

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: April 15, 2025

Re: April 23, 2025 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the April 23, 2025 Town Board Agenda:

Public Hearings: Three

1. Dynabrade, Inc.

Location: 9035 Sheridan Drive. South side of Sheridan Drive, west of Main Street.

Description: Existing 21.75-acre properties containing a light manufacturing and office facility located in the Commercial zone.

Proposal: The applicant is requesting Special Exception Use Permits for a Conceptually approved 90,000 sqft manufacturing and office building at 9035 Sheridan Drive along with associated site improvements; as a campus addition to the existing business operation at 8989 Sheridan Drive.

History: In September of 2024, the Town Board referred the proposal to the Planning Board. In October of 2024, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In March of this year the Planning Board issued a Negative Declaration under SEQRA, Concept Plan and Conceptual Architectural approvals, and a recommendation of Special Exception Use Permits issuance to the Town Board.

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



9035 Sheridan Drive – Approved Concept Plan

2. Buffalo AutoSpa

Location: 8870 Sheridan Drive. Northeast corner of Sheridan Drive and Shimerville Road.

Description: Existing 0.60-acre parcel located in the Restricted Business zone, containing a former gas and service station.

Proposal: The applicant is requesting a Temporary Conditional Permit for an existing unpermitted automotive detailing operation. Proposed modifications to the site include, but are not limited to, the reduction of one of the two curb cuts to Sheridan Drive, replacement of pavement with greenspace around the existing freestanding sign frame, addition of a stone base to the canopy columns, replacement and striping of parking areas, and the installation of landscaping and dumpster enclosure.

History: On June 26, 2023, the applicant was advised that his operation was unpermitted and illegal, and no signage would be permitted and installed until the use was reviewed and approved by the Town.

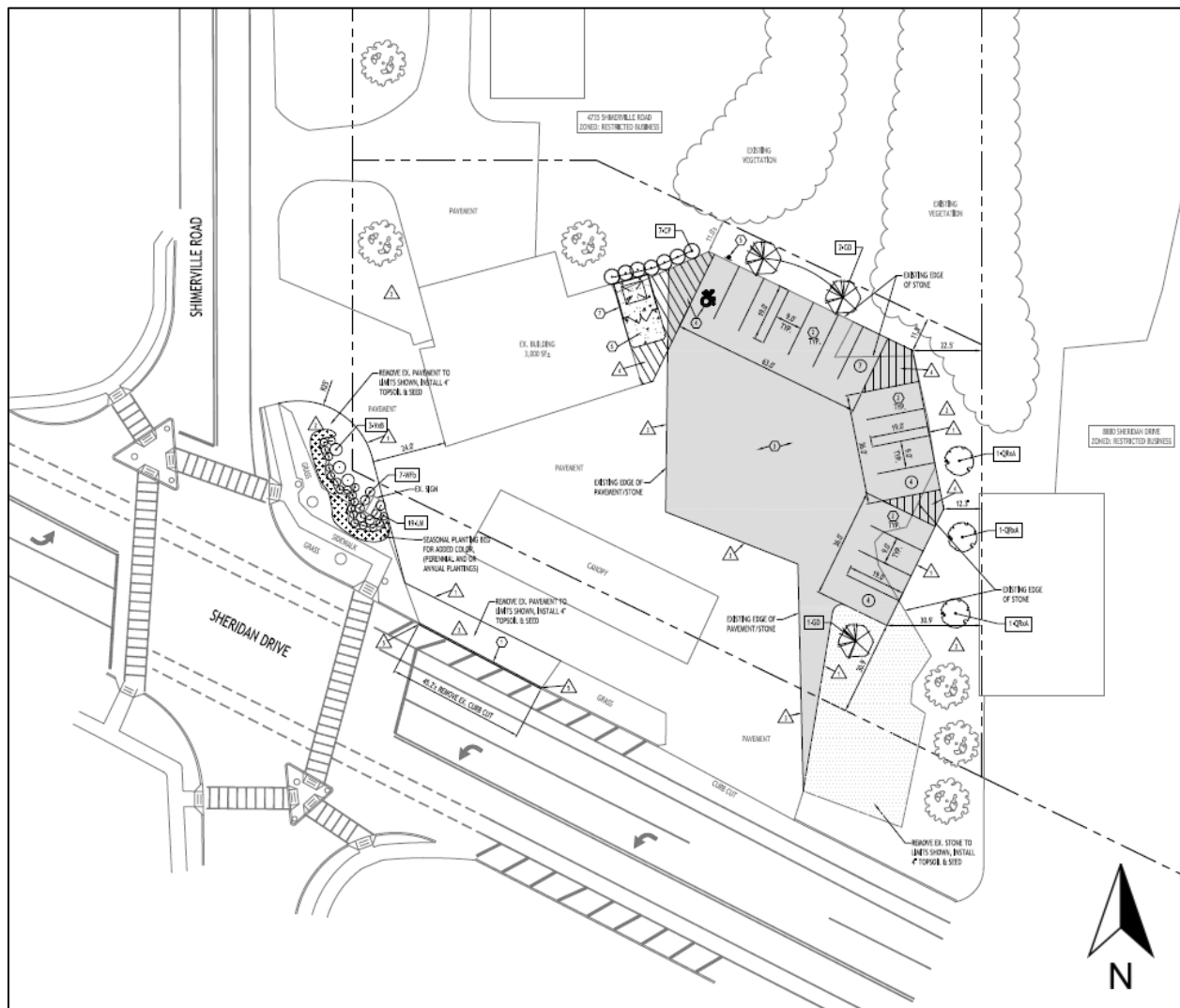
From August 24, 2023 to March 7, 2025, the Town attempted to work with the landlord, applicant, and their representatives in order to place this item on an agenda.

