

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 18, 2025

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

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

Public Hearings: None

Formal Agenda Items: None

Work Session Items: Four

1. Stephen Development

Location: 9030 Main Street. North side of Main Street, east of Shimerville Road.

Description: Existing 9.8-acre parcel in the Commercial zone, containing the Clarence Driving Range.

Proposal: The applicant is requesting a Temporary Conditional Permit for food truck parking and operation within the existing parking lot. The application states there would be no more than one food truck at a time, to be parked in the existing parking lot in spot(s) closest to Main Street.

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



9030 Main Street – Food Truck Parking and Operation Aerial Sketch

2. Buffalo Car Care

Location: 8200-8216 Main Street. North side of Main Street, east side of Bryant & Stratton Way.

Description: Existing 5.8-acre parcel in the Commercial zone, containing the Main Transit Plaza.

Proposal: The applicant is requesting consideration of a business expansion within the existing plaza. The expansion would occur within the recently vacated Fireplace Outlet space adjacent to Buffalo Car Care's existing operation.

History: Buffalo Car Care was approved to operate within the plaza, after a Public Hearing held by the Town Board in January of 2020, subject to a Temporary Conditional Permit (TCP) and seven conditions. Since then, the applicant has complied with conditions and received TCP renewals with the most recent renewal occurring in April of this year.

Reason for Board Action: The Town Board has the authority to consider this request.



8200 Main Street – Buffalo Car Care Expansion Exhibit

3. CAM Services

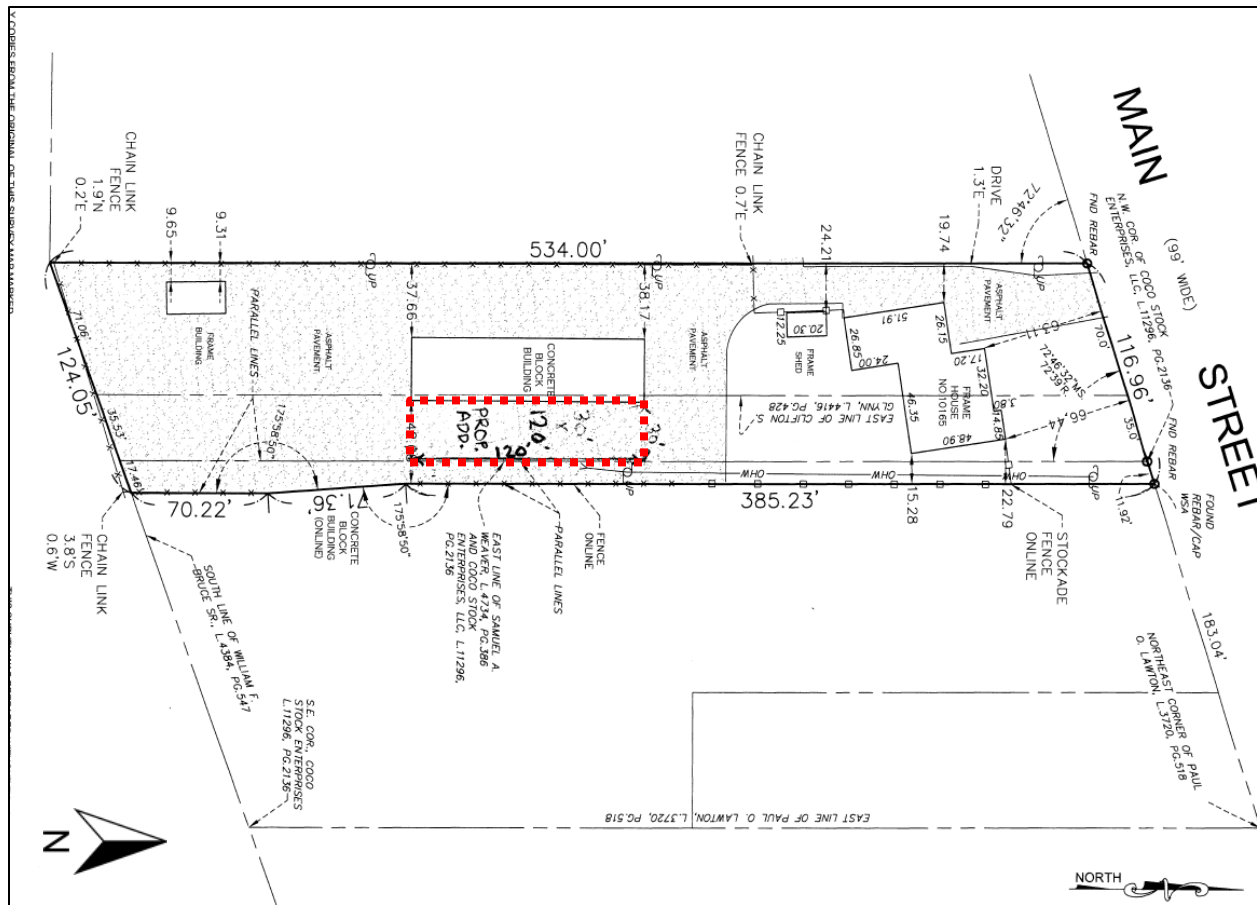
Location: 10165 Main Street. South side of Main Street, west of Shisler Road.

Description: Existing 1.4-acre parcel in the Commercial zone and Traditional Neighborhood District, containing a snowplow sales and landscape / property maintenance business.

Proposal: The applicant is requesting consideration of a building addition for an expansion of the existing business operation. The center building is proposed to be expanded to the east by approximately 30', resulting in approximately 3,600 sqft of new storage and warehousing space.

History: The applicant has an active Temporary Conditional Permit (TCP) for outside product display, which was granted by the Town Board in 2010. Since then, the applicant has complied with conditions and received TCP modifications and renewals with the most recent renewal occurring in April of this year.

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



10165 Main Street – CAM Services Building Addition Sketch

4. VisoneCo Site Development, LLC.

Location: 4880 Ransom Road. West side of Ransom Road, south of Main Street.

Description: Existing 3.16-acre vacant parcel located in the Residential Single-Family zone.

Proposal: The applicant is requesting Public Hearings to consider Rezoning from Residential Single-Family to Traditional Neighborhood District and a Special Exception Use Permit for a Conceptually approved mixed-use project containing multiple family housing and commercial space.

The project consists of five 2-story buildings, each containing four multi-family housing units. Three of the buildings contain commercial space in the form of live-work space, totaling 10,124 sqft.

History: During the annual Master Plan review in 2014, the Town Board referred this property to the Planning Board for review. The applicant then gave this parcel consideration, meeting with

various Town departments and committees to understand the constraints and requirements of the area. In March of 2024, the applicant submitted an updated proposal. In April of 2024, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). Since that time, the applicant addressed comments received, reduced the number of multi-family units from 23 to 20, reduced the size of the buildings to better match the character of the area, committed to install a public sidewalk on Ransom Road to Main Street, and committed to offer the units for-sale with deed restrictions and condominium association rules to protect the intended use of all spaces. In July of this year, the Planning Board issued a Negative Declaration under SEQRA, Concept Plan Approval subject to 18 conditions, and recommendations of Rezoning, Special Exception Use Permit, and Architectural Style.

Reason for Board Action: The Town Board has the authority to consider these requests after setting and holding Public Hearings.





4880 Ransom Road – Concept Mixed-use Building Front and Rear Elevations