

# Memo

Town of Clarence  
Planning and Zoning

**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:** February 7, 2025

**Re:** February 12, 2025 Town Board Meeting – Land Use Items

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**The following is a review of the Land Use items on the February 12, 2025 Town Board Agenda:**

Public Hearings: None

Formal Agenda Items: Three

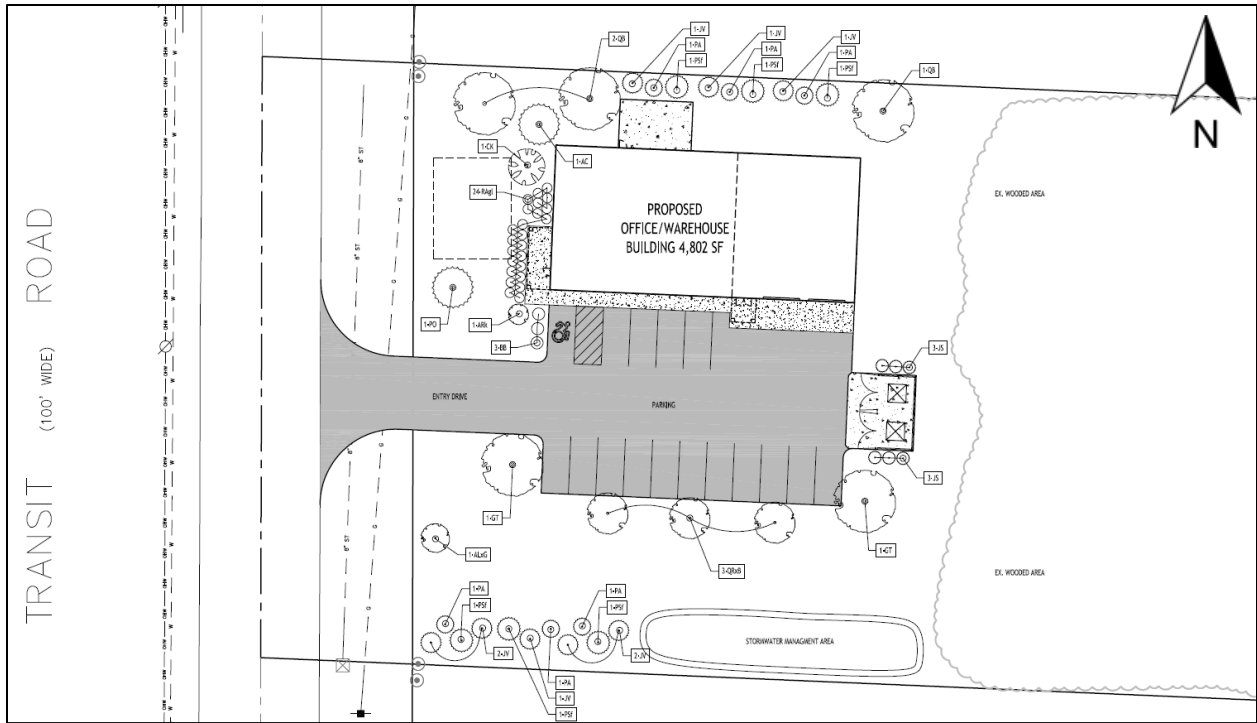
## 1. Custom Controllerzz

**Location:** 8003 Transit Road. East side of Transit Road, north of Wolcott Road.

**Description:** Existing 12-acre vacant parcel located in the Restricted Business zone and Agricultural Floodzone.

**Proposal:** The applicant is requesting preliminary Conceptual Review of a proposed office / warehouse facility wholly located in the Restricted Business zone. The proposed structure is approximately 6,144 sqft, with 3,456 sqft planned for office and assembly, and 2,688 sqft planned for warehousing of merchandise.

