

**REQUEST FOR ACTION BY:**

**TOWN OF CLARENCE, N.Y.**

- Appeal Board
- Planning Board
- Town Board

- Appeal
- Rezone
- Revise Ordinance
- Subdivision
- Limited Use Permit
- Other

Rec'd. by: Jonathan Bleuer  
 Date March 16, 2016

**Action Desired** Applicant requests of a variance of 8" to allow for a 48" foundation wall from center of road to center of lot at 4595 Thompson Road in the Residential Single-Family zone.

**Reason** §229-23

**PLEASE PRINT**

<b>Name</b>	Bradley Rehwaldt		
<b>Address</b>	9520 Fisk Road		
	Akron,	NY	14001
<b>Town/City</b>		<b>State</b>	<b>Zip</b>
<b>Phone</b>	523-0823		
<b>Signed</b>	SIGNATURE ON FILE		

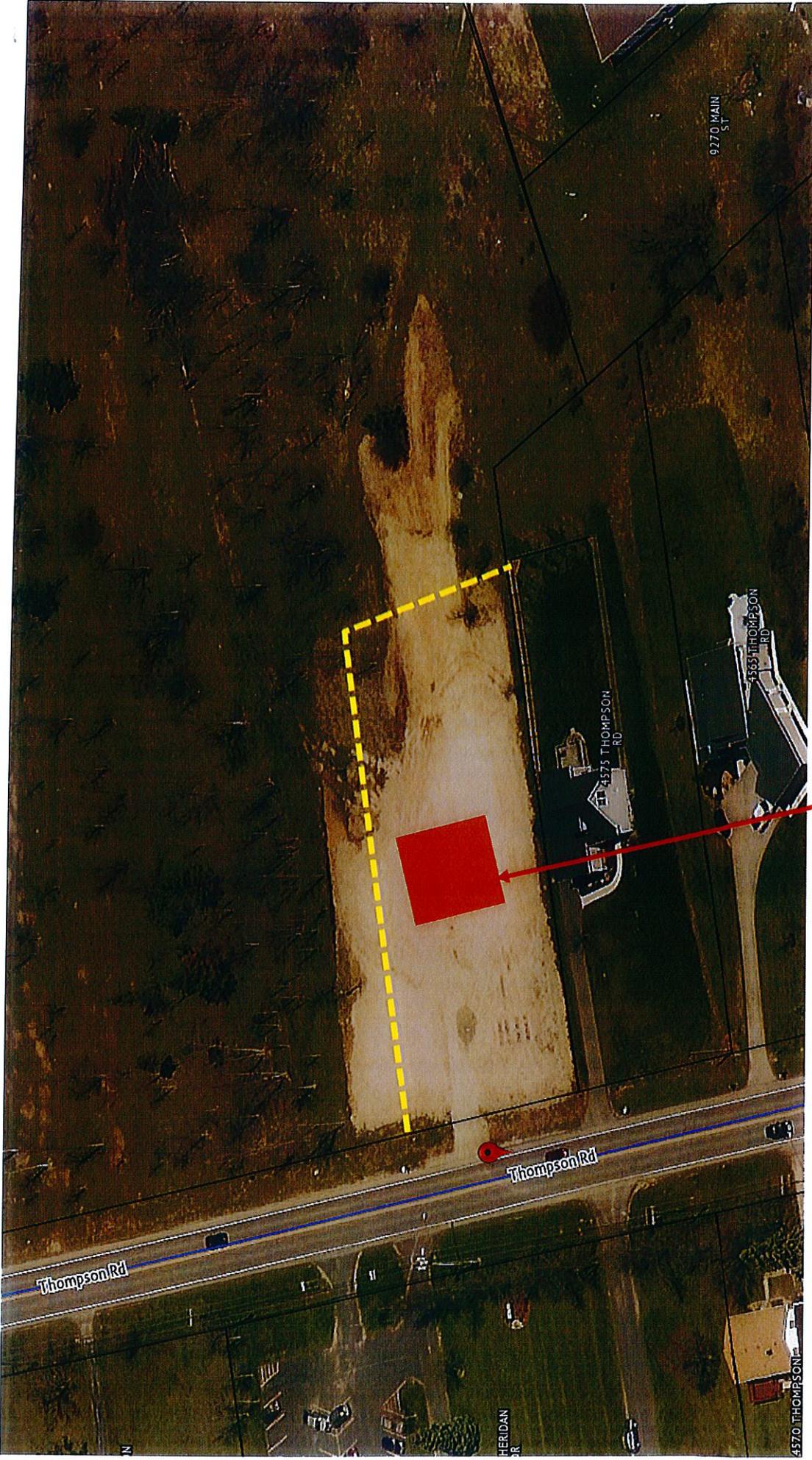
Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

**Initial Action**

- Approved
- Rejected  by ..... on ..... 20 .....
- Approved
- Rejected  by ..... on ..... 20 .....
- Published (Attach Clipping) ..... on ..... 20 .....
- Hearing Held by ..... on ..... 20 .....

**Final Action Taken**

- Approved
- Rejected  by ..... on ..... 20 .....
- Published (Attach Clipping) ..... on ..... 20 .....
- Filed with Town Clerk ..... on ..... 20 .....
- Filed with County Clerk ..... on ..... 20 .....



\* note the parcel lines displayed are approximate



4595 Thompson Road

Proposed residential single family home

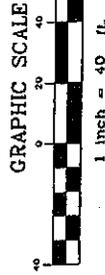


- Legend:**
- IP Found
  - Set 1/2" Rebar w/cap
  - ⊗ Utility Pole
  - D Deeded
  - M Measured

**Notes:**  
 This survey was prepared for a transfer of title of lands. This map of survey dated December 15, 2015, was prepared from an instrument survey with field work completed on June 26, 2014.  
 This survey was prepared for the purpose and purpose indicated herein. Any extension of the use beyond the purpose agreed to, exceeds the scope of the engagement.  
 It is a violation of New York State Education Law for any person, unless acting under the direction of a licensed surveyor, to alter an item in any way.  
 Only copies of this survey instrument with an original signature and an original enclosed or ink seal are the product of the land surveyor.  
 This plan NOT valid with an Affidavit of No Change.  
 This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts revealed by an examination of such.  
 Land on this survey are based on the references as shown.  
 Distances shown are deeded and measured, unless otherwise indicated.  
 Symbols shown are not to scale.  
 Only visible utility services and/or circumstances were located and shown.  
 Remove not the ancient landmarks, which they pertain here set, Pym. 2228  
 Consent be the first remount his neighbor's landmark. And the people shall say Amen.  
 Deuteronomy 27:17



Survey by William J Tucker, II PLS #050369  
 Clear Creek Land Surveying, L.L.C.  
 P.O. Box 435, Springville, N.Y. 14141  
 Phone 716-592-5800 Fax 716-592-5566



