear yard setback at 20'. A 12' variance is requested.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
● SET OR EX. 5/8" REBAR



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

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

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

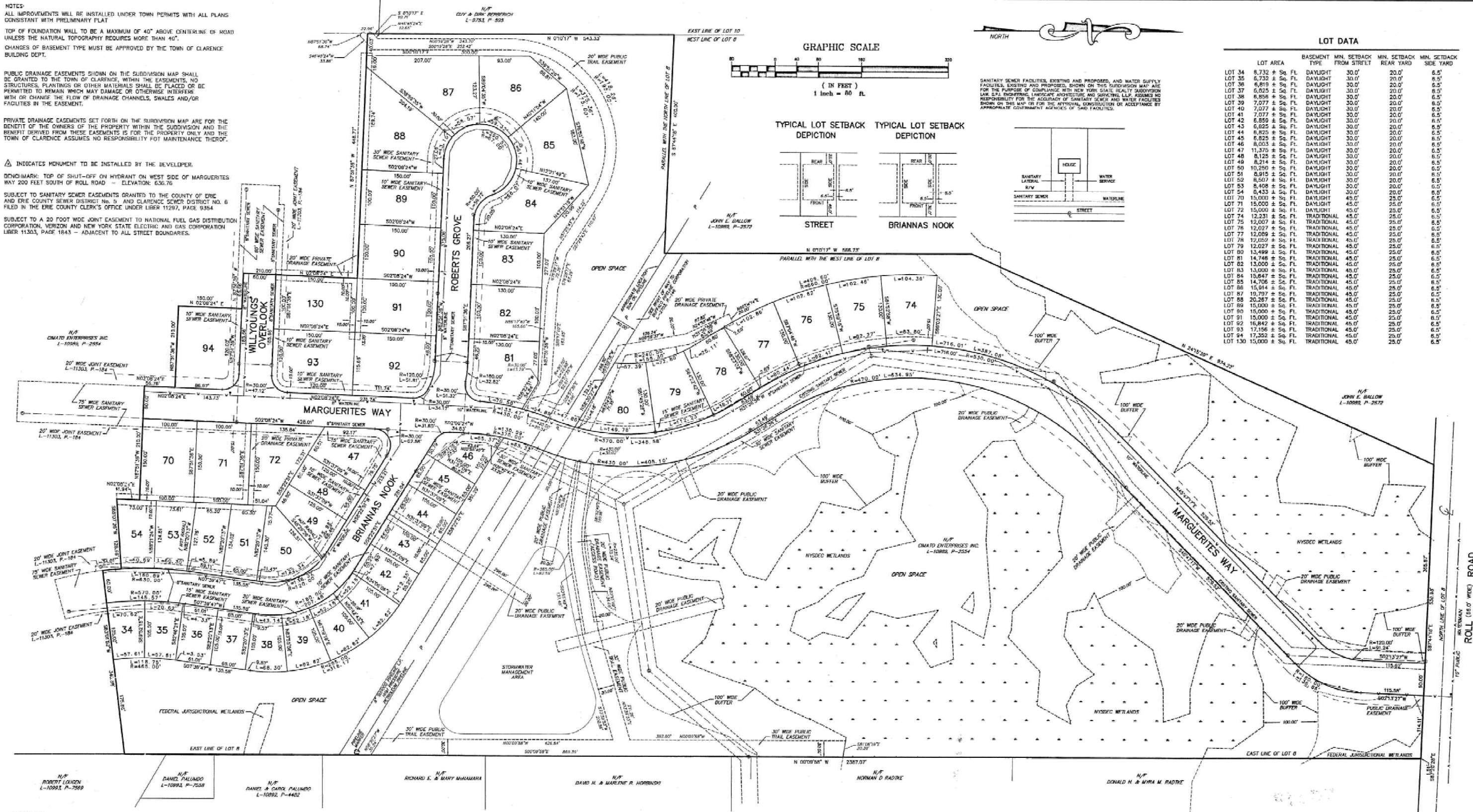
PRIVATE DRAINAGE EASEMENTS SET FORTH ON THE SUBDIVISION MAP ARE FOR THE
BENEFIT OF THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION AND THE
BENEFIT DERIVED FROM THESE EASEMENTS IS FOR THE PROPERTY ONLY AND THE
TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

△ INDICATES MONUMENT TO BE INSTALLED BY THE DEVELOPER.

