



Proposed building lot shaded in red (8.7 acres)

Proposed 36' frontage

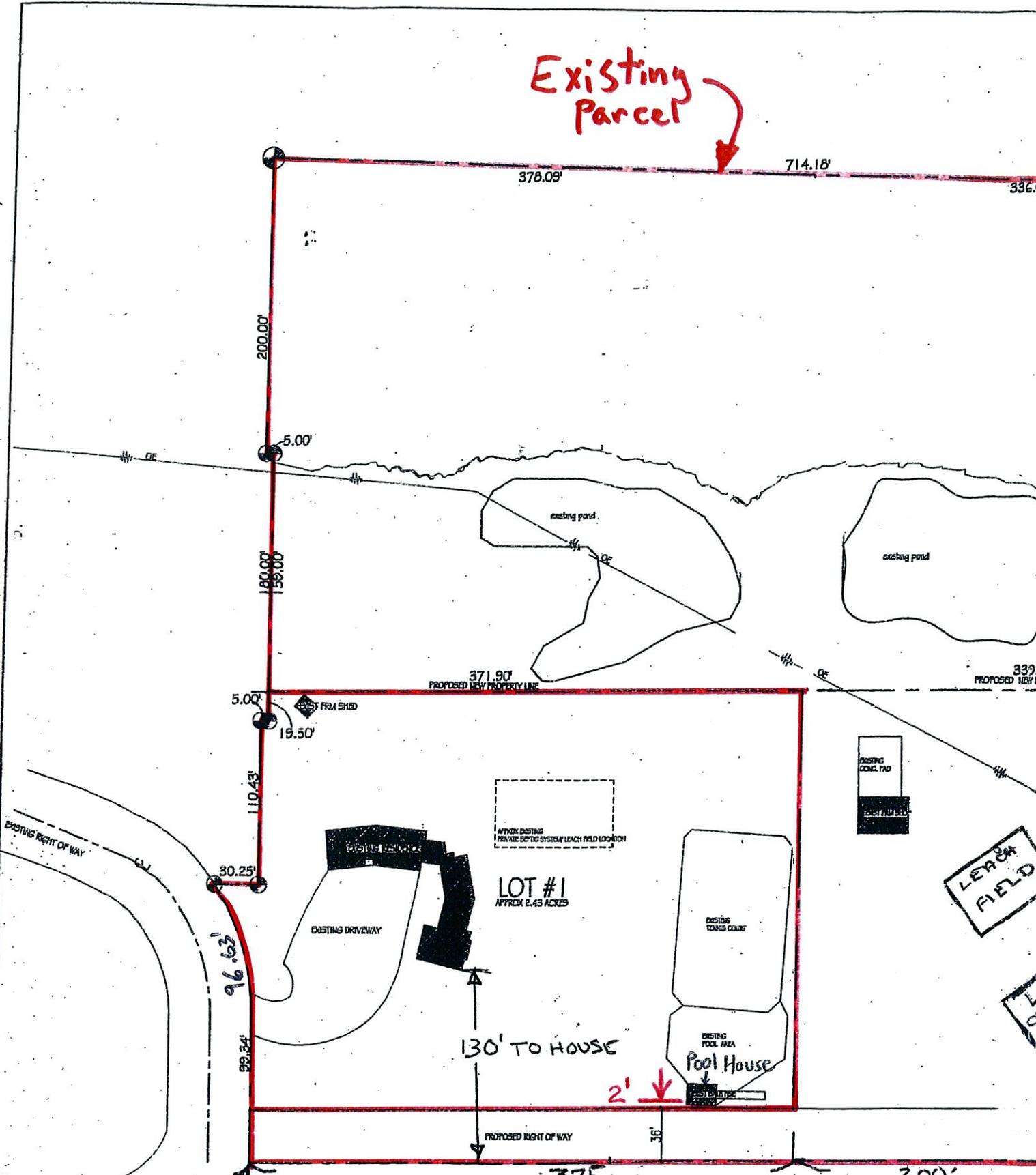
Proposed 2' side yard setback of accessory structure



* note the parcel lines displayed are approximate
9290 Hunt Club Ln

Existing Parcel

1" = 80', 9'



1 SITE PLAN

5-1

SITE PLAN PREPARED USING SURVEY BY OTTNEY MILLER, L.S.P.C., 25 BUFFALO STREET, AKRON, NY

SCALE: 1" = 40'

NOT TO SCALE

SDS NOTES:

- NEW PRIVATE SEWAGE DISPOSAL SYSTEMS TO BE MIN 10' BETWEEN SEPTIC TANK TO ANY PORTION OF A RESIDENCE STRUCTURE.
- ALL PORTIONS/COMPONENTS OF A SEPTIC SYSTEM (EXCLUDING ABOVE) TO BE MIN 20' TO ANY PORTION OF A RESIDENCE STRUCTURE
- MIN 150' FROM ANY WELL
- MIN 10' FROM ANY PROPERTY LINE
- MIN 100' FROM ANY STREAM
- MIN 100' FROM ANY FONDBODY OF WATER

