

# 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:** June 6, 2025

**Re:** June 11, 2025 Town Board Meeting – Land Use Items

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The following is a review of the Land Use items on the June 11, 2025 Town Board Agenda:

Public Hearings: Two

**1. Christopher & Lorissa Naugle**

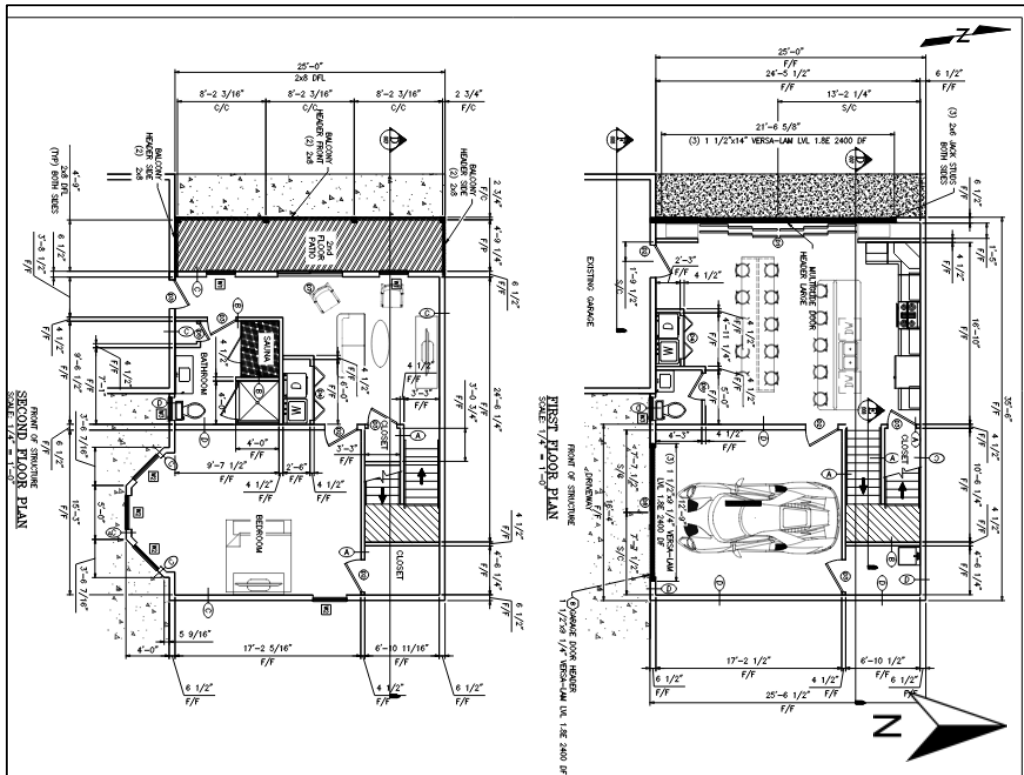
**Location:** 5024 Rockhaven Drive. North side of Rockhaven Drive, in the Spaulding Lake subdivision.

**Description:** Existing residence on a 0.59-acre parcel in the Planned Unit Residential Development 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 create additional garage space, an in-law apartment, and backyard entertainment area.

**History:** The Town Board referred the proposal to the Planning Board in November of 2024. Since that time, the applicant has worked to address the comments of the Town, including a redesign of the project that meets all setback requirements. In April of this year, the Planning Board recommended issuance of a Special Exception Use Permit for this secondary living unit, subject to eight conditions.

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



5024 Rockhaven Drive – 1<sup>st</sup> and 2<sup>nd</sup> floorplans



5024 Rockhaven Drive –Perspective Render

## 2. Edge Development, LLC.

**Location:** 9105 Sheridan Drive. South side of Sheridan Drive, west of Main Street.

**Description:** Existing 2.8-acre vacant property located in the Commercial zone.

**Proposal:** The applicant is requesting a Special Exception Use Permit for a Conceptually approved mixed-use project containing multiple-family housing and commercial space. The project consists of approximately 7,000 (6,400 now proposed) sqft of commercial space and 22 (23 now proposed) apartments, as follows:

- One 3-story mixed-use building fronting Sheridan Drive containing 7,000 (6,400 now proposed) sqft of commercial on the first floor, and 10 (11 now proposed) total apartments.
- Three 2-story residential townhome buildings to the rear, each containing 4 units.