On March 7, the applicant submitted owner authorization for property improvements and permit / approval applications.

On March 19, the Planning Board recommended issuance of a Temporary Conditional Permit, subject to fourteen conditions.

Finally on April 8, the Landscape Review Committee approved a landscape plan submitted by the applicant.

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



8870 Sheridan Drive – Approved Landscape Plan

3. 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 40 potential renewals for 2025. Appropriate applications and fees have been collected.

1. JSN Auto, 8400 County Road, Auto Sales
2. Autobahn Body Werks, 8200 Main St, Auto Service
3. Hoehman Auto, 8310 Goodrich Rd, Auto Service
4. Lemon Auto Detail, 8145 Sheridan Drive, Auto Detail
5. Buffalo Car Care, 8214 Main Street, Auto Detail
6. Burgher & Grainy Auto Sales, 10939 Main St, Auto Sales
7. Epic Motor Cars, 9829 Main Street, Auto Sales
8. A. Vaillancourt, 10364 County Rd, Auto Repair
9. Stem Automotive, 10575 Main St, Auto Repair
10. Uniland/Mountain Development, 4545 Transit Rd, Auto Storage
11. Bocce Club Pizza, 6235 Goodrich Rd, Outside Dining
12. Gertie's, 6010 Goodrich Rd, Outside Dining
13. Cielito Lindo Taqueria, 4125 Transit Rd, Outside Dining
14. Bar-Bill North, 8326 Main St, Outside Dining
15. Sto-Lat Bar, 4475 Transit Rd, Outside Dining
16. The Humbert House, 10622 Main St, Outside Dining
17. Shalooby Loofer Brewing, 10737 Main St, Outside Dining
18. Bruster's Ice Cream, 5205 Transit Rd, Outside Dining
19. Starbucks, 9430 Main St, Outside Dining
20. Cam Services, 10165 Main St, Outside Display
21. Sturdi-Sheds, 4545 Transit Road, Outside Display
22. Grace Landscaping, 9200 Wehrle Dr Outside Storage
23. The Amish Peddler, 8630 Roll Rd, Outside Display
24. Calarco Landscaping, 8558 Stahley Rd, Landscaping
25. Beaver Landscaping, 5640 Davison Rd, Landscaping
26. Gallagher Landscape/Stonewell Corp, 9780 Lapp Rd, Landscaping
27. Hewson Tree Service, 9000 Lapp Rd, Tree Trimming
28. GCR Landscaping, 5750 Shimerville Rd, Landscaping
29. Burghardt Landscaping, 8694 Lapp Rd, Landscaping
30. DC Landscaping, 7615 Goodrich Rd, Landscaping
31. K & A Landscaping, 8905 Sheridan Dr, Landscaping
32. R.E. Peters, 8055 Goodrich Rd, Landscaping
33. AJ's Tree Service, 9500 Martin Rd, Tree Cutting
34. All Season Outdoor, 9737 County Rd, Landscaping
35. Bison Nursery, 9000 Main St, Landscaping
36. Regan Landscape, 8490 Wolcott Rd, Landscaping
37. Papa's Popcorn, 6610 Goodrich Rd, Popcorn Stand
38. Clarence Hollow Assoc., 10717 Main St, Farmer's market
39. Concept Concrete Construction, 8846 Goodrich Rd, Concrete Business
40. Love Your Dog, 8625 Transit Rd, Dog Grooming/Boarding

