

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: December 6, 2024

Re: December 11, 2024 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the December 11, 2024 Town Board Agenda:

Public Hearings: One

1. Annual Review of Clarence 2030, the Town's Comprehensive Plan

Description: With the adoption of Clarence 2030 on December 14, 2016, an annual review process is required to ensure that the plan remains current. Per the Plan, the annual review process may generate four types of actions:

- > Relevancy Update – Minor text, image, map or figure changes.
- > Shifting Focus – Alterations to strategies.
- > Changing Course – Alterations to goals.
- > Varying Function – Alterations to Future Land Use Map and re-zoning proposals.

There are no modifications proposed to Clarence 2030 this year.

Formal Agenda Items: Four

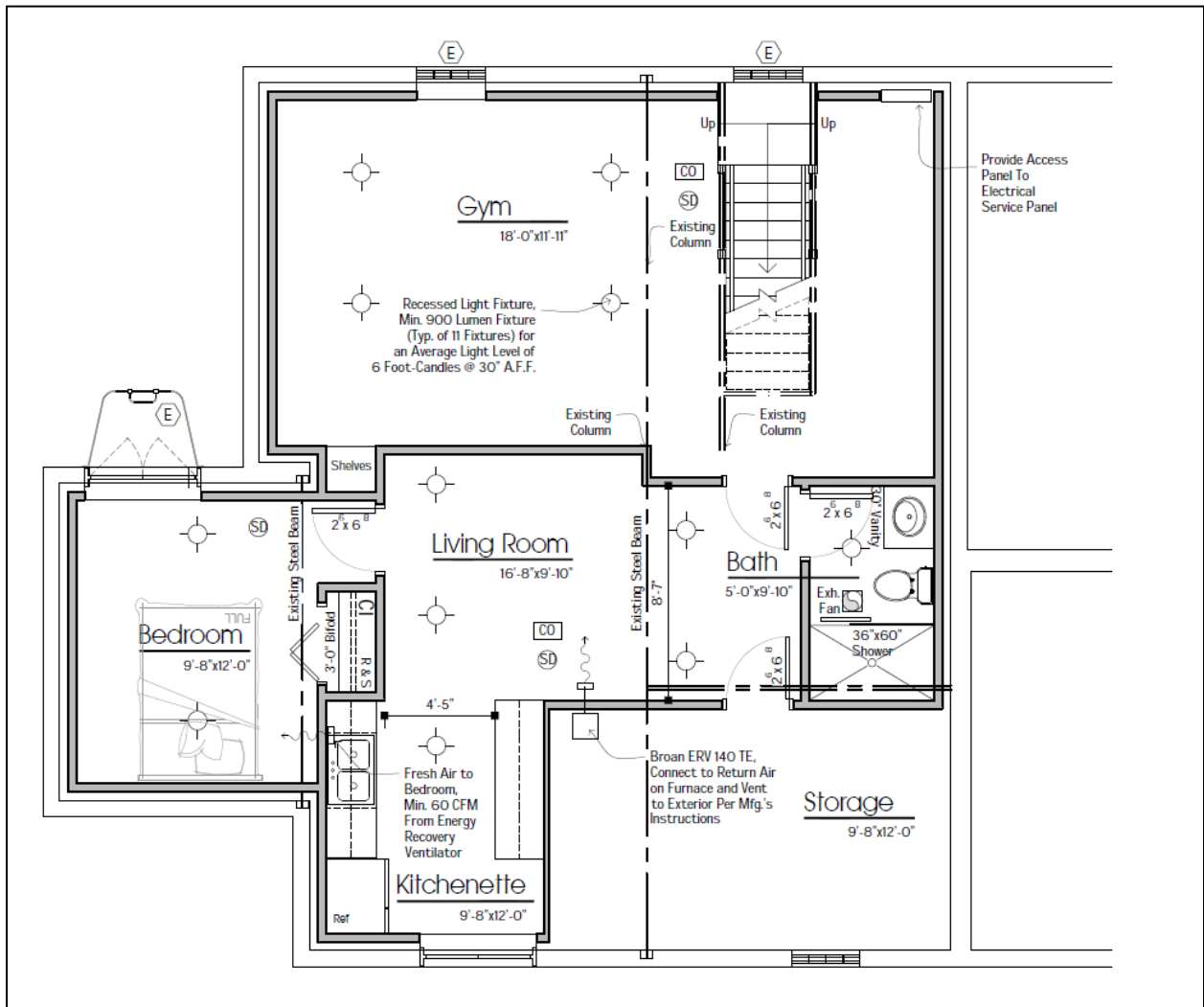
1. Kevin & Sara Cook

Location: 8969 Willyoungs Overlook. Southwest corner of Willyoungs Overlook and Harolds Harvest, in the Northwoods subdivision.

Description: Existing 0.33-acre parcel in the Residential Single-Family zone, containing a single-family residence.