**Boundary Survey**

**4615 Thompson Road**  
 Part of Lot 4 Sect 9 T12 6R HLC

Town of Clarence

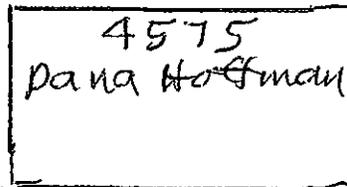
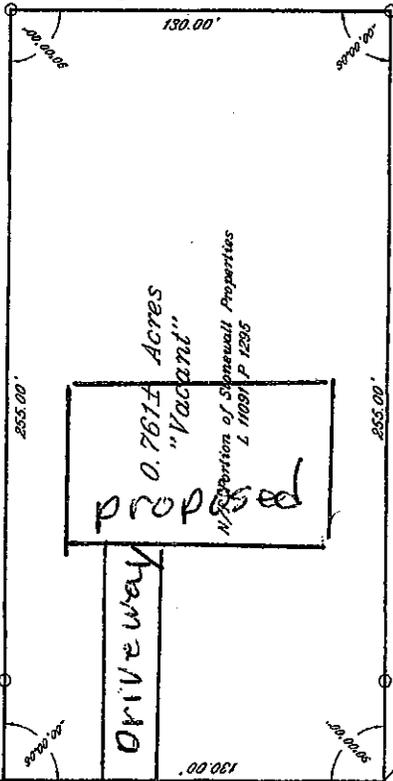
Erie County, New York

Survey by William J Tucker II PLS#050369 December 15, 2015  
 Job No. 03-0518 Field BK LL pg LL

N/F Remainder of Stonewall Properties  
 L 11091 P 1295

*VisuWE  
 owners selling land*

*4615  
 43 Concord St  
 Depew*



*North Bounds of Main Street  
 & South Line of Lot 4  
 (99' wide)*

*Center of Thompson Rd (66' ROW) & West Line of Lot 4*

*Requesting Varvance because  
 foundation is over 40" above Road*

**REQUEST FOR ACTION BY:**  
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- Appeal Board
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- Appeal
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- Subdivision
- Limited Use Permit
- Other

Rec'd. by: Jonathan Bleuer  
Date March 23, 2016

Action Desired Applicant requests a variance of 10' to allow a 70' front yard setback for the proposed addition to an existing commercial structure located at 6585 Transit Road in the Commercial zone.

Reason 229-87 (C) (1)

**PLEASE PRINT**

Name	Dunn Tire LLC, c/o Sean Hopkins, Esq.		
Address	5500 Main Street, Suite 343		
	Williamsville, NY 14221		
Town/City	State	Zip	
Phone	510-4338		
Signed	SIGNATURE ON FILE		

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\* note the parcel lines displayed are approximate  
6585 Transit Road



Proposed building addition that created a 70' front yard setback from edge of building to edge of right of way.

**REQUEST FOR ACTION BY:**  
TOWN OF CLARENCE, N.Y.

Variance Application - Front Yard Building Setback  
Property Address: 6585 Transit Road  
Applicant: Dunn Tire LLC

- Appeal Board
- Planning Board
- Town Board

- Appeal
- Rezone
- Revise Ordinance
- Subdivision
- Limited Use Permit
- Other - Area Variance - Zoning Board of Appeals

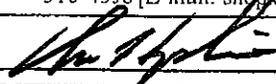
Rec'd. by: \_\_\_\_\_  
Date March 23, 2016

**Action Desired** The Applicant is seeking an area variance for front yard building setback in connection with the redevelopment of the property at 6585 Transit Road as a Dunn Tire and Auto Services store. The layout of the proposed redevelopment project is depicted on the full size Site Plan prepared by Silvestri Architects, P.C. dated March 30, 2016 attached to this Request for Action [A reduced size copy if also provided at Exhibit "B"]. The proposed front yard setback of the addition to the front side of the existing vacant building formerly utilized for automotive repairs is 70 ft. and the required front yard setback per strict compliance with Section 229-87C(1) of the Zoning Code is 80 ft.

**Reason** See Attached Exhibit "A" for a description of the proposed redevelopment project and justification for the requested front yard building setback per the balancing test and five criteria contained in NYS Town Law Section 267-b(3)(b). It is also important to mention that the Planning Board issued a negative pursuant to SEQRA and granted Site Plan Approval

**PLEASE PRINT**

for the redevelopment project subject to conditions on March 9, 2016.

<b>Name</b>	Dunn Tire LLC, c/o Sean Hopkins, Esq.		
<b>Address</b>	5500 Main Street, Suite 343		
	Williamsville	NY	14221
<b>Town/City</b>		<b>State</b>	<b>Zip</b>
<b>Phone</b>	510-4338	[E-mail: shoptins@hsr-legal.com]	
<b>Signed</b>			

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RECEIVED

MAR 2016

ZONING OFFICE

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**Exhibit A – Description of  
Redevelopment Project and Justification  
for Requested Front Yard Building  
Setback Pursuant to the Balancing Test  
and Five Criteria in NYS Town Law  
Section 267-b(3)(b)**

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## EXHIBIT A

### **DESCRIPTION OF PROPOSED REDEVELOPMENT PROJECT AND JUSTIFICATION FOR REQUESTED FRONT YARD BUILDING SETBACK**

#### **6585 TRANSIT ROAD – TOWN OF CLARENCE**

##### **I. Description of Redevelopment Project:**

Dunn Tire LLC (“Project Sponsor”) is seeking the necessary land use approvals in connection with its proposed redevelopment of 6585 Transit Road (“Project Site”) as a new Dunn Tire and Auto Services location. The Project Site is zoned C Commercial pursuant to the Town of Clarence Zoning Map. The proposed use of the Project Site for automotive purposes requires a Special Exception Use Permit from the Town Board pursuant to Section 229-85A of the Zoning Code.<sup>1</sup>

The layout of the proposed redevelopment is depicted on the full Site Plan prepared by Silvestri Architects P.C. attached to this Variance Application and a reduced copy of the Site Plan is also provided at Exhibit “B”. New landscaping will be provided in connection with the redevelopment project and a copy of the Landscape Plan [11” x 17”] is provided at Exhibit “C”. The easternmost 75 ft. of the Project Site will be permanently preserved as a Conservation Area as depicted on the attached full size Site Plan.

The proposed redevelopment project involves the re-use of the existing vacant single-story concrete block building as depicted on the survey of the Project Site provided at Exhibit “E”. The

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<sup>1</sup> Section 229-85(A) of the Zoning Code states that a special exception use permit is required for “automotive sales, automotive equipment and implement sales, trailer sales.” The Planning Board issued a positive recommendation on the pending requested Special Exception Use Permit by a unanimous vote during its meeting on March 9, 2016. The Planning Board also granted Site Plan Approval subject to conditions by a unanimous vote during its meeting on March 9, 2016.

existing building was most recently used for automotive repairs and sales. The size of the existing concrete block building is 3,220 square feet. The Project Sponsor is proposing a 4,580 sq. ft. addition to the existing building that will consist of 6 bays on the northern side of the existing building and 20 feet of retail space on the front side of the existing building. The addition has been designed to deliberately cover the front façade of the existing building and a color copy of the Elevation showing the appearance of the front side of the building facing Transit Road as prepared by Silvestri Architects, P.C., is provided at Exhibit "D".

