

PUBLIC NOTICE  
TOWN OF BOSTON  
ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE: that the Zoning Board of Appeals of the Town of Boston, Erie County, New York will conduct a Work Session on Thursday, August 1, 2013 beginning at 7:00 PM in the Boston Town Hall courtroom, 8500 Boston State Road, Boston, New York.  
The Zoning Board of Appeals will then conduct the following Public Hearings beginning at 7:20 PM relating to the applications of:

- Item #1      Petition #456    Gary Haag residing at 4514 Haag Road  
                  SBL# 256.00-3-12.1  
                  Request for variance from Town Code Section 123-136 B (4): allows 2,500 square feet of accessory use on 5+ acres of property, this property is 69 +/- acres  
                  Request is for the construction of accessory building:  
                  Existing                2,284 square feet  
                  Proposed                 3,024 square feet  
                  Total                        5,308 square feet  
                  Variance request is    2,808 square feet
- Item #2      Petition #457      Kevin Barrett residing at 7970 Boston Colden Road  
                  SBL# 242.00-3-23.11  
                  Request for variance from Town Code Section 123-136 B (4): allows 2,500 square feet of accessory use on 3+ to 5 acres of property; this property is 18 +/- acres  
                  Request is for the construction of accessory building:  
                  Total existing            4,540 square feet            Proposed            1,824 square feet  
                  Total                        6,364 square feet            Variance request is    3,864 square feet
- Item #3      Petition #458      Sean Hopkins, Atty. for potential owner Thomas Lyng  
                  Vacant property on West Tillen Road    SBL# 258.13-1-9 & 6  
                  Request for variance from Town Code Section 123-122 which does not permit the construction of a dwelling on any lot that does not have immediate frontage on a dedicated road.
- Item #4      Petition #459      Patrick & Carrienne Hultgren residing at 6174 Wildwood Drive  
                  SBL#226.02-5-5  
                  Request variance from Town Code Section 123-21 B (1) which requires a side yard setback of 10 feet, the variance request for this shed is a 5 foot side yard setback.
- Item #5      Petition #460      Chris Kennedy            vacant land on Pfarner Road  
                  SBL# 257.00-3-2.2  
                  Request for variance from Town Code Section 123-25 c (2) which does not permit the construction of an accessory building prior to the construction of a principal building.

At this hearing, at the time and place noted above, all interested persons will be heard for or against said application.

Zoning Board of Appeals Town of Boston  
Dennis Mead, Chairman

Dated: July 11, 2013  
Published: July 18, 2013

6174 Wildwood Dr.  
Hamburg, NY 14075

July 9, 2013

Town of Boston Zoning Board  
8500 Boston State Road  
Boston, NY 14025

To the Members of the Town of Boston Zoning Board:

As the owners of 6174 Wildwood Drive, we are applying for a variance to construct a 10' x 14' garden shed on the west side of our property, 5' from our western property line instead of the Town of Boston's 10 foot minimum requirement. After consideration of optimal yard use and gradient issues, and then discussing options with both of our adjacent neighbors regarding further issues of privacy and aesthetics of the panoramic view of the natural treed-creek northern back-line, we have come to the conclusion that this is the prime size and location for such a shed. This garden shed will be used to store lawn and garden tools, patio furniture, and swimming pool accessories.

Respectfully Yours,

  
Patrick Hultgren & Carrienne Hultgren  
Owners of 6174 Wildwood Dr.

6174 Wildwood Dr.  
Hamburg, NY 14075

July 7, 2013

Town of Boston Zoning Board  
8500 Boston State Road  
Boston, NY 14025

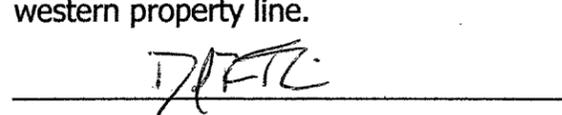
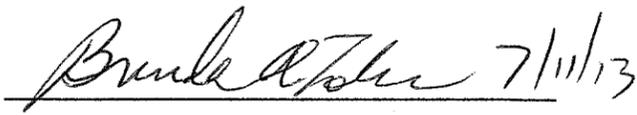
To the Members of the Town of Boston Zoning Board:

As the owners of 6174 Wildwood Drive, we are applying for a variance to construct a 10' x 14' garden shed on the west side of our property, 5' min. from our western property line, and approximately 60' feet from the back northern line. We have discussed our intended plans with the owners of the adjacent properties to the west at 6162 Wildwood Drive, as well as 6184 Wildwood Drive to the east. As indicated by their signatures below, both property owners support our proposal for a variance from the Town of Boston's 10 foot minimum requirement, so that we can instead place a garden shed 5 feet min. from our western property line.