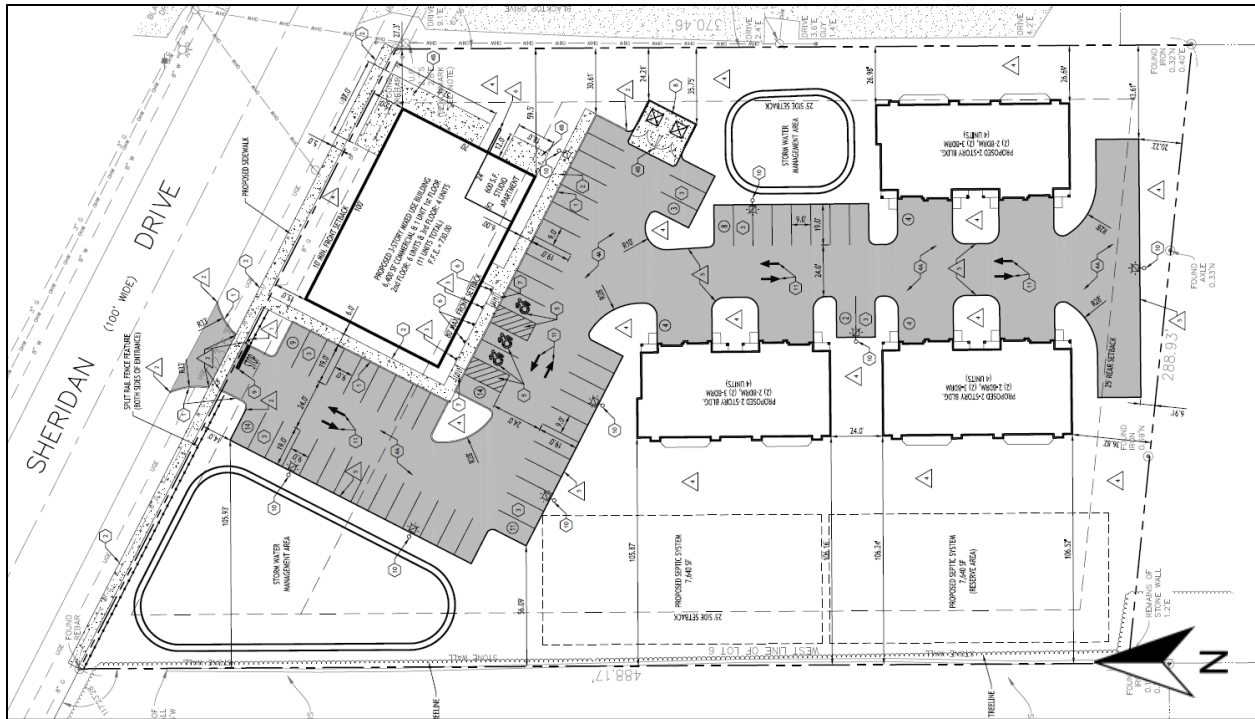
**History:** The Town Board referred this proposal to the Planning Board in October of 2024. In November of 2024, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In January of this year, the Planning Board issued a Negative Declaration under SEQRA. In April the Zoning Board of Appeals issued variances for the total number of multiple-family housing units and the third story of the mixed-use building, and the Planning Board issued Concept Plan approval, subject to fifteen conditions.

**Minor Modification:** The applicant has determined that a 1<sup>st</sup> floor residential unit is necessary within the mixed-use building for ADA compliance purposes. After consideration and discussion with the Planning Office, the applicant is proposing to add a 600 sqft 1<sup>st</sup> floor residence, resulting in a loss of 600 sqft of commercial space. To account for this, the applicant has proposed to add an approximately 900 sqft outdoor commercial patio space on the north and east side of the mixed-use building, which would accommodate the potential for outside dining of a future commercial tenant. The applicant will be required to seek a variance for the additional residential unit from the Zoning Board of Appeals.

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



9105 Sheridan Drive – Updated Render



9105 Sheridan Drive – Updated Concept Plan

## Formal Agenda Items: Three

### **1. 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 a Public Hearing to consider 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 met with the Planning Office, and submitted an application per comments received. The Town Board referred this request to the Planning Board in March. Since that time, the applicant has made commitments to the Town for proper business operation, landscaping, fencing, and property maintenance. In May the Planning Board recommended issuance of a Temporary Conditional Permit, subject to eleven conditions.



