Old Business

Appeal #2

From the August & September 2026 Meetings

Shawn Pappas

8576 Stahley Road

Request for Action

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

Town Use Only

Date: October 13, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 8576 Stahley Road

SBL #: 43.07-2-15

Action Desired:

Applicant requests a variance to allow a principal structure front yard setback between 325' and 400' located at 8576 Stahley Road in the Residential Single-Family & Agricultural Rural Residential zones.

Reason:

Town Code Reference: §229-52(A)

CONTACT INFO:

APPLICANT INFO

Name / Business: Shawn Pappas

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

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

✓	Applicant
	Project Sponsor

SIGNATURE

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

Signed: Signature On File

Town Use Only:

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Request for Action

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

Town Use Only

Date:

Received By:

APPLICANT REQUEST:

Project Address: 8576 Stahley Road

SBL #: 43.070-2-15

Action Desired:

325ft. setback from ROW for 2 story single family home.

Reason:

Safety for our four children, privacy and overall feel of how the house will look compared to ranch homes around it.

CONTACT INFO:

APPLICANT INFO

Name / Business: Shawn Pappas

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address:

Town: State: Zip:

SIGNATURE

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

Signed:

CORRESPONDENCE

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

- [x] Applicant
- [ ] Project Sponsor

Town Use Only:

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



note the parcel lines displayed are approximate

8576 Stahley Road

N

Proposed principal structure front yard setback fronting Stahley Road between 325’ and 400’.

The established front yard setback along Stahley Road within 500’ is 54’.



Applicant Setback Aerial



Applicant Rendering

Appeal No. 2

Shawn Pappas
Residential Single-Family &
Agricultural Rural Residential
Town Code Reference: §229-52(A)

Applicant requests a variance to allow a 125' principal structure front yard setback located at 8576 Stahley Road.

Mr. McNamara recused himself from Appeal No. 2. The proper paperwork will be filed with the Town Clerk's Office.

Mr. Krey explained that due to absences and a recusal, there are only 3 members of the board able to vote on this request. Mr. Pappas has the option to table his request for another meeting when there are more members present, or he can proceed tonight.

Mr. Pappas stated that he would like to table his request.

ACTION:

Motion by Patrick Krey, seconded by Steven Dale to **table** Appeal No. 2.

ON THE QUESTION:

Nothing on the question.

Steven Dale Aye Forest Rung Aye Patrick Krey Aye

MOTION CARRIED
Mr. McNamara returned to the meeting.

Appeal No. 2 – From the August 2026 Meeting
Shawn Pappas
Residential Single-Family & Agricultural Rural Residential
Town Code Reference: §229-52(A)

Applicant requests a variance to allow a 125' principal structure front yard setback located at 8576 Stahley Road.

Richard McNamara recused himself from this item. The proper paperwork will be filed in the Town Clerk's Office.

DISCUSSION:

Shawn Pappas was present to represent his request, explaining that they would like to build a single-family home. They would like to set the house back due to safety concerns for their 4 children, providing more of a barrier from the busy road. The setback would also provide additional privacy; they are building a 2-story home while the houses on either side are ranch houses.

Mr. Krey asked Mr. Pappas if he has spoken with the neighbors regarding his request.

Mr. Pappas responded yes, he sent them all the Neighbor Notification forms. He knows there are always concerns when someone is building a home.

Mr. Krey asked Mr. Pappas if he has evaluated what can possibly be done to mitigate any of the concerns of the neighbors. Mr. Pappas's proposed front yard will basically be the neighbor's side yard, since he would not be in line with them.

Mr. Pappas stated that he has created a landscaping plan; they would put a split-rail fence up to establish property lines, and Green Giant arborvitaes.

Mr. Krey asked Mr. Pappas if he has any drawings of his landscape plan with him.

Mr. Pappas responded that he does not have any drawings, it is just some plans they have come up with and talked about. They are working on actual landscape drawings.

Mr. Pappas stated that the neighbors to the left side of the property have not voiced any concerns regarding privacy, but he would probably do the same thing on both sides in regard to landscaping. Also, a split-rail fence on the east side, which is less about privacy, and more about establishing property lines.

Mr. Dale asked Mr. Pappas if his proposed two-story house will have windows on the sides.

Mr. Pappas responded yes; they are still in the process of figuring everything out, but the plan is to have windows on all sides of the proposed house.

Mr. Dale noted that it will make it more difficult to maintain privacy for the neighbors on either side of the proposed house, with the ability to look out a side window. Mr. Dale hopes that the Green Giant arborvitae will be tall.

Mr. Pappas stated that the ones they plan to put in can grow up to 50' tall. They want privacy for themselves as well as for the neighbors.

Mr. Dale asked if the arborvitae will extend from the back of the neighbor's house to the front of Mr. Pappas's proposed house.

Mr. Pappas responded yes; the lot is already wooded, and where they plan to build 125' back, the right side of the house will be a front-load garage. They would most likely do the front-right side of their property, extending back on both sides.

Mr. Rung asked if the lot size is any narrower than the two adjacent properties.

Mr. Pappas stated that they are pretty similar, his is 105' wide.

Mr. Rung asked if the neighbor to the east uses their driveway to get to the barn at the rear of their property.

Mr. Pappas responded no; that is his property. They both purchased the property at the same time – he bought the lot; the neighbor bought the house. He is getting rid of half of the driveway, as it will not be needed in that location.

Chairman Mills asked Mr. Pappas if he already closed on this property.

Mr. Pappas responded yes.

Chairman Mills asked if this variance was not granted, would Mr. Pappas's plan just be to build closer to Stahley Road like the neighbors.

Mr. Pappas responded yes; they would still plan to build, but change some of the design standards. He did search some of the houses along Stahley Road, some of the setbacks are scattered; he found 10 houses that are setback between 115'-200' from the road.

Chairman Mills asked Mr. Pappas if he is able to provide those addresses.

Mr. Pappas responded that he can, yes.

Chairman Mills entered the survey that Mr. Pappas submitted as Exhibit A, and the list of other properties on Stahley Road with larger setbacks as Exhibit B.

Chairman Mills asked Mr. Pappas if a condition of the variance being approved that states Green Giant Arborvitae are installed on both the east and west sides of the property from the tree line to the front of the proposed house, would he agree to that.

Mr. Pappas responded yes.

Mr. Krey asked if that is to be in line with the front or back of the neighbor's house.

Discussion regarding the location of the trees continued.

It was decided that the Green Giant Arborvitaes would be planted from the rear of the neighbor's house on the east and west side, to the rear of Mr. Pappas's proposed home. Spacing and height left to the discretion of Mr. Pappas.

Neighbor Notifications are on file. There have been numerous inquiries regarding this request, but no written comment has been received.

In regard to Public Participation, the following resident spoke:

1. Attorney Olivia Paulo-Lee on behalf of Marc and Francine Martinez of 8580 Stahley Rd.:
    - concerns with the proposed setback and application, is the applicant's preference that the house is setback, with no greater reasoning given
    - understanding the concerns for the children and safety from the road
    - feels the property should be in line with the existing neighbors
    - to their understanding, applicant's preference is not enough for an appeal there must be more in regard to test and balancing the applicant and neighbors
    - proposed setback would put the house in the back of the neighbor's property where they enjoy their yard
    - placing the house closer to Stahley Road would give the children more room in the backyard to play
    - requesting the plan be consistent with the existing residential pattern on Stahley Road

Chairman Mills asked Ms. Lee what their position is on the 10 other properties on Stahley Road with a larger setback that the applicant provided.

Ms. Paulo-Lee stated that they are not shown anywhere in the packet of information, so she would like to take a look at that additional information.

Chairman Mills confirmed with Ms. Paulo-Lee that her clients are not in favor of any variance beyond what is statutorily allowed.

Ms. Paulo-Lee stated that is correct.

Chairman Mills explained to Mr. Pappas that he has heard some feedback from the neighbor with regard to setback, and them not being in favor of that. At this point in time the Zoning Board can vote on Mr. Pappas's request, or he can ask to have this request tabled. Mr. Pappas can take the opportunity to talk with his neighbors to see what, if anything, would work for both of them. Some compromise between the two of them.

Mr. Pappas stated that while he understands the neighbor's concerns with keeping his house in line with the other houses, he also thinks it is a matter of preference for them as well. Their house is 35' at the lowest end in regard to depth, and his will be 65' deep. Regardless, part of their house will still be in their backyard and they would be up to building code, to his understanding.

Mr. Pappas understands the neighbor's statements about the children, but they do have 4 kids and the driveway will be the only hard space, where the kids tend to naturally gravitate.

Mr. Pappas stated that 8440 Stahley Road is only 6-7 houses away and sits approximately 115' back.

Mr. Pappas added that he feels setting their house back along with the privacy plan, will create the best options for all of them. Plus, their house will not shade their house like it will if they were to build directly in line with the neighbor.

Chairman Mills asked Mr. Pappas if he would like the board to move forward and vote on the request, or table it to the next meeting so that he has an opportunity to talk with the neighbors to see if there is some compromise they can come to.

Mr. Pappas stated that he would rather just vote on it now.

Mr. Krey asked Mr. Pappas if he has given any consideration to perhaps not the full 125' setback, but maybe a slightly smaller setback.

Mr. Pappas stated that he was content with 125', it was their "sweet spot" in relation to the other houses on the street, while still giving them each the privacy. He feels this location offsets the houses from being in each other's backyards.

