

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: March 7, 2025

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

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

Public Hearings: One

1. Kelkenberg Homes

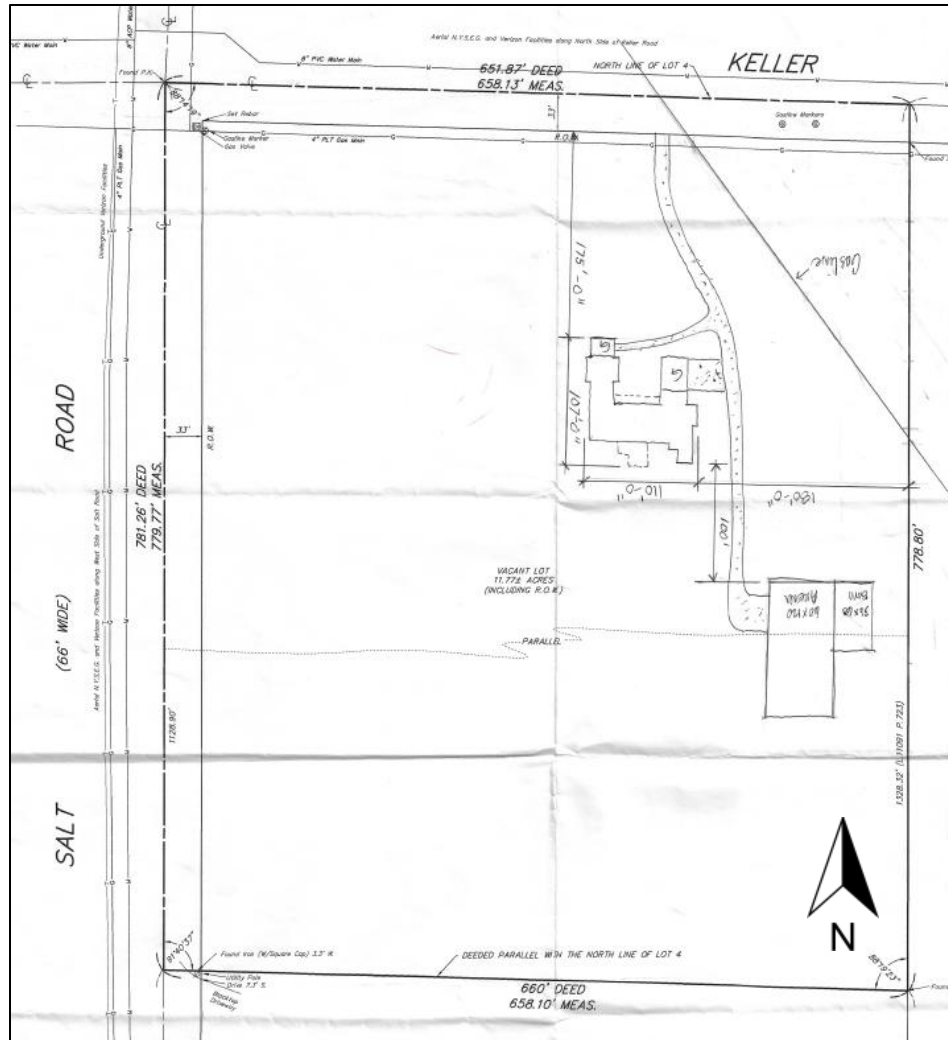
Location: Southeast corner of Keller Road and Salt Road, SBL 45.00-2-51.13.

