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 April 23, 2015

Action Desired Applicant requests a variance of 440 sq. ft. to allow for a 640 sq. ft. detached accessory structure located at 8245 Golden Oak Circle, in the Planned Unit Residential Development zone.

Reason Town Code Reference: §229-55(H)

PLEASE PRINT

Name Charles & Marie Galante

Address 8245 Golden Oak Circle

Williamsville NY 14221

Town/City **State** **Zip**

Phone

Signed 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** .....

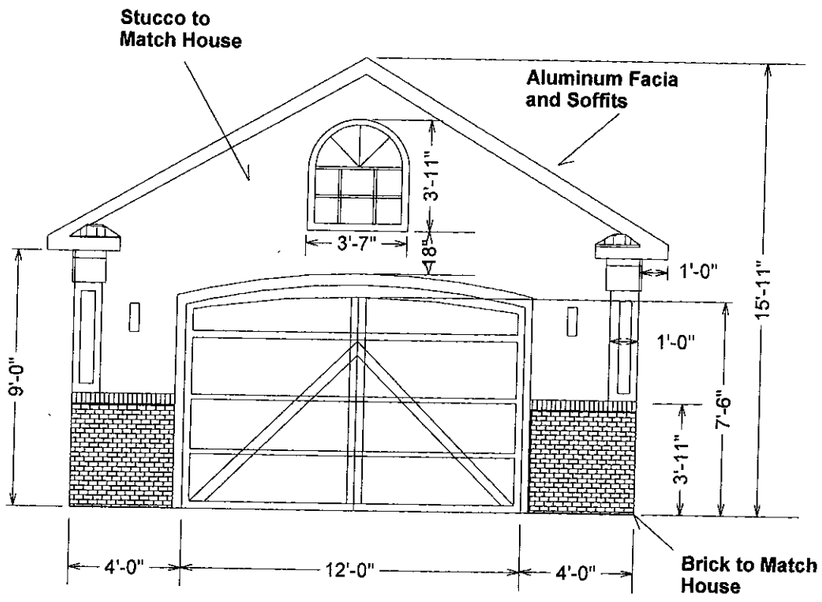
Filed with County Clerk **on** ..... **20** .....

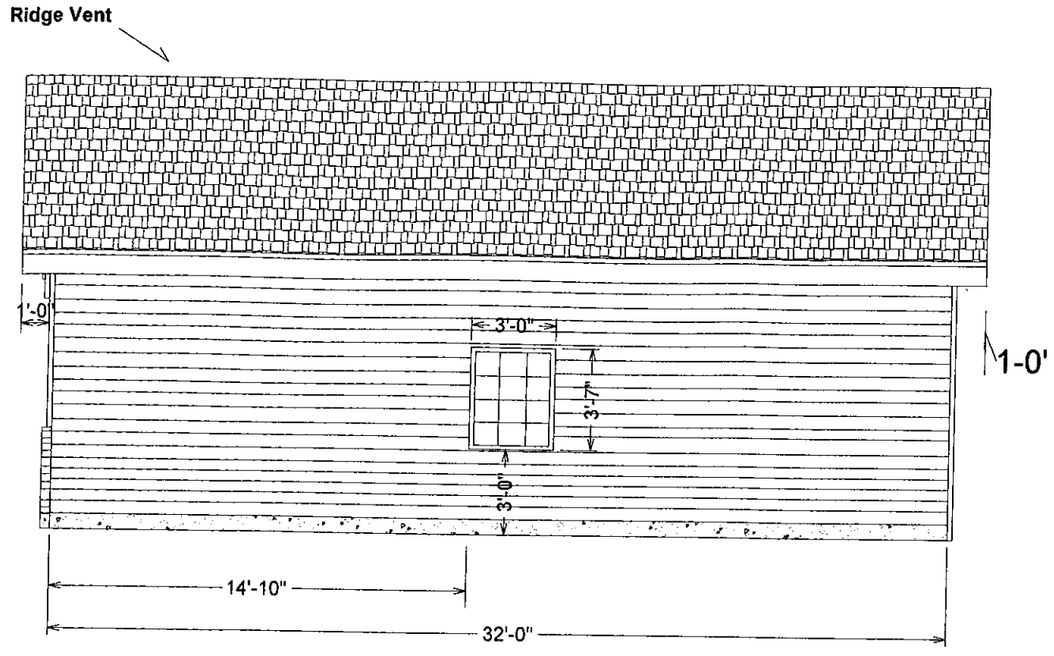
N

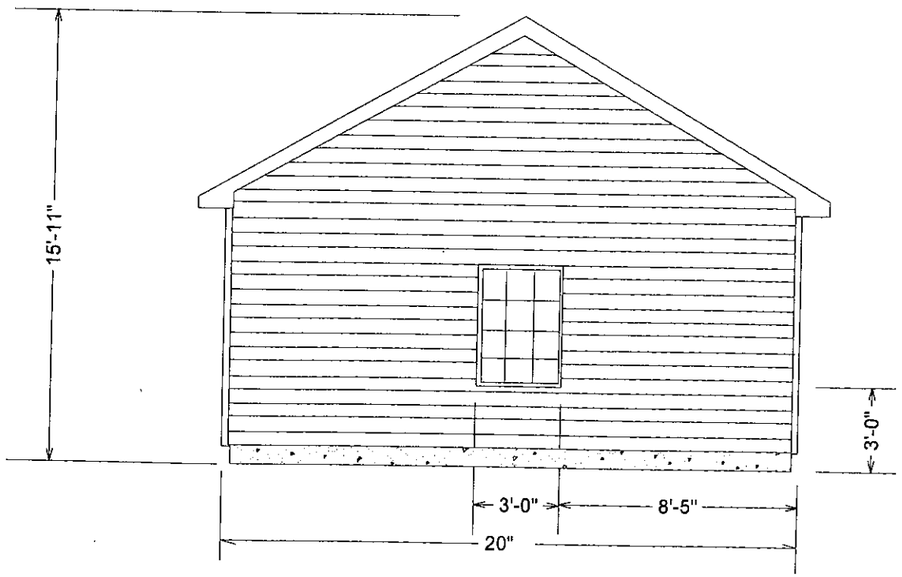
* note the parcel lines displayed are approximate

