New Business

Appeal #3

Kevin Sivic

5925 Goodrich 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 23, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5925 Goodrich Road

SBL #: 44.19-4-4.2

Action Desired:

Applicant requests a variance to allow a detached accessory structure (shed) to be located within the front yard setback located at 5925 Goodrich Road in the Traditional Neighborhood and Residential Single-Family zones.

Reason:

Town Code Reference: §229-66 & §229-55(D)

CONTACT INFO:

APPLICANT INFO

Name / Business: Kevin Sivic

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

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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: 10/23/2026
Received By: A. Schaefer

APPLICANT REQUEST:

Project Address: 5925 Goodrich Rd Clarence Center NY 14032

SBL #: 44.190-4-4.200

Action Desired:

Area variance to permit a 12' × 16' (192 sq ft) prefabricated storage shed on a gravel pad at the location shown on the attached survey.

Reason:

Our home is set back approximately 340 ft from Goodrich Rd at the end of a long driveway, so the area beside the driveway is technically our front yard. The proposed location sits behind the adjoining house and garage at 5919 Goodrich Rd and is not visible from the road. The shed will store a riding mower, lawn equipment, and children's bicycles, allowing both of our vehicles to be parked in the attached garage. It will be a professionally built shed with colors compatible with our home, will have no utilities, and will not alter the character of the neighborhood.

CONTACT INFO:

APPLICANT INFO

Name / Business: Kevin Sivic

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address:

Town: State: Zip:

SIGNATURE

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✔	Applicant
	Project Sponsor

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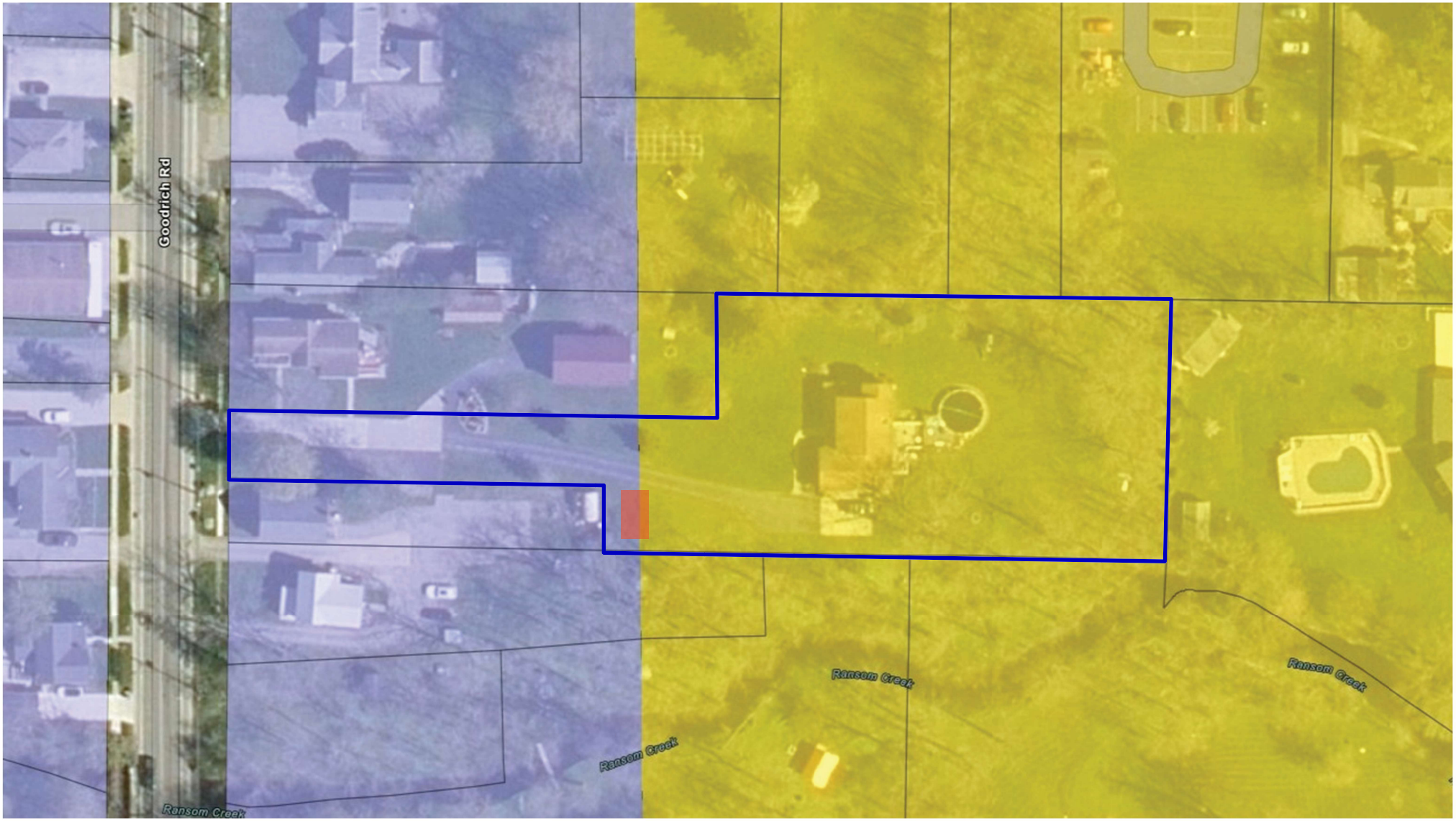
note the parcel lines displayed are approximate

5925 Goodrich Road

N

Proposed 12’x16’ detached accessory structure (shed) located within the front yard setback of the principal structure.

Detached accessory structures may only be placed in the side or rear yard.



note the parcel lines displayed are approximate

5925 Goodrich Road

N

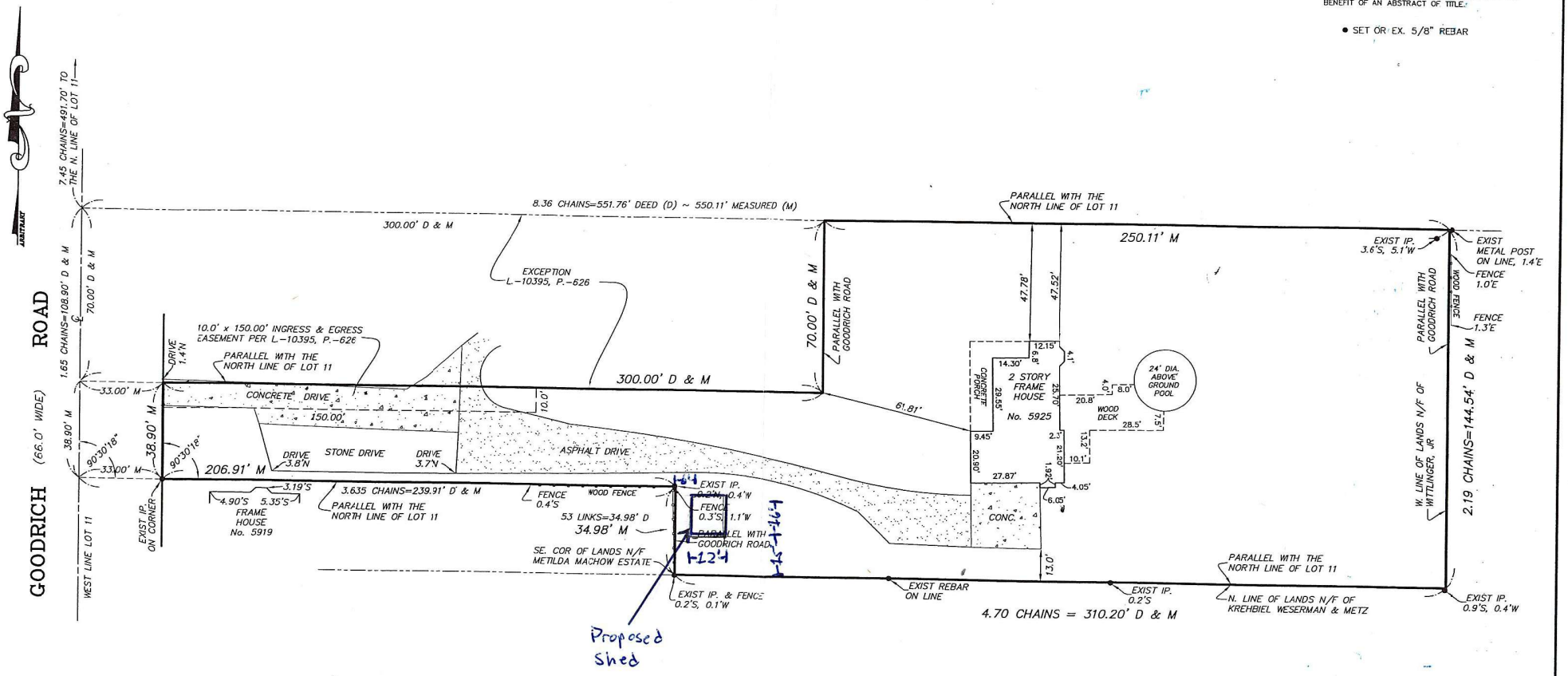
Proposed 12’x16’ detached accessory structure (shed) located within the front yard setback of the principal structure.

Detached accessory structures may only be placed in the side or rear yard.

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



DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 11, SECTION 7, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

GPI ENGINEERING & SURVEYING, LLP
FORMERLY PRATT & HUTH ASSOCIATES, LLP
ENGINEERING · SURVEYING · PLANNING
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 5953
Scale 1" = 40'
Date: JULY 11, 2016
Tax No. 44.19-4-4.2

Supporting Photographs — Area Variance Request

5925 Goodrich Rd., Clarence Center, NY · Proposed 12' × 16' storage shed



Photo 1 — Aerial view

Proposed shed location (red) sits behind 5919 Goodrich Rd., beside our driveway, far back from the road.