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



*8003 Transit Road Concept Landscape Plan*



*8003 Transit Road Updated Concept Render*

**2. Kelkenberg Homes**

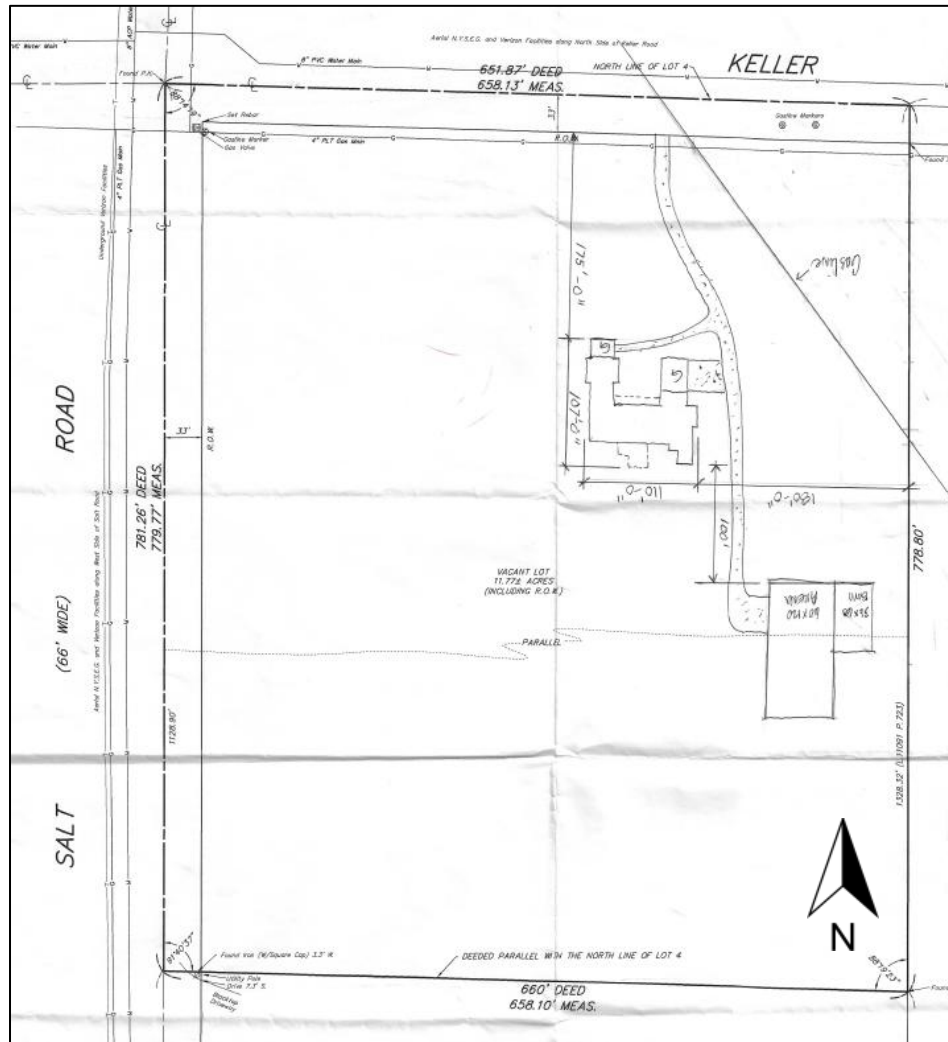
**Location:** Southeast corner of Keller Road and Salt Road, SBL 45.00-2-51.13.

