

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
In-Person Zoning Board of Appeals Meeting Agenda
September 9, 2025 at 5:30 pm

* All applicants or their authorized 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

Harris Hill Development, LLC.
Commercial & Restricted Business
Town Code Reference: §229-126(D)(1)(f)

Applicant requests a variance to allow a third story on three (3) multiple family housing buildings located at 8450 Sheridan Drive.

Appeal No. 2

Steve Seedhouse
Planned Unit Residential Development
Town Code Reference:
1) §229-55(B)
2) §229-55(C)

Applicant requests variances:
1) of 3'6" to allow a 9'0" principal structure side yard setback; and
2) of 32'6" to allow a 12'6" principal structure rear yard setback;
located at 5130 Rockledge Drive.

Appeal No. 3

James Dudo
Agricultural Rural Residential
Town Code Reference: §184-6(B)(3)

Applicant requests a variance to allow a Ground-Mounted Solar Photovoltaic System on a parcel under five acres in size located at 5865 Kraus Road.

Appeal No. 4

Kristine Buscaglia - Three Sisters Farm, LLC.
Agricultural Flood Zone
Town Code Reference: §299-34(E)

Applicant requests a variance to allow a detached accessory structure (permanent produce stand) to be within the front yard setback located at 10490 Cedar Road.

Appeal No. 5

MaryAnn & Peter Anaka
Residential Single-Family
Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 2' to allow a 6' fence to be within the front yard setback located at 4780 Bickert Drive.

Appeal No. 6

Frank & Erica Mufalli
Residential Single-Family
Town Code Reference:
1) §229-55(H)
2) §229-55(H)

Applicant requests variances:
1) to allow a secondary detached garage (shed); and
2) of 108 sq.ft. to allow a 308 sq.ft. detached accessory structure (shed);
located at 9458 Kristina Circle.

Appeal No. 7

Chris Janson
Agricultural Rural Residential
Town Code Reference: §229-44(F)(2)

Applicant requests a variance of 5' to allow a 5' detached accessory structure side yard setback located at 9751 Martin Road.