

2026

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

BOX 374

Party 1:

800 WEST FERRY CONDOMINIUM

Party 2:

Book Type: D Book: 11426 Page: 4284

Page Count: 10

Doc Type: AMEND/SUPPLEMNT

Rec Date: 01/03/2024

Rec Time: 01:26:35 PM

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UserID: Molly

Trans #: 24001308

Document Sequence Number

Recording Fees:

RECORDING	\$70.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
MARKOFF FEE	\$0.50

Consideration Amount:

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$0.00
ROAD FUND TT	\$0.00

Total: \$90.50

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk

AMENDMENT TO THE RESTATED DECLARATION
FOR THE 800 WEST FERRY CONDOMINIUM

WHEREAS, a certain Restated Declaration of Condominium for the 800 West Ferry Condominium was recorded on December 4, 1987, in the Erie County Clerk's Office in Liber 9803 of Deeds at Page 111; and



WHEREAS, Pursuant to Article IX of the Restated Declaration, at least 67% in number and in common interest of all Unit Owners agree to amend the Restated Declaration as hereinafter set forth at a Meeting called for such purpose, which Meeting was held on the 28th day of August, 2023.

NOW, THEREFORE, it is hereby declared that Declaration Schedule D, Plan of Attic Space, Schedule E, Plan of Sub-Basement Storage Space, Schedule F, Garage Parking Spaces, and Schedule G; Outdoor Parking Spaces, have been redrawn and are attached hereto.

The undersigned members of the Board of Managers certify as follows:

1. This Amendment has been adopted in full compliance with the aforementioned Article IX of the Declaration in that it was adopted at a duly called Meeting of the Unit Owners.
2. A Notice of Meeting containing a full statement of proposed Amendment was sent to all Unit Owners and to all holders of first mortgages on Units who have requested notification of any such proposed action, listed on the books and records of the Condominium, being at least 30 but not more than 50 days prior to the date of a Meeting as required by Section 11.01(a) of the By-Laws.
3. The Meeting was held on August 28, 2023, and more than 67% in number and in common interest of all Unit Owners approved the Amendment, and no holders of first mortgages on the Units objected to the Amendment.
4. The Consents have been received and filed with the Board of Managers.

IN WITNESS WHEREOF, the undersigned all a majority of the Members of the 800 West Ferry Condominium Board of Managers, cause this Amendment to be signed this 20th day of December, 2023 and direct the Amendment be recorded in the Erie County Clerk's Office as an Amendment to the By-Laws.

800 WEST FERRY CONDOMINIUM

By: Mary F. Roberts
MARY F. ROBERTS

By: Frank Sava
FRANK SAVA

By: Alexandra Pfeifer
ALEXANDRA PFEIFER

By: Paul Baer
PAUL BAER

By: Janine D'Addario
JANINE D'ADDARIO

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

On the 20th day of December in the year 2023, before me, the undersigned, personally appeared MARY ROBERTS, 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 he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Karen L. Mudrak
Notary Public

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

KAREN L. MUDRAK
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires 12-21-2025

On the 21st day of December in the year 2023, before me, the undersigned, personally appeared FRANK SAVA, 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 he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Frank Sava
Karen L. Mudrak
Notary Public

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

KAREN L. MUDRAK
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires 12-21-2025

On the 21st day of December in the year 2023, before me, the undersigned, personally appeared ALEXANDRA PELEIKY, 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 he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

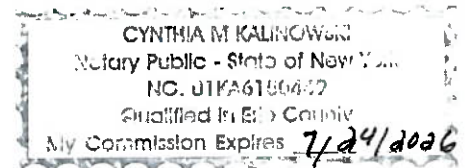
Karen L. Mudrak
Notary Public

KAREN L. MUDRAK
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires 12-21-2025

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

On the 23 day of December in the year 2023, before me, the undersigned, personally appeared PAUL BAER, 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 he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

