

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
In-Person Zoning Board of Appeals Agenda
May 10, 2022
5:30 p.m.

ALL APPLICANTS OR THEIR REPRESENTATIVES MUST ATTEND THIS MEETING

****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 the February, 2022 meeting)

Joshua Thomann
Residential Single-Family

Applicant requests a variance;
1. of 750 sq. ft. to allow a 950 sq. ft. detached accessory structure; and
2. of 3'6" to allow a 19'6" tall detached accessory structure;
located at 5040 Winding Lane.

Town Code Reference;

1. §229-55 (H)
2. §229-55 (E) (2)

Note: This request for this property supersedes the February 2022 variance request, which was tabled.

Appeal No. 7 (from the April, 2022 meeting)

Michael Thorpe
Residential Single-Family

Applicant requests a variance of 2' to allow a 6' fence to be located in the front yard setback located at 4760 Brentwood Drive.

Town Code Reference;

§101-3 (C) (2)

*A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.

NEW BUSINESS

Appeal No. 1

Dominick Farbo
Planned Unit Residential Development

Applicant requests a variance;
1. of 707 sq. ft. to allow an 805 sq. ft. attached garage addition for a total of 1,667 sq. ft. of garage space; and
2. of 7' to allow a 5'6" principal structure side yard setback;
located at 8135 Golden Oak Circle.

Town Code Reference;

1. §229-55 (D)
2. §229-52 (B)

Appeal No. 2

Michael Dalfonso
Residential Single-Family

Town Code Reference;

- 1. §229-55 (D)
- 2. §229-55 (D)

Applicant requests a variance;

- 1. to allow a detached accessory structure (garage) to be located within the front yard setback; and
 - 2. of 60 sq. ft. to allow a 780 sq. ft. detached accessory structure (garage);
- located at 5783 Goodrich Road.

Appeal No. 3

Joseph O'Dell
Residential Single-Family

Town Code Reference;

§101-3 (C) (2)

*A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.

Applicant requests a variance of 2' to allow a 6' fence to be located in the front yard setback of 8250 Ericson Drive.

Appeal No. 4

Keith Shulsky
Agricultural Floodzone

Town Code Reference;

§229-34 (E)

Applicant requests a variance to allow a detached accessory structure (garage) to be located within the front yard setback located at 8970 Wolcott Road.

Appeal No. 5

Jonathan Priset
Agricultural Rural-Residential

Town Code Reference;

§229-44 (E)

Applicant requests a variance to allow a detached accessory structure to be located within the front yard setback located at 6425 Salt Road.

Appeal No. 6

Keith DeGraff
Agricultural Rural-Residential

Town Code Reference;

§229-41

Applicant requests a variance of 17' to allow a 66.8' front yard setback for the addition (porch) to the principal structure located at 10865 Howe Road.

Appeal No. 7

Thomas Thielmann
Industrial Business Park

Town Code Reference;

§229-102 (E)

Applicant requests a variance to allow a 348' front yard setback for the construction of a single-family home located at 8931 Wehrle Drive.