BENCHMARK: TOP OF SHUT-OFF ON HYDRANT ON WEST SIDE OF MARGUERITES
WAY 200 FEET SOUTH OF ROLL ROAD - ELEVATION: 636.76

SUBJECT TO SANITARY SEWER EASEMENTS GRANTED TO THE COUNTY OF ERIE
AND ERIE COUNTY SEWER DISTRICT NO. 5 AND CLARENCE SEWER DISTRICT NO. 6
FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER LIBER 11297, PAGE 9364

SUBJECT TO A 20 FOOT WIDE JOINT EASEMENT TO NATIONAL FUEL GAS DISTRIBUTION
CORPORATION, VERIZON AND NEW YORK STATE ELECTRIC AND GAS CORPORATION
LIBER 11303, PAGE 1643 - ADJACENT TO ALL STREET BOUNDARIES.



REFERENCES:
BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY GPI ENGINEERING & SURVEYING, LLP
JOB NO. 2004020, DATED APRIL 20, 2004

OWNER'S CONSENT FOR FILING:
[Signature] DATE: 12/20/2016
APPROVED BY THE TOWN OF CLARENCE PLANNING BOARD:
[Signature] DATE: 12/21/2016
CHAIRPERSON

FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER:
MAP COVER: 3193 DATE: 12-21-16

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

ERIE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health Services
Buffalo, New York December 20, 2016
This is to certify that the proposed arrangements for water
supply and sewage disposal for

Riegle's Northwoods Phase 1 subdivision

In Town of Clarence, Erie County
were approved on December 8, 2016
Approval is valid only if all construction conforms with
all applicable State, County and Local regulations.

Jennifer Delaney, P.E.
Permit # RWIN AGFLDI

RESERVED FOR ERIE COUNTY DEPARTMENT OF FINANCE

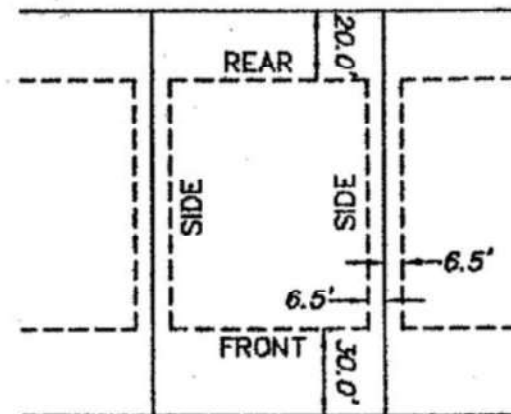
Subdivision Map of Riegle's Northwoods Subdivision, Phase 1

OPEN SPACE DESIGN DEVELOPMENT OVERLAY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
BEING PART OF LOT 8, SECTION 10, TOWNSHIP 12, RANGE 6
HOLLAND LAND SURVEY

GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP
ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE
4880 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14205
(716) 633-4944 FAX 633-4940