Proposal: The applicant is requesting a Special Exemption Use Permit for the construction of a secondary living unit within the existing home's basement. No exterior addition to the home is proposed, and the secondary living unit is planned to be utilized by the applicant's parents.

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



8969 Willyoungs Overlook Basement Floorplan

2. Capretto Management, LLC.

Location: James Ryan Parkway, SBL 44.00-1-55, proposed subplot 8. East side of James Ryan Parkway, south of County Road.

Description: Proposed subplot 8 is currently vacant and will contain 1.94-acres within the previously approved Cimato Industrial Business Park, in the Industrial Business Park zone.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed warehouse for personal use. The warehouse is proposed to be approximately 5,100 sqft, and feature a variety of composite and metal materials selected for durability and design. A single access is proposed to James Ryan Parkway.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.

Note: Building material samples are available for viewing in the Planning Office.



Capretto Personal Use Warehouse Render

3. Leonard Deni

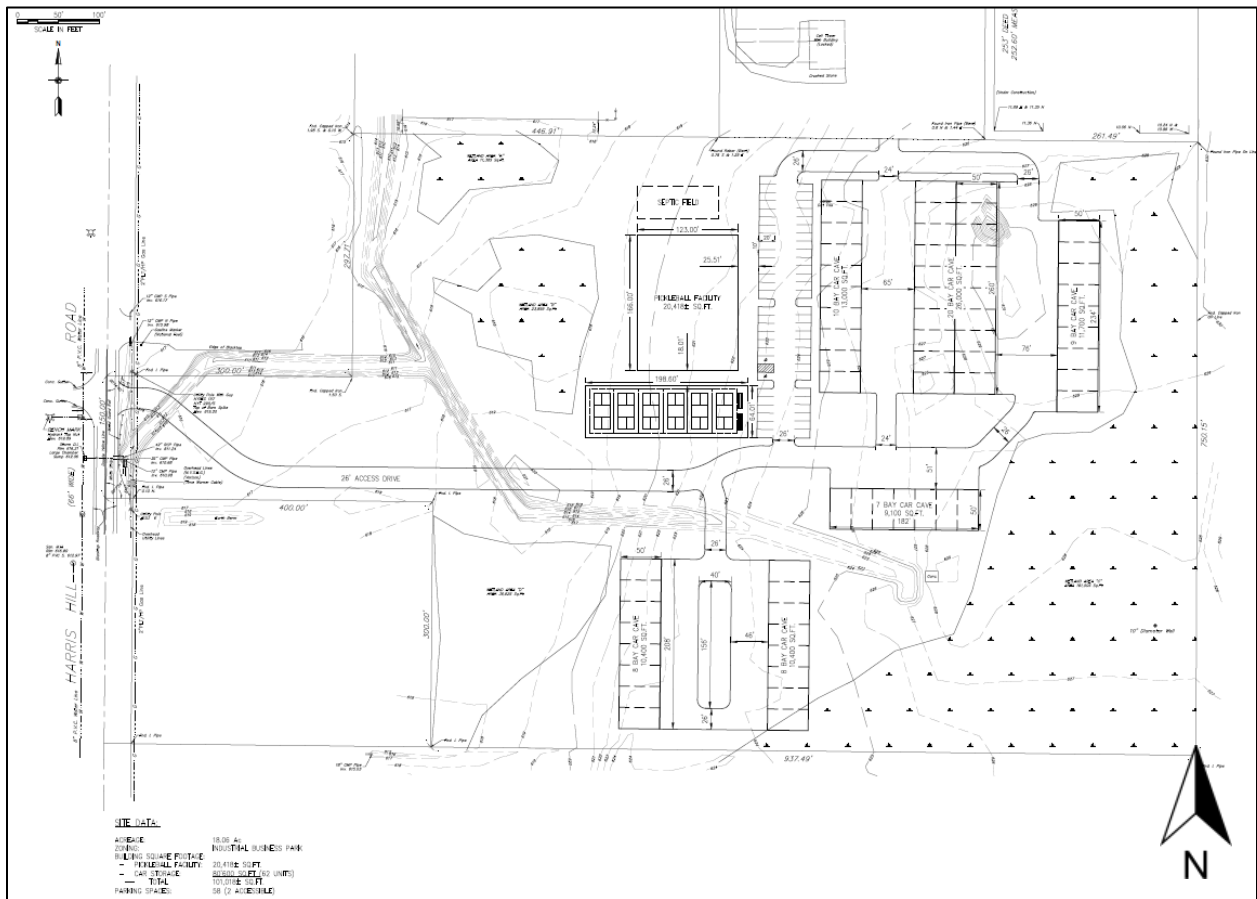
Location: Harris Hill Road, SBL 57.11-3-5.2. East side of Harris Hill Road, south of Roll Road.

