

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: August 1, 2025

Re: August 13, 2025 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the August 13, 2025 Town Board Agenda:

Public Hearings: None

Formal Agenda Items: Three

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. CAM Services

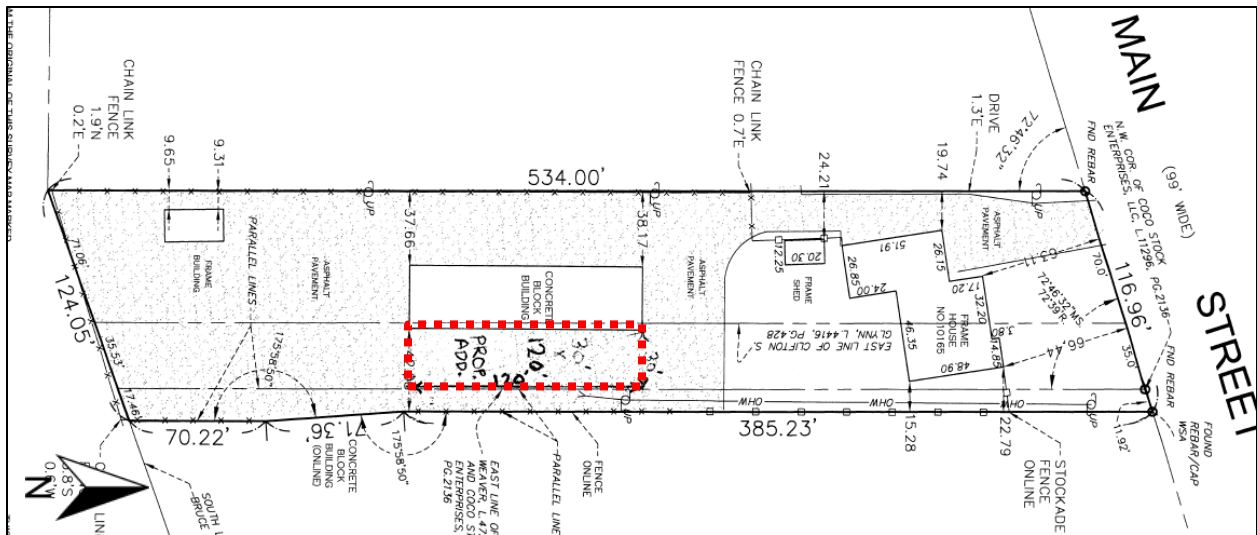
Location: 10165 Main Street. South side of Main Street, west of Shisler Road.

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

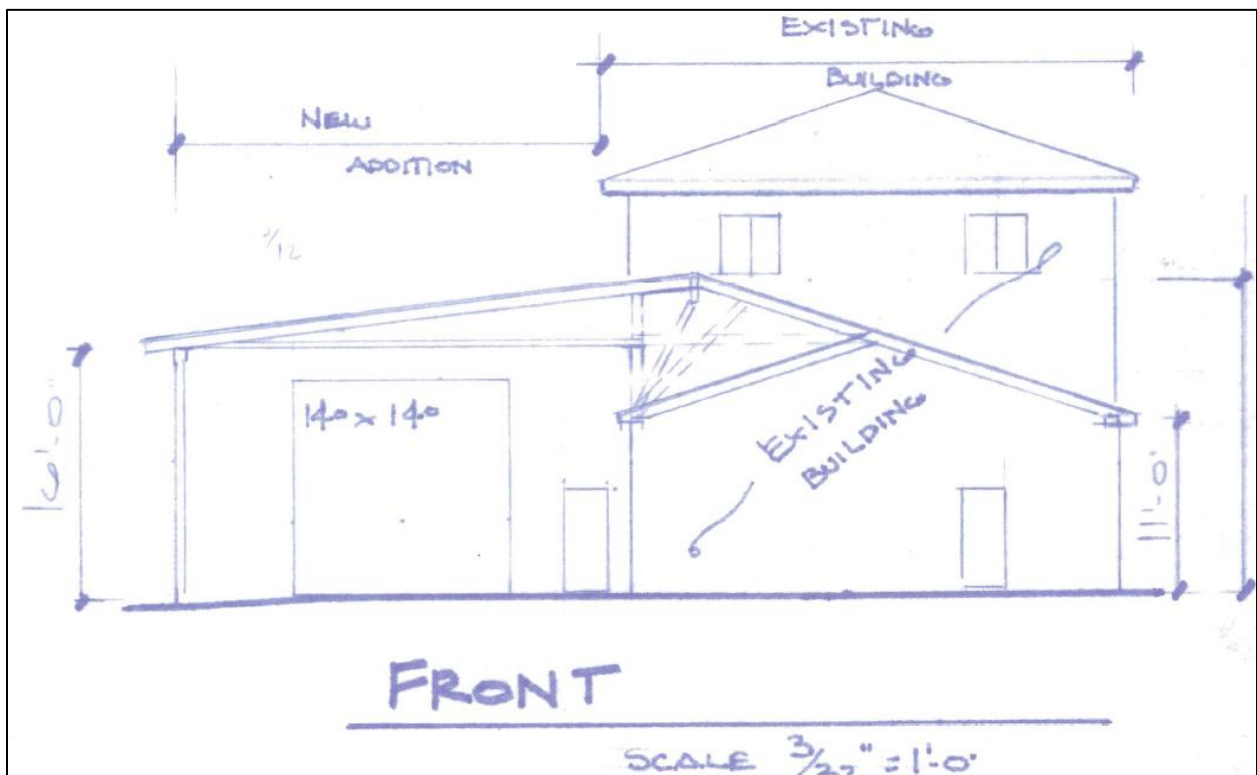
Proposal: The applicant is requesting consideration of a building addition for an expansion of the existing business operation. The center building is proposed to be expanded to the east by approximately 30', resulting in approximately 3,600 sqft of new storage and warehousing space.