Mr. Pappas stated that he is open to suggestions and ideas.

Mr. Krey added that he feels it is always good when a neighbor has issues with something, to take the time to sit down with them and go over things.

Mr. Pappas agreed.

Discussion continued regarding the process for returning to the Zoning Board with an updated request versus a completely new request.

ACTION:

Motion by Patrick Krey, seconded by Steven Dale to **table** Old Business Appeal No. 2.

ON THE QUESTION:

Chairman Mills explained to Mr. Pappas that the sentiment of the Board, as well as neighbors is that there are concerns raised by the neighbors with regard as to how the setback will impact them. While not mandatory, it is encouraged that Mr. Pappas has conversations with the neighbors or their counsel, and try to figure out some compromise position.

Chairman Mills added that these are just suggestions, not required. Mr. Pappas can bring his request back to the Board as is, if that is what he chooses.
Discussion continued regarding potential discussion between Mr. Pappas, his neighbors, and their counsel.

Ryan Mills Aye Patrick Krey Aye Steven Dale Aye Forest Rung Aye

MOTION CARRIED

Mr. McNamara returned to the dais.

Old Business

Appeal #2

From the October 2026 Meeting

Kamil Al Dilaymi

9722 Longleaf Trail

Request for Action

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

Town Use Only

Date: September 22, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 9722 Longleaf Trail

SBL #: 58.16-4-10

Action Desired:

Applicant request a variance of 5'9" to allow a principal structure addition resulting in a side yard setback of 6'9" located at 9722 Longleaf Trail in the Residential Single-Family zone.

Reason:

Town Code Reference: Map Cover 3882

CONTACT INFO:

APPLICANT INFO

Name / Business: Kamil Al Dilaymi

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Sutton Architecture

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

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

✓	Applicant
	Project Sponsor

SIGNATURE

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Signed: Signature On File

Town Use Only:

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Request for Action

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

Town Use Only

Date: 9/22/26
Received By: S. LEISING

APPLICANT REQUEST:

Project Address: 9722 Longleaf trl Clarence NY 14031
SBL #:

Action Desired: ADD AN ATTACHED ONE CAR GARAGE (13'x24') TO OUR PRIMARY RESIDENCE

Reason: THE UNIQUE PROPERTY LAYOUT MAKES IT DIFFICULT TO ACHIEVE THE REQUESTED ADDITION WITHOUT A MINIMAL VARIANCE. THIS ADDITION WILL ALLOW US TO PARK ALL OF OUR VEHICLES INDOORS, GREATLY REDUCING THE RISK OF THEFT AND VANDELISM. IT WILL ALLOW A CLEANER APPEARANCE BY NOT HAVING CARS PARKED OUTSIDE AND WILL PROTECT THEIR VALUE NOT BEING EXPOSED TO THE DAMAGING EFFECTS OF THE ELEMENTS YEAR ROUND

CONTACT INFO:

APPLICANT INFO

Name / Business: Kamil Al Dilaymi
E-Mail:
Phone #:
Address:
Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: SUTTON ARCHITECTURE
E-Mail:
Phone: (
Address:
Town:

SIGNATURE

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

X

Signed:

CORRESPONDENCE

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

	Applicant
	Project Sponsor

Town Use Only:

Zoning Board of Appeals $850.00 CK298 RG

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Andrew Schaefer

From: Jonathan Bleuer
Sent: Monday, October 19, 2026 11:01 AM
To: Andrew Schaefer
Subject: FW: Obeidat Garage (26-334)
Attachments: O dwg 6-10-15-26 A-1 (1).pdf; O dwg 6-10-15-26 A-2 (1).pdf

Updates for November ZBA agenda and file.

Jonathan Bleuer
Director of Community Development
Office of Planning and Zoning
Town of Clarence, NY

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.

From: Dave Sutton
Sent: Thursday, October 15, 2026 5:15 PM
To: Jonathan Bleuer

Subject: FW: Obeidat Garage (26-334)

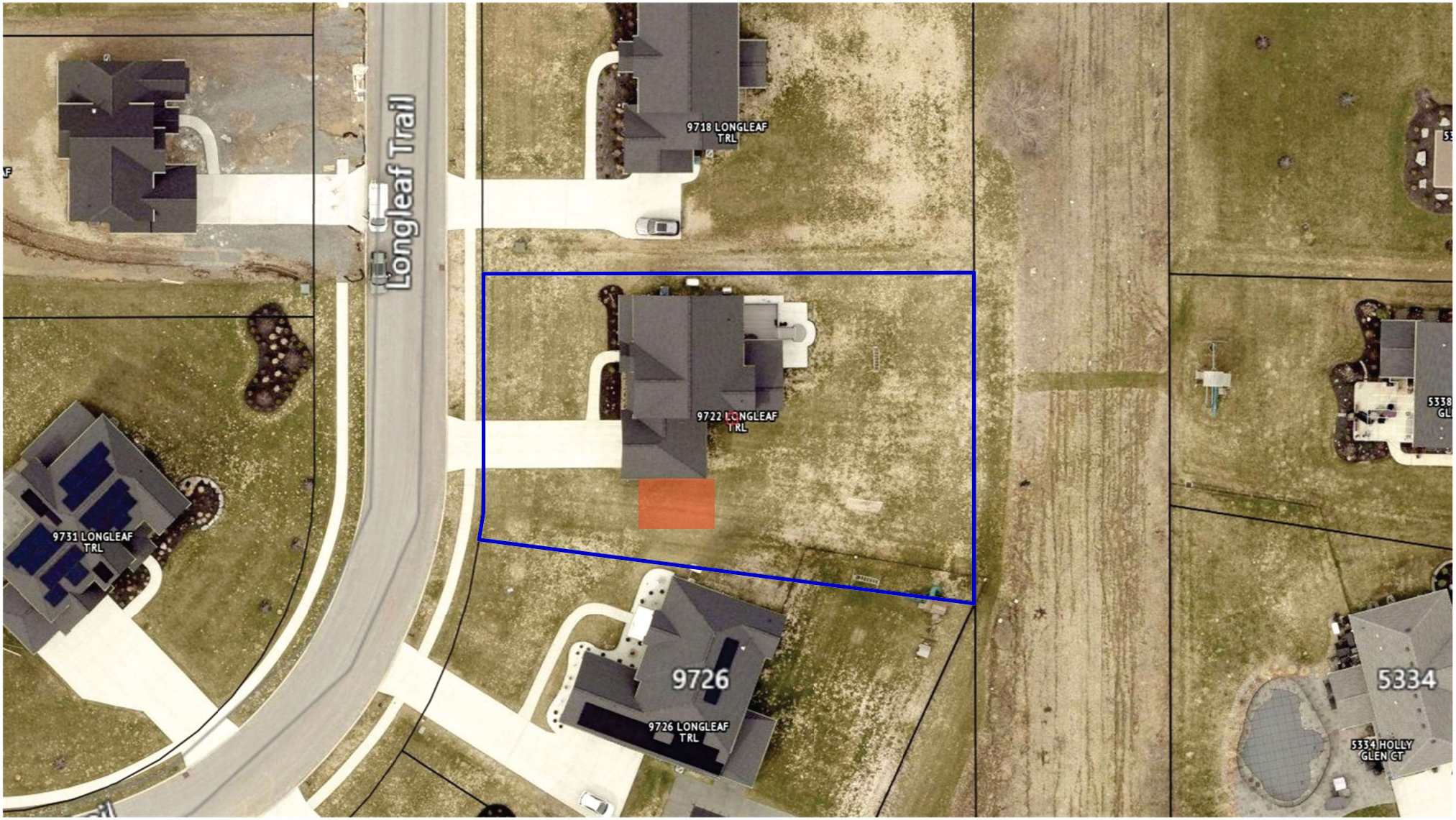
Jon,

My client and I had a chance to meet with the neighbor last night and we have all come to an agreement on the best size and design for the proposed addition.
Please see the revised drawings attached.
The final design for the addition is proposed to be 13 feet wide and 22 feet deep.
The addition shall be set back 6 feet from the front of the original garage and flush with the back wall of the garage.
All other architectural features shall remain the same as the originally proposed and as represented in the attached revised drawings.

Can you please consider the attached drawings as a formal submittal so that we can be placed on the agenda for the November ZBA Meeting.

Please feel free to call with any additional questions you might have
And thanks again for all of the help on this one.