Description: Existing 18-acre vacant parcel in the Industrial Business Park zone.

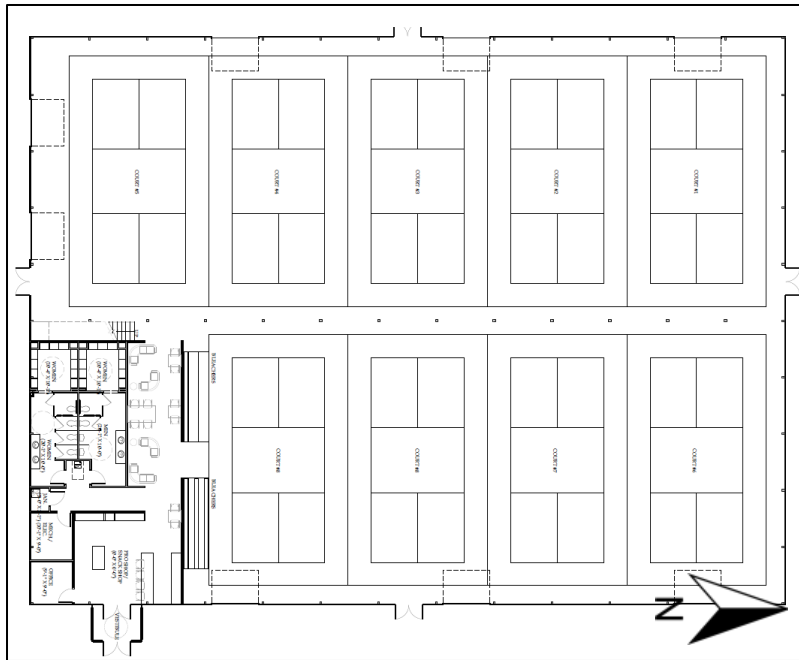
Proposal: The applicant is requesting preliminary Conceptual review of a proposed automotive self-storage and sport courts facility, with single access to Harris Hill Road, and the ability for cross access to 8575 Roll Road. The project is proposed to comprise of the following:

- Automotive Self Storage: Six “car cave” buildings, for up to 62 storage bays, each with the ability to contain garage area, studio space with kitchenette and bathroom, and upper mezzanine level.
- Sport Courts Facility: One approximately 20,500 sqft building, containing nine pickleball courts and associated amenities, together with six outdoor pickleball courts.

