

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 21, 2025

Re: February 26, 2025 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the February 26, 2025 Town Board Agenda:

Public Hearings: None

Formal Agenda Items: Four

1. Stephen Development / Dimar Manufacturing Corporation

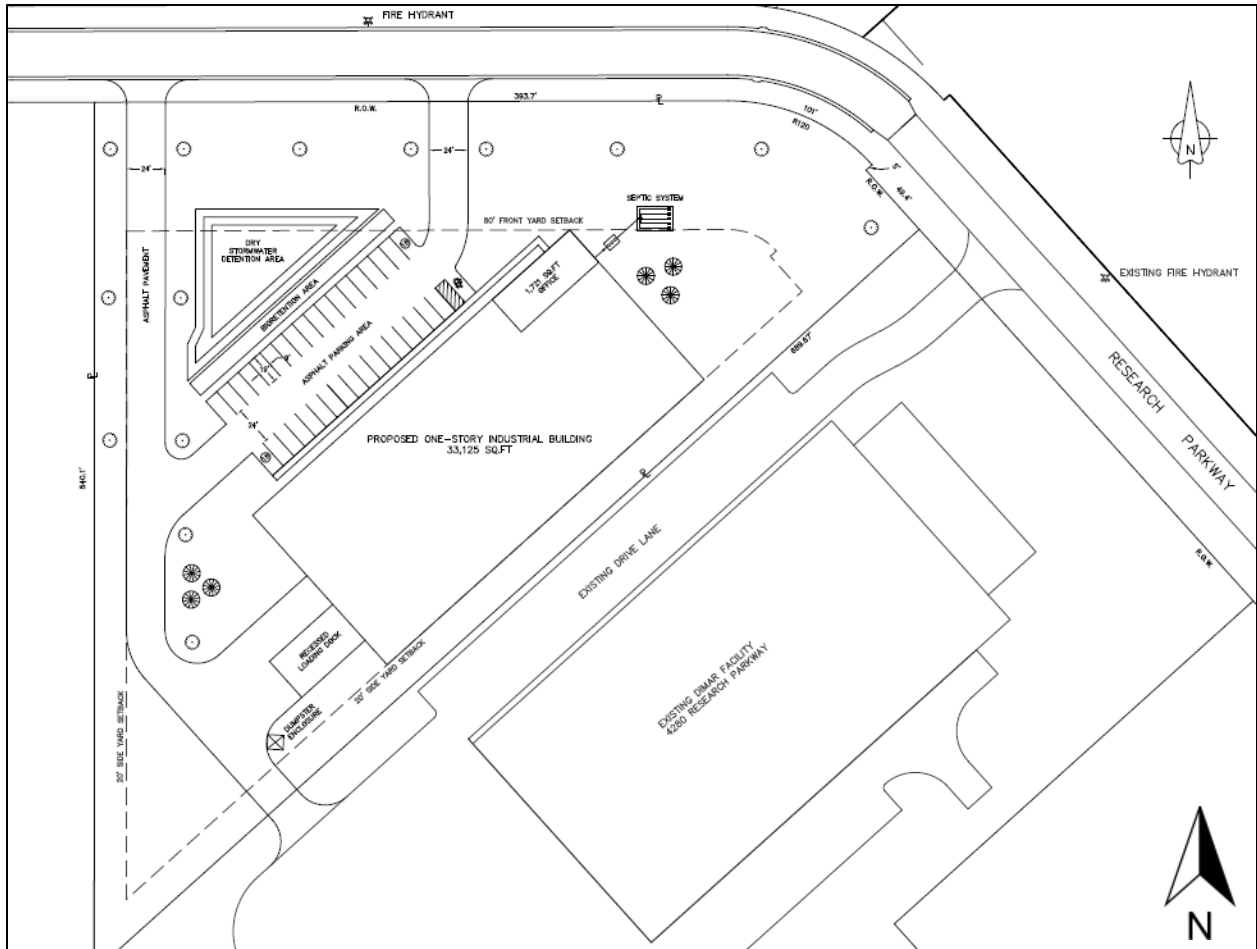
Location: SBL 83.00-3-31. Southwest side of Research Parkway, Phase 1 subplot 5 of the previously approved Research Parkway Industrial Business Park.

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.

