2025 State of Development

Town of Clarence

CLARENCE
CHAMBER OF COMMERCE, INC.

TOWN OF CLARENCE
IDA
INDUSTRIAL DEVELOPMENT AGENCY

SEAL
TOWN OF CLARENCE

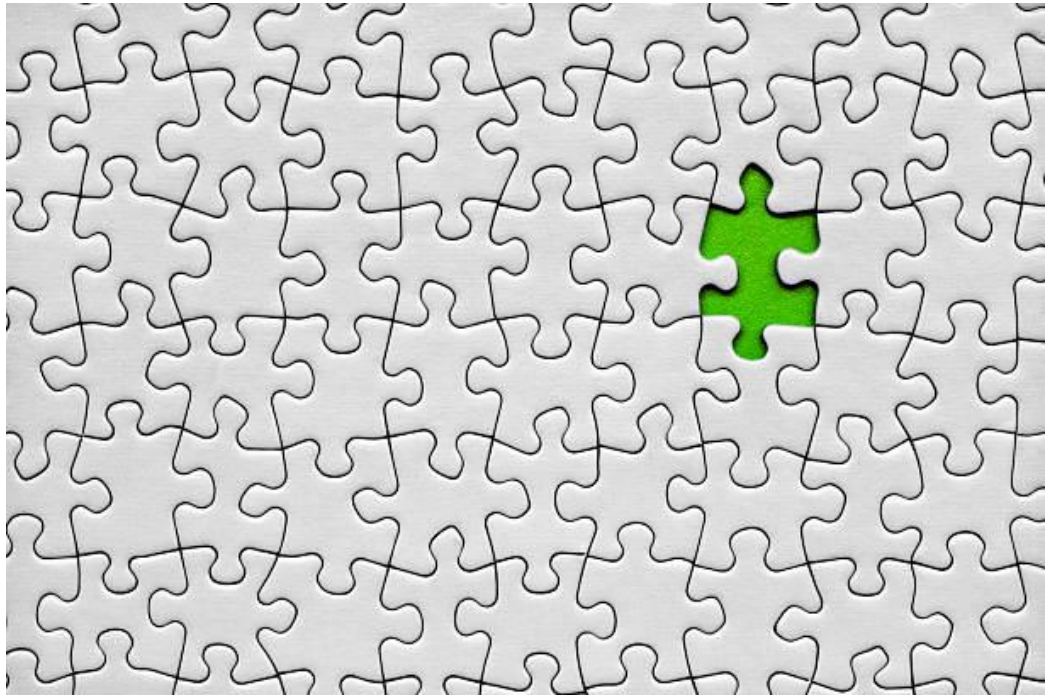
wendel

Infill Development

Construction on previously unused or underutilized land located within an existing developed area.

Infill Development

the endgame



Infill Development

Infill Development

Infill Development

Infill Development

in the USA – where everything is bigger and better…

means we are out of land!

Infill Development…

means too much

Infill Development…

means too much

traffic, noise, light, them, pollution, renters, water runoff, garbage, Amherst, crime, ugly things, rats, assessments, pesticides, payoffs, competition, 5G cell towers, dust, street parking, vacancy, deliveries, home occupations.

Infill Development in Clarence…

means something else

Vibrant & Preserved Places

Vibrant & Preserved Places

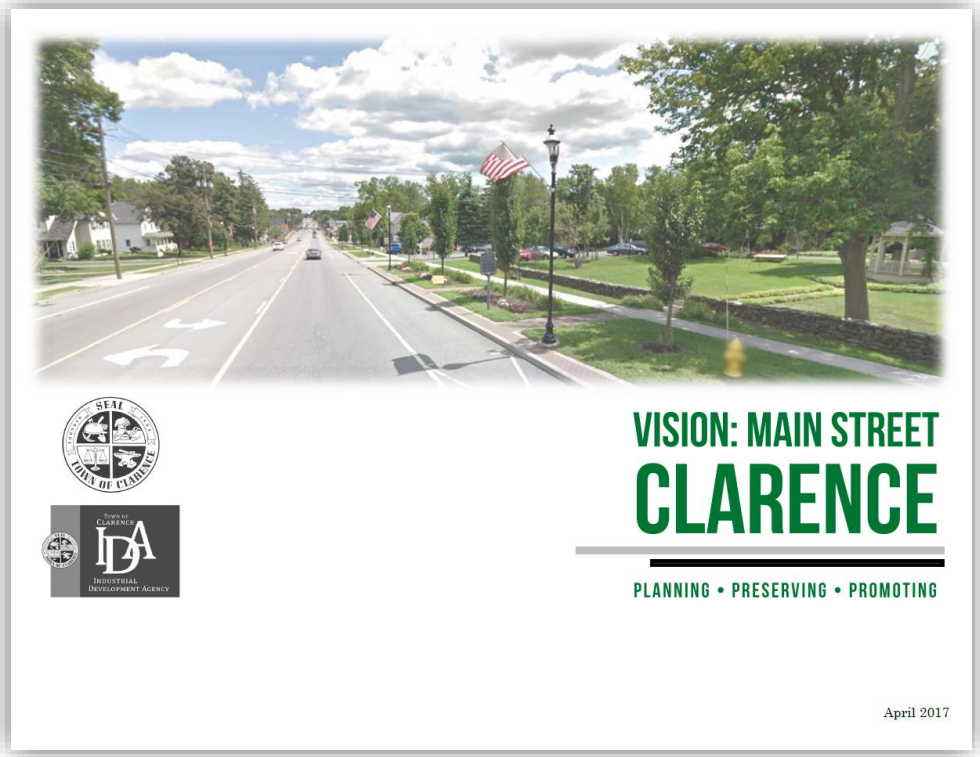
Clarence Balance

Vibrant

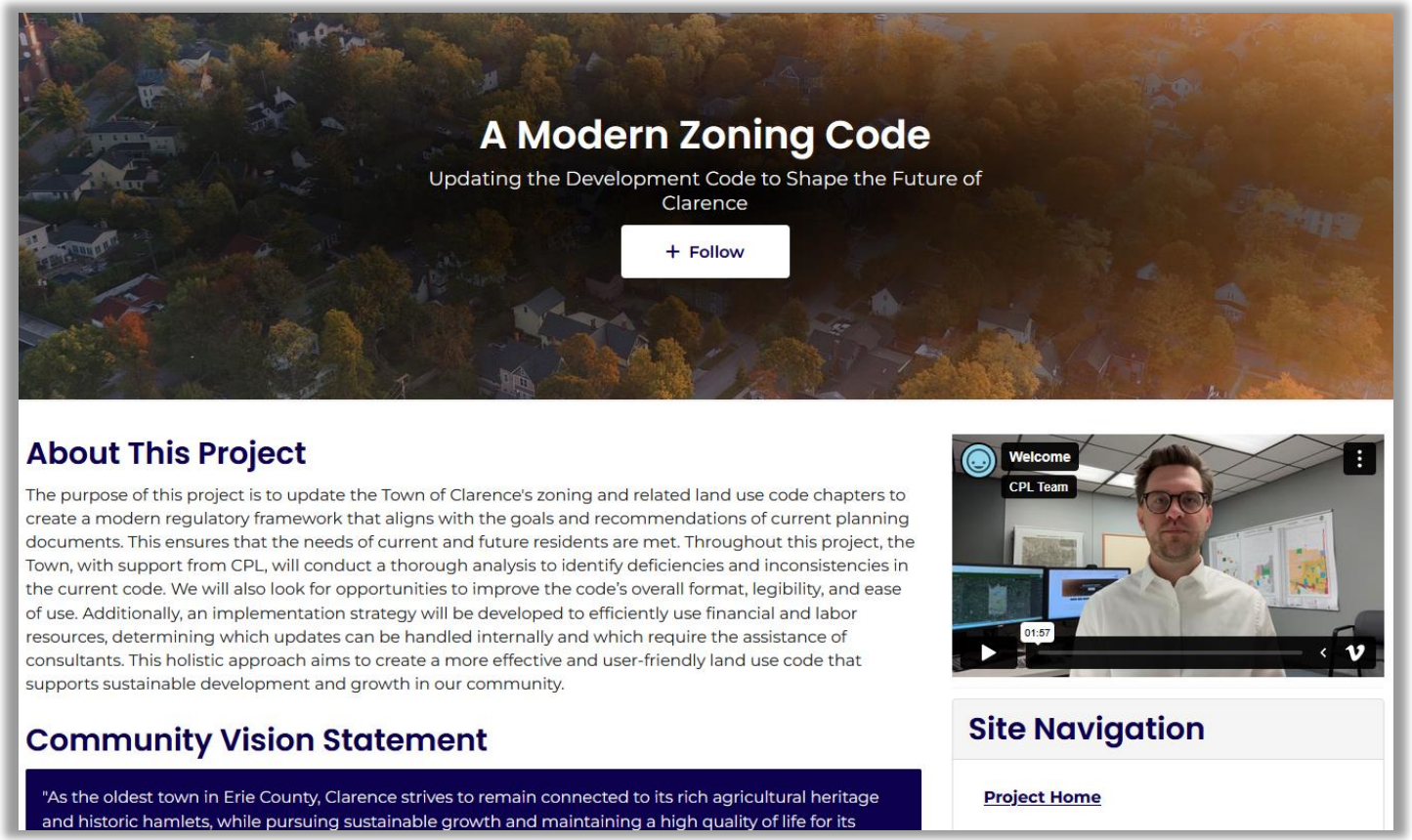
Preserved

Productive

Proactive Planning



Vision Main
& Market Analysis



Modern Zoning
Code Update

Vision Sheridan

Neighborhood Master Plan

CLARENCE
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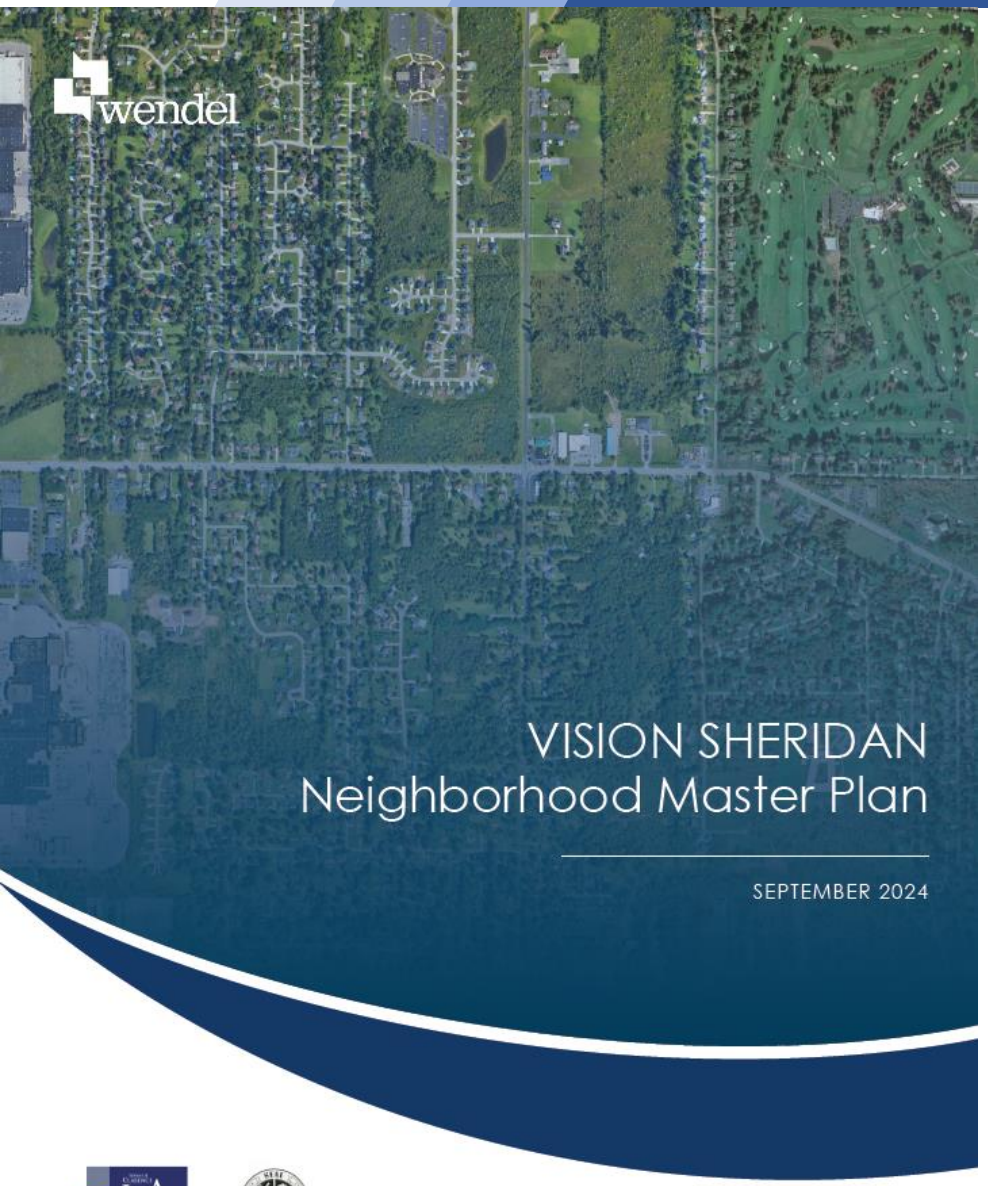
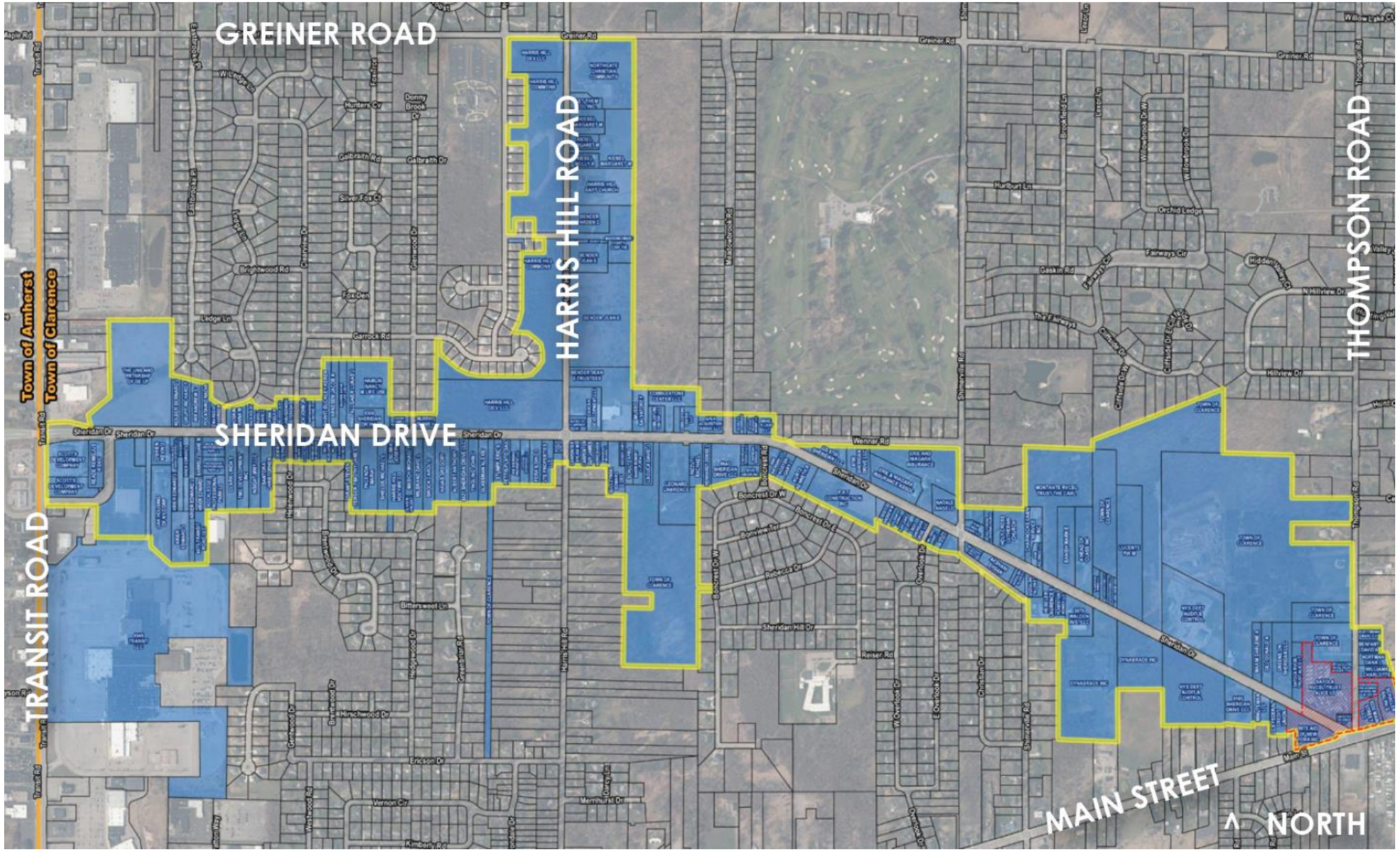


The Vision

"Promote a visually and physically vibrant community corridor that connects to the history of the Town while pursuing sustainable growth, creating destinations, and maintaining a high quality of life for residents and employees."

Vision Sheridan



DOCUMENT GUIDE

Community Development

- Identify grant opportunities and use the **language throughout** for the application.