David J. Sutton, RA
Principal
Sutton Architecture, PLLC



note the parcel lines displayed are approximate

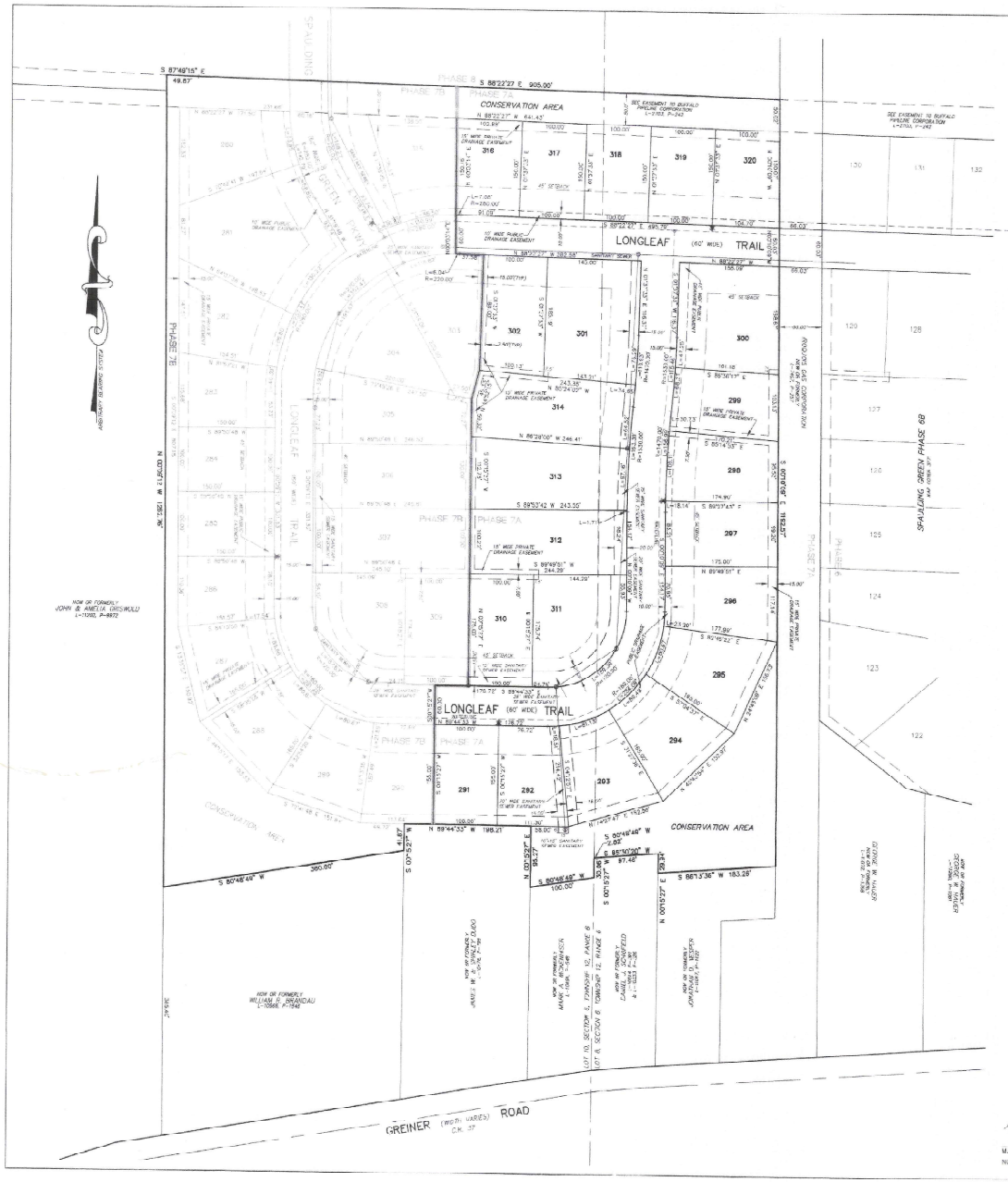
9722 Longleaf Trail

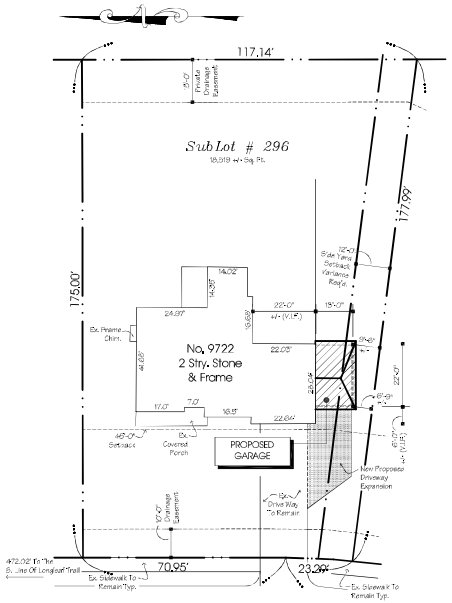
N

Proposed attached garage addition resulting in a 6’9” principal structure side yard setback.

The minimum side yard setback for a principal structure is 12’6”.

A 5’9” variance is requested.


CONSERVATION AREA
LONGLEAF (60' WIDE) TRAIL
SPAULDING GREEN PHASE 6B
CONSERVATION AREA
GREINER (WIDTH VARIES) ROAD
S 88°22'27" E 905.00'
S 87°49'15" E 49.87'
N 88°22'27" W 641.45'
S 89°22'27" E 691.79'
N 88°22'27" W 283.58'
N 89°44'33" W 198.21'
S 80°48'48" W 360.00'
S 00°15'27" W 1321.36'
N 00°15'27" E 1321.36'
S 86°13'36" W 183.28'
N 00°15'27" E 283.28'
S 80°48'48" W 100.00'
S 80°48'40" W 2.02'
S 86°50'20" W 97.48'
N 80°48'33" E 126.72'
N 80°48'33" W 126.72'
S 89°53'42" W 243.55'
N 89°28'00" W 246.41'
N 89°49'51" W 244.29'
S 89°53'42" E 174.96'
N 89°49'51" E 175.00'
N 80°48'33" E 177.80'
S 80°48'33" E 180.00'
S 80°48'33" E 130.07'
N 80°48'33" E 130.07'
N 80°48'33" E 143.50'
S 80°48'33" E 143.50

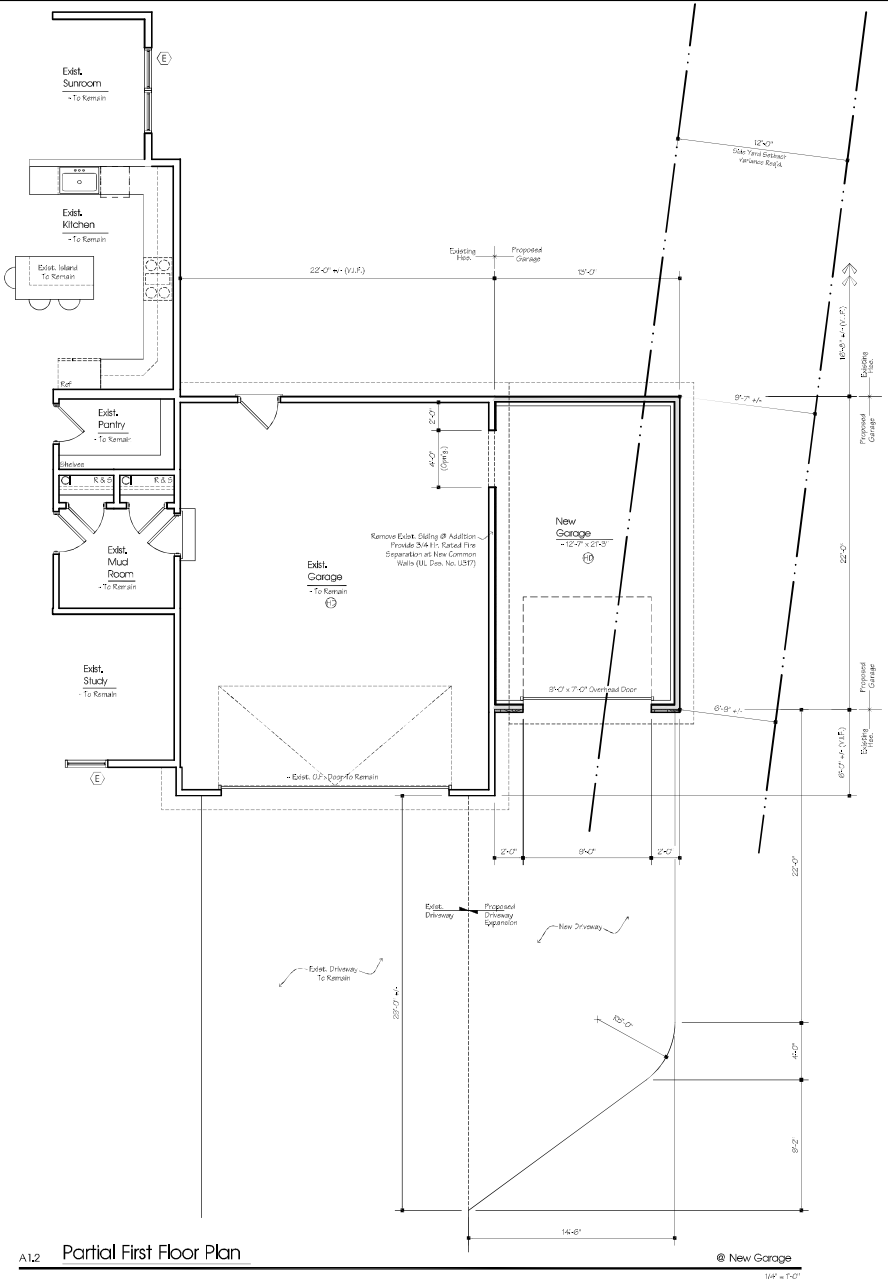


A1.1 Site Plan

1" = 20'-0"

Legend

- New Exterior Wall
- New O.H. Door
- New Door
- Ceiling Fan
- Heat Detector
- Light Fixture



A1.2 Partial First Floor Plan @ New Garage

1/4" = 1'-0"

SUTTON architecture
"Design & Build"
9409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 852-7156 Fax 852-7873

Job Number: 26-334

Proposed Garage For,

Obeidat

9722 Longleaf Trail
Clarence, NY 14031

Copyright Sutton Architecture© 2026

No.	Description	Date

WARNING:
It is a violation of Article 145, Section 7209 of the New York State Education Law for any person to alter an item, in any way, on this document, unless under the direction of a licensed Architect.