**Description:** Existing 10.7-acre vacant parcel located in the Agricultural-Rural Residential zone.

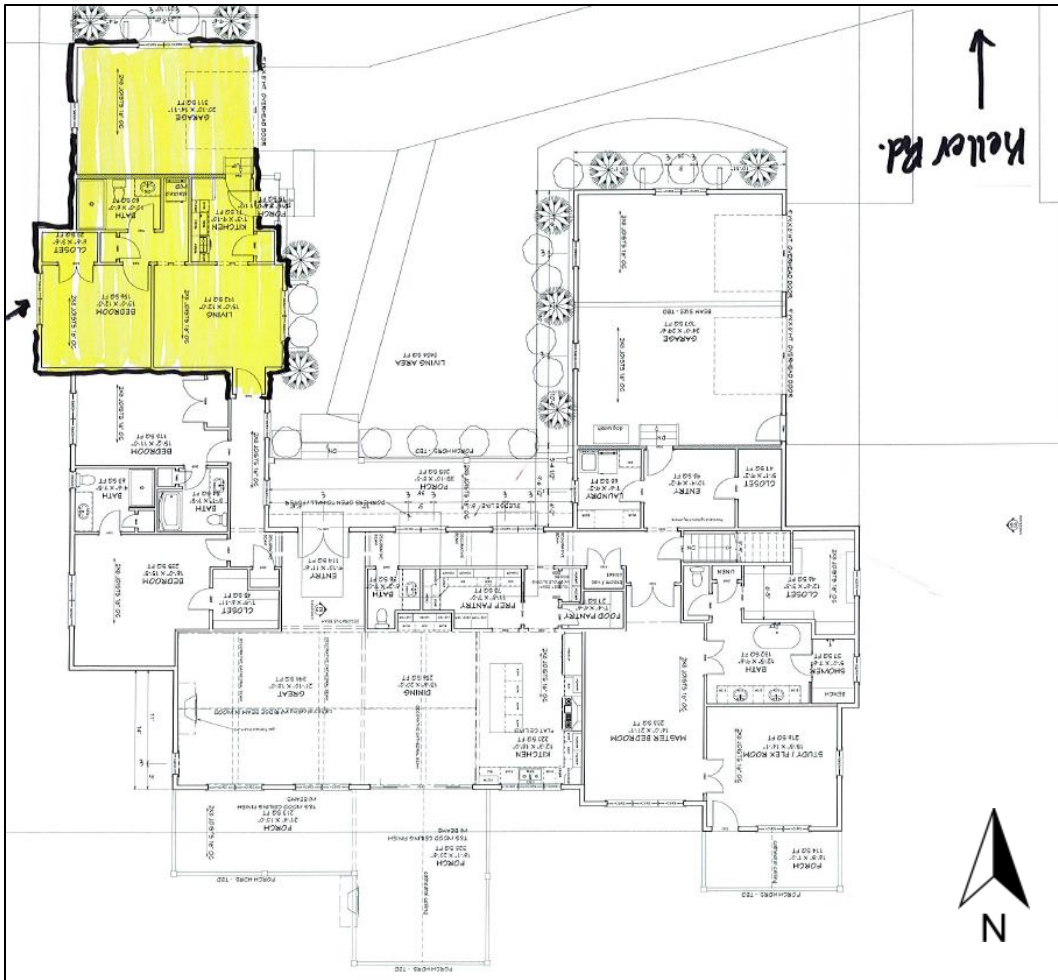
**Proposal:** The applicant, on behalf of Robert Fenstermaker, is requesting a Special Exemption Use Permit for an attached secondary living unit as part of a new residence construction with access to Keller Road.

The secondary living unit is proposed to contain approximately 700 sqft of living space, and 311 sqft attached garage space, all used by an elder parent.

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



Keller and Salt Home Concept Foundation Plan



Keller and Salt Home Concept Floorplan



Keller and Salt Home Concept Render

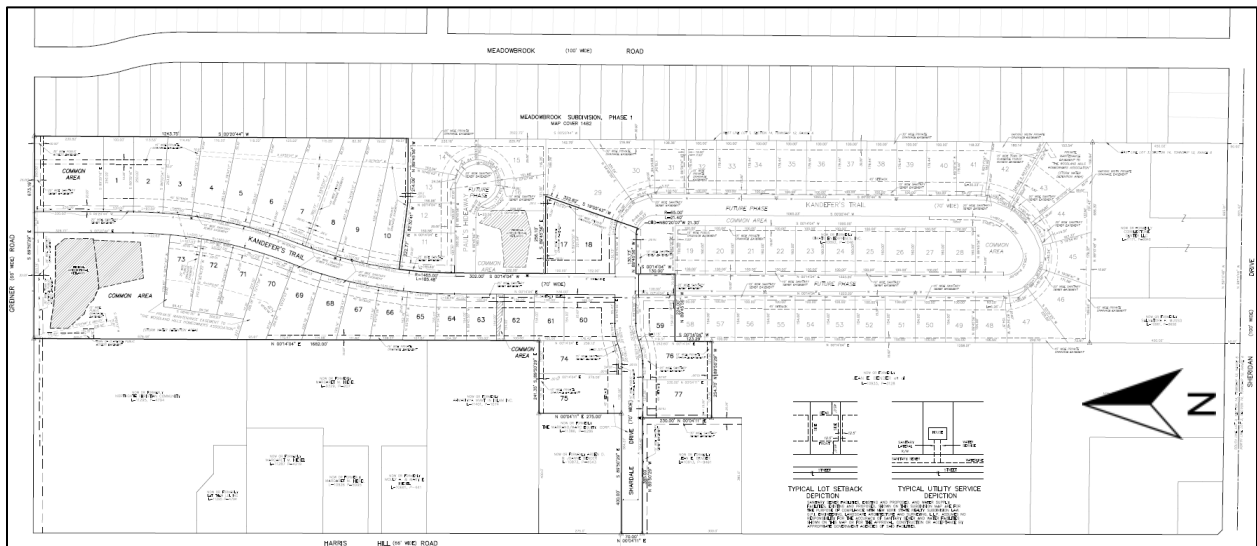
### 3. Woodland Hills

**Location:** SBL 70.11-4-3.111. South side of Greiner Road, east side of Harris Hill Road.

**Description:** Previously approved 77-lot Major Subdivision in the Residential Single-Family zone on approximately 58-acres.