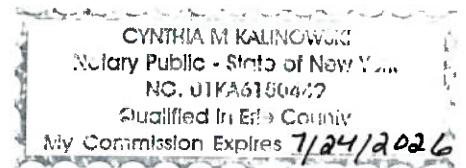
Cynthia M. Kalinowski
Notary Public



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

On the 23 day of December in the year 2023, before me, the undersigned, personally appeared JANINE DADBAID 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 he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Cynthia M. Kalinowski
Notary Public



BOX 374 (RSS)

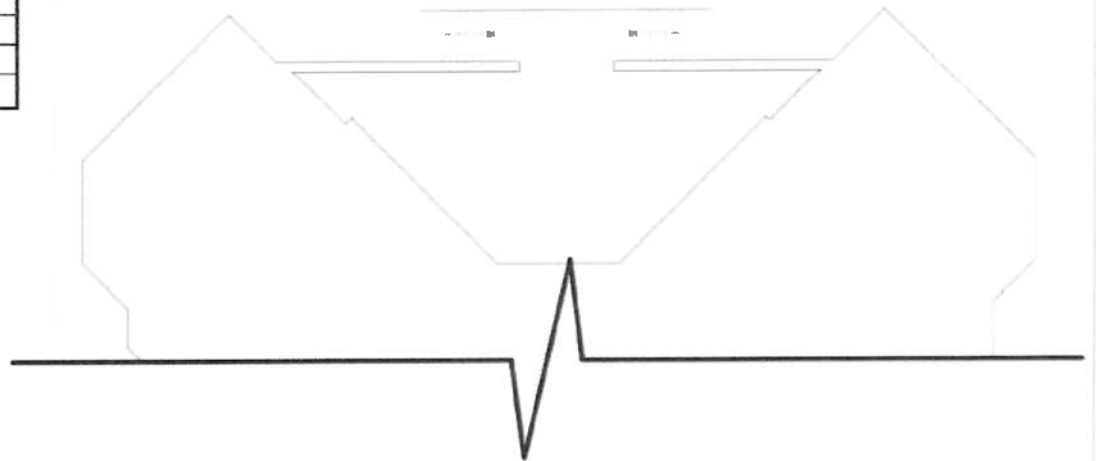
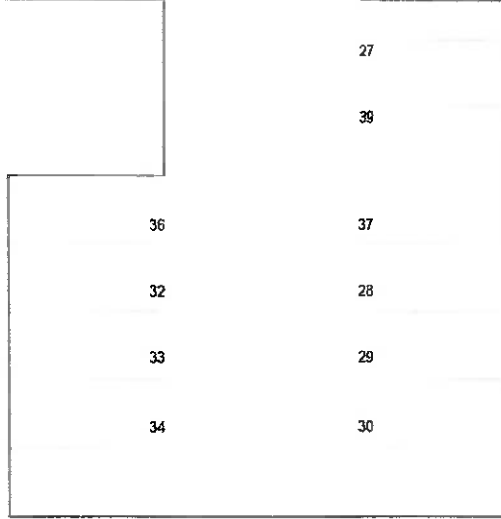
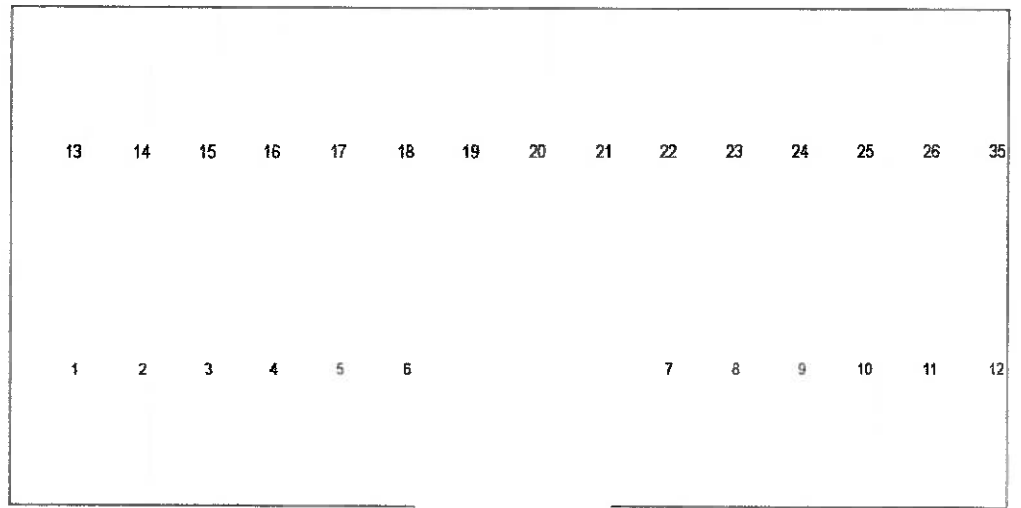
AMENDMENT TO DECLARATION
800 WEST FERRY CONDOMINIUM