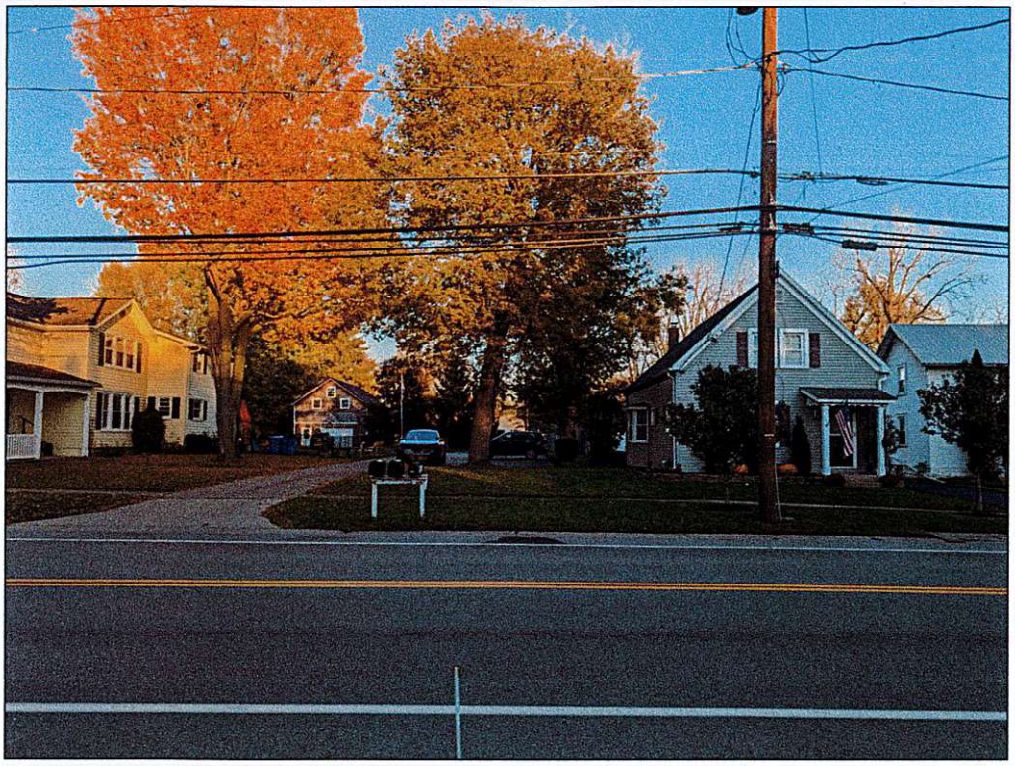


Photo 2 — View from Goodrich Rd.

Taken from the road at our driveway. The proposed location is not visible from the street.

Supporting Photographs — Area Variance Request

5925 Goodrich Rd., Clarence Center, NY · Proposed 12' × 16' storage shed

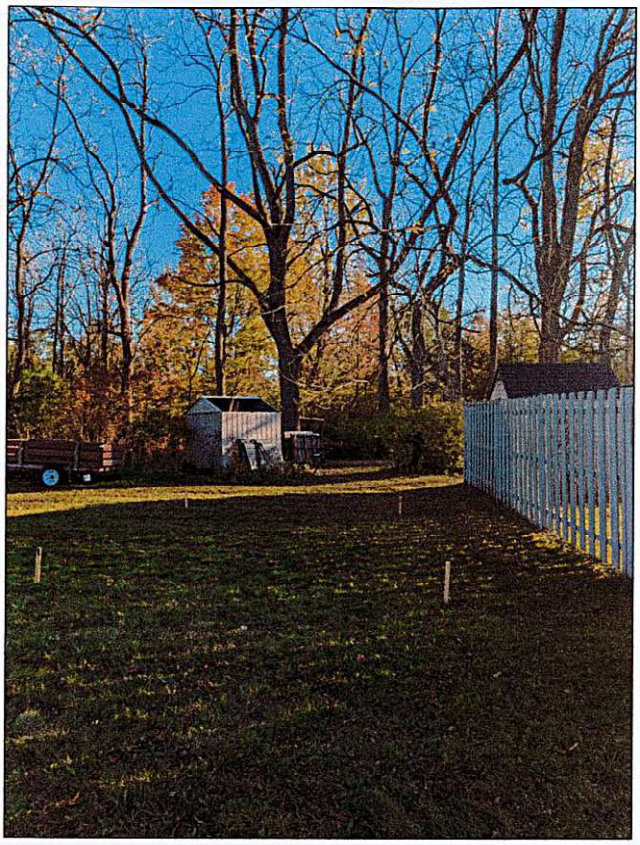


Photo 3 — Staked shed location

Stakes mark the four corners of the proposed shed, adjacent to the neighbor's fence (right).

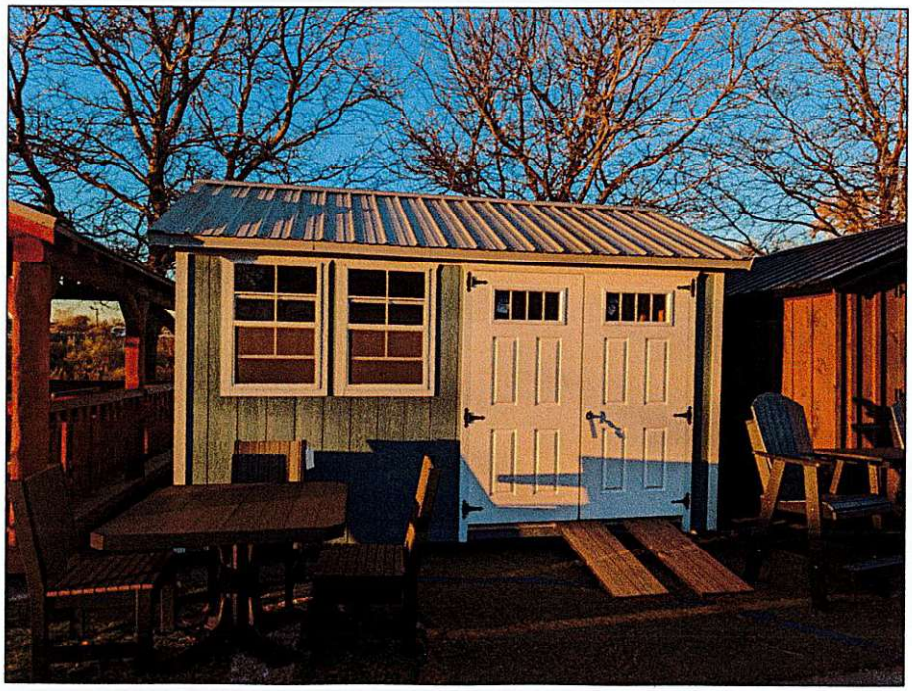


Photo 4 — Example of proposed shed

Same builder and style: painted siding, metal roof, double doors.

New Business

Appeal #4

Marc Gerevics

8780 County 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 23, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 8780 County Road

SBL #: 29.20-1-11.1

Action Desired:

Applicant requests a variance to allow a detached accessory structure (garage) to be located within the front yard setback located at 8780 County Road in the Agricultural Rural Residential zone.

Reason:

Town Code Reference: §229-44(E)

CONTACT INFO:

APPLICANT INFO

Name / Business: Marc Gerevics

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

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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: 10/23/2024

Received By: PAZ

APPLICANT REQUEST:

Project Address: 8780 County Rd E. Amherst NY 14051

SBL #:

Action Desired: Build a barn/garage on property

Reason: Need some more room to store items/cold storage Two young kids and running out of room in house as they grow

CONTACT INFO:

APPLICANT INFO

Name / Business: Marc Genevics

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address:

Town: State: Zip:

SIGNATURE

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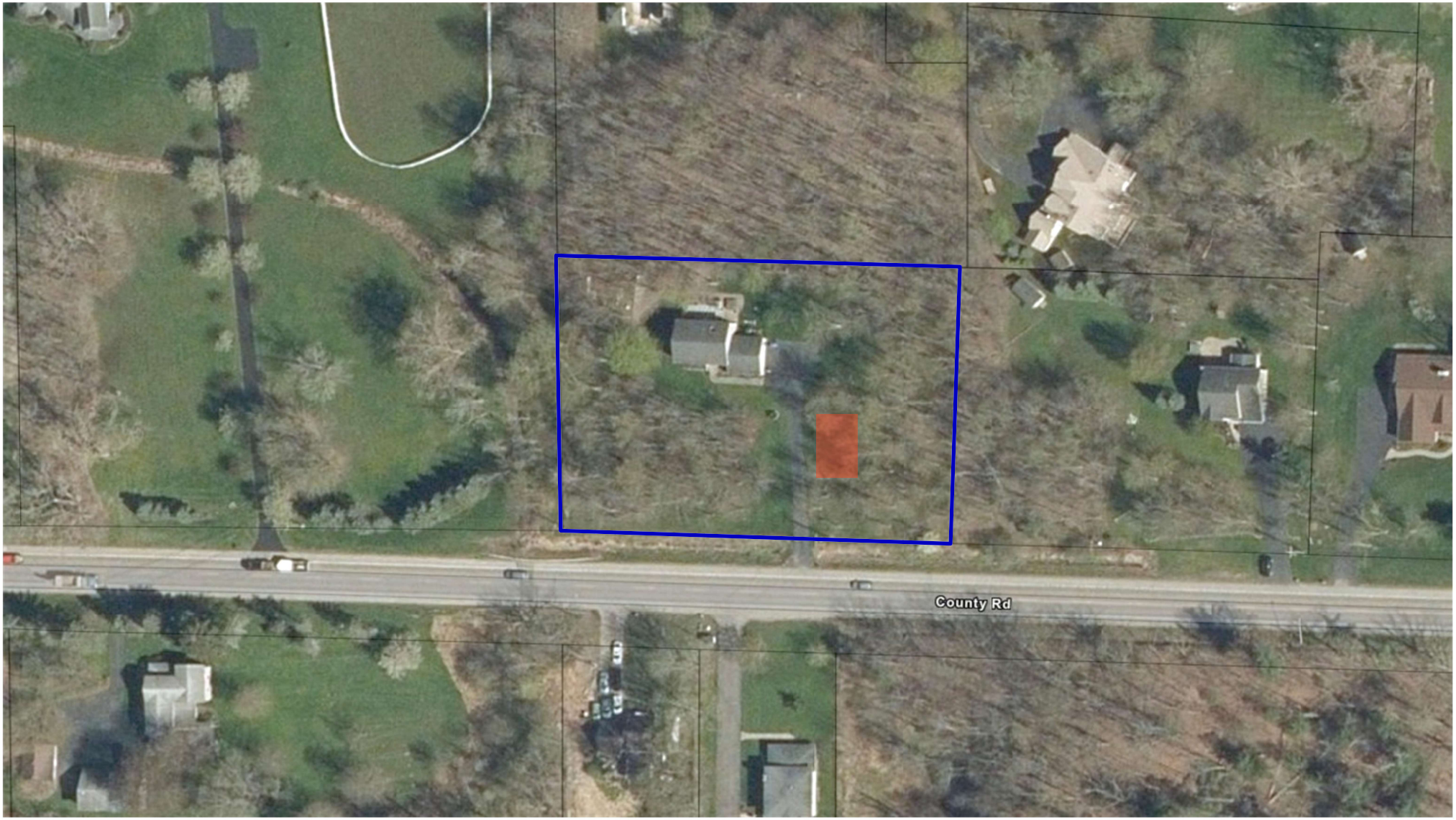
CORRESPONDENCE

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X	Applicant
	Project Sponsor

Town Use Only:

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note the parcel lines displayed are approximate

8780 County Road

N

Proposed 30’x50’ detached accessory structure (garage) located within the front yard setback of the principal structure.

Detached accessory structures may only be placed in the side or rear yard.

CLARENCE GARAGE | VIEWS EXPORTED FROM THE ACTUAL 3D MODEL

WEST ELEVATION (doors)



EAST ELEVATION (windows)



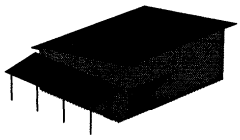
NORTH ELEVATION (lean-to)



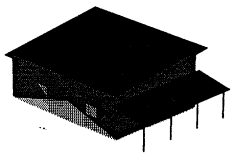
SOUTH ELEVATION (windows)



NORTHWEST CORNER



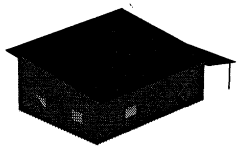
NORTHEAST CORNER



SOUTHWEST CORNER



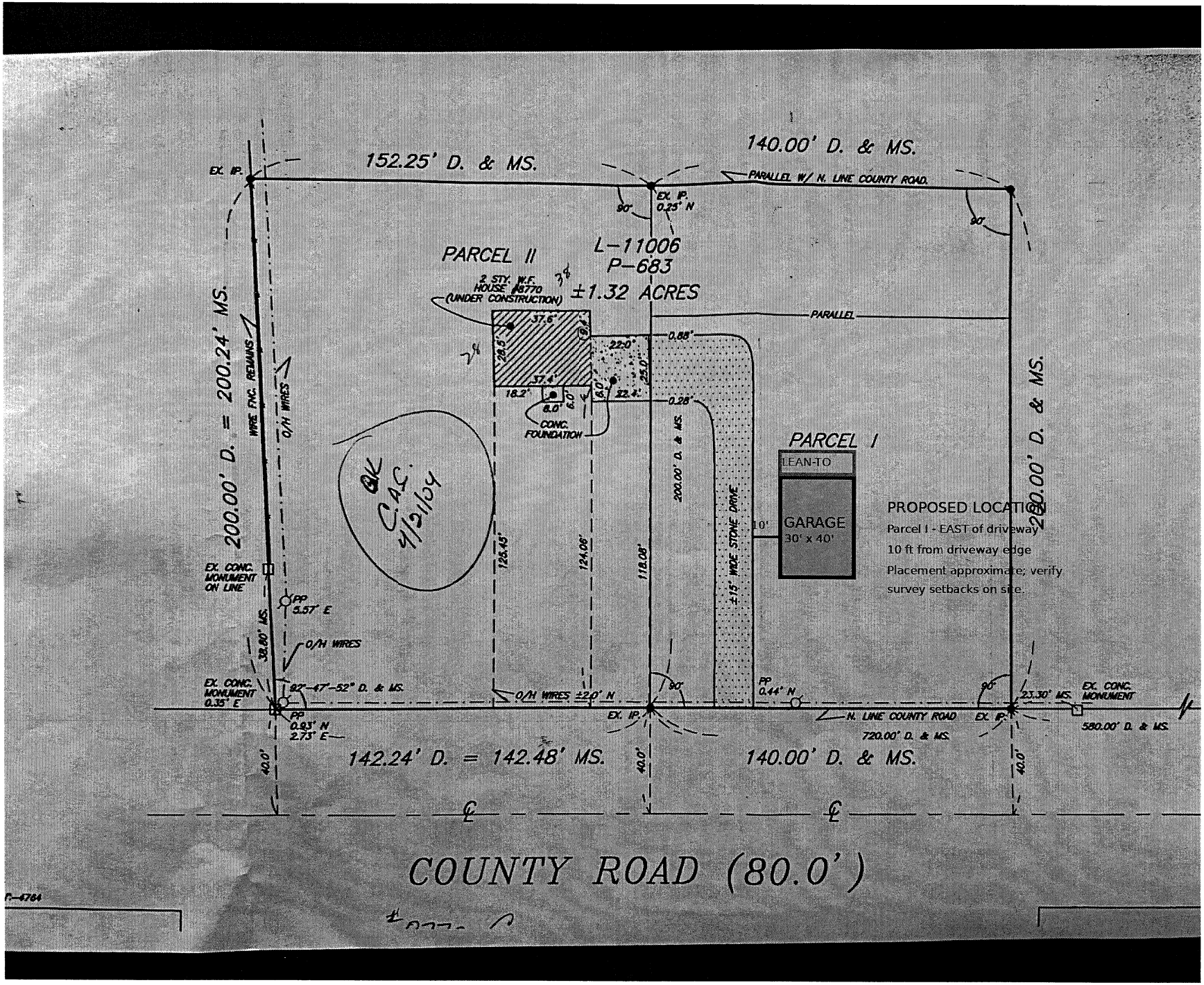
SOUTHEAST CORNER



Model: 30 ft E-W x 40 ft N-S garage + 30 ft E-W x 10 ft N-S north lean-to | Concept model, not engineered drawings

PRELIMINARY SITE PLAN - PARCEL I

Survey photograph with approved approximate garage placement overlay; orientation as shown on original survey



PROPOSED DETACHED GARAGE + OPEN LEAN-TO

Town of Clarence, NY | Preliminary concept review | 23 October 2026

SITE & BUILDING SUMMARY

Site	Parcel I, east of existing stone driveway
Proposed garage	30 ft east-west x 40 ft north-south (1,200 sq ft)
Open lean-to	30 ft east-west x 10 ft north-south (300 sq ft)
Driveway offset	10 ft from driveway east edge to garage west wall (proposed)
Road offset	Approximately 50 ft from road pavement to garage south wall (not verified)
Garage roof	Single plane slopes west (16 ft wall) to east (12 ft wall)
Lean-to roof	Slopes north from 10 ft at attachment to 8 ft at outside edge
Exterior	Charcoal siding, black roof; unheated, electricity only
Doors	18 ft x 8 ft and 12 ft x 8 ft overhead doors on west wall

REVIEW STATUS - NOT A PERMIT OR CONSTRUCTION DOCUMENT

Building geometry reflects the previously approved concept drawings.

Garage location is an approximate overlay on a photographed survey; it is not field-staked or survey-certified.

Property-line and right-of-way setbacks, easements, utilities, grading, and code compliance require confirmation.

DIMENSION NOTES AND ITEMS FOR TOWN REVIEW

Refer to the preceding survey overlay and the following approved building drawings

BUILDING / ORIENTATION

- West wall faces existing stone driveway; garage doors on west elevation.
- Main roof falls 4 ft from west to east across 30 ft.
- Lean-to is attached along the entire 30-ft north wall, open at exposed sides.
- West roof overhang 3 ft; other main-roof overhangs 1 ft 6 in.

SITE DIMENSIONS

- Garage west wall: proposed 10 ft east of the existing driveway edge.
- Garage south wall: approximately 50 ft north of road pavement edge, not surveyed.
- Parcel I east and north property-line setbacks: NOT VERIFIED.
- Road right-of-way line and exact legal front setback: NOT VERIFIED.