The addition to the front side of the existing building requires an area variance from the Zoning Board of Appeals pursuant to Section 229-87C(1) of the Zoning Code, which states that required minimum front yard building setback is eighty feet (80'). The proposed front yard setback of the addition on the front side of the building is seventy feet (70'). The front yard building setback variance is needed since otherwise it would not be possible to include an addition on the front side of the existing concrete block building with adequate width to provide useable retail space on the front side of the building.

**II. Justification for Requested Front Yard Building Setback Pursuant to the Statutory Mandated Balancing Test and Five Criteria Contained in NYS Town Law §267-b(3)(b):**

NYS Town Law §267-b(3)(b) sets forth a statutorily mandated balancing test to be considered by a zoning board of appeals in connection with its review of a request for an area variance. The statutorily mandated balancing test requires a zoning board of appeals to balance the benefits that will be realized against the resulting detriments to the health, safety and welfare of the community.

The granting of the requested area variance to allow an addition to be added on the front side of the existing concrete building with a setback of 70 ft. as compared to the 80 ft. setback that would be required based on strict compliance Section 229-87C(1) of the Zoning Code will result in substantial benefits to the Applicant without any resulting detriments to the health, safety and welfare of the community. The benefits that will be received by the Applicant if the ZBA grants the requested front yard building setback area variance include the following:

1. The Applicant will be able to re-use the existing concrete block building in a manner that will allow essential retail space with an adequate width to be added onto the front side of the building.
2. The Applicant will be able to redevelop the Project Site in manner that accomplishes its objective of providing an attractive building on the Project Site that is consistent with its other locations in Western New York and also in a manner that results in an efficient and functional layout for its business operations.

In applying the statutorily mandated balancing test set forth above, NYS Town Law §267-b(3)(b) requires a ZBA to consider the following five criteria:

- 1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the requested area variance?**

The granting of the requested area variance will not create an undesirable change in the character of the neighborhood or a detriment to nearby properties. The granting of the requested front yard setback will produce positive impacts in terms of the character of the Project Site and the surrounding vicinity by allowing a vacant single-story concrete building to be converted into a new Dunn Tire location with a dramatically improved appearance. As part the redevelopment project, landscaping will be provided along the Transit Road frontage as depicted on the Landscaping Plan provided at Exhibit "C".

- 2. Whether the benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue, other than an area variance?**

It would not be possible for the Applicant to successfully redevelop the Project Site in manner that incorporates re-use of the existing vacant single-story without the receipt of the requested front yard setback variance. The addition to the front side of the existing concrete block building needs to be a minimum of 20 ft. to provide retail space with an adequate width.

**3. Whether the requested area variance is substantial?**

The requested front yard building setback variance is not substantial given that it represents only a 10 ft. deviation from the setback of 80 ft. that would otherwise be required per strict compliance with Section 229-87C(1) of the Zoning Code and also given that the redevelopment project will not result in any adverse impacts.

The reason the magnitude of the variance is relevant is that, generally, the larger the difference the more likely it is that a negative effect would be generated.<sup>2</sup> Merely because a variance may seem noteworthy on paper does not mean that any “harm” would be generated on the surrounding community, and it is “harm” that is balanced against the interest of the applicant according to the required balancing test.<sup>3</sup> If the requested area variance is properly viewed, it is clear the requested area variance is not substantial since it will not result in harm to the community.

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<sup>2</sup> See Matter of Human Development Services of Port Chester v. Zoning Board of Appeals of the Village of Port Chester, 110 A.D.2d 135, aff'd, 67 N.Y.2d 702. However, in any particular case, the facts may demonstrate that while a variance may seem noteworthy on paper, no negative effect would be produced and, accordingly, the sought-after variance should be granted.

<sup>3</sup> For example, in Matter of Frank v. Scheyer, 227 A.D.2d 558, 642 N.Y.S.2d 956 (2d Dept. 1996), the parcel was 19,983 square feet. However, the zoning code required a minimum lot size of one acre or 43,560 square feet. The variance at issue was more than 54%. Nevertheless, based the facts presented, no harm would befall the community and the Court directed the zoning board of appeals to grant the application. The Court took similar action in Matter of Shaughessy v. Roth, 204 A.D.2d 333, 611 N.Y.S.2d 281 (2d Dept. 1994), where the premises contained 50 feet of frontage and 5,000 square feet of area. The zoning code required 80 feet of frontage and a minimum lot size of 10,000 square feet. Accordingly, the application concerned a 50% reduction in lot area coupled with a second area variance seeking a 62.5% reduction from the required frontage. Nevertheless, based on the facts in

**4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.**

The granting of the requested area variance will not have any adverse effects or impacts on physical or environmental conditions in the neighborhood. The Planning Board has conducted an environmental review of the redevelopment project pursuant to SEQRA and it issued a negative declaration by a unanimous vote during its meeting on March 9, 2015. The redevelopment project will have positive impacts in terms of: appearance of the building, access to Transit Road [one curb cut instead of the two current curb cuts], landscaping, stormwater management and will also result in the re-use of the existing vacant building, which by itself is unattractive.

**5. Whether the alleged difficulty was self-created?**

Town Law §267-b(3)(b) expressly states that the issue of whether an alleged difficulty is self-created cannot be utilized as the sole criteria in determining whether to grant a requested area variance. The Applicant does not believe the alleged difficulty is self-created given that the need for the front yard building setback variance is attributable to the re-use of the existing vacant building. In the absence of the existing building, the requested area variance would not be necessary. If the ZBA determines the alleged difficulty is self-created, this does not reduce the strong justification for the requested front yard building setback variance based on the application of the balancing test and the other four criteria as described above.

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the record, the Court directed the respondents to issue the variances. Additionally, in Matter of Sasso v. Osgood, 86 N.Y.2d 374 (1995), the applicant sought area variances for a 60% reduction in lot area and a 50% reduction in lot width. Based on all of the facts presented, the Court of Appeals, our State's highest court, overturned the holding of the appellate court and directed that the requested area variances be granted.

### **III. Conclusion:**

The proposed redevelopment project will dramatically improve the appearance of the existing building as well as the overall Project Site. The Applicant requests that the ZBA grant the requested front yard setback variance needed for the redevelopment project based on the layout that received Site Plan Approval from the Planning Board on March 9<sup>th</sup>. It is clear that the benefits that will be received by Applicant if the requested area variance is granted clearly outweighs any resulting detriments per the statutorily mandated balancing test and as such the granting of the requested area variance is both justified and proper.

