

# 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 20, 2025

**Re:** June 25, 2025 Town Board Meeting – Land Use Items

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The following is a review of the Land Use items on the June 25, 2025 Town Board Agenda:

Public Hearings: Two

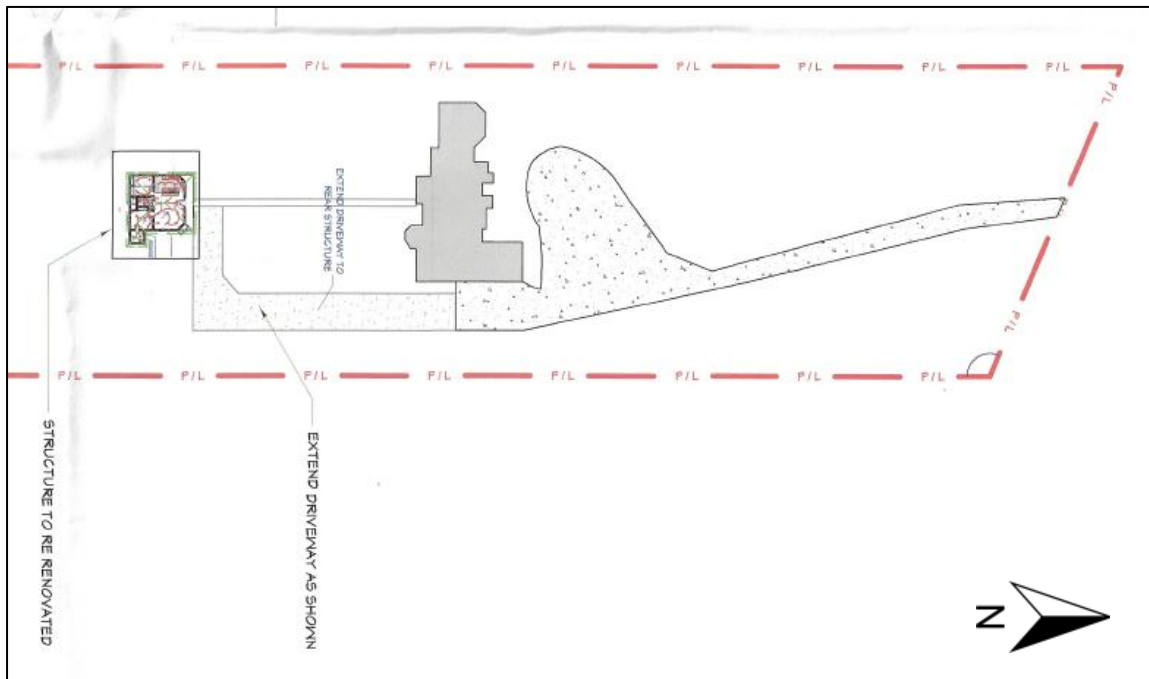
**1. Mitchell Rivera**

**Location:** 10377 Clarence Center Road. South side of Clarence Center Road, east of Strickler Road.

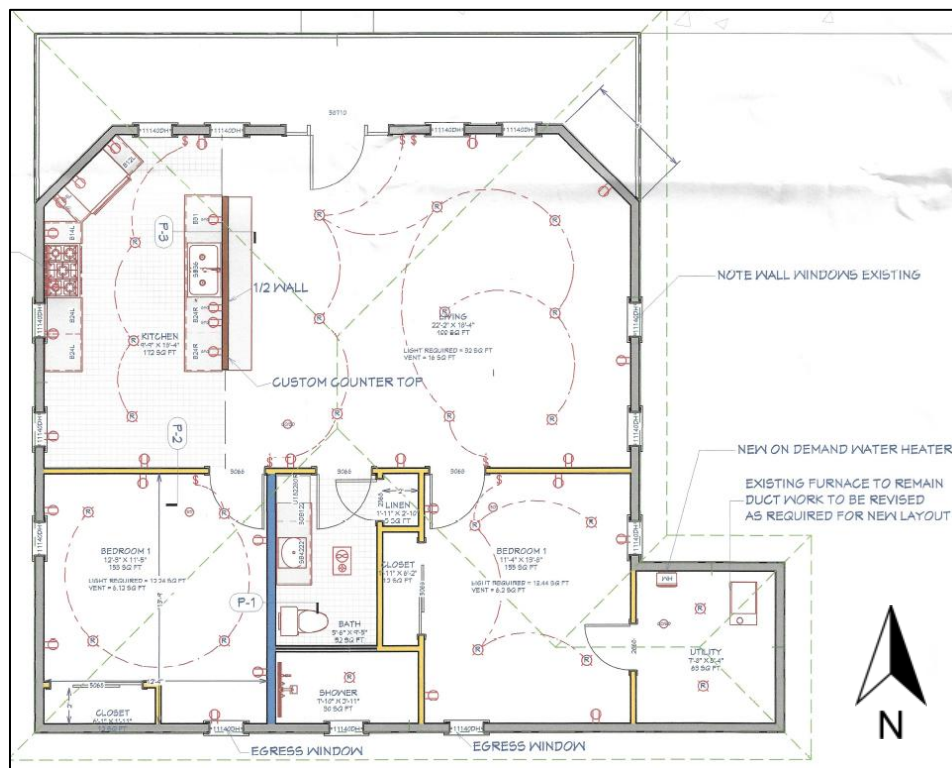
**Description:** Existing 4.8-acre property in the Agricultural-Rural Residential zone containing a single-family home and detached accessory structure.