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



8925 Sheridan Drive – Site Plan

## 2. Value Turf, LLC.

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

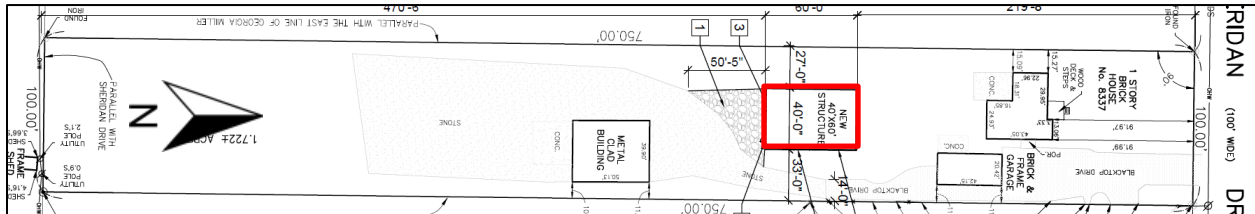
**Description:** Existing 1.7-acre parcel in the Restricted Business and Residential Single-Family zones, containing an existing residence, detached garage, and outbuilding.

**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.

**History:** This item was on the Town Board work session agenda of April 15<sup>th</sup>. At that time, the item was not advanced to a formal agenda due to concerns relating to the proposed business and site activity. On May 7<sup>th</sup>, representatives of the Planning Office met on-site with the applicant to

better understand the existing and proposed business and site activity for the purpose of providing further information to the Town Board.

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



8337 Sheridan Drive – Site Plan

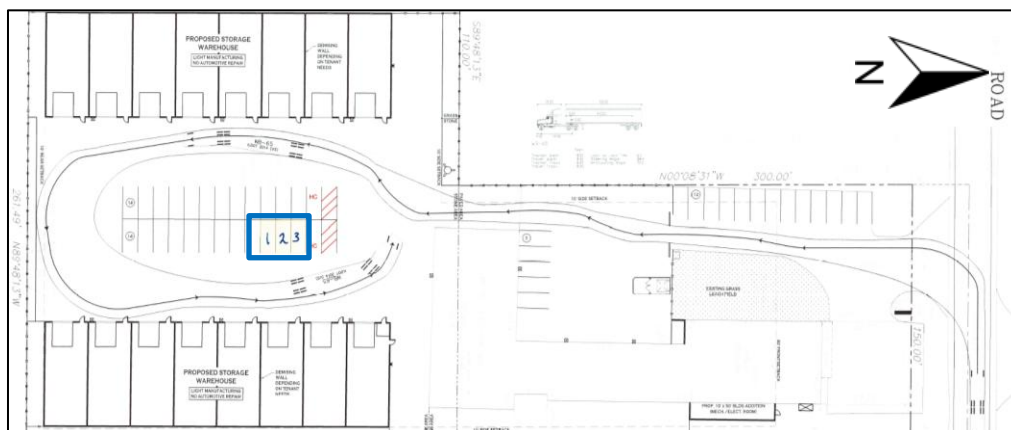
### 3. Brett Baker

**Location:** 8615 Roll Road. South side of Roll Road, east of Harris Hill Road.

**Description:** Existing 2.4-acre property in the Industrial Business Park zone containing a previously approved industrial project containing retail, office, light manufacturing, warehousing, and other complimentary uses.

**Proposal:** The applicant is requesting a Public Hearing to consider a Temporary Conditional Permit to operate an automotive dealership. The applicant intends to rent an office within the main building, and have access to three parking spots within the fenced rear parking lot, to occasionally contain registered and dealer plated vehicles. The display of vehicles for sale is not proposed.