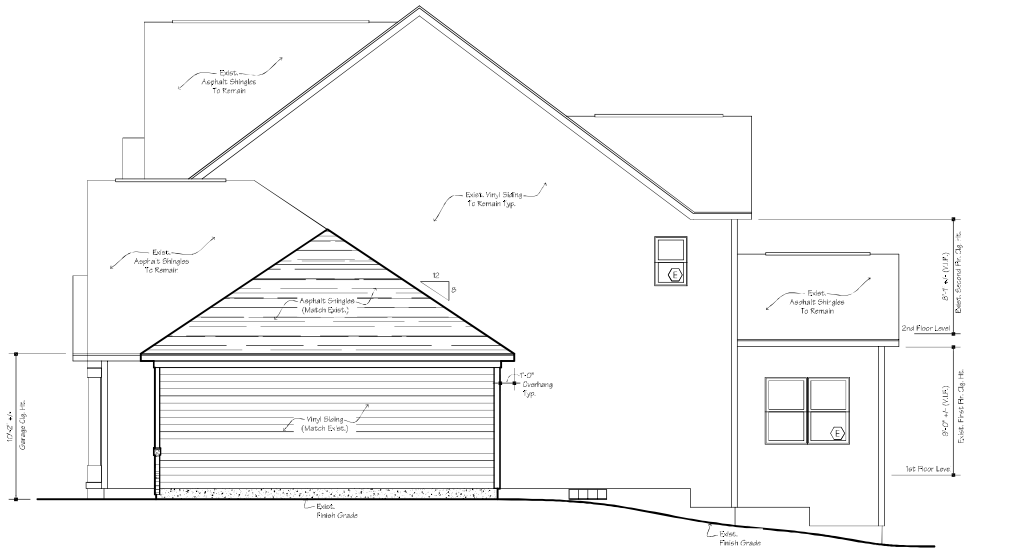
Title: Floor Plans & Notes

Drawn By: C. Galuszka	Sheet No: A-1
Date: x-x-26	
Checked: D. Sutton	
Scale: As Noted	



A2.1 Front Elevation

1/4" = 1'-0"



A2.2 Right Elevation

1/4" = 1'-0"

SUTTON architecture
"Design & Build"
9409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 852-7156 Fax 852-7873

Job Number:
26-334

Proposed Garage For,

Obeidat

9722 Longleaf Trail
Clarence, NY 14031

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No.	Description	Date

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Elevations

Drawn By:
C. Galluszka

Date:
x-x-26

Checked:
D. Sutton

Scale:
As Noted

Sheet No.:
A-2

Appeal No. 2

Kamil Al Dilaymi
Residential Single-Family
Town Code Reference: Map Cover 3882

Applicant request a variance of 6' to allow a principal structure addition resulting in a side yard setback of 6'6" located at 9722 Longleaf Trail.

DISCUSSION: ***(transcription in progress)***

Neighbor Notifications are on file, ***(transcription in progress)***

In regard to Public Participation ***(transcription in progress)***

With no one wishing to speak, Public Participation was closed for this item ***(transcription in progress)***

After consulting with his client, Mr. Sutton stated that out of respect of their relationship with their neighbor, they would like to table this request. Their hope is that they can come to a resolve with the neighbor, and return to the Zoning Board with a solution that represents all of the conditions that they would be willing to do in order to make both parties agreeable.

ACTION:

Motion by Ryan Mills, seconded by Patrick Krey to **table** Appeal No. 2.

ON THE QUESTION:

Chairman Mills noted that the applicant and Mr. Sutton have received feedback from some of the board members regarding setbacks. The applicant will possibly explore further dialogue with the neighbor in regard to positioning of the new garage, and where the neighbor input is in terms of it being setback as well as the applicants in terms of what will work well architecturally.

Mr. Krey mentioned that Mr. Sutton via the applicant has mentioned reducing the size of the variance request of 4’ 6” which would result in an 8’ setback. That should be discussed with the neighbor to see if it would address his issues, that would be good. Also, some confirmation on potential landscaping would also be helpful.

Mr. Sutton stated that everything that was discussed today will be brought up with the neighbor. They hope to return with a very solid, no open-ended request that is the best offer that they can do.

Ryan Mills	Aye	Patrick Krey	Aye	Steven Dale	Aye	Forest Rung	Aye

MOTION CARRIED

New Business

Appeal #1

Designer Homes – Brian Kern

9616 Spaulding Green Parkway

Request for Action

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

Town Use Only

Date: October 21, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 9616 Spaulding Green Parkway

SBL #: Part of 58.00-4-43.12

Action Desired:

Applicant request variances:
1) of 3'6" to allow a swimming pool to be 6'6" from the principal structure; and
2) of 1' to allow a swimming pool side yard setback of 9';
located at 9616 Spaulding Green Parkway in the Residential Single-Family zone.

Reason:

Town Code Reference:
1) §196-3(C)
2) §196-3(C)

CONTACT INFO:

APPLICANT INFO

Name / Business: Designer Homes - Brian Kern

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: JLB Installations dba Pacific Pools

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

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

	Applicant
✓	Project Sponsor

SIGNATURE

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Signed: Signature On File

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Request for Action

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

Town Use Only

Date:

Received By:

APPLICANT REQUEST:

Project Address: *9616 Spaulding Green Parkway*

SBL #:

Action Desired: ***Applicant requests a variance of:***
1) 3.5' to allow a swimming pool to be 6.5' from the principal structure located at 9616 Spaulding Green Parkway.
2)1' to allow a swimming pool to be 9' from lot line.

Reason: ***Town code reference § 196-3 (C)***

CONTACT INFO:

APPLICANT INFO

Name / Business: *Designer Homes / Brian Kern*

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: *JLB Installations dba Pacific Pools*

E-Mail:

Phone #:

Address:

Town:

SIGNATURE

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

Signed:

CORRESPONDENCE

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

☐	Applicant
✔	Project Sponsor

Town Use Only:

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



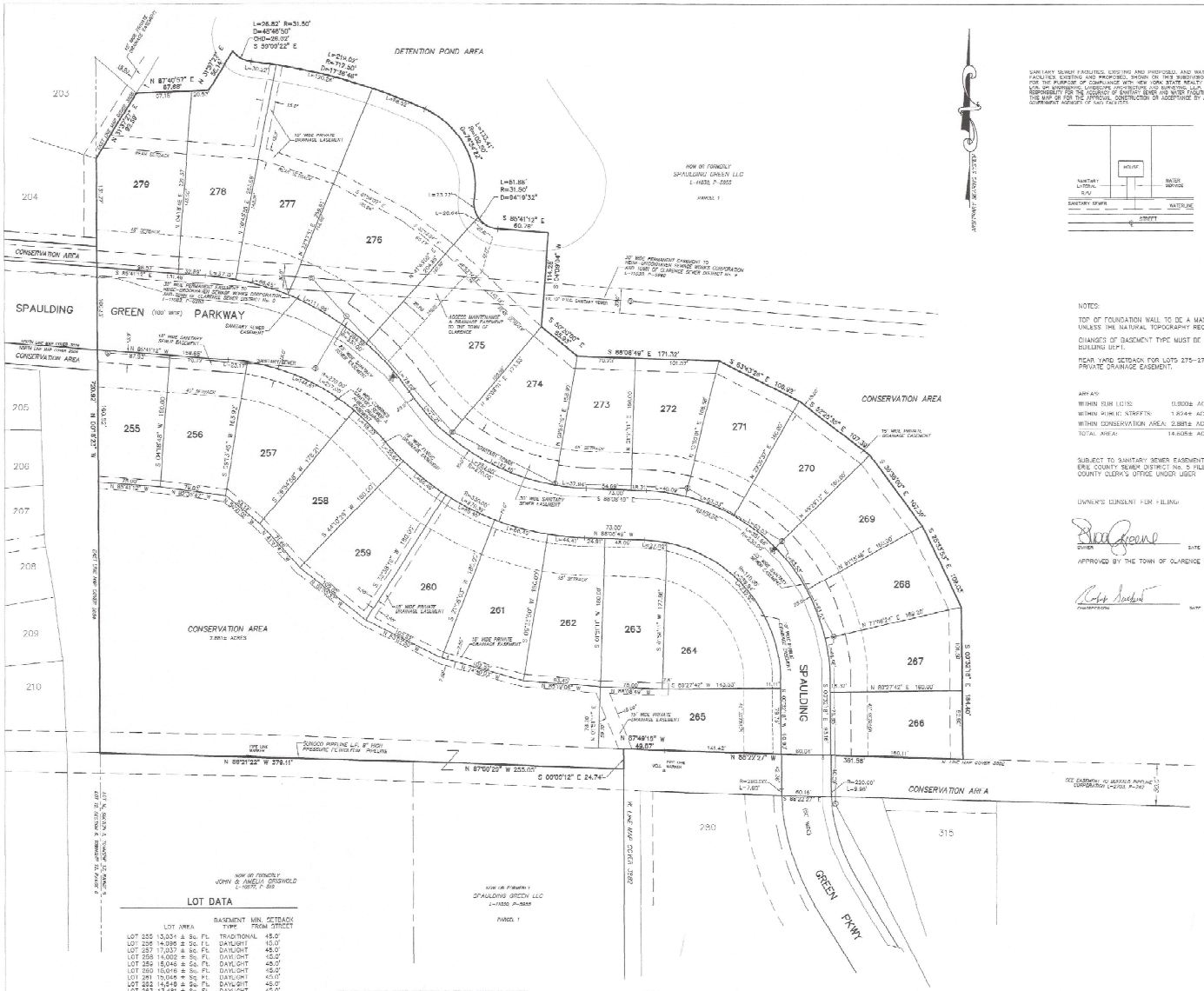
note the parcel lines displayed are approximate