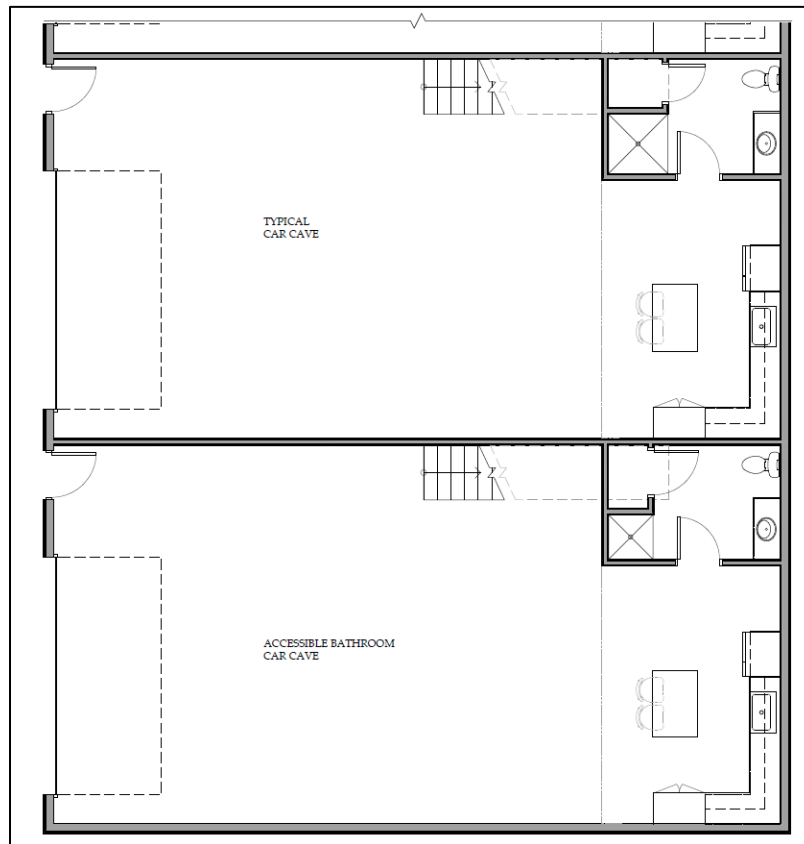
Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.



Deni Automotive Self Storage and Sports Facility Concept Plan



Deni Pickleball Facility Concept Floorplan



Deni Car Cave Typical Concept 1st level Floorplans

4. Our Lady of Peace Church

Location: 10946-10984 Main Street. Northwest corner of Main Street & Davison Road.

Description: Existing 18.8-acre parcel in the Hollow Traditional Neighborhood District containing a church campus featuring numerous building and facilities.

Proposal: The applicant is requesting Local Historic Landmark designation of the property. After a thorough review by the Clarence Historic Preservation Commission, they have recommended designation. The property features the original Our Lady of Peace church, built in 1922, and still used today for meetings and early voting. Additionally, The Commission found that the church campus possesses unique historic value as part of the cultural and social history of the Town.

Reason for Board Action: The Town Board has the authority to schedule a Public Hearing to consider this request.