**Proposal:** The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit as a conversion of an existing detached accessory structure behind the primary residence. The existing residence driveway would be extended to the rear yard structure that is proposed to be converted into the 2-bedroom 1-bathroom unit for the applicant's parents.

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



10377 Clarence Center Road – Site Plan



10377 Clarence Center Road – Floorplan

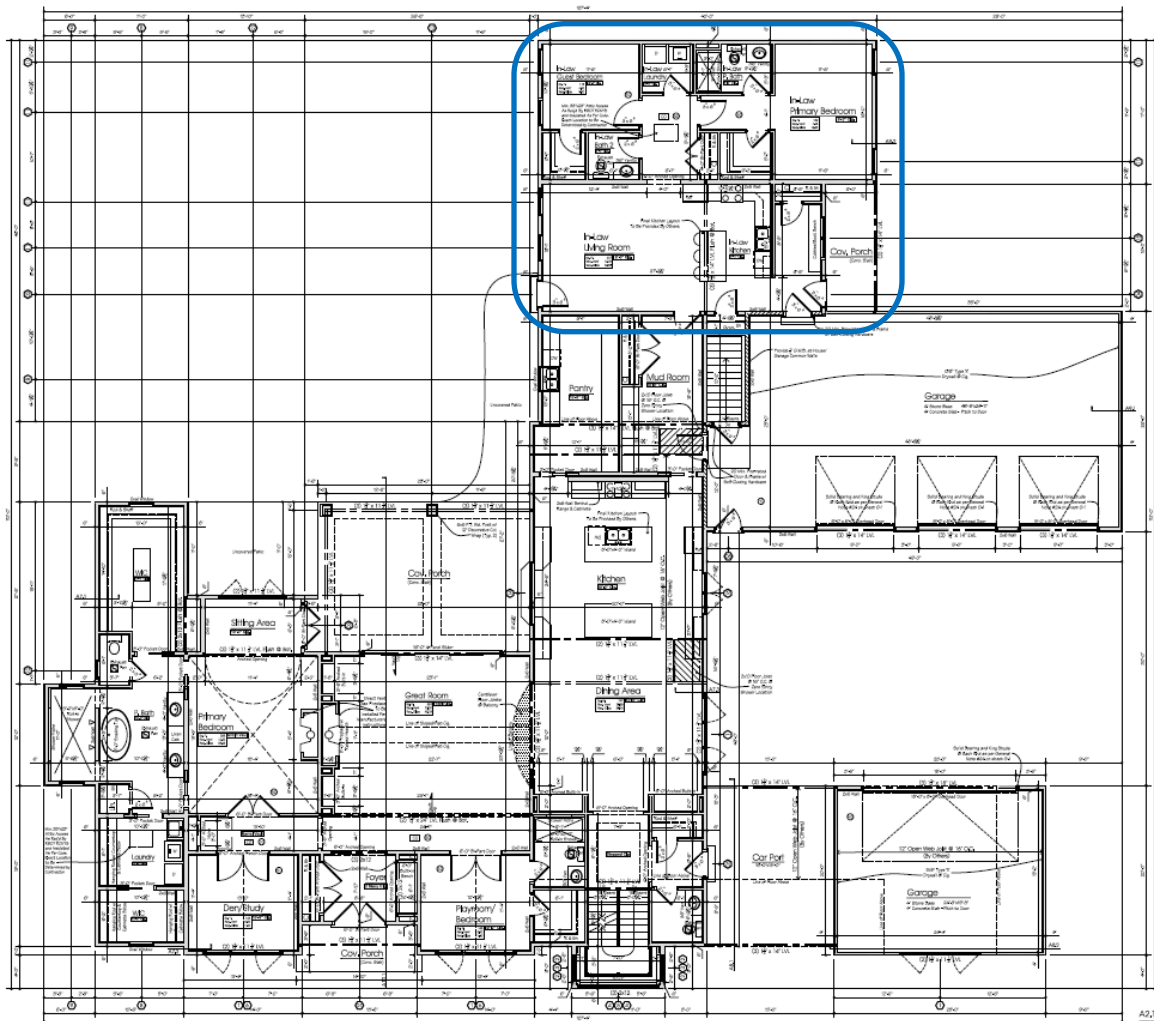
## 2. Severyn Development, Inc.