**Proposal:** The applicant is requesting Final Plat approval of phase 1, consisting of 31 residential sublots, and the road dedication of approximately 2,200 linear feet of Kandefers Trail and 1,040 linear feet of Shardale Drive.

**Reason for Board Action:** Per the Zoning Law, the Town Board has final approval authority to approve a Final Plat.



Woodland Hills – Phase 1 Final Plat

### Work Session Items: Four

#### 1. Stephen Development / Dimar Manufacturing Corporation

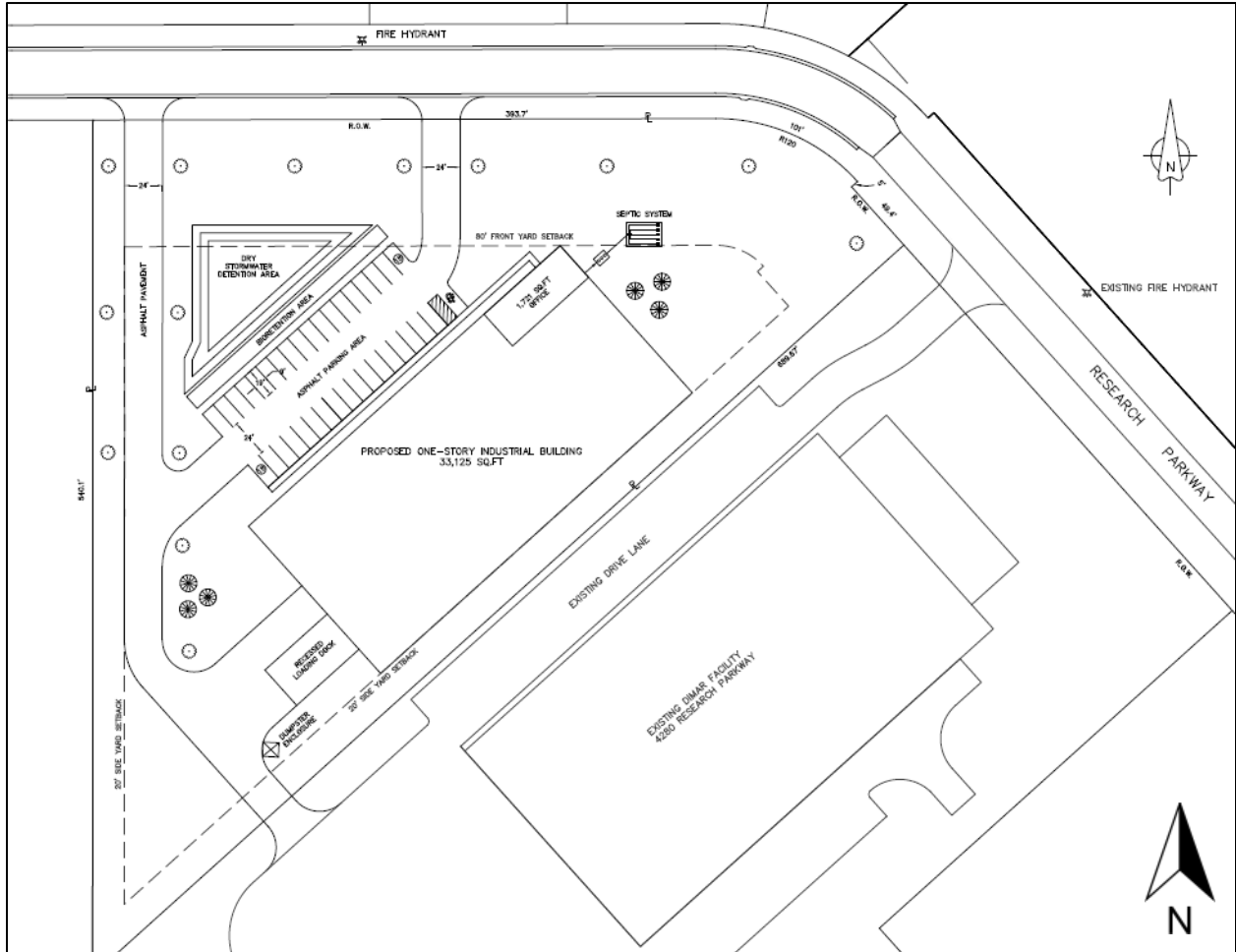
**Location:** SBL 83.00-3-31. Southwest side of Research Parkway, Phase 1 subplot 5 of the previously approved Research Parkway Industrial Business Park.