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



8615 Roll Road – Site Plan

## Work Session Items: Three

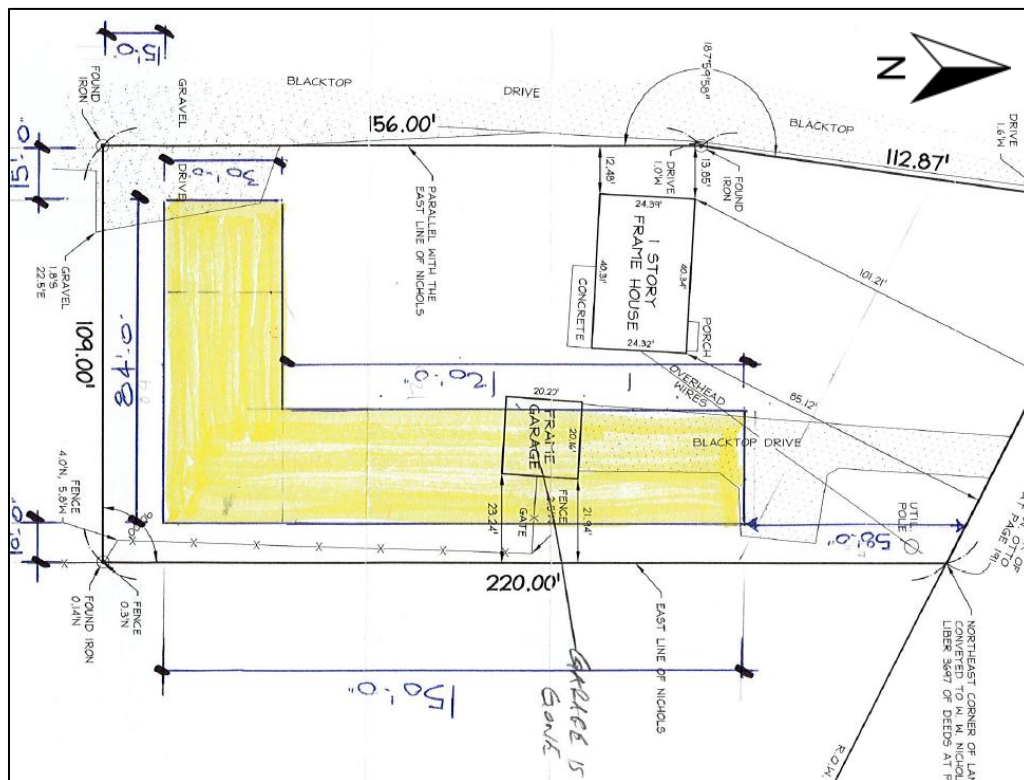
### **1. Woodview Construction / Homeview Properties**

**Location:** 8955 Sheridan Drive. South side of Sheridan Drive, east of Shimerville Road.

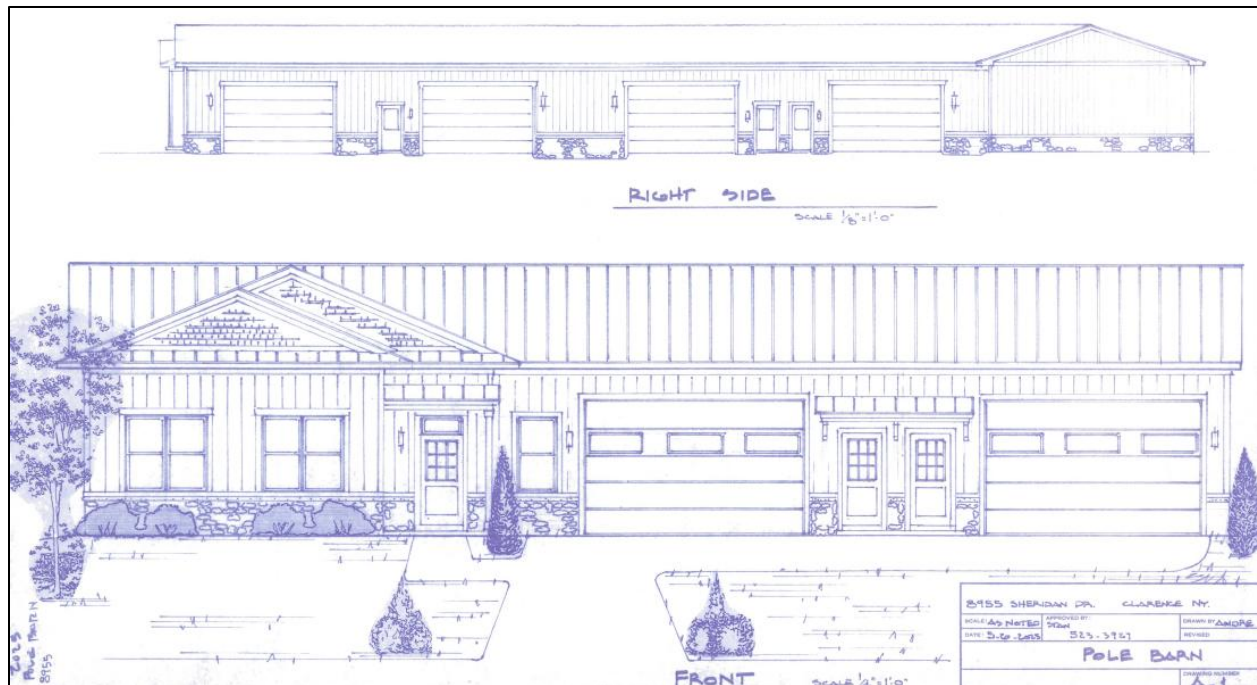
**Description:** Existing 0.6-acre parcel in the Commercial zone, containing an existing principal structure used as professional office space.