**Location:** 7178 Kenfield Road, northwest corner of Kenfield Road and Lapp Road.

**Description:** Existing 5-acre vacant corner parcel located in the Agricultural-Rural Residential zone, recently split from the overall 38.5-acre parent parcel after Minor Subdivision approval by the Planning Board.

**Proposal:** The applicant, on behalf of the Seufert's, is requesting a Special Exception Use Permit for an attached secondary living unit as part of a new residence construction with access to Kenfield Road. Within the approximately 6,000 sqft home, the secondary living unit is proposed to contain approximately 1,280 sqft.

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



7178 Kenfield Road – 1<sup>st</sup> Floorplan

## Formal Agenda Items: Two

### **1. 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 the operation of 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

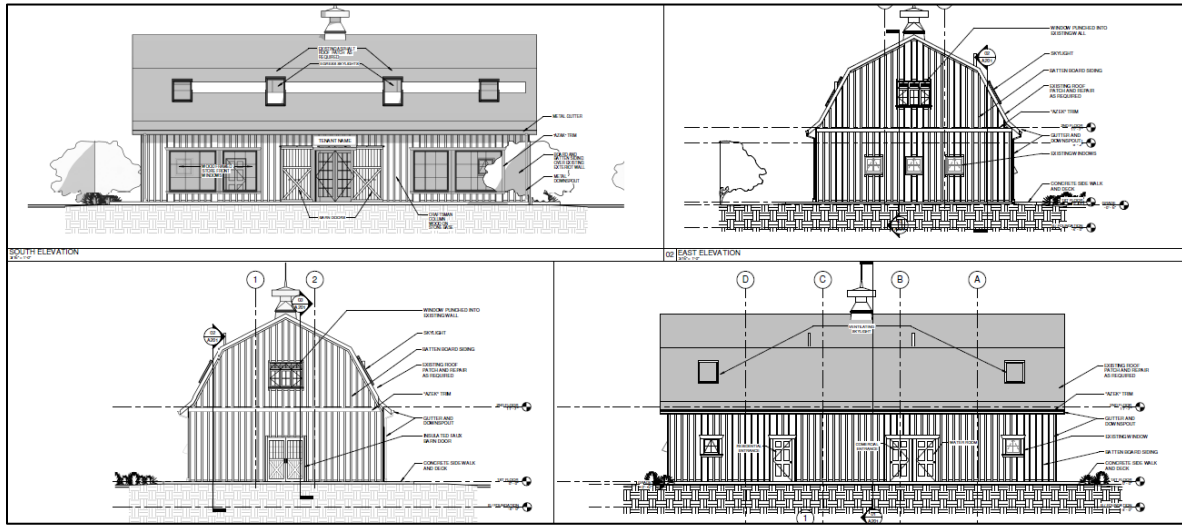
### **2. VisoneCo Site Development, LLC.**