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

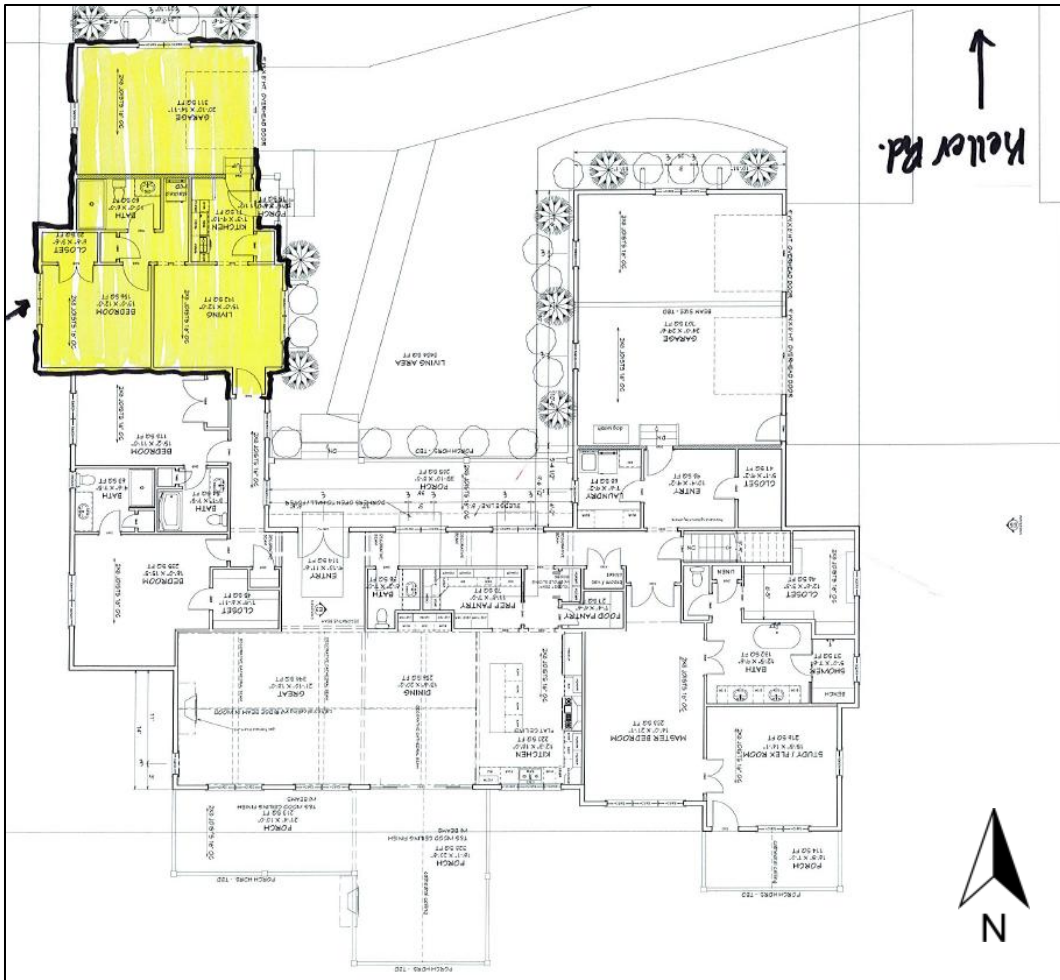
Proposal: The applicant, on behalf of Robert Fenstermaker, is requesting a Special Exemption Use Permit for an attached secondary living unit as part of a new residence construction with access to Keller Road.

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

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



Keller and Salt Home Concept Foundation Plan



Keller and Salt Home Concept Floorplan



Keller and Salt Home Concept Render

Formal Agenda Items: Seven

1. Leonard Deni

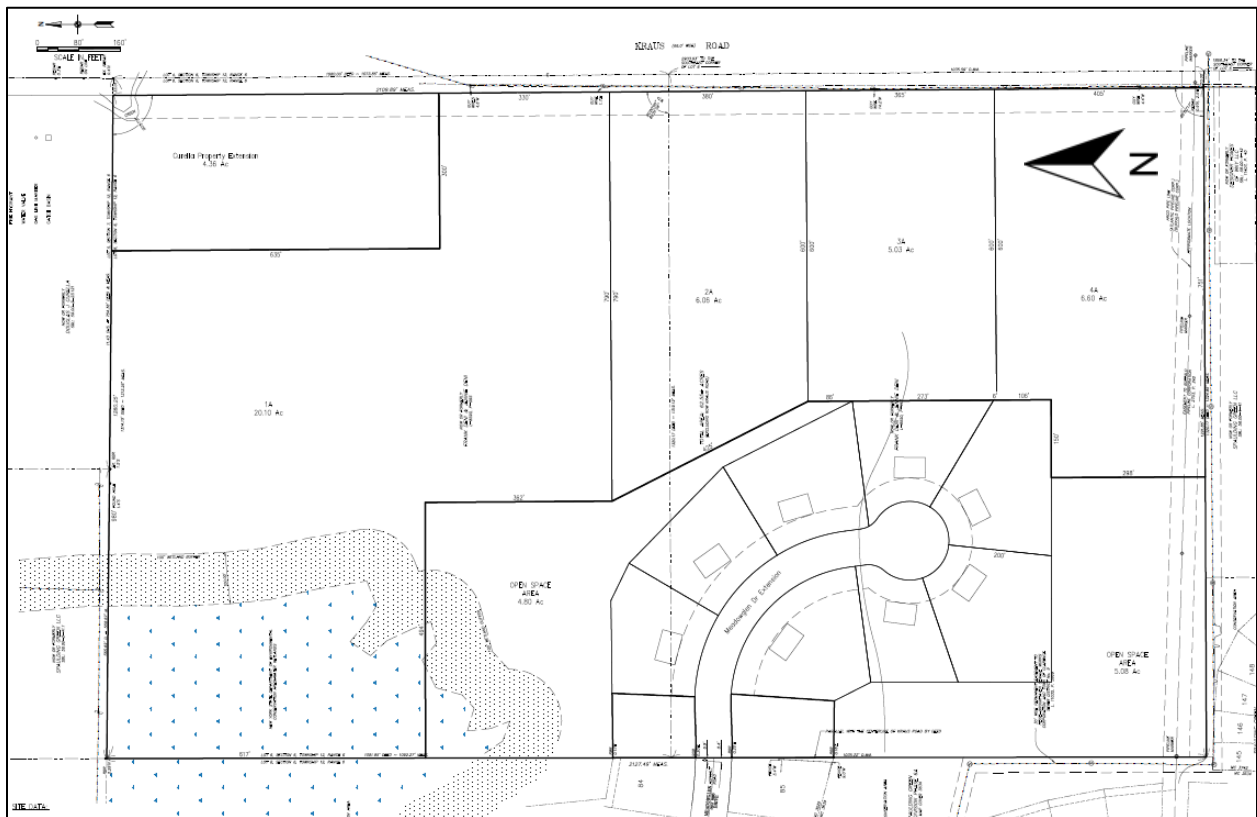
Location: SBL 58.00-4-19.121. West side of Kraus Road, east side of Meadowglen Drive stub, north of Greiner Road.

