

# Memo

**To:** Town Board Members

**From:** Jonathan Bleuer – Director of Community Development  
Andrew Schaefer – Junior Planner

**cc:** Town Attorney, Town Clerk, Town Engineer, Code Enforcement Officers, Planning Board Members

**Date:** June 7, 2024

**Re:** June 12, 2024 Town Board Meeting – Land Use Items

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The following is a review of the Land Use items on the June 12, 2024 Town Board Agenda:

Public Hearings: None

Formal Agenda Items: Three

## 1. KD Associate Buffalo, Inc. (KD Landscaping)

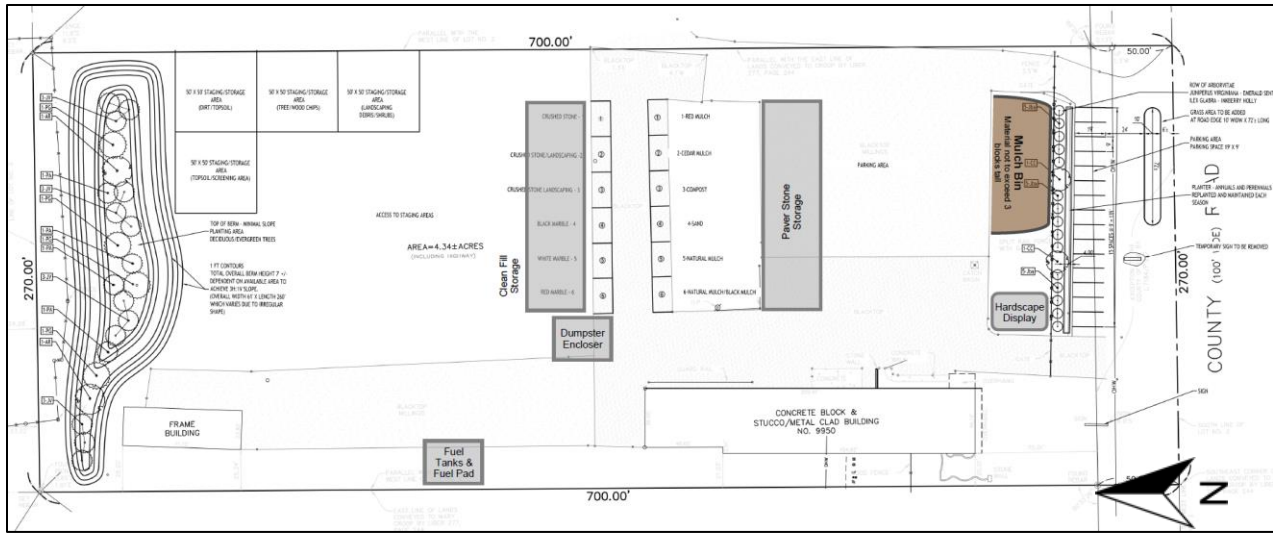
**Location:** 9950 County Road. North side of County Road, west of Strickler Road.

**Description:** Existing 4.1-acre parcel in the Industrial Business Park zone, containing principal / accessory structures, and shop yard areas, formerly home to J.F. Krantz Nursery Inc.

**Proposal:** The applicant is requesting a Public Hearing to consider a Temporary Conditional Permit (TCP) for outside storage to operate a landscaping, snowplowing, and property maintenance business in the Industrial Business Park zone.

**History:** The Town Board referred this proposal to the Planning Board on October 11<sup>th</sup>, 2023. Since that time, the applicant has modified the proposal per comments received. Such modifications include a proposed planted berm to the rear of the site, aesthetic improvements to the front of the site, and site operation organization and designations. The Planning Board recommended issuance of this TCP with a series of 13 conditions on January 10<sup>th</sup>. On May 14<sup>th</sup>, the Landscape Review Committee approved a Final Landscape Plan.

**Reason for Board Action:** The Town Board has the authority to consider this request after setting and holding a Public Hearing.



KD Landscaping Sketch Plan

## 2. Griffon Gastropub

**Location:** 5445 Transit Road. East side of Transit Road, south of Roll Road.

**Description:** Existing 13.75-acre property in the Major Arterial and Residential Single-Family zones, containing an existing shopping plaza wholly located in the Major Arterial zone.