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**Exhibit B – Reduced Size Copy of Site  
Plan Prepared by Silvestri Architects, P.C.  
[Note: Full Size copy also attached]**

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**Exhibit C – Landscaping Plan**  
**Prepared by C&S Engineers dated**  
**March 22, 2016 [11” x 17”]**

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**Exhibit D – Front Color  
Elevation Plan Prepared by  
Silvestri Architects, P.C. [11” x 17”]**

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COLORED ELEVATION

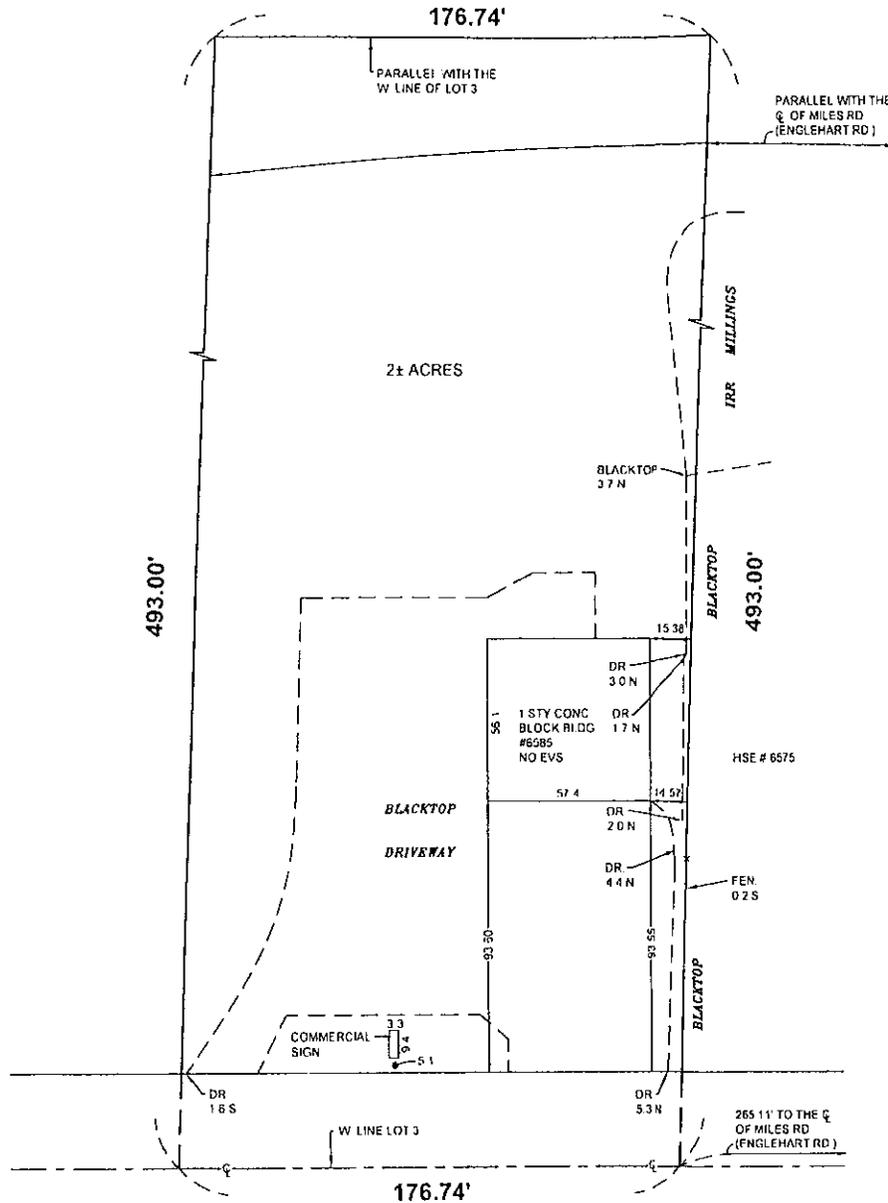
DUNN TIRE

CLARENCE, NEW YORK

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**Exhibit E – Survey of 6585 Transit Road  
Prepared by Landmark and Land  
Surveying Co. [Date: 06/23/15]**

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# TRANSIT (66' WIDE) ROAD

NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT. MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION, ALTERATION AND/OR ADDITION TO THIS SURVEY MAP. IT 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 UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

<p>©2001 Landmark Land Surveying Co. All Rights Reserved</p> <p>Over 100 years of Records</p> <p><b>LANDMARK</b> <b>LAND SURVEYING CO.</b><sup>TM</sup></p> <p>PO Box 182 · Sanborn, NY 14132</p> <p>Niagara County (716) 731-4080 Erie County (716) 854-6338</p>	<p>Successor to the Records of:</p> <p>Newton Land Surveying ..... Est. 1995 Wilson, M.F. .... Est. 1989 Nowacki, M.L. .... Est. 1986 Newton, W.J. .... Est. 1950 Poyer, F.J. .... Est. 1956 Covey, J.E. .... Est. 1955 Richards, E.S. .... Est. 1955 Bařinski, I.S. .... Est. 1950 Devlin, J. .... Est. 1945 Kuster, A.S. .... Est. 1922 Houliston, G. .... Est. 1904</p> <p>Residential &amp; Commercial Licensed in the State of New York and Florida</p>	<p><i>Pauline AS</i></p> <p>THIS MAP VOID UNLESS EMBOSSED WITH NYSPLS SEAL 48959</p>
TOWN OF CLARENCE COUNTY OF ERIE NEW YORK		
PART OF LOT - 3 SECTION - 16 TOWNSHIP - 12 RANGE - 6		HOLLAND LAND CO
REF. DEED L- 11093 PG. 3570		
SBL # 43.05-2-18	SCALE 1" = 50'	JOB # 2150351 DATE : 06/23/2015

**REQUEST FOR ACTION BY:  
TOWN OF CLARENCE, N.Y.**

- Appeal Board
- Planning Board
- Town Board

- Appeal
- Rezone
- Revise Ordinance
- Subdivision
- Limited Use Permit
- Other

Rec'd. by: Jonathan Bleuer  
Date March 29, 2016

**Action Desired** Applicant requests a variance of 760 square feet to allow for a 960 square foot detached secondary garage located at 8730 Greiner Road in the Residential Single-Family zone.

