

Town of Clarence  
One Town Place, Clarence, NY  
**Zoning Board of Appeals Minutes**  
Tuesday November 12, 2019  
7:00 p.m.

Chairman Daniel Michnik called the meeting to order at 7:00 p.m.

Zoning Board of Appeals members present:

Chairman Daniel Michnik	Vice-Chairman Ryan Mills	Patricia Burkard
Richard McNamara	Patrick Krey	

Town Officials present:

Assistant Director of Community Development Jonathan Bleuer	
Deputy Town Attorney Steven Bengart	Councilman Paul Shear

Other interested parties present: Eileen Bull Tom Bull

Motion by Ryan Mills, seconded by Daniel Michnik, to **approve** the minutes of the meeting held on October 8, 2019, as written.

Patrick Krey	Aye	Richard McNamara	Aye	Patricia Burkard	Aye
Ryan Mills	Aye	Daniel Michnik	Aye		

MOTION CARRIED.

**New Business**

**Appeal No. 1**

Frederick Tripi  
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a variance to allow a detached accessory structure within the front yard setback located at 10361 Tillman Road.

Appeal No. 1 is in variance to §229-44(E).

The applicant is not present.

**ACTION:**

Motion by Richard McNamara, seconded by Patricia Burkard, to **table** Appeal No. 1 until the applicant can be present at the meeting.

Patrick Krey	Aye	Richard McNamara	Aye	Patricia Burkard	Aye
Ryan Mills	Aye	Daniel Michnik	Aye		

MOTION CARRIED.

**Appeal No. 2**

Thomas and Eileen Bull  
Residential Single Family

Requests the Board of Appeals approve and grant a variance to allow a detached accessory structure (garage) on a lot without a principle use at SBL#82.10-1-6.2, adjacent to 4035 Susan Drive.

Appeal No. 2 is in variance to §229-55(J).

**DISCUSSION:**

Tom and Eileen Bull are present. There are four (4) neighbor notification forms on file. Mr. Bull explained that they want to build a 16' by 28' one-floor garage for storage. Items to be stored include lawn furniture, pool equipment, lawn maintenance equipment and a summer car.

Mr. Krey asked for details on the lot. Mr. Bull explained that they own not only the lot that their house is on at 4035 Susan Drive but also the property behind them. They bought it so they could keep it green space instead of someone building on it. There is a pool on the property in which a variance was required and obtained.

Mrs. Burkard asked what the proposed building will look like. Mrs. Bull said it will look like the picture that was submitted except with one single door and the roof will not be that high. The picture is on file as Exhibit A. It is a one-car garage with a standard width garage door at 10'. There will be a man-door on the side of the garage. There will be electricity in the structure and landscaping around it. The siding will either be vinyl and will match the house or it will be a darker green like the shed so it blends in.

Mr. Mills asked if they will be utilizing the access driveway from Wehrle Drive to get the car in and out, Mr. Bull said yes, he does not plan on paving the access driveway. There will be no business operated out of the structure, if this is made a condition of the approval the applicants are ok with it. The other shed on the property will remain.

Mr. Bull said they want to start construction in the spring or early summer.

**ACTION:**

Motion by Patricia Burkard, seconded by Ryan Mills, to **approve** Appeal No. 2, as written with the condition that no business is to be operated out of the structure.

Patrick Krey	Aye	Richard McNamara	Aye	Patricia Burkard	Aye
Ryan Mills	Aye	Daniel Michnik	Aye		

**MOTION CARRIED.**

The Zoning Board of Appeals members allowed additional time for the applicant to arrive at the meeting for Item No. 1, but he did not show.

Meeting adjourned at 7:15 p.m.

Carolyn Delgato  
Senior Clerk Typist