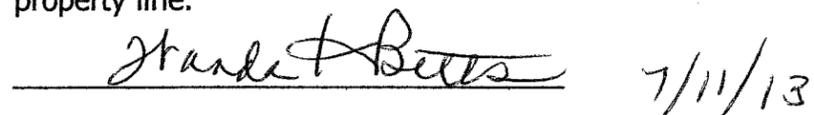
Respectfully Yours,

  
Patrick Hultgren & Carrienne Hultgren 7-11-13  
Owners of 6174 Wildwood Dr.

We, Daniel and Brenda Tobin, owners of 6162 Wildwood Drive, support Patrick and Carrienne Hultgren's intended construction of a 10' x 14' garden shed 5' min. from their western property line.

   
7/11/13

I, Wanda Betts, owner of 6184 Wildwood Drive, support Patrick and Carrienne Hultgren's intended construction of a 10' x 14' garden shed 5' min. from their western property line.

  
7/11/13

PROJECT I.D. NUMBER

Appendix C

State Environmental Quality Review

### SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

#### PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>Patrick + Carrienne Hultgren</u>	2. PROJECT NAME <u>Hultgren Shed</u>
3. PROJECT LOCATION: Municipality <u>Hamburg Boston</u> County <u>Erie</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>6174 Wildwood Drive Hamburg, NY 14075</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Construction of a 10'x14' garden shed in the backyard of the property.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>.0032</u> acres Ultimately <u>.0032</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>Filed for a side yard variance.</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Carrienne Hultgren</u>	Date: <u>7-11-13</u>
Signature: <u>Carrienne Hultgren</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

WARRANTY DEED

FILED  
OCT 22 2012  
ERIE COUNTY  
CLERK'S OFFICE

THIS INDENTURE, is made the 16th day of October, Two Thousand

Between Donna M. Ewing

residing at 6174 Wildwood Drive, Hamburg, New York 14075

Grantor, and

Patrick T. Hultgren and Carrieanne E. Hultgren, *h/w*

residing at 104 Forestal Drive, Hamburg, New York 14075

Grantees,

**Witnesseth**, that the Grantor, in consideration of One and More (\$1.00 and More) Dollars lawful money of the United States, paid by the Grantees, does hereby grant and release unto the Grantees, their heirs and assigns forever,

**All That Tract or Parcel of Land**, situate in the Town of Boston, County of Erie and State of New York, being part of Lot No. 14, Township 8, Range 7 of the Holland Land Company's Survey and according to map filed in Erie County Clerk's Office under Cover No. 2359 is known as subdivision lot number eight (8).

**Together** with the appurtenances and all the estate and rights of the Grantor in said premises,

**To have and to hold**, the above granted premises unto the Grantees, their heirs and assigns forever.

**And** said Grantor covenants as follows:

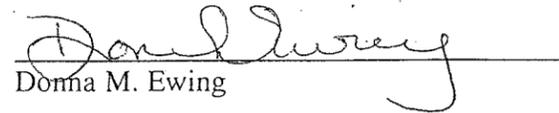
**First**, that the Grantees shall quietly enjoy the said premises;

**Second**, that said Grantor will forever **Warrant** the title to said premises;

**Third**, that this conveyance is subject to the trust fund provisions of section thirteen of the lien law.

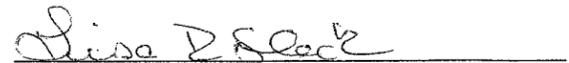
**In Witness Whereof**, the Grantor has hereunto set her hand and seal the day and year first above written.