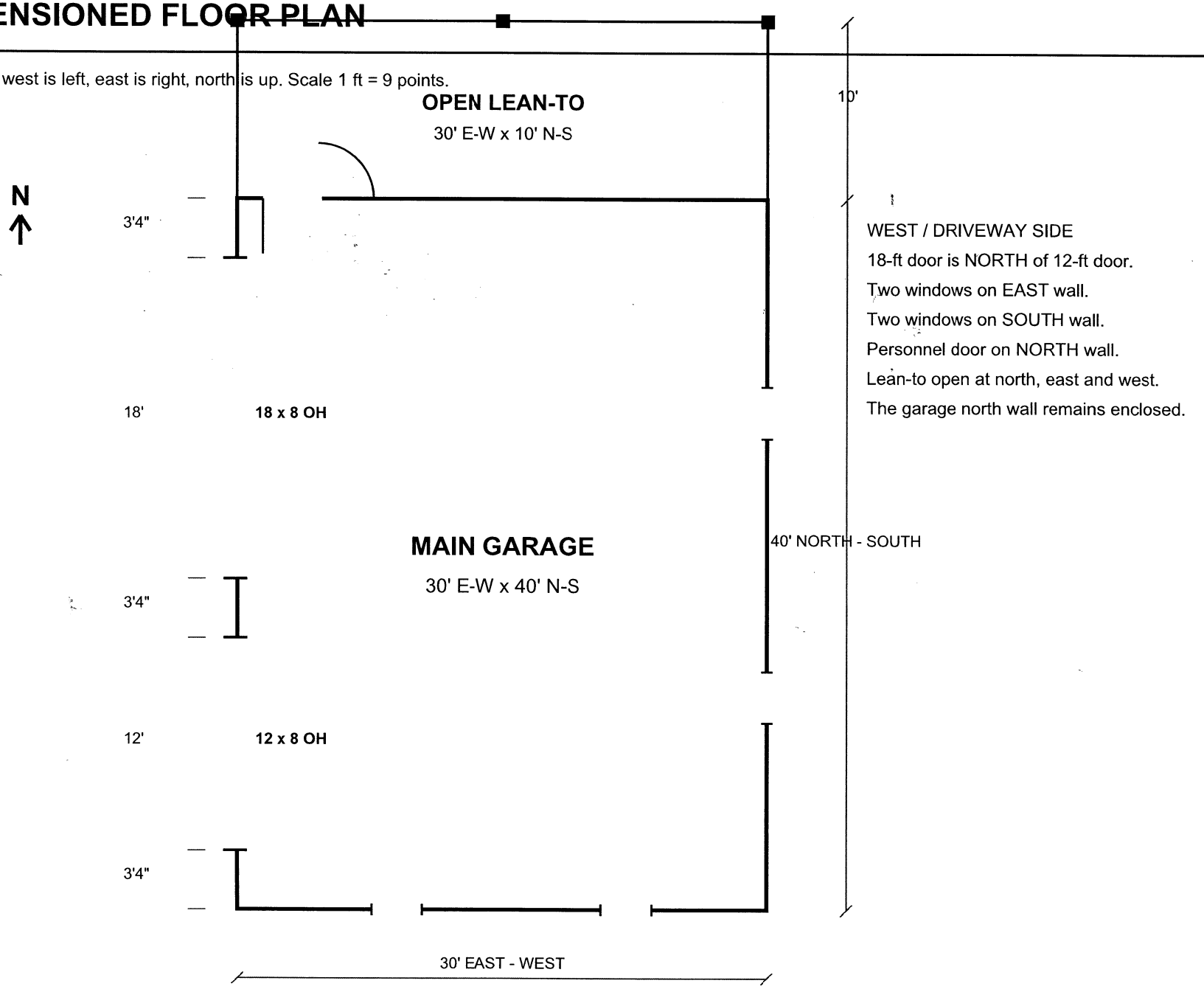
VERIFY BEFORE PERMIT SUBMISSION

- Confirm exact parcel zoning and allowable accessory-building placement.
- Field-verify footprint, driveway edge, boundary setbacks, easements, and overhead wires.
- Confirm foundation, snow-load framing, roof drainage, and lean-to structural design.
- Confirm electrical service route and utility approval; no heating or plumbing proposed.

Drawing control

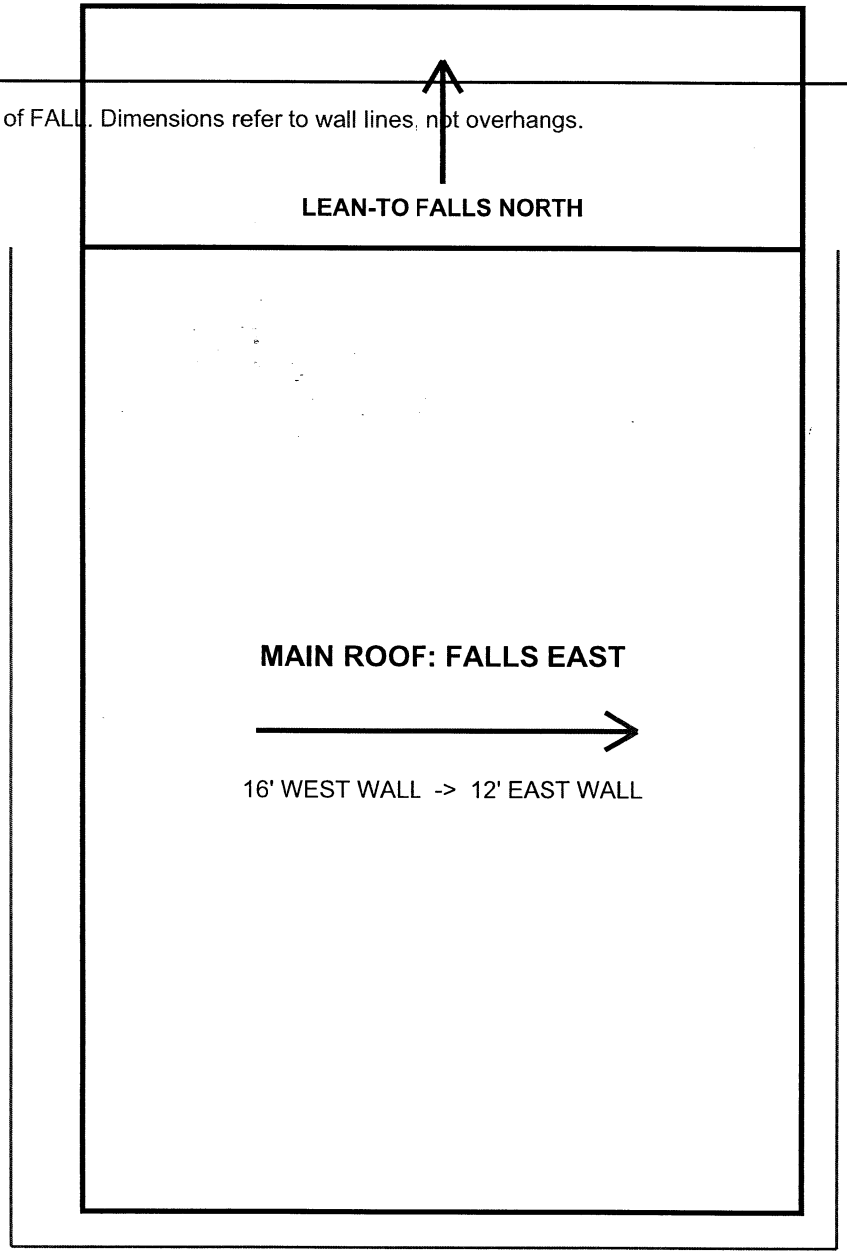
01 DIMENSIONED FLOOR PLAN

True geometry: west is left, east is right, north is up. Scale 1 ft = 9 points.



02 ROOF PLAN

Roof arrows are plan-view directions of FALL. Dimensions refer to wall lines, not overhangs.



MAIN ROOF
Single planar shed roof, 4-ft fall across 30-ft east-west span.
Slope: 1.6 : 12.

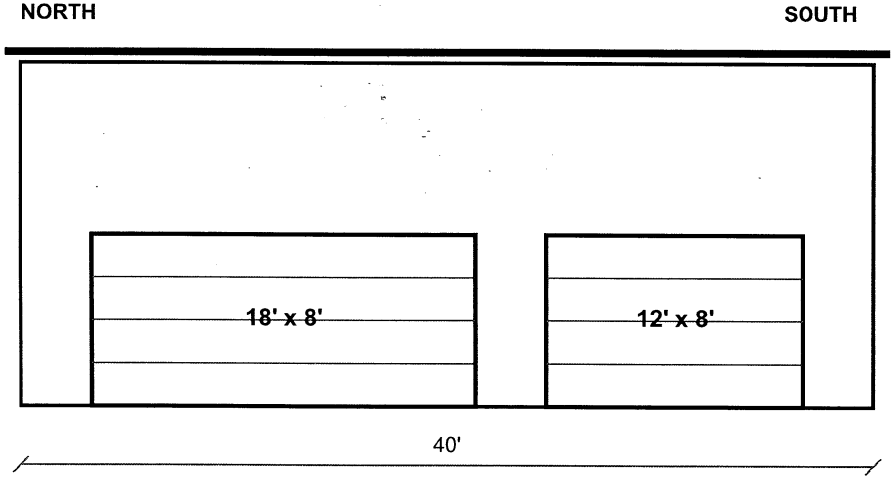
LEAN-TO ROOF
Attaches at 10-ft elevation.
Outer north edge at 8-ft elevation.
Slope: 2.4 : 12.

Overhangs: 3 ft west; 18 in east, south; north intersection TBD.
Roof framing depth not included.