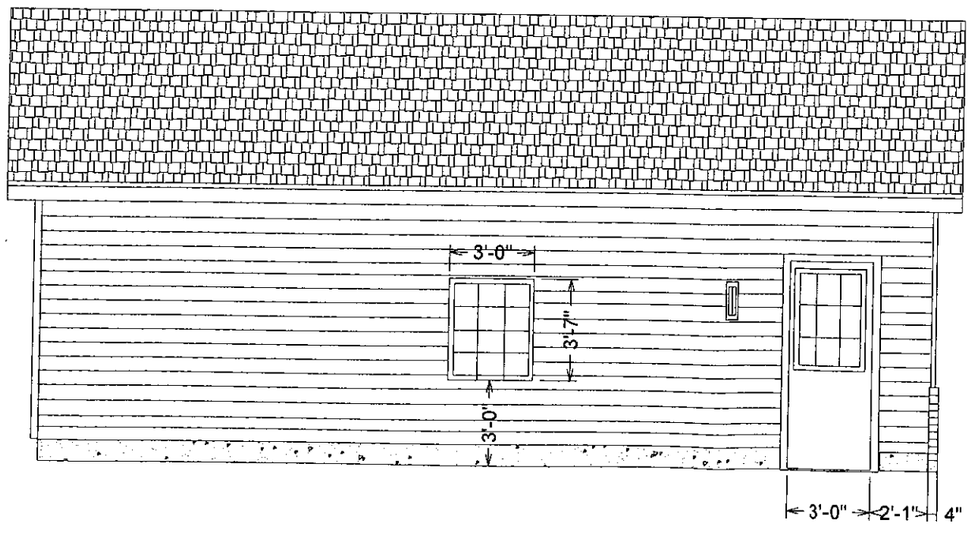
8245 Golden Oak Circle

Proposed 640 sq. ft. detached accessory structure







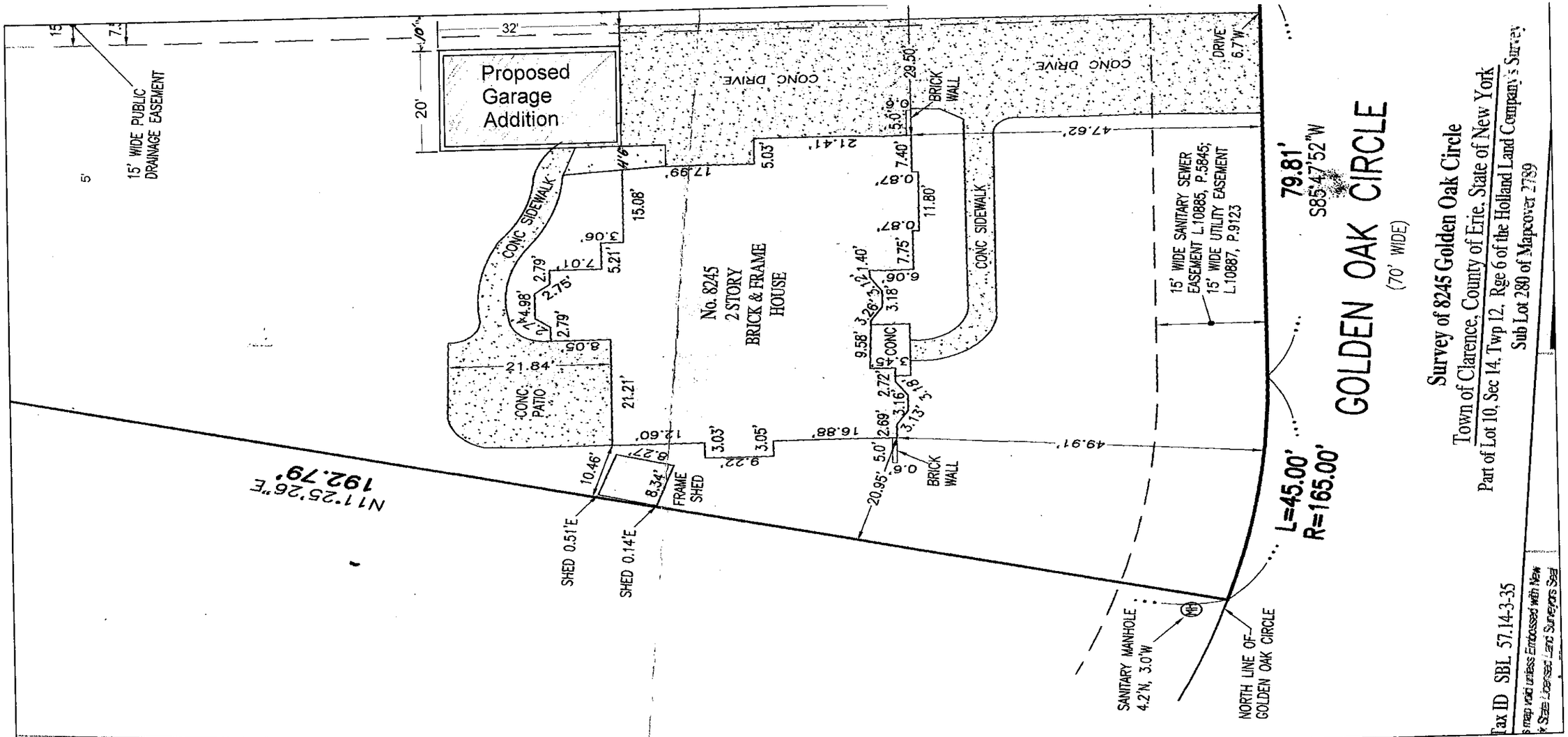


RECEIVED

APR 23 2015

ZONING OFFIC

Proposed Garage Addition



Charles M Galante
Garage
8245 Golden Oak
Williamsville, NY 1
716 570 4450

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 April 23, 2015

Action Desired Applicant requests a variance to allow for a 850-900' front yard setback for a proposed single family home at 6575 Goodrich Road, located in the Agricultural Rural Residential Zone.

Reason Town Code Reference: §229-41(A)

PLEASE PRINT

Name Douglas Cipollone

Address 5545 Kraus Road

Clarence NY 14031

Town/City **State** **Zip**

Phone

Signed SIGNATURE ON FILE

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Hearing Held by ..... on ..... 20.....

Final Action Taken

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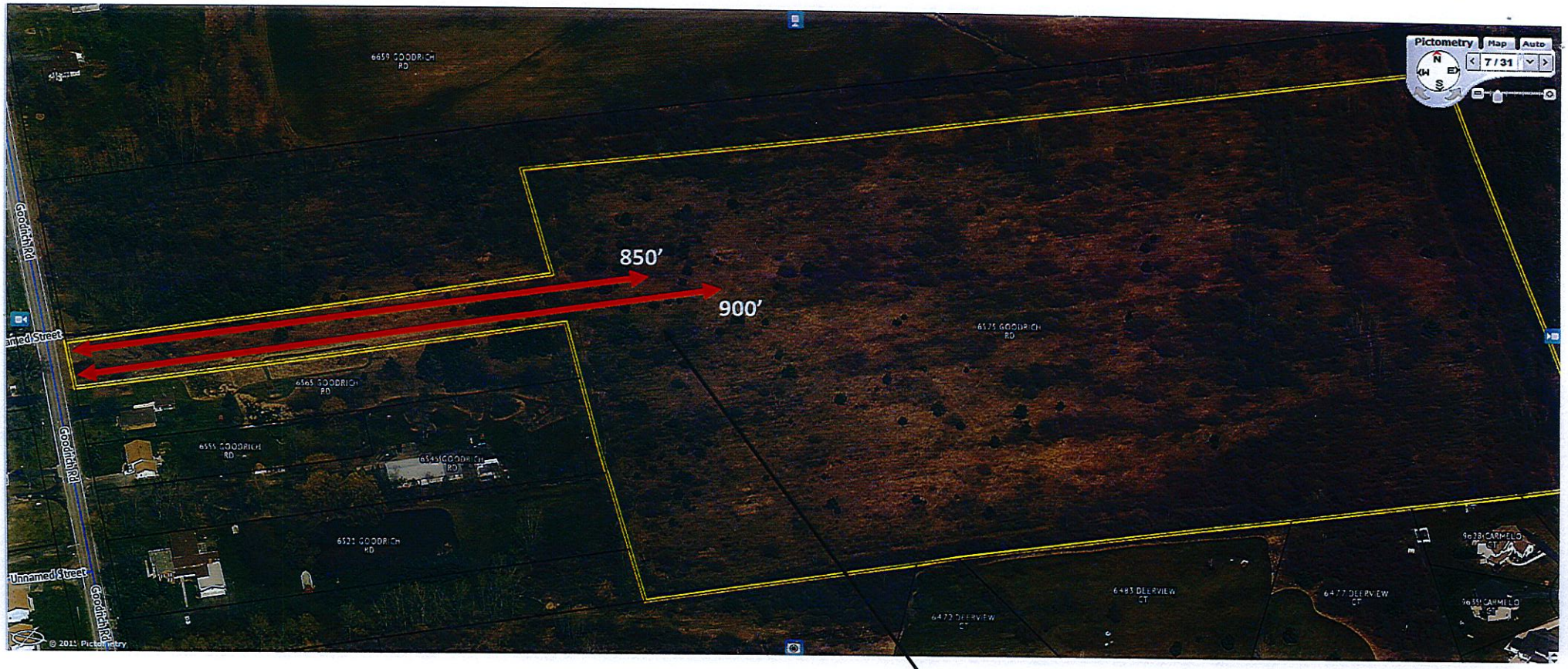
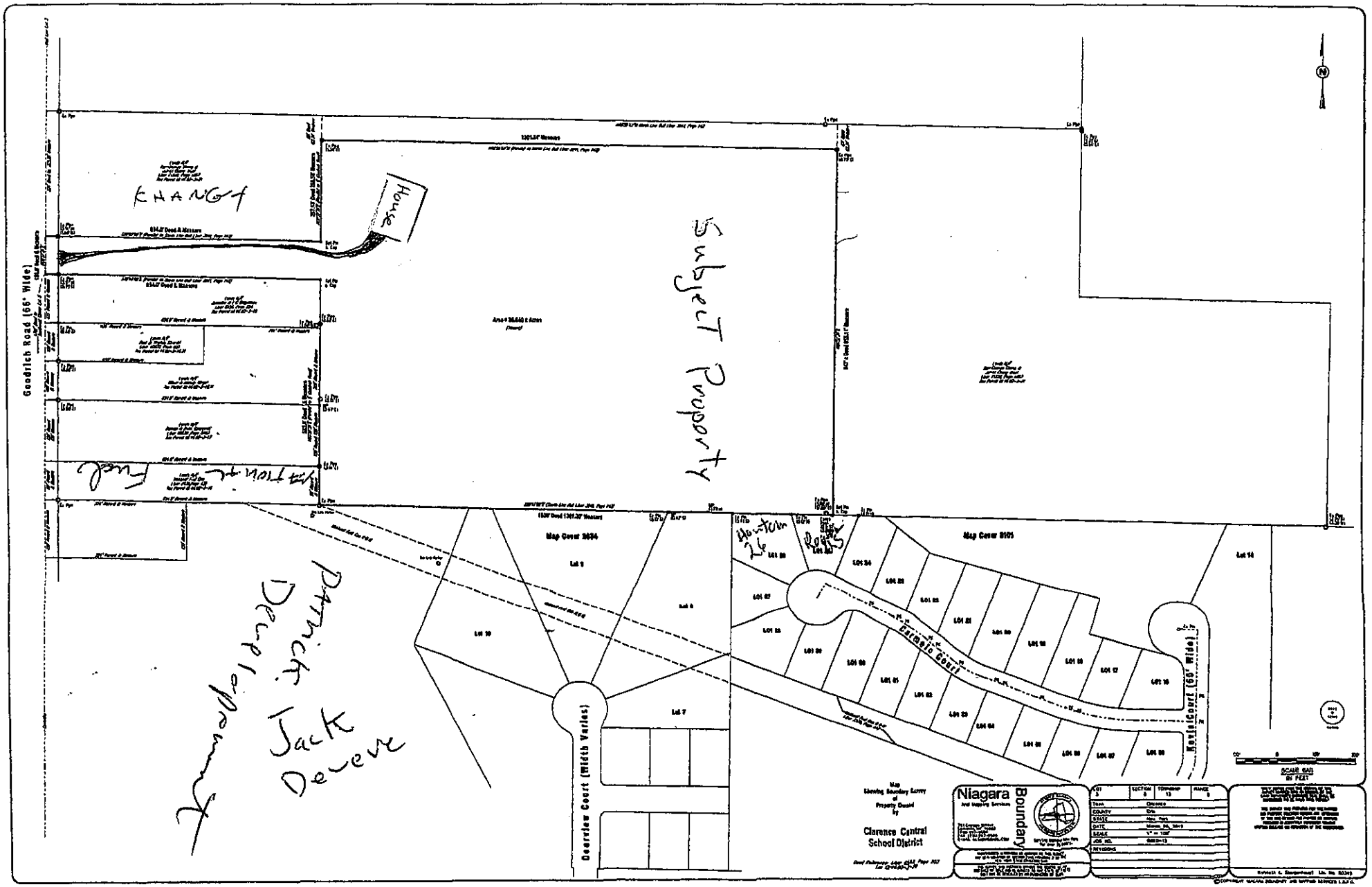


