

TOWN OF CLARENCE
One Town Place, Clarence, NY
Zoning Board of Appeals Agenda
October 14, 2014 at 7:00 p.m.

ALL APPLICANTS MUST ATTEND THIS MEETING

****ALL PROPERTY MUST BE PROPERLY STAKED FOR INSPECTION AND REMAIN STAKED UNTIL AFTER THE MEETING. ALL ZONING BOARD OF APPEALS MEMBERS WILL PERFORM AN INSPECTION****

Old Business

Appeal No. 6 (from August 2014)
Gary and Judy Horvatits
Residential Single Family Zone

Requests the Board of Appeals clarify the rear yard setbacks relating to a previously approved variance of 240 square foot to allow for the construction of a 440 square foot detached garage located at 4920 Cliffside Drive West.

Appeal No. 6 is in variance to §229-55(H).

Appeal No. 7 (from September 2014)
Regent Development
Commercial

Requests the Board of Appeals approve and grant an area variance for the proposed density of 124 apartments for the multi-family component of the proposed project at 8230 Wehrle Drive.

Appeal No. 7 is in variance to §229-126(D)(1)(c). Per the amendment to the Town's Multi-Family Law, adopted by the Town Board July 23, 2014, the allowable density for this proposed project is 93 units.

New Business

Appeal No. 1
CEC-Energy/Ryan Storke
Residential Single Family Zone

Requests the Board of Appeals approve and grant a 73.5' variance to allow for the construction of a 133.5' wind turbine located at 8850 Clarence Center Road.

Appeal No. 1 is in variance to §173-4(C).

Appeal No. 2
Double D Enterprise
Restricted Business

Requests the Board of Appeals approve and grant a variance to allow for the construction of a detached garage located within the front yard setback at 8630 Sheridan Drive.

Appeal No. 2 is in variance to §229-78(B).

Appeal No. 3

James L. Warner
Residential Single Family Zone

Requests the Board of Appeals approve and grant a 40 square foot variance to allow for the construction of a 240 square foot detached accessory structure located at 6242 Cloverleaf Drive.

Appeal No. 3 is in variance to §229-55(H).

Appeal No. 4

Craig Roesch
Residential Single Family Zone

Requests the Board of Appeals approve and grant a 21.5' variance to allow for a 28.5' front yard setback for a proposed addition to an existing single family residence located at 5030 Ledge Lane.

Appeal No. 4 is in variance to §229-52(A).

This meeting will be taped.