03 WEST AND EAST ELEVATIONS

Both long walls are 40 ft north-south. Their rooflines are LEVEL, not sloped.

WEST ELEVATION | VIEW LOOKING EAST (FROM DRIVEWAY)



16' wall top

WEST WALL

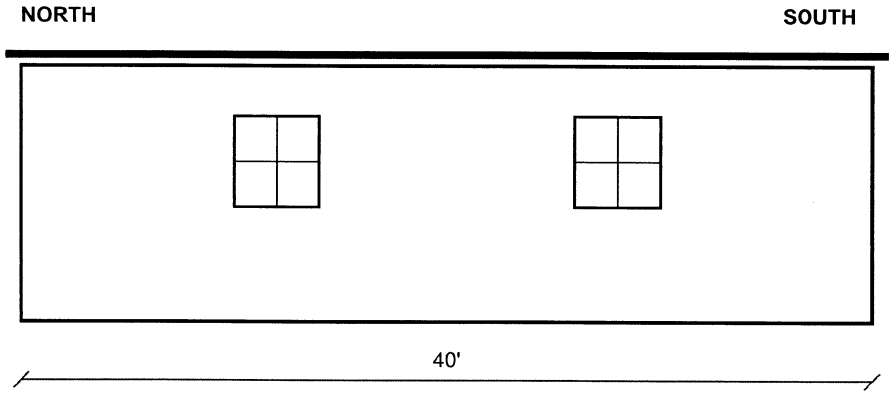
High wall: 16 ft to top.

North door: 18 x 8 ft.

South door: 12 x 8 ft.

Three equal wall gaps: 3 ft 4 in.

EAST ELEVATION | VIEW LOOKING WEST



12' wall top

EAST WALL

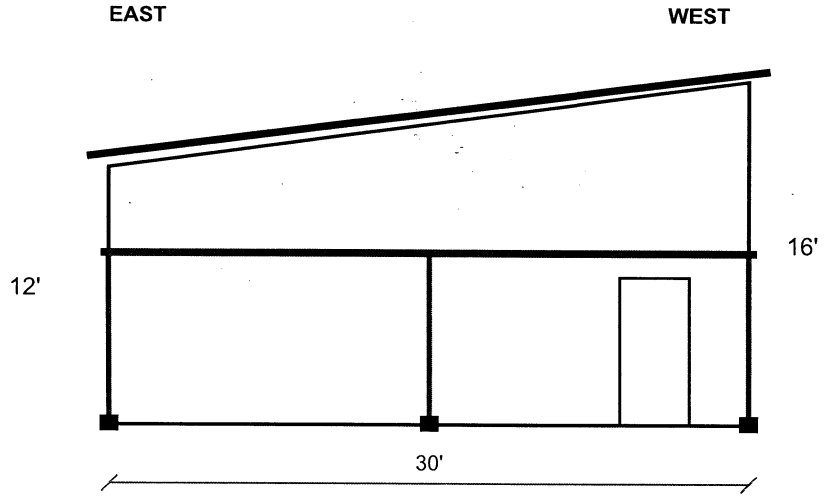
Low wall: 12 ft to top.

Two windows, positions provisional.

04 NORTH AND SOUTH ELEVATIONS

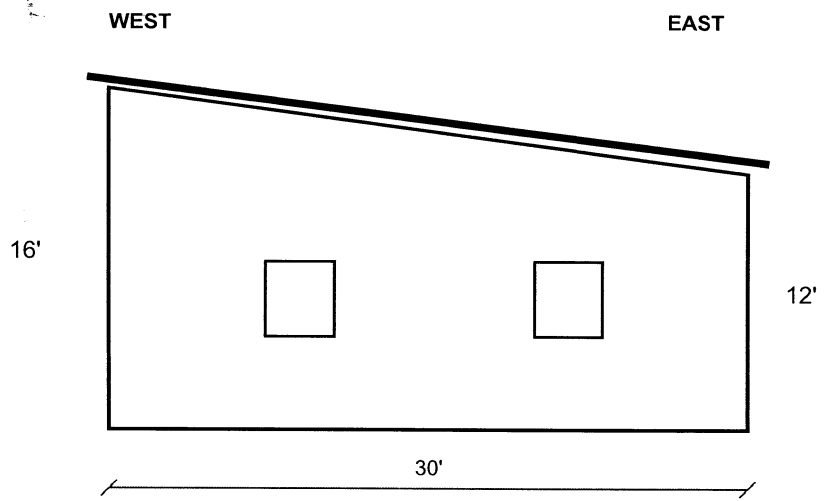
30-ft-wide end walls. Looking SOUTH from north reverses west/east on the page.

NORTH ELEVATION | VIEW LOOKING SOUTH



NORTH VIEW:
EAST is LEFT (12-ft wall).
WEST is RIGHT (16-ft wall).
Lean-to roof edge at 8 ft,
posts shown in foreground.
Attachment at 10 ft behind posts.

SOUTH ELEVATION | VIEW LOOKING NORTH

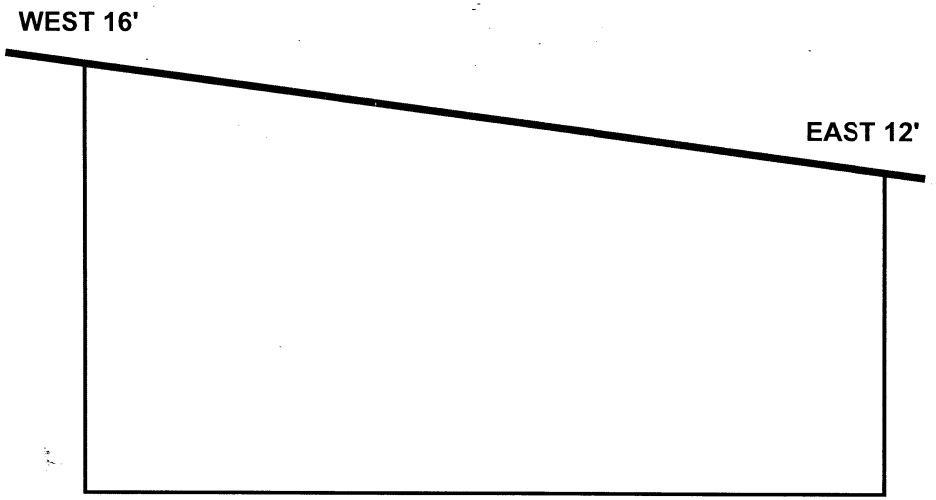


SOUTH VIEW:
WEST is LEFT (16-ft wall).
EAST is RIGHT (12-ft wall).
Two windows (sizes TBD).

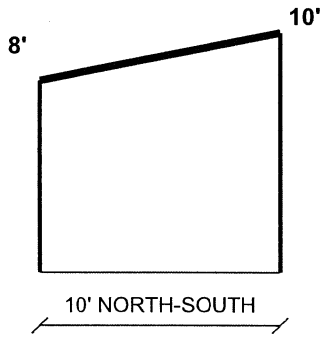
05 ROOF SECTIONS AND CONTROL DIMENSIONS

Two separate roof planes. Wall-top elevations are not overall roof heights.

MAIN ROOF: WEST-TO-EAST SECTION



LEAN-TO ROOF: NORTH-TO-SOUTH SECTION



DESIGN CONTROL

Garage: 30 ft E-W x 40 ft N-S.

Lean-to: 30 ft E-W x 10 ft N-S.

Garage enclosed area: 1,200 sq ft.

Lean-to covered area: 300 sq ft.

Total covered footprint: 1,500 sq ft.

Wall heights measured to TOP OF WALL.

Main roof slopes WEST to EAST.

Lean-to roof slopes SOUTH to NORTH.

Roof thickness, post sizes, windows, foundations and connection are TBD.

This is not an engineered permit set.

New Business

Appeal #5

Stephen Development

Tamara & Paul II Stephen

9580 Main Street

Request for Action

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

Town Use Only

Date: 10/23/2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 9580 Main Street

SBL #: 71.15-1-5

Action Desired:

Applicant requests a variance of 36'8" to allow an 8'4" side yard setback between a commercial accessory structure (salt barn) and a residential district boundary, located at 9580 Main Street in the Commercial zone.

Reason:

Town Code Reference: §229-86(H)

CONTACT INFO:

APPLICANT INFO

Name / Business: Stephen Development

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Paul Stephen II & Tamara Stephen

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

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✓	Applicant
	Project Sponsor

SIGNATURE

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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: 10/23/2026

Received By: DHZ

APPLICANT REQUEST:

Project Address: 9580 Main Street Clarence NY 14031

SBL #:

Action Desired:

Requesting a variance of 1'-8" to allow a 10' rear yard setback between a commercial accessory structure (salt barn) and a residentially zoned district b/t 9560 Main Street and 9705 development. The rear of the structure on 9580 Main Street is adjacent to a vacant lot "0" with Goodrich Road access only which is also owned by Stephen Development.

Reason:

Town Code Reference sec 229-86 (H)- Structure owned by tenant, Green Knight and will take with them when/if they vacate property.

Additionally, Stephen Development will plant approximately 30 Norway spruce trees along the rear northerly property line to enhance the existing greenbelt buffer, provide year-round screening, and improve the visual separation between the commercial property and the adjoining residentially zoned parcel.

CONTACT INFO:

APPLICANT INFO

Name / Business: Stephen Development/Tamara Stephen

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Stephen Development/ Paul Stephen II

E-Mail:

Phone #:

Address:

Town:

SIGNATURE

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Signed:

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- ✔ Applicant
- ✔ Project Sponsor

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note the parcel lines displayed are approximate

Existing detached commercial accessory structure (salt barn) with a 8’4” side yard setback to a residentially zoned district.