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

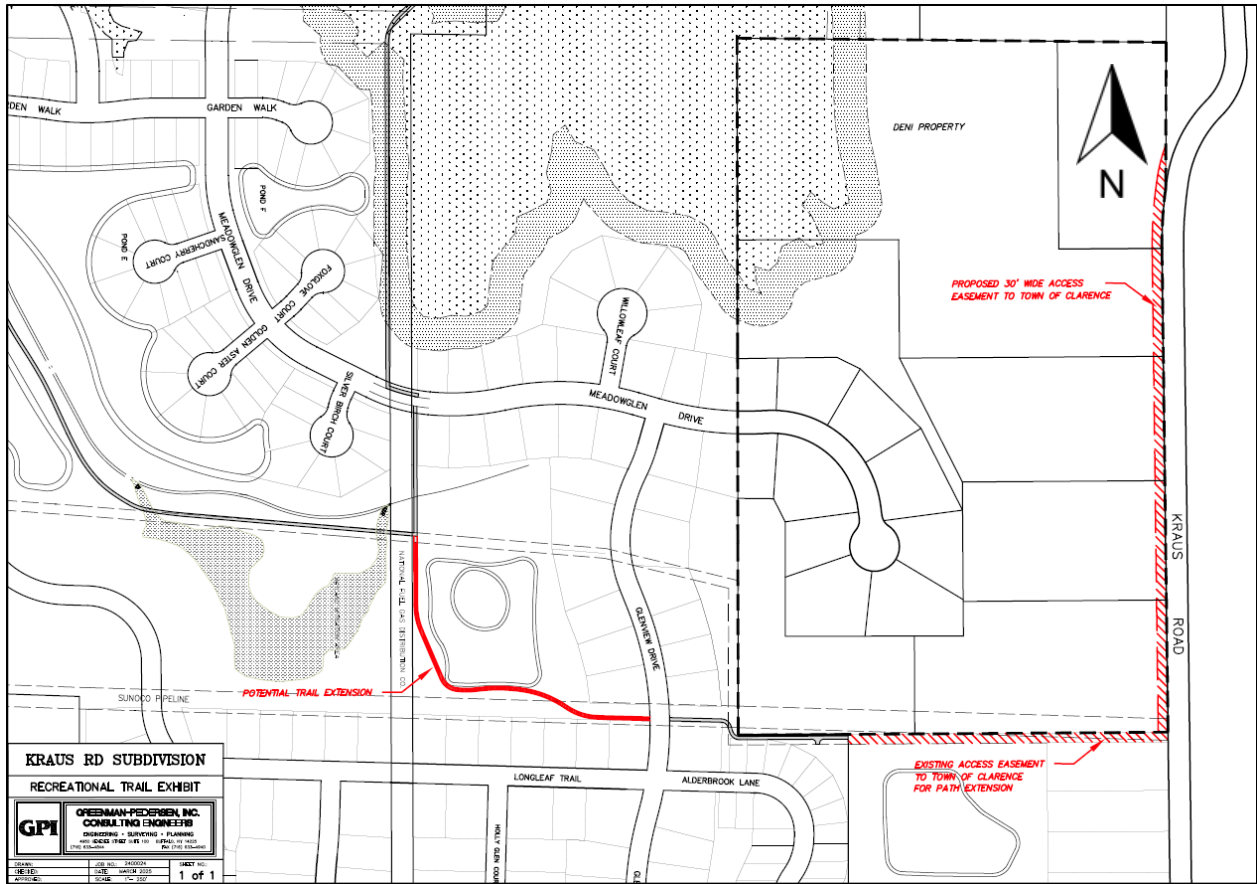
Proposal: The applicant is requesting preliminary Conceptual review of a 4-lot Minor Subdivision on Kraus Road, and an 8-lot Major Subdivision as an extension of Meadowglen Drive. The Kraus Road lots range in size from 5 acres to 20 acres, while the Meadowglen extension lots range in size from 0.7 acres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

History: This item was tabled at the Town Board Meeting of February 26th to consider recreational trail extension opportunities. Since that time, the applicant has submitted an exhibit showing the potential for trail extension from the Spaulding Green Recreational Trail to Kraus Road.