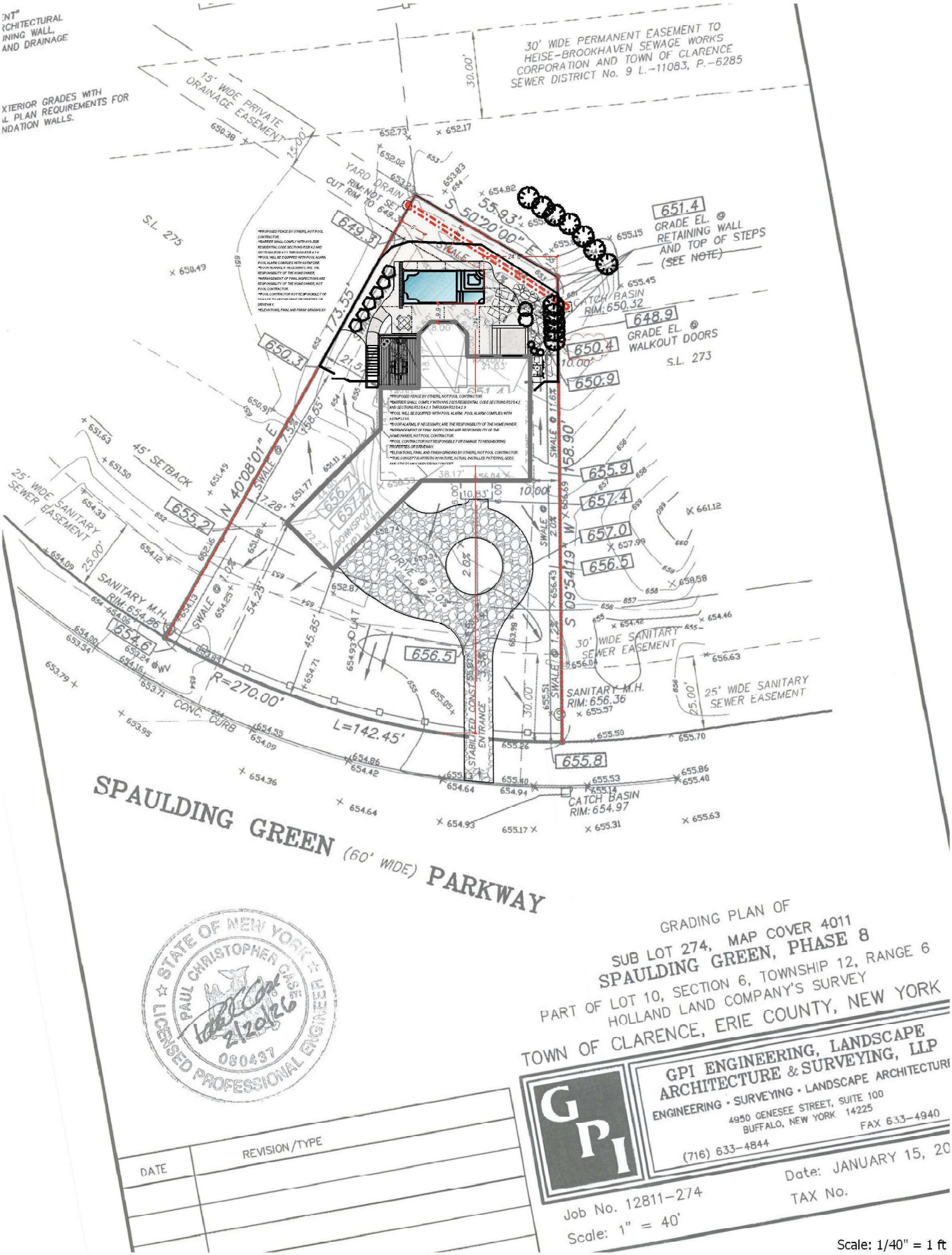
9616 Spaulding Green Parkway

N

Proposed swimming pool with a 6’6” setback to the proposed principal structure. The minimum setback for a pool to the principal structure is 10’. A 3’6” variance is requested.

Proposed swimming pool with a 9’ side yard setback. The minimum side yard setback for a pool is 10’. A 1’ variance is requested.


DETENTION POND AREA
SPAULDING GREEN (100' WIDE) PARKWAY
CONSERVATION AREA
CONSERVATION AREA 7.881± ACRES
CONSERVATION AREA
CONSERVATION AREA
SPAULDING
GREEN PKWY
NOW OR FORMERLY SPAULDING GREEN LLC L-11830, P-5855 PARCEL 1
NOW OR FORMERLY JOHN & AMELIA DRISHOLD L-10870, P-355
NOW OR FORMERLY SPAULDING GREEN LLC L-11830, P-5855 PARCEL 1
SUNOCO PIPELINE L.P. 8" HIGH PRESSURE PETROLEUM PIPELINE
N 87°40'07" E 67.65'
N 87°40'07" E 67.65'
S 85°41'12" E 60.78'
N 87°40'07" E 67.65'
N 85°41'12" W 151.50'
S 85°41'12" E 151.50'
S 85°08'49" E 171.32'
S 83°42'26" E 102.92'
S 82°42'56" E 102.92'
S 80°43'00" E 102.92'
S 80°43'00" E 102.92'
S 80°43'00



XTERIOR GRADES WITH
L PLAN REQUIREMENTS FOR
NDATION WALLS.

"NT"
RCHITECTURAL
INING WALL,
AND DRAINAGE

*PROPOSED FENCE BY OTHERS, NOT POOL CONTRACTOR.
*BARRIER SHALL COMPLY WITH NYS 2025 RESIDENTIAL CODE SECTIONS R326.4.2 AND SECTIONS R326.4.3.1 THROUGH R326.4.3.9.
*POOL WILL BE EQUIPPED WITH POOL ALARM. POOL ALARM COMPLIES WITH ASTM F2208.
*DOOR ALARMS, IF NECESSARY, ARE THE RESPONSIBILITY OF THE HOMEOWNER.
*ARRANGEMENT OF FINAL INSPECTIONS ARE RESPONSIBILITY OF THE HOMEOWNER, NOT POOL CONTRACTOR.
*POOL CONTRACTOR NOT RESPONSIBLE FOR DAMAGE TO NEIGHBORING PROPERTIES OR DRIVEWAY.
*ELEVATIONS, FINAL AND FINISH GRADING BY OTHERS, NOT POOL CONTRACTOR.
*THIS CONCEPT IS INTENDED IN NATURE, ACTUAL INSTALLED PITCHING, SIZES AND STYLE TO MEET INDIVIDUAL CONCEPT.

GRADING PLAN OF
SUB LOT 274, MAP COVER 4011
SPAULDING GREEN, PHASE 8
PART OF LOT 10, SECTION 6, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

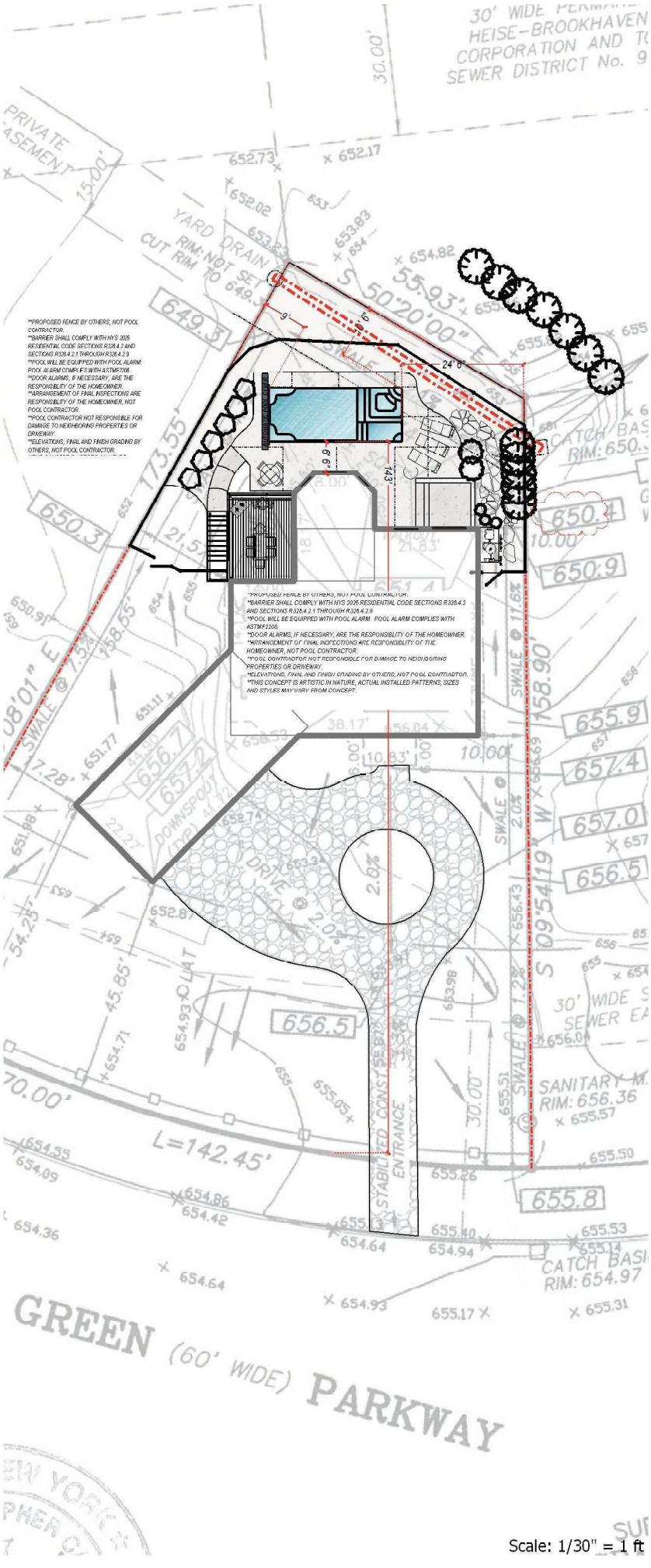
STATE OF NEW YORK
PAUL CHRISTOPHER CASE
2/20/16
080437
LICENSED PROFESSIONAL ENGINEER