Our Lady of Peace Church Campus Map



Our Lady of Peace Uriel Hall



Our Lady of Peace Church

Work Session Items: Two

1. DB Tower Solutions, LLC.

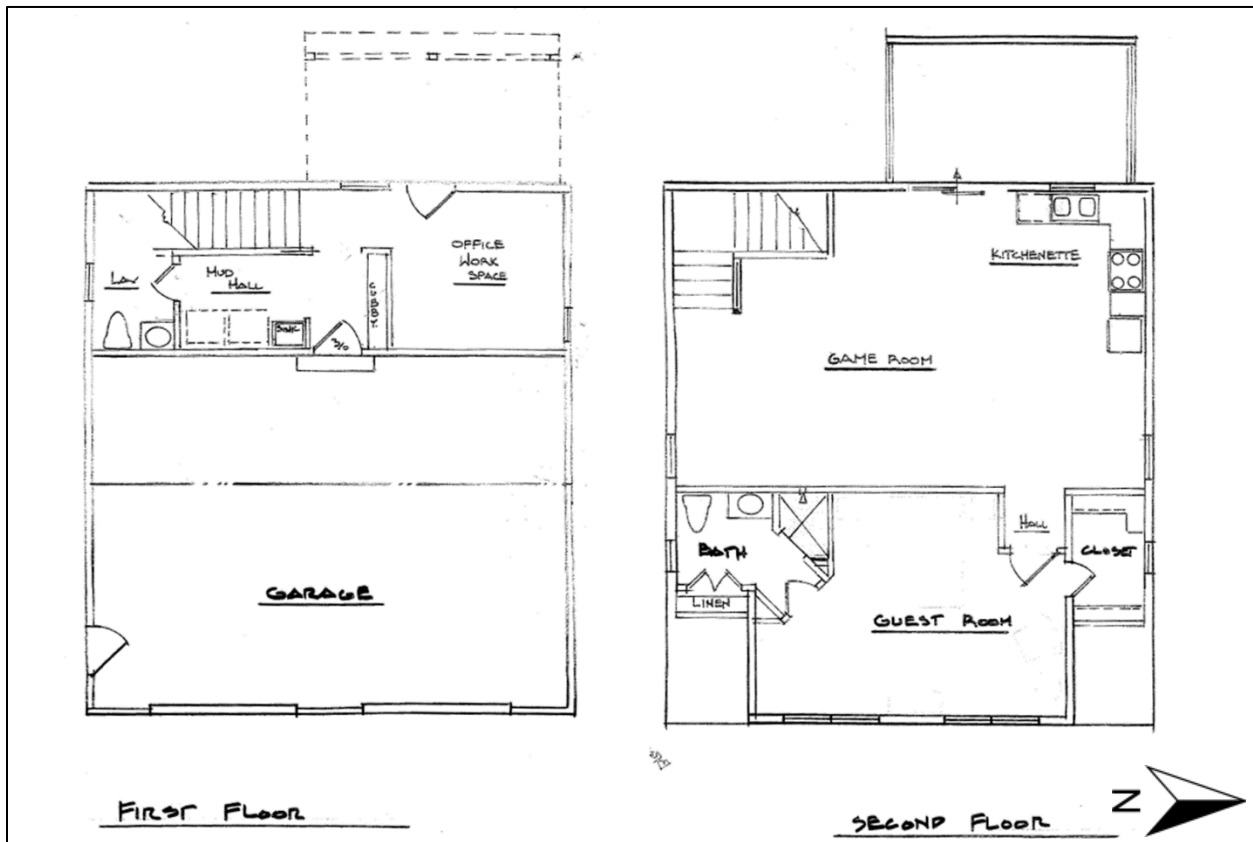
Location: 7360 Goodrich Road. West side of Goodrich Road, north of Lapp Road.

Description: Existing 10.5-acre parcel in the Agricultural Rural Residential zone, containing a residence and multiple detached accessory structures.

Proposal: The applicant is requesting a Special Exemption Use Permit for the construction of a secondary living unit within an existing detached accessory structure (garage). The existing garage is proposed to contain a bathroom, work space, and the garage on the first floor, and a game room, a kitchenette, a guest room, and bathroom on the second floor.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.

Note: There is currently an active short-term residential rental permit on file for the principal residence on the property.