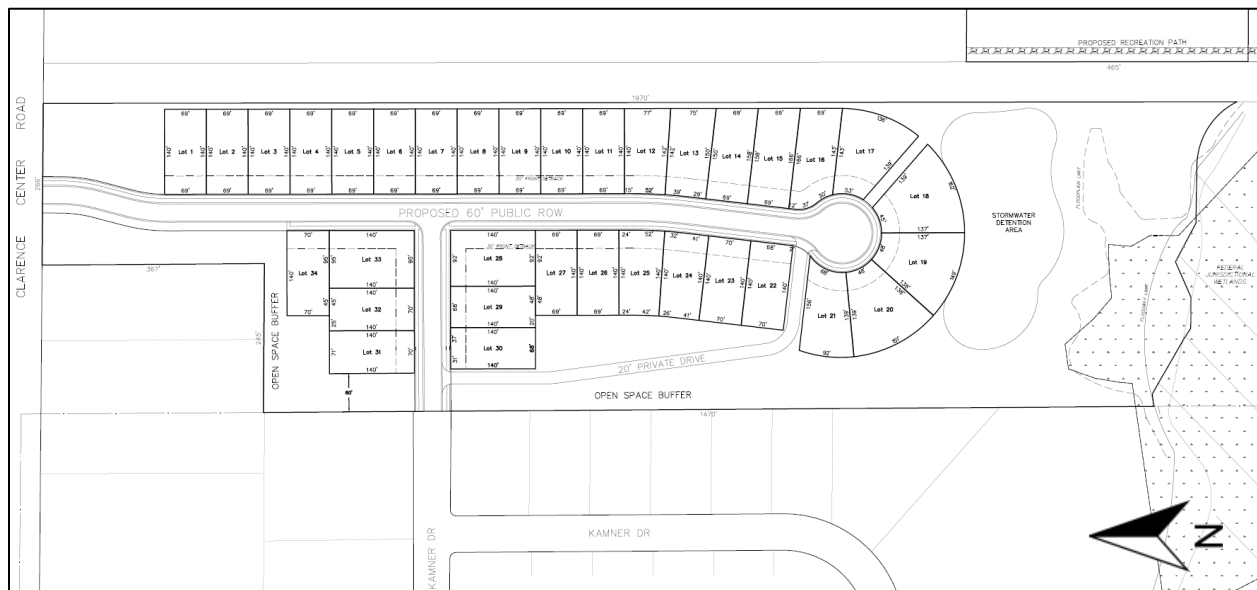
Description: Existing vacant parcel containing approximately 22 associated acres in the Residential Single-Family zone and Clarence Sewer District # 2.

