

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: July 3, 2025

Re: July 9, 2025 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the July 9, 2025 Town Board Agenda:

Public Hearings: Two

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 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 holding a Public Hearing.



8925 Sheridan Drive – Site Plan

2. 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 Temporary Conditional Permit to operate an automotive sales operation. 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 holding a Public Hearing.



8615 Roll Road – Site Plan

Formal Agenda 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, and within the detached accessory structure.

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

Work Session Items: One

1. Kiril Lazarov

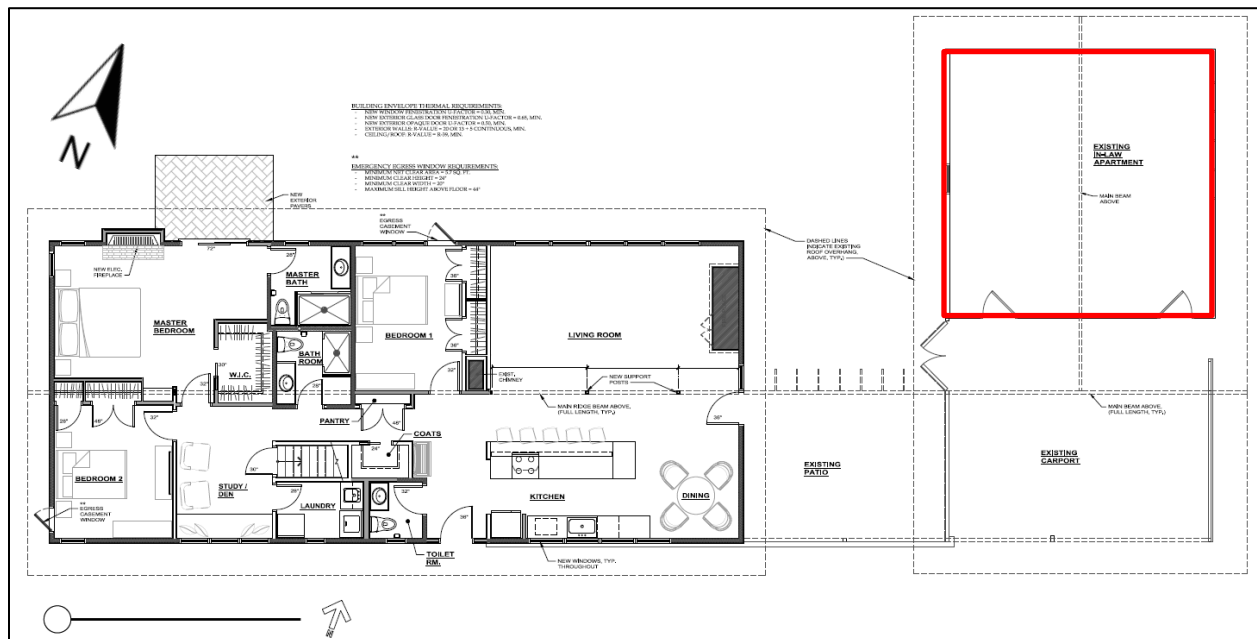
Location: 4846 Ledge Lane. West side of Ledge Lane, north of Sheridan Drive.

Description: Existing 0.55-acre parcel in the Residential Single-Family zone, containing a single-family residence.

Proposal: The applicant is requesting a Special Exception Use Permit for a secondary living unit. The secondary living unit is a standalone space, attached to the main house by a carport breezeway.

History: The Town's Building Code Enforcement Officer witnessed construction activity occurring within the space without permit, issued court appearance ticket, and the applicant is currently in the court system.

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



4846 Ledge Lane – Residence floorplan