Dated: December 20, 2023

Ronald S. Shubert, Esq.
Phillips Lytle LLP
One Canalside
125 Main Street
Buffalo, New York 14203
(716) 847-5491

Doc #11243556.2

UNIT NUMBER	PARKING SPACE NUMBER
3DD	1
2C	2
2BB	3
10A	4
10B	5
3D	6
1A	7
2DD	8
1D	9
2A	10
2AA	11
7DD	12
3C	13
3A	14
7B	15
4C	16
3CC	17
11C	18
5AA	19
5B	20
5C	21
5D	22
5DD	23
3B	24
3AA	25
2D	26
5BB	27
4A	28
11B	29
7C	30
9C	31
8C	32
5A	33
5CC	34
3BB	35
2CC	36
4A	37
6D	38
5DD	39



December 2023

FIG01

800 WEST FERRY STREET
BUFFALO, NY 14222

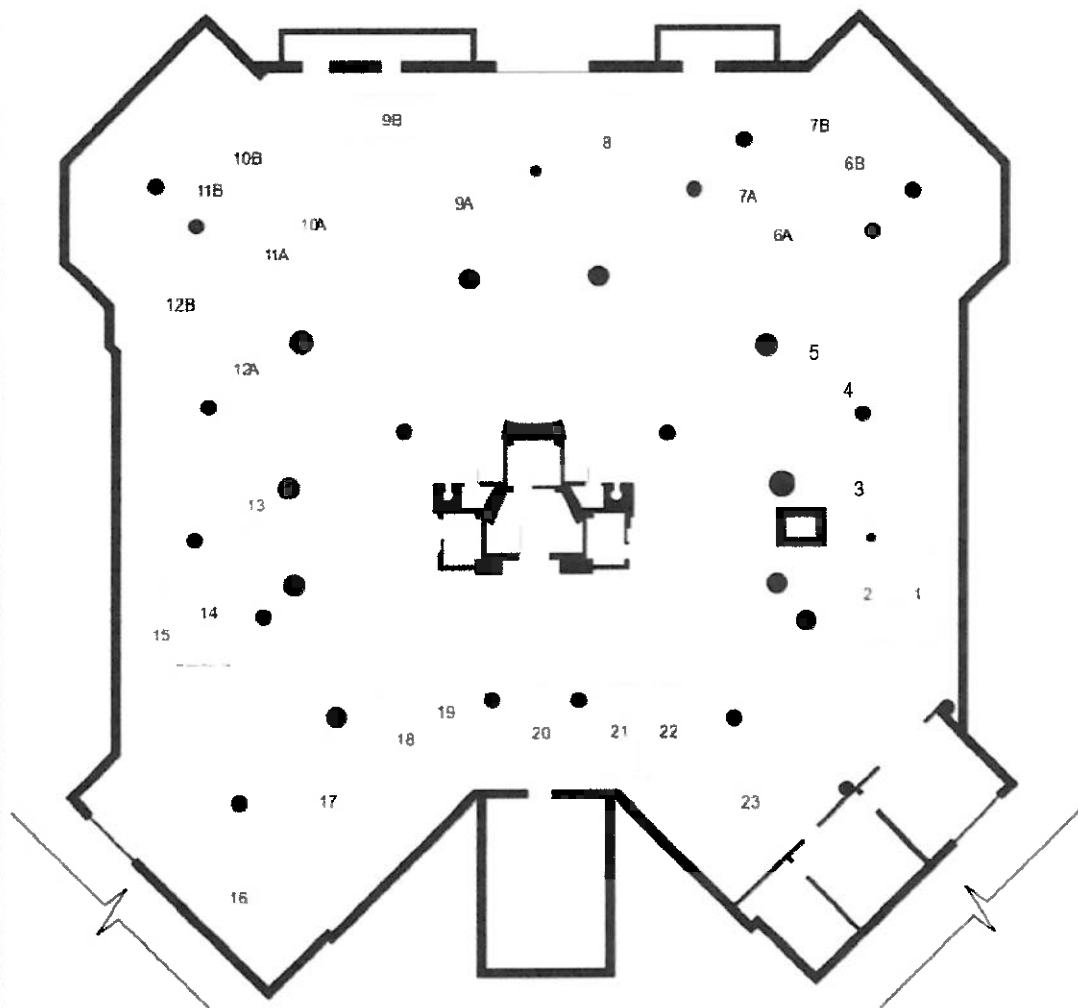
EXTERIOR PARKING (39 SPACES)