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



Deni Concept Plan



Trail Extension Exhibit

2. Zang Ventures, Inc.

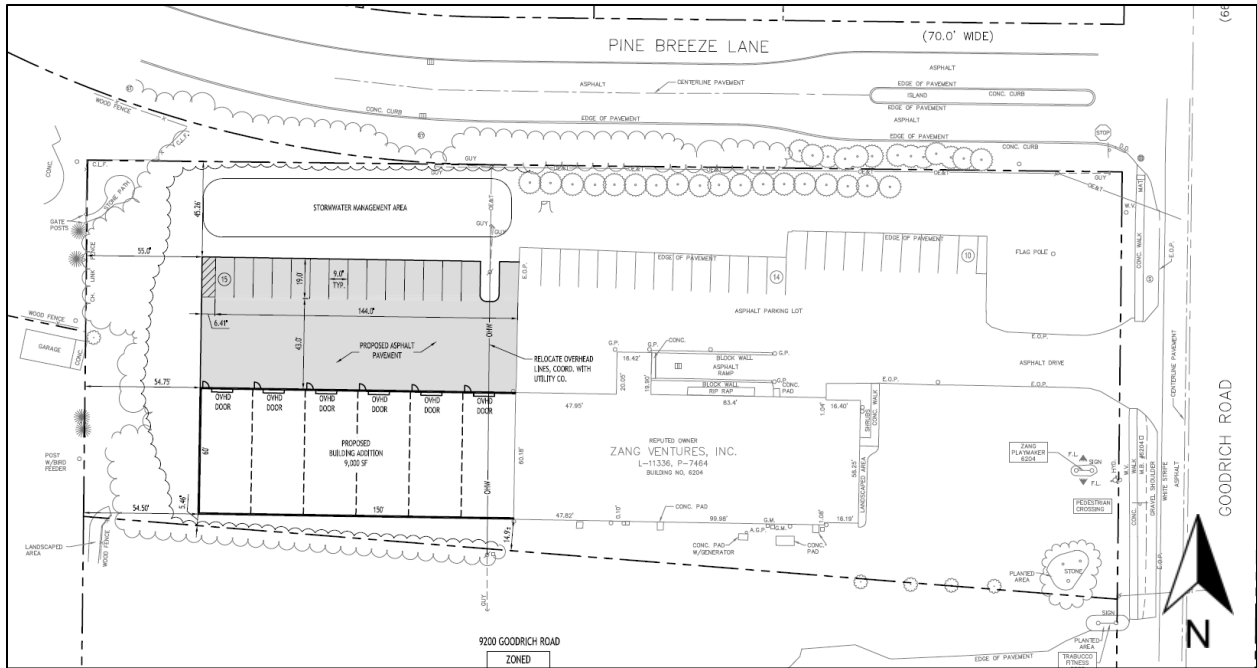
Location: 6204 Goodrich Road. Southwest corner of Goodrich Road and Pine Breeze Lane.