The minimum side yard setback for a commercial accessory structure to a residential district is 45’.

A 36’8” variance is requested.

9580 Main Street

N



note the parcel lines displayed are approximate

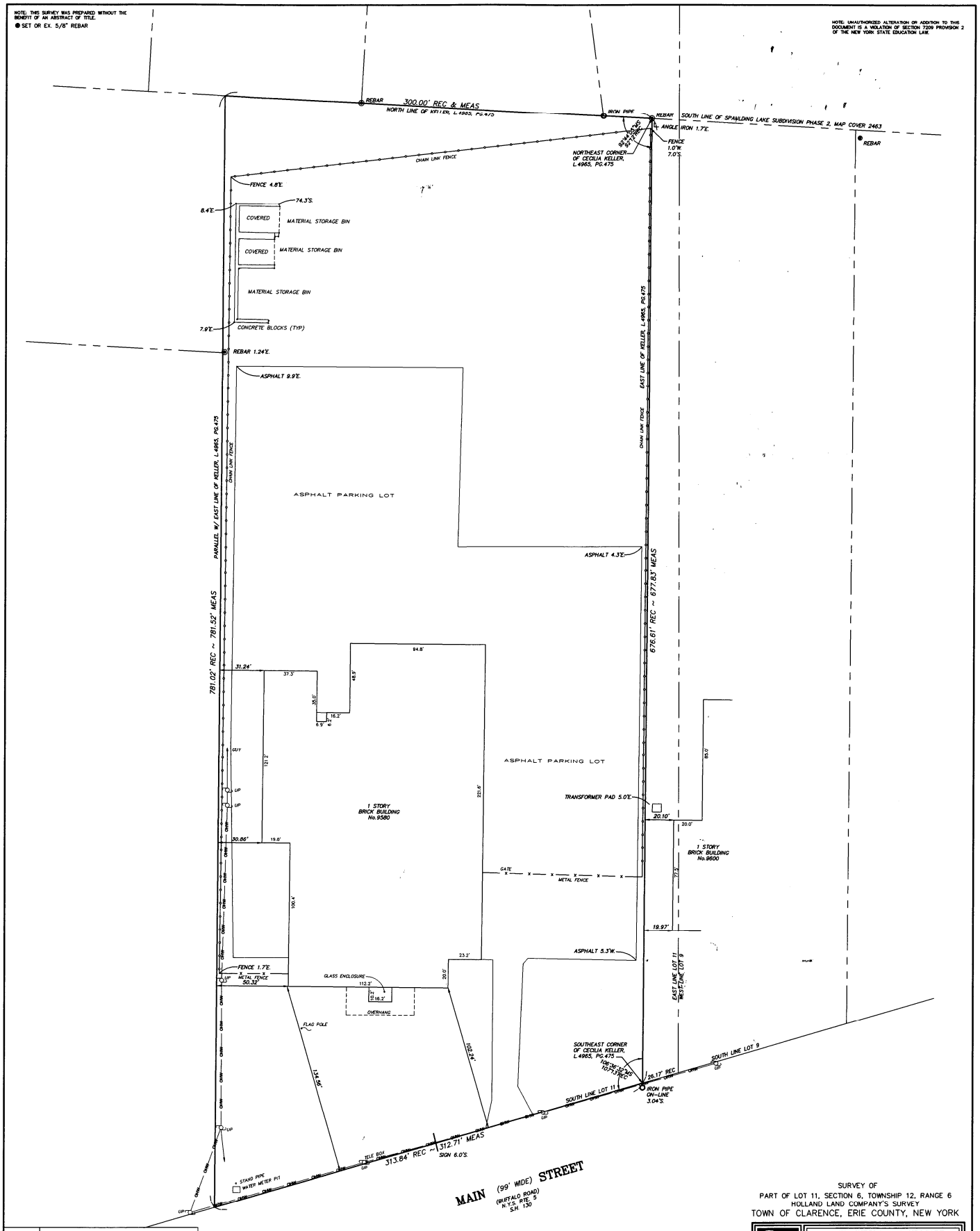
Existing detached commercial accessory structure (salt barn) with a 8’4” side yard setback to a residentially zoned district.

The minimum side yard setback for a commercial accessory structure to a residential district is 45’.

A 36’8” variance is requested.

9580 Main Street

N



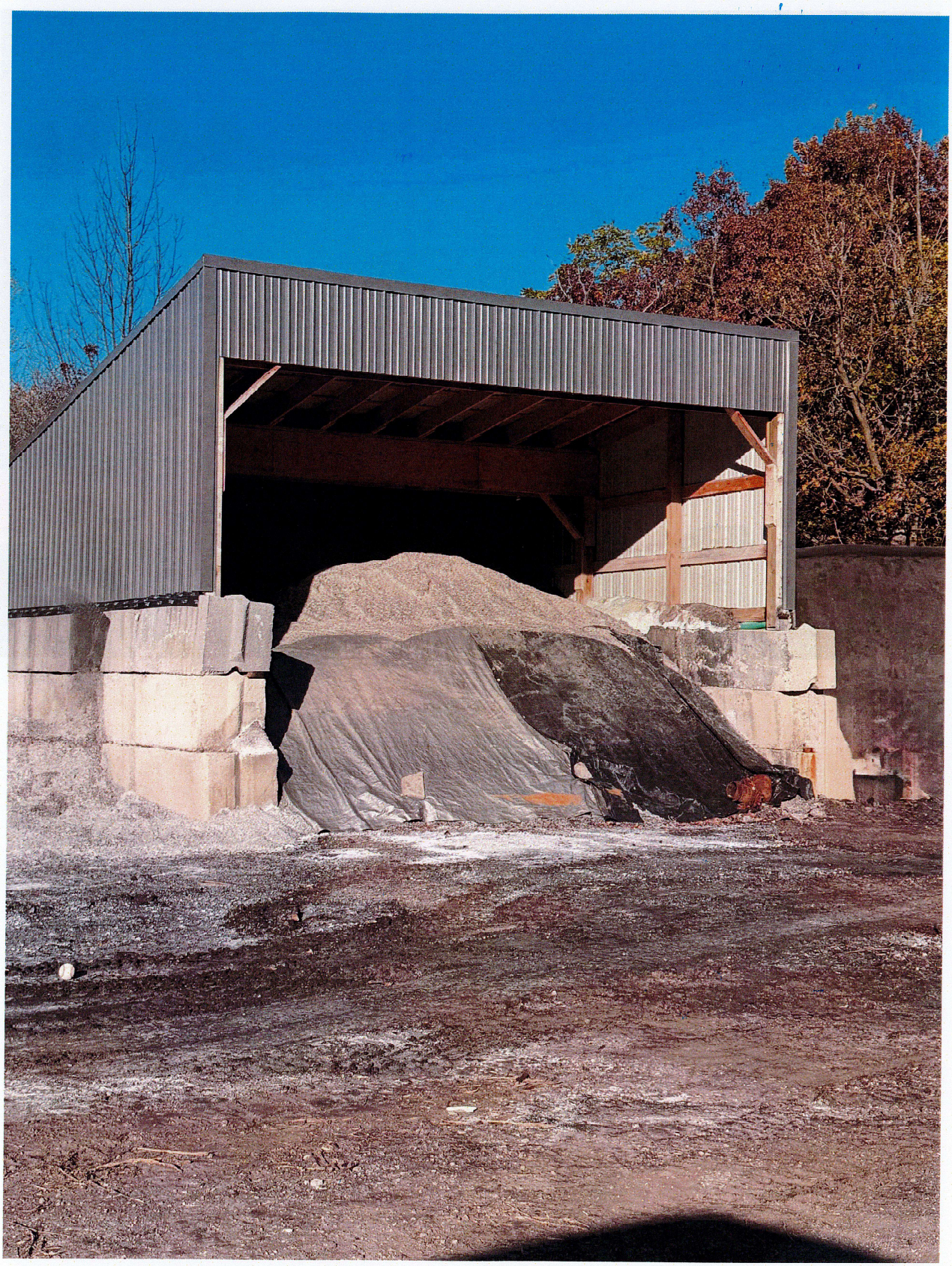
DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 11, SECTION 6, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