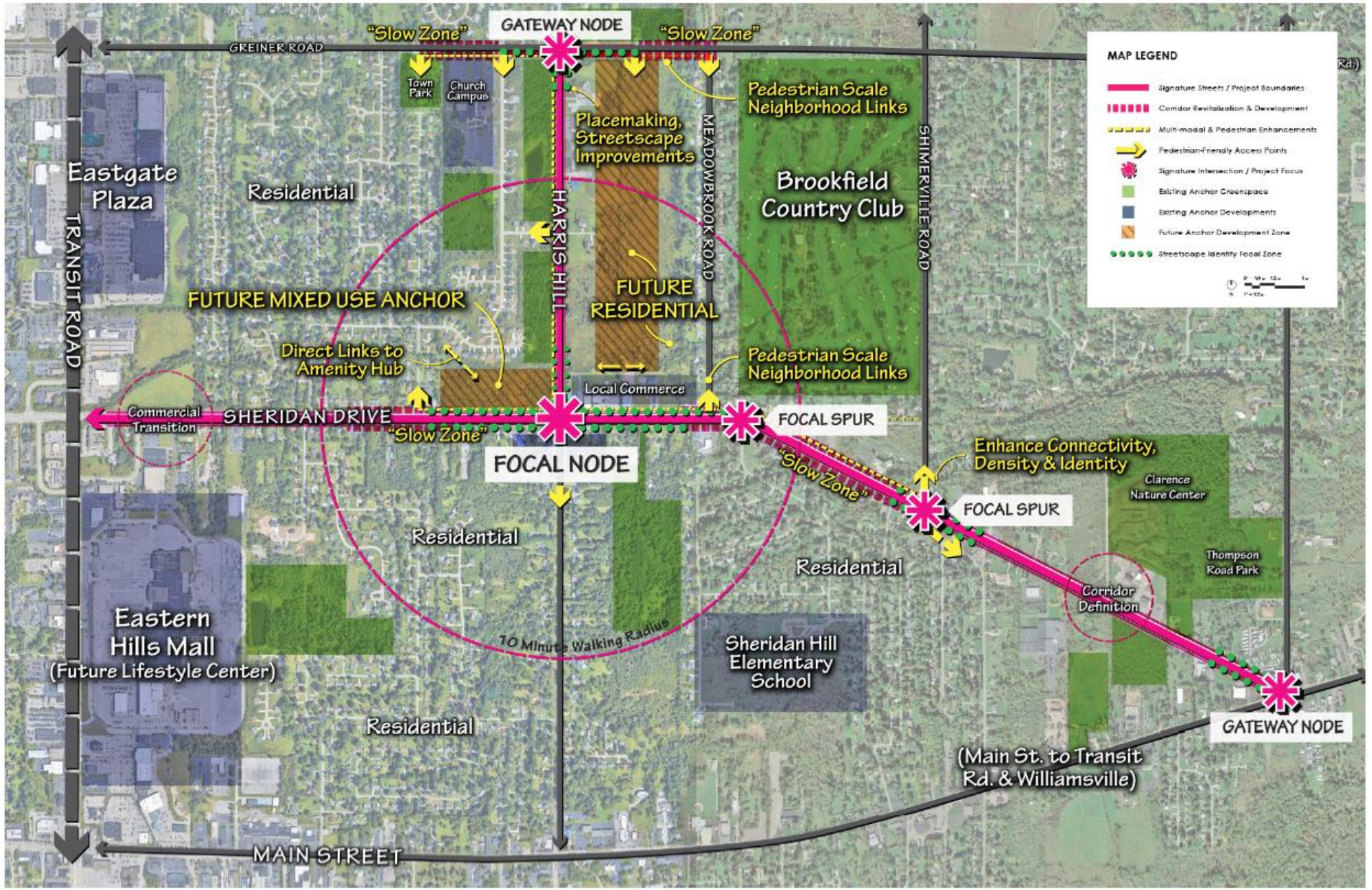
Planning Board

- **Implementation section** to identify priorities and action items
- **Appendix D** Design Guidelines to assist in reviewing projects
- All other sections and appendices will help support the "why" behind the actions and guidelines

Property Owner & Developer

- **Implementation section** will provide you with a guide for the expectations
- **Appendix D** will provide you with design guidelines

Vision Sheridan



999

PEOPLE PER SQUARE MILE

↑

Compared to 612 in the Town as a whole

2.6%

POPULATION GROWTH FROM 2010 - 2020

↓

Compared to 6.7% in the Town as a whole

22%

POPULATION UNDER AGE 18

↓

Compared to 23% in the Town as a whole

3.9%

VACANCY RATE

↓

Compared to 5.4% in the Town as a whole

Census Update

Census Data for the Town of Clarence

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INDUSTRIAL DEVELOPMENT AGENCY

SEAL TOWN OF CLARENCE

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Census Update

DEC – Decennial Data

- Actual count every 10 years
- Samples everyone
- 99.8 % accurate

ACS – American Community Survey

- Yearly estimates
- Samples small pool
- 90 % accurate

LAUS – Local Area Unemployment Statistics

- Monthly estimates
- Samples large pool
- 90 % accurate

Census Update

32,975
Total Population
ACS 2023 5-Year Estimates

2.8%
Unemployment Rate*
Bureau of Labor Statistics 2024 LAUS

$121,450
Median Household Income
ACS 2023 5-Year Estimates

48.2
Median Age
ACS 2023 5-Year Estimates

97.3%
of individuals 25 years old and higher have a high school diploma or equivalent
ACS 2023 5-Year Estimates

6.6%
Poverty Rate
ACS 2023 5-Year Estimates

2023 American Community Survey 5-Year Estimates | 2024 BLS LAUS

*Population 16 years and over in labor force

Census Update

Clarence

2.8%
Unemployment Rate*
Bureau of Labor Statistics 2024 LAUS

48.2
Median Age
ACS 2023 5-Year Estimate

6.6%
Poverty Rate
ACS 2023 5-Year Estimate

Erie County

3.6%
Unemployment Rate*
Bureau of Labor Statistics 2024 LAUS

40.7
Median Age
ACS 2023 5-Year Estimate

14.1%
Poverty Rate
ACS 2023 5-Year Estimate

2023 American Community Survey 5-Year Estimates | 2020 Census | 2024 BLS LAUS

*Population 16 years and over in labor force

Census Update

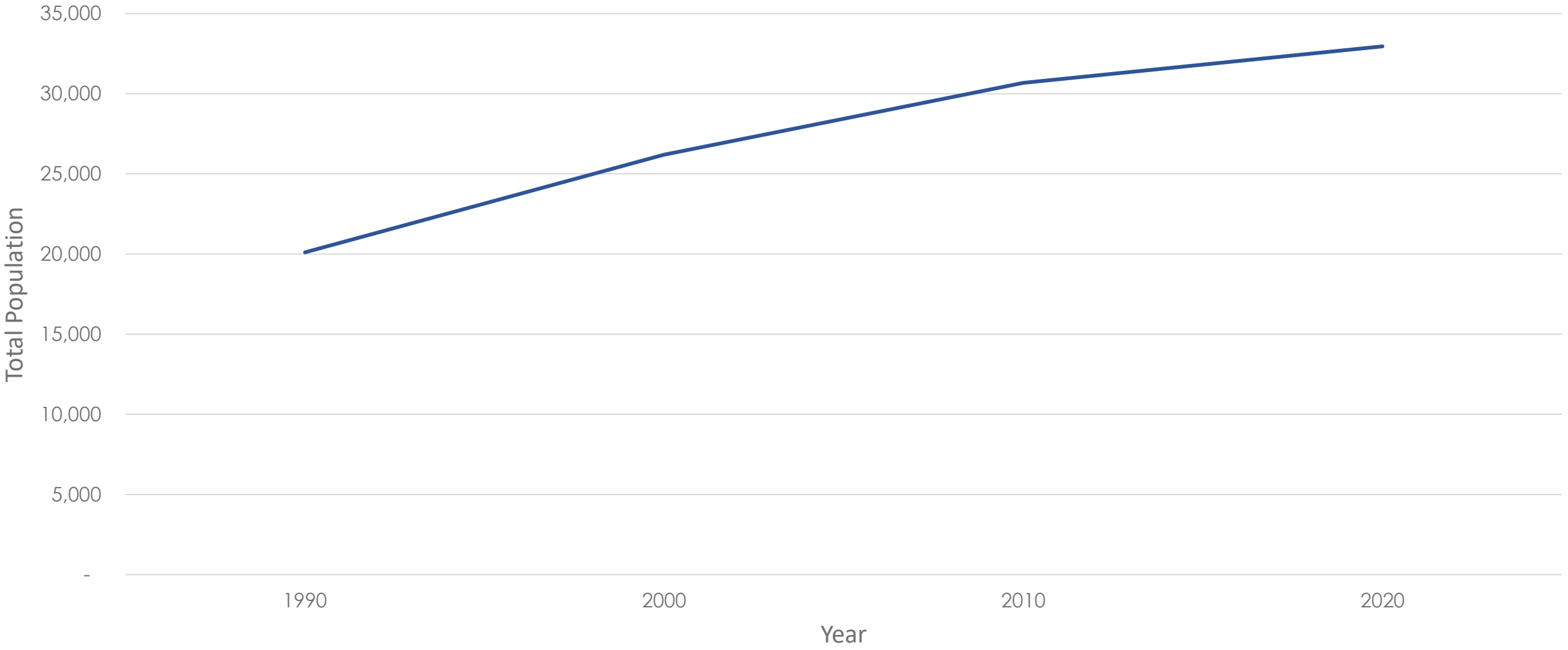
	Clarence	Erie County
Population	32,975	950,044
Total Households	13,262	408,711
Average Household Size	2.46	2.42
One or More People Under 18 Years	27.7%	25.1%
One or More People Over 65 Years	36.8%	32.3%
Median Gross Rent	$1,324	$1,037
Median Housing Value	$383,900	$217,400
Homeownership Rate	83.1%	65.4%

2023 American Community Survey 5-Year Estimates | 2024 BLS LAUS

Census Update

Clarence Population

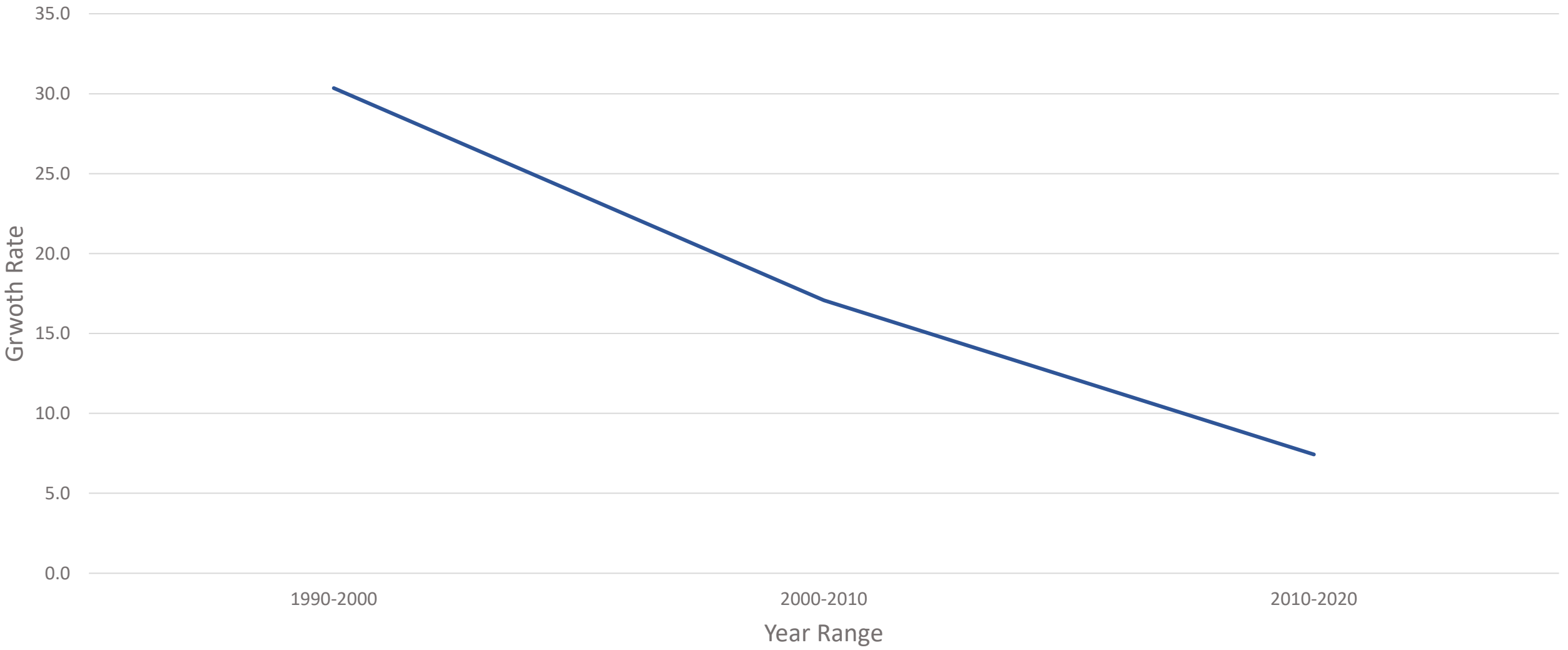
1990 - 2020



Census Update

Clarence Growth Rate

1990 - 2020



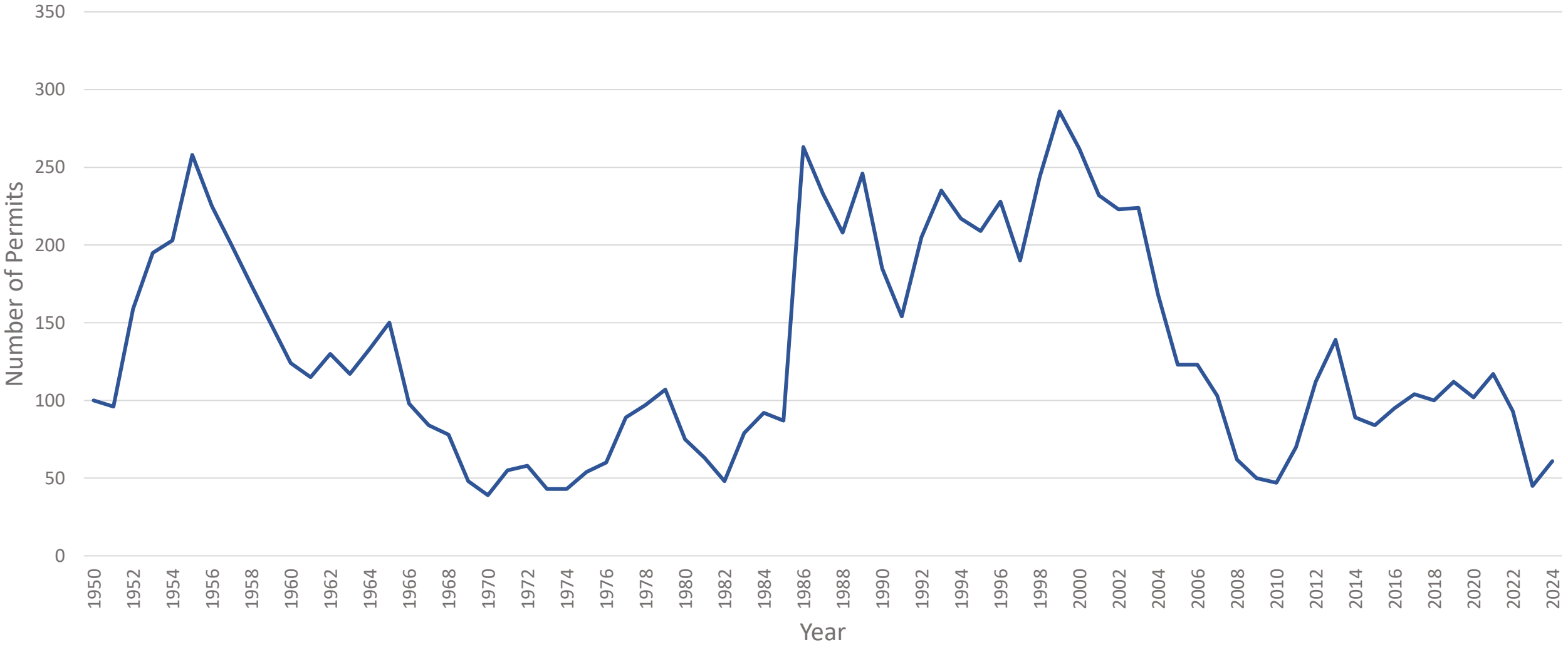
Permit Review

2024 Building Permit Review

Permit Review

Residential Single Family Building Permits

1950 - 2024



Permit Review

Residential Single Family Permits

	2024	2023	2022	2021
Total New Units	61	45	93	117
Total Square Footage	259,761	188,469	370,211	411,589
Average Square Footage	4,258	4,188	3,981	3,518
Total Value	$ 59,533,760	$ 39,454,075	$ 76,540,425	$ 91,487,000
Average Value	$ 975,963	$ 876,757	$ 823,015	$ 781,940
Sewered Units	49	31	74	101
Unsewered Units	12	14	19	16
Units in Clarence Schools	54	42	85	100
Units in Williamsville Schools	7	2	8	17
Cost Per Square Foot	$ 229	$ 209	$ 207	$ 222

Permit Review

Residential Additions

	2024	2023	2022	2021
Total Additions	32	48	93	101
Total Square Footage	21,935	31,066	40,896	50,837
Average Square Footage	685	647	649	503
Total Value	$ 4,108,626	$ 4,535,897	$ 5,077,305	$ 4,471,500
Average Value	$ 128,395	$ 94,498	$ 80,592	$ 44,272
Cost Per Square Foot	$ 187	$ 146	$ 124	$ 88

Permit Review

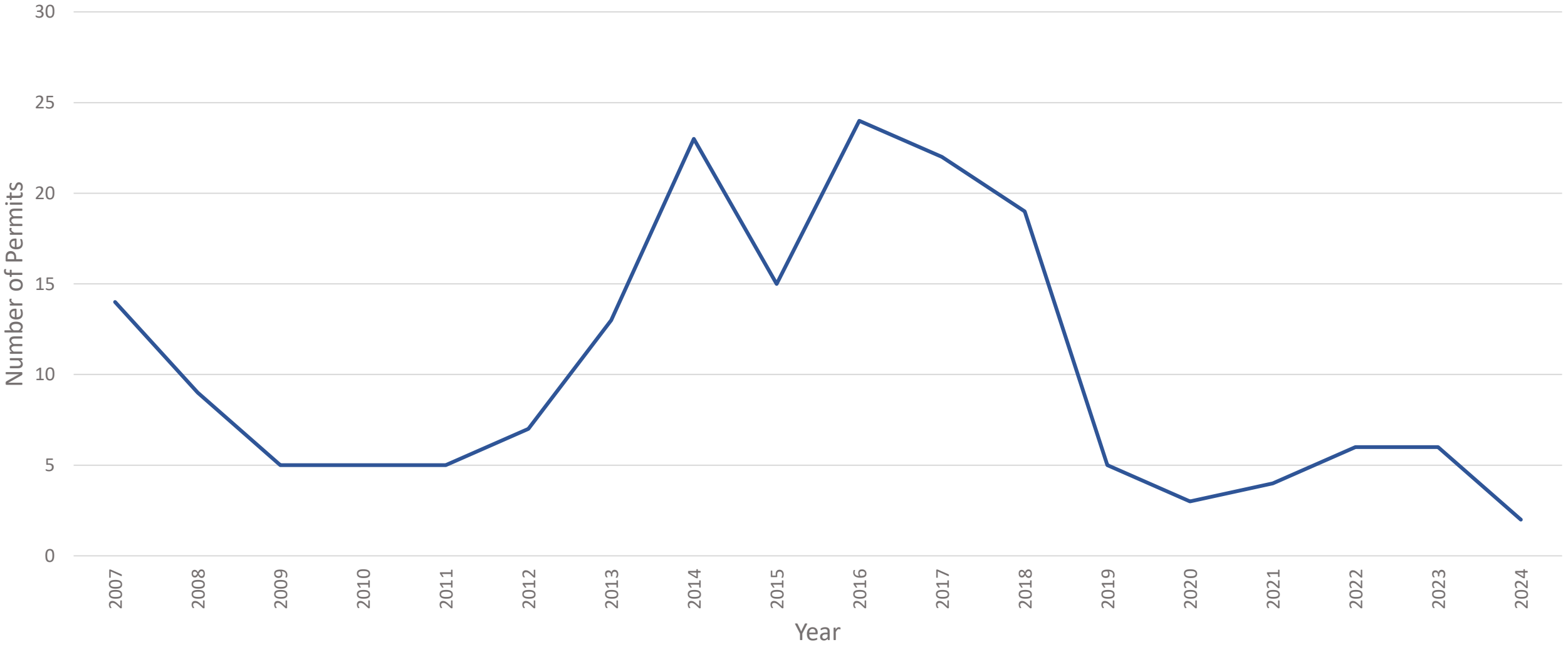
Residential Alterations

	2024	2023	2022	2021
Total Alteration	88	91	76	88
Total Square Footage	61,636	50,275	50,565	65,087
Average Square Footage	700	552	665	740
Total Value	$ 4,120,590	$ 3,707,099	$ 2,754,486	$ 4,283,620
Average Value	$ 46,825	$ 40,737	$ 36,243	$ 48,678
Cost Per Square Foot	$ 67	$ 74	$ 54	$ 66

