

**TOWN OF CLARENCE**  
Zoning Board of Appeals Agenda  
April 10, 2012 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. 3** (from Feb 2012)  
Katherine J. Derose  
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a 578' variance to allow for a front yard setback of 650' for the construction of a new primary residence at 9650 Lapp Road (SBL #30.00-2-3.111).

Appeal No. 3 is in variance to § 229-41(A).

**Appeal No. 2** (from March 2012)  
Switala's Construction  
Residential Single Family

Requests the Board of Appeals approve and grant a use variance to allow for the construction of a two-family residence at 6132 Railroad Street.

Appeal No. 2 is in variance to § 229-47(A).

**New Business**

**Appeal No. 1**  
Greg Wolmering  
Residential Single Family

Requests the Board of Appeals approve and grant a 24' variance to allow for a 33' front yard setback to a primary residence for the construction of a new attached garage addition at 8185 West Ledge Lane.

Appeal No. 1 is in variance to § 229-52(A)(1).

**Appeal No. 2**  
Kevin Siskar  
Traditional Neighborhood District

Requests the Board of Appeals approve and grant a .04 acre (1,930 square feet) variance to allow for a new building lot having .30 acre (13,070 square feet) at 8146 Stahley Road.

Appeal No. 2 is in variance to § 229-60.

**Appeal No. 3**

Mike Giokas  
Residential Single Family

Requests the Board of Appeals approve and grant a 903 square foot variance to allow for the construction of a 1,103 square foot detached accessory structure (pool house) at 9433 Hunting Valley Road South.

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

**Appeal No. 4**

Niagara County Produce/Richard Dorr  
Major Arterial

Requests the Board of Appeals approve and grant:  
1.) a 32' variance to allow for a 103' front yard setback to parking from center line of public right of way.  
2.) a 21' variance to allow for a 24' greenbelt setback to an adjoining residential use.

Both requests are to allow for the construction of a +/- 87,000 square foot Produce Market at 8555 Transit Road.

Appeal No. 4 is in variance to § 229-94(D) and §229-94(H).

**Appeal No. 5**

Affordable Senior Housing Opportunities of NY  
Commercial

Requests the Board of Appeals approve and grant a 53 unit or a 5.9 units per acre variance to allow for the construction of a new multi-family senior housing apartment development having 125 units or 13.9 units per acre at 8040 Roll Road.

Requested living unit density: 13.9 units per acre  
(125 units)  
Maximum living unit density: 8.0 units per acre  
(72 units)  
Resulting variance request: 5.9 units per acre  
(53 units)

Appeal No. 5 is in variance to § 229-126(B).

This meeting will be taped.