* note the parcel lines displayed are approximate

Proposed 850-900' front yard setback

6575 Goodrich Road

N



Goodrich Road (66' Wide)
KHANGA
House
Subject Property
Patrick Development
Jack Devere
Map Cover 3034
Map Cover 3101
Houston 26
Carmelo Court
Kevin Court (60' Wide)
Deerview Court (Width Varies)
Map Showing Boundary Survey of Property Owned by
Clarence Central School District
Niagara Boundary
SCALE BAR IN FEET

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: James Callahan

Date April 27, 2015

Action Desired Applicant requests a variance of .3 acres to allow for a lot split of 1.03 acres at 9270 Lapp Road, located in the Agricultural Rural Residential zone.

Reason Town Code Reference: §229-39(B)

PLEASE PRINT

Name Greg Spoth

Address 9270 Lapp Road

Clarence Center NY 14032

Town/City **State** **Zip**

Phone

Signed SIGNATURE ON FILE

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Hearing Held by ..... **on** ..... **20** .....

Final Action Taken

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Published (Attach Clipping) **on** ..... **20** .....

Filed with Town Clerk **on** ..... **20** .....

Filed with County Clerk **on** ..... **20** .....

* note the parcel lines displayed are approximate

9270 Lapp Road

Proposed 1.03 acre lot split

N

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 April 27, 2015

Action Desired Applicant requests a variance of 94' to allow for a 154' wind turbine at 10881 Rapids Road, located in the Agricultural Floodzone.

Reason Town Code Reference: §173-4(C)

PLEASE PRINT

Name	Ryan Storke- CEC Energy
Address	2 Remington Park Drive
Town/City	Cazenovia
State	NY
Zip	13035
Phone	
Signed	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.

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Final Action Taken

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Published (Attach Clipping) **on** ..... **20** .....

Filed with Town Clerk **on** ..... **20** .....

Filed with County Clerk **on** ..... **20** .....

cec energy
A division of Cazenovia Equipment Company

Phone: 315-655-8620
Fax: 315-655-8433

2 Remington Park Dr.
Cazenovia, NY 13035

April 22, 2015

RECEIVED

APR 27 2015

ZONING OFFICE

To Whom It May Concern,

Subject: Narrative Report for Ben and Lori Gehl, 10881 Rapids Road

Mr. and Mrs. Gehl would like to install a 10kW Bergey Excel wind turbine on their property. It is proposed to be on parcel 19.00-3-5. The wind turbine will offset the cost of the energy used by the residence.

The request will not affect the surrounding areas as far as traffic, dust, odors, pollution, surrounding water areas and or animals; please refer to the Short Environmental Assessment Form provided(Attach. A). The Bergey Excel 10kW will be a lattice galvanized tower and the turbine and blades will be painted a non-reflective white (code 173-7 A. ¾). This turbine will be specific to the amount of electricity required by this property as per NYS Law (cannot exceed 110% of the customer's grid-supplied annual electric energy usage). This proposal also fits in with the environment visually speaking and placed as appropriately as possible for guaranteed production. To address Code 173-5B. 5, there may be some noise but it will be comparable to typical office noise at 20 feet from ground level (55 Decibels). For the closest resident at 575 feet they would hear even less, roughly 20-30dBA which is comparable to a whisper (See Attach. B).This turbine will also be consistently maintained in good working order and visually to be the same as when it is first installed.

This Bergey 10kW wind turbine is located 241ft off of the road, 486ft from the closest property line and 270ft away from the closest home. The setback radius is 230.50 feet, 1.5 times the highest point of the tower, the blade tip (please reference the site plan). The town code 173-4 C. states that the overall height can't exceed 60ft and this project is 153.5ft, 93.5ft over the suggested height requirement. Although this is not fitting in the requirements it is thought that this is the most realistic height required for a wind turbine. This is a small scale residential lattice tower, 10kW wind turbine. At this height there will be less turbulence.

In addition to the sound and height information, I would like to add in that there is a decommissioning report that I have provided (Attach C). The report will

cec energy

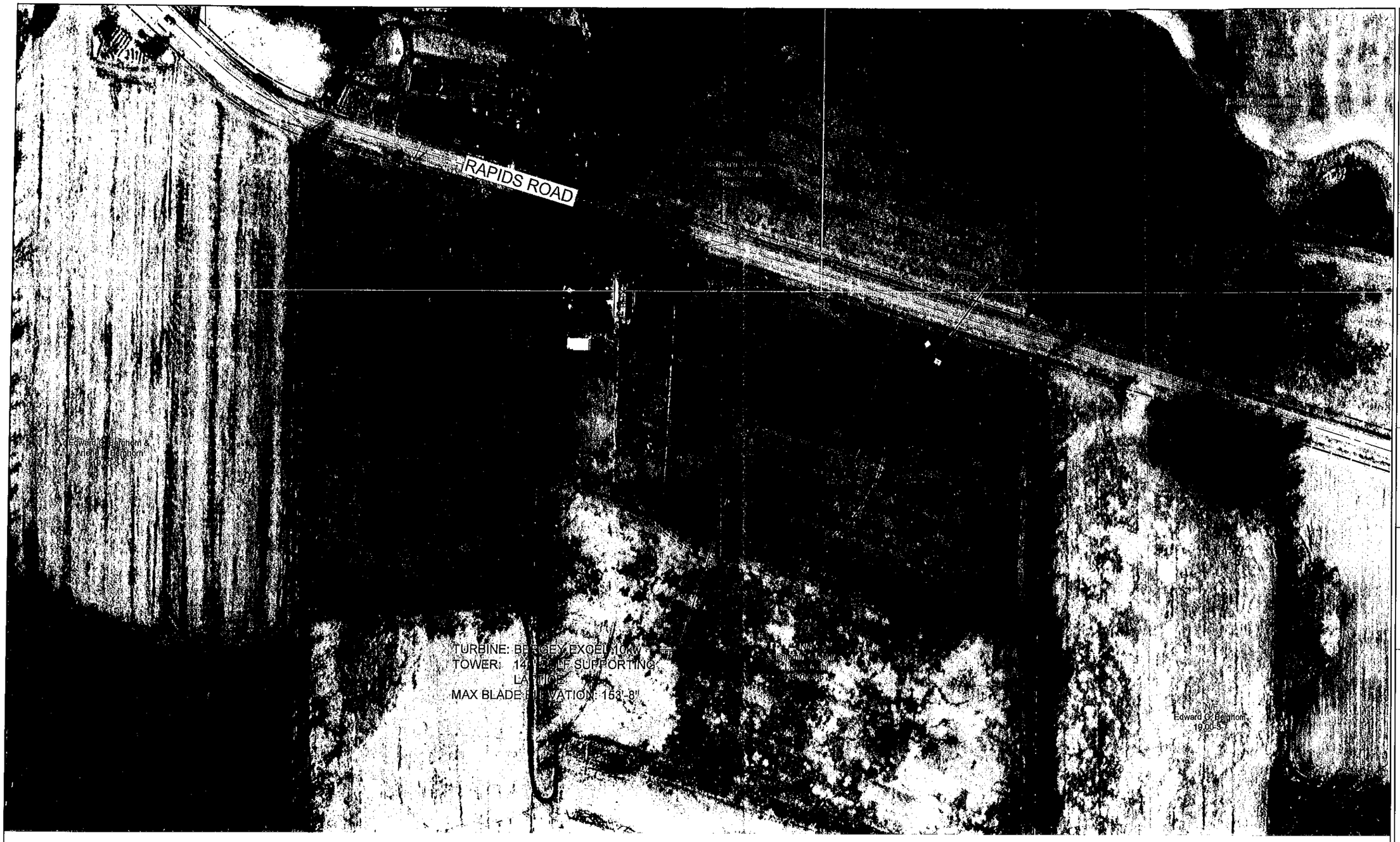
discuss the agreement between the leasing agent and the land owner. The Federal Aviation Association has given us approval as well (Attach D). Also attached will be a summary sheet of the Bergey 10kW specs and turbine dimensions.

Thank you for your time and consideration with this product. CEC Energy looks forward to hearing from you in the near future.

Thank You,

Melissa Hinman

Melissa Hinman
Administrator
CEC-Energy



GRAPHIC SCALE

160 0 80 160 320 480

SCALE: 1"=160'
(11x17" SHEET)

LEGEND

- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- VILLAGE BOUNDARY LINE
- EXISTING BUILDING
- UG E — ELECTRIC CONDUIT
- OH — EXISTING OVERHEAD UTILITY LINES

NOTES:

1. THIS MAP WAS CREATED USING AERIAL IMAGES AND TAX MAP DATA, NOT AN ACTUAL FIELD SURVEY. LOCATIONS OF PROPERTY LINES, ROADS, STRUCTURES, ETC. ARE APPROXIMATE.

