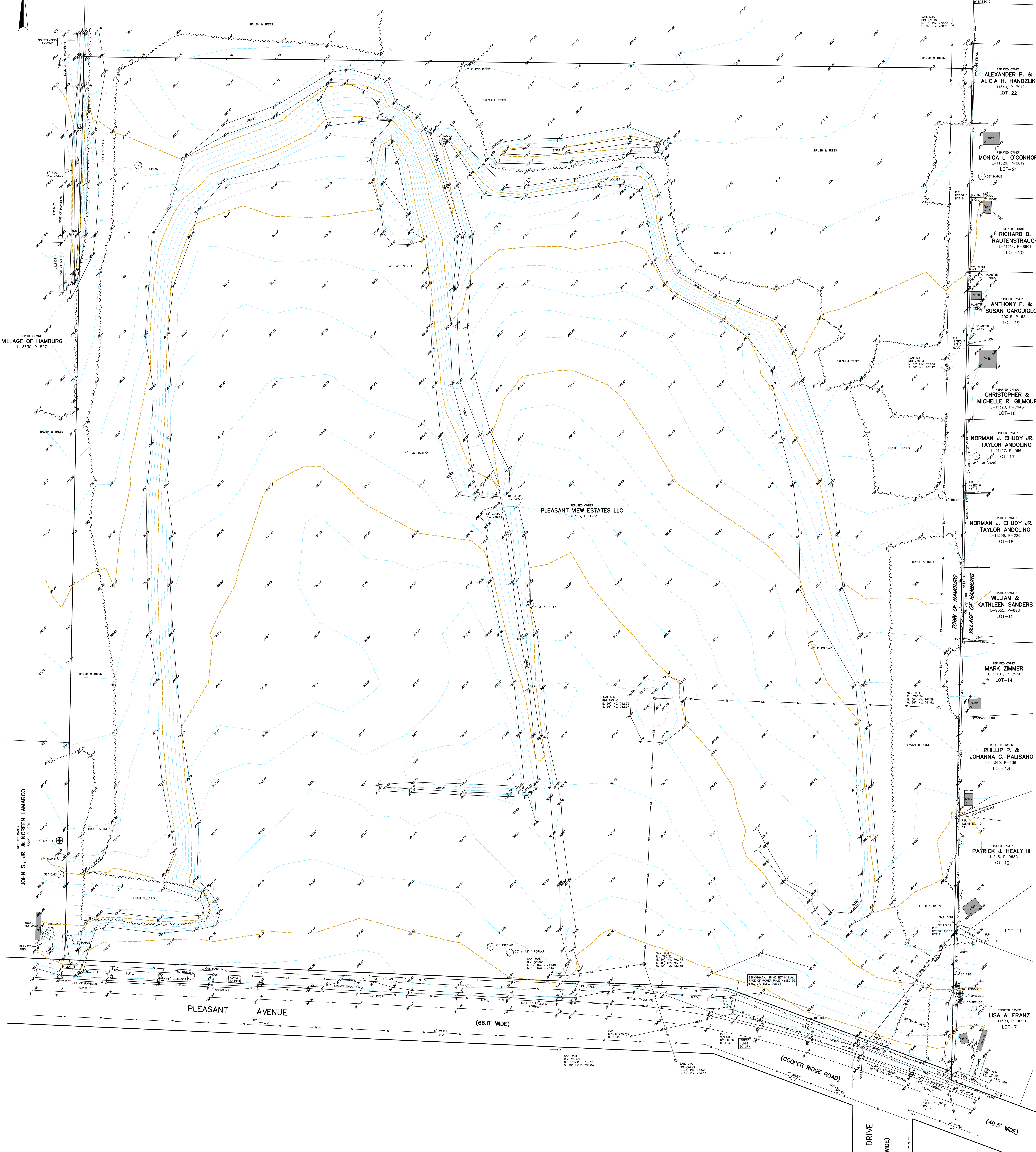


REPORTED OWNER
HAMBURG CENTRAL SCHOOL DISTRICT NO. 1
 L-6618, P-217

LOT-23



REPORTED OWNER
VILLAGE OF HAMBURG
 L-8630, P-527

REPORTED OWNER
PLEASANT VIEW ESTATES LLC
 L-11356, P-1955

REPORTED OWNER
ALEXANDER P. & ALICIA H. HANDZLIK
 L-11349, P-3912
 LOT-22

REPORTED OWNER
MONICA L. O'CONNOR
 LOT-21

REPORTED OWNER
RICHARD D. RAUTENSTRAUCH
 L-11214, P-8601
 LOT-20

REPORTED OWNER
ANTHONY F. & SUSAN GARBUOLO
 L-10035, P-43
 LOT-19

REPORTED OWNER
CHRISTOPHER & MICHELLE R. GILMOUR
 L-11320, P-7943
 LOT-18

REPORTED OWNER
NORMAN J. CHUDY JR. & TAYLOR ANDOLINO
 L-11417, P-565
 LOT-17

REPORTED OWNER
NORMAN J. CHUDY JR. & TAYLOR ANDOLINO
 L-11399, P-226
 LOT-16

REPORTED OWNER
WILLIAM & KATHLEEN SANDERS
 L-9055, P-698
 LOT-15

REPORTED OWNER
MARK ZIMMER
 L-11103, P-2951
 LOT-14

REPORTED OWNER
PHILIP P. & JOHANNA C. PALISANO
 L-11360, P-6361
 LOT-13

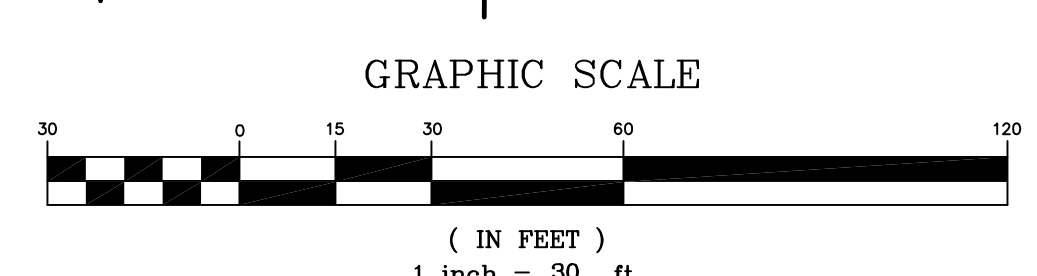
REPORTED OWNER
PATRICK J. HEALY III
 L-11248, P-9685
 LOT-12

REPORTED OWNER
LISA A. FRANZ
 L-11395, P-5990
 LOT-7

- OPERATING AUTHORITY FOR UTILITIES**