**In Presence of**

  
Donna M. Ewing

STATE OF NEW YORK )  
COUNTY OF ERIE ) ss.:

On this 16th day of October, in the year 2012, before me, the undersigned, a notary public in and for said state, personally appeared Donna M. Ewing, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

LISA R. SLACK  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires June 21, 2015

# APPLICATION FOR PERMIT

Town of Boston, New York

Single Family Dwellings, Farm Buildings,  
Accessory Building, Additions

OFFICE USE ONLY	
Approved ( )	Disapproved ( )
Permit No. _____	
Address _____	
Date Issued _____	
Permit Fee _____	
Issued By _____	

Owner Patrick + Carrienne Hultgren Contractor Douglas McClurg  
Address 6174 Wildwood Dr. Address e-mail: drmcclurg@hotmail.com  
Hamburg, NY 14875  
Day Phone 912-3072 Eve. 912-3072 Day Phone 585-592-9327 Eve. 585-592-9329

Application is hereby made for permission to:	<input checked="" type="checkbox"/> Erect	<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Concrete Block	
	<input type="checkbox"/> Alter	<input type="checkbox"/> Brick	<input type="checkbox"/> Concrete Reinforced	
	<input type="checkbox"/> Repair	<input type="checkbox"/> Brick Veneer	<input type="checkbox"/> Steel	
	<input type="checkbox"/> Addition	<input type="checkbox"/> Tile	<input type="checkbox"/> Other _____	
<input type="checkbox"/> Move	<input type="checkbox"/> Stone			
To be used as:	<input type="checkbox"/> Single Dwelling	<input type="checkbox"/> Farm Building	<input type="checkbox"/> Barn	<input type="checkbox"/> Solid-Fuel Burning
	<input type="checkbox"/> Private Garage	<input type="checkbox"/> Swimming Pool	<input checked="" type="checkbox"/> Accessory Building	

Address of Premises for Which Application is Made:  
section, Block, Lot 226.02-5-5 Current Zoning Residential 1  
Tax I.D. Number \_\_\_\_\_  
North } Side of Wildwood Dr., Size of Lot 100.55', 199.01', 46  
South } Street Name Depth Acreage  
East }  
West }  
Distance of Building from lot lines. Front 125', Rt. side 85', Lt. side 5', Rear 102'  
Size of completed () Building, ( ) Addition, feet wide 10, feet long 4, feet high 11.5  
Sq. Ft. of: Basement \_\_\_\_\_, First Floor \_\_\_\_\_, Second Floor \_\_\_\_\_, Garage \_\_\_\_\_, Other 140  
The estimated value of Structure exclusive of land is \$ 2,000  
Total Square Footage of Lot 20000.5025 Percentage of Lot Coverage (All Bldgs) 9.4 %  
Ceed Restrictions None  
Type of Sewage Disposal None  
Type of Water Supply None  
NOTE: Approval of proposed system by County Health Dept. must be presented with application.

NOTE: Permit for Driveway Culvert must be presented with this application before Driveway Culvert is installed. Permit must be obtained from the Highway Department having jurisdiction (Town)(County)(State)  
Attach Survey bearing the stamp of a licensed survey or engineer showing the location of all buildings with references to said lot including both existing structures and proposed structures, giving dimensions in feet.  
PLANS FOR THE BUILDING INSPECTOR MUST BE SUBMITTED WITH THIS APPLICATION.  
THEY MUST COMPLY WITH STATE UNIFORM BUILDING CONSTRUCTION CODE AND THE STATE ENERGY CONSERVATION CODE.

No person shall make any change in plans herewith submitted for specifications herein contained, or in the structural part of the building without written consent of the Building Inspector.

Sketch on reverse side of this application must be completed

The undersigned applicants do hereby affirm that the information herein supplied is true and correct.