**Proposal/History:** The applicant is requesting a modification to the existing Temporary Conditional Permit for outside dining. The previously approved outside dining area is planned to be located in front of the existing restaurant on the previously expanded sidewalk area; to include a new aluminum folding door system for entry, awning, stone clad steel bollards, knee wall panels, and tables / chairs.

The new plaza owner is currently in the Landscape Review stage for a parking lot reconfiguration. Such reconfiguration will include the installation of an expanded sidewalk area on the south side of the building. The applicant is now proposing to expand the outside dining along the south side of the building, to mimic the planned front outside dining area.

**Reason for Board Action:** The Town Board has the authority to consider this request.



*Griffon Gastropub Outside Dining Plan and Renders*

### 3. Town Code Amendment

**Location:** Town-wide.

**Proposal:** Commence a Coordinated Review under the State Environmental Quality Review Act (“SEQRA”) and seek Lead Agency status to Consider a Local Law amending the Town of Clarence Zoning Code Chapter 229, expressly prohibiting Crematoriums in the Town of Clarence.

The purpose and intent of this Local Law is to amend Chapter 229 (Zoning) to make certain clarifying amendments and updates related to development provisions within enumerated zoning districts. Specifically, the Town Board has determined that crematoriums constitute public nuisances and their operation can have negative impacts on air quality, including emissions of particulate matter and noxious odors. As a result, the Town Board determined that crematoriums

should be prohibited in all zoning districts in the Town. This Local Law is intended to effectuate the crematorium prohibition.

**Reason for Town Board Action:** The Town Board may commence this Coordinated Review to allow for a thorough review under the SEQRA process.

## Work Session Items: Two

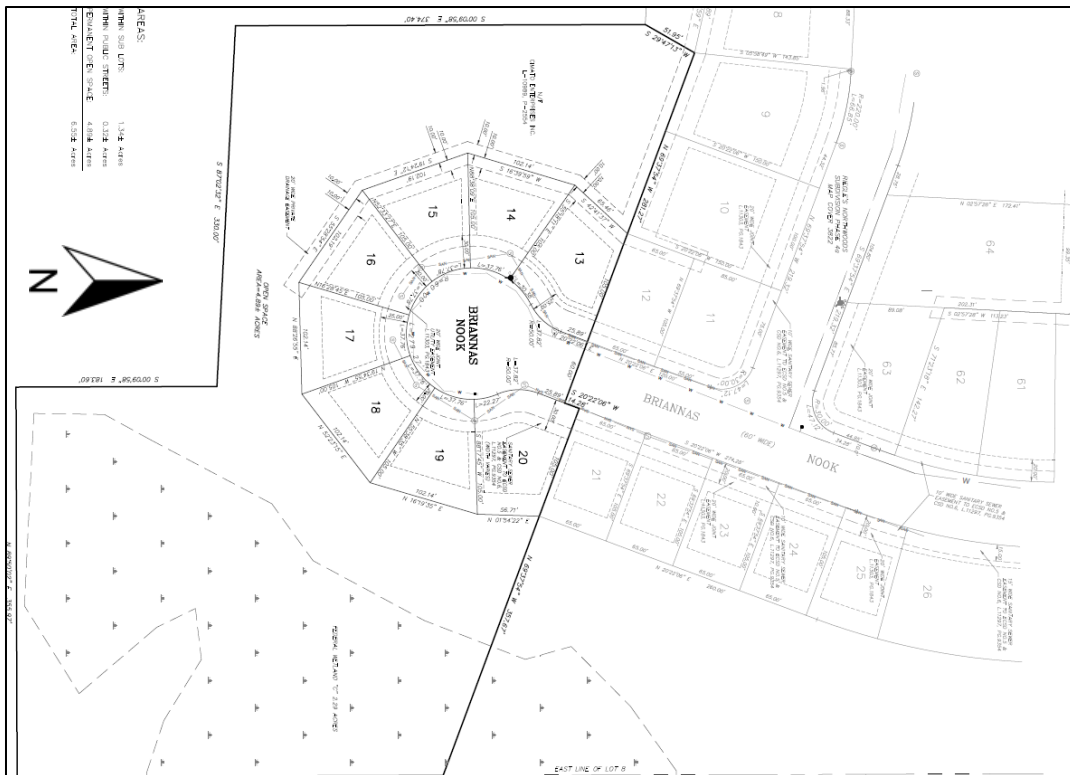
### **1. Northwoods Open Space Design Subdivision**

**Location:** North of Greiner Road, east of Shimerville Road, south of Roll Road.

**Description:** Previously approved 151-lot subdivision in the Residential Single-Family zone on approximately 120-acres.

