

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
Zoning Board of Appeals Meeting
In-Person on August 11, 2026 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. ****

OLD BUSINESS

Appeal No. 5 – From the June 2026 Meeting

Kenneth Weinstein
Residential Single-Family
Town Code Reference:

- 1) §229-55(H)
- 2) §229-55(H)
- 3) §229-55(E)(1)

Note: This request supersedes the June 2026 variance request, which was tabled.

Applicant requests variances:

- 1) to allow a secondary detached garage; and
 - 2) of 376 sq.ft. to allow a 576 sq.ft. detached accessory structure (garage); and
 - 3) of 3'9" to allow a 6'3" detached accessory structure (garage) side yard setback;
- located at 5870 Forest Creek Drive.

Appeal No. 6 – From the July 2026 Meeting

Christopher Caito
Residential Single-Family
Town Code Reference:

- 1) §229-55(D)
- 2) §229-55(H)
- 3) §229-55(E)(2)
- 4) §229-55(F)

Note: This request supersedes the July 2026 variance request, which was tabled.

Applicant requests variances:

- 1) to allow a secondary detached garage; and
 - 2) of 1,080 sq.ft. to allow a 1,280 sq.ft. detached accessory structure (pole barn); and
 - 3) of 5" to allow a 16'5" tall detached accessory structure (pole barn); and
 - 4) to allow an accessory structure (pole barn) greater than 400 sq.ft. to use materials different from the principal structure;
- located at 9668 Keller Road.

Appeal No. 5 – From the July 2026 Meeting

Andrea Ruzzine
Traditional Neighborhood
Town Code Reference:

- 1) §196-3
- 2) §101-3(C)(2)

Applicant requests variances:

- 1) to allow a swimming pool to be within the front yard setback; and
 - 2) of 2' to allow a 6' tall fence to be within the front yard setback;
- located at 9430 Clarence Center Road.

NEW BUSINESS

Appeal No. 1

7 Brew / Brewtopia, LLC.
Major Arterial
Town Code Reference:

- 1) §229-94(K)
- 2) §229-94(D)
- 3) §229-124(A)

Applicant requests variances:

- 1) of 490 sq.ft. to allow a 510 sq.ft. principal building; and
 - 2) of 6'2" to allow a 123'10" front yard setback (from center line); and
 - 3) of 25' to allow a 55' setback for a drive-through window (from right-of-way line);
- located at 4301 Transit Road.

Appeal No. 2

Shawn Pappas
Residential Single-Family &
Agricultural Rural Residential
Town Code Reference: §229-52(A)

Applicant requests a variance to allow a 125' principal structure front yard setback located at 8576 Stahley Road.

Appeal No. 3

Joel Reber
Agricultural Flood Zone
Town Code Reference: §229-31

Applicant requests a variance to allow an 80' principal structure front yard setback located at 8100 Goodrich Road.

Appeal No. 4

Winding Lane Farms, LLC.
Residential Single-Family
Town Code Reference:
1) §229-55(D)
2) §229-55(H)
3) §229-55(E)(2)
4) §229-55(I)

Applicant requests variances:
1) to allow a secondary detached garage; and
2) of 4,910 sq.ft. to allow a 5,110 sq.ft. detached accessory structure (pole barn); and
3) of 11'8" to allow a 27'8" tall detached accessory structure (pole barn); and
4) of 5' to allow a 14' tall overhead garage door; located at 5004 Winding Lane Farms.

Appeal No. 5

Dan & Elizabeth McAuliffe
Residential Single-Family
Town Code Reference: §229-55(H)

Applicant requests a variance of 196 sq.ft. to allow a 396 sq.ft. detached accessory structure (pavilion) located at 5558 Herons Glen.

Appeal No. 6

The PDC Property Trust
Residential Single-Family
Town Code Reference:
1) §229-52(B)
2) §229-55(D)

Applicant requests variances:
1) of 4' to allow a principal structure side yard setback of 8'6"; and
2) of 265 sq.ft. to allow for a total garage square footage of 959 sq.ft.;
all to allow for an attached garage addition located at 4137 Susan Drive.

Appeal No. 7

Michael & Maria Sanders
Residential Single-Family
Town Code Reference:
1) §229-52(B)
2) §229-55(D)

Applicant requests variances:
1) of 2'4" to allow a principal structure side yard setback of 10'2"; and
2) of 190 sq.ft. to allow for a total garage square footage of 1,150 sq.ft.;
all to allow for an attached garage addition located at 6242 Creekhaven Drive.