**TRAUTMAN
ASSOCIATES**

ARCHITECTS | ENGINEERS

UNIT NUMBER	PARKING SPACE NUMBER
8B	1
8B	2
7D	3
2B	4
1C	5
4B	6A
4B	6B
7C	7A
7C	7B
1A	8
9D	9A
8D	9B
6C	10A
6C	10B
11A	11A
11D	11B
8A	12A
8A	12B
6D	13
4D	14
9B	15
7A	16
10D	17
6B	18
10C	19
6A	20
1B	21
1B	22
9A	23



***Parking Space 15**
 Vehicle cannot be more than 176.5" in length by 70" in width

December 2023

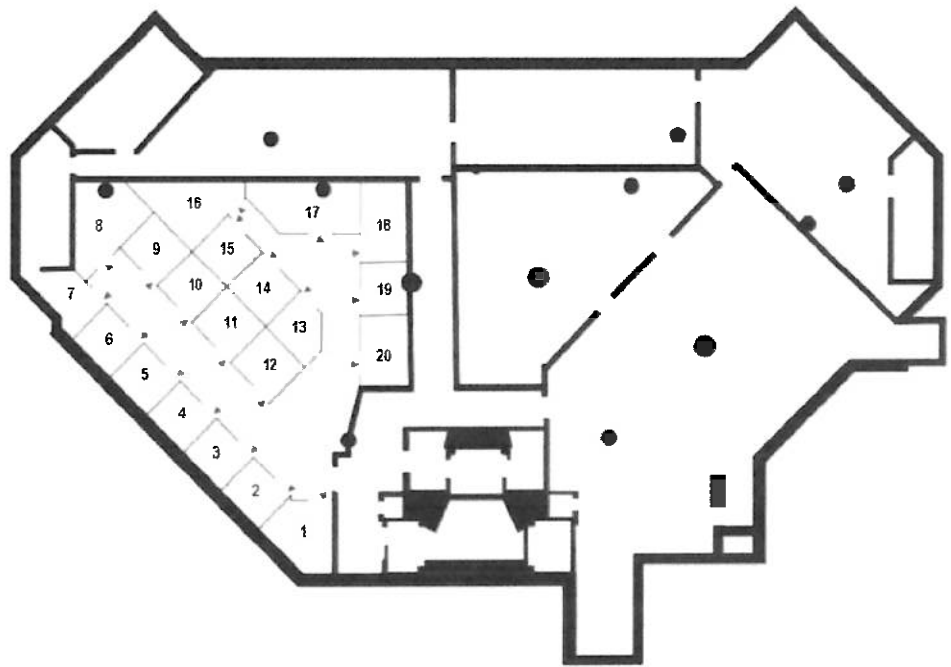
FIG02

800 WEST FERRY STREET
 BUFFALO, NY 14222

INTERIOR PARKING (29 SPACES)



UNIT NUMBER	STORAGE UNIT NUMBER
2CC	1
1D	2
1A	3
6C	4
8C	5
8B	6
9B	7
1B	8
10B	9
4D	10
2C	11
8D	12
6A	13
4A	14
6B	15
6D	16
7B	17
5C	18