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 Site Sketch



10165 Main Street – CAM Services Building Addition Front Elevation

3. 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.

The project consists of twenty multiple-family housing units and approximately 10,124 sqft of commercial space. Five buildings are planned, each containing four multi-family units. Three of the buildings contain commercial space in the form of live-work space.

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, and committed to offer the units for-sale with deed restrictions and condominium association rules to protect the intended use of all spaces if approved. 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 Plan



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

Work Session Items: Five

1. EZ Camp RV Rental, LLC.

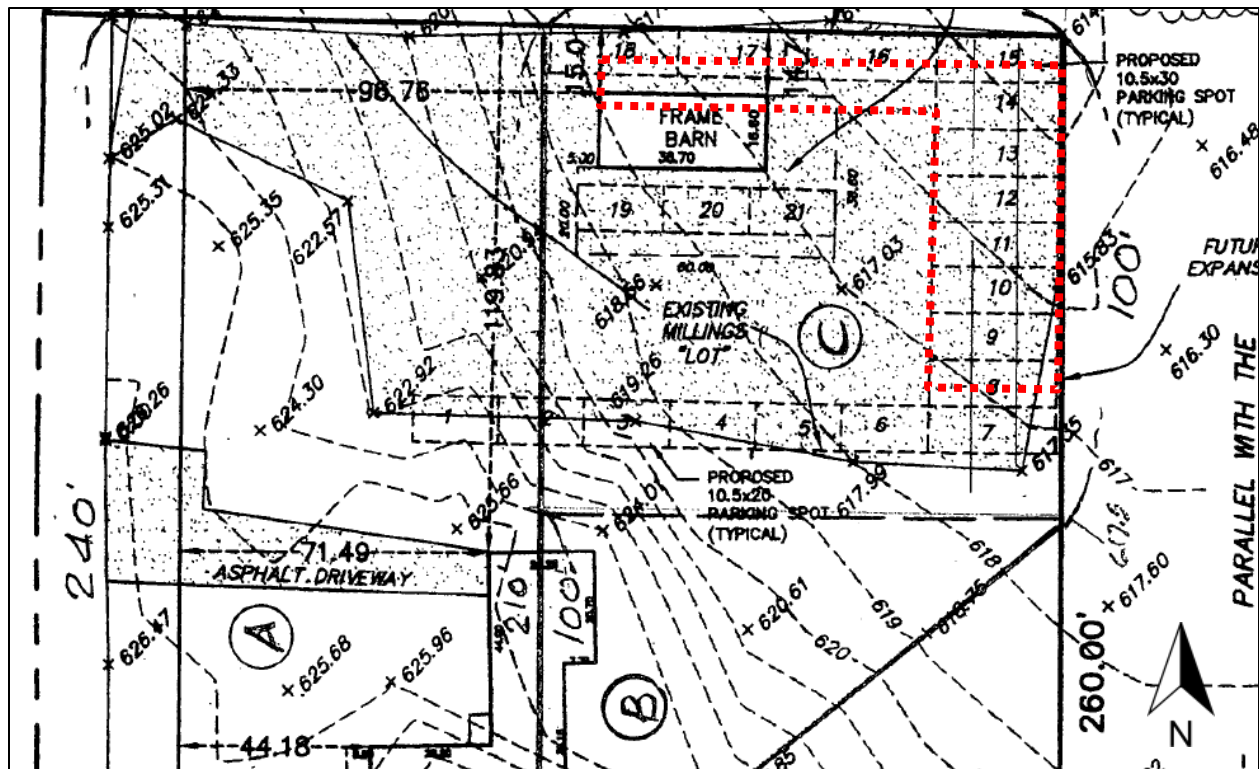
Location: 6659 Goodrich Road. East side of Goodrich Road, south of County Road.