**Reason** 229-55 (H)

**PLEASE PRINT**

<b>Name</b>	Mary Mallon & Frank Komorowski		
<b>Address</b>	8730 Greiner Road		
	Williamsville, NY 14221		
<b>Town/City</b>	<b>State</b>	<b>Zip</b>	
<b>Phone</b>	860-7358		
<b>Signed</b>	SIGNATURE ON FILE		

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\* note the parcel lines displayed are approximate

8730 Greiner Road



Proposed detached secondary garage (24'x40')

Mary Mallon  
Frank Komorowski  
8730 Greiner Road  
Williamsville, New York 14221  
716-860-7358

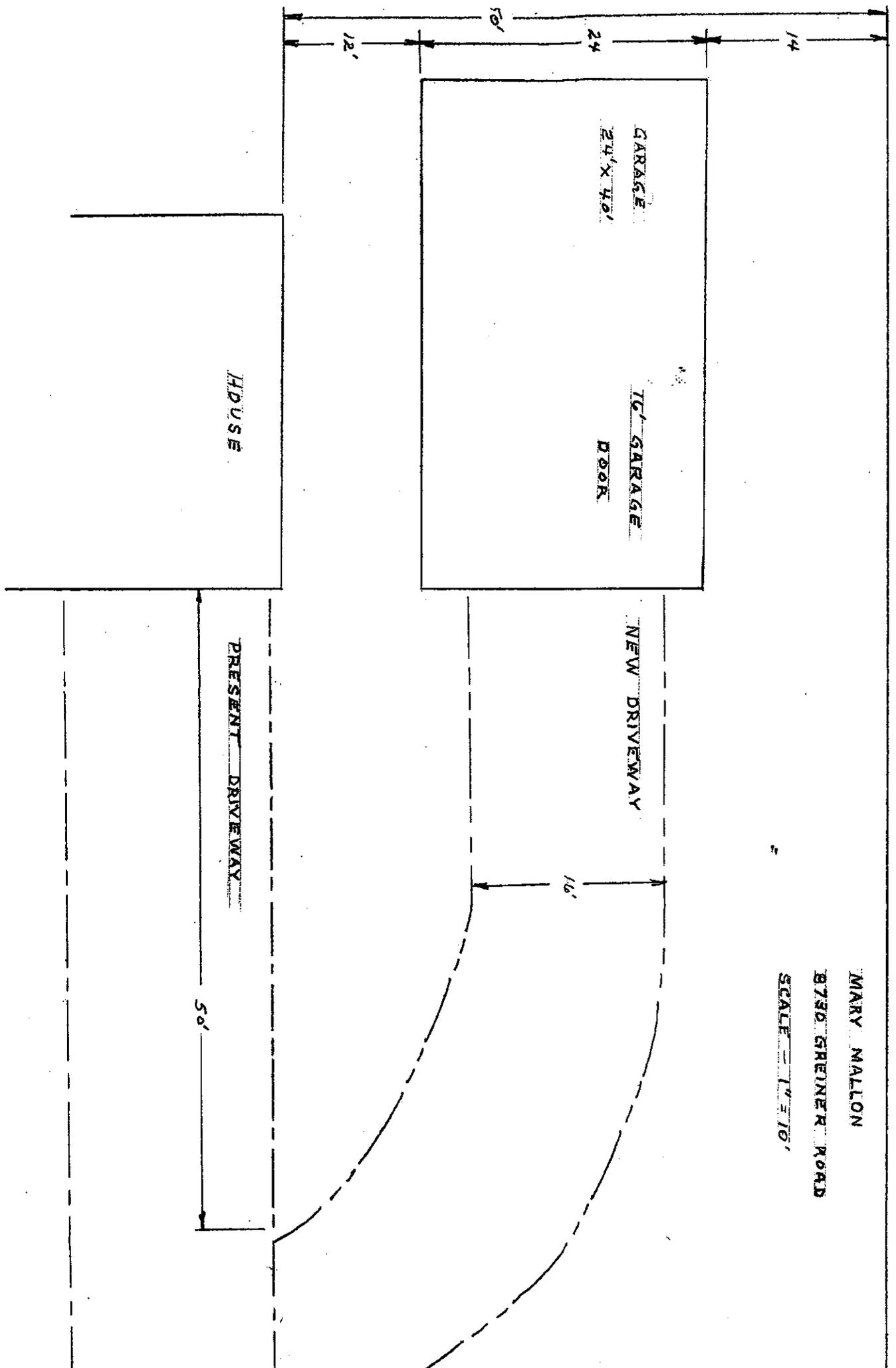
To: Clarence Planning Board

Rational for the two (2) car detached garage.

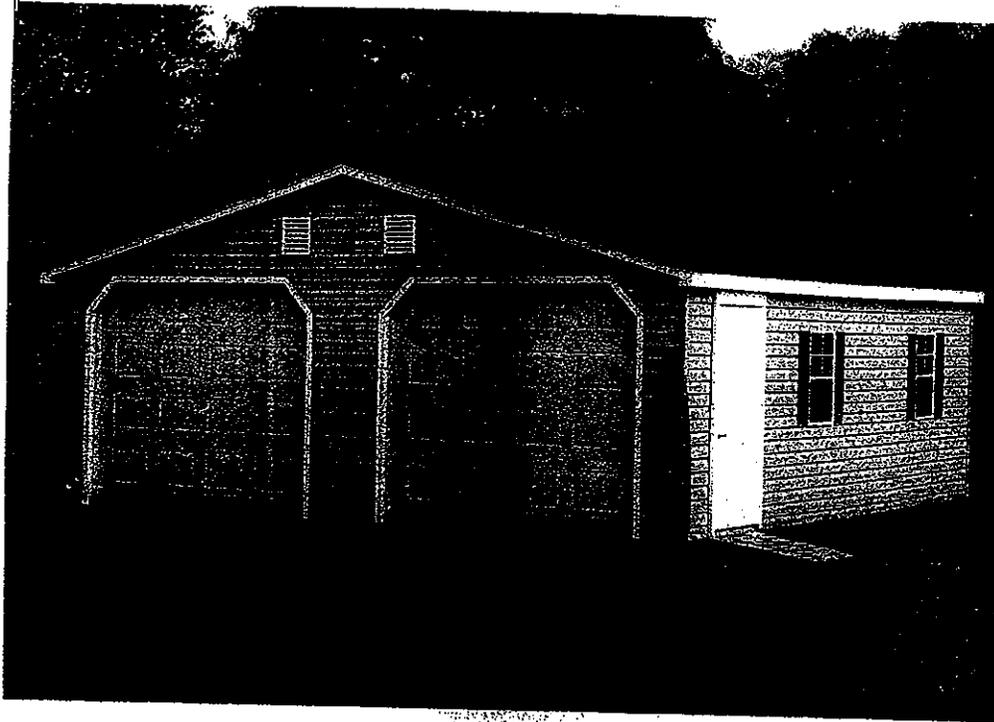
1. 8730 Greiner Road is a 2 family home. This garage would provide the tenants an enclosed place for parking two (2) vehicles.
2. The only entrance to the basement is through our unit. This makes storage for tenants non-existent. The garage would provide them with ample storage.
3. This garage would also free-up the driveway so that it would allow for easy access when plowing.
4. This would eliminate many parked cars in front of the house. Thus, making the driveway (front of the house) open and appear more appealing.
5. The front of the garage would be even with the front of the house.
6. When finished, landscaping would be done to minimize the view of the garage from Greiner Road.