JOB. No.: 2004020 DATE: DECEMBER 15, 2016

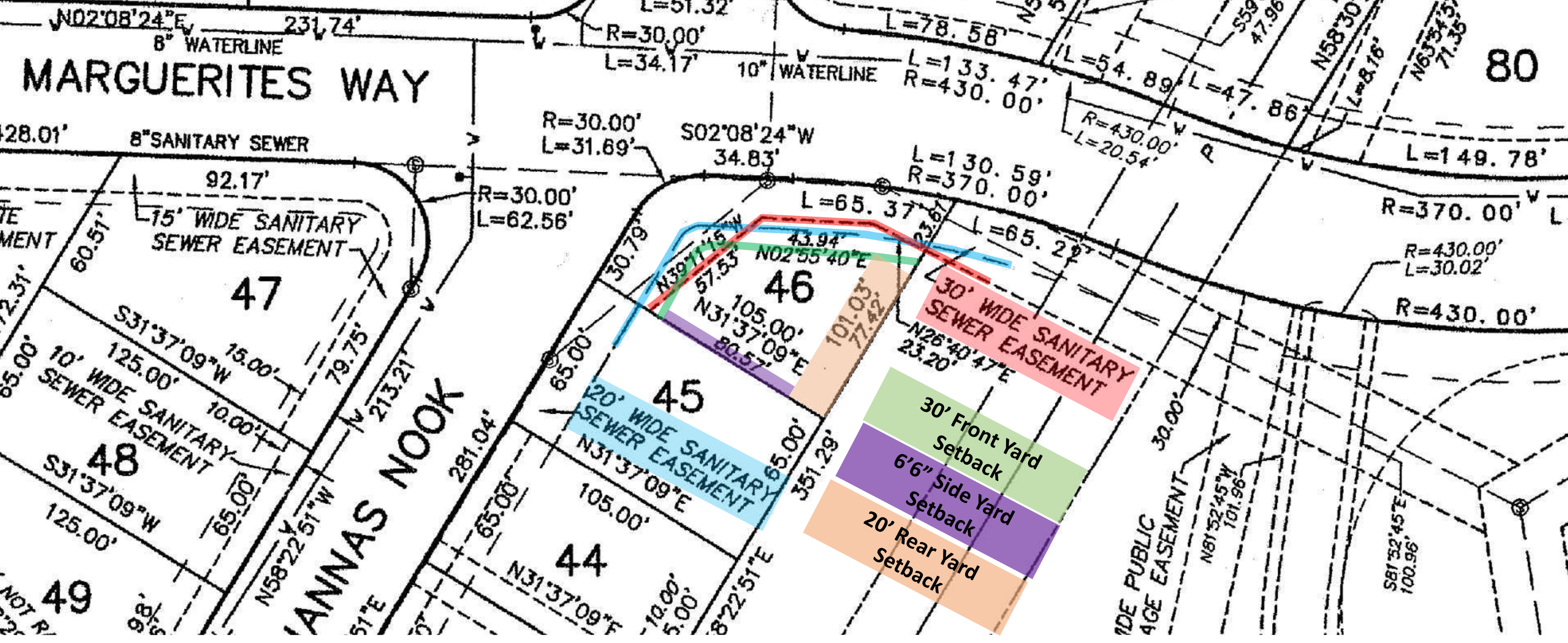
TYPICAL LOT SETBACK DEPICTION



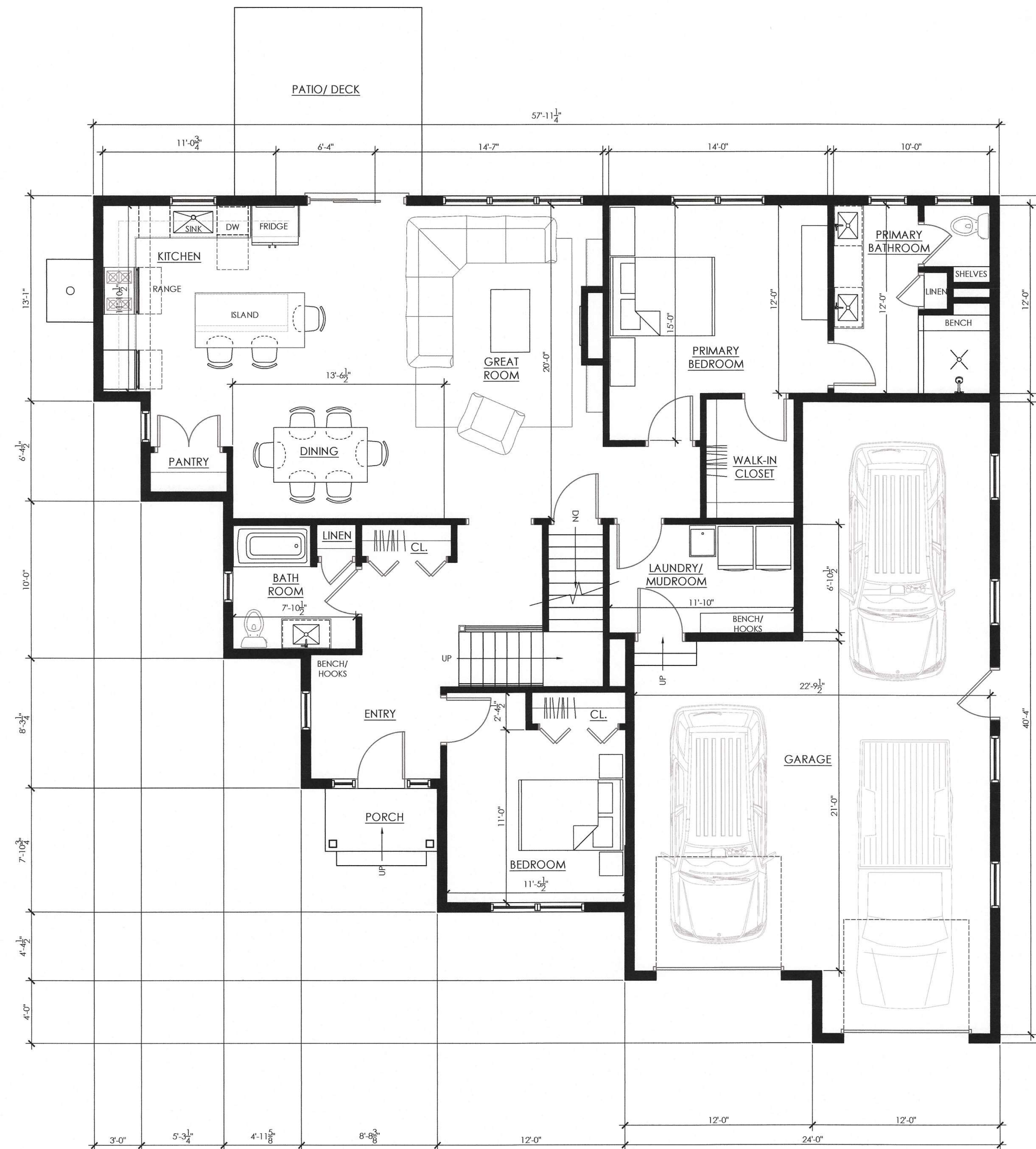
BRIANNAS NOOK

	LOT AREA	BASEMENT TYPE	MIN. SETBACK FROM STREET	MIN. SETBACK REAR YARD	MIN. SETBACK SIDE YARD
LOT 34	6,732 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 35	6,732 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 36	6,819 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 37	6,825 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 38	6,856 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 39	7,077 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 40	7,077 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 41	7,077 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 42	6,859 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 43	6,825 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 44	6,825 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 45	6,825 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 46	8,003 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 47	11,375 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'
LOT 48	8,125 ± Sq. Ft.	DAYLIGHT	30.0'	20.0'	6.5'

0' WIDE SANITARY SEWER EASEMENT
120.00'



80



1 FIRST FLOOR PLAN

1664 SQFT LIVING SPACE
750 SQFT GARAGE SPACE

SCALE 1/4"= 1'-0"

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Unmodified Alterations of This Document
Are in Violation of Section 97209 of The S.C.
Code