- 1) TELEPHONE SERVICE ----- VERIZON
 65 FRANKLIN STREET, ROOM 602
 BUFFALO, NY 14202-4074 (716) 398-5785
 - 2) ELECTRIC SERVICE ----- NEW YORK STATE ELECTRIC & GAS CORP.
 150 ERIE STREET
 LANCASTER, NY 14086 (585) 484-5115
 - 3) GAS SERVICE ----- NATIONAL FUEL GAS CORPORATION
 6303 MAIN STREET
 AMHERST, NY 14221 (716) 857-7431
 - 4) WATER SERVICE ----- ERIE COUNTY WATER AUTHORITY
 3030 UNION ROAD
 CHEEKTOWAGA, NY 14227 (716) 684-1510
 - 5) SANITARY SEWER SERVICE ----- ERIE COUNTY DIVISION OF SEWER MANAGEMENT
 95 FRANKLIN STREET
 BUFFALO, NY 14202 (716) 858-8780
 - 6) STORM SEWER SERVICE ----- VILLAGE OF HAMBURG
 425 PLEASANT AVENUE
 HAMBURG, NY 14075 (716) 649-4953

- GENERAL NOTES**
- 1) BENCHMARK: SPIKE SET IN THE NORTHWEST FACE OF POWER POLE NYSEC 56/BELL 37. ELEVATION 798.80 (NAVD88)
 - 2) SBL - TOWN OF HAMBURG TAX MAP NO. 182-19-3-2.
 - 3) FOR REFERENCE MAP SEE SURVEY PREPARED BY NUSSBAUMER & CLARKE, INC. DATED AUGUST 3, 2013 AND IDENTIFIED AS JOB NO. 1232-1139.
 - 4) FOR REFERENCE MAP SEE SURVEY PREPARED BY MINTOSH & MINTOSH, P.C. DATED OCTOBER 25, 2023 AND IDENTIFIED AS JOB NO. 10257.