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

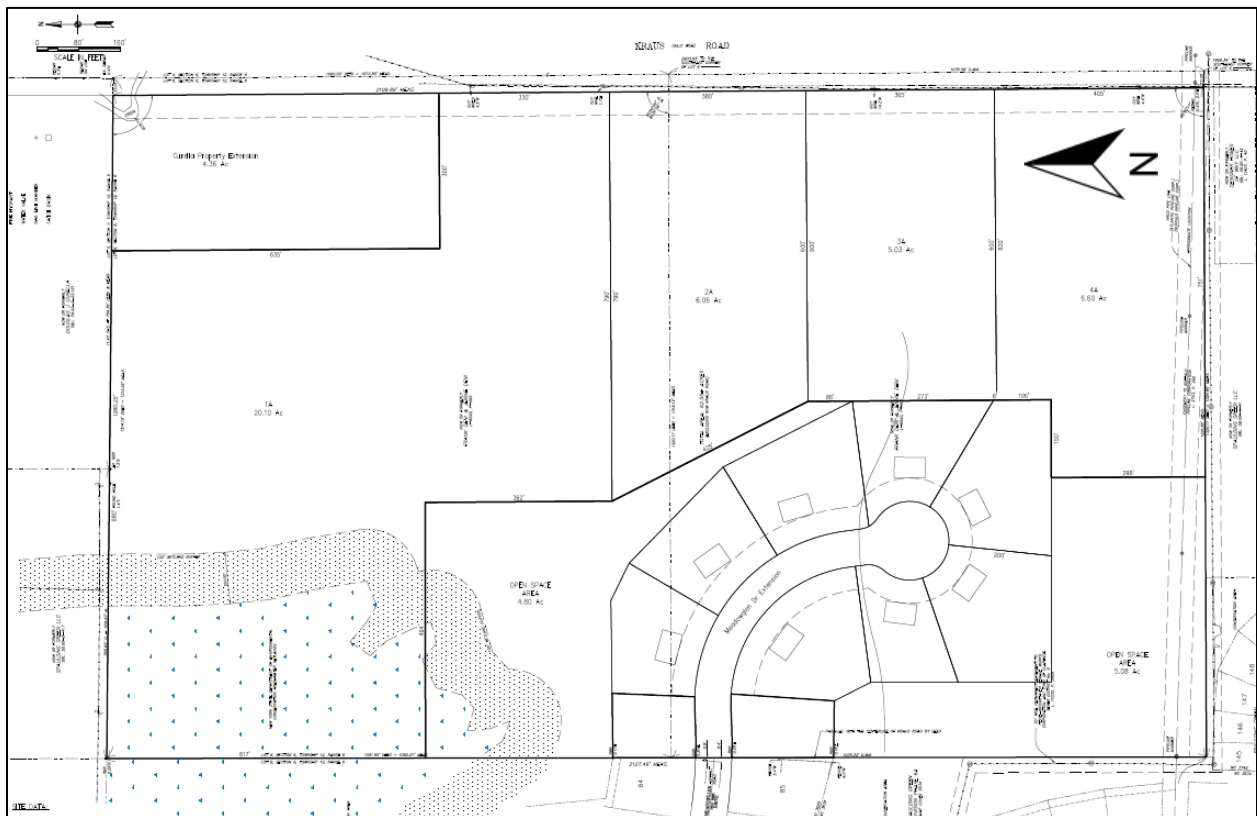
3. Leonard Deni

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 previously disturbed 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:

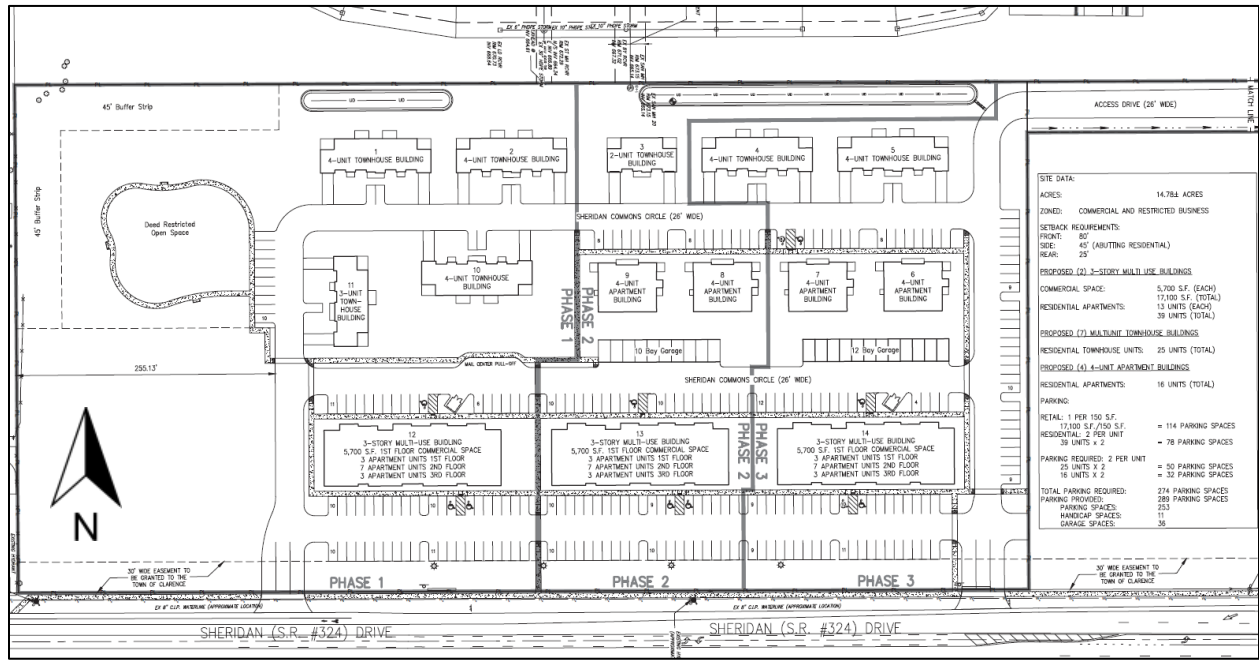
- 3 mixed-use buildings, each containing 5,700 sqft of commercial and 13 apartments.
- 7 residential townhouse buildings, each ranging from 2 to 4 units.
- 4 residential apartment buildings, each containing 4 units.
- 2 garage buildings with 10 and 12 bays respectively.