SITE DATA

TOWN OF CLARENCE
TAX MAP NO. 19.00-3-5
LOT SIZE: 65.8± ACRES

FILE NAME: H:\Projects\155009-00-CEC_Wind_2015_Term\Eng\CAD\06 - Gehl\CUT\C-1 Site Plan Gehl.dwg
DATE/TIME: 4/7/2015 8:36:15 AM
USER: Don Yanosh

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If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item the/her seal and the notation "altered by" followed by his/her signature and the date of such alteration, and a specific description of the alteration.

REV	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

FA PROJECT NO.
155009.06
PROJECT MANAGER
D. YANOSH
DRAWN BY
D. PEARL
SCALE
AS SHOWN
ISSUE DATE
04-02-2015

FISHER ASSOCIATES
WWW.FISHERASSOC.COM
100 Dalton Road, Rochester, NY 14625
Phone: 585-334-1310

PROJECT
CEC ENERGY
BEN GEHL
10881 RAPIDS ROAD
CLARENCE CENTER, NY 14032

TITLE OF DRAWING
SITE PLAN

DRAWING NO.
C-1

SHEET 1 OF 1

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: James Callahan

Date April 27, 2015

Action Desired Applicant requests a variance of:

A) 1,152 sq. ft. to allow for a 1,152 sq. ft. detached accessory structure.

B) 8' to allow for a 24' tall detached accessory structure.

C) 3' to allow for a 12' tall overhead door.

All requests relate to a proposed detached accessory structure at 9705 Clarence Center Road, located in the Residential Single Family zone.

Reason Town Code Reference:

A) §229-55(H)

B) §229-55(E)(2)

C) §229-55(I)

PLEASE PRINT

Name	Arthur Fuerst
Address	9705 Clarence Center Road
Town/City	Clarence Center
State	NY
Zip	14032
Phone	870-5302
Signed	SIGNATURE ON FILE

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Initial Action

Approved ☐
Rejected ☐ by ..... on ..... 20.....
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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.....

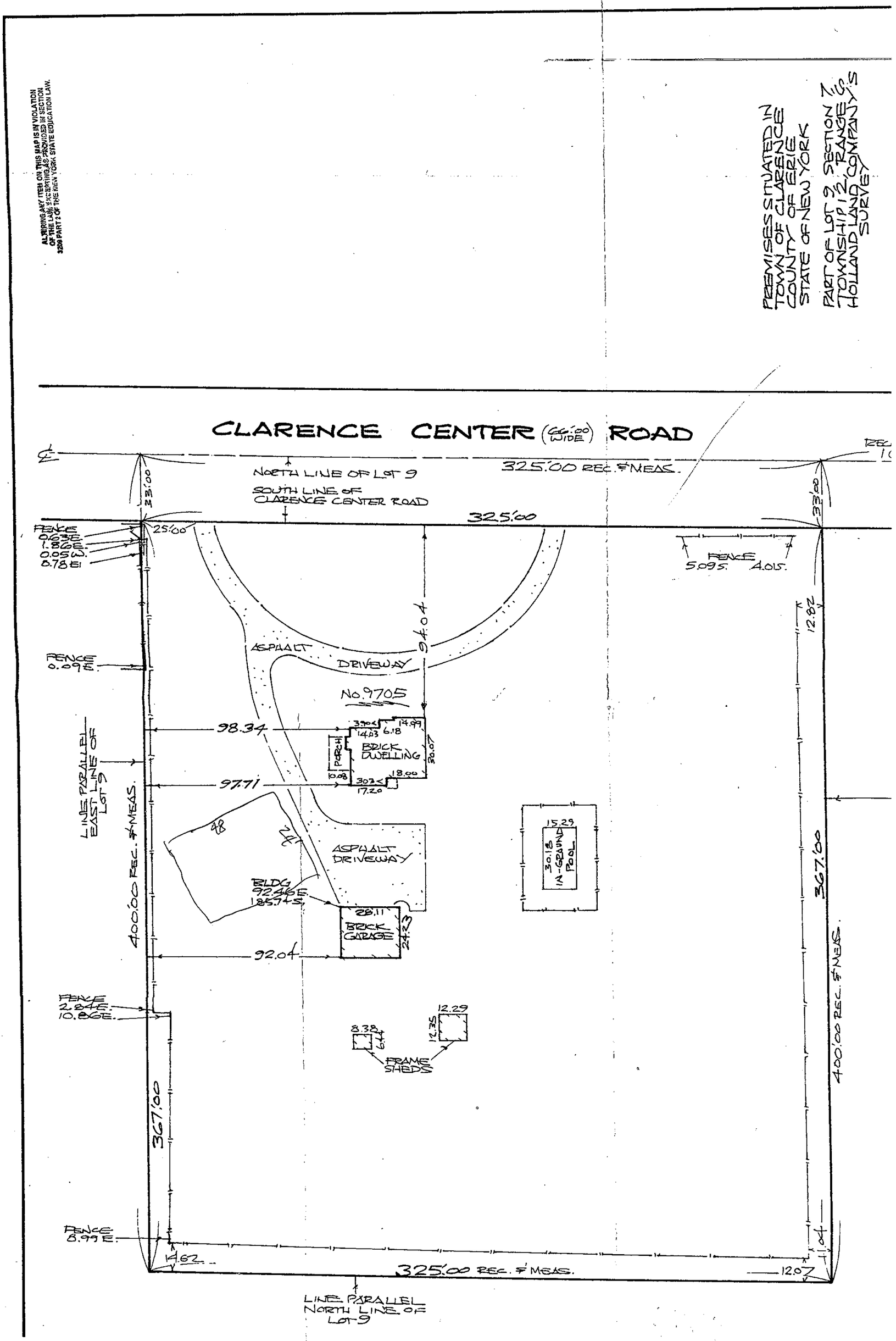
N

* note the parcel lines displayed are approximate

9705 Clarence Center Road

Proposed 1,152 sq. ft. detached accessory structure:

24' x 48'


ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION OF THE LAW, EXCEPTING AS PROVIDED IN SECTION 3209 PART 2 OF THE NEW YORK STATE EDUCATION LAW.
PREMISES SITUATED IN TOWN OF CLARENCE COUNTY OF ERIE STATE OF NEW YORK
PART OF LOT 9 SECTION 7 TOWNSHIP 12 RANGE 6 HOLLAND LAND COMPANY'S SURVEY
CLARENCE CENTER (66.00 WIDE) ROAD
NORTH LINE OF LOT 9
SOUTH LINE OF CLARENCE CENTER ROAD
325.00 REC. & MEAS.
325.00
33.00
25.00
FENCE 0.63E. 1.86E. 0.05W. 0.78E.
FENCE 5.09S. 4.01S.
FENCE 0.09E.
94.04
12.82
ASPHALT DRIVEWAY
No. 9705
98.34
3.90
14.03
6.18
14.99
PORCH
BRICK DWELLING
30.07
10.08
18.00
97.71
17.20
LINE PARALLEL EAST LINE OF LOT 9
400.00 REC. & MEAS.
48
24
ASPHALT DRIVEWAY
15.29
30.18 IN-GROUND POOL
367.00
BLDG 92.46E. 185.74S.
28.11
BRICK GARAGE
24.23
92.04
FENCE 2.84E. 10.86E.
12.29
8.38
6.44
12.35
FRAME SHEDS
367.00
400.00 REC. & MEAS.
FENCE 8.99E.
14.62
325.00 REC. & MEAS.
12.07
11.04
LINE PARALLEL NORTH LINE OF LOT 9

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 April 27, 2015

Action Desired Applicant requests a variance of:

proposed building lot 1

A)16.25' to allow for a lot split with the frontage of 133.75'.

B).48 acres to allow for a lot split with a total acreage of .85 acres.

proposed building lot 2

C)16.29' to allow for a lot split with the frontage of 133.71'.

D).5 acres to allow for a lot split with a total acreage of .83 acres.

Reason Town Code Reference:

A&C) §229-40(A)

B&D) §229-39(B)

All requests relate to SBL # 30.00-3-39.111, located in the Agricultural Rural Residential zone.