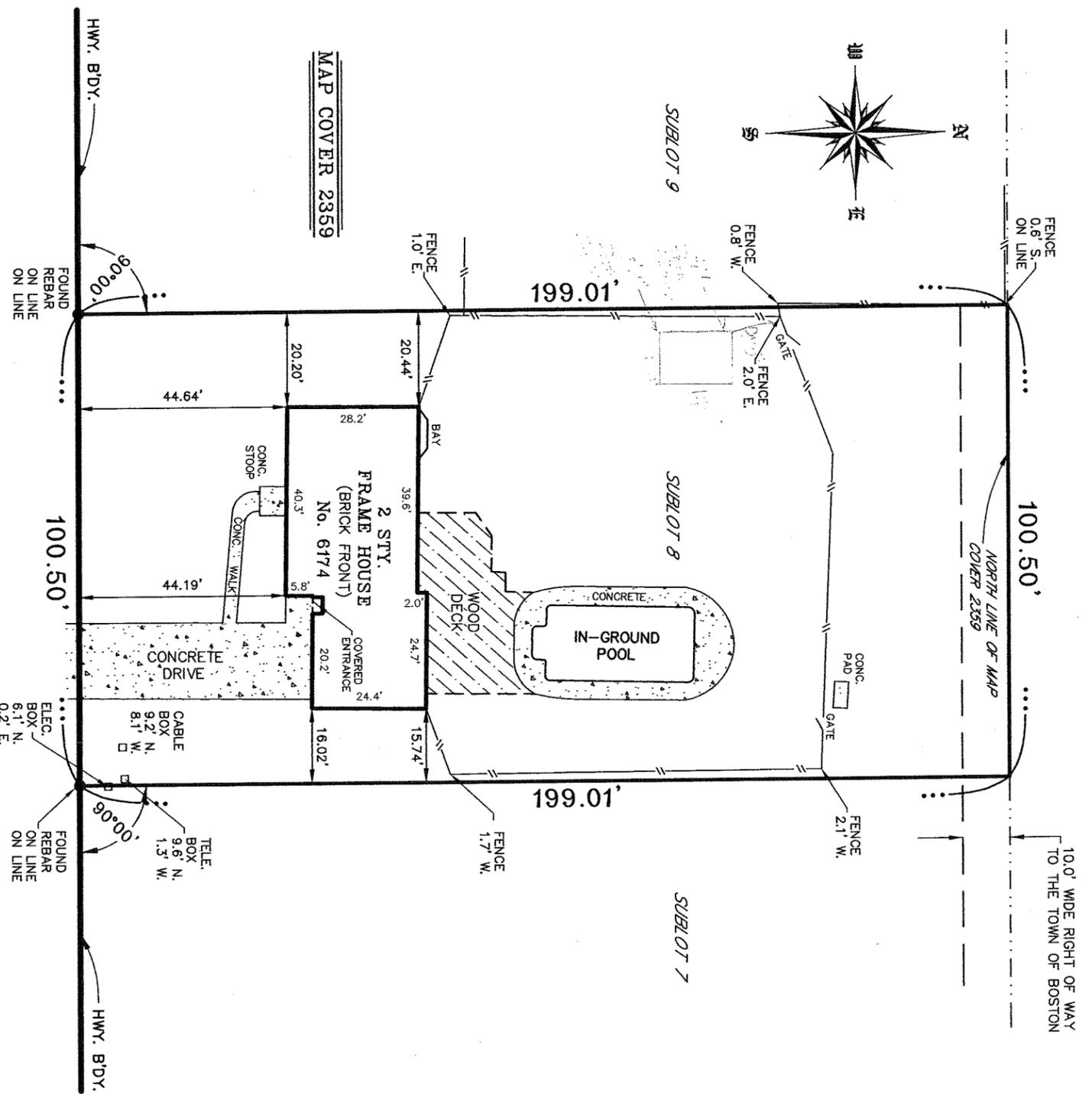
Applicant/Owner Patrick Hultgren Applicant/Owner Carrienne Hultgren  
7/11/13 Date 7-11-13

( ) Approved ( ) Disapproved Date \_\_\_\_\_

Reason \_\_\_\_\_ Building Inspector \_\_\_\_\_  
Town of Boston

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACT THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



MAP COVER 2359

WILDWOOD DRIVE (60.0' WIDE)