- LEGEND**
- OE — OVERHEAD ELECTRIC
 - OT — OVERHEAD TELEPHONE
 - OET — OVERHEAD ELECTRIC & TELEPHONE
 - SS — SANITARY SEWER
 - UT — UNDERGROUND TELEPHONE
 - W — WATER
 - G — GAS
 - F — FENCE
 - P.P. — POWER POLE
 - S.M.H. — SANITARY MANHOLE
 - W.V. — WATER VALVE
 - H. — HYDRANT
 - S — SIGN
 - N.F.V. — NOT FIELD VERIFIED

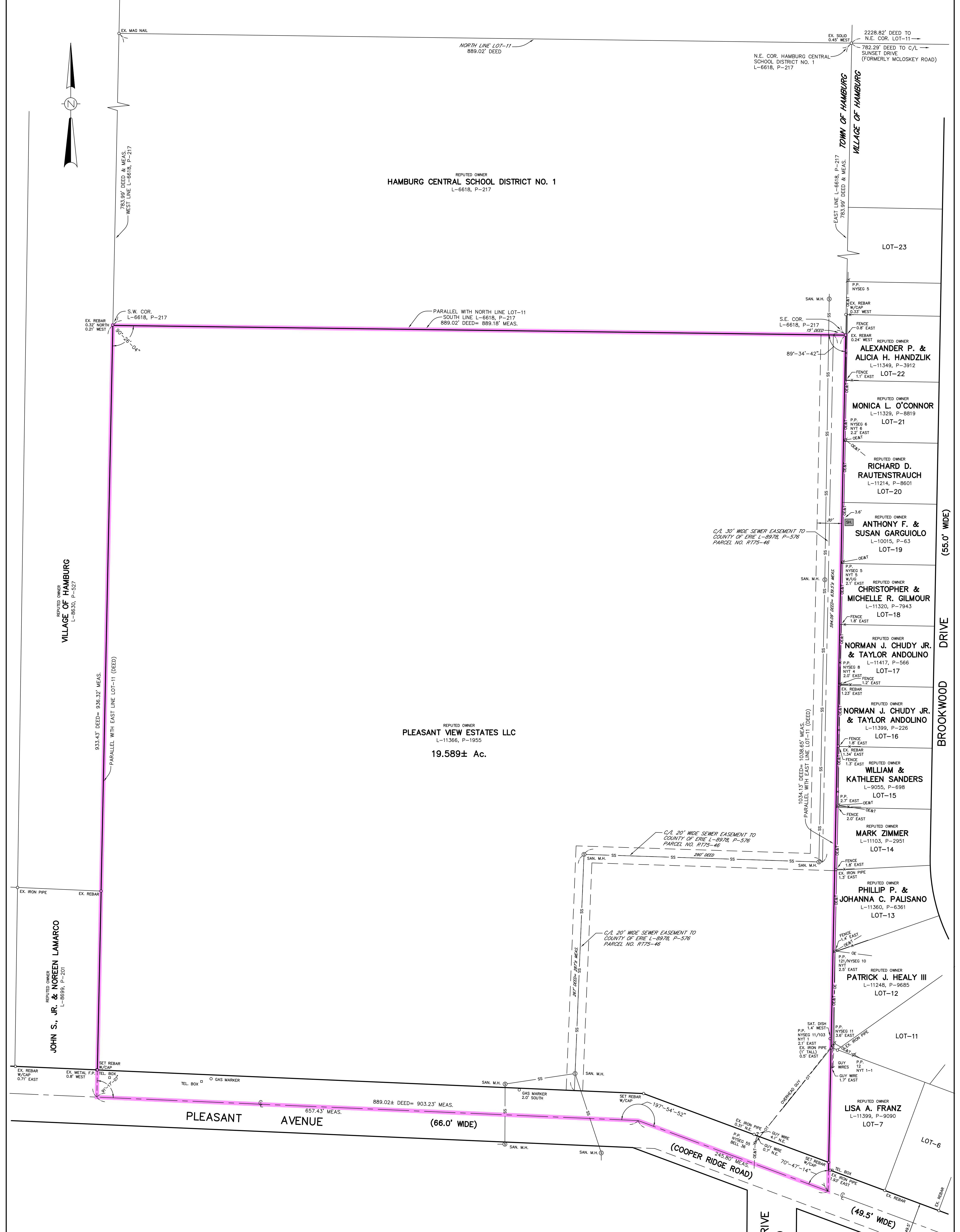


MINTOSH & MINTOSH, P.C.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 LOOPPORE, NEW YORK BUFFALO, NEW YORK
 PHONE 434-9138 PHONE 625-8360

REVISION	DATE

TOPOGRAPHICAL MAP OF PART OF LOT-11, TWP.-9, R.-8, HOLLAND PURCHASE
 LOCATION: TOWN OF HAMBURG, ERIE COUNTY, NEW YORK
 SEE MAP COVER FILED IN THE E.C.C.O. UNDER COVER NO. 2200
 JOB NO. 10257-A SCALE: 1" = 30' DATE: OCTOBER 25, 2023

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 ALL RIGHTS RESERVED



GENERAL NOTES

- SBL - TOWN OF HAMBURG TAX MAP NO. 182.19-3-2.
- FOR REFERENCE MAP SEE SURVEY PREPARED BY NUSSBAUMER & CLARKE, INC. DATED AUGUST 3, 2013 AND IDENTIFIED AS JOB NO. 12J2-1139.
- FOR REFERENCE MAP SEE TOPOGRAPHIC MAP PREPARED BY MCINTOSH & MCINTOSH, P.C. DATED OCTOBER 25, 2023 AND IDENTIFIED AS JOB NO. 10257-A.

LEGEND

- OE— OVERHEAD ELECTRIC
- OT— OVERHEAD TELEPHONE
- OE&T— OVERHEAD ELECTRIC & TELEPHONE
- SS— SANITARY SEWER
- X— FENCE
- P.P.— POWER POLE
- SAN. M.H.— SANITARY MANHOLE

McINTOSH & MCINTOSH, P.C.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 LOCKPORT, NEW YORK BUFFALO, NEW YORK