PLEASE PRINT

Name Charlie Kelkenberg

Address 10215 Main Street

Clarence NY 14031

Town/City **State** **Zip**

Phone 759-7858

Signed SIGNATURE ON FILE

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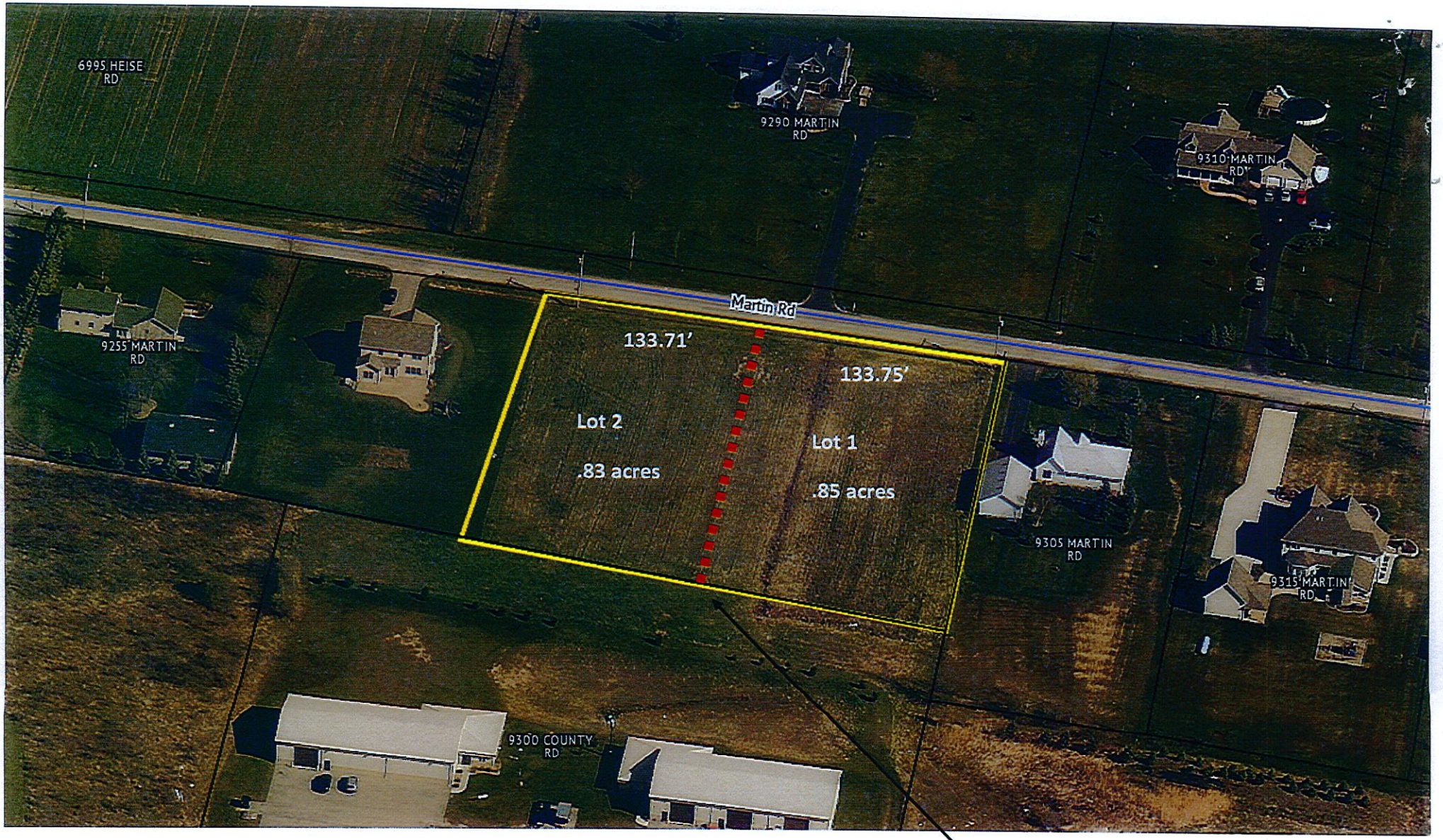
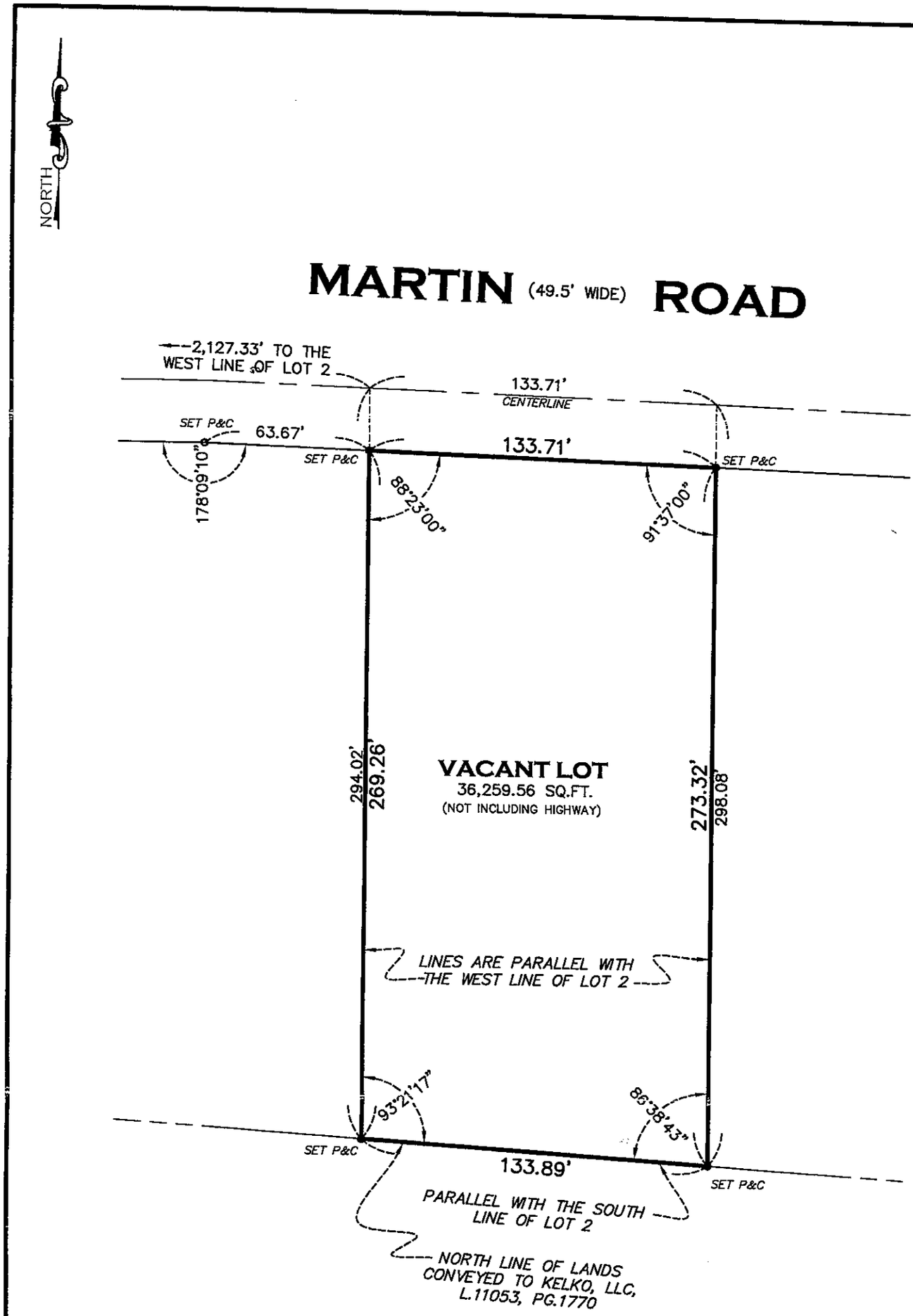


N

* note the parcel lines displayed are approximate

SBL # 30.00-3-39.111

Proposed parcel split



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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.

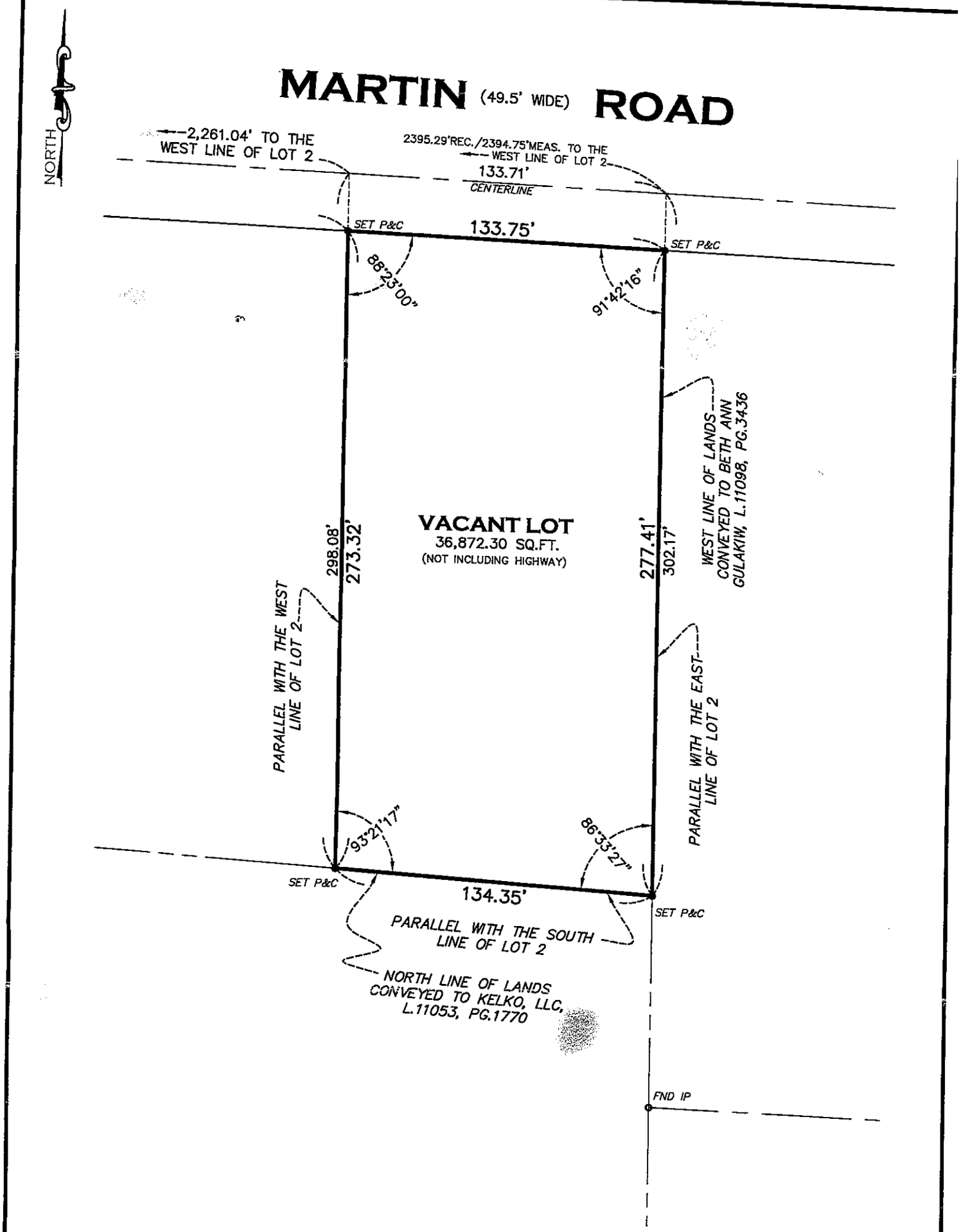
PART OF LOT: 2		SECT: 12	TWP: 12	RGE: 6
MAP COVER:	SUB LOT:		BLK:
LOCATED IN: TOWN OF CLARENCE, COUNTY OF ERIE, STATE OF NEW YORK			