DATE	REVISION/TYPE

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

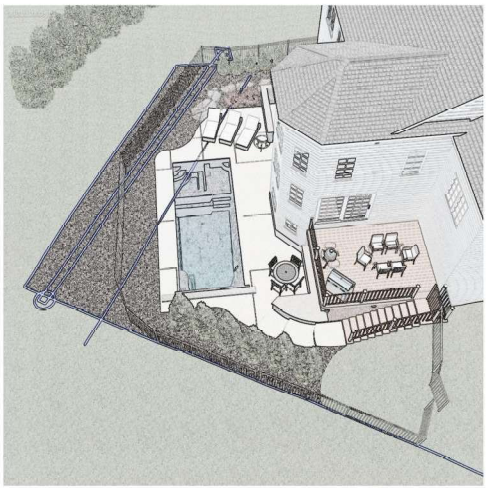
Job No. 12811-274
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Date: JANUARY 15, 20
TAX No.

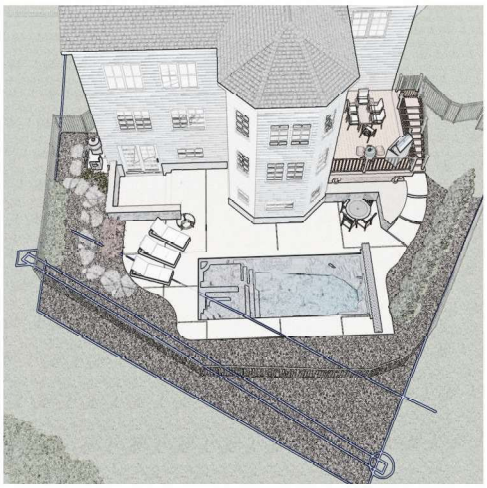
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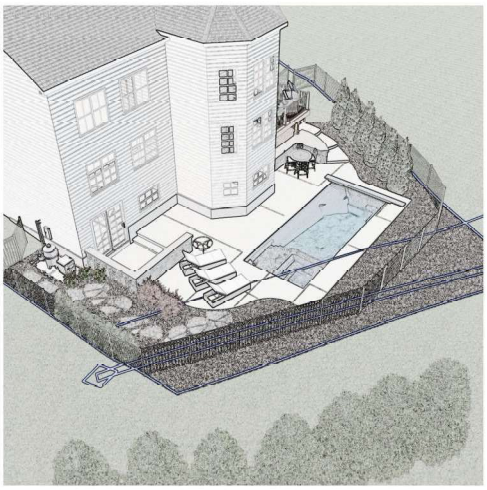


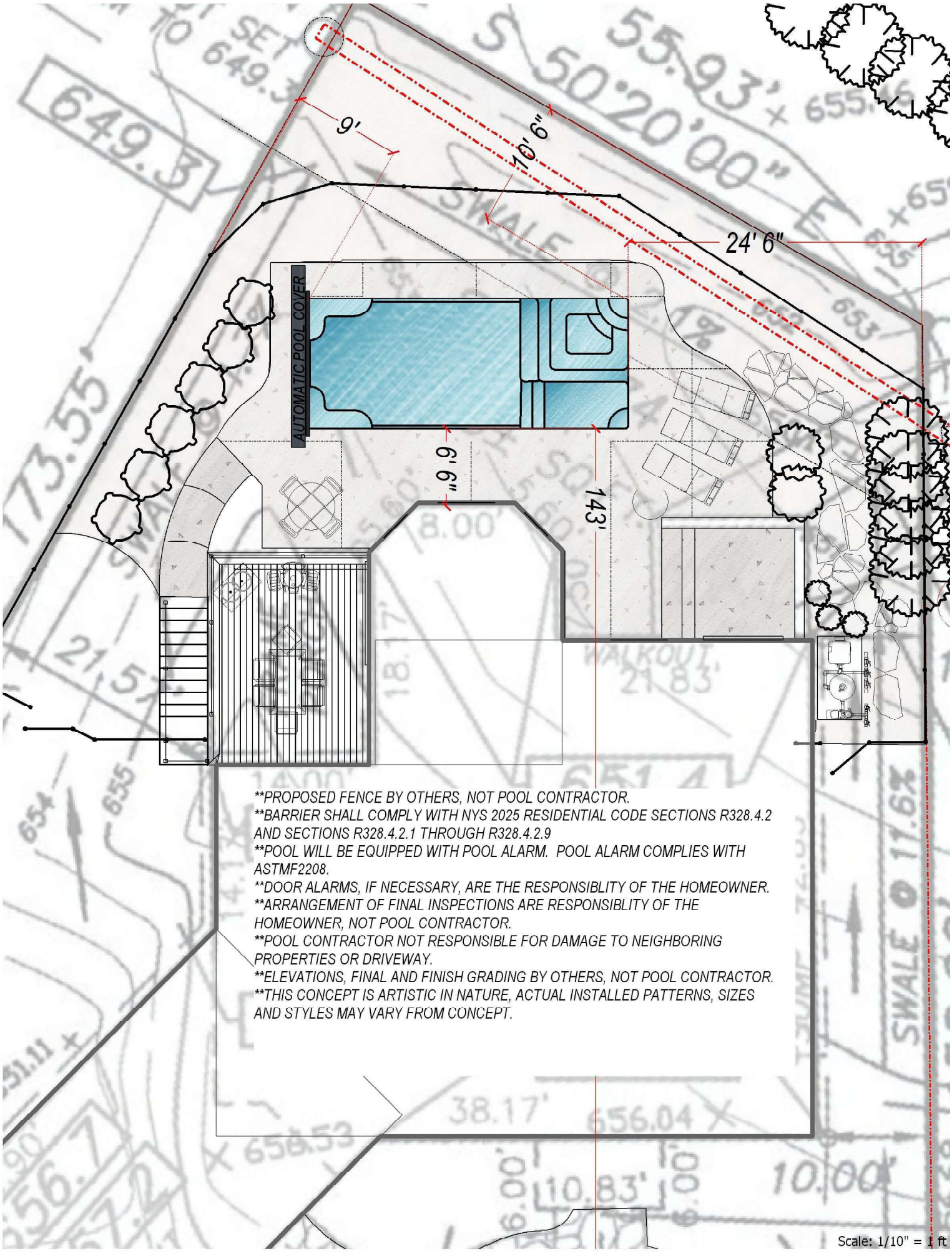
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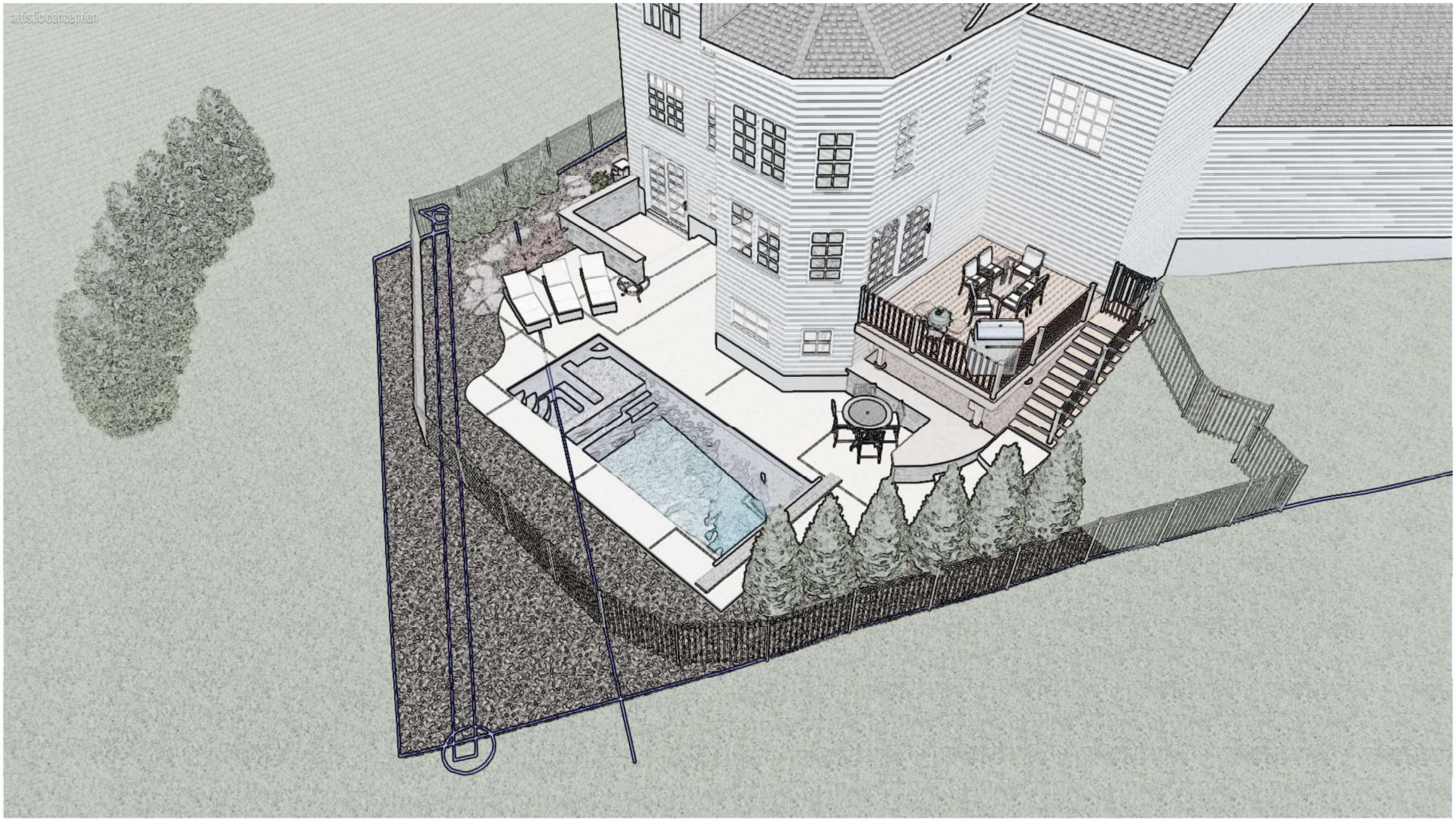