DB Towers Solutions – Proposed Garage Floor Plan



DB Towers Solutions – Street View

2. Benderson Development Company, LLC.

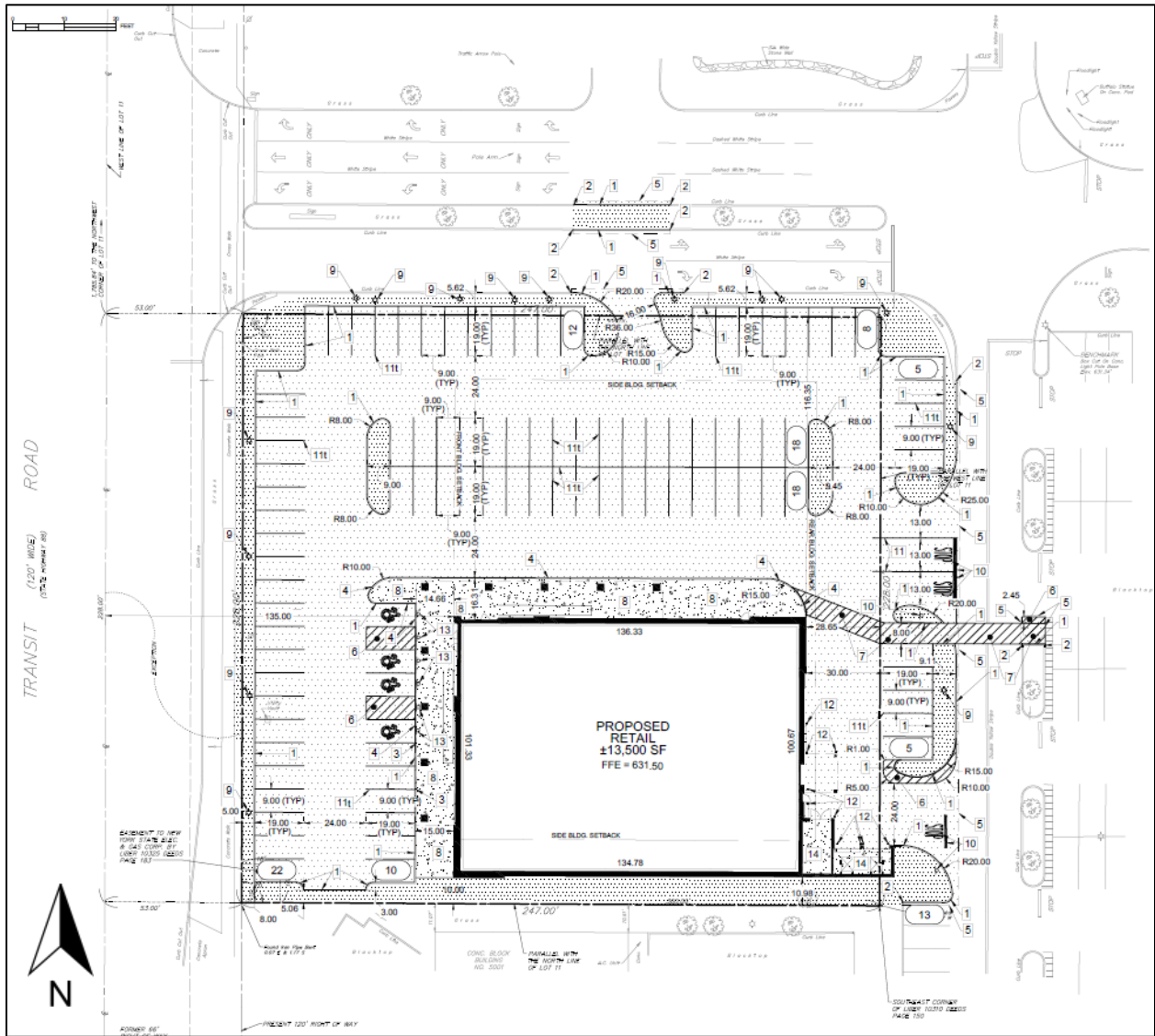
Location: 5017 Transit Road. East side of Transit Road, north of Sheridan Drive.

Description/History: Existing 1.3-acre parcel located in the Major Arterial zone, containing an existing commercial structure and associated parking. The structure formerly contained an Applebee's Restaurant. In 2022, the site was proposed to contain a quick service restaurant and drive-through facility, which was ultimately never approved due to unsolved traffic pattern / flow issues.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed 13,500 sqft retail grocery store with associated facilities. Three (3) access points are proposed for the site, all of which would be through the existing Eastgate Plaza. The building would feature a variety of materials including brick, stone, and hardiboard siding.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.

Note: The proposed retail building is proposed to have a 10' side yard setback. Should the Town Board wish to consider this request, the applicant will be required to seek a variance from the Zoning Board of Appeals.



5017 Transit Road Concept Plan



5017 Transit Road Concept Elevations