

**TOWN OF CLARENCE**  
One Town Place, Clarence, NY 14031  
**In-Person Planning Board Meeting Agenda**  
March 19, 2025 at 7:00 pm

**Also Available on YouTube for Viewing/Listening Only\***

\*The Town reserves the right to continue the In-Person Meeting without the YouTube component should any technical issues arise.  
YouTube: @ClarenceNY | [www.youtube.com/@ClarenceNY](http://www.youtube.com/@ClarenceNY)

**Work Session 6:00 pm (not available on live stream)**

Status of State Environmental Quality Review Coordinated Reviews  
Review of Agenda Items  
Miscellaneous

**Agenda Items 7:00 pm**

Approval of Meeting Minutes

**Item 1**

Benderson Development  
Major Arterial

Requests Conceptual Plan approval for a proposed Trader Joe's retail grocery store at 5017 Transit Road.

**Item 2**

Bevilacqua Development, LP  
Major Arterial

Requests Amended Development Plan approval for the rehabilitation of the former Hector's Hardware building and site, to accommodate an O'Reilly Auto Parts retail store at 5355 Transit Road.

**Item 3**

Henry Jurek  
Traditional Neighborhood District

Requests Site Plan approval for a 1-lot residential Open Development Area at 8270 County Road.

**Item 4**

Buffalo AutoSpa  
Restricted Business

Requests the Recommendation of a Temporary Conditional Permit for an automotive detailing operation at 8870 Sheridan Drive.

**Item 5**

Stephen Development / Dimar Manufacturing  
Industrial Business Park

Requests Conceptual review of a proposed light manufacturing and warehouse facility, located on Research Parkway, within Phase 1 subplot 5 of the previously approved industrial business park.