

**TOWN OF CLARENCE**  
One Town Place, Clarence, NY 14031  
**In-Person Planning Board Meeting Agenda**  
May 21, 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](https://www.youtube.com/@ClarenceNY)

**Work Session 6:30 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**

Natale Builders, Inc.  
Residential Single-Family

Requests amended Conceptual review of a proposed 34-lot Open Space Design Subdivision on Clarence Center Road, SBL 58.00-3-15.11.

**Item 2**

Stephen Development / Dimar Manufacturing  
Industrial Business Park

Requests Concept Plan approval of a proposed light manufacturing and warehouse facility, located on Research Parkway, within phase 1 subplot 5 of the previously approved industrial business park.

**Item 3**

Tickers Import Performance & CD Tinting  
Restricted Business

Requests a recommendation to the Town Board of a Temporary Conditional Permit for an automotive repair and customization facility at 8925 Sheridan Drive.