*Paul G. Pagano*

PART OF L. 14, T. 8, R. 7 • TOWN OF BOSTON • COUNTY OF ERIE • STATE OF NEW YORK

- UPDATE / REVISION -

DATE	JOB	DESCRIPTION

**PAUL G. PAGANO, PLS**  
 PROFESSIONAL LAND SURVEYOR

9653 SAVAGE ROAD  
 HOLLAND, NEW YORK 14080

PHONE & FAX  
 (716) 537-2170

DRAWN BY : NJP  
 CHECKED BY : PGP  
 JOB NO. : 12222

SCALE : 1" = 30'  
 DATE : 9/24/12  
 SHEET : B - 1225



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ZONING BOARD OF APPEALS

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Request for variance from Town Code Section 123-136 B (4): allows 2,500 square feet of accessory use on 5+ acres of property, this property is 69 +/- acres  
Request is for the construction of accessory building:  
Existing                    2,284 square feet  
Proposed                    3,024 square feet  
Total                        5,308 square feet  
Variance request is      2,808 square feet
- Item #2      Petition #457      Kevin Barrett residing at 7970 Boston Colden Road  
SBL# 242.00-3-23.11  
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Total existing            4,540 square feet                    Proposed            1,824 square feet  
Total                        6,364 square feet                    Variance request is    3,864 square feet
- Item #3      Petition #458      Sean Hopkins, Atty. for potential owner Thomas Lyng  
Vacant property on West Tillen Road      SBL# 258.13-1-9 & 6  
Request for variance from Town Code Section 123-122 which does not permit the construction of a dwelling on any lot that does not have immediate frontage on a dedicated road.
- Item #4      Petition #459      Patrick & Carrienne Hultgren residing at 6174 Wildwood Drive  
SBL#226.02-5-5  
Request variance from Town Code Section 123-21 B (1) which requires a side yard setback of 10 feet, the variance request for this shed is a 5 foot side yard setback.
- Item #5      Petition #460      Chris Kennedy                    vacant land on Pfarner Road  
SBL# 257.00-3-2.2  
Request for variance from Town Code Section 123-25 c (2) which does not permit the construction of an accessory building prior to the construction of a principal building.

At this hearing, at the time and place noted above, all interested persons will be heard for or against said application.

Zoning Board of Appeals Town of Boston  
Dennis Mead, Chairman

Dated: July 11, 2013  
Published: July 18, 2013

## Letter Of Request

I'm requesting a variance to build a Garage on the 5.15 Acre lot I own on Pfarner Rd. I need the variance because the Town code doesn't allow Garages to be built without a house on a lot first. Building the Garage before the House will give me a place to secure tools, Gardening equipment for maintaining the property and cleaning the driveway in the winter. It will also give me a structure I can run power to and wire with a security system. The structure will be 500' from off the road, low profile, and only viewable to one neighbor from a small section of their property.

Date 7-11-13

Sincerely

A handwritten signature in cursive script, appearing to read "Christopher Kunch". The signature is written in black ink and is positioned below the word "Sincerely".

PROJECT I.D. NUMBER

617.20

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <u>Boston</u> County <u>Erie</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <u>Pfarner Road</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Garage 28'x42'</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1/2</u> acres Ultimately <u>1/2</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Chris Kennedy</u>	Date: <u>7-10-13</u>
Signature: <u>Christoph Kennedy</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

# APPLICATION FOR PERMIT

Town of Boston, New York

Single Family Dwellings, Farm Buildings,  
Accessory Building, Additions

## OFFICE USE ONLY

Approved ( ) Disapproved ( )  
Permit No. \_\_\_\_\_  
Address \_\_\_\_\_  
Date Issued \_\_\_\_\_  
Permit Fee \_\_\_\_\_  
Issued By \_\_\_\_\_

Owner Chris Kennedy  
Address 7879 Eddy Rd  
Calden, NY 14033  
Day Phone 941-1042 Eve. \_\_\_\_\_

Contractor Owner  
Address \_\_\_\_\_  
Day Phone \_\_\_\_\_ Eve. \_\_\_\_\_

Application is hereby made for permission to:	<input checked="" type="checkbox"/> Erect	<input type="checkbox"/> Frame	<input type="checkbox"/> Concrete Block
	<input type="checkbox"/> Alter	<input type="checkbox"/> Brick	<input type="checkbox"/> Concrete Reinforced
	<input type="checkbox"/> Repair	<input type="checkbox"/> Brick Veneer	<input checked="" type="checkbox"/> Steel
	<input type="checkbox"/> Addition	<input type="checkbox"/> Tile	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Move	<input type="checkbox"/> Stone	
To be used as: <input type="checkbox"/> Single Dwelling <input type="checkbox"/> Farm Building <input type="checkbox"/> Barn <input type="checkbox"/> Solid-Fuel Burning			
<input checked="" type="checkbox"/> Private Garage <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Accessory Building			

Address of Premises for Which Application is Made:

Section, Block, Lot 257,00-3-2.2 Current Zoning R2  
Tax I.D. Number \_\_\_\_\_

Side of Pfanner, Size of Lot 349.47', 777.70, 5.15  
Street Name Frontage Depth Acreage

Distance of Building from lot lines. Front 500', Rt. side 60', Lt. side 337', Rear 235'  
Size of completed ( ) Building, ( ) Addition, feet wide 28', feet long 42', feet high 21'7"  
Sq. Ft. of: Basement 1068, First Floor 1068, Second Floor \_\_\_\_\_, Garage \_\_\_\_\_, Other \_\_\_\_\_  
The estimated value of Structure exclusive of land is \$ 35,000  
Total Square Footage of Lot 5.15 Acres Percentage of Lot Coverage (All Bldgs) 0 %  
Deed Restrictions \_\_\_\_\_  
Type of Sewage Disposal Septic  
Type of Water Supply Well

NOTE: Approval of proposed system by County Health Dept. must be presented with application.