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

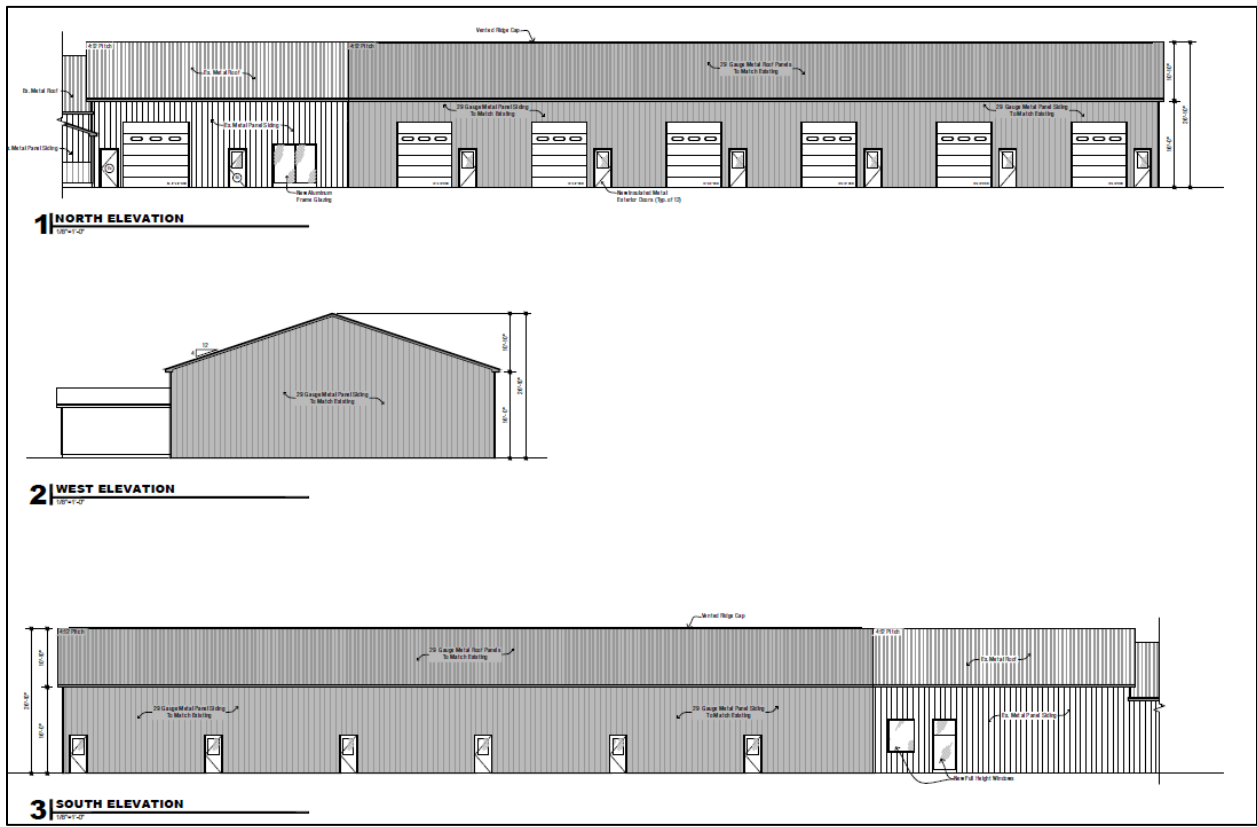
Proposal: The applicant is requesting preliminary Conceptual review of a proposed 9,000 sqft warehouse addition to the rear of the existing building, with associated facilities. The space is proposed to be used for complimentary business operations such as warehousing, athletic training, and sales.

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.



Zang Concept Plan



Zang Concept Elevations

3. NOCO Forestry

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

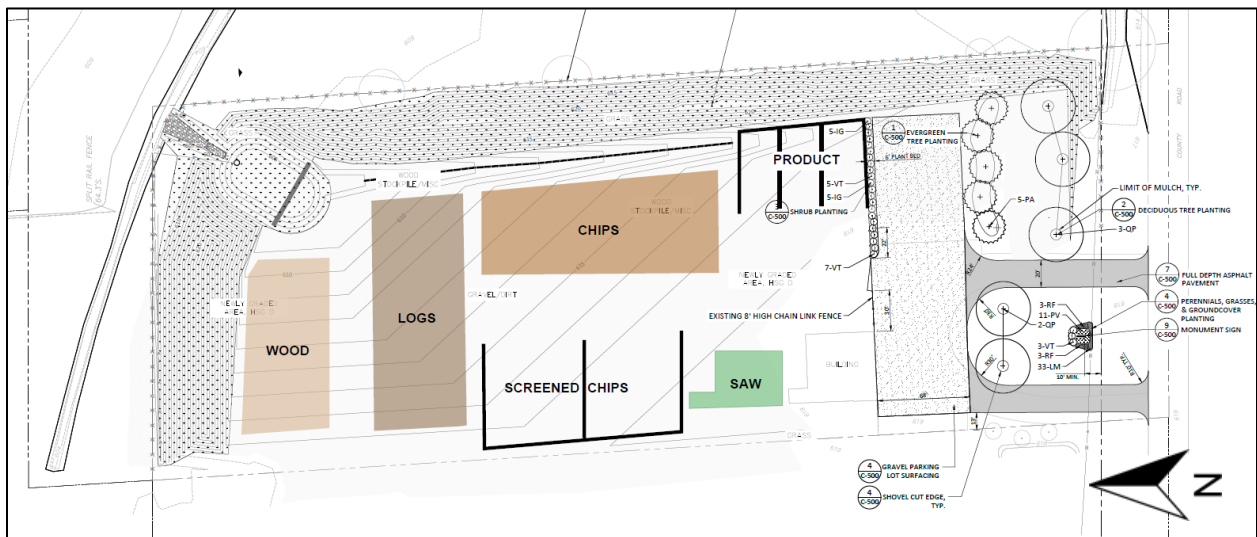
Description: 12.25-acre parcel containing an unapproved erosion control manufacturing business, formerly known as DC Supply.

