

TOWN OF CLARENCE
One Town Place, Clarence, NY
Zoning Board of Appeals Agenda
June 11, 2013 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

Lynn Aronica
Residential Single Family

Requests the Board of Appeals approve and grant a 500 square foot variance to allow for the construction of a 700 square foot pool house at 9042 Shannon Court.

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

New Business

Appeal No. 1

Picone Construction
Traditional Neighborhood District

Requests the Board of Appeals approve and grant a 12 square foot variance to allow for a 32 square foot pole sign at 10995 Main Street.

Appeal No. 1 is in variance to § 181-3 (D).

Appeal No. 2

Niagara County Produce
Major Arterial

Requests the Board of Appeals approve and grant:
1.) a 27 square foot variance to allow for an 87 square foot sign on a future RPZ building.
2.) a 24 square foot variance to allow for a 45 square foot LED sign.
Both requests apply to a proposed sign at 8555 Transit Road.

Appeal No. 2 is in variance to § 181-3.

Appeal No. 3

Natale Builders/Larry LaDuca
Traditional Neighborhood District

Requests the Board of Appeals approve and grant a 3' variance to allow for a 22' front yard setback for the construction of a new home at 6826 Rivera Way. The property is located in the Rivera Greens Subdivision and requires a 25' front yard setback.

Appeal No. 3 is in variance to Map Cover #3494

Appeal No. 4

Jennifer Dougherty/Phillips Lytle, LLP
Agricultural Rural Residential

Requests an appeal of the zoning decision(s) by the Town Board, Planning Board and Director of Community Development for the permitted use of a retail nursery/greenhouse at 8441 County Road.

Appeal No. 4 is in variance to § 229-37.

This meeting will be taped.