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

Work Session Items: Five

1. Zang Ventures, Inc.

Location: 6204 Goodrich Road. Southwest corner of Goodrich Road and Pine Breeze Lane.

Description: 2.1-acre parcel containing an existing business operation in the Commercial zone.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed 9,000 sqft warehouse addition to the rear of the existing building, with associated facilities. The space is proposed to be used for complimentary business operations such as warehousing, athletic training, and sales.

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

Note: The applicant is requesting a side yard setback Variance for the proposed addition, which will be subject to review and approval by the Zoning Board of Appeals.

2. NOCO Forestry

Location: 9220 County Road. North side of County Road, east of Heise Road.

Description: 12.25-acre parcel containing an unapproved erosion control manufacturing business, formerly known as DC Supply.

Proposal: The applicant is requesting a Public Hearing to consider a Temporary Conditional Permit (TCP) to legally operate the existing business operation.

History: The Planning office witnessed the business operation occurring on the property, and informed the operator that a TCP was required to operate. Since that time, the business has been taken over by NOCO Forestry, who is now acting as the applicant.

This request was referred from the Town Board to the Planning Board in November of 2021. In July of 2022, the Planning Board recommended issuance of a TCP, subject to thirteen conditions. Since that time, the applicant has received approval from the Engineering Department for a Stormwater Pollution Prevent Plan (SWPPP), and approval from the Landscape Review Committee for a landscaped plan.

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



NOCO Forestry Site Plan

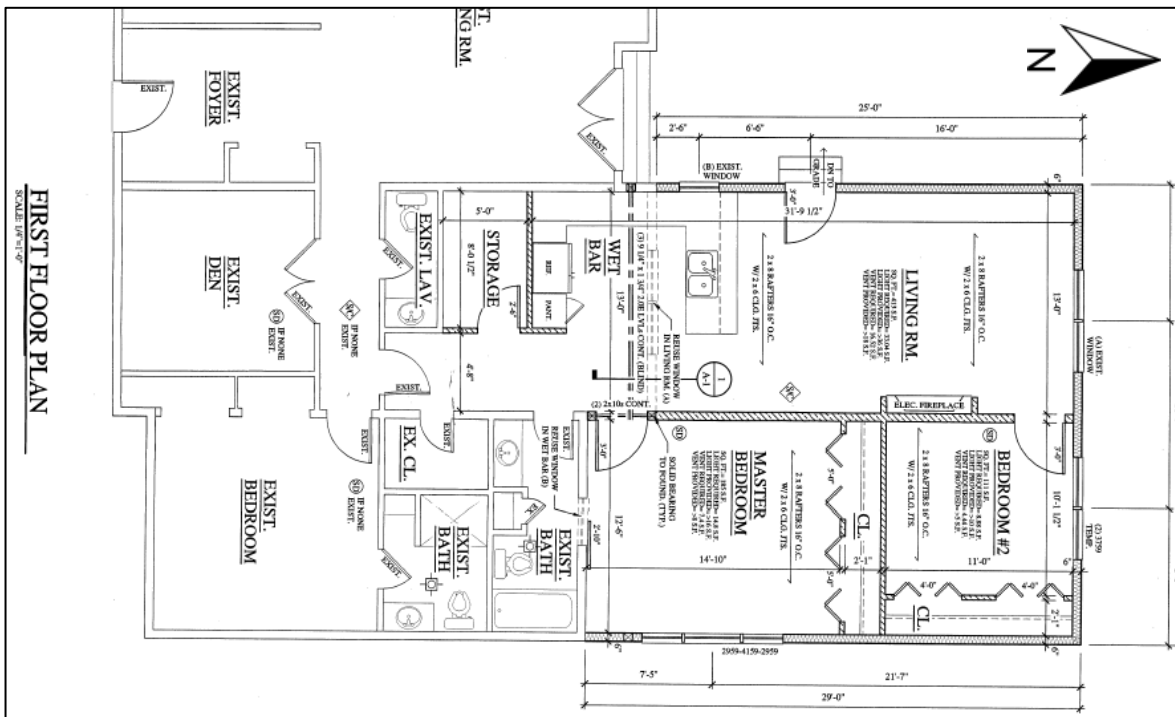
3. John & Laurel DiBrog

Location: 10407 Clarence Center Road. South side of Clarence Center Road, east of Strickler Road.