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

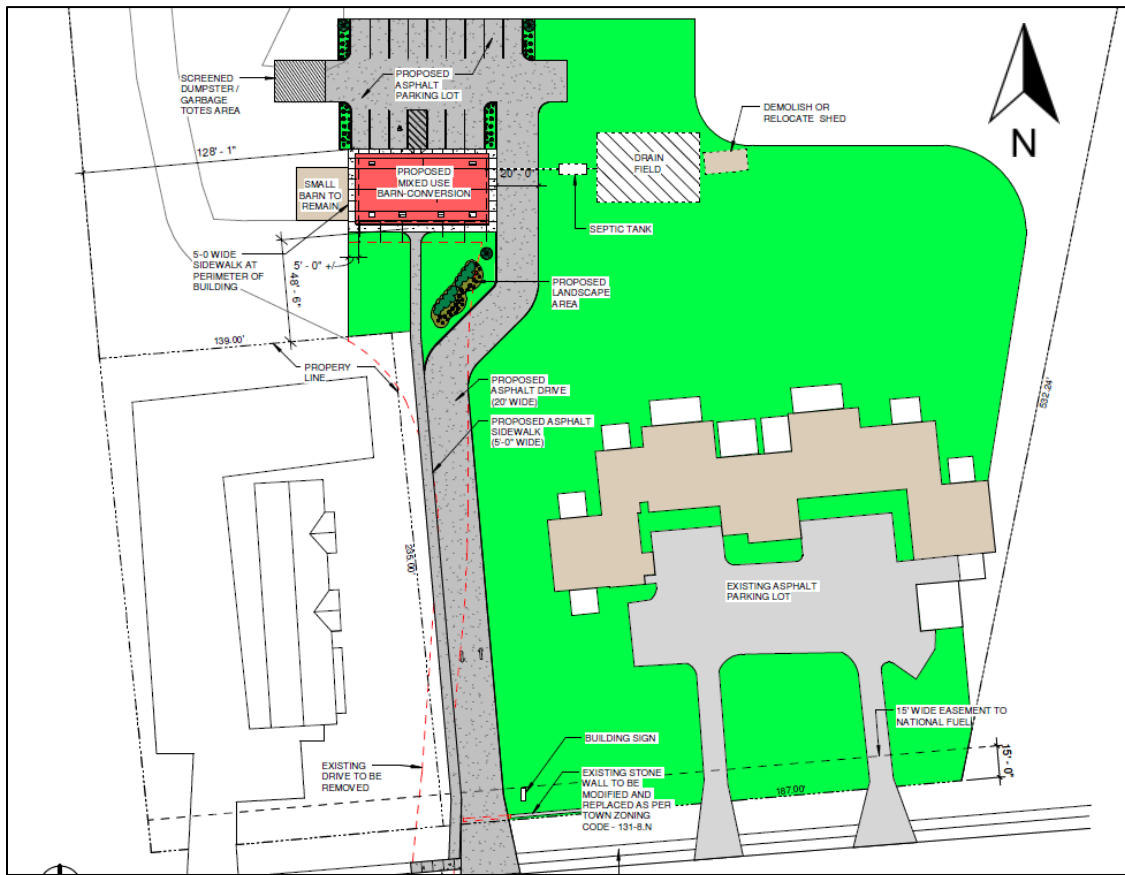
**Description:** Existing 5.2-acre parcel in the Commercial zone, containing a dwelling complex and detached accessory structure (barn) to the rear of the property.

**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

## Work Session Items: One

### **1. Pro-Cut Property Services, LLC.**

**Location:** 8325 Transit Road. East side of Transit Road, south of Tonawanda Creek Road.

**Description:** Existing 2-acre parcel in the Restricted Business zone, containing a pre-existing single-family residence and detached accessory structure.

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

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



8325 Transit Road – Aerial Plan