Description: Existing 11.25-acre parcel zoned Industrial Business Park and Agricultural Rural-Residential, containing a residence and detached accessory structure.

Proposal: The applicant is requesting consideration of a Temporary Conditional Permit to operate an RV rental business, with on-site fleet storage. Up to 10 RV's are proposed to be staged and parked on-site, adjacent and to the rear of the existing detached accessory structure.

History: The applicant made initial application in November of 2018. The item was on the Town Board Work Session agenda in January of 2019. At that time, the application was not advanced to a formal agenda due to submittal deficiencies. In January of 2021, the applicant provided additional documentation. In March of 2021, the Planning Office determined that there were still deficiencies in the submittal. In June of this year, the Planning Office contacted the applicant due to unpermitted activity occurring on the property. The applicant then submitted an updated application per comments received.

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



6659 Goodrich Road – Sketch Plan

2. NY Clarence I, LLC., NY Roll Road III, LLC., Epic Storage Solutions, LLC.

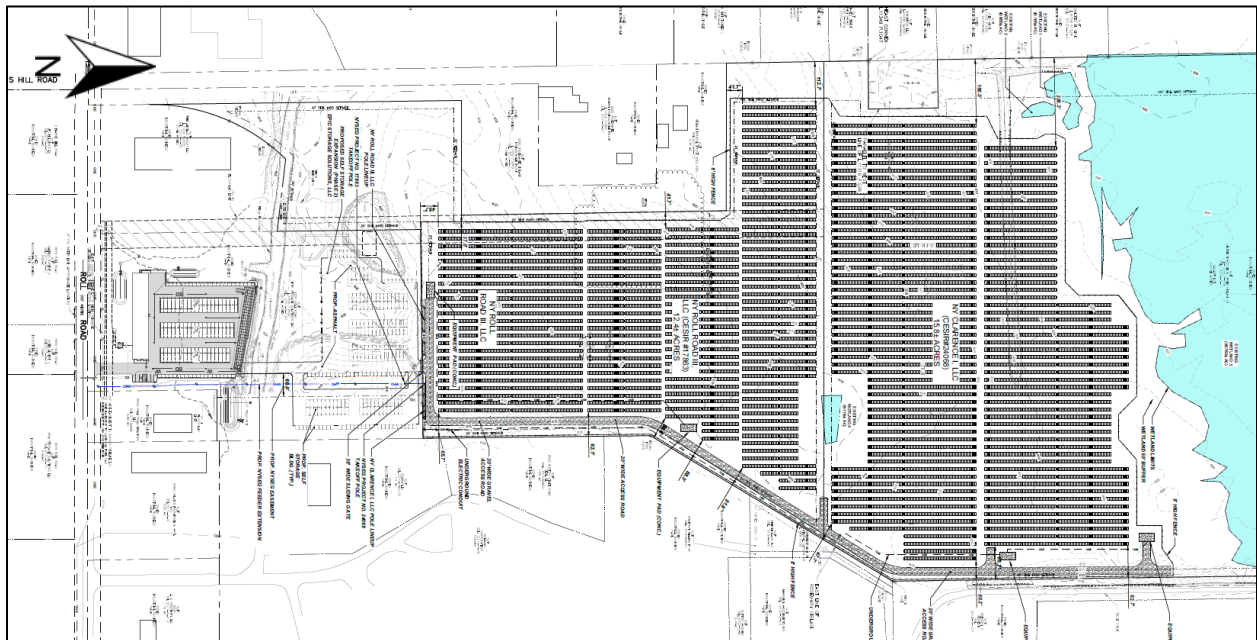
Location: 8550 Roll Road and SBL's 1.11-4-14.1 & 43.19-3-1.1. North side of Roll Road, east of Harris Hill Road.

