

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
In-Person Zoning Board of Appeals Meeting Agenda
July 8, 2025 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

Edge Development, LLC.

Commercial

Town Code Reference: §229-126(D)(1)(b)

Note: This item was previously before the Zoning Board of Appeals and received approval for 12 multiple family housing units over the allowable residential density on April 8, 2025.

Applicant requests a variance to allow for 13 multiple family housing units over the allowable residential density located at 9105 Sheridan Drive.

Appeal No. 2

Kathryn Hocking

Residential Single-Family

Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 2' to allow a 6' fence to be located within the front yard setback located at 4650 Sawmill Road.

Appeal No. 3

Sean Moskal

Planned Unit Residential Development

Town Code Reference: §229-55(H)

Applicant requests a variance of 104 sq.ft. to allow a 304 sq.ft. detached accessory structure (pool house) located at 5922 Donegal Manor.

Appeal No. 4

Peter & Irene Paganelli

Residential Single-Family

Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 2' to allow a 6' fence to be located within the front yard setback located at 8691 Millcreek Drive.

Appeal No. 5

Peter Terpin

Residential Single-Family

Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 2' to allow a 6' fence to be located within the front yard setback located at 8295 Galbraith Road.

Appeal No. 6

William Cloen

Agricultural Rural Residential

Town Code Reference: §229-41

Applicant requests a variance to allow up to a 150' principal structure front yard setback located at 10840 Miland Road.

Appeal No. 7

Lori Defilippis

Residential Single-Family

Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 6" to allow a 4'6" fence to be located within the front yard setback located at 8930 Country Club Drive.

This meeting will be recorded.