

**TOWN OF CLARENCE**  
One Town Place, Clarence, NY 14031  
**In-Person Zoning Board of Appeals Meeting Agenda**  
December 10, 2024 at 5:30 pm

\* 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. \*\***

**NEW BUSINESS**

**Appeal No. 1**

Mark Valvo  
Agricultural Flood Zone

Town Code Reference:  
§184-6(B)(3)

Applicant requests a variance to allow a Type 2 Ground-Mounted Solar Photovoltaic System to be located on a parcel under 5 acres located at 8360 Northfield Road.

**Appeal No. 2**

Jennifer Sutton  
Agricultural Flood Zone

Town Code Reference:  
§229-31

Applicant requests a variance to allow a 225' principal structure front yard setback located at 8200 Wolcott Road.

**Appeal No. 3**

Dawn P. Hrab  
Residential Single-Family

Town Code Reference:  
§229-52(B)

Applicant requests a variance of 6'6" allowing for the continuation of a 6' principal structure side yard setback to allow for the construction of an attached accessory structure (greenhouse) located at 6065 Railroad Street.

**Appeal No. 4**

Edward Bobowicz  
Traditional Neighborhood

Town Code Reference:  
§229-66

Applicant requests a variance of 1,212 sq.ft. to allow a 1,932 sq.ft. detached accessory structure (garage) located at 9320 Clarence Center Road.

**Appeal No. 5**

The Megan Arno Residence Trust  
Agricultural Rural Residential

Town Code Reference:  
1) §229-40  
2) §229-40

Applicant requests variances:  
1) of 6'6" to allow a lot frontage of 143'6"; and  
2) of 6'6" to allow a lot frontage of 143'6";  
all to allow for a minor subdivision of land, which would result in one lot being split into two lots of record, located at 5920 Kraus Road.

This meeting will be recorded.