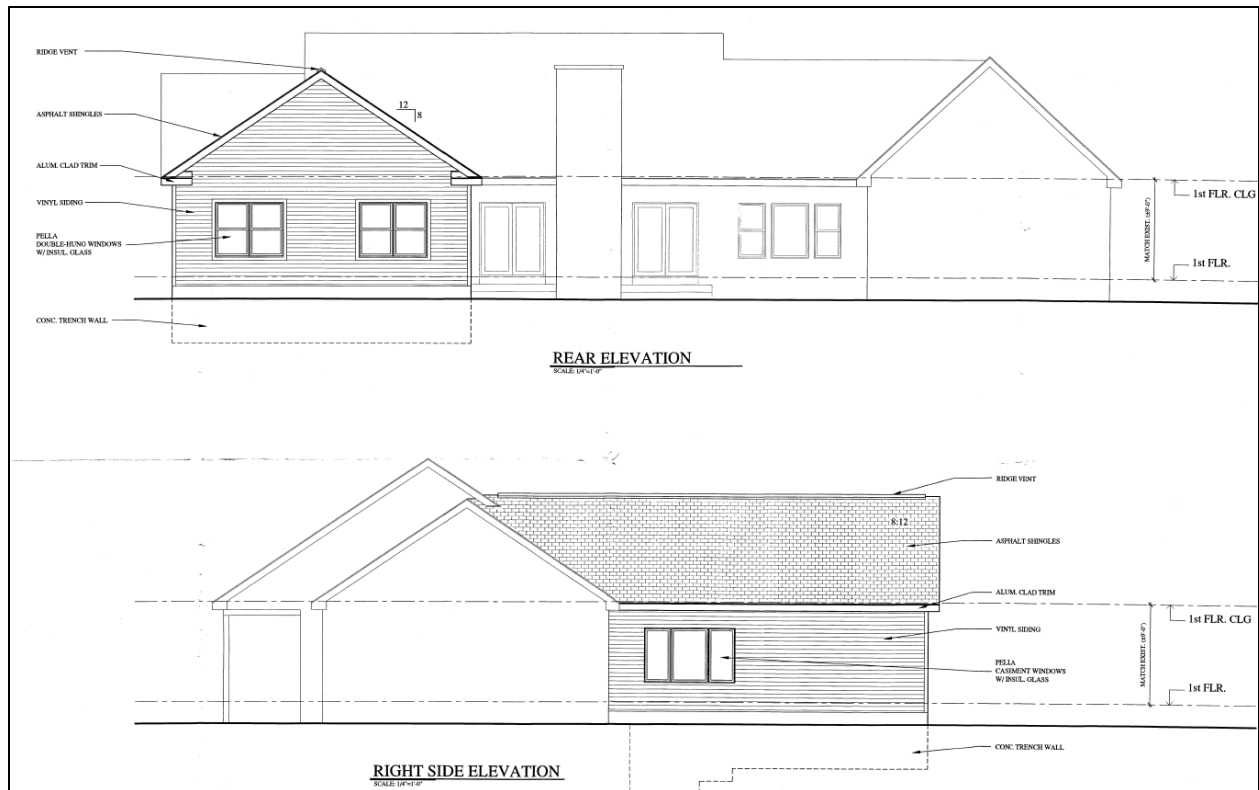
Description: Existing residence on a 4.8-acre parcel in the Agricultural-Rural Residential zone.

Proposal: The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence. The addition is proposed to be approximately 783 sqft and to the rear of the home as an expansion of an existing bedroom.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal. Alternatively, The Town Board has the authority to consider this request after setting and holding a Public Hearing.