EXISTING RIGHT OF WAY

134' TO HYDRANT

LEACH FIELD

LEACH FIELD

EXISTING CONC. PAD

EXISTING TRANS. COL. G. EXISTING POOL AREA Pool House

APPROX. EXISTING PRIVATE SEPTIC SYSTEM LEACH FIELD LOCATION

LOT #1 APPROX 2.43 ACRES

130' TO HOUSE

2'

36'

375

200'

378.09'

714.18'

336.0

200.00'

5.00'

180.00'

159.00'

5.00'

19.50'

110.43'

30.25'

96.63'

99.34'

371.90' PROPOSED NEW PROPERTY LINE

339' PROPOSED NEW P

PROPOSED RIGHT OF WAY

EXISTING RIGHT OF WAY

FRM SHED

existing pond

existing pond

EXISTING DRIVEWAY

EXISTING TRANS. COL. G.

EXISTING POOL AREA

Pool House

EXIST. LEACH FIELD

EXISTING CONC. PAD

EXISTING CONC. PAD

LEACH FIELD

LEACH FIELD



* note the parcel lines displayed are approximate
4120 Thornwood

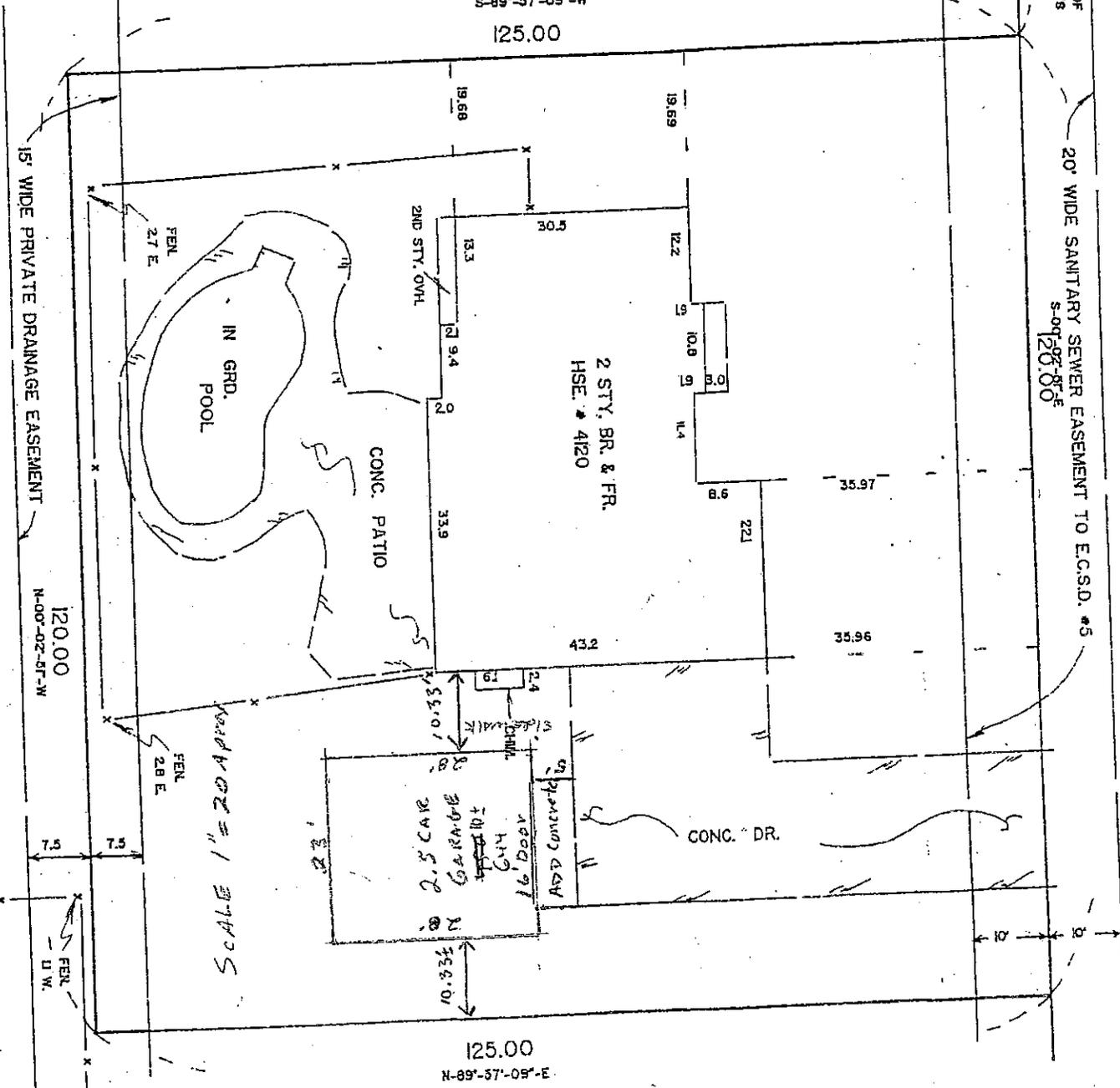
Proposed second garage
(detached accessory structure)
644 sq. ft.