DATE	DRAWING REVISIONS

WARNING:
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ©COPYRIGHT 2006 WM. SCHUTT & ASSOCIATES

SCALE: 1"=50'	DATE: 05/01/08	SURVEY FILE: A/08099-01

ENGINEERING
LAND SURVEYING
WM. SCHUTT & ASSOCIATES, P.C.
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM
SUSTAINING MEMBER - THE NEW YORK STATE SOCIETY OF PROFESSIONAL ENGINEERS



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MAP COVER:	SUB LOT:		BLK:
LOCATED IN: TOWN OF CLARENCE, COUNTY OF ERIE, STATE OF NEW YORK			

DATE	DRAWING REVISIONS

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SCALE: 1"=50'	DATE: 05/01/08	SURVEY FILE: A/08100-01

ENGINEERING
LAND SURVEYING
WM. SCHUTT & ASSOCIATES, P.C.
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM
SUSTAINING MEMBER - THE NEW YORK STATE SOCIETY OF PROFESSIONAL ENGINEERS

REQUEST FOR ACTION BY:

TOWN OF CLARENCE, N.Y.

- ☑ Appeal Board
- ☐ Planning Board
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- ☑ Appeal
- ☐ Rezone
- ☐ Revise Ordinance
- ☐ Subdivision
- ☐ Limited Use Permit
- ☐ Other

Rec'd. by: Jonathan Bleuer

Date April 28, 2015

Action Desired Applicant requests a variance of 30' to allow for a front yard setback of 75' at 7715 Goodrich Road, located in the Traditional Neighborhood District.

Reason Town Code Reference: §229-63(B)

PLEASE PRINT

Name Russel Sciolino

Address PO Box 302

Clarence Center NY 14032

Town/City **State** **Zip**

Phone

Signed SIGNATURE ON FILE

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Filed with County Clerk on ..... 20.....

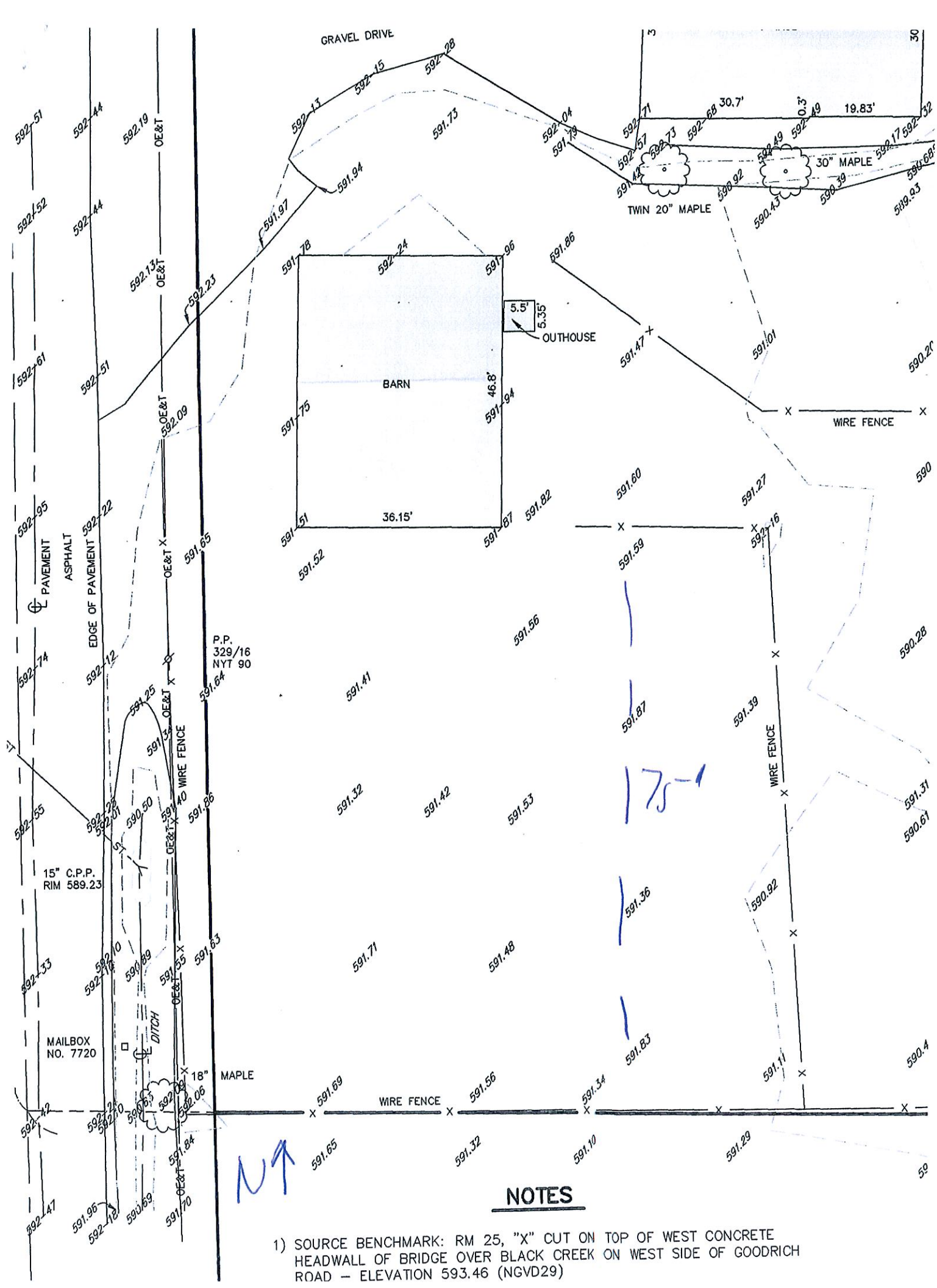
N

* note the parcel lines displayed are approximate

7715 Goodrich Road

= structures removed

Proposed single family residence



NOTES

1) SOURCE BENCHMARK: RM 25, "X" CUT ON TOP OF WEST CONCRETE HEADWALL OF BRIDGE OVER BLACK CREEK ON WEST SIDE OF GOODRICH ROAD – ELEVATION 593.46 (NGVD29)

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 April 28, 2015

Action Desired Applicant requests a variance 70' to allow for a front yard setback of 120', located at 5391 Thompson Road in the Residential Single Family zone.

Reason Town Code Reference:
§229-52(3) *established setback line of 50'

PLEASE PRINT

Name	Deodata Keller
Address	5270 Shadyside
	Clarence NY 14031
Town/City **State** **Zip**	
Phone	
Signed	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** .....