MARY MALLON  
8730 GREINER ROAD

SCALE = 1" = 10'

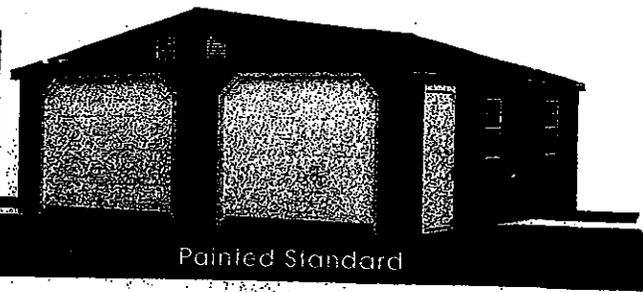


# THE GARAGES!



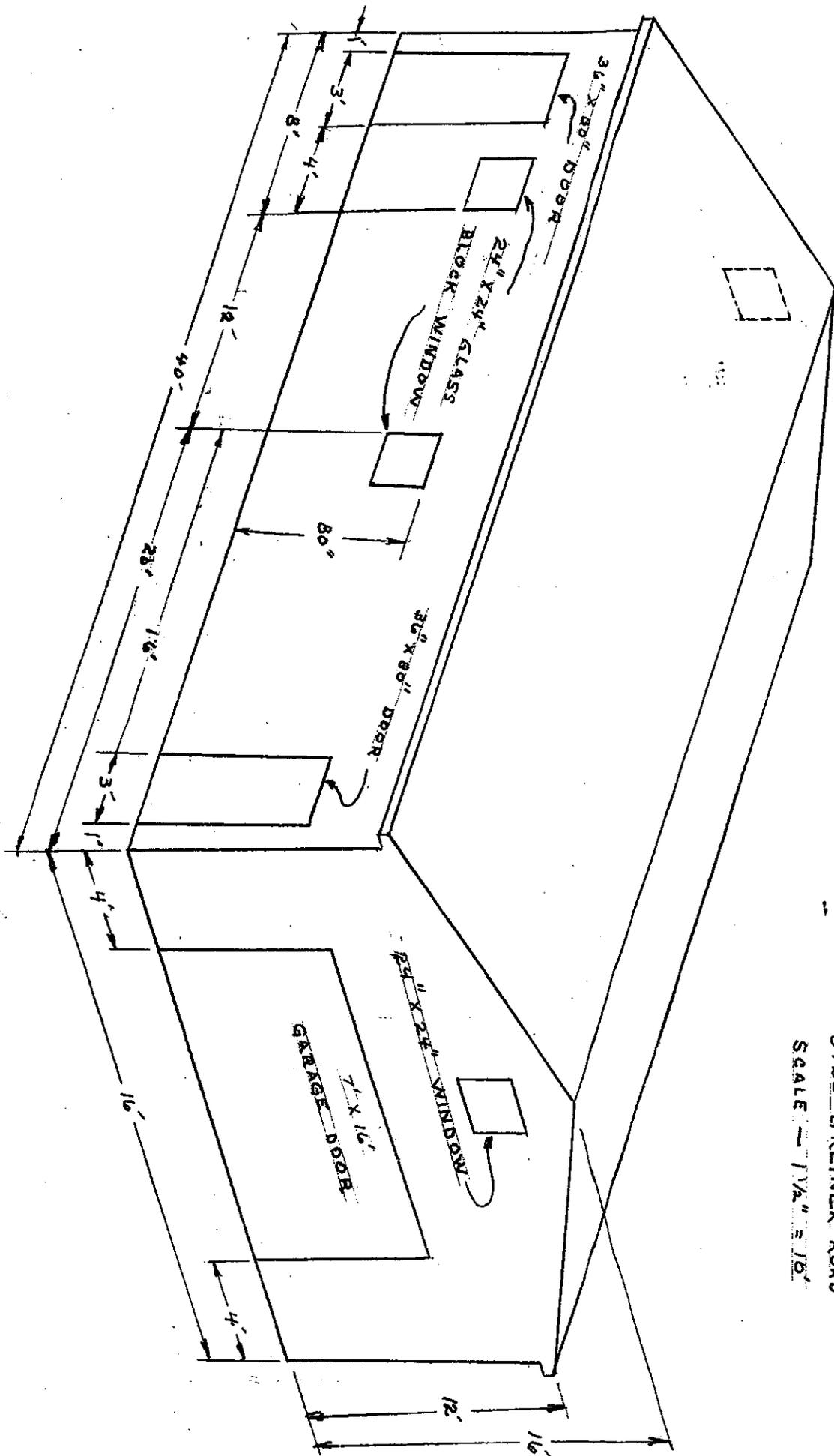
**THE DOUBLE WIDE GARAGE** A heavy-duty structure for multiple vehicle and equipment storage needs. **STANDARD FEATURES INCLUDE:** One pre-hung steel entrance door • Two 9' x 7' garage doors • Three 24" x 36" windows with screens and shutters • 8" on center pressure-treated floor joists • Garage door composite and aluminum sill plates • Gable vents (two pair) • Open clear span interior floor space