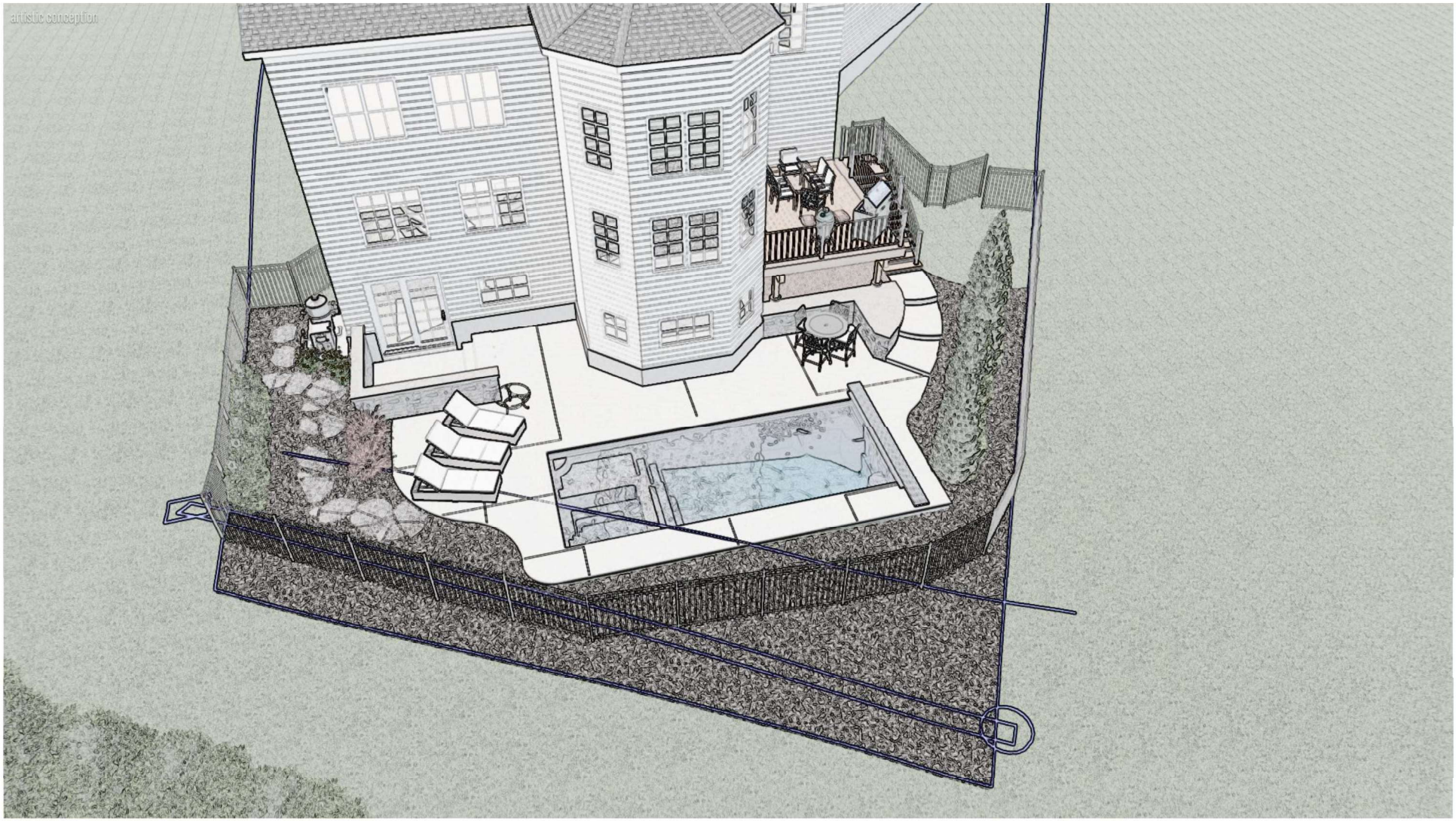




**PROPOSED FENCE BY OTHERS, NOT POOL CONTRACTOR.
**BARRIER SHALL COMPLY WITH NYS 2025 RESIDENTIAL CODE SECTIONS R328.4.2 AND SECTIONS R328.4.2.1 THROUGH R328.4.2.9
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**POOL CONTRACTOR NOT RESPONSIBLE FOR DAMAGE TO NEIGHBORING PROPERTIES OR DRIVEWAY.
**ELEVATIONS, FINAL AND FINISH GRADING BY OTHERS, NOT POOL CONTRACTOR.
**THIS CONCEPT IS ARTISTIC IN NATURE, ACTUAL INSTALLED PATTERNS, SIZES AND STYLES MAY VARY FROM CONCEPT.

Scale: 1/10" = 1 ft


artistic conception


artistic conception

New Business

Appeal #2

Zeeshan Khan

5241 Willow Brook

Request for Action

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

Town Use Only

Date: October 13, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5241 Willow Brook

SBL #: 58.17-5-7

Action Desired:

Applicant requests a variance of 2' to allow a 6' tall fence to be within the front yard setback located at 5241 Willow Brook 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: Zeeshan Khan

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

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

✓	Applicant
	Project Sponsor

SIGNATURE

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

Signed: Signature On File

Town Use Only:

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

Request for Action

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

Town Use Only

Date: 12/13/2020

Received By: PTZ

APPLICANT REQUEST:

Project Address: 5241 Willowbrook dr, Clarence, NY 14031

SBL #:

Action Desired: INSTALL 6' TALL FENCE WITHIN FRONT YARD SETBACK CONNECTING TO THE EXISTING 6' TALL FENCE.