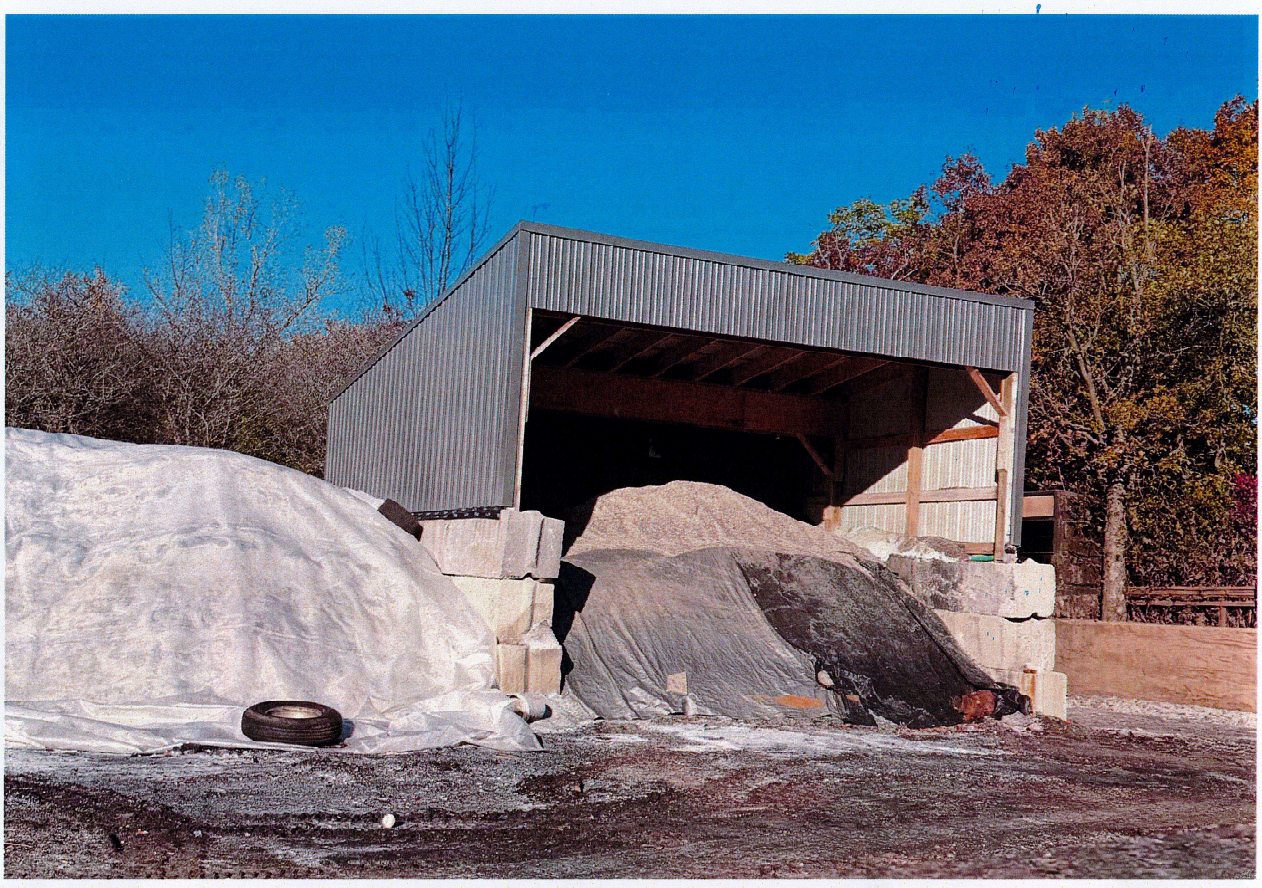
GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING + SURVEYING + LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 13509 Date: APRIL 16, 2026
Scale: 1" = 40' TAX No. 71.15-1-5

9580 Main Street – Green Knight Covered Material Storage



9580 Main Street – Green Knight Covered Material Storage



New Business

Appeal #6

Matthew McNutt

5503 Via Marina

Request for Action

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

Town Use Only

Date: 10/23/2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5503 Via Marina

SBL #: 57.14-1-21

Action Desired:

Applicant requests a variance of 200 sq.ft. to allow a 400 sq.ft. detached accessory structure (pool house) located at 5503 Via Marina in the Planned Unit Residential Development zone.

Reason:

Town Code Reference: §229-55(H)

CONTACT INFO:

APPLICANT INFO

Name / Business: Matthew McNutt

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:	
Action:		By:		On:		Fee:		Paid:	
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: 10/23/2024

Received By: PJZ

APPLICANT REQUEST:

Project Address: 5503 Via Marina

SBL #: 57.14-1-21

Action Desired:

Construct a single story pool house with porch, 400 SF total area (includes porch)
Request an Area Variance from Section 229-55.H which limits the size of an accessory structure to 200 SF maximum.

Reason:

The proposed pool house will contain a 3/4 bath and lounge area, along with the porch to maximize the usability of the pool. The size of the building is necessary to accommodate the uses that we envision. The pool house design will be in keeping with the overal design motif of the main residence

CONTACT INFO:

APPLICANT INFO

Name / Business: Matthew McNutt

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.

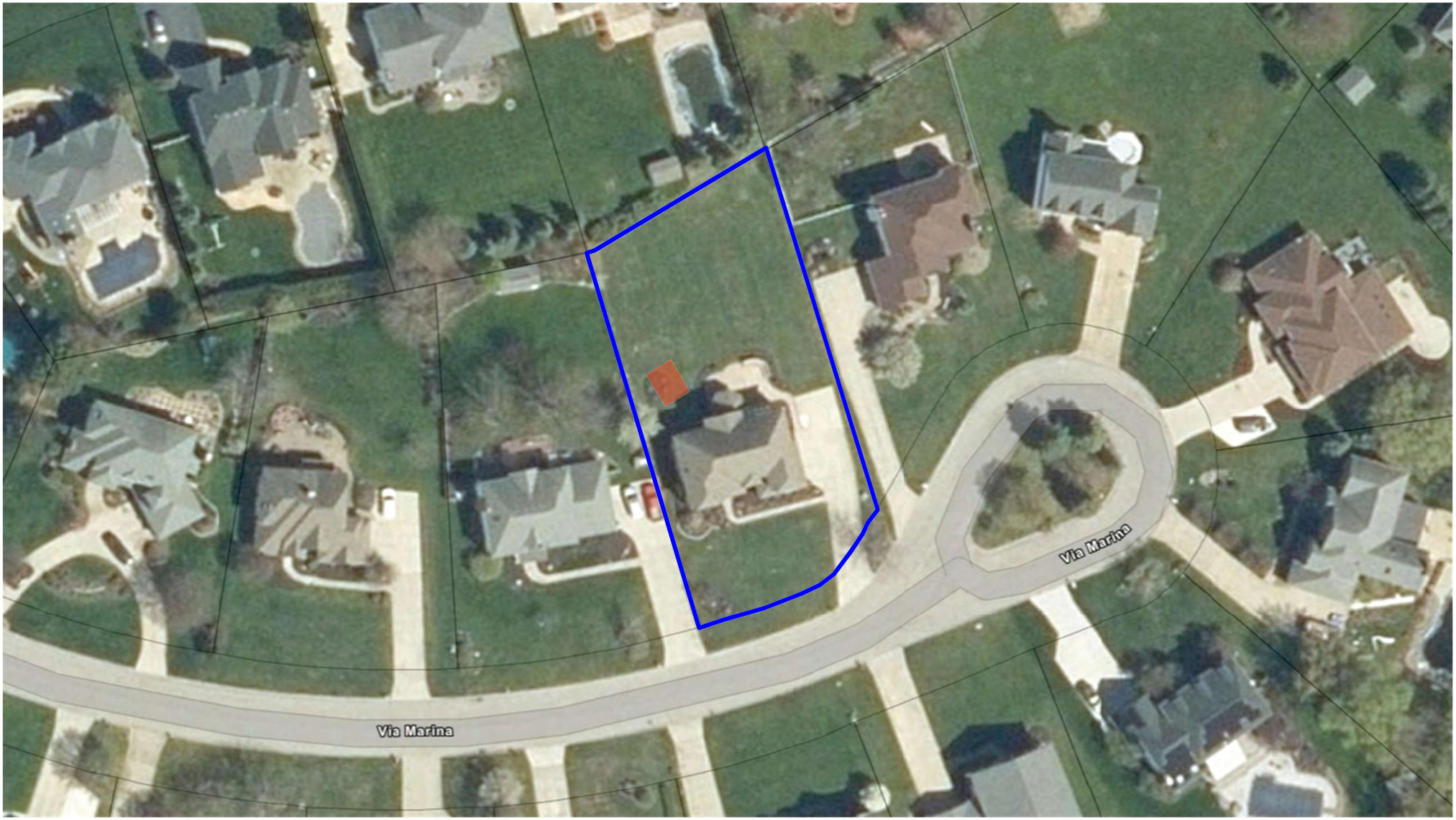
CORRESPONDENCE

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:
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note the parcel lines displayed are approximate