Description: Existing properties comprised of approximately 93.4 acres and located in the Industrial Business Park zone. The Roll Road frontage contains a self-storage facility currently under construction.

Proposal: The applicants, commonly known as Bullrock Corp., Solar Liberty, and Natale Builders, are requesting preliminary conceptual review of a solar photovoltaic system, and phase 2 of a self-storage storage facility to include commercial/warehouse space, all accessed from Roll Road through the existing self-storage facility.

The project consists of a 10.45-megawatt direct current (MWdc) solar facility, a 215-unit self-storage facility, and 11,450 sqft of flexible commercial/warehouse space. Should the flexible commercial/warehouse space be successful, an alternate plan shows the removal of 73-units of self-storage and the addition of another 11,450 sqft of flexible commercial/warehouse space.

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



8550 Roll Road – Concept Plan

3. Stephen Development

Location: SBL 83.00-3-31. North side of Wehrle Drive, surrounding the existing Research Parkway stub street.

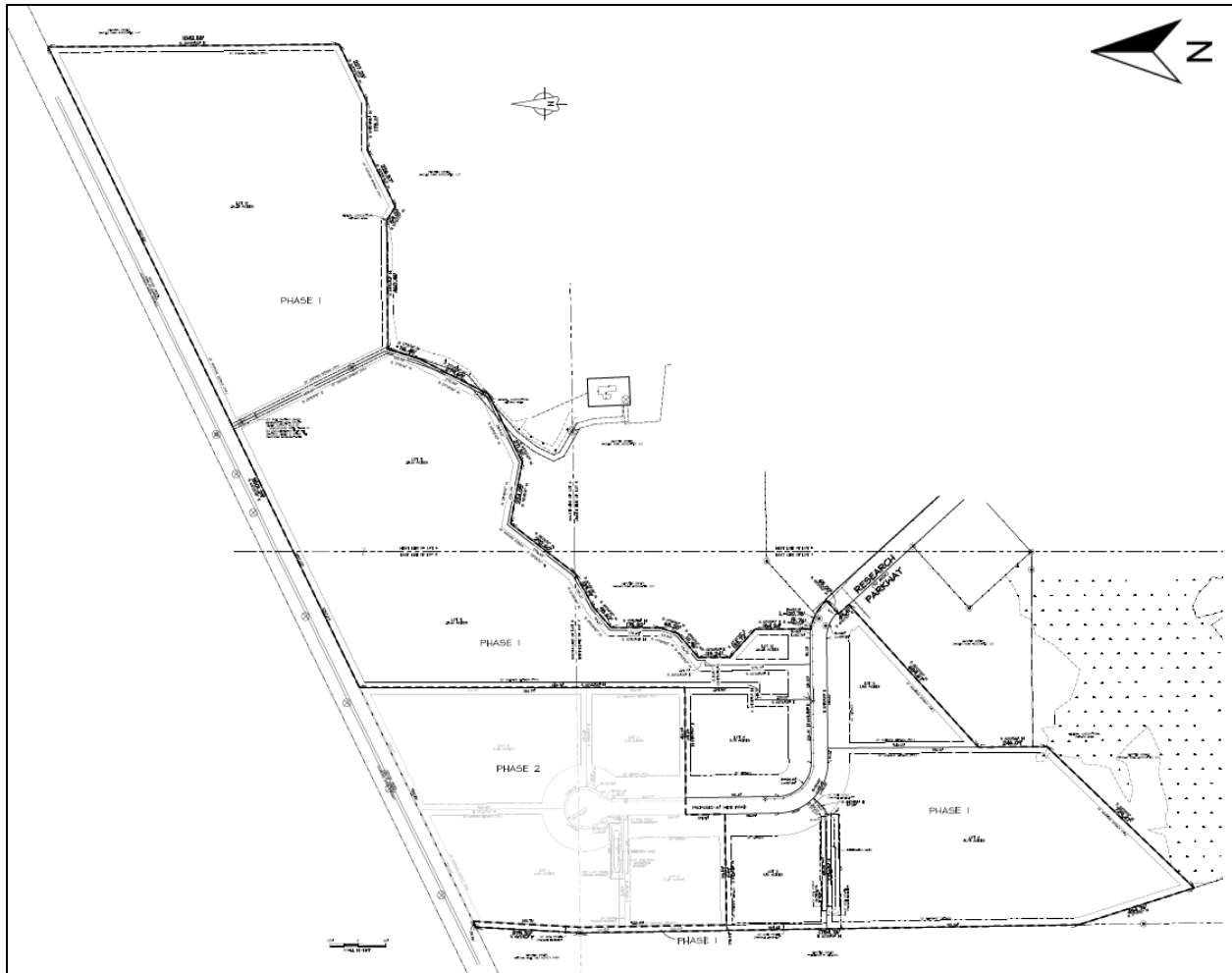
Description: Existing 194-acre parcel located in the Industrial Business Park zone.