Permit Review

Commercial / Industrial New Build Building Permits

2007 - 2024



Permit Review

Commercial / Industrial New Build Permits

	2024	2023	2022	2021
Total Permits	2	6	5	4
Total Square Footage	46,618	96,701	78,611	26,750
Average Square Footage	23,309	16,117	15,722	6,688
Total Value	$ 6,375,000	$ 11,323,123	$ 5,575,000	$ 3,608,000
Average Value	$ 3,187,500	$ 1,887,187	$ 1,115,000	$ 902,000
Permits in Clarence Schools	1	4	5	2
Permits in Williamsville Schools	1	2	0	2
Cost Per Square Foot	$ 137	$ 117	$ 71	$ 135

Permit Review

Commercial / Industrial Additions

	2024	2023	2022	2021
Total Additions	4	6	3	7
Total Square Footage	7,902	28,860	13,374	29,932
Average Square Footage	1,976	4,810	4,458	4,276
Total Value	$ 691,300	$ 8,346,000	$ 1,025,000	$ 1,006,000
Average Value	$ 172,825	$ 1,391,000	$ 341,666	$ 143,714
Cost Per Square Foot	$ 87	$ 289	$ 77	$ 34

Permit Review

Commercial / Industrial Alterations

	2024	2023	2022	2021
Total Alteration	57	67	63	37
Total Square Footage	171,509	325,158	468,171	86,324
Average Square Footage	3,009	4,853	7,431	2,333
Total Value	$ 5,565,624	$ 15,597,681	$ 24,581,853	$ 4,339,000
Average Value	$ 97,642	$ 232,801	$ 390,188	$ 117,270
Cost Per Square Foot	$ 32	$ 48	$ 53	$ 50

Project Highlights

Residential Now

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Residential Now

Deer Valley

Ryze & Company

Year Approved: 2021

# of Lots: 28

# of Lots Remaining: 28

Residential Now

Brookfield Estates

Natale

Year Approved: 2025

# of Lots: 14

# of Lots Remaining: 14

Residential Now

Spaulding Green – Phase 7

Spaulding Green LLC.

Year Approved: 2021

# of Lots: 40

# of Lots Remaining: ≈ 25

Residential Now

Spaulding Green – Phase 8

Spaulding Green LLC.