**Description:** 3.6-acre parcel zoned Industrial Business Park, yet to be Final Plat approved.

**Proposal:** The applicant is requesting preliminary Conceptual review of a proposed light manufacturing facility, of approximately 33,125 sqft, with associated facilities. Two curb cuts are proposed to Research Parkway, and cross access is planned to the recently constructed Dimar Facility immediately adjacent to the southeast. The new facility will be used for distribution, warehousing, and light manufacturing, and act as an expansion of the established business.

**History:** Phase 1 of the Research Parkway Industrial Business Park was approved by the Planning Board in September of 2024, and is still in the construction phase.

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



Dimar Concept Plan



Dimar Concept Building Render

## 2. Natale Builders – Clarence Center Open Space Design Subdivision

**Location:** SBL 58.00-3-15.11. South side of Clarence Center Road, east of Herr Road.

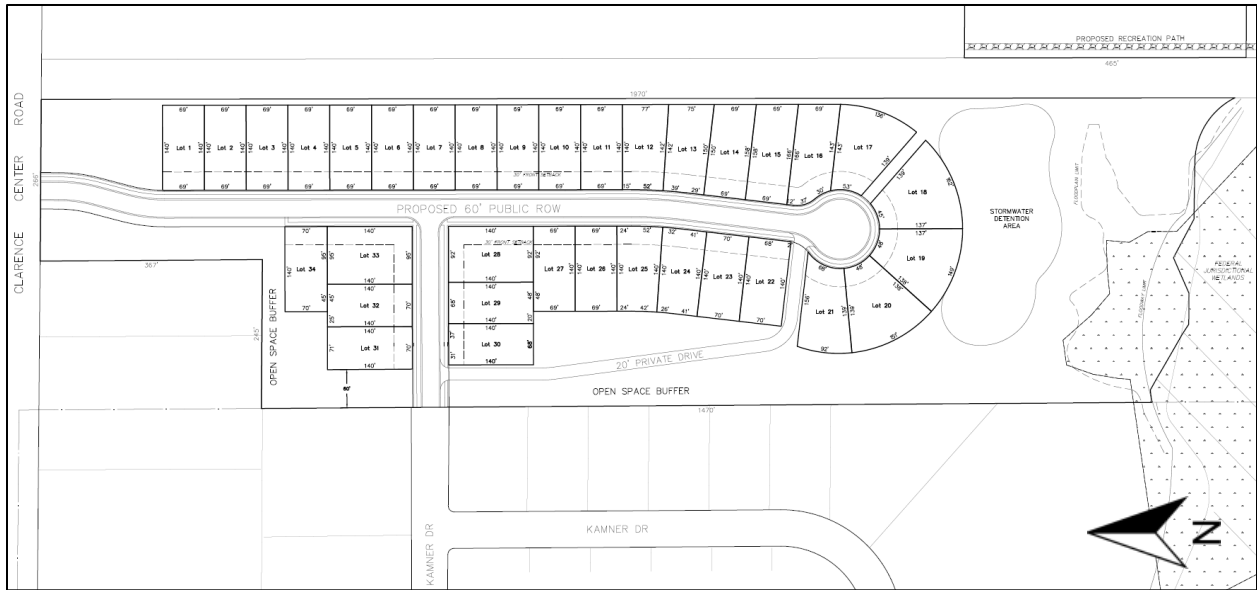
**Description:** Existing vacant parcel containing approximately 22 associated acres in the Residential Single-Family zone and Clarence Sewer District # 2.

**Proposal:** The applicant is requesting amended Conceptual review of a 34-lot Open Space Design subdivision, with access to Clarence Center Road and Kamner Drive. Of the approximately 22 associated acres, approximately 11.74 acres are proposed to be preserved as permanent open space, and protected by a conservation easement.