 PHONE 433-2535 PHONE 625-8360

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.		NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.	
RESURVEY	REVISION	SURVEY OF PART OF LOT-11, TWP.-9, R.-8, HOLLAND PURCHASE	
		TOWN OF HAMBURG, ERIE COUNTY, NEW YORK	
		SEE MAP COVER FILED IN THE E.C.C.O. UNDER COVER NO. 2200	
JOB No. 10257	SCALE: 1"= 50'	DATE: OCTOBER 25, 2023	DRAWN COMP. CHECKED

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GENERAL NOTES

- 1) SBL - TOWN OF HAMBURG TAX MAP NO. 182.19-3-2.
- 2) FOR REFERENCE MAP SEE SURVEY PREPARED BY NUSSBAUMER & CLARKE, INC. DATED AUGUST 3, 2013 AND IDENTIFIED AS JOB NO. 12J2-1139.
- 3) FOR REFERENCE MAP SEE TOPOGRAPHIC MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED OCTOBER 25, 2023 AND IDENTIFIED AS JOB NO. 10257-A.
- 4) THE PROPERTY ALSO FALLS IN THE AGRICULTURAL AND OPEN SPACE OVERLAY DISTRICT.

LEGEND

— W —	WATER LINE
— OE —	OVERHEAD ELECTRIC
— OT —	OVERHEAD TELEPHONE
— OE&T —	OVERHEAD ELECTRIC & TELEPHONE
— SS —	SANITARY SEWER
— X —	FENCE
⊕ P.P.	POWER POLE
⊙ SAN. M.H.	SANITARY MANHOLE

REPUTED OWNER
HAMBURG CENTRAL SCHOOL DISTRICT NO. 1
L-6618, P-217

Town of Hamburg, ecode360.com

R-1 Single-Family Residence District

280-32. Minimum lot size.

Unless otherwise provided, the minimum lot size in the R-1 District shall be as specified in this section.