Project No.
5070

FIRST FLOOR PLAN

NEW RESIDENCE

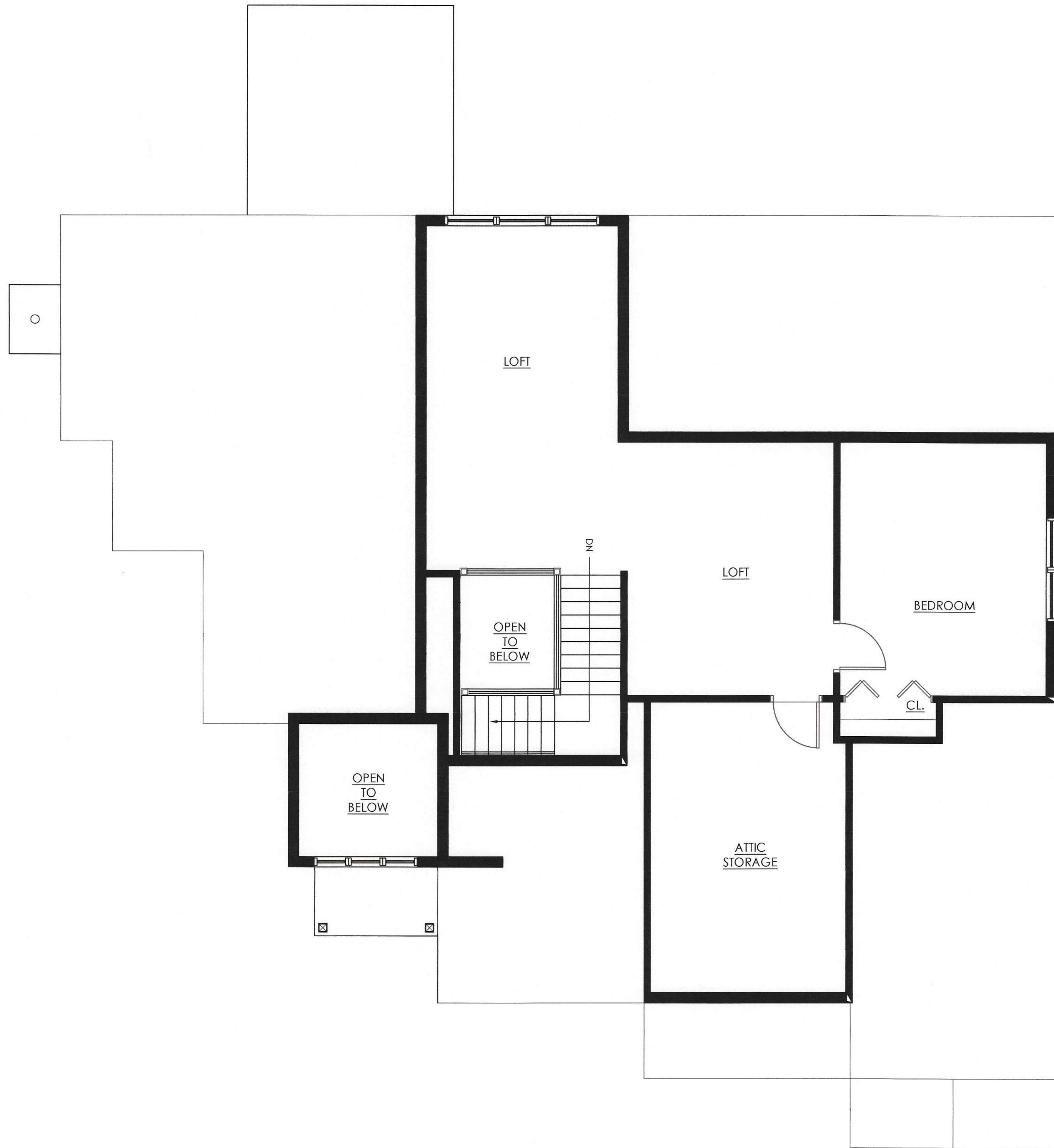
5425 BRIANNA'S NOOK
CLARENCE, NY

DATE
September 22, 2026

DRAWING NO.

A1.0

ARE IN VIOLATION OF SECTION 87.209 OF THE STATE EDUCATION LAW.



1 SECOND FLOOR PLAN

SCALE 1/4"= 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

Project No.