The main roads are proposed to be public, with a secondary private drive to accommodate additional emergency response access to a cul-de-sac containing more than 12 sublots. The publicly accessible recreational trail from Rosecroft Drive to Clarence Center Road is planned, with the route yet-to-be determined.

**History:** After a Public Hearing held in September of 2022, the Town Board issued an Open Space Overlay for the property. At that time, the approved Concept plan contained 40 lots, and featured a mixture of public roads, private roads, and alleys. Since then, the project sponsor has changed.

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



Natale Concept Plan

**3. Leonard Deni**

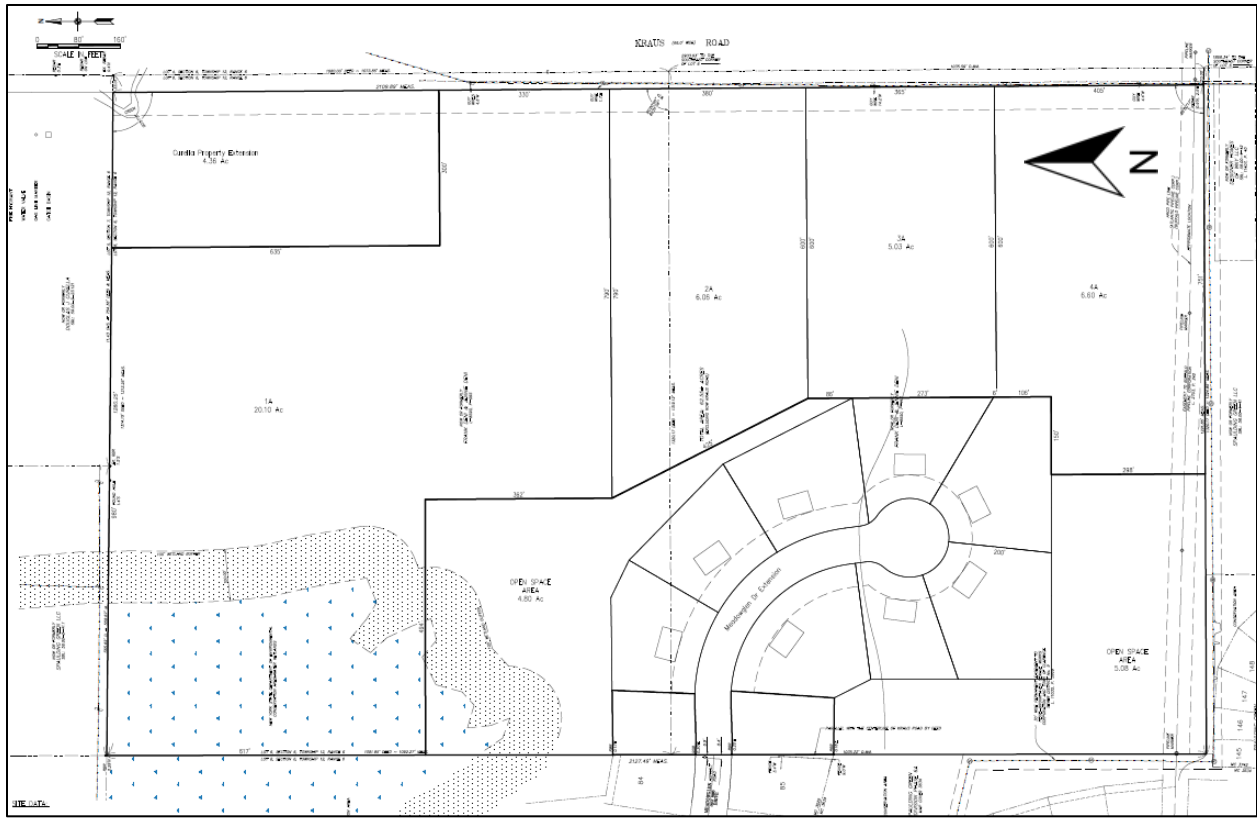
**Location:** SBL 58.00-4-19.121. West side of Kraus Road, east side of Meadowglen Drive stub, north of Greiner Road.

**Description:** Existing vacant and previously disturbed parcel containing approximately 65-acres in the Agricultural-Rural Residential zone and Clarence Sewer District # 4.