Year Approved: 2023

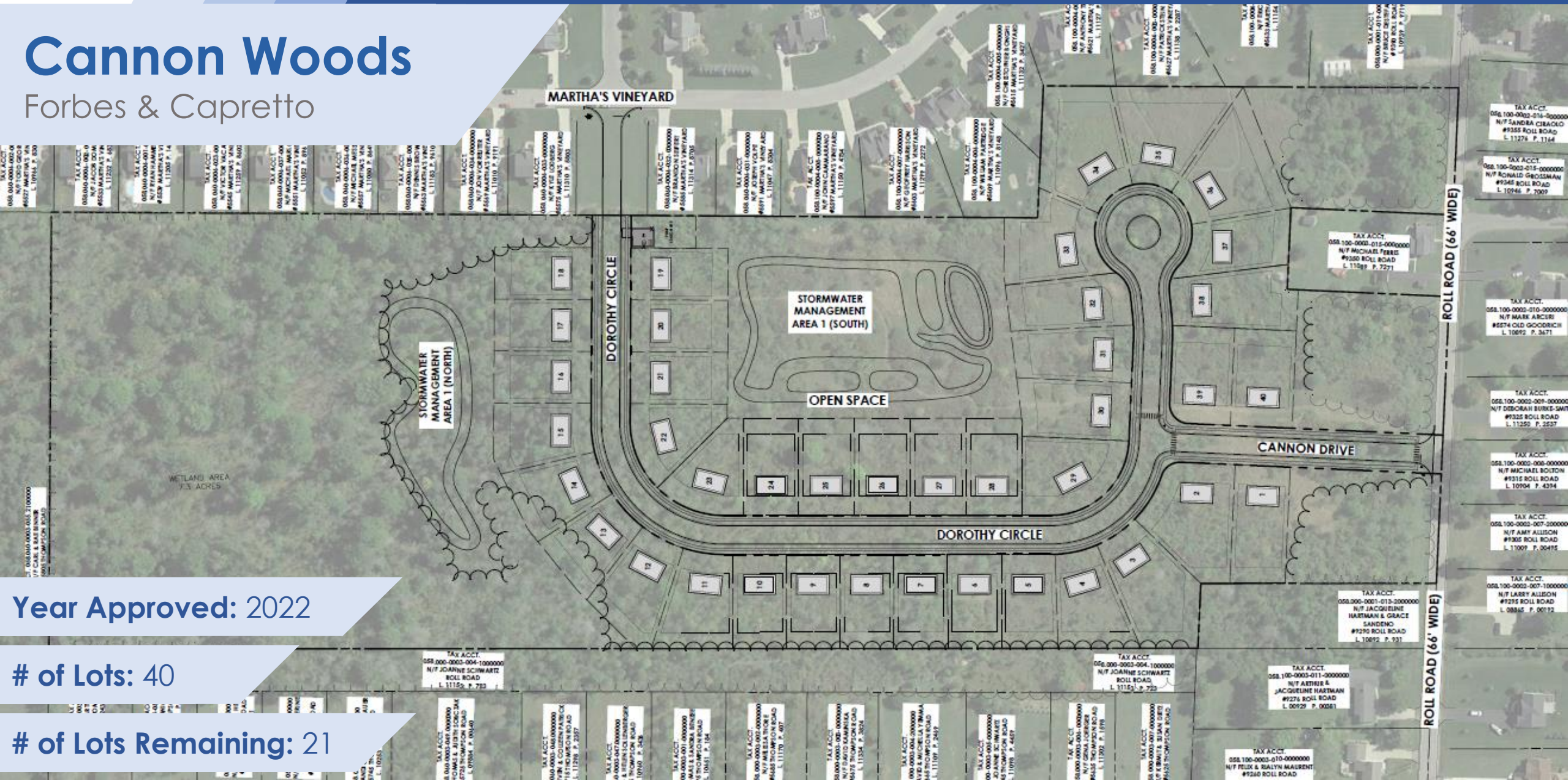
# of Lots: 25

# of Lots Remaining: 25

Residential Now

Cannon Woods

Forbes & Capretto



Year Approved: 2022

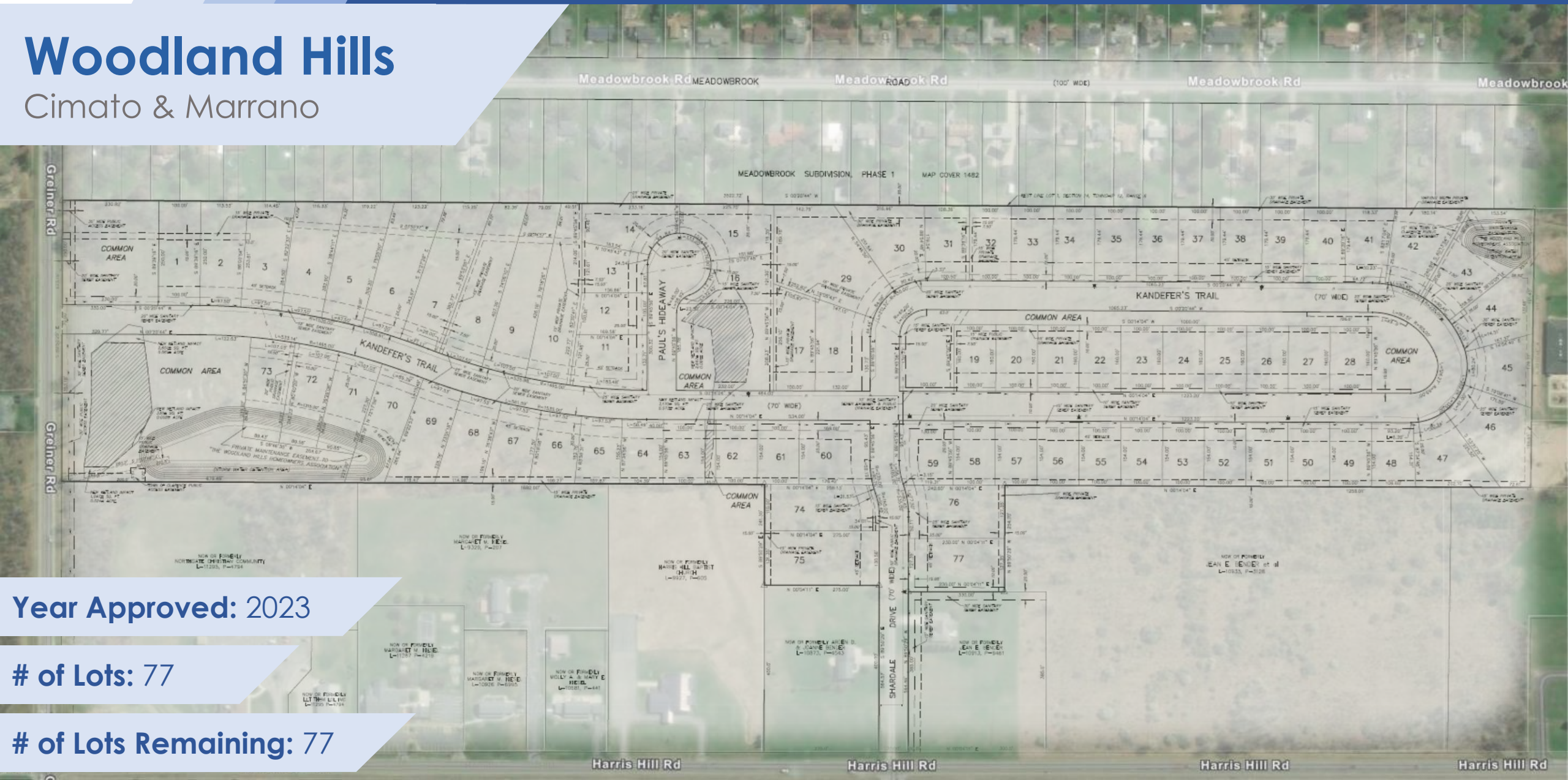
# of Lots: 40

# of Lots Remaining: 21

Residential Now

Woodland Hills

Cimato & Marrano



Year Approved: 2023

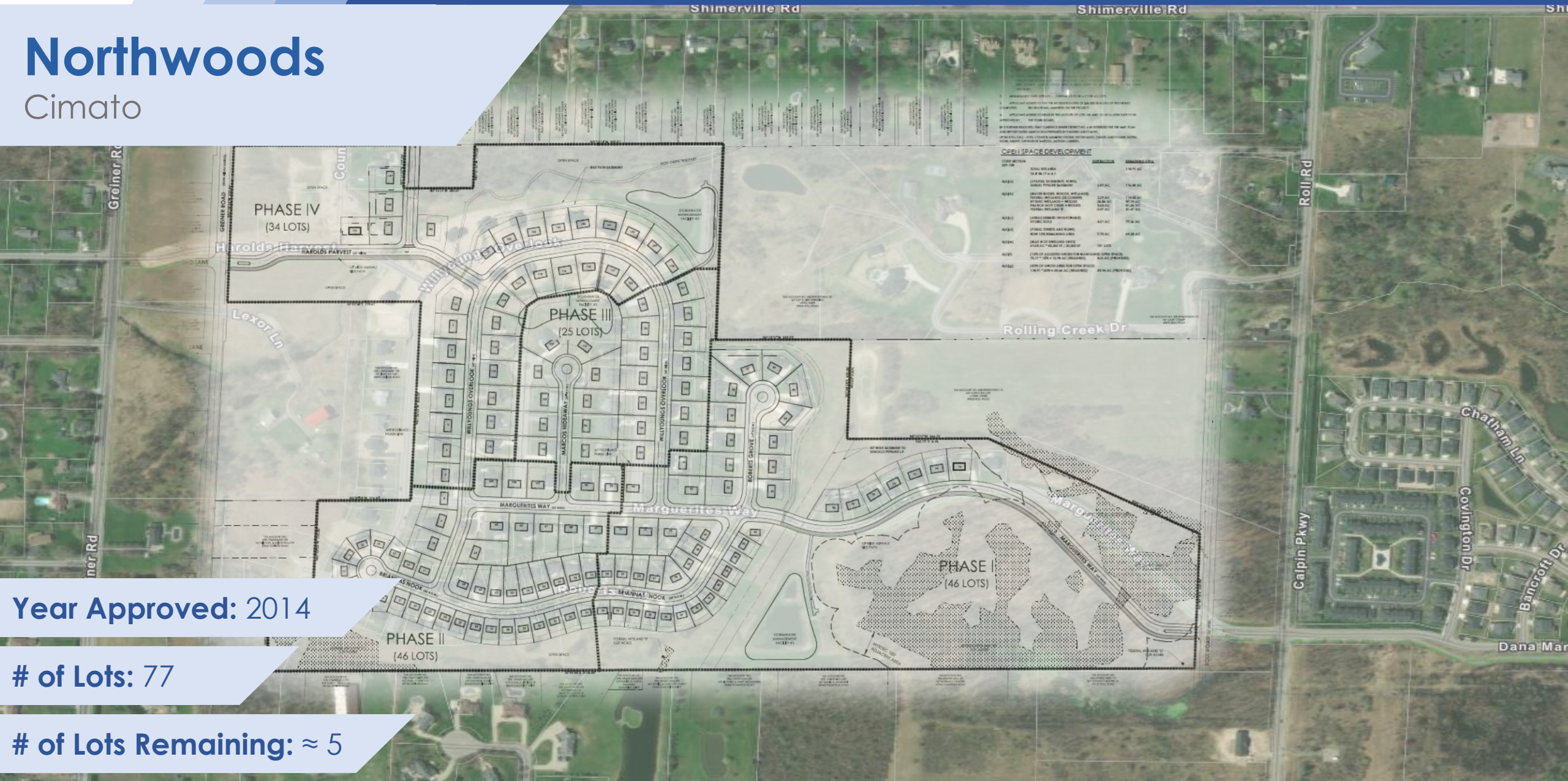
# of Lots: 77

# of Lots Remaining: 77

Residential Now

Northwoods

Cimato



Year Approved: 2014

# of Lots: 77

# of Lots Remaining: ≈ 5

Residential Now

Legacy Woods

Nidus

Year Approved: 2018

# of Lots: 50

# of Lots Remaining: 49

Residential Now

Sorellina Layne

Collins

Year Approved: 2022

# of Lots: 8

# of Lots Remaining: 6

Residential Now

Devonshire Estates

Keepsake Homes

Year Approved: 2021

# of Lots: 12

# of Lots Remaining: ≈ 8

Residential Now

Strickler Estates

Rivett

Year Approved: 2003

# of Lots: 23

# of Lots Remaining: 5

Residential Now

Rock Oak

Stephen Development

Year Approved: 2020

# of Lots: 27

# of Lots Remaining: 0

Project Highlights

Residential Future

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SEAL TOWN OF CLARENCE

wendel

Residential Future

Clarence Center OSDS

Natale

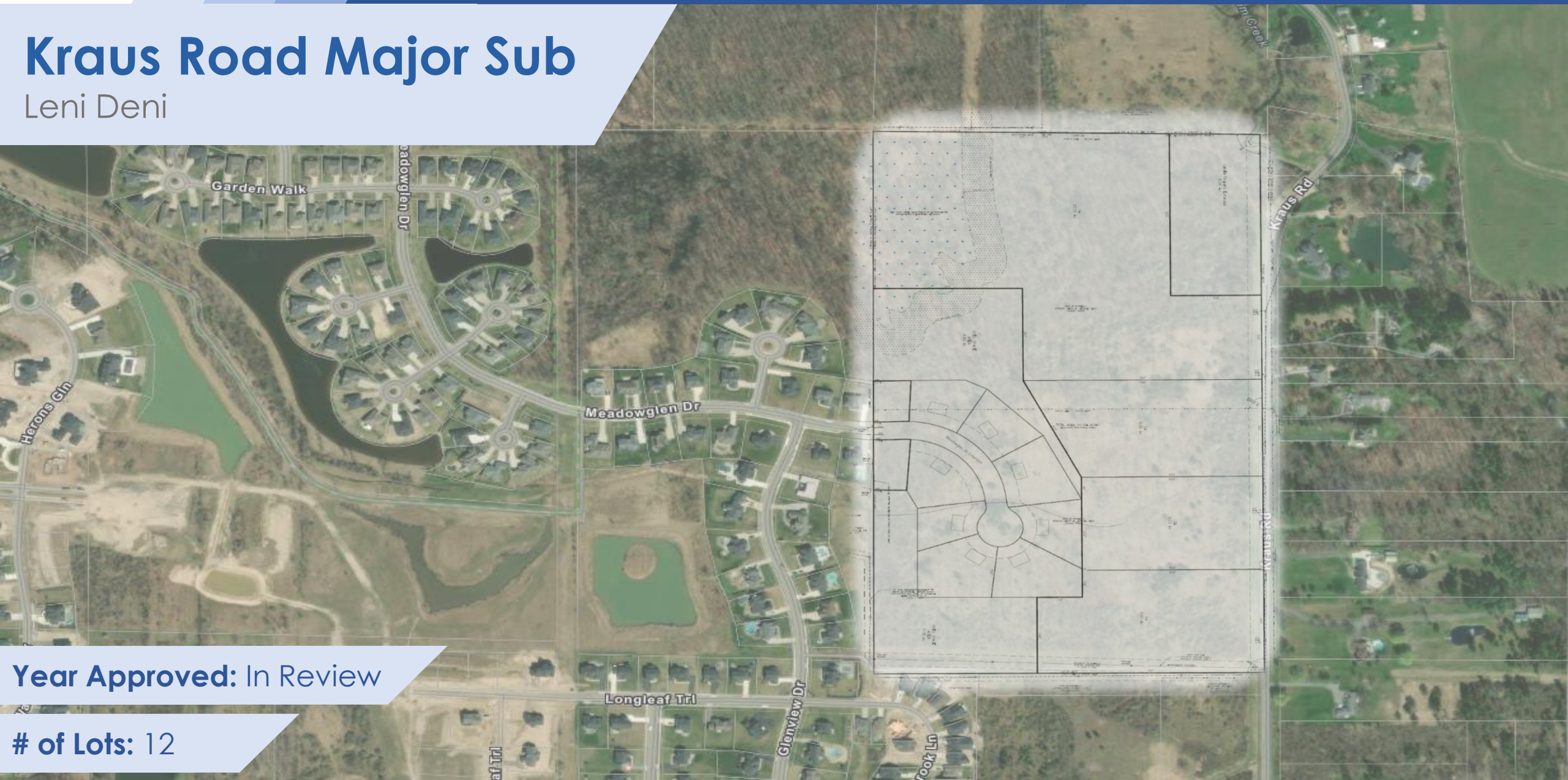
Year Approved: In Review

# of Lots: 34

Residential Future

Kraus Road Major Sub

Leni Deni



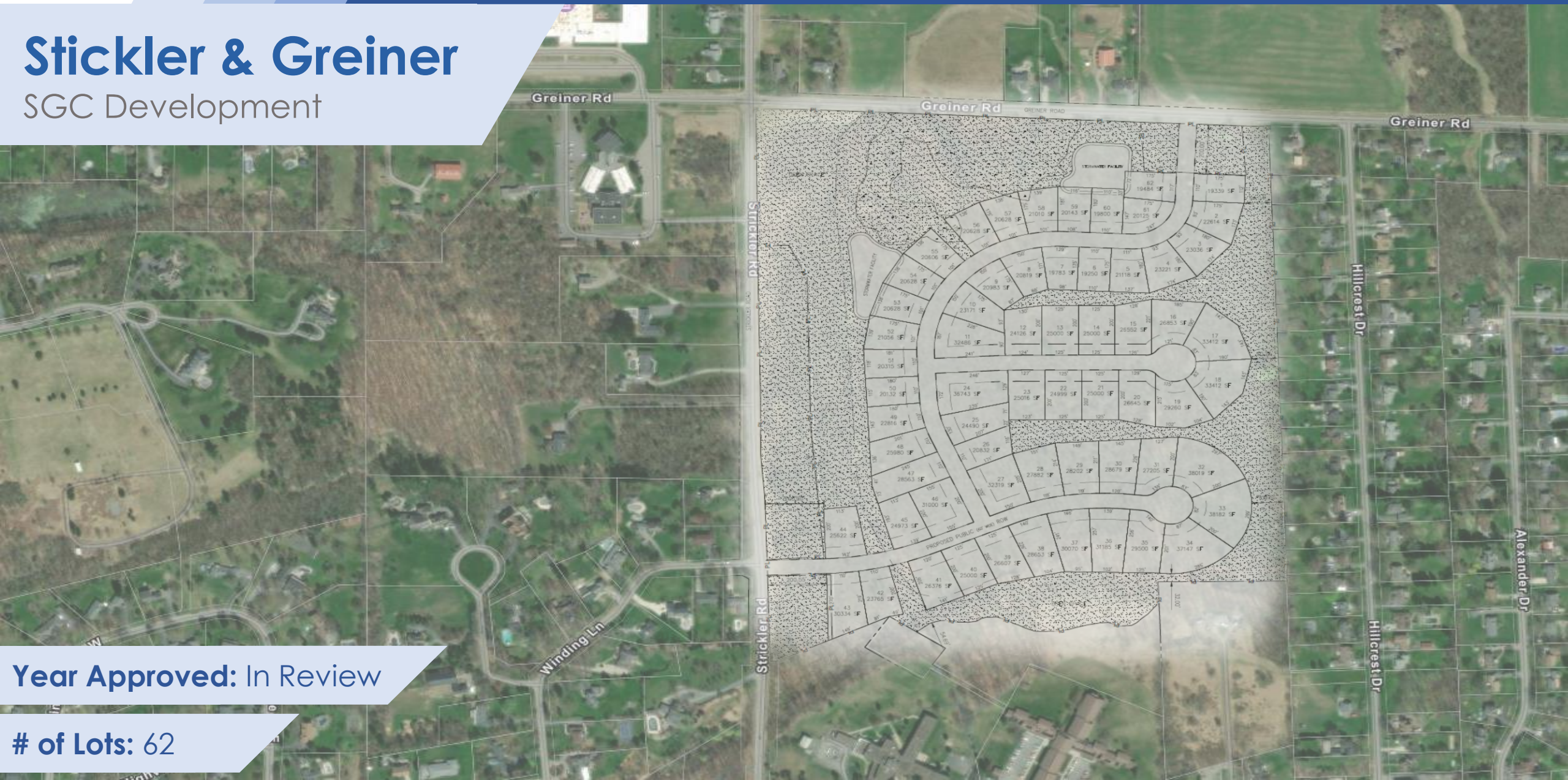
Year Approved: In Review

# of Lots: 12

Residential Future

Stickler & Greiner

SGC Development



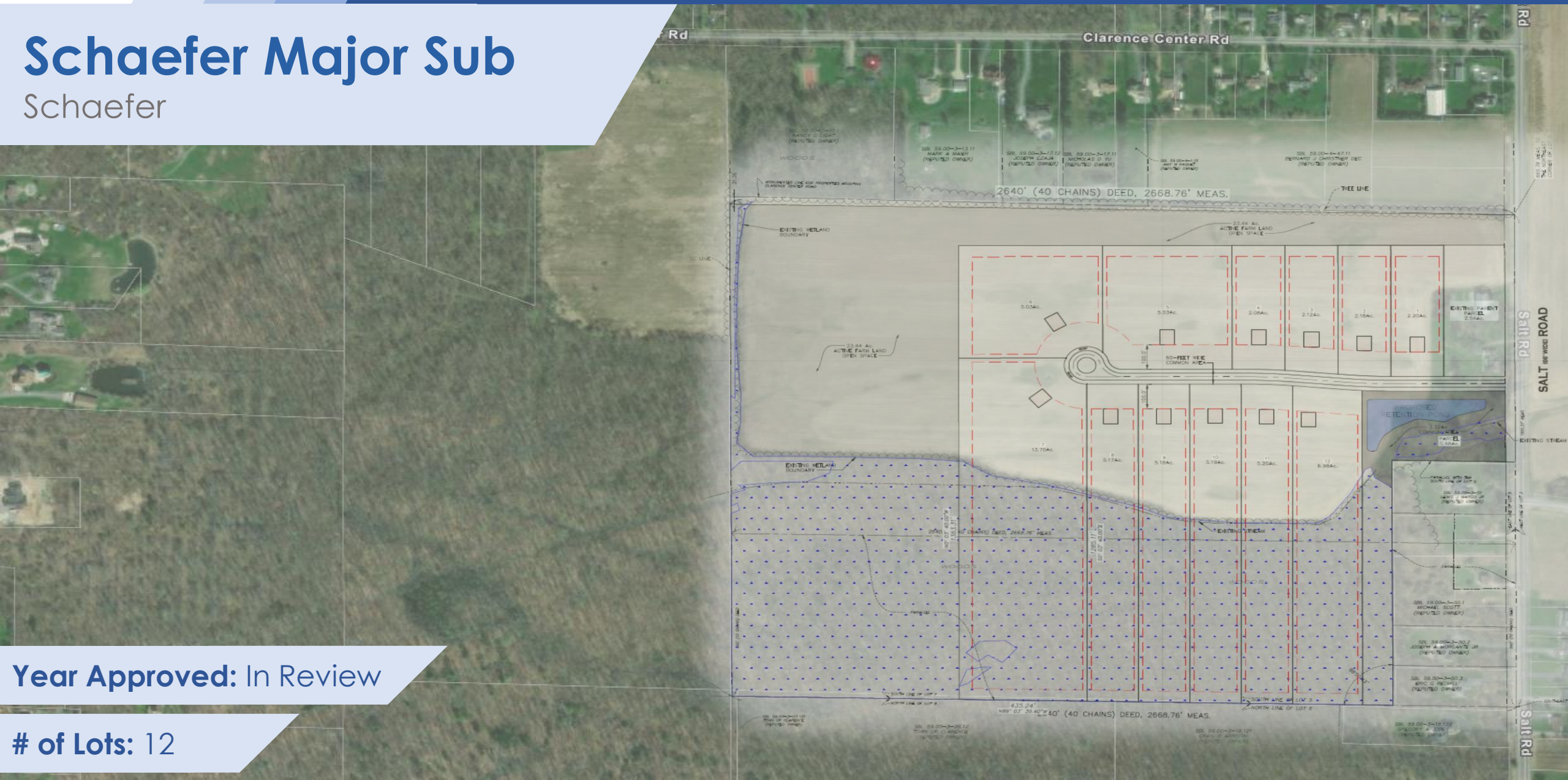
Year Approved: In Review

# of Lots: 62

Residential Future

Schaefer Major Sub

Schaefer



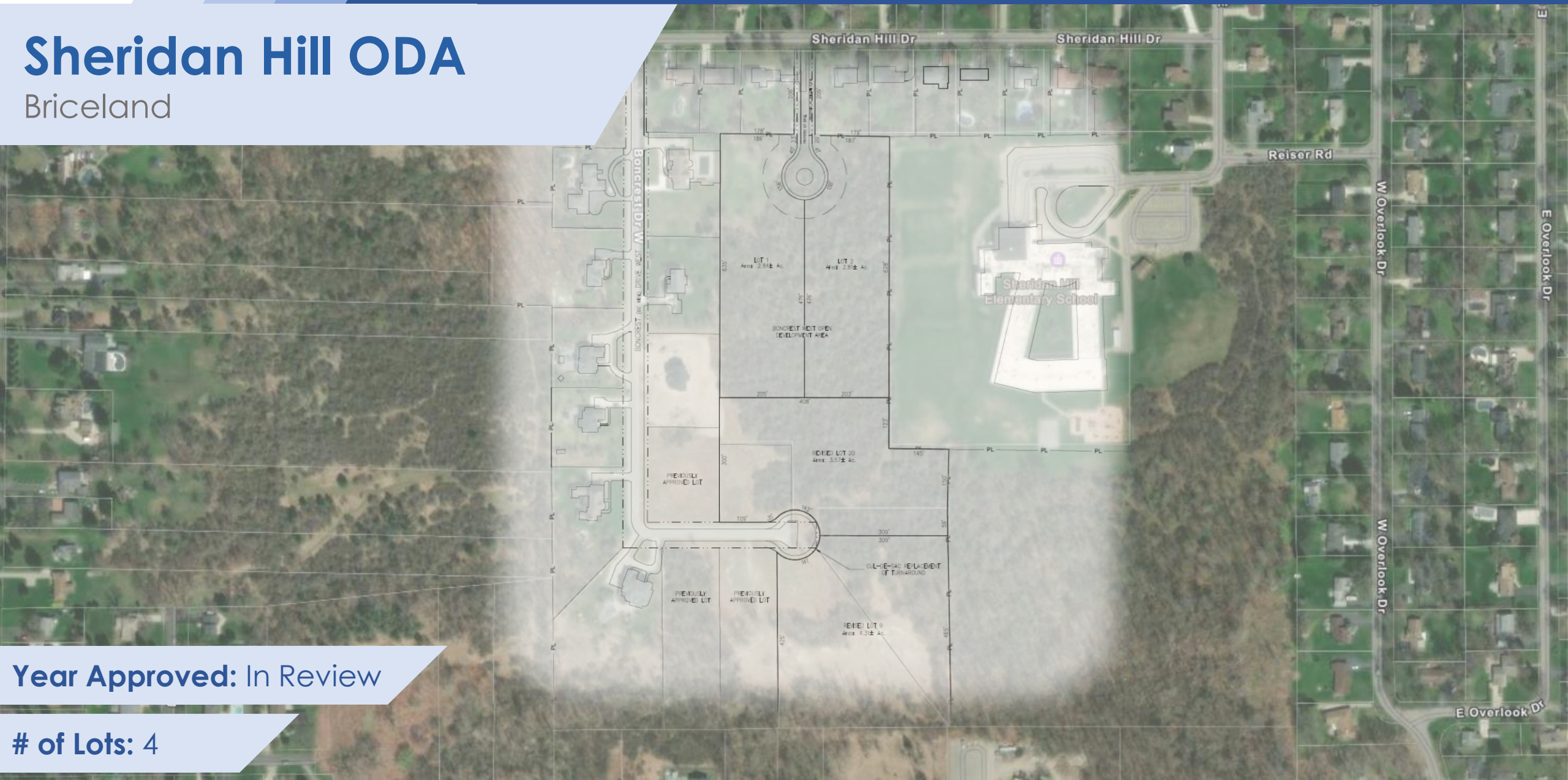
Year Approved: In Review

# of Lots: 12

Residential Future

Sheridan Hill ODA

Briceland



Year Approved: In Review

# of Lots: 4

Residential Future

Sunset Meadows

Krantz

Year Approved: In Review

# of Lots: 8

Residential Future

Harris Hill Commons Phase 4

Windsor Ridge Partners

Year Approved: In Review

# of Lots: 19

Project Highlights

Commercial Now

Commercial Now

Natale Self-Storage

8550 Roll Road

Status: Under Construction

Size: 18,920 sq.ft. | 232 units

Architecture: Silvestri

Engineering: GPI

Commercial Now

Northtown Genesis

8143 Main Street – Auto Place

Status: Under Construction

Size: 20,112 sq.ft.

Architecture: LaBella

Engineering: Metzger

Commercial Now

Research Parkway

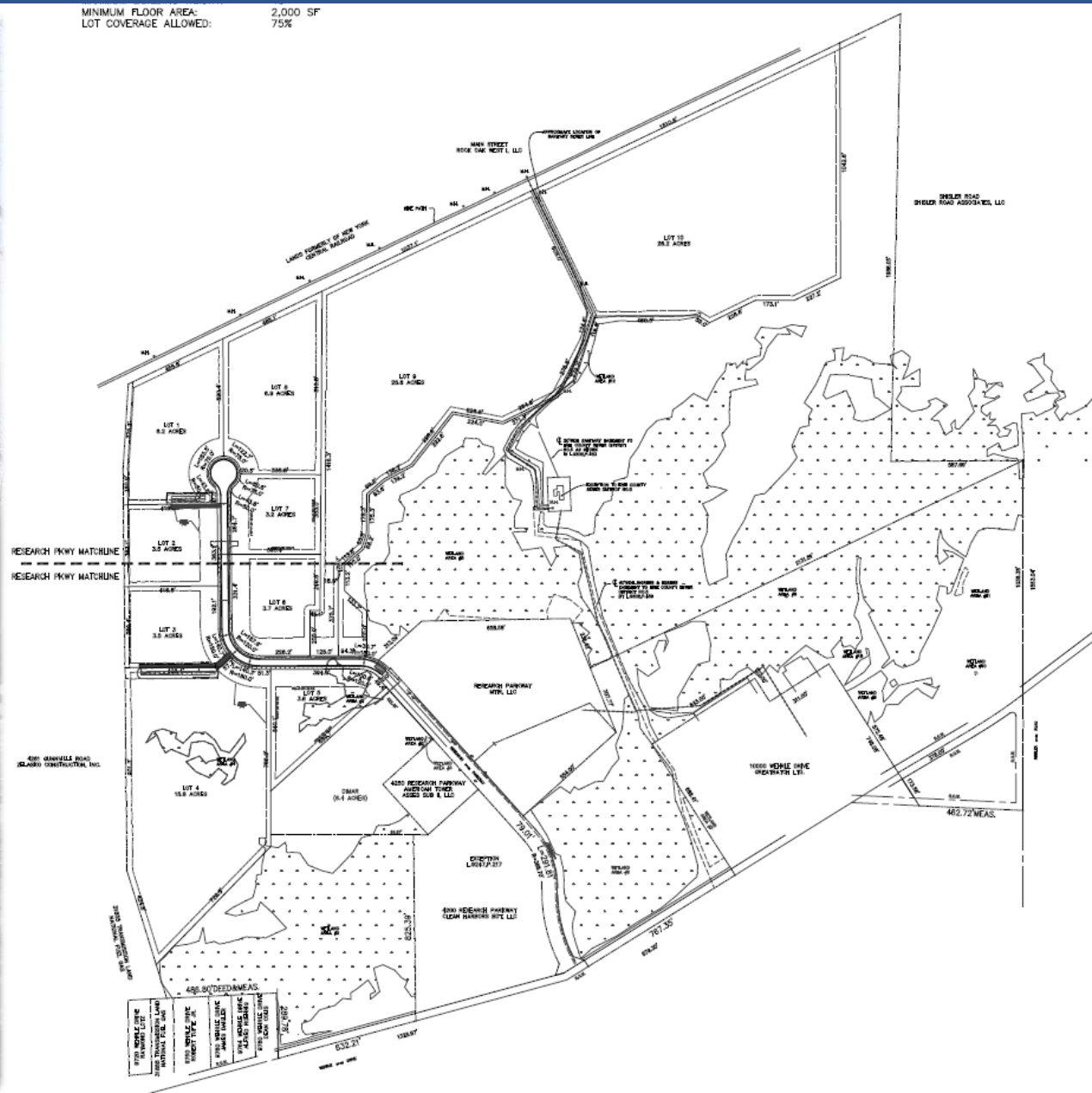
Research Parkway – Wehrle Dr.

Status: Under Construction

Size: 9 Lots & Solar

Project Sponsor: Stephen Development

Engineering: Metzger



Commercial Now

Dimar Manufacturing

Research Parkway

Status: Constructed

Size: 50,000 sq.ft.