A. Lot area: [Amended 6-12-1989 by L.L. No. 4-1989; 8-4-2003 by L.L. No. 4-2003]

- (1) Fifteen thousand square feet where the lot is served by a public sanitary sewer.
- (2) Thirty thousand square feet where a lot is not served by a public sanitary sewer.

B. Lot width at the building line:

- (1) Ninety feet where a lot is served by a public sanitary sewer. [Amended 6-12-1989 by L.L. No. 4-1989]
- (2) One hundred feet where a lot is not served by a public sanitary sewer.

C. Lot width at the front lot line: 30 feet. [Amended 8-4-2003 by L.L. No. 4-2003]

280-34. Required yards.

Unless otherwise provided, the minimum yards and other open spaces in the R-1 District shall be as specified in this section.

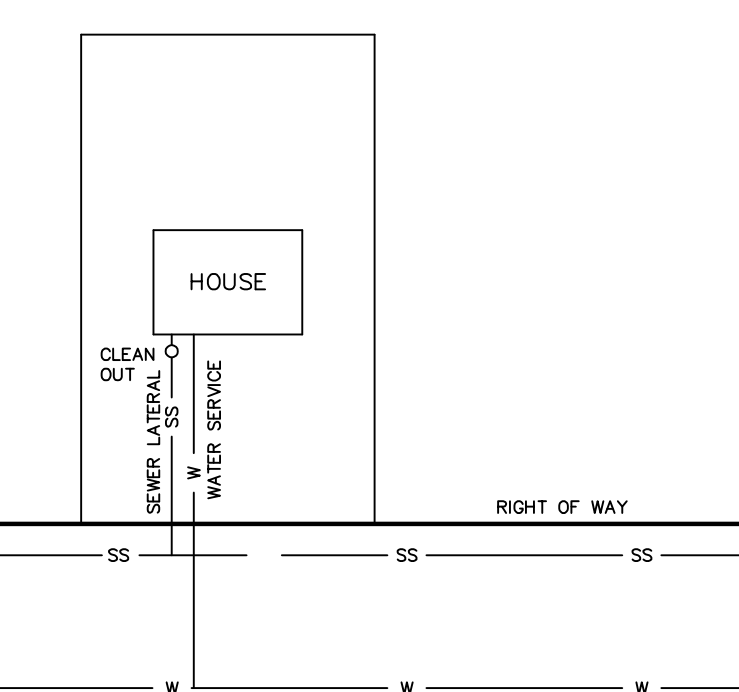
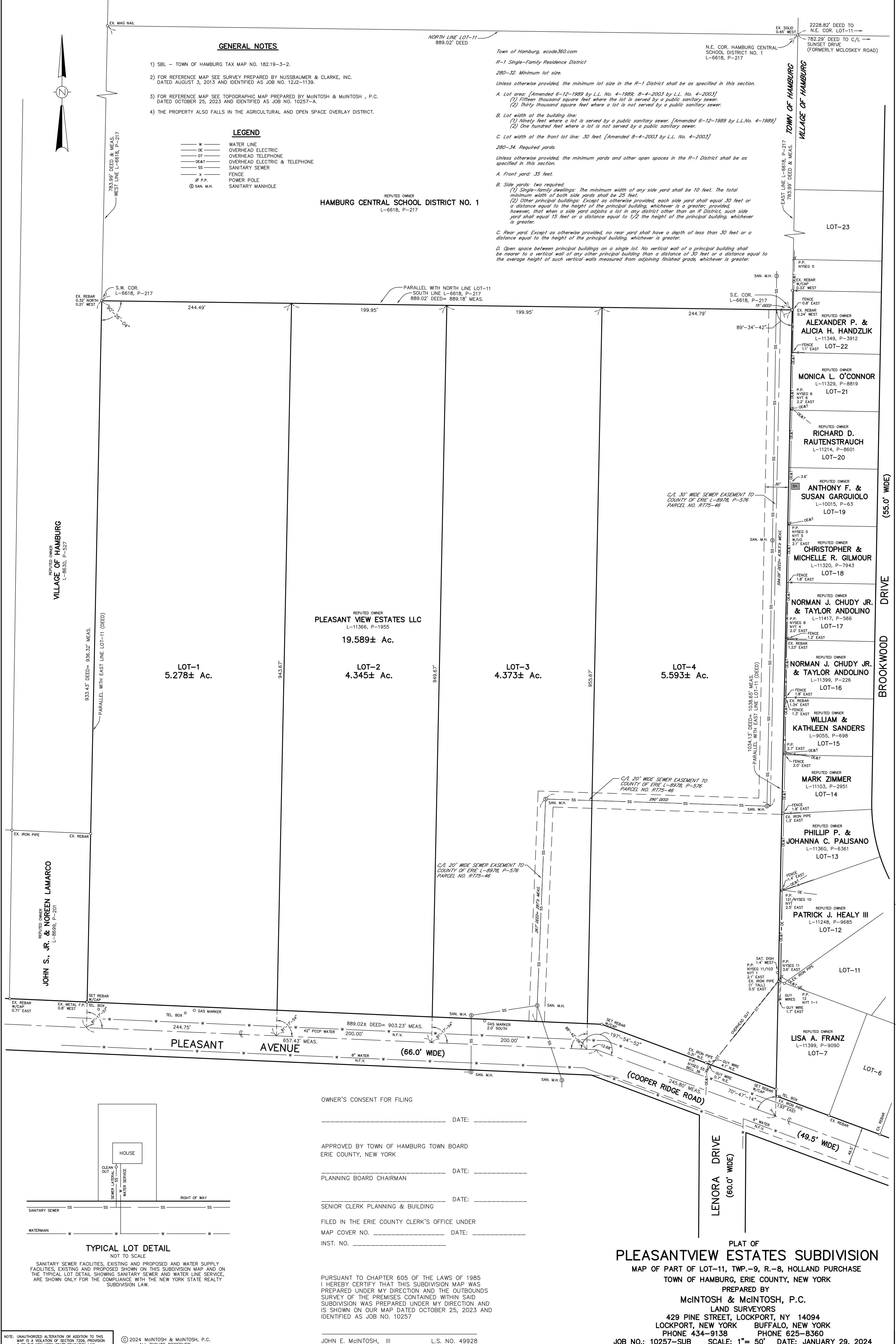
A. Front yard: 35 feet.