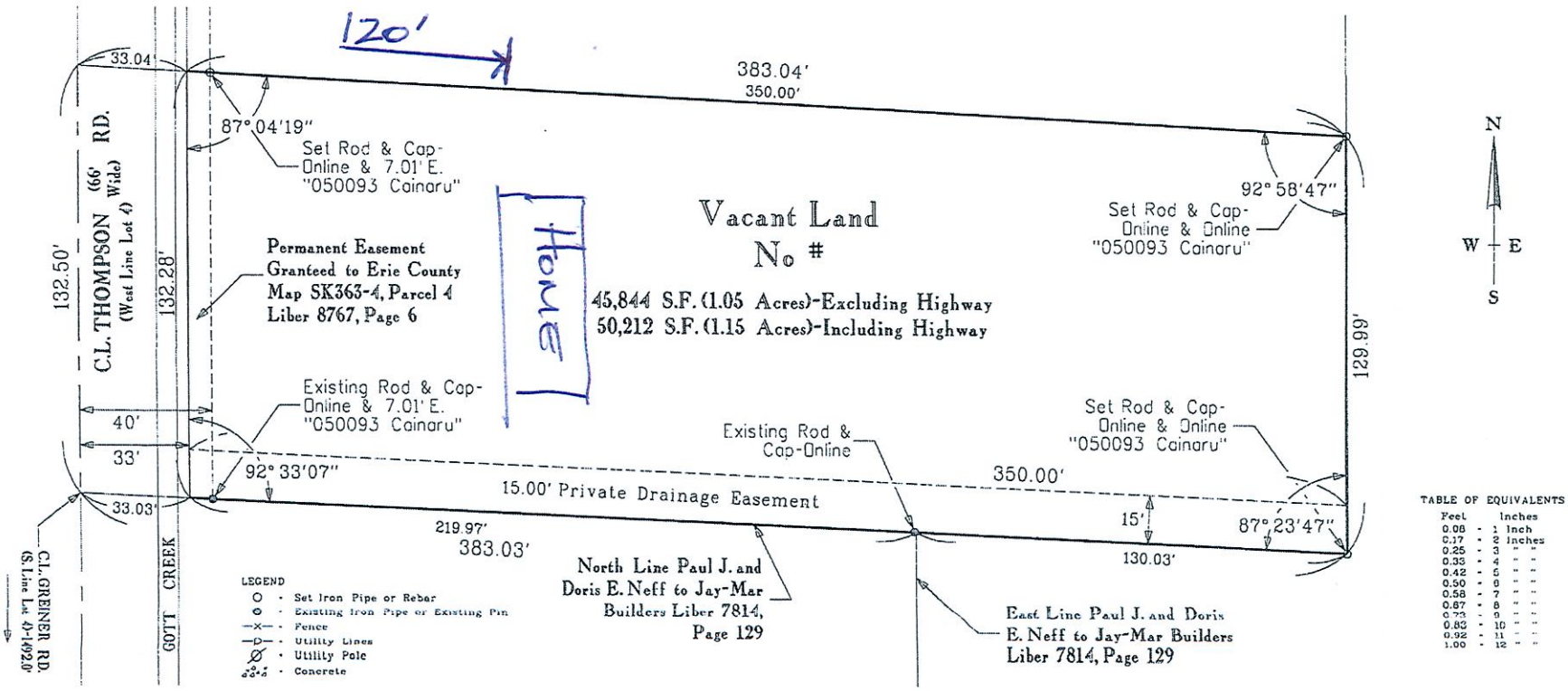
Filed with County Clerk **on** ..... **20** .....

* note the parcel lines displayed are approximate

5391 Thompson Road

Proposed single family residence

N



NOTES:

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law."

"Only copies from the original survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies."

"This survey is subject to easements and right of way of record."

"This survey was prepared without the benefit of a current Abstract of Title and is subject to any state of facts that may be revealed by an examination of such."

"Measurements made to siding or brick exterior."

SURVEY FOR
ROBERT H. GURBACKI

Attorney at Law

PART OF HOLLAND LAND COMPANY SURVEY.
LOT 4, SEC 10, TWP 12, RANGE 6
TOWN OF CLARENCE
OF
ERIE COUNTY, NEW YORK
TAX MAP NO. 058.14-1-10
S.L. MAP COVER BLK

STATE OF NEW YORK
DANIEL BIERUT
050598
LICENSED LAND SURVEYOR
DANIEL BIERUT, L.S.
N.Y.S. LICENSE NO. 050598

TRAIAN CAINARU LAND SURVEYING, P.C.
23 GRACE STREET
BUFFALO, NEW YORK 14207
PHONE: 716/873-2004
SCALE 1" = 40'
AREA - SEE MAP
DATE MARCH 15, 2007
JOB NO. DB-070002-AMENDED 5/14/2007
RESURVEY
HOUSE LOCATION

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: James Callahan

Date April 29, 2015

Action Desired Applicant requests a variance of 136 sq. ft. to allow for a 326 sq. ft. detached accessory structure located at 4176 Circle Court, in the Residential Single Family zone.

Reason Town Code Reference: §229-55(H)

PLEASE PRINT

Name	Matt Garris
Address	4176 Circle Court
Town/City	Williamsville
State	NY
Zip	14221
Phone	940-2687
Signed	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.....

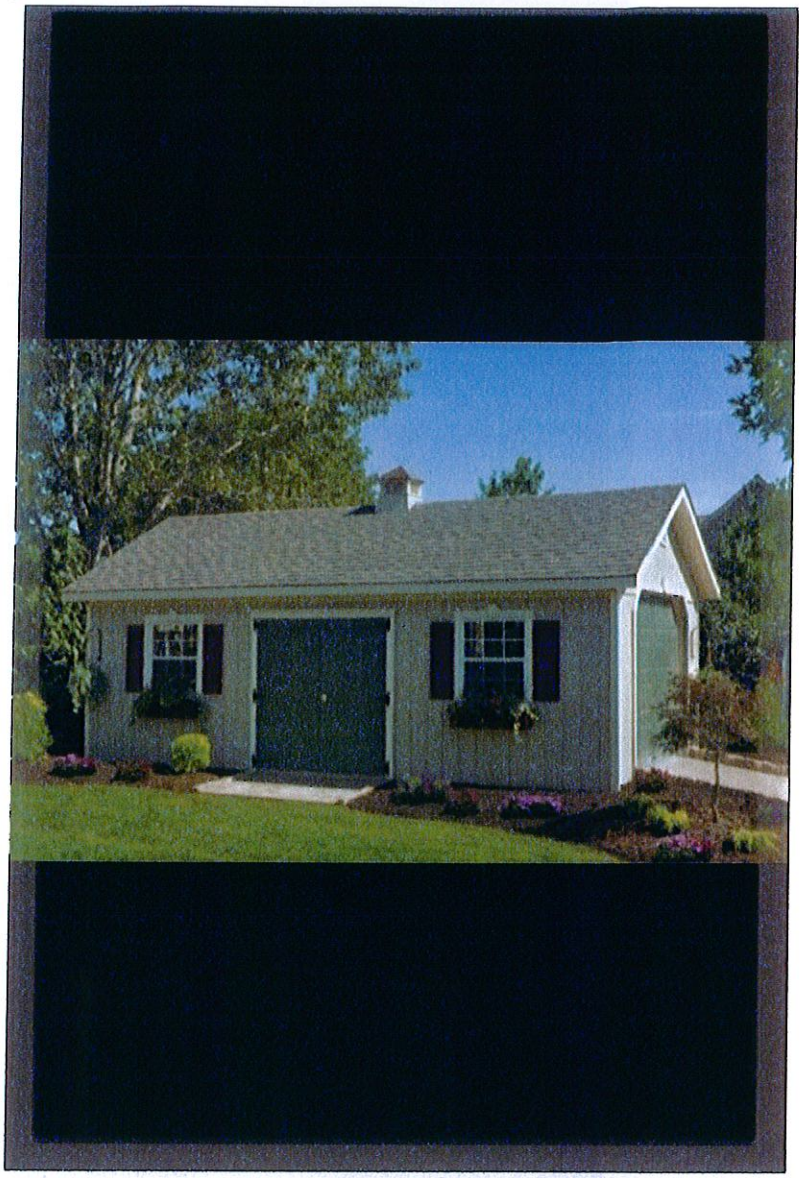
N

* note the parcel lines displayed are approximate

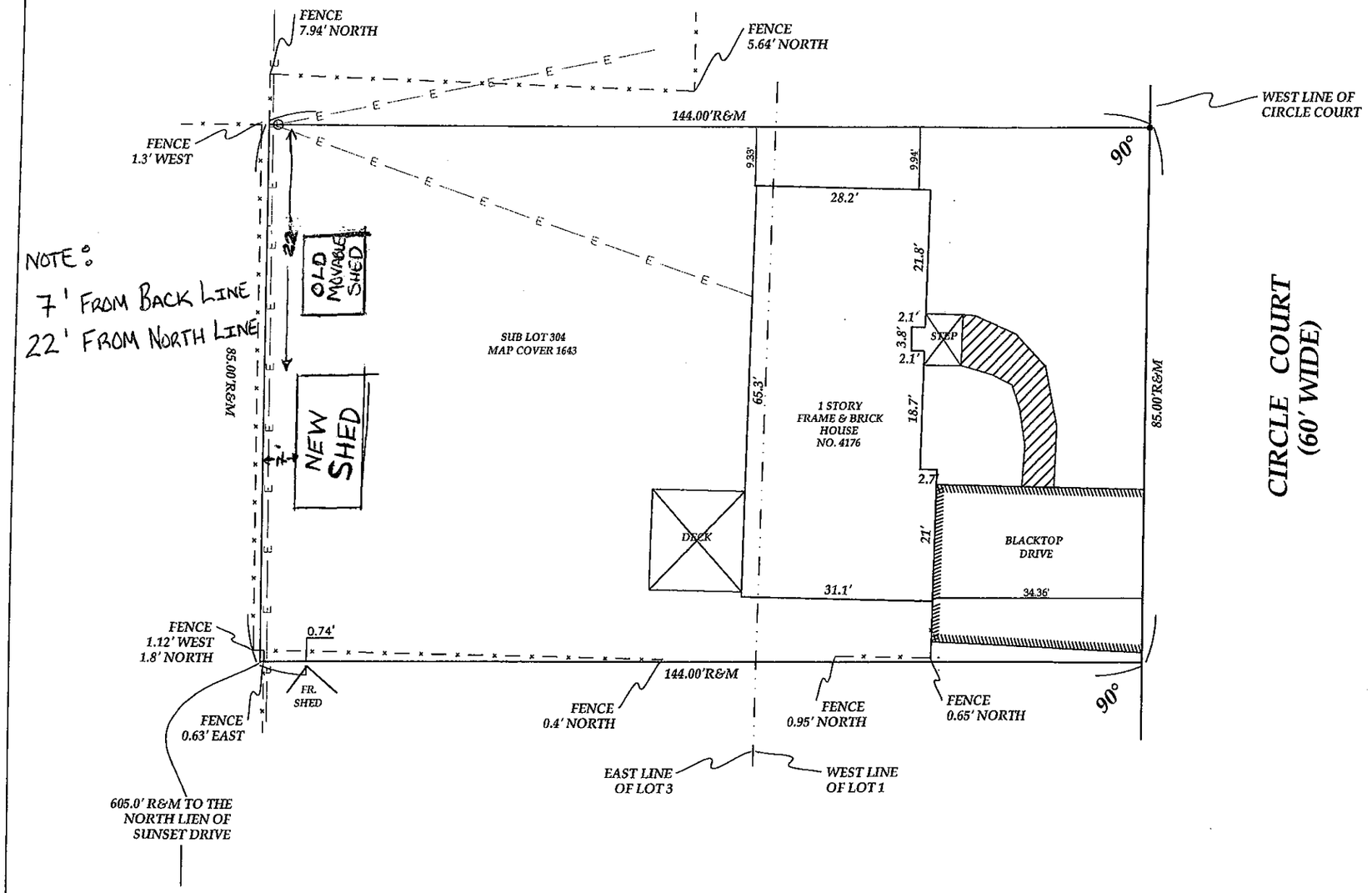
4176 Circle Court

Proposed 336 sq. ft. detached accessory structure

14' x 24'