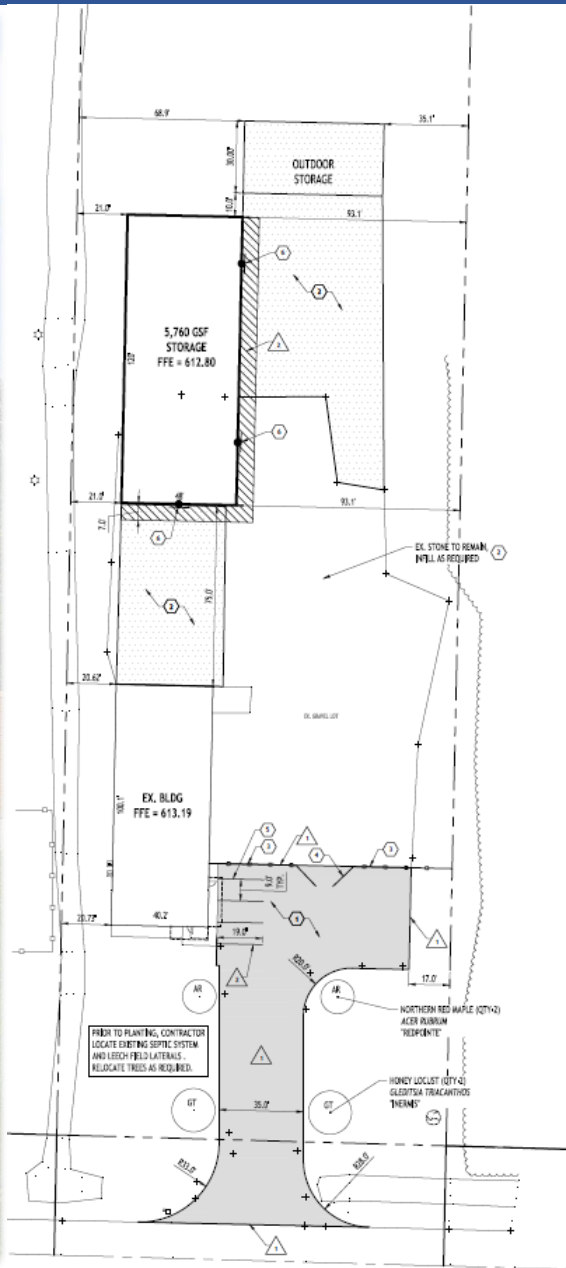
Project Sponsor: Stephen Development

Engineering: Metzger

Commercial Now

Stately Builders

9780 County Road



Status: Under Construction

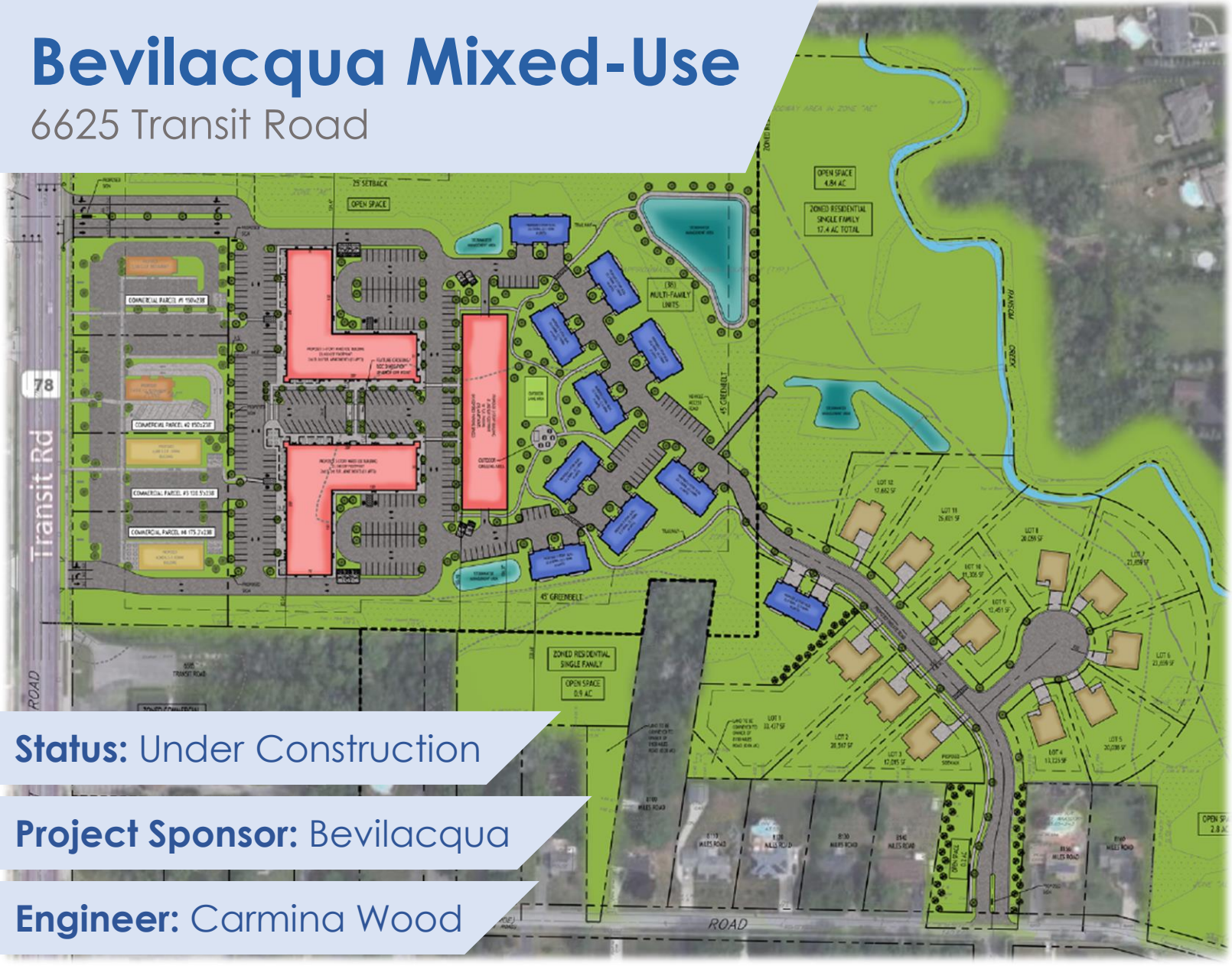
Project: 5,760 sq.ft. Acc Building & Façade Update

Engineer: Carmina Wood

Commercial Now

Bevilacqua Mixed-Use

6625 Transit Road



Status: Under Construction

Project Sponsor: Bevilacqua

Engineer: Carmina Wood

Commercial Now

Rockledge Office Park

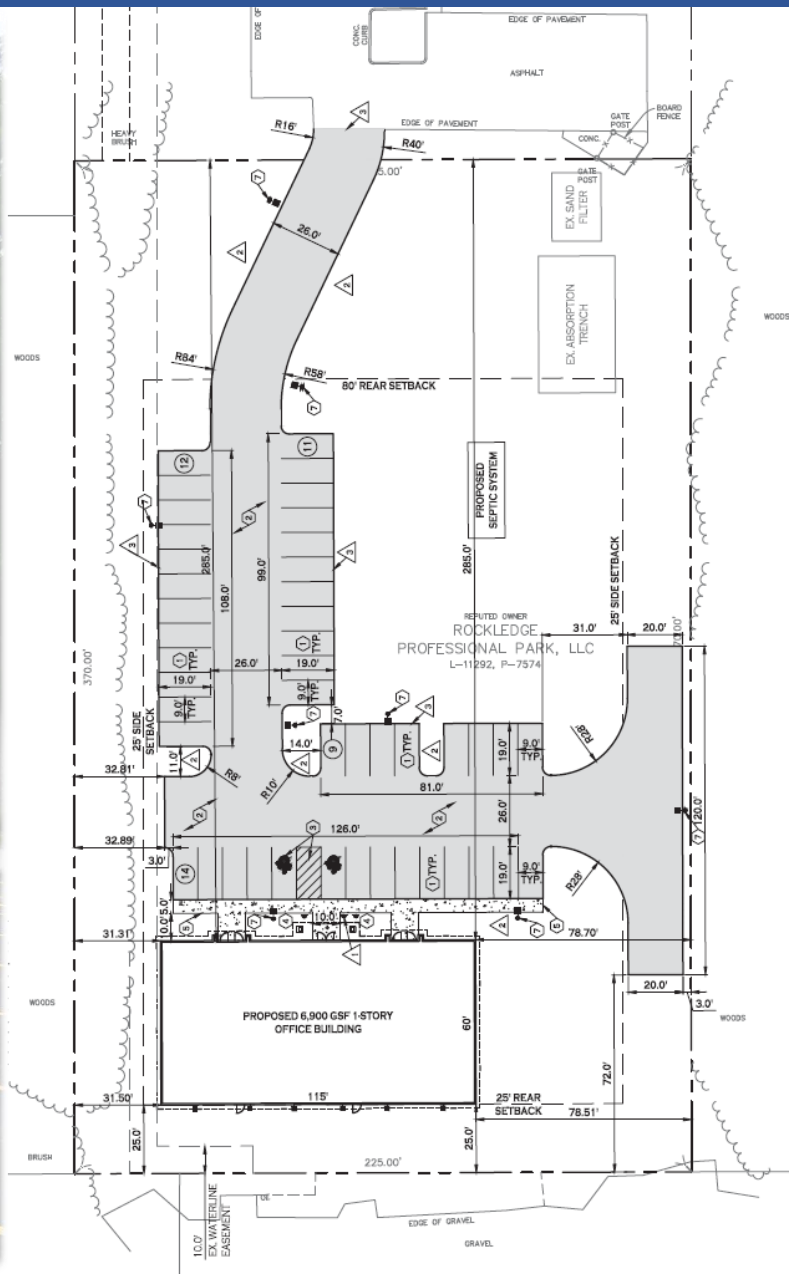
8167 Sheridan Drive

Status: Constructed

Size: 6,900 sq.ft.

Architect: Sutton

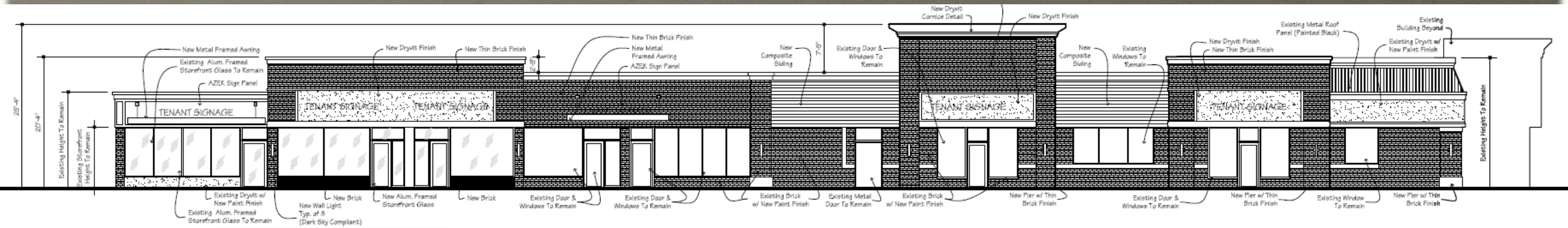
Engineering: Carmina Wood



Commercial Now

Transitown Plaza

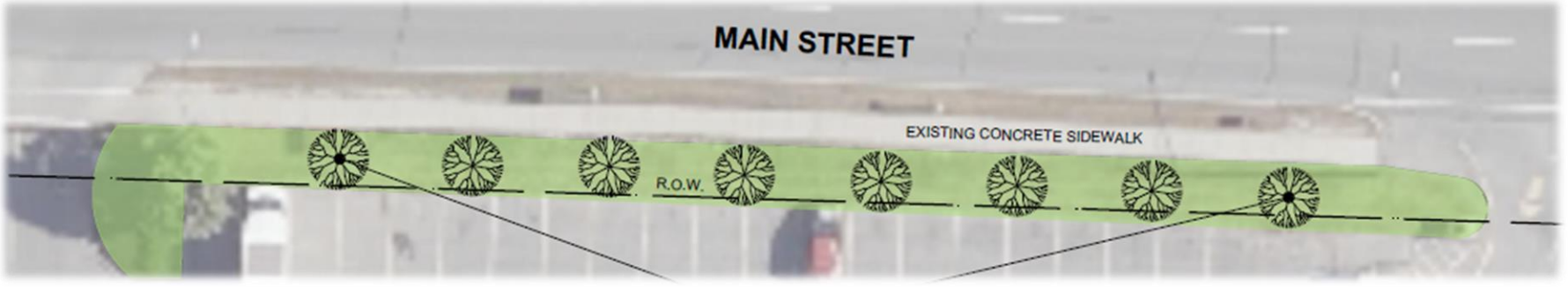
4301 Transit Road



Status: Under Construction

Project: Façade Update

Architect: Sutton



Commercial Now

Innovative Concepts in Entertainment

10123 Main Street

Status: Constructed

Project: Façade Update

Architect: Scheid

Commercial Now

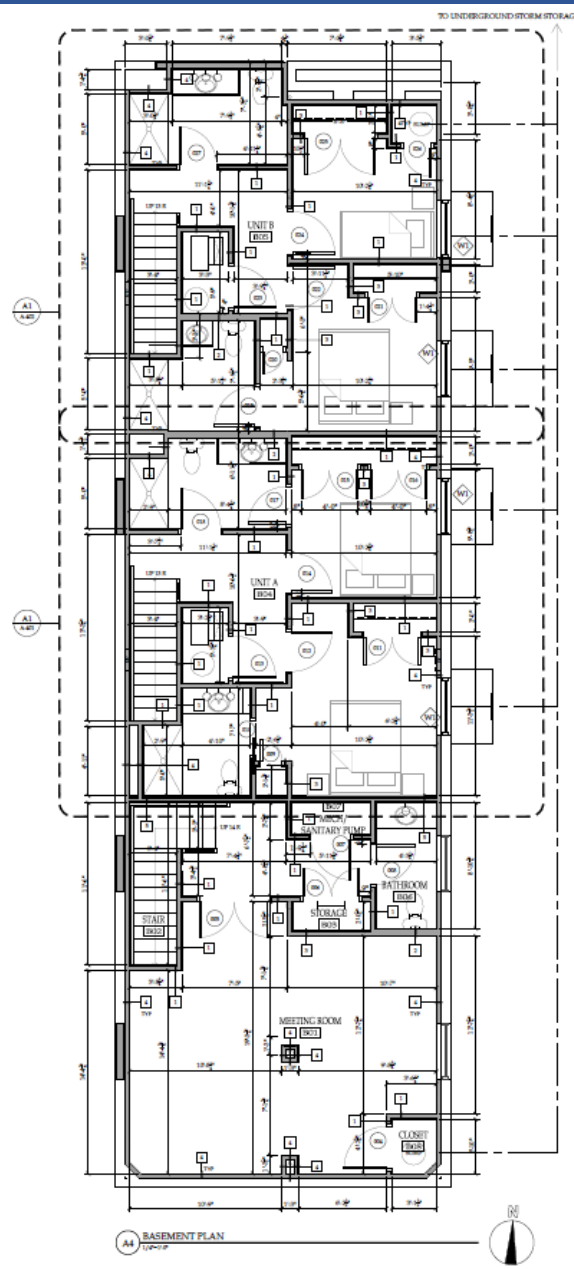
Salvatore Re-Use

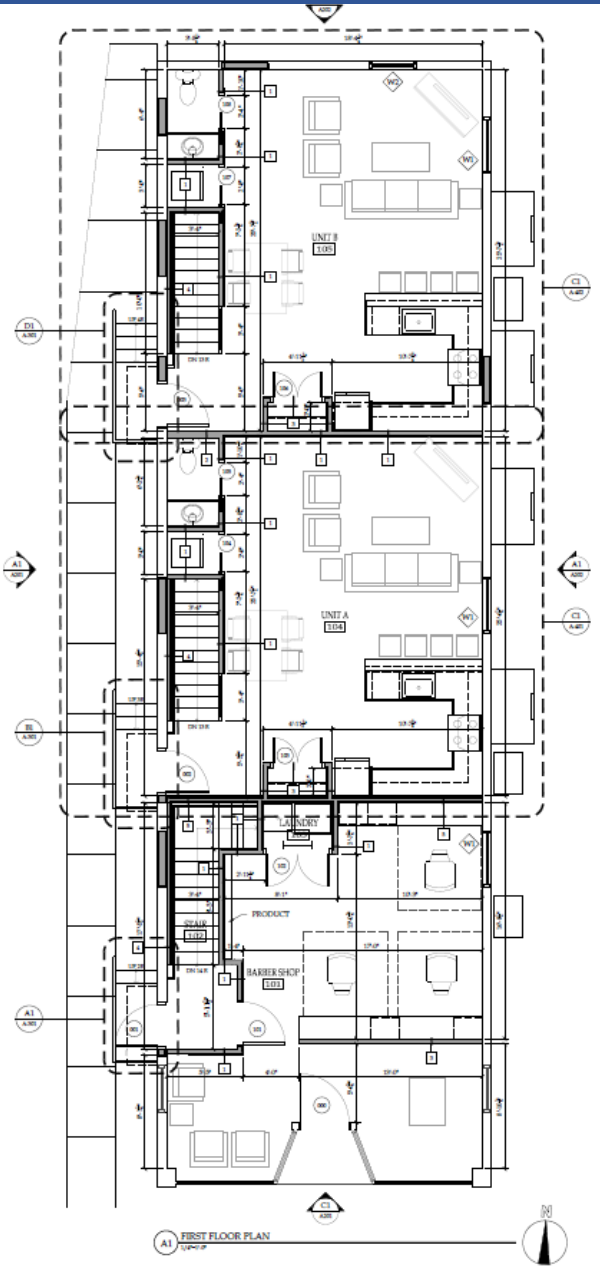
10626 Main Street

Status: Under Construction

Project: Façade Update

Architect: Silvestri

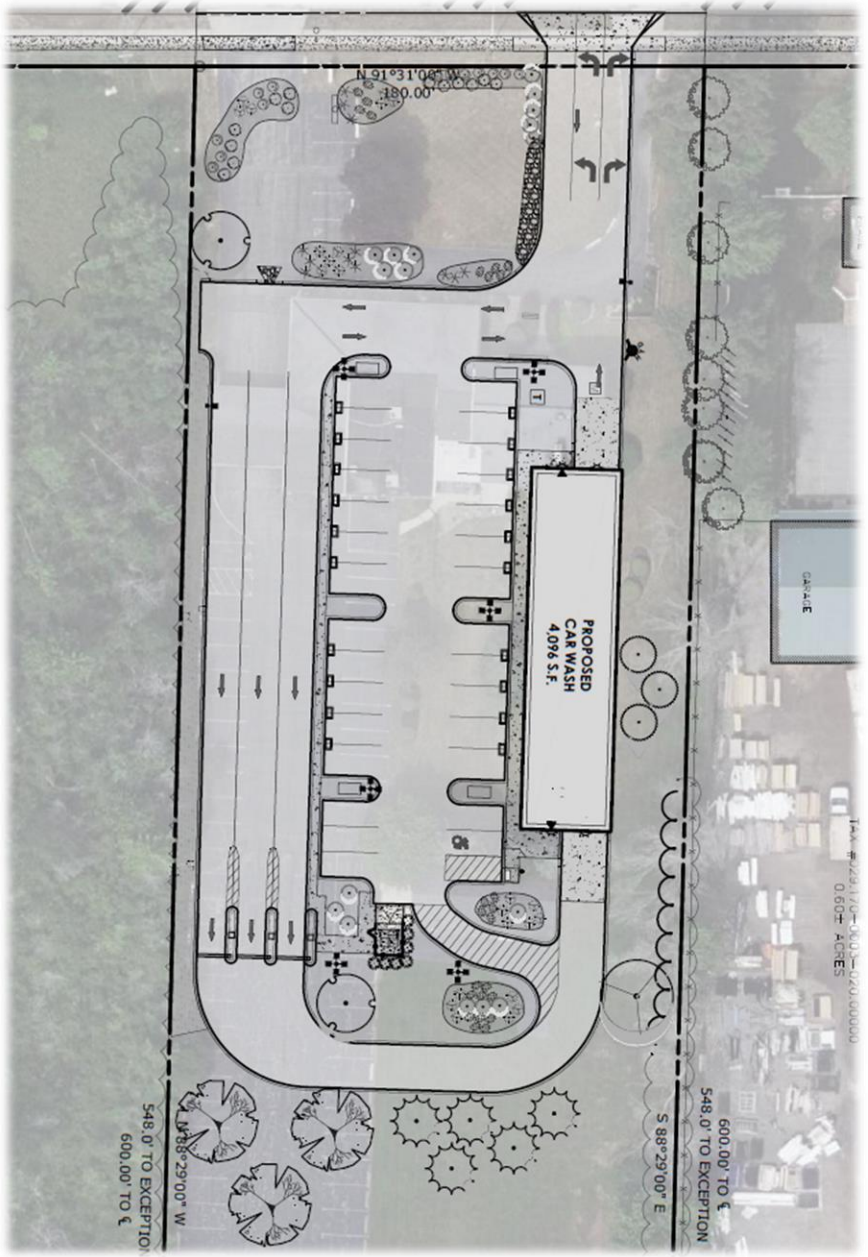




Commercial Now

GO Car Wash

6685 Transit Road



Status: Constructed

Size: 4,096 sq.ft.