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 Prevention Plan (SWPPP), and approval from the Landscape Review Committee for a landscape 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

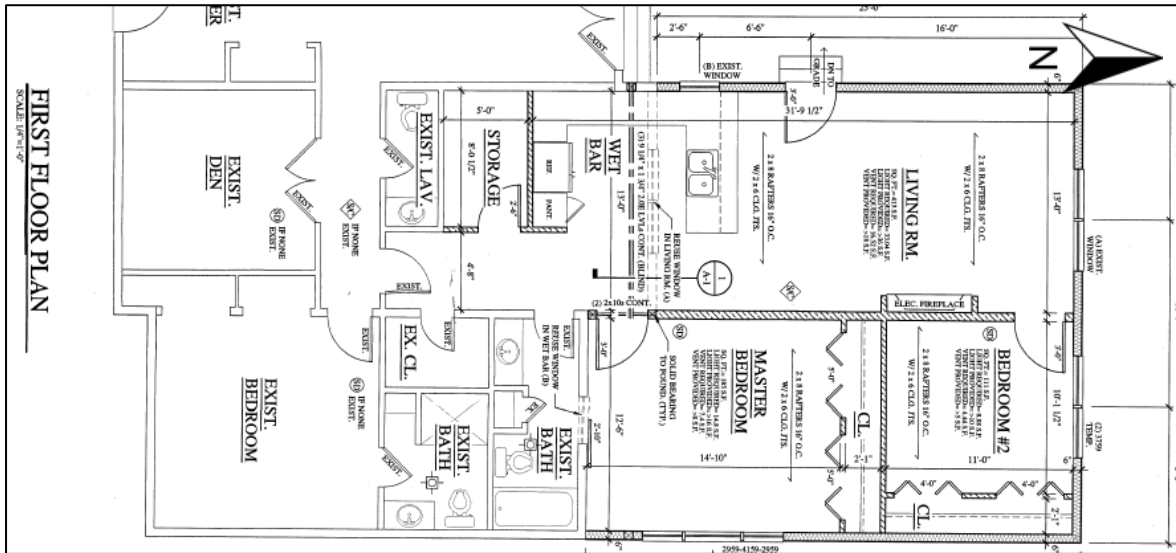
4. John & Laurel DiBrog

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: 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

