

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
Virtual Zoom Zoning Board of Appeals Agenda
January 11, 2022
5:30 p.m.

ALL APPLICANTS OR THEIR REPRESENTATIVES MUST VIRTUALLY ATTEND THIS MEETING

Join Virtual Zoom Meeting by computer or smart device:

<https://zoom.us/j/94007561928?pwd=U3RJeCtlaHB6b1hKTXZVNjEzVVRhdz09>

or Join Virtual Zoom Meeting by telephone:

Dial: 1-646-876-9923

Meeting ID: 940 0756 1928

Passcode: 14031

- This meeting will take place virtually only, there will be **no** in-person component.
- Inquiries and comments **prior** to the meeting are encouraged. Please contact the Planning Office at 716-741-8933, or email Jon Bleuer at jbleuer@clarence.ny.us.
- If you experience technical difficulties **during** the meeting that prevent you from taking part, please immediately leave a voicemail message with the Planning Office at 716-741-8933 or email Jon Bleuer at jbleuer@clarence.ny.us Include your name, address and item of interest. Your call or email may not be returned, but the Board will be made aware of your attempt in real-time.
- Zoom Meeting instructions and protocols will be published at the Town of Clarence website, on the Agendas and Minutes page, within Zoning Board Supporting Documents.
<https://www2.erie.gov/clarence/index.php?q=agendas-zoning-board>

****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 the April, 2021 meeting)

Daniel & Lydia Albrecht

Agricultural – Rural Residential

Applicant requests a variance to allow a 76' front yard setback for the construction of a single family home; located at 10175 Keller Road.

Town Code Reference;

§229-41(A)

*Average front yard setback of 46'

Note: This request for this property supersedes the April 2021 variance request, which was tabled.

NEW BUSINESS

Appeal No. 1

John LaFalce
Residential Single - Family

Town Code Reference;

- 1) §229-55 (H)
- 2) §229-55 (H)

Applicant requests a variance;

- 1) to allow a secondary detached garage; and
- 2) of 736 sq. ft. to allow a 936 sq. ft. secondary detached garage; located at 6460 Deerview Court.

Appeal No. 2

Nicholas Galante
Industrial Business Park

Town Code Reference;

- 1) §229-100
- 2) §229-49

Applicant requests a variance;

- 1) to allow the use of the Residential Single-Family code standards; whereby allowing the construction of a single family home in the Industrial Business Park zone; and
- 2) of 0.17 acres to allow a 0.83 acre parcel; located at 4250 Shisler Road.

Appeal No. 3

Joseph Pohlman
Agricultural-Rural Residential

Town Code Reference;

§229-44 (E)

Applicant requests a variance to allow a detached accessory structure (Pole Barn) to be located within the front yard setback; located at 10300 Clarence Center Road.

Appeal No. 4

Salvatore Gandolfo
Agricultural-Rural Residential

Town Code Reference;

- 1) §229-40
- 2) §229-40
- 3) §229-39(B)

Applicant requests a variance;

- 1) of 50' to allow a lot frontage of 100' and
- 2) of 0.57 acres to allow for a 0.75 acre parcel; and
- 3) of 50' to allow a lot frontage of 100' for the existing parent parcel, which would decrease in size after the newly created lot is split; located at SBL: 44.05-1-2.12 Heise Road.

Appeal No. 5

John Ponicki
Residential Single-Family

Applicant requests a variance to allow a Ground-Mounted Solar Photovoltaic System; located at 6420 Conner Road.

Town Code Reference;
§184-6 (B) (1)

This meeting will be recorded