

TOWN OF CLARENCE
One Town Place, Clarence, NY
Zoning Board of Appeals Agenda
May 12, 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****

Appeal No. 1

Charles and Marie Galante
Planned Unit Residential Development

Requests the Board of Appeals approve and grant a 440 square foot variance to allow for a 640 square foot detached accessory structure located at 8245 Golden Oak Circle.

Appeal No. 1 is in variance to §229-55(H).

Appeal No. 2

Douglas Cipollone
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a variance to allow for an 850' - 900' front yard setback for a proposed single family home at 6575 Goodrich Road.

Appeal No. 2 is in variance to §229-41(A).

Appeal No. 3

Greg Spoth
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a .3 acre variance to allow for a lot split of 1.03 acres at 9270 Lapp Road.

Appeal No. 3 is in variance to §229-39(B).

Appeal No. 4

Ryan Storke-CEC Energy
Agricultural Floodzone

Requests the Board of Appeals approve and grant a 94' variance to allow for a 154' wind turbine at 10881 Rapids Road.

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

Appeal No. 5

Arthur Fuerst
Residential Single Family

Requests the Board of Appeals approve and grant:

- A.) A 1,152 square foot variance to allow a 1,152 square foot detached accessory.
- B.) An 8' variance to allow for a 24' tall detached accessory structure
- C.) A 3' variance to allow for a 12' tall overhead door.

All requests apply to a proposed detached accessory structure at 9705 Clarence Center Road.

Appeal No. 5 is in variance to A.) §229-55(H), B.) §229-55 (E) (2), C.) §229-55 (I).

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Appeal No. 6

Charlie Kelkenberg
Agricultural Rural Residential

Requests the Board of Appeals approve and grant:
-for proposed building lot 1:

- A.) A 16.25' variance to allow for a lot split with the frontage of 133.75'.
- B.) A .48 acre variance to allow for a lot split with a total acreage of .85 acres.

-for proposed building lot 2:

- C.) A 16.29' variance to allow for a lot split with the frontage of 133.71'.
- D.) A .5 acre variance to allow for a lot split with a total acreage of .83 acres.

All requests apply to SBL# 30.00-3-39.111.

Appeal No. 6 is in variance to **A & C**) §229-40 (A), **B & D**) §229-39(B).

Appeal No. 7

Russell Sciolino
Traditional Neighborhood District

Requests the Board of Appeals approve and grant a 30' variance to allow for a 75' front yard setback for the construction of a new single family residence at 7715 Goodrich Road.

Appeal No. 7 is in variance to §229-63(B).

Appeal No. 8

Deodata Keller
Residential Single Family

Requests the Board of Appeals approve and grant a 70' variance to allow for a 120' front yard setback for the construction of a new single family home at 5391 Thompson Road.

Appeal No. 8 is in variance to §229-52(3) *established setback line of 50'.

Appeal No. 9

Matt Garris
Residential Single Family

Requests the Board of Appeals approve and grant a 136 square foot variance to allow for a 326 square foot detached accessory structure located at 4176 Circle Court.

Appeal No. 9 is in variance to §229-55(H).