10407 Clarence Center Road Secondary Living Unit Floorplan



10407 Clarence Center Road Secondary Living Unit Elevations

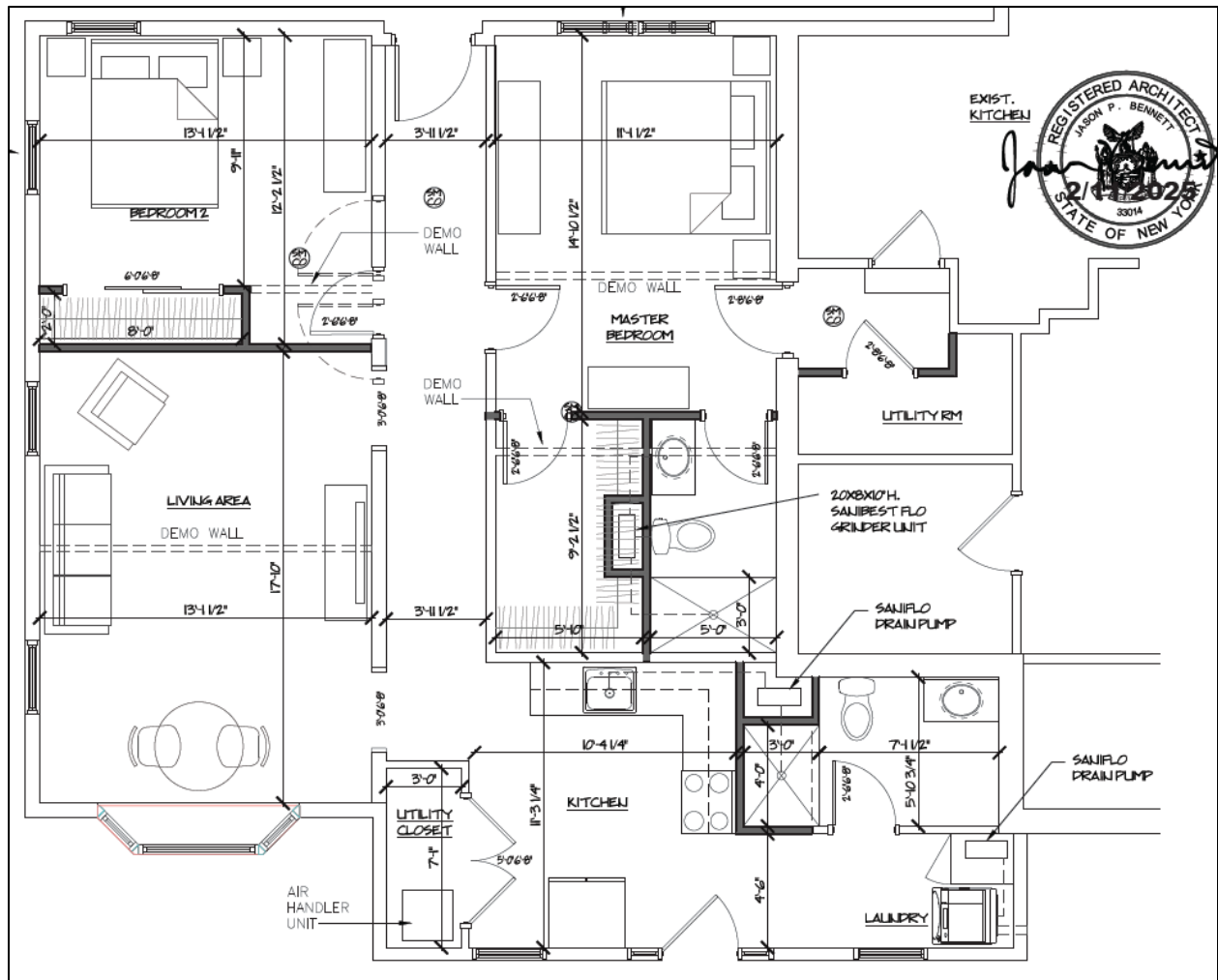
4. Joshua Horton & Peyton Barlow

Location: 8395 Transit Road. East side of Transit Road, south of Tonawanda Creek Road.

Description: Existing residence on a 0.7-acre parcel in the Major Arterial zone.

Proposal: The applicant is requesting a Special Exemption Use Permit for the construction of a secondary living unit within the existing home. No exterior addition to the home is proposed. The applicant is in the process of purchasing the property, and currently the space proposed to be a secondary living unit is unfinished.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal. Alternatively, The Town Board has the authority to consider this request after setting and holding a Public Hearing.