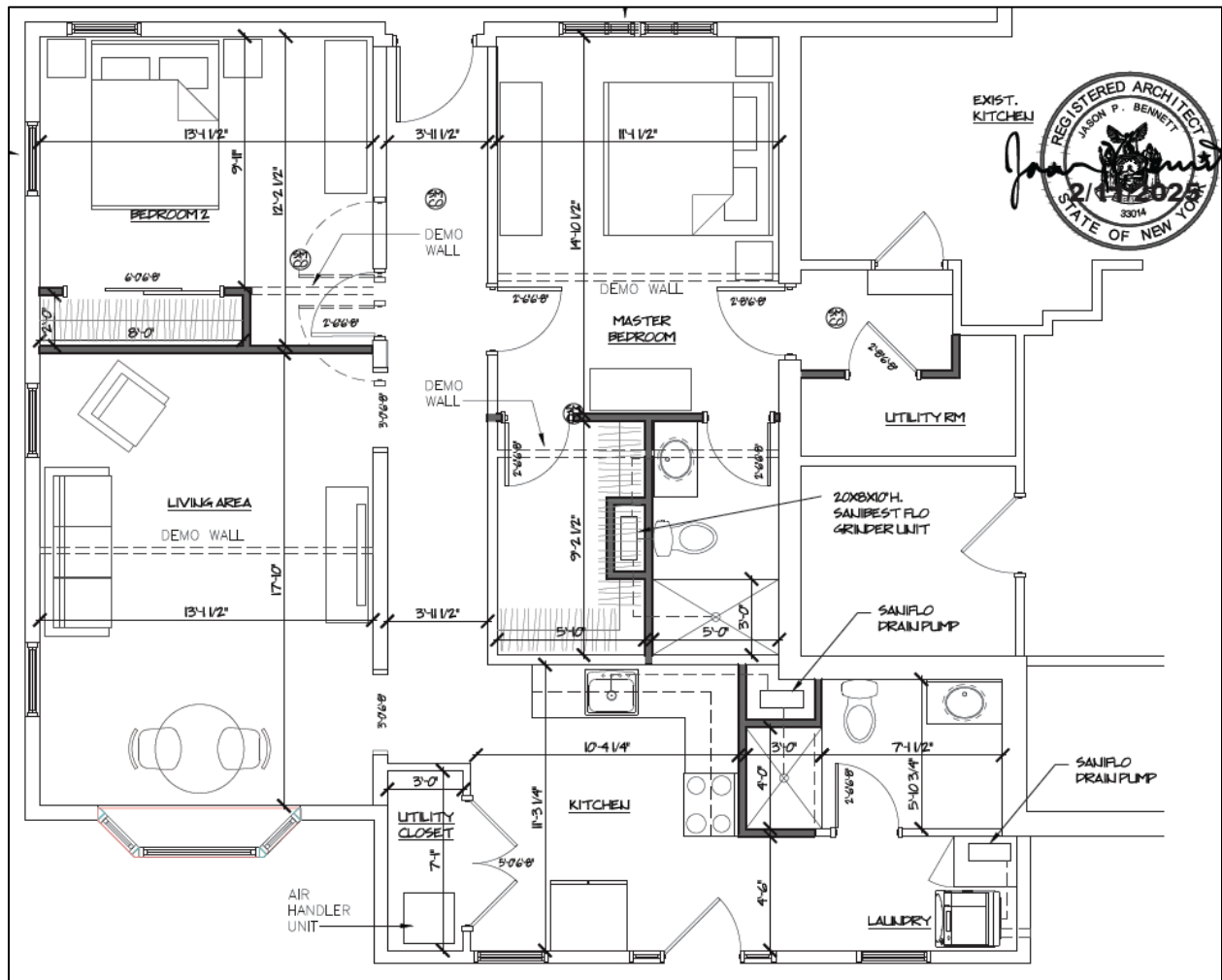
5. Joshua Horton & Peyton Barlow

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



8395 Transit Road Secondary Living Unit Floorplan

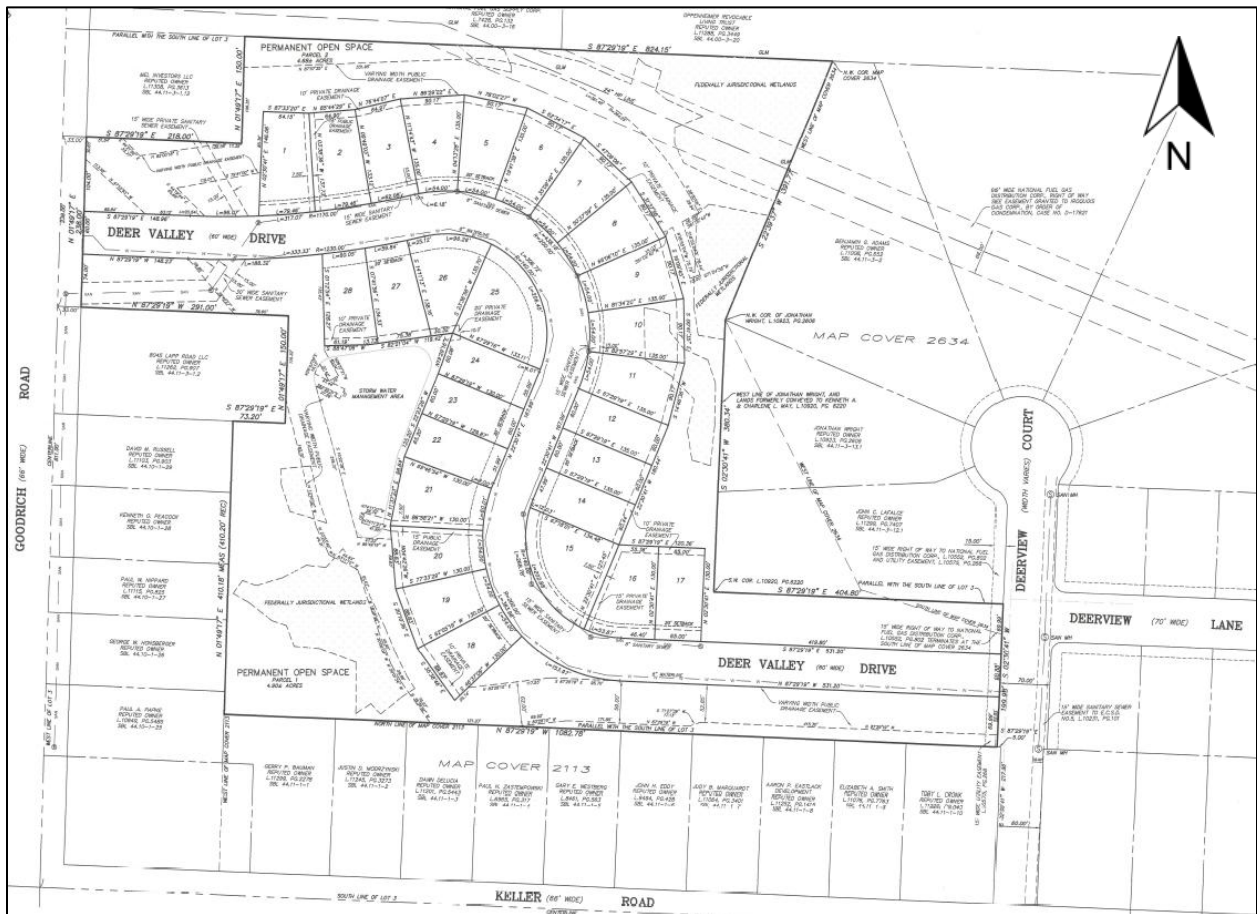
6. Deer Valley Estates

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.