**Proposal:** The applicant is requesting a consideration of an approximately 6,120 sqft detached accessory structure for the storage of construction equipment and supplies.

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



8955 Sheridan Drive – Site Plan



8955 Sheridan Drive – Elevations

## 2. Greenleaf Landscape Services, LLC.

**Location:** 10020 Main Street. North side of Main Street, east of Kraus Road.

**Description:** Existing 3-acre parcel in the Commercial and Residential Single-Family zones, containing a Hector's Hardware retail store.

**Proposal:** The applicant is requesting consideration of a Temporary Conditional Permit for a landscape business. The operation is proposed to consist of outside equipment and material storage.

**History:** The Town's Zoning Inspector witnessed the business operation occurring on the property, and contacted the property owner and tenant. The property owner and tenant 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.





10020 Main Street – Aerial Plan

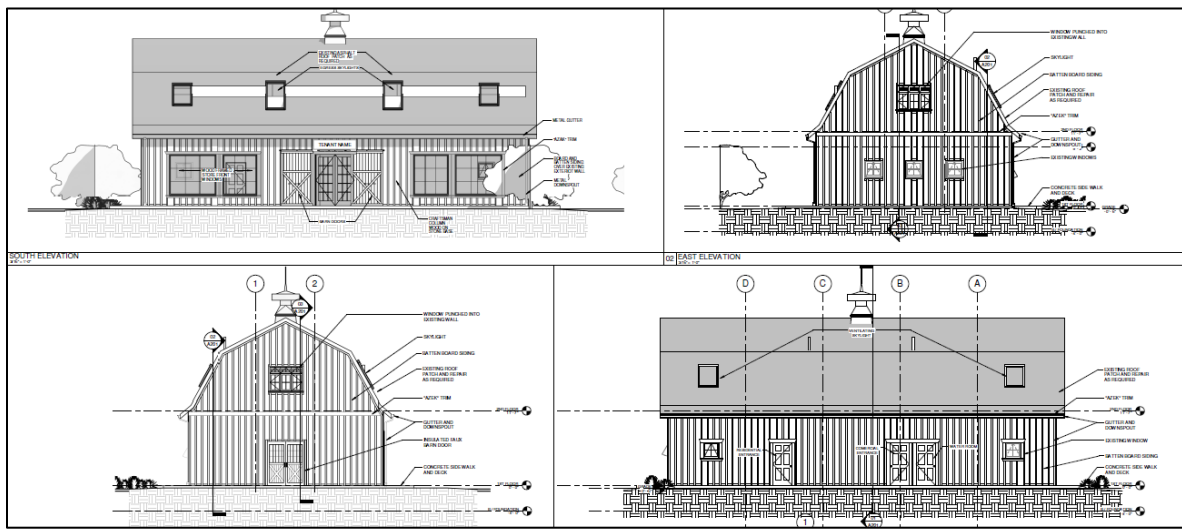
### 3. VisoneCo Site Development, LLC.