Reason: PRIVACY

CONTACT INFO:

APPLICANT INFO

Name / Business: Zeeshan Khan

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address:

Town: State: Zip:

SIGNATURE

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

Signed:

CORRESPONDENCE

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X	Applicant
	Project Sponsor

Town Use Only:

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

I will be installing the Fence
5241 Willowbrook ~~Dr~~ clearance
We are asking to make the fence
from 4' to 6'. The Materials being
used

Dog ear Fencing at 6' x 8'
Concrete for the 4x4 post holes
4 x 4 Pressure treated Post
structual screws for fastners



note the parcel lines displayed are approximate

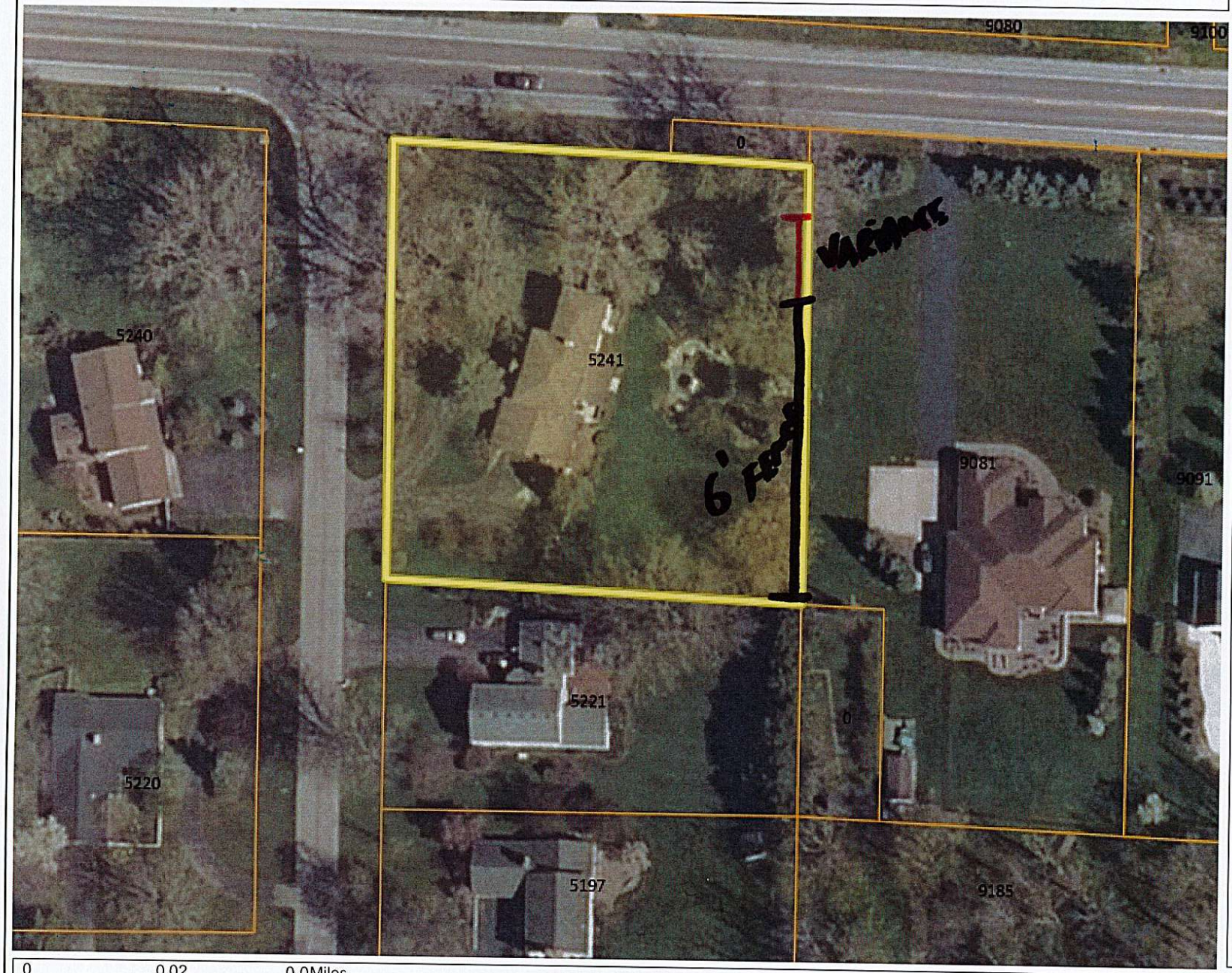
5241 Willow Brook

N

Proposed 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.

Erie County On-Line Mapping Application





Legend

- Parcels

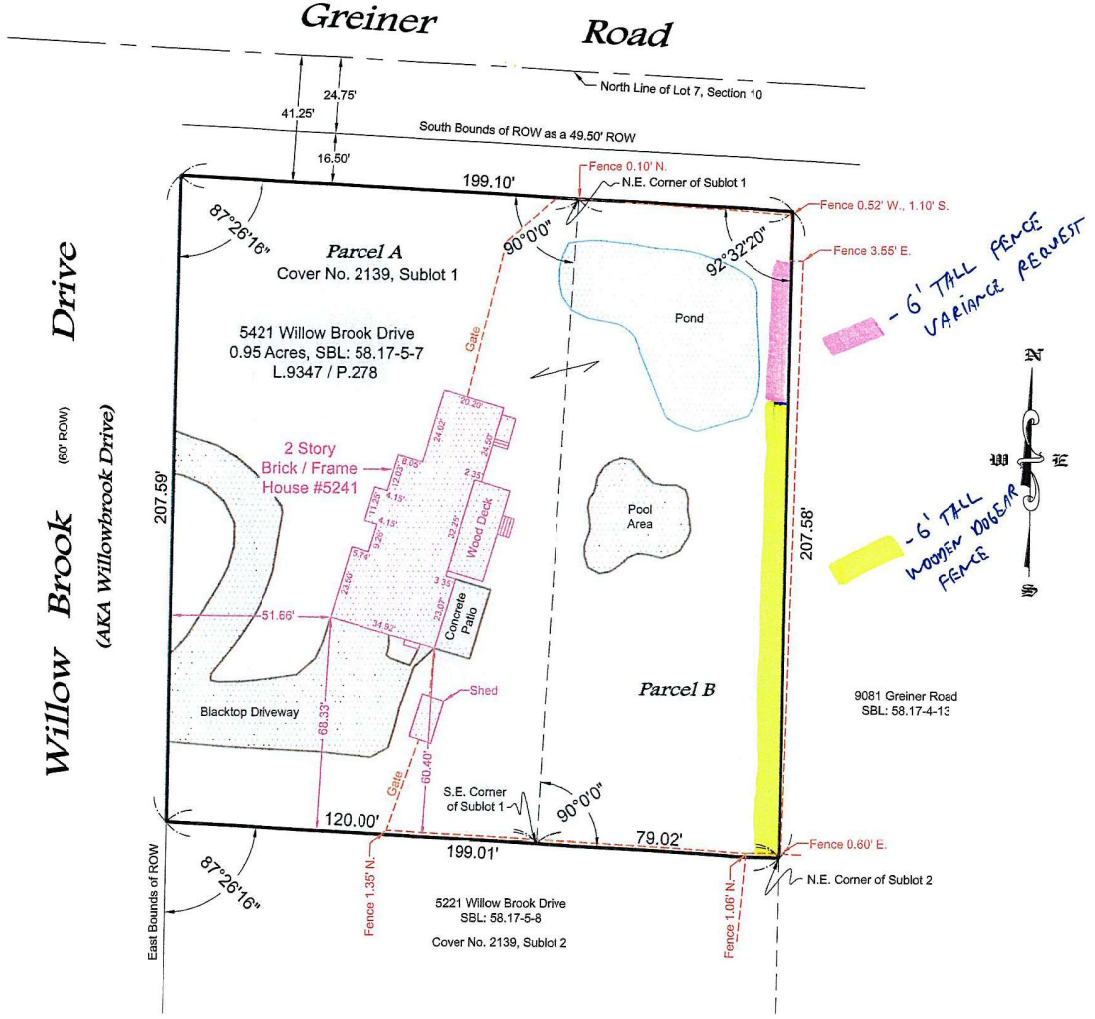
0 0.02 0.0Miles

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: 1,128



Miscellaneous Notes

- (MN1) All dimensions are in the "U.S. Survey Foot" unless specified otherwise.
- (MN2) Certain easements and /or utility lines, may or may not be shown hereon, however **this shall not imply** that all easements or utilities affecting premises are shown.
- (MN3) Unauthorized Alteration or Addition to this Survey Map is a Violation of Section 7209 Provision 2 of the New York State Education Law.
- (MN4) **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.
- (MN5) Maps and notes from the Holland Land Company Survey.
- (MN6) THIS MAP IS NOT VALID WITH AFFIDAVIT OF NO CHANGE

Legend of Symbols & Abbreviations

IP / ReRod	N. North	Enc. Encroachment	
Power Pole	S. South	ROW Right-of-way	
	E. East	℄ Centerline	
	W. West	1 Indicates Mutual Owner	
	° Degrees	N/F Now or Formerly	
	' Ft. or Min.	One Chain = 66.0 Ft.	
	" In. or Sec.	One Meter = 3.2808333 Ft.	
	R Record	One Acre = 43,560.0 Sq.Ft.	
	M Measured		
	L. Liber		
	P. Page		
	Ex. Existing		

- Property Boundary
- Line of Record
- Edge of R.O.W.
- Holland Land Co. Lot Line
- Road Centerline
- Fence

Survey

Being Part of
Lot 7 Section 10 Township 12
Range 6
Holland Land Company Survey
Town of Clarence
Erie County, New York

Surveyor's Certification

I hereby certify

that this survey was prepared in accordance with the current **Code of Practice for Land Surveyors.**

This certification does not extend to subsequent owners, mortgages, or insurers unless this survey has been re-surveyed for this purpose by the surveyors. This certification is void unless signed by the surveyor listed below. This certification is null and void if the fee for said certification is not paid.

Freeman Land Surveying PLLC
Resurveying the Holland Land Company for the 21st Century
10432 Crump Road - Glenwood, N.Y. 14069
Phone: (716) 592-7740, Email: Survey@FreemanSurveyors.com

Survey Prepared By:
Licensed Surveyor: David S. Freeman
License No.: 50480
In the State of: New York
Date of Survey: June 2, 2026
Date of Last Revision:
Drawing Scale: 1" = 40'
Freeman Job No. 17406

Freeman Land Surveying PLLC Copyright 2026