5070

SECOND FLOOR PLAN

NEW RESIDENCE
WAZIAK RESIDENCE
5425 BRIANNAS NOOK
CLARENCE, NY

DATE

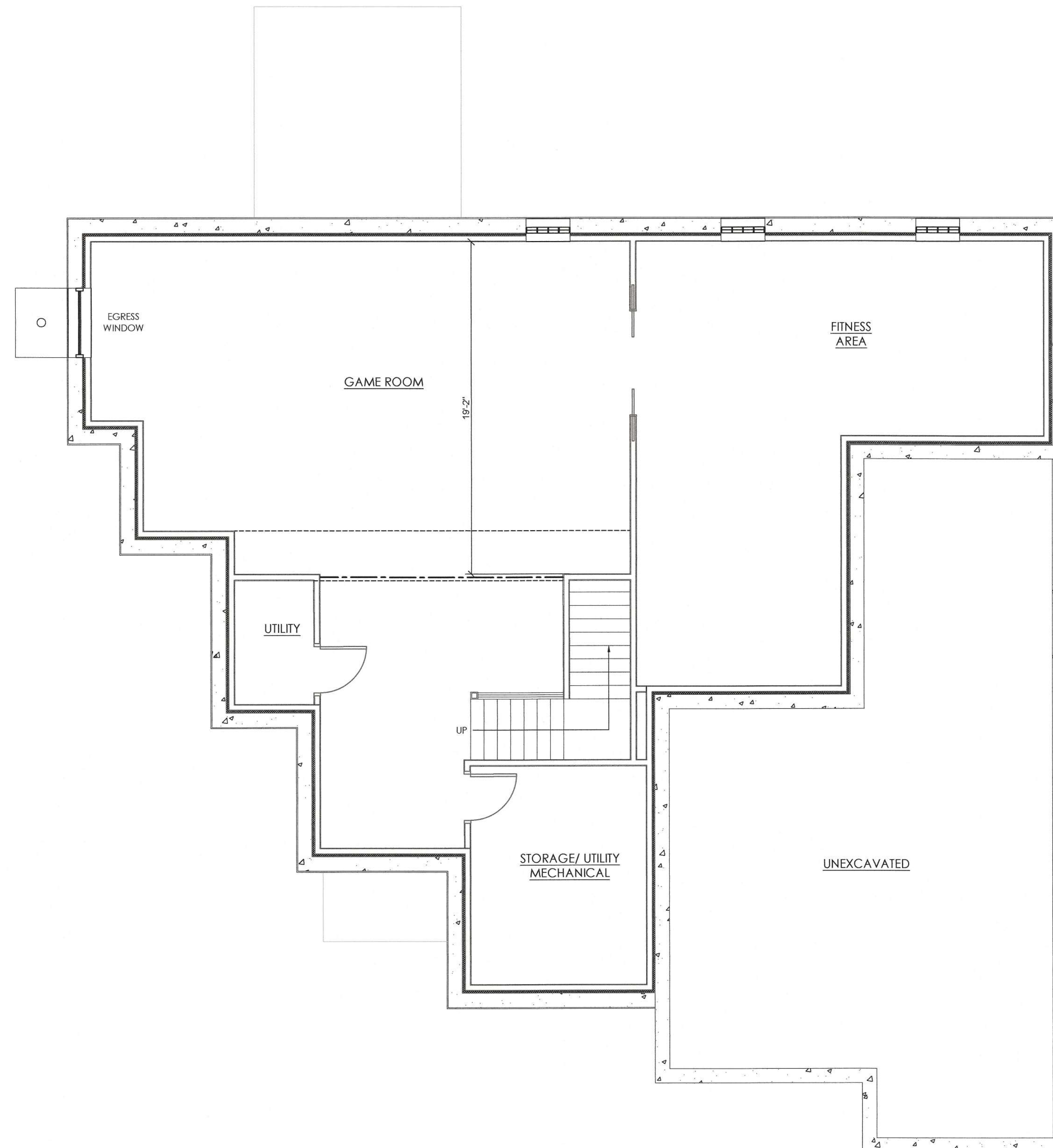
September 22, 2026

DRAWING NO.

A2.0

Unauthorized Alterations of This Document
Are in Violation of Section #7209 of the State Education Law.

NOTICE



1 BASEMENT FLOOR PLAN

SCALE 1/4"= 1'-0"

REVIEWS	
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NOTICE

Project No.
5070

BASEMENT PLAN

NEW RESIDENCE
WAZIAK RESIDENCE
5425 BRIANNAS NOOK
CLARENCE, NY

DATE
September 22, 2026

DRAWING NO.

A3.0

SCALE 3/16"= 1'-0"

SCALE 3/16"= 1'-0"

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NO SCALE



NO SCALE

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Project No. 5070

ELEVATION STUDY

NEW RESIDENCE

WAZIAK RESIDENCE
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