B. Side yards: two required.

- (1) Single-family dwellings: The minimum width of any side yard shall be 10 feet. The total minimum width of both side yards shall be 25 feet.
- (2) Other principal buildings: Except as otherwise provided, each side yard shall equal 30 feet or a distance equal to the height of the principal building, whichever is greater, provided, however, that when a side yard adjoins a lot in any district other than an R District, such side yard shall equal 15 feet or a distance equal to 1/2 the height of the principal building, whichever is greater.

C. Rear yard: Except as otherwise provided, no rear yard shall have a depth of less than 30 feet or a distance equal to the height of the principal building, whichever is greater.

D. Open space between principal buildings on a single lot. No vertical wall of a principal building shall be nearer to a vertical wall of any other principal building than a distance of 30 feet or a distance equal to the average height of such vertical walls measured from adjoining finished grade, whichever is greater.



OWNER'S CONSENT FOR FILING

DATE: _____

APPROVED BY TOWN OF HAMBURG TOWN BOARD
ERIE COUNTY, NEW YORK

DATE: _____

PLANNING BOARD CHAIRMAN

DATE: _____

SENIOR CLERK PLANNING & BUILDING

DATE: _____

FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER
MAP COVER NO. _____ DATE: _____
INST. NO. _____

PLAT OF
PLEASANTVIEW ESTATES SUBDIVISION
MAP OF PART OF LOT-11, TWP.-9, R.-8, HOLLAND PURCHASE
TOWN OF HAMBURG, ERIE COUNTY, NEW YORK
PREPARED BY
McINTOSH & McINTOSH, P.C.
LAND SURVEYORS
429 PINE STREET, LOCKPORT, NY 14094
LOCKPORT, NEW YORK BUFFALO, NEW YORK
PHONE 434-9138 PHONE 625-8360
JOB NO.: 10257-SUB SCALE: 1"= 50' DATE: JANUARY 29, 2024

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.