**Location:** 9300 Main Street. North side of Main Street, east of Thompson Road.

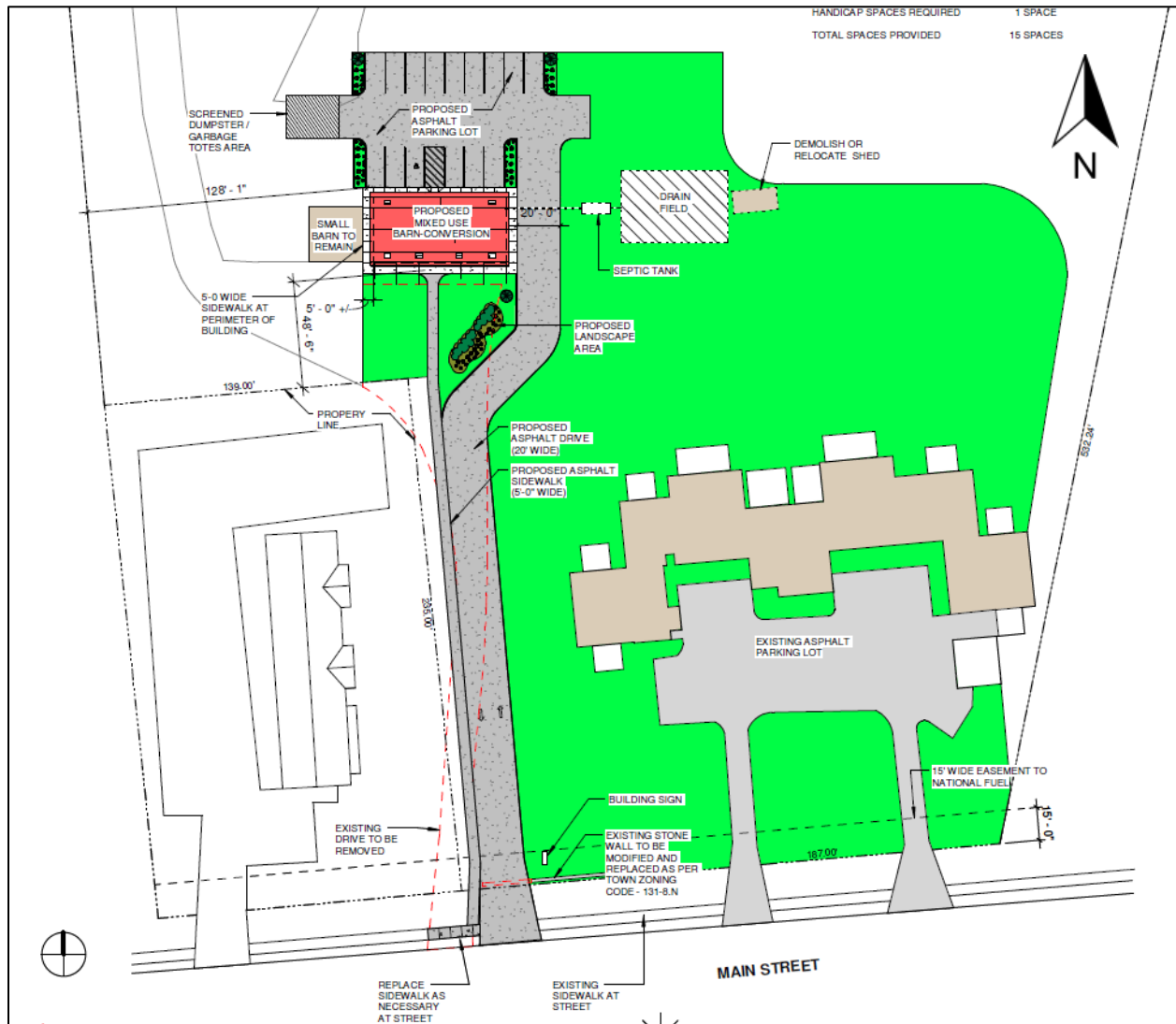
**Description:** Existing 5.2-acre parcel in the Commercial zone, containing a dwelling complex and detached accessory structure (barn) to the rear of the property.

**Proposal:** The applicant is requesting preliminary Conceptual review of the rehabilitation of the barn into a mixed-use project containing approximately 1,358 sqft of commercial space on the first floor and two multiple family housing units on the second floor.

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



9300 Main Street – Elevations



9300 Main Street – Concept Plan