10.71 TO S. LINE OF
COUNTRY MEADOWS
LINE 1601

20' WIDE SANITARY SEWER EASEMENT TO EC.S.D. #5
S-09-02-05
20.00

S-89-57-09-W

125.00



15' WIDE PRIVATE DRAINAGE EASEMENT

120.00
N-00-02-51-W

SCALE 1" = 20' APPROX

125.00
N-89-57-09-E

NOT TO SCALE. DIMENSIONS SHOWN UNLESS OTHERWISE SPECIFIED.

44,3,77

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 March 27, 2014

Action Desired Applicant requests a variance of 3' to allow for a 7' side yard setback of a proposed principle structure.

Principle structure is located within the Traditional Neighborhood District.

Site: 6802 Rivera Way - lot #3

Reason _____

Town Code Reference:

§229-63 (A)

PLEASE PRINT

Name Natale Builders

Address 9159 Main St

Clarence, NY 14031

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

Phone 580-3318

Signed SIGNATURE ON FILE

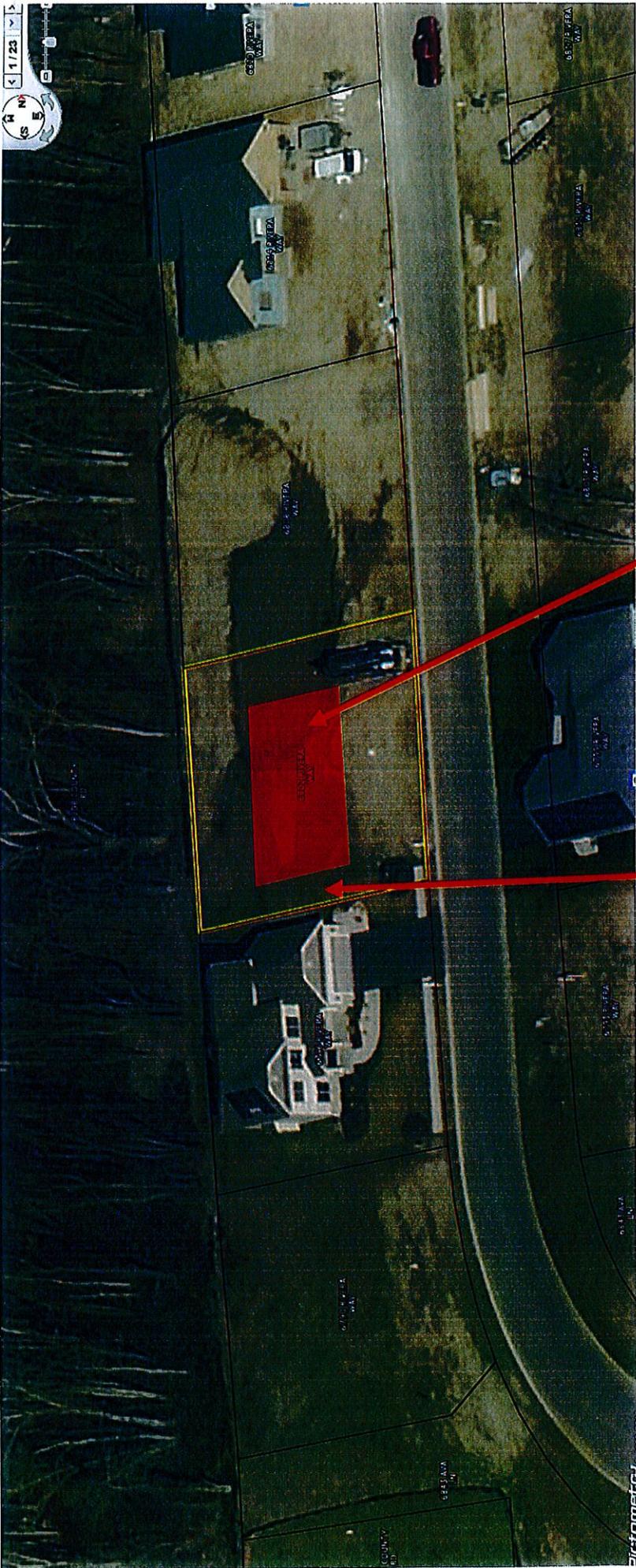
Requests for action on zoning should be filled out completely in above spaces if practicable, otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) 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 19
- Approved
- Rejected by on 19
- Published (Attach Clipping) on 19
- Hearing Held by on 19

Final Action Taken

- Approved
- Rejected by on 19
- Published (Attach Clipping) on 19
- Filed with Town Clerk on 19
- Filed with County Clerk on 19



Proposed primary structure

Proposed 7' side yard setback



* note the parcel lines displayed are approximate

6802 Rivera Way – lot #3

SITE PLAN
SCALE: 3/32" = 1'-0"

