TOWN OF CLARENCE

One Town Place, Clarence, NY 14031

Zoning Board of Appeals Meeting

In-Person on November 10, 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. 2 – From the August & September 2026 Meetings

Shawn Pappas
Residential Single-Family &
Agricultural Rural Residential
Town Code Reference: §229-52(A)
Note: This request supersedes the August & September 2026 variance requests, which were tabled.

Applicant requests a variance to allow a principal structure front yard setback between 325' and 400' located at 8576 Stahley Road.

Appeal No. 2 – From the October 2026 Meeting

Kamil Al Dilaymi
Residential Single-Family
Town Code Reference: Map Cover 3882
Note: This request supersedes the October 2026 variance request, which was tabled.

Applicant request a variance of 5'9" to allow a principal structure addition resulting in a side yard setback of 6'9" located at 9722 Longleaf Trail.

NEW BUSINESS

Appeal No. 1

Designer Homes - Brian Kern
Residential Single-Family
Town Code Reference:
1) §196-3(C)
2) §196-3(C)

Applicant request variances:
1) of 3'6" to allow a swimming pool to be 6'6" from the principal structure; and
2) of 1' to allow a swimming pool side yard setback of 9';

located at 9616 Spaulding Green Parkway.

Appeal No. 2

Zeeshan Khan
Residential Single-Family
Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 2' to allow a 6' tall fence to be within the front yard setback located at 5241 Willow Brook.

Appeal No. 3

Kevin Sivic
Residential Single-Family &
Traditional Neighborhood
Town Code Reference: §229-66 & §229-55(D)

Applicant requests a variance to allow a detached accessory structure (shed) to be located within the front yard setback located at 5925 Goodrich Road.

Appeal No. 4

Marc Gerevics
Agricultural Rural Residential
Town Code Reference: §229-44(E)

Applicant requests a variance to allow a detached accessory structure (garage) to be located within the front yard setback located at 8780 County Road.

Appeal No. 5

Stephen Development
Commercial
Town Code Reference: §229-86(H)

Applicant requests a variance of 36'8" to allow an 8'4" side yard setback between a commercial accessory structure (salt barn) and a residential district boundary, located at 9580 Main Street.

Appeal No. 6

Matthew McNutt
Planned Unit Residential Development
Town Code Reference: §229-55(H)

Applicant requests a variance of 200 sq.ft. to allow a 400 sq.ft. detached accessory structure (pool house) located at 5503 Via Marina.