## PAINTED COUNTRY SERIES



14

Painted Standard



MARY MALLON

8730 GREINER ROAD

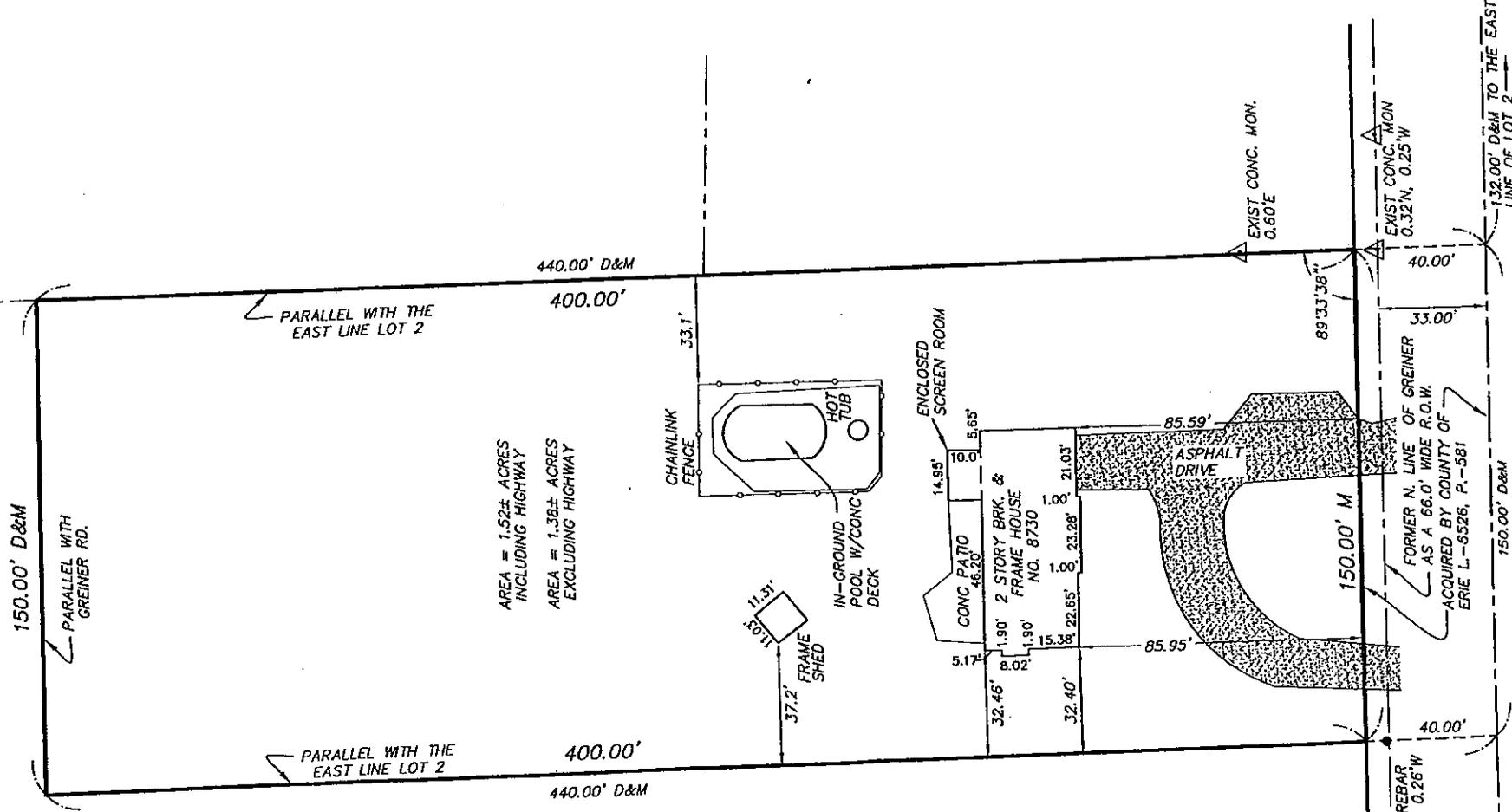
SCALE - 1 1/2" = 10'

NOTE: THIS SURVEY WAS PERFORMED IN SEVERE SNOW AND ICE CONDITIONS WHICH MAY PREVENT THE LOCATION OF IMPROVEMENTS AT GROUND LEVEL

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 OR AS NOTED



**GREINER (73.0' WIDE) ROAD**

SURVEY OF  
PART OF LOT 2, SECTION 14, TOWNSHIP 12, RANGE 6  
HOLLAND LAND COMPANY  
TOWN OF CLARENCE  
ERIE COUNTY, NEW YORK

*[Handwritten Signature]*

DATE	REVISION/TYPE



**GPI ENGINEERING & SURVEYING, LLP**  
FORMERLY PRATT & HUTCH ASSOCIATES, LLP  
ENGINEERING • SURVEYING • PLANNING  
4950 GENSEE STREET, SUITE 100  
BUFFALO, NEW YORK 14225  
(716) 633-4844 FAX 633-4940

Job No. 5250

Scale 1" = 50'

Date: MARCH 3, 2015

Tax No. 57.190-2-7

**REQUEST FOR ACTION BY:  
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- Town Board

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- Other

Rec'd. by: Jonathan Bleuer  
Date March 30, 2016

**Action Desired** Applicant requests a variance of 2.5' to allow a 7.5' side yard setback for the placement of an emergency generator at 8125 Leah Court in the Planned Unit Residential Development zone.

**Reason** 229-55 (E) (1)

**PLEASE PRINT**

<b>Name</b>	Kenneth & Barbara Rusin		
<b>Address</b>	8125 Leah Court		
	Williamsville, NY 14221		
<b>Town/City</b>	<b>State</b>	<b>Zip</b>	
<b>Phone</b>	583-9114		
<b>Signed</b>	SIGNATURE ON FILE		

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- Rejected  by ..... on ..... 20 .....
- Approved
- Rejected  by ..... on ..... 20 .....
- Published (Attach Clipping) ..... on ..... 20 .....
- Hearing Held by ..... on ..... 20 .....

**Final Action Taken**

- Approved
- Rejected  by ..... on ..... 20 .....
- Published (Attach Clipping) ..... on ..... 20 .....
- Filed with Town Clerk ..... on ..... 20 .....
- Filed with County Clerk ..... on ..... 20 .....



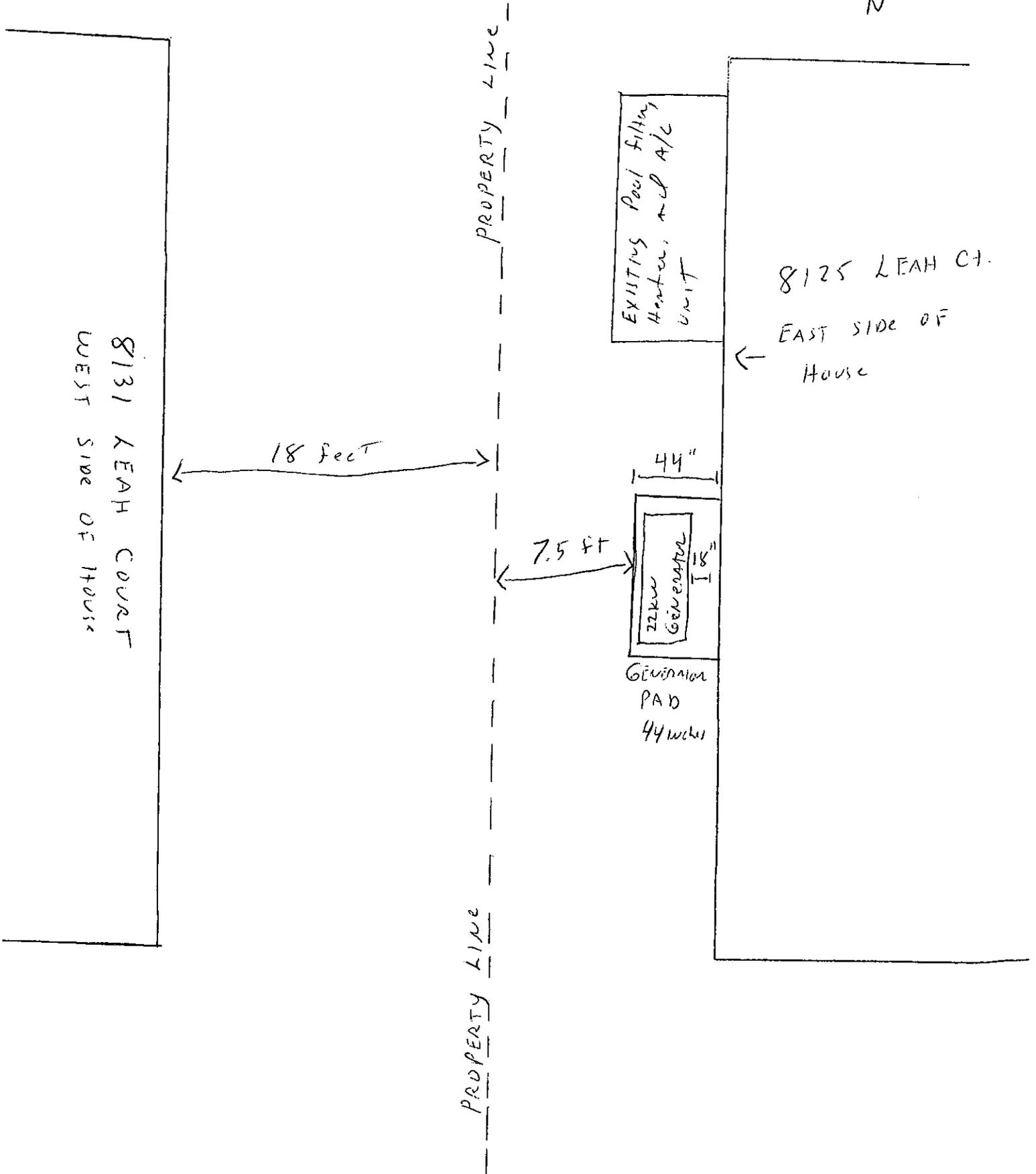
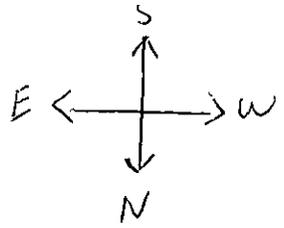
\* note the parcel lines displayed are approximate