NOTE: Permit for Driveway Culvert must be presented with this application before Driveway Culvert is installed. Permit must be obtained from the Highway Department having jurisdiction (Town)(County)(State)

Attach Survey bearing the stamp of a licensed survey or engineer showing the location of all buildings with references to said lot including both existing structures and proposed structures, giving dimensions in feet.

PLANS FOR THE BUILDING INSPECTOR MUST BE SUBMITTED WITH THIS APPLICATION.  
THEY MUST COMPLY WITH STATE UNIFORM BUILDING CONSTRUCTION CODE AND THE STATE ENERGY CONSERVATION CODE.

No person shall make any change in plans herewith submitted for specifications herein contained, or in the structural part of the building without written consent of the Building Inspector.

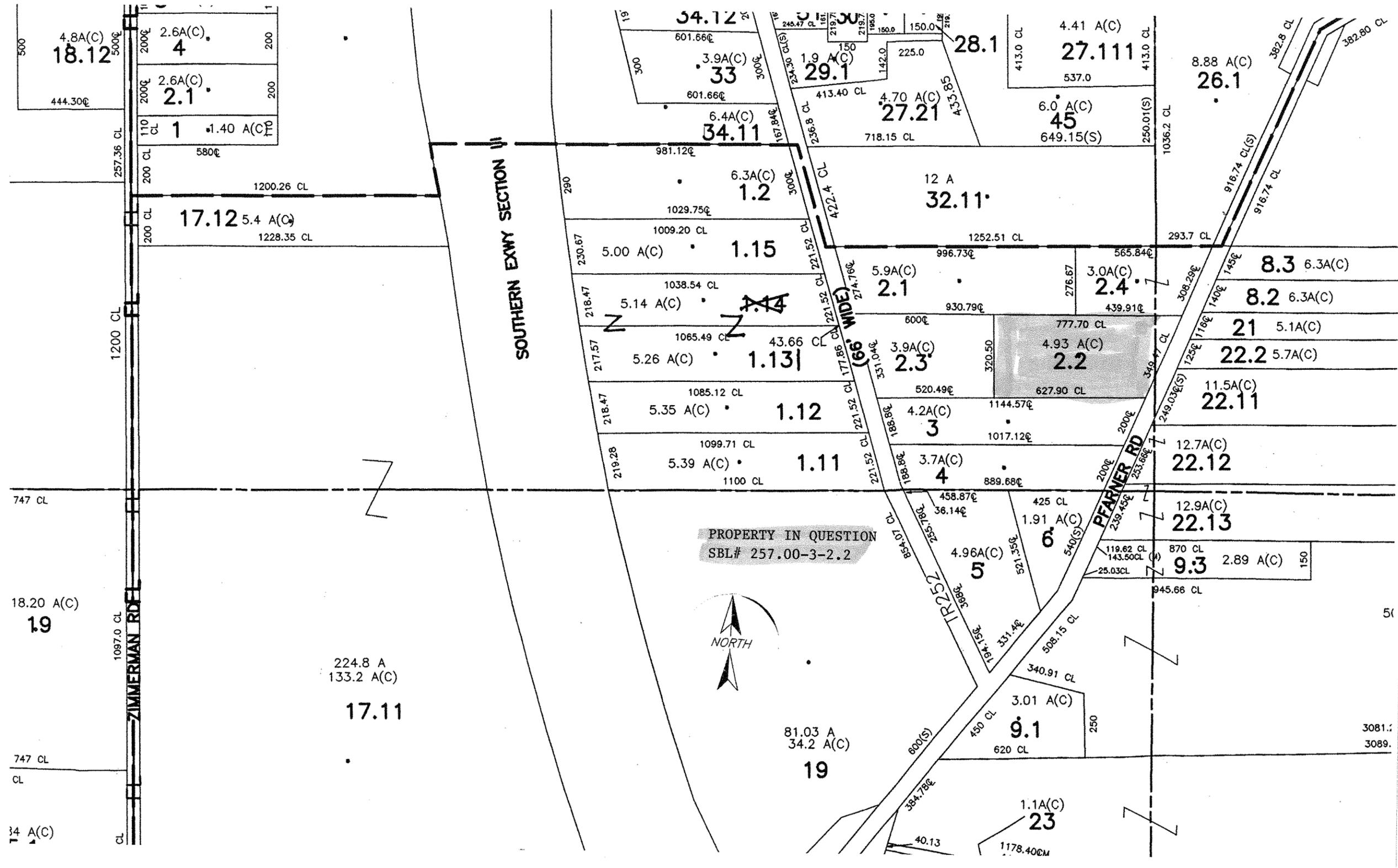
Sketch on reverse side of this application must be completed