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

Formal Agenda Items: One

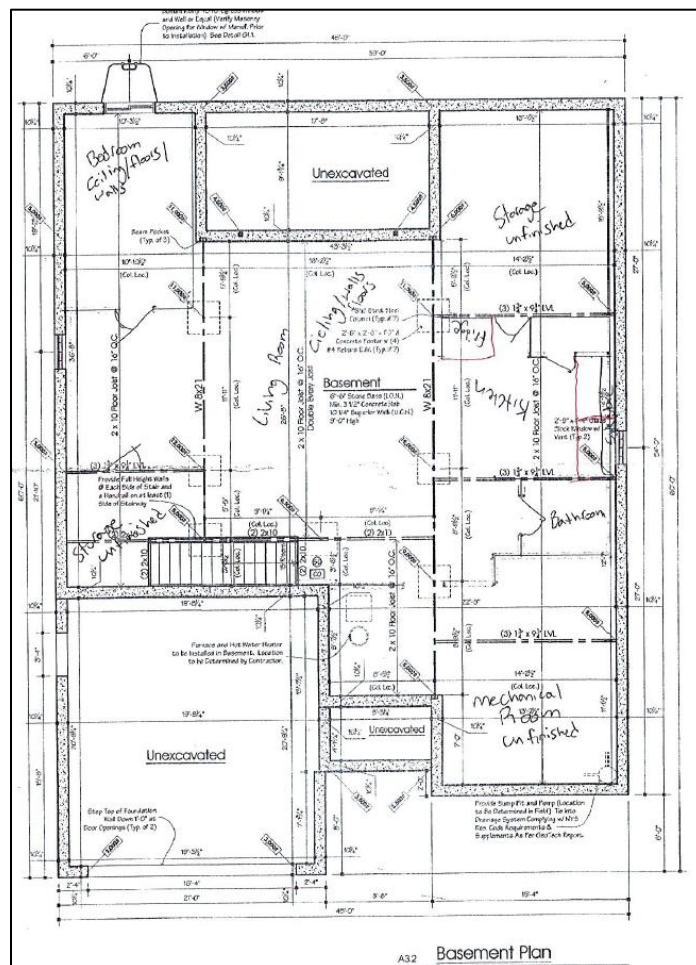
1. Maria & Nick Tiberia

Location: 5659 Creekwood Court. East side of Creekwood Court.

Description: Existing residence in the Creekwood Meadows subdivision on a 0.2-acre parcel in the Residential Single-Family zone.

Proposal: The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for the construction of a secondary living unit within the existing home's basement. No exterior addition is proposed. The use of the space would be for seasonal cooking and extended family visits.

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.



5659 Creekwood Court – Basement Sketch Plan

Work Session Items: One

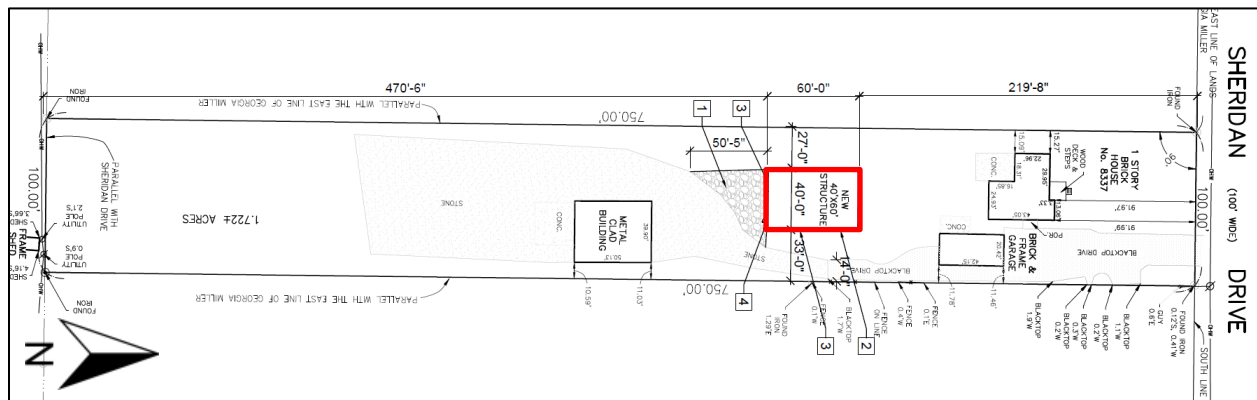
1. Value Turf, LLC.

Location: 8337 Sheridan Drive. South side of Sheridan Drive, east of Helenwood Drive.

Description: Existing 1.7-acre parcel in the Restricted Business and Residential Single-Family zones, containing an existing residence, detached garage, and outbuilding.

Proposal: The applicant, John Leising, is requesting a consideration of a Temporary Conditional Permit for the construction of an additional outbuilding for commercial business storage in the Restricted Business zone. The outbuilding is proposed to be a 2,400 sqft pole barn, and used to store lawn mowers and golf carts.

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



8337 Sheridan Drive – Site Plan