1C	19
4C	20



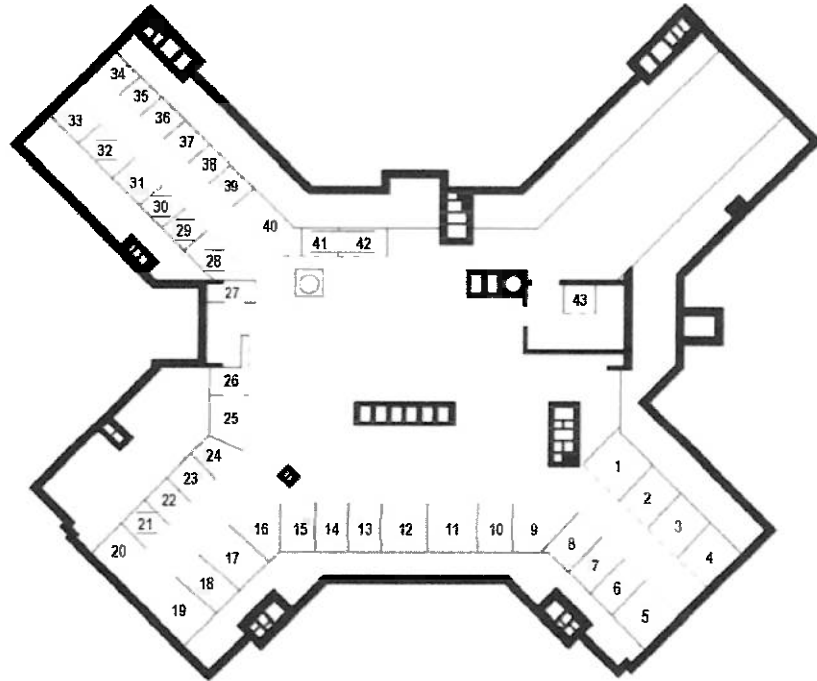
December 2023

FIG03

800 WEST FERRY STREET
 BUFFALO, NY 14222
 SUB-BASEMENT STORAGE (20 UNITS)



UNIT NUMBER	STORAGE UNIT NUMBER
3CC	1
3AA	2
7C	3
11D	4
Condo Assoc	5
3B	6
5AA	7
2CC	8
3DD	9
3A	10
7A	11
5B	12
11C	13
3BB	14
5A	15
10C	16
Condo Assoc	17
2B	18
9D	19
2DD	20
9A	21
5BB	22
11A	23
7C	24
2A	25
10D	26
3C	27
2BB	28
7B	29
10A	30
3D	31
7D	32
11B	33
2D	34
5CC	35
2AA	36
5D	37
9B	38
4B	39
7DD	40
8A	41
9C	42
5DD	43



December 2023

FIG04

800 WEST FERRY STREET
BUFFALO, NY 14222

ATTIC STORAGE (43 UNITS)



**TRAUTMAN
ASSOCIATES**

ARCHITECTS / ENGINEERS