

TOWN OF CLARENCE
One Town Place, Clarence, NY
Zoning Board of Appeals Agenda
November 10, 2015 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. 1 (from June 2015)

Upstate Cellular Network
Restricted Business

Requests the Board of Appeals approve and grant:
1) A 20' variance to allow for a 120' tall commercial cellular tower.
2) A 46' variance to allow for a 74' setback to lot line.

Both requests apply to 7377 Transit Road.

Appeal No. 1 is in variance to §173-4(D) and §173-5(C)(3)(a).

Appeal No. 2(from July 1994)

Margaret Kasprzyk
Agricultural Rural Residential

Requests clarification of a previous Zoning Board of Appeals Approval granted on July 12, 1994 to construct a single family residence behind an existing single family residence located on the same parcel located at 10280 Lapp Road.

See ZBA minutes of 7-12-94, 11-9-99, 12-14-99.

New Business

Appeal No. 1

Chuck Riggio
Commercial

Requests the Board of Appeals approve and grant a 4,131 square foot variance to allow for a 21,192 square foot lot located at 9059 Main Street.

9059 Main Street is a pre-existing non-conforming lot of record currently with 25, 323 sq. ft.

Appeal No. 2

Peter B. Morgan
Residential Single Family

Requests the Board of Appeals approve and grant:
1.) A variance to allow for a third accessory structure.
2.) A 952 square foot variance to allow for a 1,152 square foot accessory structure.
3.) A 6' 10" variance to allow for a 22' 10" tall accessory structure.

All requests apply to the proposed third accessory structure located at 5450 Thompson Road.

Appeal No. 2 is in variance to §229-55(H) and §229-55 (E)(2).

This meeting will be taped.