Proposal: The applicant is requesting Final Plat Approval for phase 1 of a previously approved industrial business park, known as Clarence Solar Industrial Park, consisting of 6 sublots and the road dedication of approximately 1,212 linear feet of Research Parkway.

History: In October of 2022, the Town Board referred the project to the Planning Board. In November of 2022, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In August of 2023, the Planning Board issued a Negative Declaration under SEQRA, Concept Plan approval of the 11-lot Industrial Business Park, the Dimar facility (one sublot of eleven), and the solar photovoltaics system (two sublots of eleven). Also in August of 2023, the Planning Board issued Development Plan approval of the Dimar facility, which has since been constructed. In September of 2024, the Planning Board issued Development Plan approval for phase 1 of the industrial business park and the solar photovoltaic system. Since that time, the applicant worked to construct the necessary infrastructure associated with phase 1 of the industrial business park.

Reason for Board Action: Per the Zoning Law, the Town Board has final approval authority to approve a Final Plat. The Engineering Department is in the process of ensuring that the applicant has met the technical and Town requirements necessary to consider this action.

Note: Future proposed uses for each approved industrial sublot are subject to full review and approval by the Town, including but not limited to an environmental review through SEQRA.



Clarence Solar Industrial Park – Phase 1 Final Plat

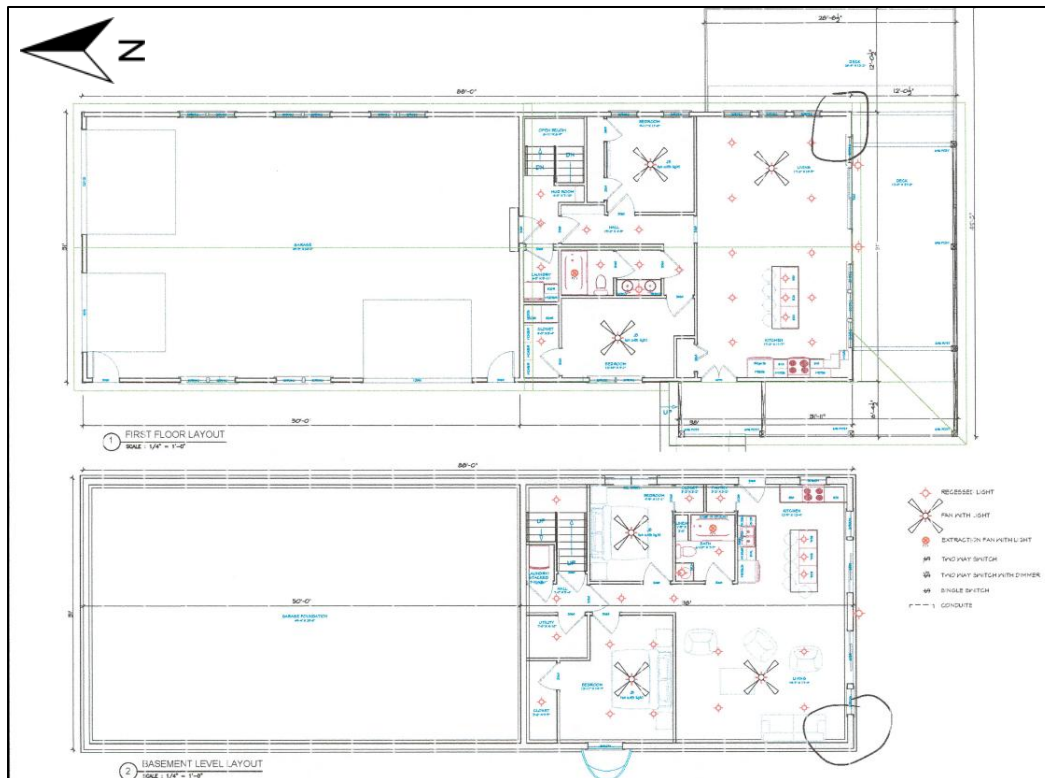
4. Joseph Reif

Location: 10935 Stage Road. South side of Stage Road, east of Schurr Road.

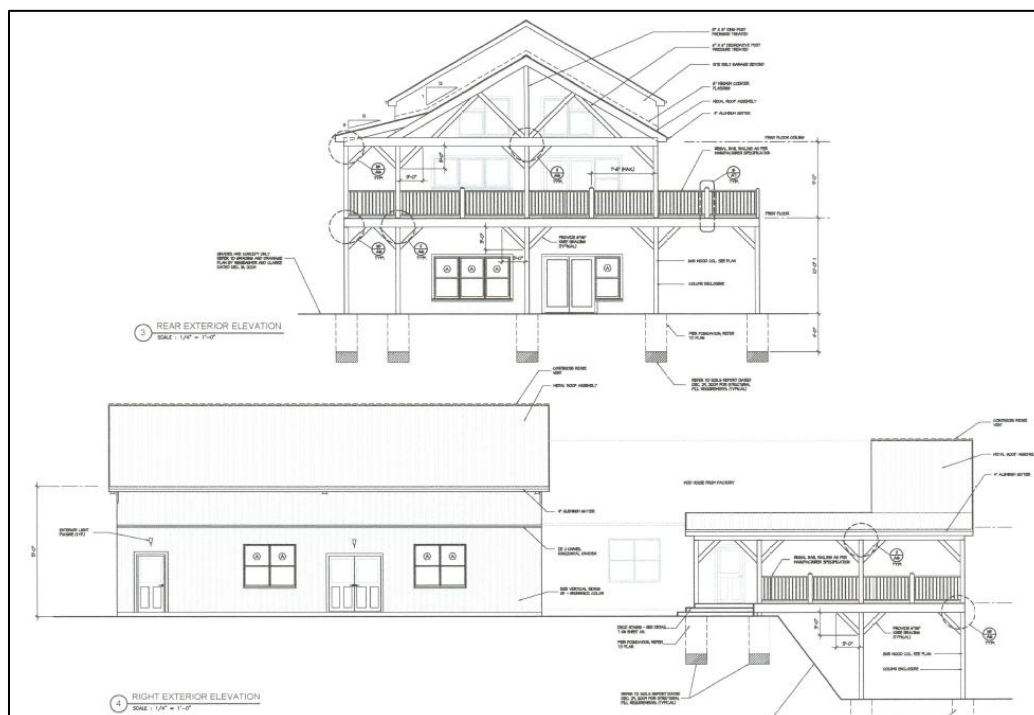
Description: Existing 10.6-acre parcel located in the Agricultural-Rural Residential zone.

Proposal: The applicant is requesting a Special Exception Use Permit for an attached secondary living unit as part of a new residence construction. The application states the in-law suite represents a future need for aging parents.

Reason for Board Action: Town Board has the authority to consider this request after holding a Public Hearing. Alternatively, a referral to the Planning Board would allow for a thorough review of this proposal.



