

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
In-Person Zoning Board of Appeals Meeting Agenda
November 18, 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. Zoning Board of Appeals members will perform an inspection. ****

NEW BUSINESS

Appeal No. 1

John Grieco
Residential Single-Family
Town Code Reference:
1) §101-3(B)
2) §101-3(C)(2)
3) §101-3(I)

Applicant requests variances:

- 1) of 1' to allow a 7' tall fence in the side yard and rear yard; and
- 2) of 2' to allow a 6' tall fence in the front yard; and
- 3) to allow the non-climbable (finished side) of the fence to not face the neighboring properties; located at 10920 Stage Road.

Appeal No. 2

Greg Duell
Planned Unit Residential Development
Town Code Reference: §196-3(C)

Applicant requests a variance to allow a swimming pool to be located within the front yard setback located at 5925 Kilkenny Manor.

Appeal No. 3

Angelina Melkumyan / Milidami, LLC.
Commercial
Town Code Reference: §229-126(D)

Applicant requests a variance to convert an existing commercial unit into a residential multiple-family unit located at 9678 Main Street.

Appeal No. 4

Richard Truman
Agricultural Rural Residential
Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 6" to allow a 4'6" fence to be within the front yard setback located at 10475 Bergtold Road.

Appeal No. 5

Lisa Ackley
Residential Single-Family
Town Code Reference: §229-52(B)

Applicant requests a variance of 4'2" to allow an 8'4" principal structure side yard setback located at 4730 Sawmill Road.

Appeal No. 6

Gary & Victoria Frey
Residential Single-Family
Town Code Reference:
1) §229-52(A)
2) §229-55(D)

Applicant requests variances:

- 1) of 13' to allow a 36'6" principal structure front yard setback; and
- 2) of 612 sq.ft. to allow a total of 1,146 sq.ft. of attached accessory structure (garage) space; located at 5175 Meadowbrook Road.

Appeal No. 7

Derrick Ford
Agricultural Rural Residential
Town Code Reference: §229-41

Applicant requests a variance to allow a 200' principal structure front yard setback located at 6405 Conner Road.

Appeal No. 8

Ann E. Davis
Agricultural Rural Residential
Town Code Reference: §229-40(A)

Applicant requests a variance of 15' to allow a corner lot frontage of 185' along Salt Road to allow for a Minor Subdivision of Land, which would result in one lot being split into three lots of record, located at 10725 Keller Road.

Appeal No. 9

Tammy Aranyosi
Agricultural Rural Residential
Town Code Reference: §229-44(F)(3)

Applicant requests a variance of 10'2" to allow a 14'10" accessory structure (pavilion) rear yard setback located at 8721 Hearthstone Drive.

Appeal No. 10

Omar Abdallah
Residential Single-Family
Town Code Reference: §229-55(H)

Applicant requests a variance of 52 sq.ft. to allow a 252 sq.ft. detached accessory structure (pool house) located at 5479 Martha's Vineyard.

Appeal No. 11

Laurie Widman
Residential Single-Family
Town Code Reference: §229-55(H)

Applicant requests a variance to allow three detached accessory structures (sheds) to remain on the property located at 4699 Hedgewood Drive.