**Proposal:** The applicant is requesting preliminary Conceptual review of a 4-lot Minor Subdivision on Kraus Road, and an 8-lot Major Subdivision as an extension of Meadowglen Drive. The Kraus Road lots range in size from 5 acres to 20 acres, while the Meadowglen extension lots range in size from 0.7 acres to 1.2 acres.

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





Deni Concept Plan

#### 4. Harris Hill Development, LLC.

**Location:** 8450 Sheridan Drive. North side of Sheridan Drive, west side of Harris Hill Road.

**Description:** Existing 14.8-acre vacant parcel located in the Commercial and Restricted Business zones.

**Proposal:** The applicant is requesting amended Conceptual review of a mixed-use project containing multiple-family housing and commercial space. The project consists of the following:

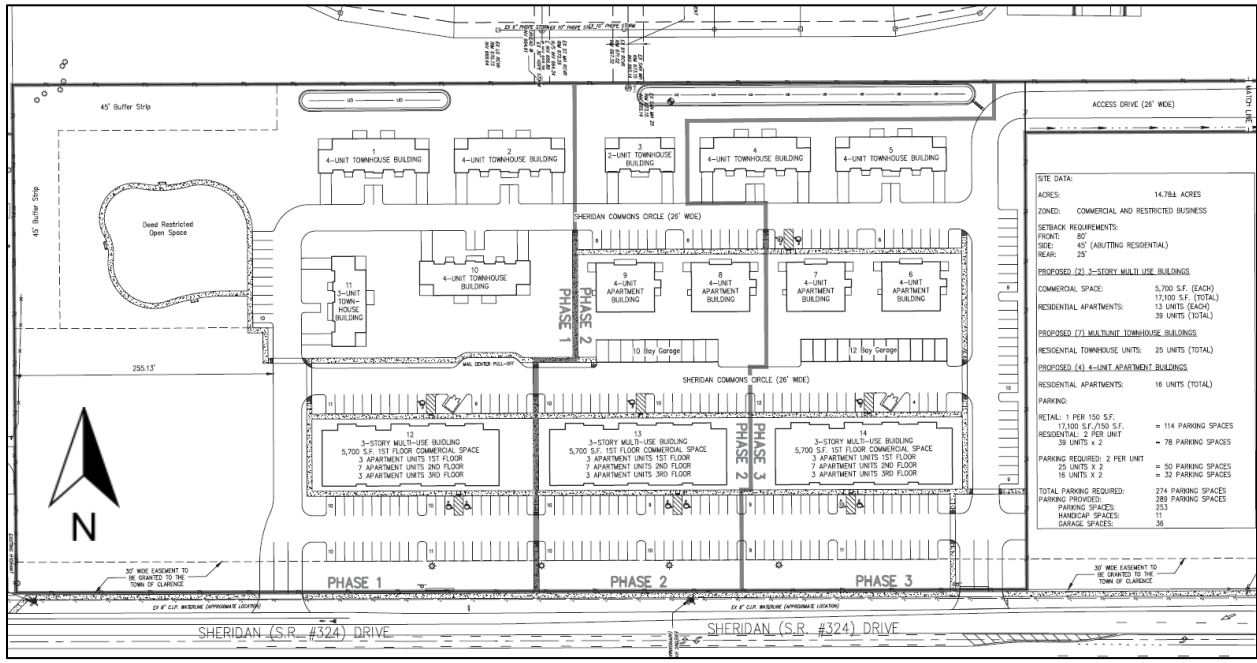
- 3 mixed-use buildings, each containing 5,700 sqft of commercial and 13 apartments.
- 7 residential townhouse buildings, each ranging from 2 to 4 units.
- 4 residential apartment buildings, each containing 4 units.
- 2 garage buildings with 10 and 12 bays respectively.

This results in a total of 80 residential units and 17,100 sqft of commercial space.

**History:** This property currently holds Development Plan approval for a mixed-use project containing 80 residential units and 24,800 sqft of commercial space.

**Note:** Per Town Code, multiple-family projects in the Commercial and Restricted Business zones are limited to a maximum of 2-stories. Each of the three mixed-use buildings contain a third-floor element. To consider this proposal, variances will be required by the Zoning Board of Appeals.

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



*Harris Hill Commons Mixed Use Concept Plan*



*Harris Hill Commons Mixed Use Building Concept Render*