Engineer: Passero Associates

Commercial Now

Infill Business

Highlights

WNY Fitness & Rehabilitation Institute
6875 Transit Road

The Institute
6875 Transit Road

981 Golf
6875 Transit Road

Nicki B Studios
6855 Transit Road

The Chic Canine
6855 Transit Road

Commercial Now

Infill Business

Highlights

Macy's Place Pizzeria

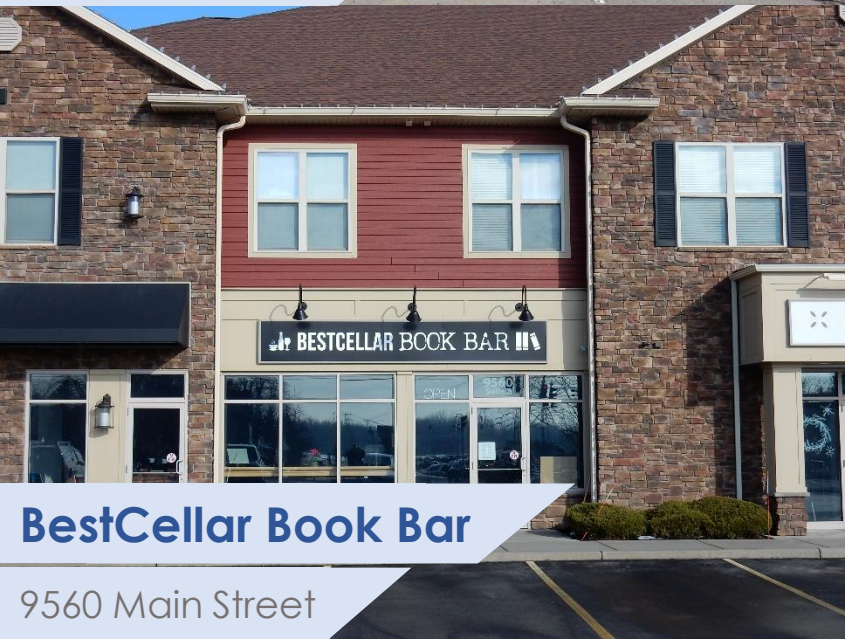
8885 Main Street

Cluck Cluck Moo Moo

6035 Transit Road

Forever Fun

9490 Clarence Center Road



BestCellar Book Bar

9560 Main Street

Vibe

10440 Main Street

Rob's TOPICO Pizza

10250 Main Street

Project Highlights

Commercial Future

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INDUSTRIAL DEVELOPMENT AGENCY