10935 Stage Road – Floorplan



10935 Stage Road – Rear and Side Elevation

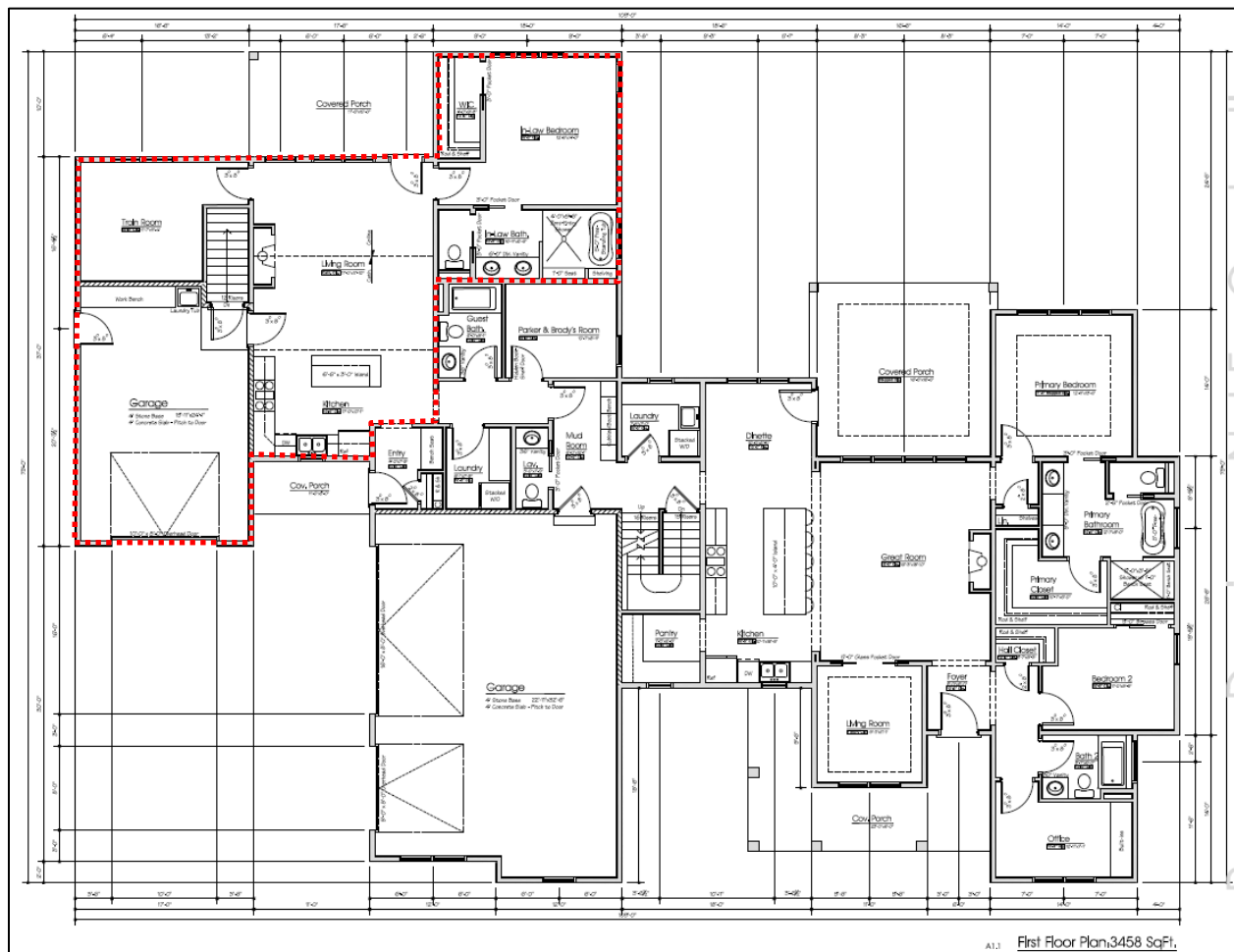
5. Severyn Development, Inc.

Location: 9585 The Maples. Northeast side of The Maples, west of Spaulding Drive.

Description: Existing .685-acre vacant parcel located in the Planned Unit Residential Development zone, within the Spaulding Lake subdivision.

Proposal: The applicant, on behalf of Alisa and Chris Gasz, is requesting a Special Exception Use Permit for an attached secondary living unit as part of a new residence construction. The application states the in-law suite will be utilized by parents.

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



9585 The Maples – 1st Floorplan



9585 The Maples – Front and Rear Elevations