* Similar To This No Garage Door *



MANGUSO LAND SURVEYING, P.C.
FREDERICK M. MANGUSO
PROF LAND SURVEYOR
572 TUSCARORA RD.
ANGOLA,NY 14006
PHONE & FAX 716 549 4717
LIC NO 049775-1
EMAIL Rick@MangusoLandSurveying.com
SUCCESSOR TO THE RECORDS OF
WILLIAM C. BUCKLAND L.S.
NORMAN B. JOHNSON L.S.
WILSON M. HUNTER L.S.

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0 20 40 60

LEGEND

These standard symbols will be found in the drawing.

- EXISTING IRON PIPE
- SET IRON PIPE
- UTILITY POLE
- BOUNDARY
- CENTERLINE OF ROAD
- FENCE
- DRIVE
- OVERHEAD UTILITY LINE

4176 CIRCLE COURT

DRAWN TAS	DATE 09/12/14	PART OF LOTS 1 & 3,S-13, T-12, R-6
		TOWN OF CLARENCE
APPROVED FMM	DATE 09/12/14	COUNTY OF ERIE
		STATE OF NEW YORK
SCALE 1" = 20	SHEET	PROJECT NO. 20140681

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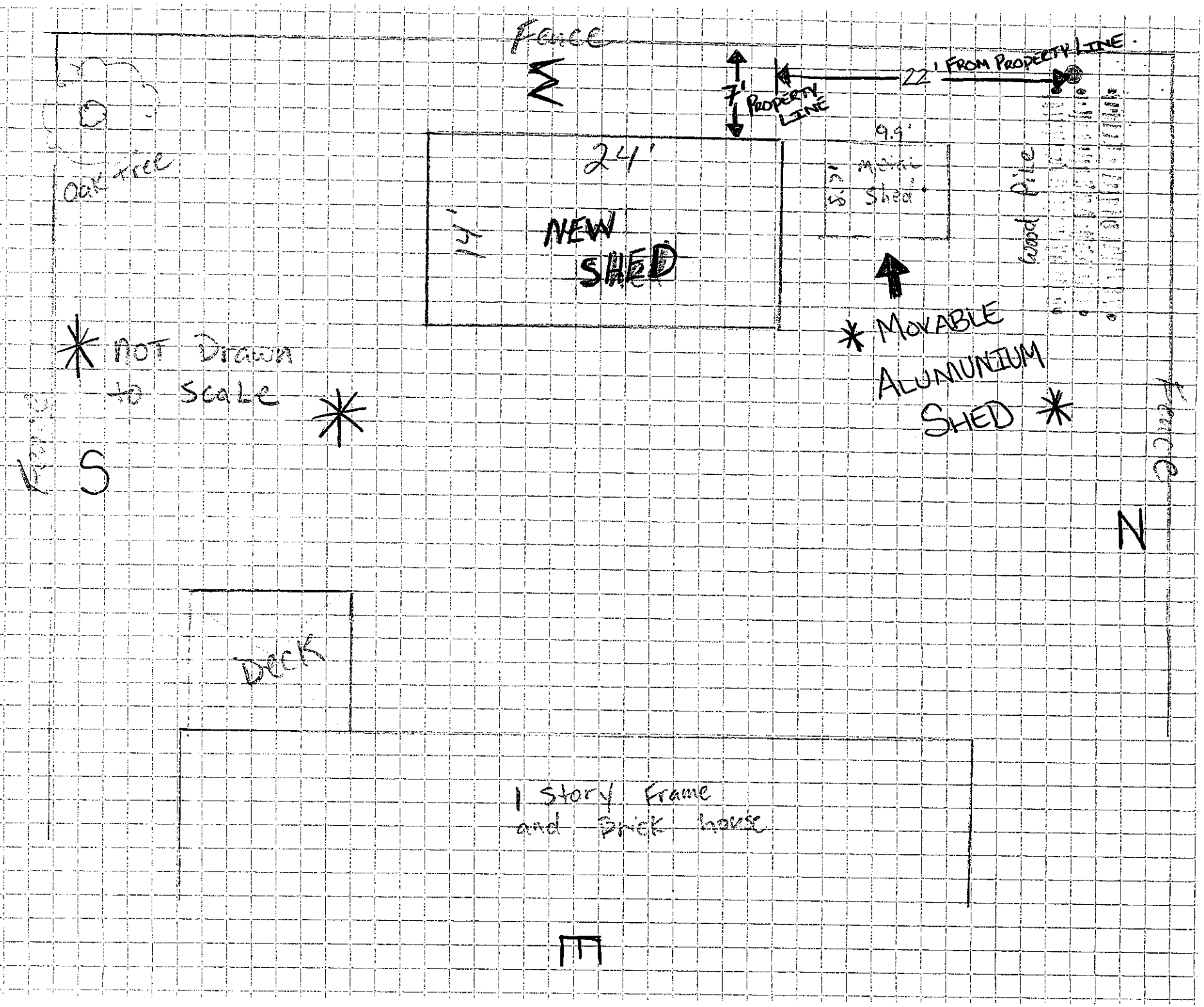
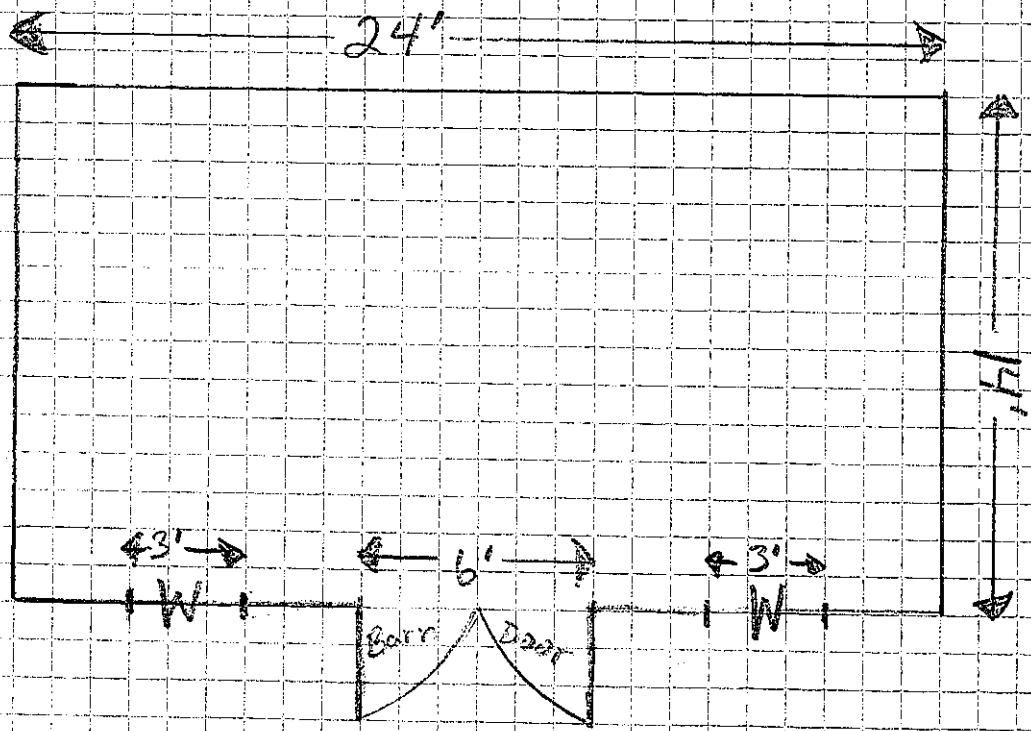

Fence
7' PROPERTY LINE
22' FROM PROPERTY LINE
Oak Tree
24'
14'
NEW SHED
9.9'
Metal Shed
Wood Pile
* MOVABLE ALUMUNIUM SHED *
* NOT Drawn to Scale *
S
N
Fence
Deck
1 Story Frame and Brick house

14 x 24 Shed



WALLS 2X4 CONSTRUCTION

ROOF 2X6 CONSTRUCTION

16 inch on centers

8 Foot WALLS

12'
24'
Front View
12'
24'
Rear View
8'
17'
Left Side
8'
17'
Right Side