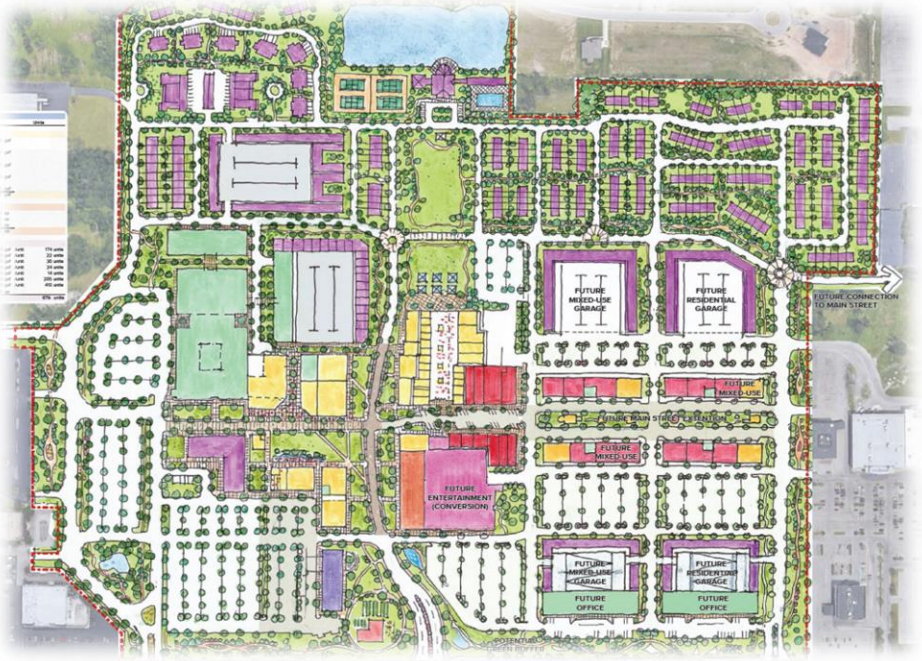
SEAL TOWN OF CLARENCE

wendel

Commercial Future

Eastern Hills Mall

4475 | 4545 | 4555 Transit Road



Status: Concept Review

Project Sponsor: Uniland & Mountain Development

Design: Gensler & BCT Design Group

Commercial Future

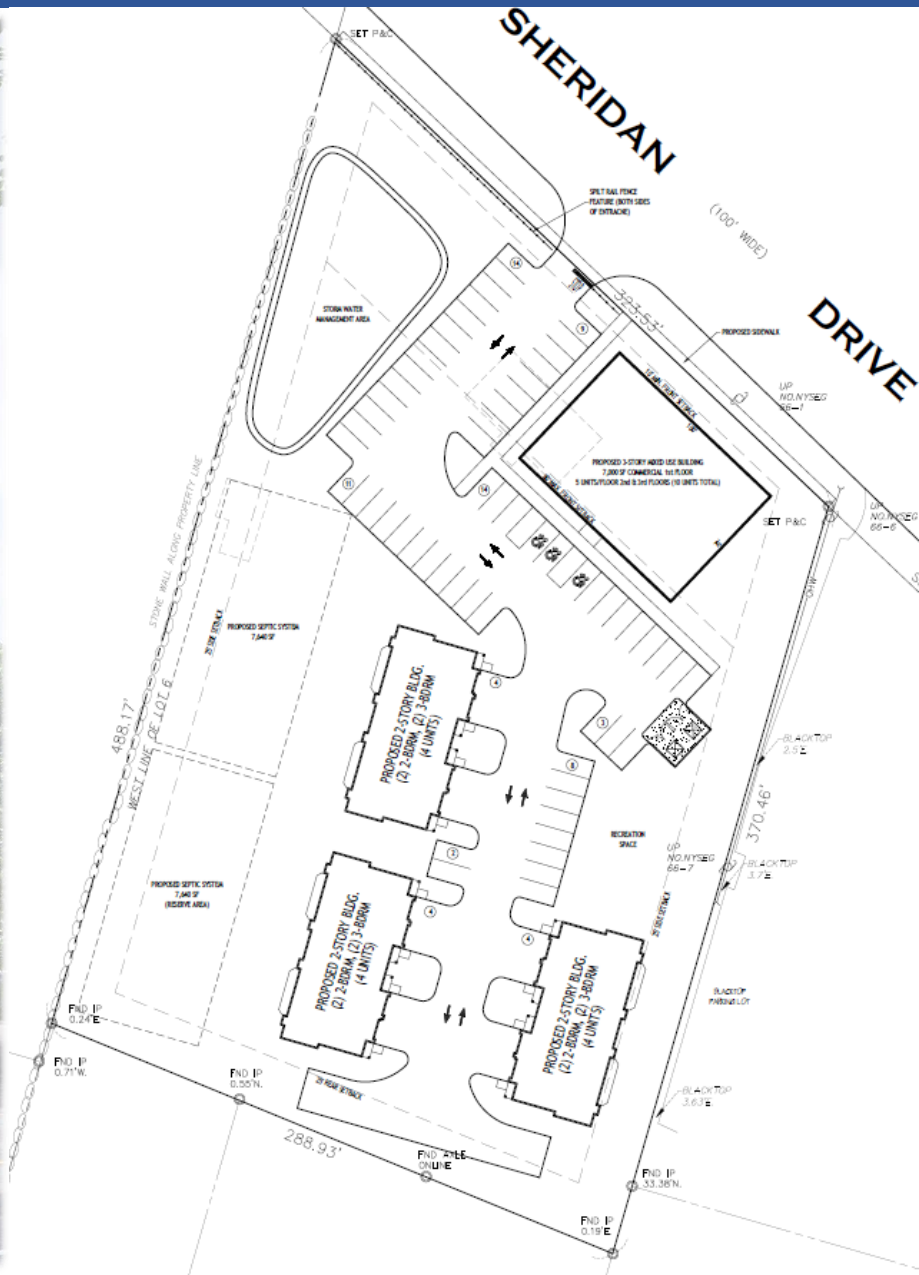
Edge Development

9105 Sheridan Drive

Status: Concept Review

Engineer: Carmina Wood

Architect: Sutton



Commercial Future

The Farm

10180 Main Street

Status: Approved

Project Sponsor: Salvatore

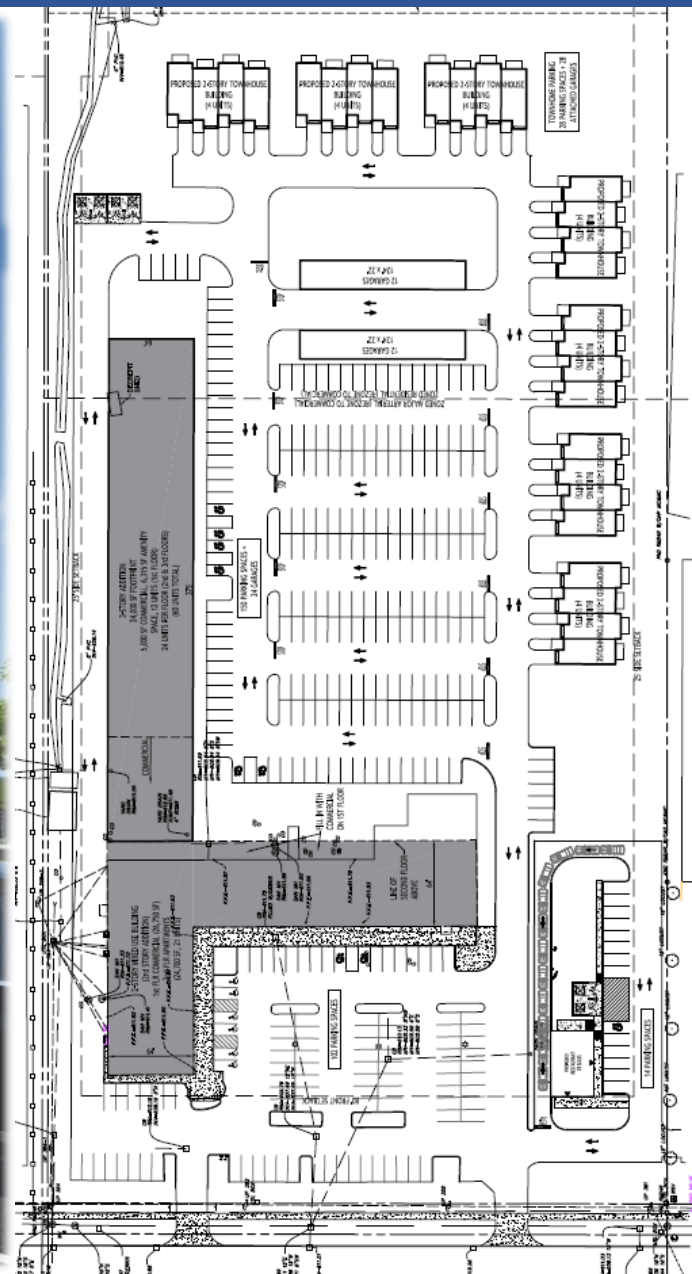
Engineer: Carmina Wood

Architect: Sutton

Commercial Future

Eastern Transit Plaza Mixed-Use

5445 Transit Road



Status: Concept Review

Project Sponsor: Mancuso

Engineer: Carmina Wood

Architect: Sutton

Commercial Future

Natale Mixed-Use

8080 Wehrle Drive

Status: Concept Review

Project Sponsor: Natale

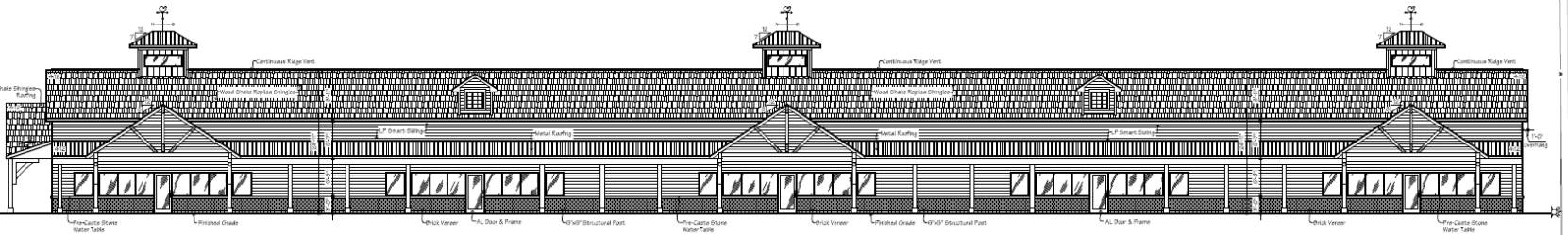
Engineer: GPI

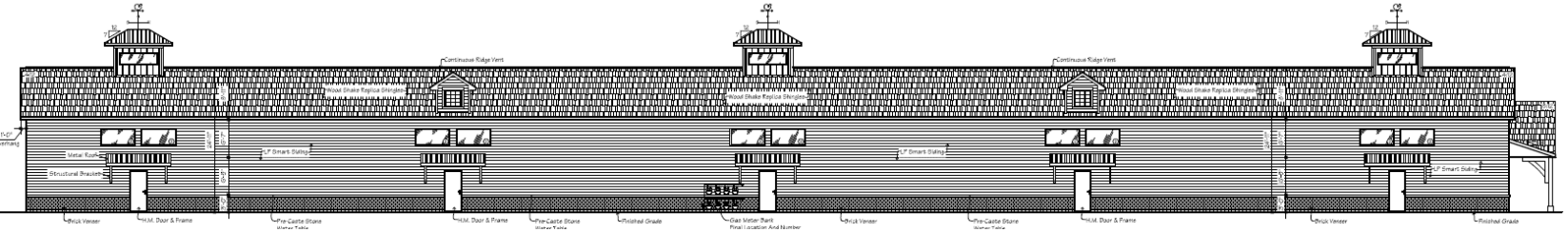
Architect: Silvestri

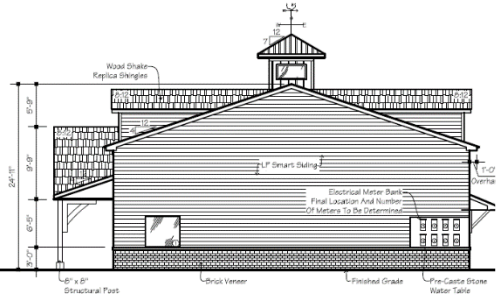
Commercial Future

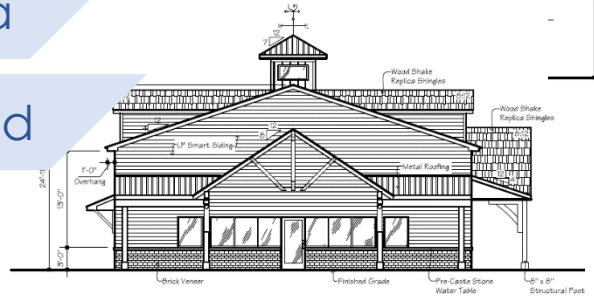
Mattina Retail Plaza

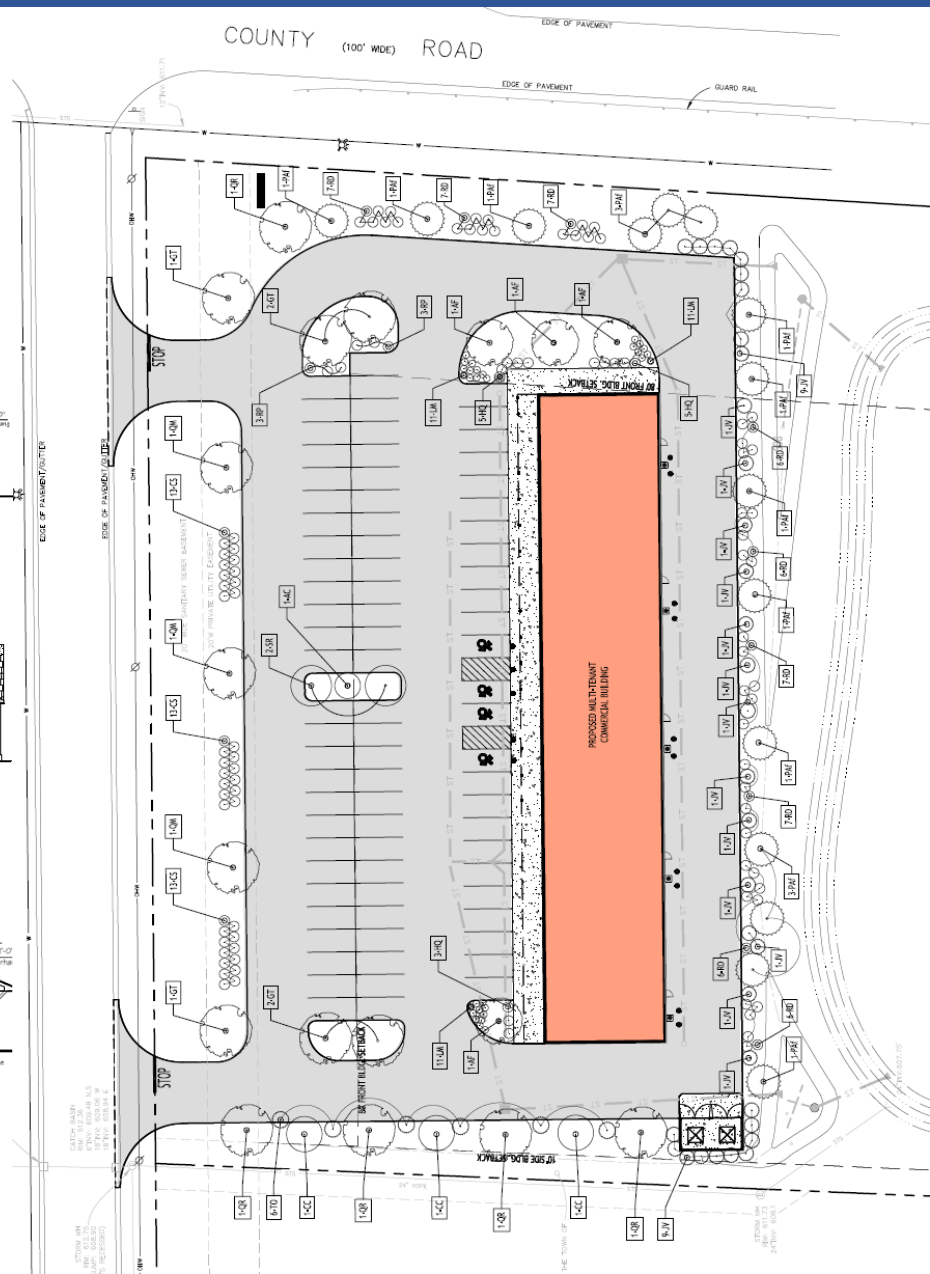
James Ryan Parkway











Status: Development Review

Project Sponsor: Mattina

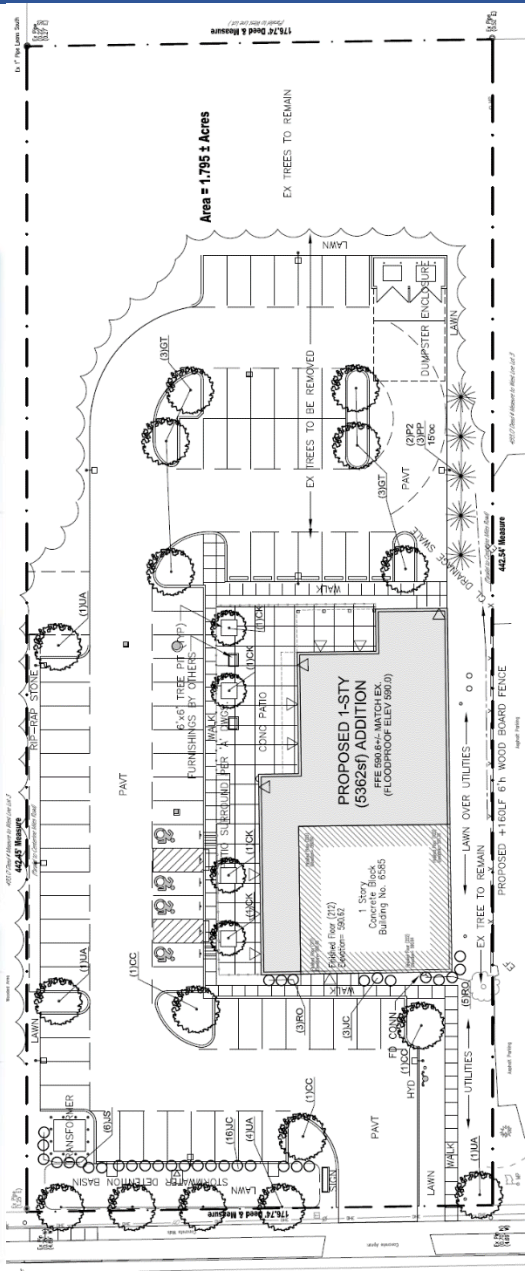
Engineer: Carmina Wood

Architect: Sutton

Commercial Future

Resurgence Brewing

6585 Transit Road



Status: Development Review

Engineer: Carmina Wood

Architect: Tredo

Commercial Future

Clarence Motor & Sport

County Road & Goodrich Road

Status: Development Review

Project Sponsor: Higgins

Engineer: Metzger

Architect: Sutton

Commercial Future

PB Investors Mixed-Use

5731 Transit Road

Status: Approved

Project Sponsor: Bliss

Engineer: Carmina Wood

Architect: Wendel

Commercial Future

Harris Hill Mixed-Use

8450 Sheridan Drive

Status: Concept Review

Project Sponsor: Randaccio | Peterson | Lasky

Engineer: GPI

Architect: Silvestri

Commercial Future

Dimar Manufacturing

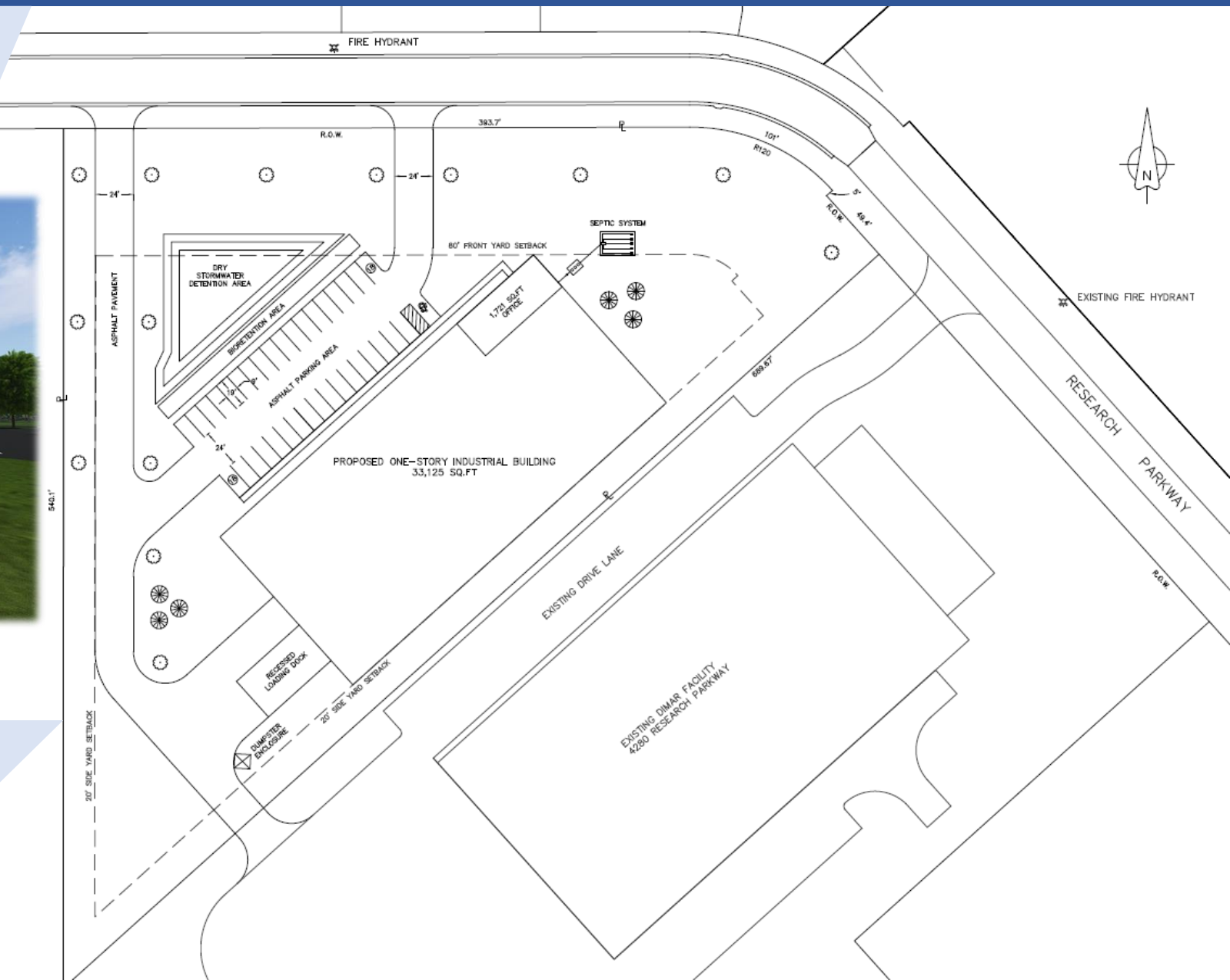