**Proposal:** The applicant is requesting final plat Approval of phase 2B, consisting of 8 residential sublots, and the road dedication of approximately 306 linear feet of Briannas Nook.

**Reason for Board Action:** Per the Zoning Law, the Town Board has final approval authority to approve a Final Plat. The Engineering Department is in the process of ensuring that the applicant has met the technical and Town requirements to consider this action.



Northwoods Phase 2B – Final Plat

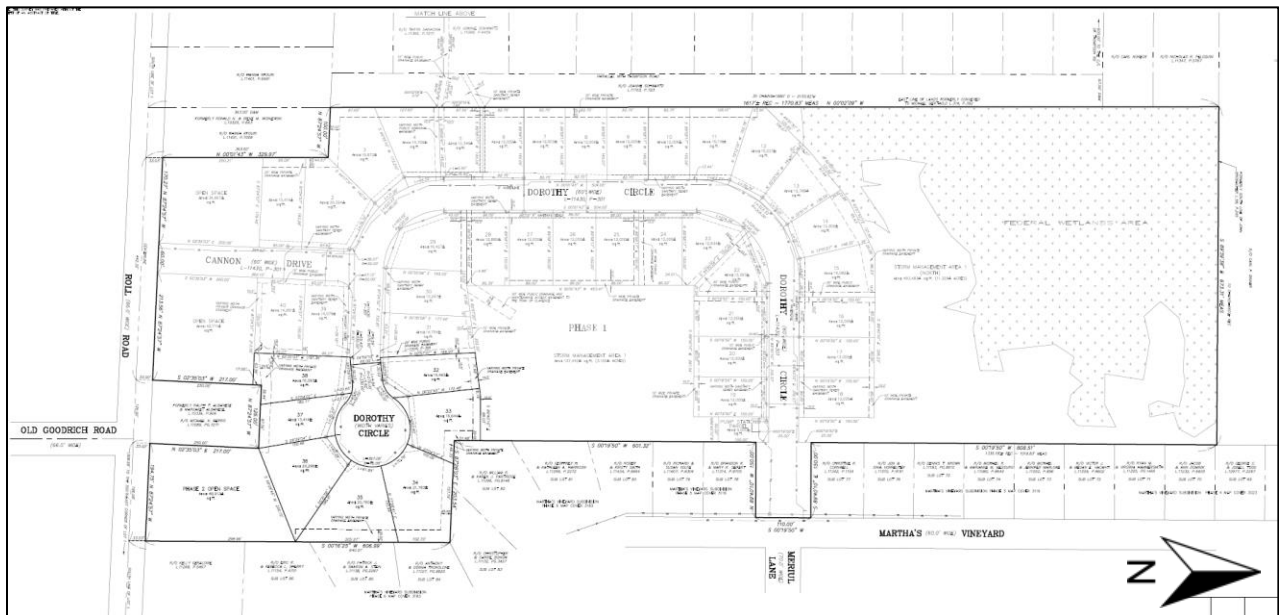
## 2. Cannon Woods Open Space Design Subdivision

**Location:** North of Roll Road, west of Martha's Vineyard.

**Description:** Previously approved 40-lot subdivision in the Residential Single-Family zone on approximately 34.1-acres.

**Proposal:** The applicant is requesting final plat approval of phase 2, consisting of 7 residential sublots, and the road dedication of approximately 388 linear feet of Dorothy Circle.

**Reason for Board Action:** Per the Zoning Law, the Town Board has final approval authority to approve a Final Plat. The Engineering Department is in the process of ensuring that the applicant has met the technical and Town requirements to consider this action.



Cannon Woods Phase 2 – Final Plat