Deer Valley Estates Final Plat

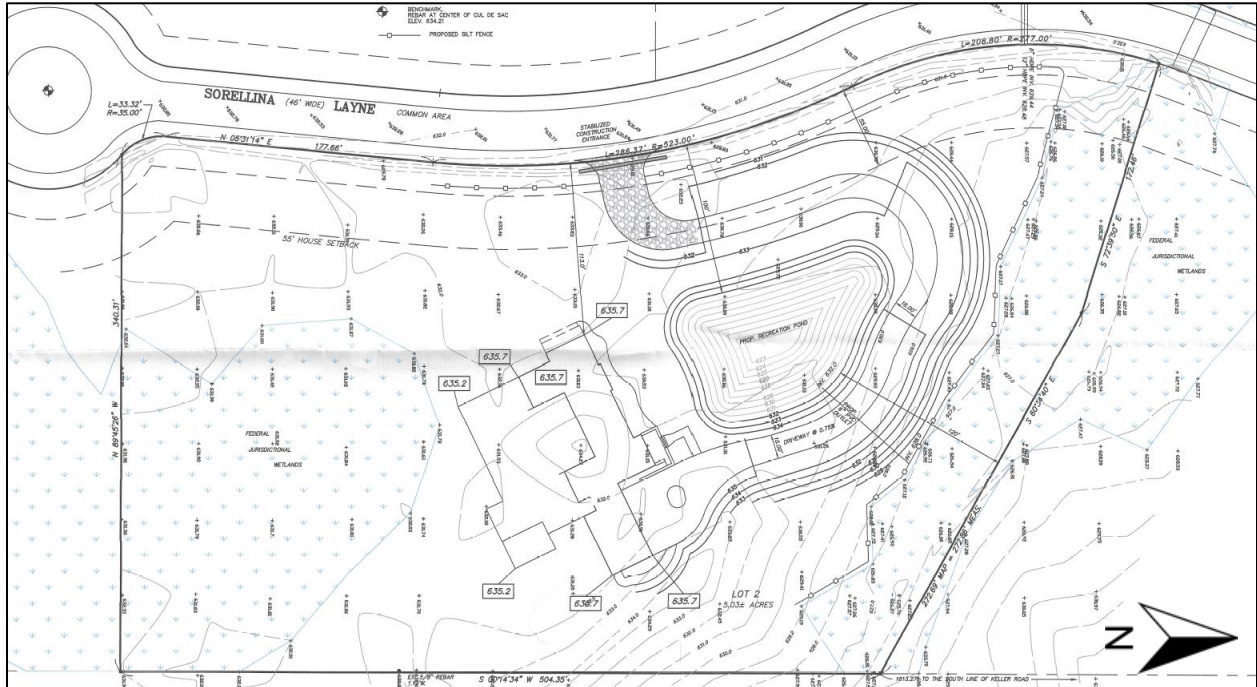
7. R.E. McNamara Inc.

Location: 6175 Sorellina Layne. East side of Sorellina Layne, south of Keller Road.

Description: Existing 5-acre residential building lot in a previously approved Open Development Area with private drive, in the Agricultural-Rural Residential zone.

Proposal: The applicant is requesting approval to construct a pond of approximately 0.5-acres for recreational purposes, adjacent to a planned residential home.

Reason for Board Action: The Town Board has the authority to consider this request.



6175 Sorellina Layne Pond Grading Plan

Work Session Items: Two

1. 2025 Temporary Conditional Permit Renewals

Location: Varies

Description: All existing Temporary Conditional Permits are subject to renewal upon the conclusion of the previously approved term. Each Permit may be considered for renewal with a maximum term up to 5 years.

Proposal: The Planning Office has developed a renewal list with 43 potential renewals for 2025. The renewal list is on file in the Planning Office, and appropriate applications and fees are being collected.

Reason for Board Action: The Town Board has the authority to schedule a Public Hearing to consider these renewal requests.

2. Tickers Import Performance & CD Tinting

Location: 8925 Sheridan Drive. South side of Sheridan Drive, east side of Shimerville Road.

Description: Existing 2-acre parcel in the Restricted Business zone, containing one principal and one accessory structure formerly used by Miranda Auto.

Proposal: The applicant is requesting consideration of a Temporary Conditional Permit for an automotive repair and customization business. The business specializes in import vehicle performance solutions and automotive restyling.

History: The Town's Zoning Inspector witnessed the business operation occurring on the property, and contacted the property owner and tenant. The tenant has since met with the Planning Office, and submitted an application per comments received.

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



8925 Sheridan Drive Sketch Plan