Research Parkway

Status: Concept Review

Project Sponsor: Stephen Development

Engineer: Metzger

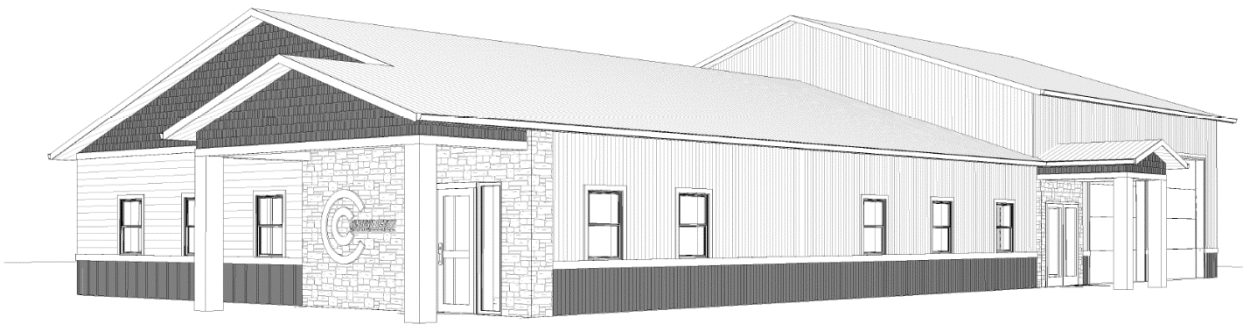
Architect: Sutton

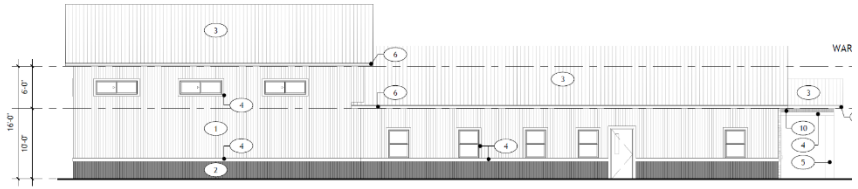


Commercial Future

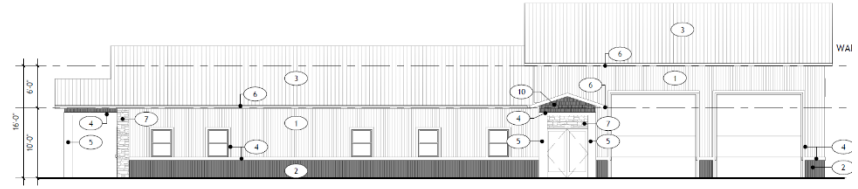
Custom Controllerzz

8003 Transit Road



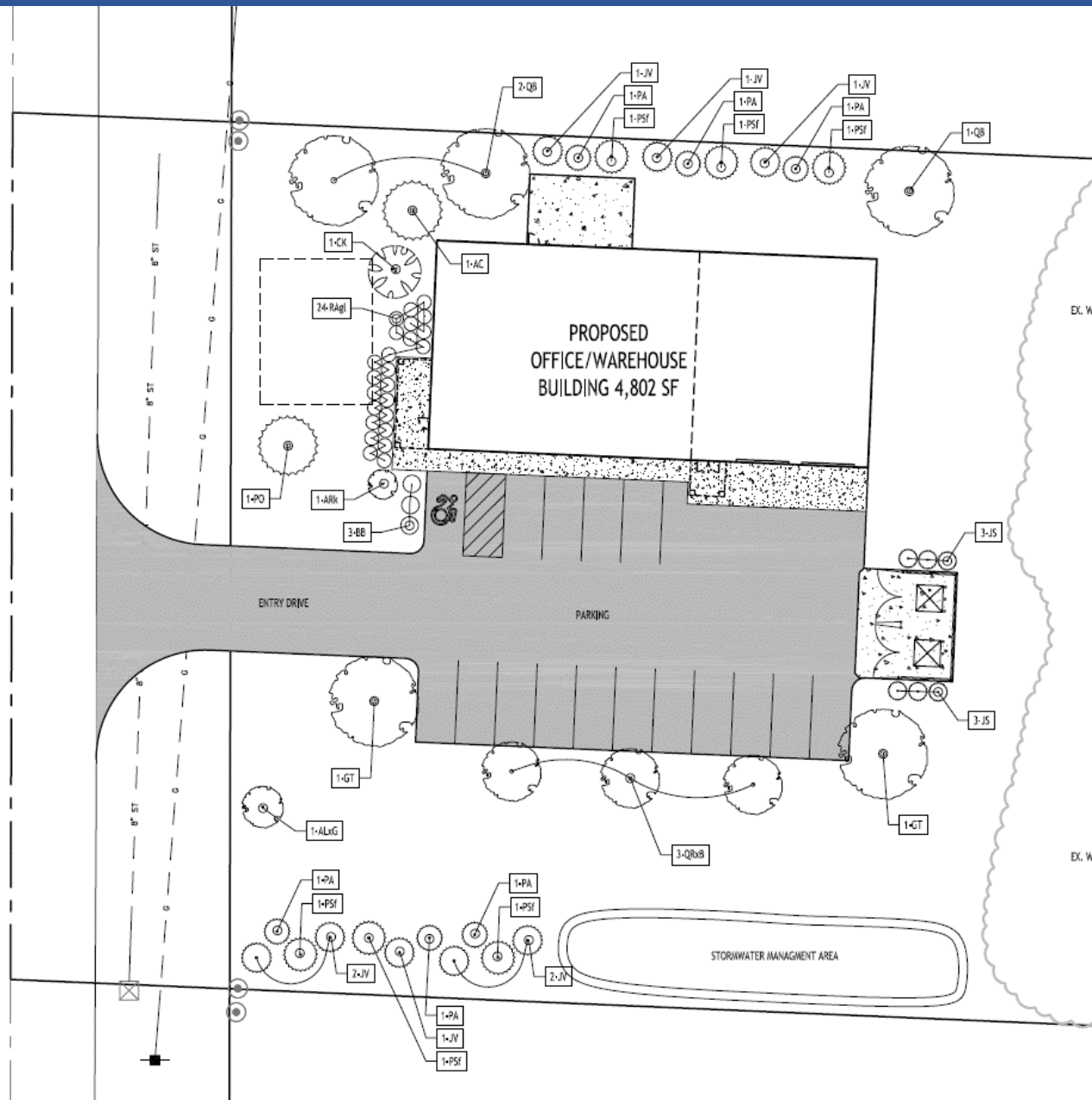


4 A-500 Left Elevation 1/8" = 1'-0"



Status: Concept Review

Engineer & Architect: Carmina Wood



Commercial Future

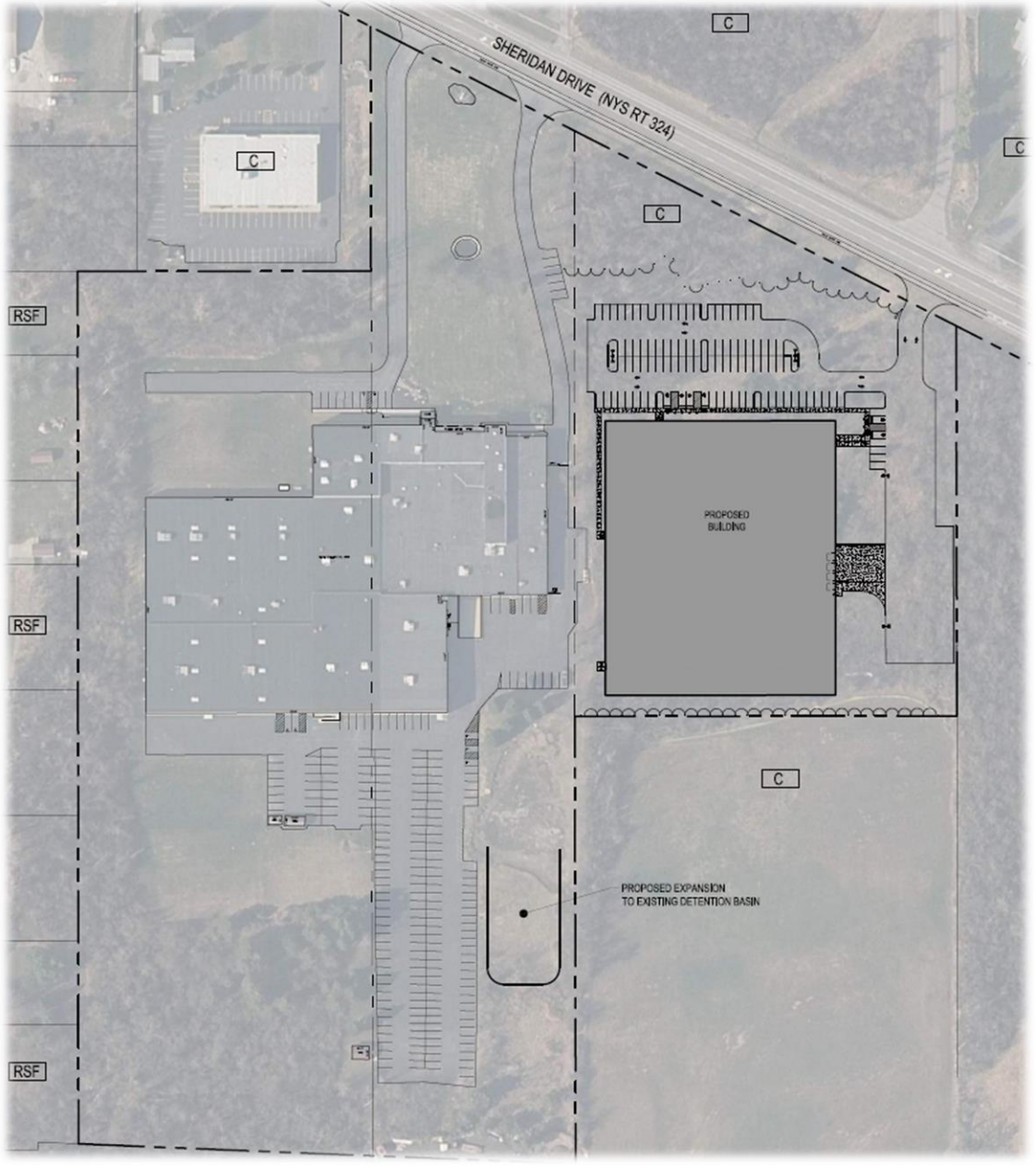
Dynabrade

8989 Sheridan Drive

Status: Concept Review

Engineer: C&S Companies

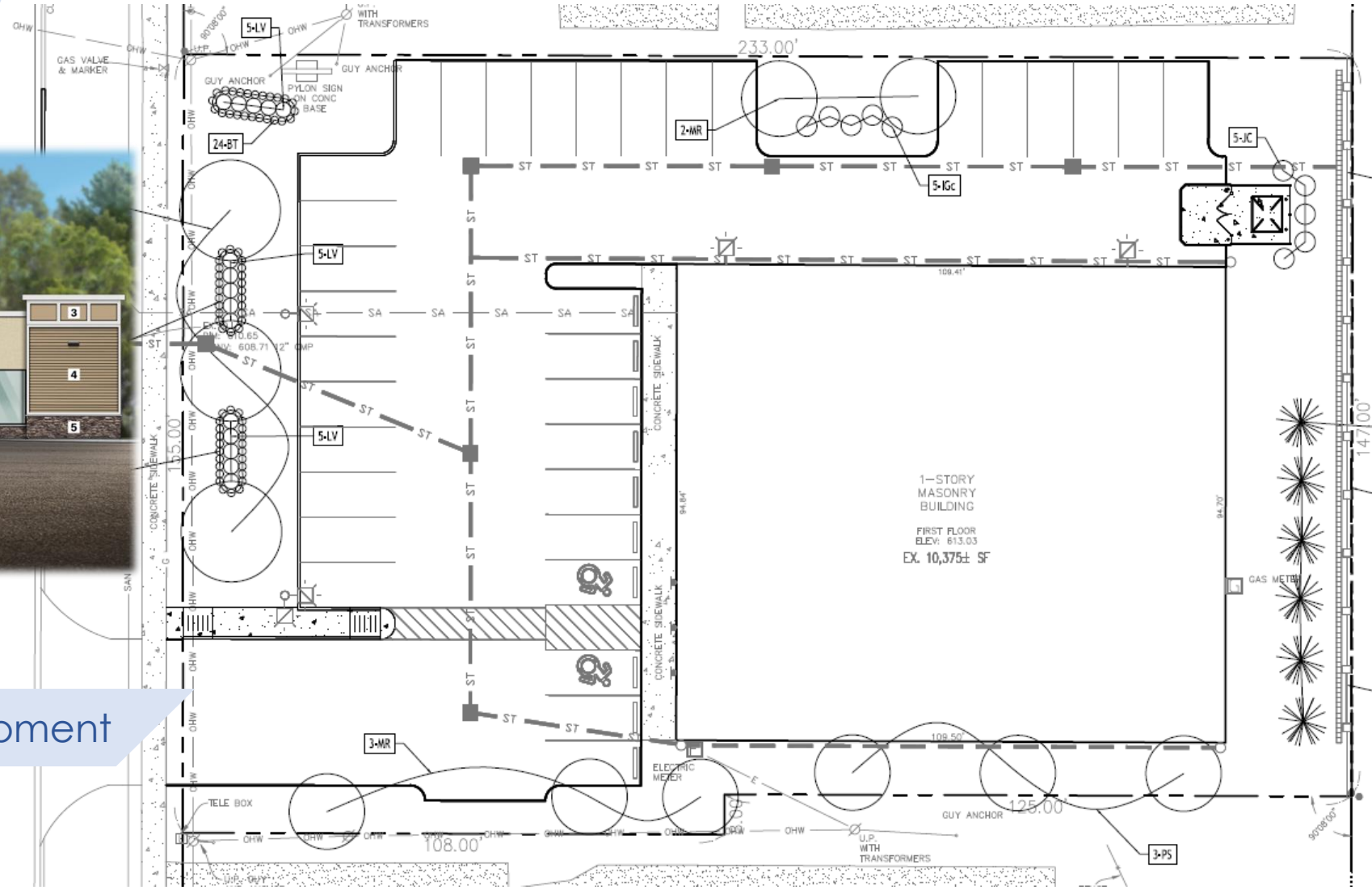
Architect: Silvestri



Commercial Future

O'Reilly Auto Parts

5355 Transit Road



Status: Development Review

Project Sponsor: Bevilacqua Development

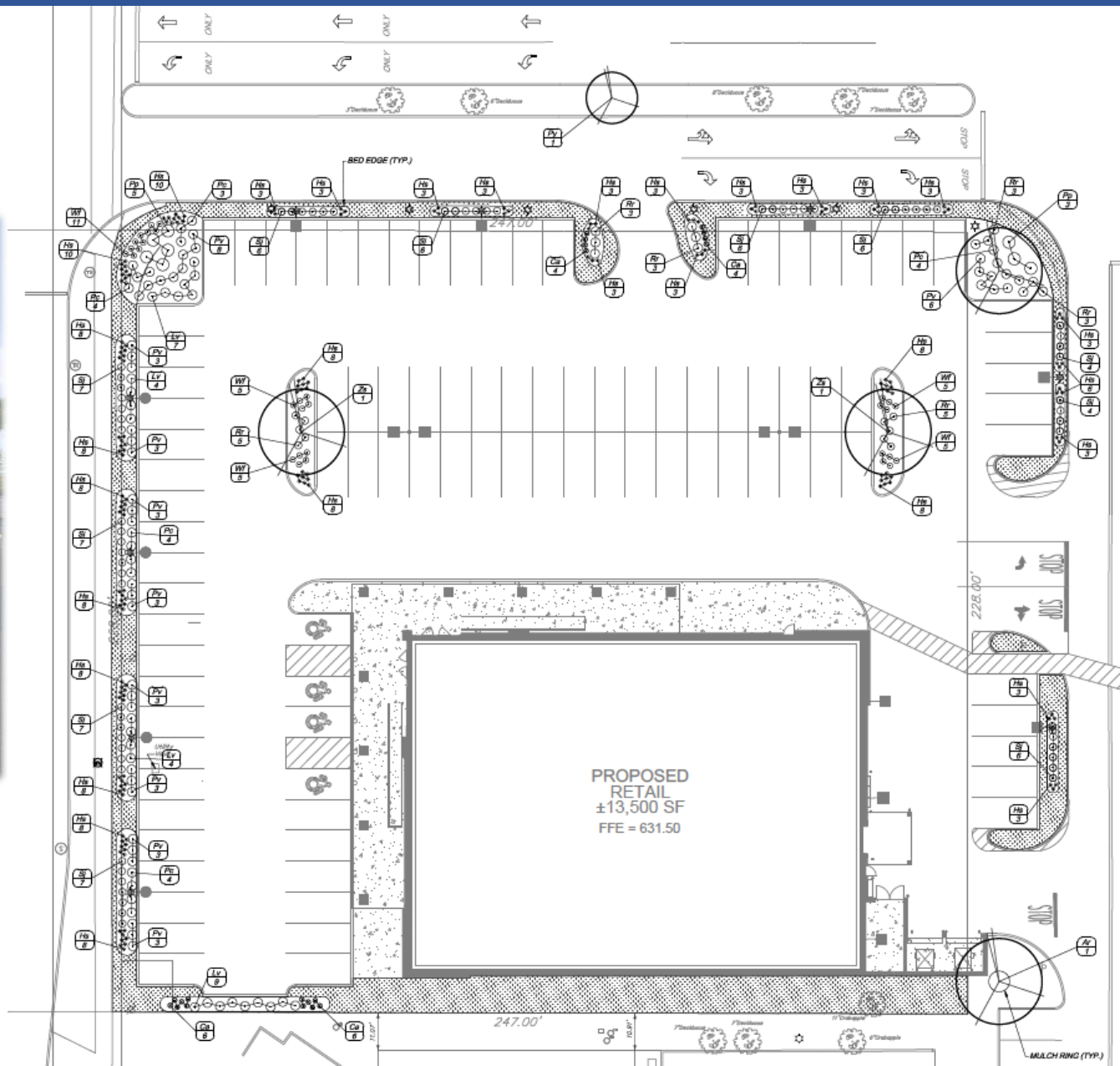
Engineer: Carmina Wood

Architect: Colliers & Phase Zero

Commercial Future

Trader Joe's

5017 Transit Road



Status: Concept Review

Project Sponsor: Benderson Development

Engineer: Pinewood

Commercial Future

Visone Live-Work

4880 Ransom Road

Status: Concept Review

Architect: Sutton

Engineer: Metzger

Commercial Future

Visone Mixed-Use

8560-8568 Main Street

Status: Concept Review

Architect: Silvestri

Engineer: Metzger

Commercial Future

Skyline Hotel

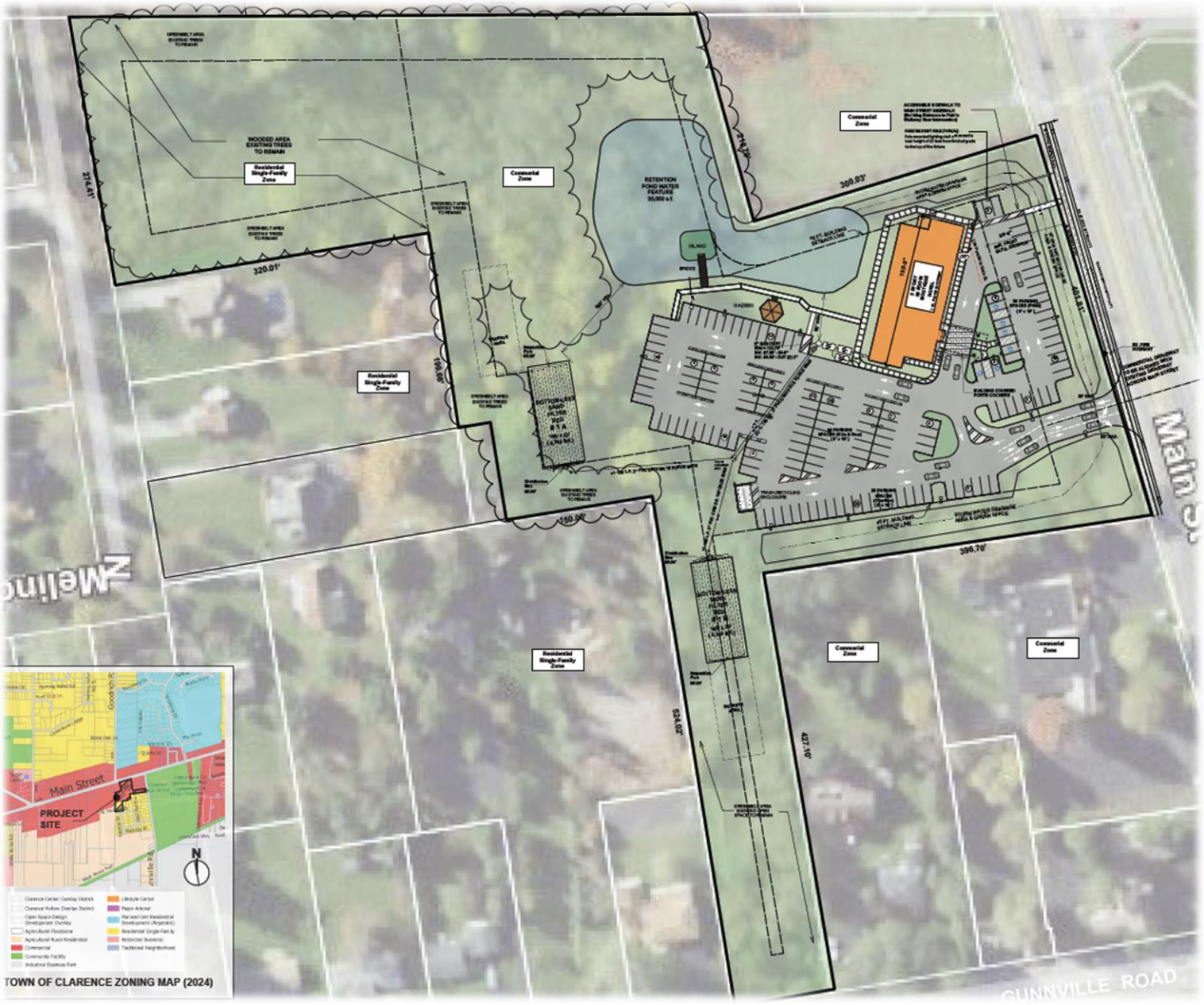
9485 Main Street

Status: Concept Review

Project Sponsor: Lucas James

Architect: Mussachio

Engineer: DEL Resource



Commercial Future

Pickle-Ball & Car-Condo

Harris Hill Road

Status: Concept Review

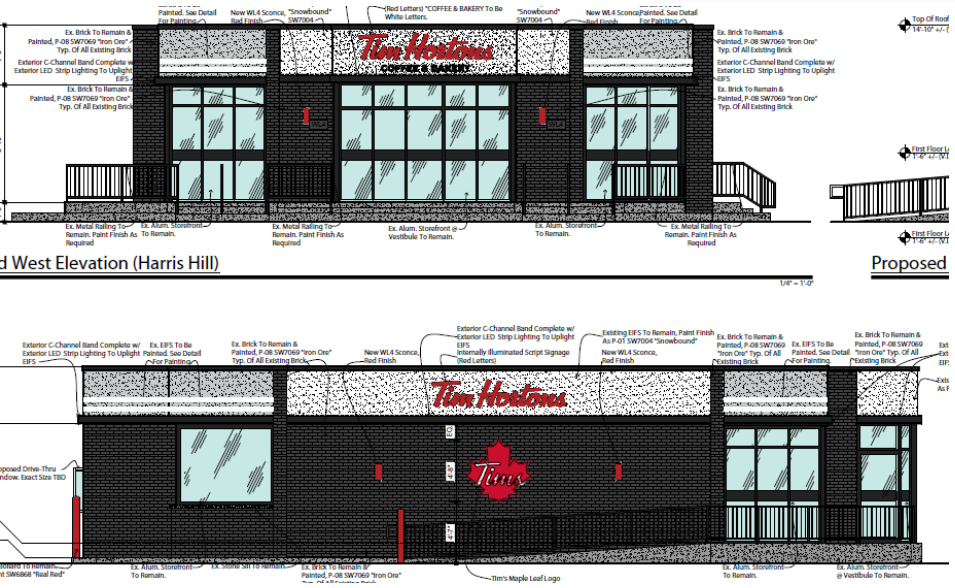
Project Sponsor: Leni Deni

Engineer: GPI

Commercial Future

Tim Hortons

8503 Main Street

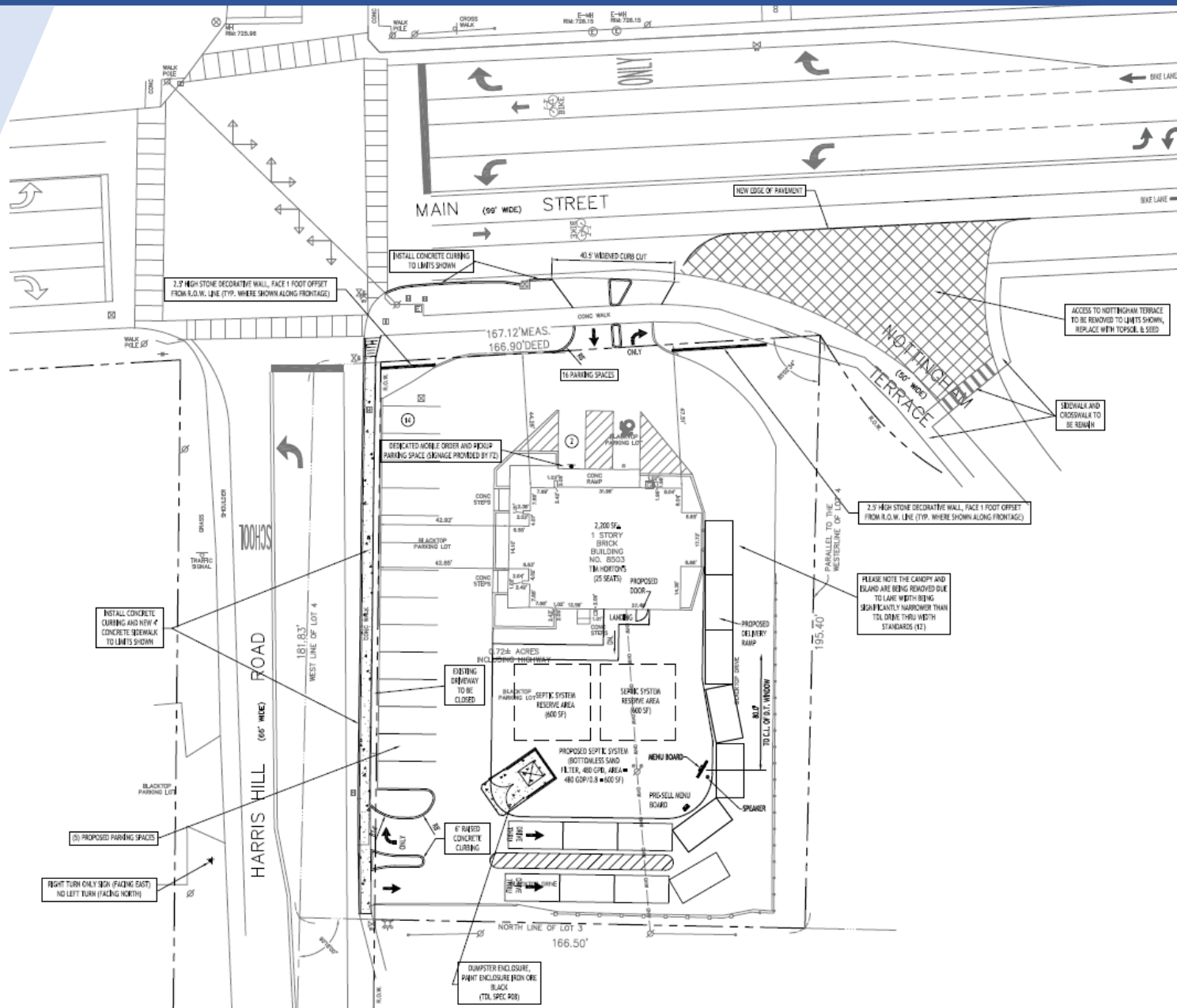


Status: Concept Review

Project Sponsor: Kelton Enterprises

Architect: Sutton

Engineer: Carmina Wood



2025 State of Development

Town of Clarence

CLARENCE
CHAMBER OF COMMERCE, INC.

TOWN OF CLARENCE
IDA
INDUSTRIAL DEVELOPMENT AGENCY

SEAL
TOWN OF CLARENCE

wendel