8125 Leah Court

Proposed emergency generator located 7.5' from the side yard lot line

KEN RUSIN  
8125 LEAH COURT  
(716) 583-9114

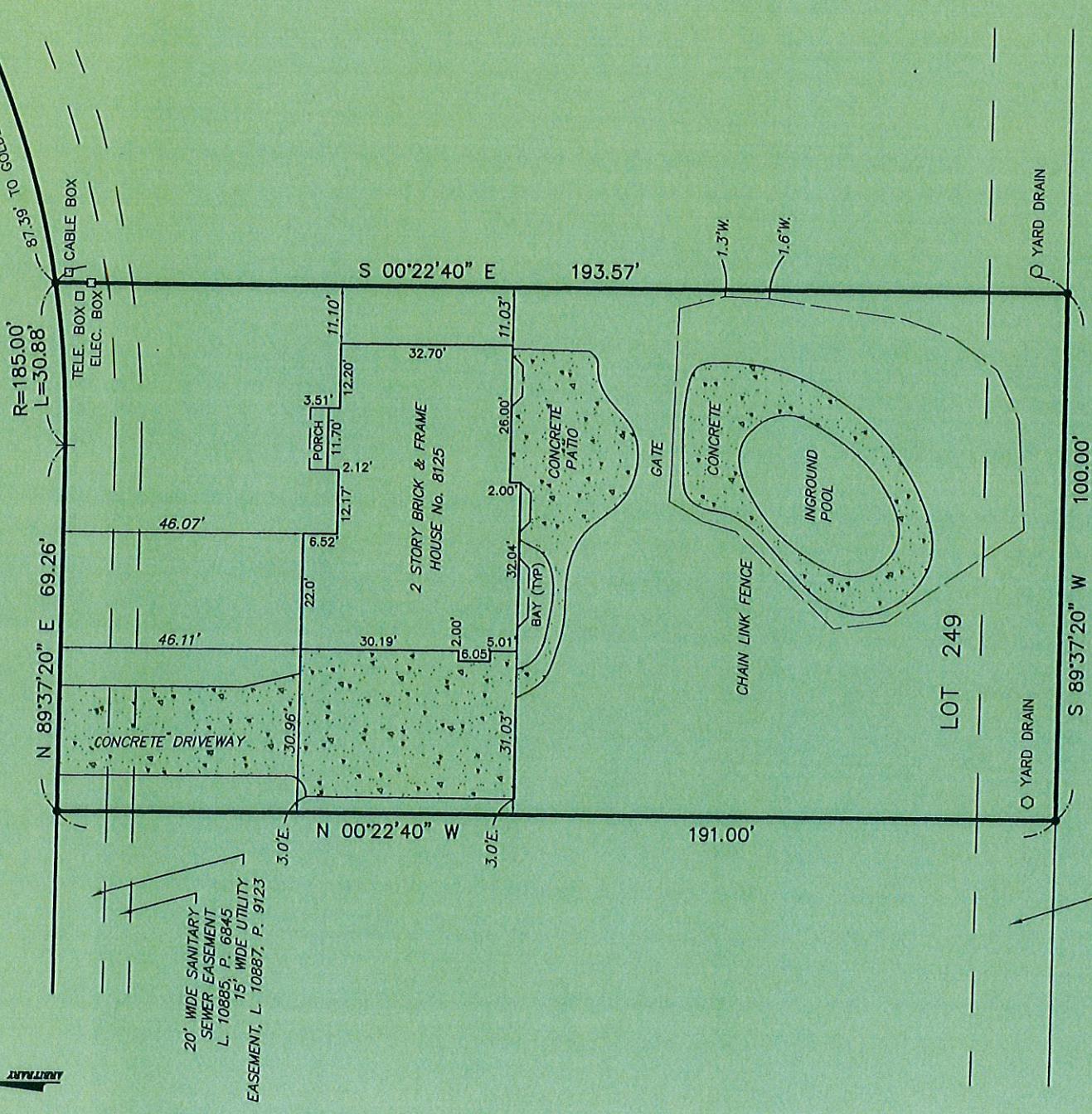


\* NOT TO SCALE

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.

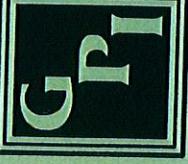
● EX. 5/8" REBAR

LEAH (70.0') COURT



SURVEY OF  
 SUBLOT 249 COVER 2789  
 LOCH LEA, PHASE 3, PART 1

BEING PART OF LOT 10 SECT. 14 TOWNSHIP 12 RANGE 6  
 HOLLAND LAND SURVEY  
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



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 BUFFALO, NEW YORK 14225  
 (716) 633-4844 FAX 633-4940

*W. J. J. J.*

DATE	REVISION / TYPE
3/29/16	RESURVEY
12/5/96	HOUSE LOCATION
7/23/96	FOUNDATION LOCATION

Job No. 01042-249  
 Scale 1" = 30'

Date: JUNE 21, 1996  
 Tax No.