

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
Virtual Zoom Zoning Board of Appeals Agenda
May 11, 2021

Part 1 at 5:30 p.m.
Intermission
Part 2 at 7:00 p.m.

ALL APPLICANTS OR THEIR REPRESENTATIVES MUST VIRTUALLY ATTEND THIS MEETING

**** APPLICANTS NEED ONLY TO SIGN IN FOR THE PART (1 OR 2) THAT THEY ARE SCHEDULED****

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 Andrew Schaefer at aschaefer@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****

OVER

Part 1 beginning at 5:30pm

Old Business

Appeal No. 1 (from November, 2020)

Jens Richter
Residential Single Family zone

Applicant requests relief from the requirement of the installation of a fence which was a previously issued condition of approval associated with a variance approved for 4775 Boncrest Drive East.

*Condition of variance approval issued on 11/10/2020

New Business

Appeal No. 1

Karla Vitale
Residential Single Family

Applicant requests a variance of 10' to allow a 35' front yard setback fronting Clarence Center Road for the construction of an attached garage addition located at 6081 Meadowlakes Drive.

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

*Established front yard setback 45' per Map Cover 2485

Appeal No. 2

David Stasiak
Residential Single Family

Applicant requests a variance;

1. To allow a secondary detached garage; and
2. Of 1,300 sq. ft. to allow a 1,500 sq. ft. secondary detached garage;

Located at 5450 Shadyside Drive.

Appeal No. 2 is in variance to:
1 & 2) §229-55 (H)

Appeal No. 3

Robyn Alspan
Residential Single Family

Applicant requests a variance of 268 sq. ft. to allow a 700 sq. ft. attached garage as part of a proposed addition located at 4604 Brentwood Drive.

Appeal No. 3 is in variance to:
§2929-55 (D)

Note: Proposed breezeway and second story not included within garage sq. ft. calculation

Part 2 beginning at 7:00pm

Appeal No. 4

Michael J. Noah
Residential Single Family

Applicant requests a variance of 52 sq. ft. to allow a 252 sq. ft. detached accessory structure (shed) located at 6233 Balsam Fir Court.

Appeal No. 4 is in variance to:
§229-55 (H)

Appeal No. 5

Vincent Migliori
Residential Single Family

Applicant requests a variance:

- 1) of 4' to allow a 1' rear yard setback on the north property line; and
- 2) of 1.5' to allow a 3.5' rear yard setback on the south property line; for the construction of a detached accessory structure (shed) located at 4888 Sawmill Rd.

Appeal No. 5 is in variance to:
§ 229-55 (E) (1)

Appeal No. 6

Eric Braun
Agricultural – Rural Residential

Applicant requests a variance to allow a 150' front yard setback for the construction of a single family home located at 5650 Davison Rd.

Appeal No. 6 is in variance to:
§229-41 (A) *Average front yard setback of 50'

Appeal No. 7

Gretchen Berger
Agricultural – Rural Residential

Applicant requests a variance to allow a detached accessory structure (pole barn) to be located within the front yard setback located at 7260 Goodrich Rd.

Appeal No. 7 is in variance to:
§229-44 (E)

This meeting will be recorded