The undersigned applicants do hereby affirm that the information herein supplied is true and correct.

Christie Kennedy Applicant/Owner \_\_\_\_\_ Date \_\_\_\_\_  
7-11-13 Date

( ) Approved ( ) Disapproved Date \_\_\_\_\_

Reason \_\_\_\_\_ Building Inspector \_\_\_\_\_  
Town of Boston



# This Indenture,

Made the 17 day of January, Nineteen Hundred and Ninety-Five

Between CAROL A. SEAMON, 94 Marlowe Avenue, Blasdell, New York 14219

CHRISTOPHER KENNEDY, 7879 Eddy Drive, Colden, New York 14033  
Grantor(s), and

Grantee(s).

Witnesseth, that the said Grantor(s), in consideration of ONE and MORE Dollars (\$ 1.00 & More /100 )  
lawful money of the United States, paid by the Grantee(s), does hereby grant and release unto the Grantee(s),  
his heirs and assigns forever.

**All that Tract or Parcel of Land**, situate in the Town of Boston, County of Erie and State of New York, being part of Lots Nos. 10 and 17, Township 8, Range 7 of the Holland Land Company's Survey, described as follows:--  
Beginning at a point in the center line of Pfarner Road, at its intersection with the north line of lands conveyed to Leo P. Martin and wife by deed recorded in Erie County Clerk's Office in Liber 5868 of Deeds page 529: thence northeasterly along the center line of Pfarner Road, 349.47 feet: thence westerly at an interior angle of 65°53'03", 777.70 feet: thence southerly at right angles, 320.50 feet: thence easterly at right angles, 627.90 feet to the center line of Pfarner Road at the point of beginning.

4-10-11-24-17-6

Boos  
25,980.<sup>00</sup>  
DIB

D E E D

\*Maxwell

MAXWELL & MAXWELL  
ATTORNEYS AT LAW  
P.O. BOX 141  
NORTH BOSTON NY 14110

5094-04731

TOGETHER with the appurtenances and all the estate and rights of the Grantor(s) in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee(s).

AND the said Grantor(s) do es covenant with said Grantee(s) as follows:

FIRST.—That the Grantee(s) shall quietly enjoy the said premises.

SECOND.—That the Grantor(s) will forever WARRANT the title to said premises.

THIRD.—Subject to the trust fund provisions of section thirteen of the lien law.

IN WITNESS WHEREOF, The said Grantor(s) ha s hereunto set her hand and seal the day and year first above written.

IN PRESENCE OF

\_\_\_\_\_  
[L.S.] *X Carol A. Seamon* [L.S.]  
CAROL A. SEAMON

STATE OF NEW YORK )  
COUNTY OF ERIE ) ss. On this 17 day of January

before me, the subscriber(s), personally appeared CAROL A. SEAMON

to me personally known and known to me to be the same person described in and who executed the within instrument, and s he acknowledged to me that s he executed the same.

STATE OF NEW YORK )  
COUNTY OF ) ss. On this Nineteen Hundred and Ninety-Five My Commission Expires November 30, 19 95

*Margaret M. Jacobson*  
MARGARET M. JACOBSON  
Notary Public, State of New York

before me, the subscriber(s), personally appeared \_\_\_\_\_  
to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same.

CAROL A. SEAMON

To

CHRISTOPHER KENNEDY

DATED January 17, 19 95