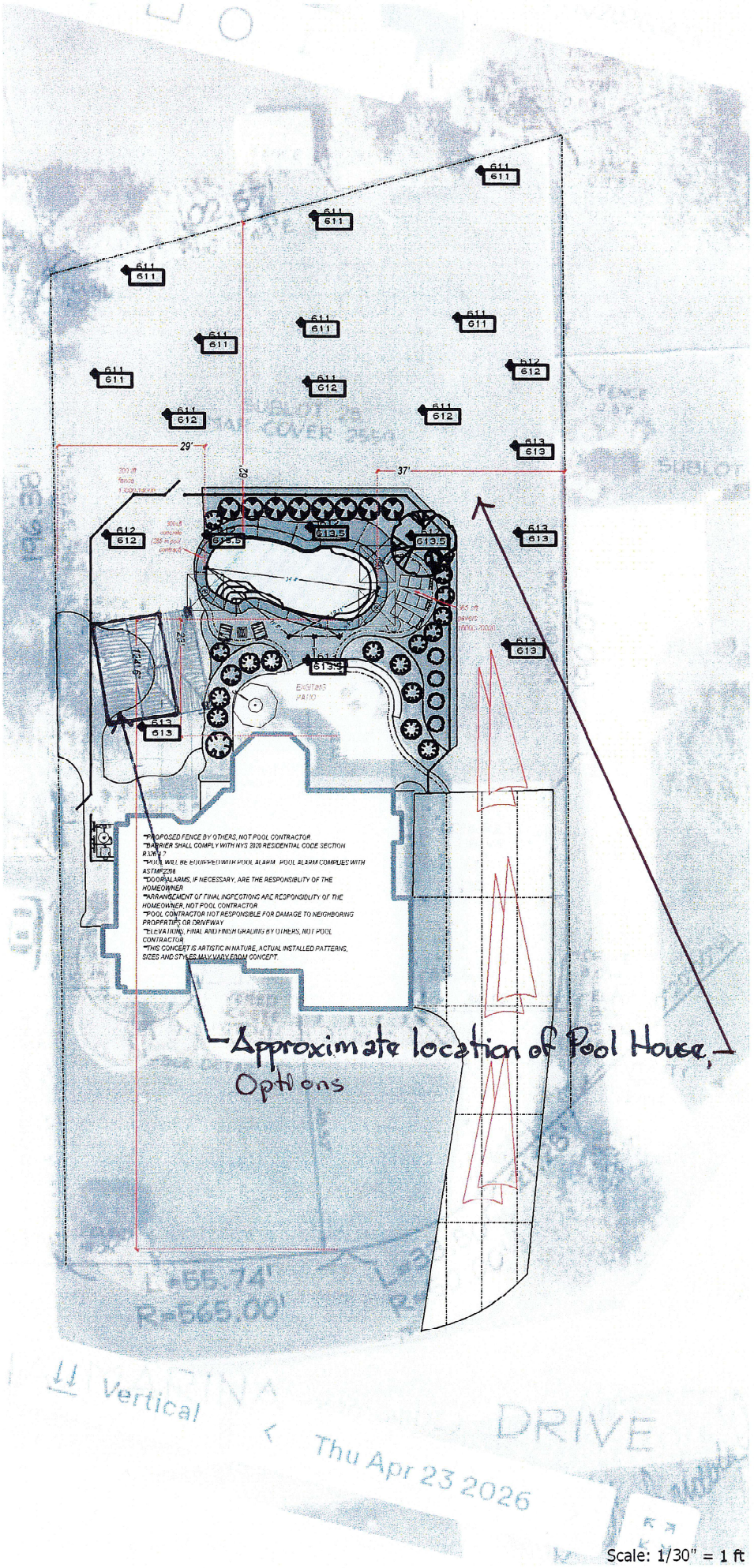
5503 Via Marina

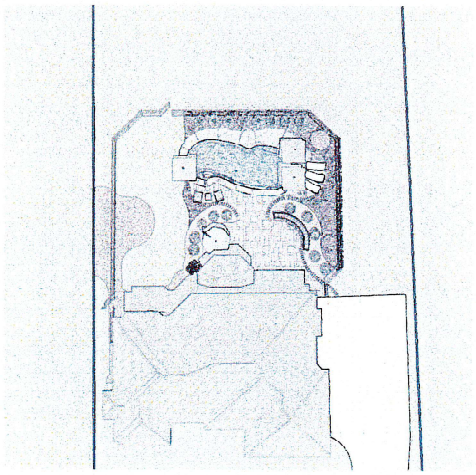
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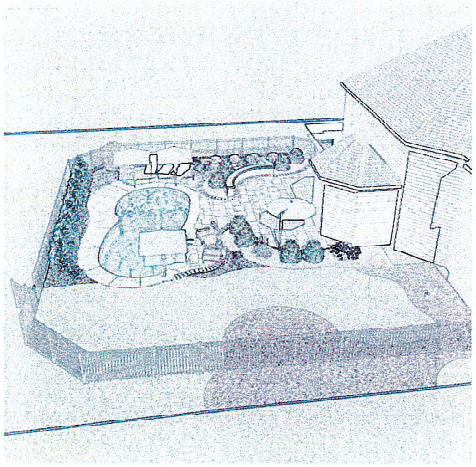
Proposed 400 sq.ft. detached accessory structure (pool house).

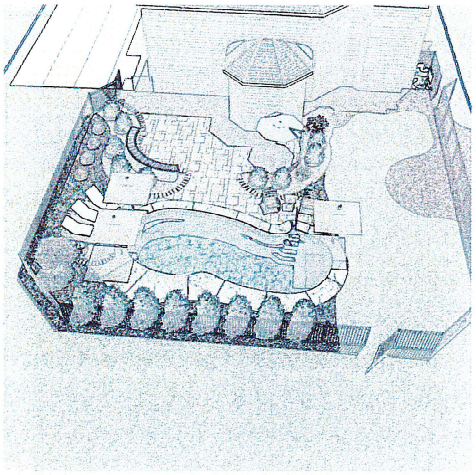
200 sq.ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists.

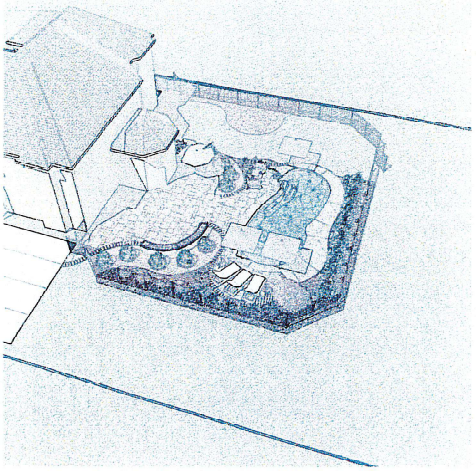
A 200 sq.ft. variance is requested.



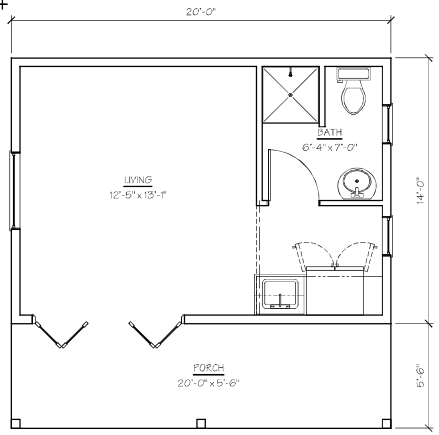






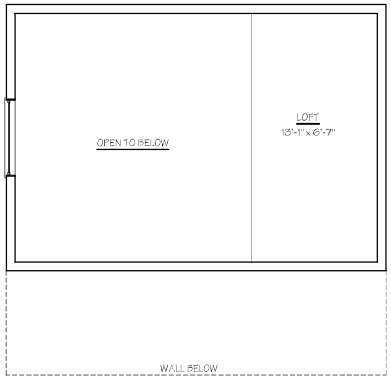


Scale: 1/30" = 1 ft



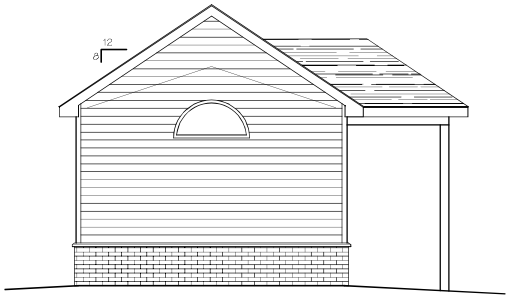
FLOOR PLAN 1

SCALE: 1/4" = 1'-0"



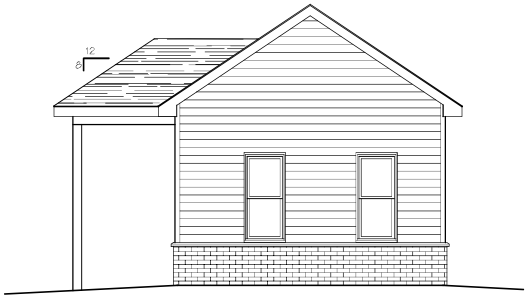
LOFT PLAN 2

SCALE: 1/4" = 1'-0"



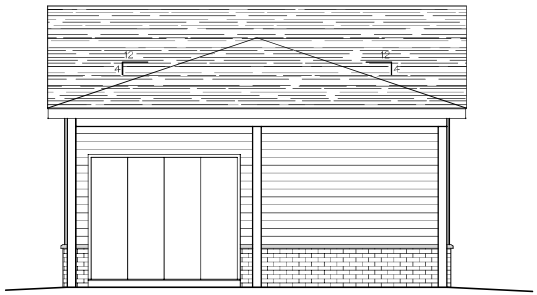
LEFT ELEVATION 3

SCALE: 1/4" = 1'-0"



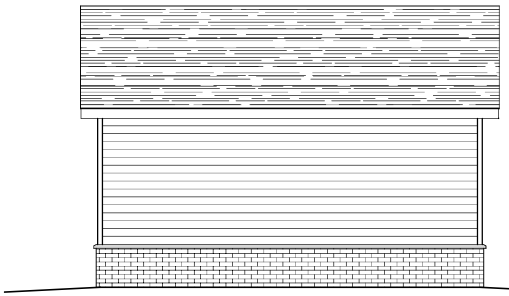
RIGHT ELEVATION 4

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 5

SCALE: 1/4" = 1'-0"



REAR ELEVATION 6

SCALE: 1/4" = 1'-0"

Life by Design
architecture
6324 robinson road
lockport, new york

charles a dahlke, r.a.
registered architect

DESIGNER:

Life by Design

residential * commercial * church design

PROJECT LOCATION:
VIA MARINA DRIVE
CLARENCE, NY

CONTENTS ON SHEET:
SHEET 1 OF 1

DATE:
10-22-26

REV:

Life by Design

designs to build your life on

CLIENT NAME / PROJECT TITLE:
LISA & MATT MCNUTT

CONTENTS ON SHEET:
PLANS & ELEVATIONS

DRAWING NO:
A-1

26-296

SITE: 1.3.1.0.1 "CONCEPTS" THE AUTHOR KAY PERSON, ARCHITECT NO LONGER INTERESTED IN UP-TO-DATE TECHNOLOGY, AND MAY NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.
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X:\2026\26-296\26-296 Michael Pool House Project\Rev 1 (10.22.26)\FLOOR.dwg, Layout1, 10/22/2026 10:14:07 AM