8395 Transit Road Secondary Living Unit Floorplan

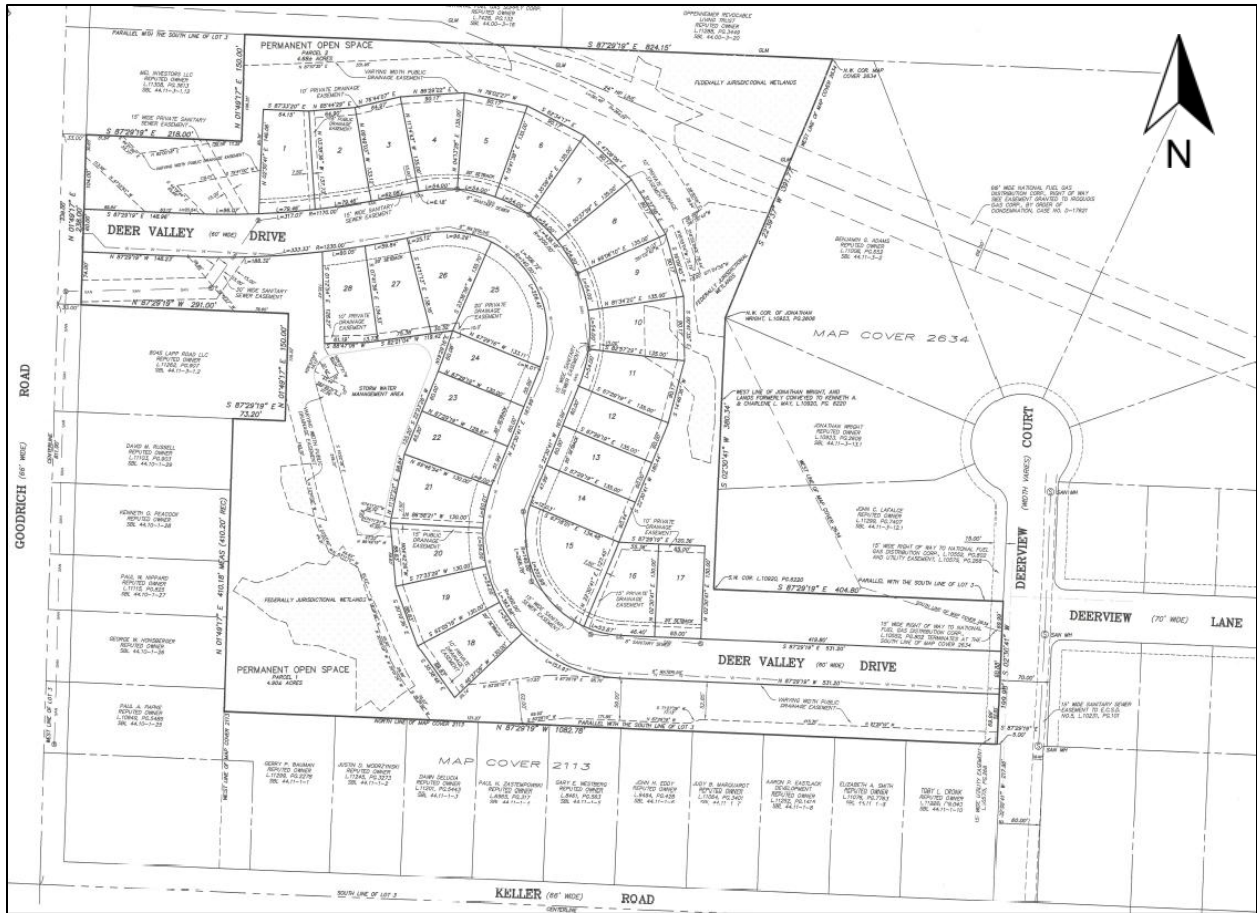
5. Deer Valley Estates

Location: SBL 44.11-3-14. East side of Goodrich Road, north of Keller Road, and west side of Deerview Court.

Description: Previously approved 28-lot Major Subdivision in the Residential Single-Family zone on approximately 18-acres.

Proposal: The applicant is requesting Final Plat approval, consisting of all 28 residential sublots, and the road dedication of approximately 1,800 linear feet of Deer Valley Drive.

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 necessary to consider this action.



Deer Valley Estates Final Plat