

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 22, 2025

Re: August 27, 2025 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the August 27, 2025 Town Board Agenda:

Public Hearings: None

Formal Agenda Items: Six

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

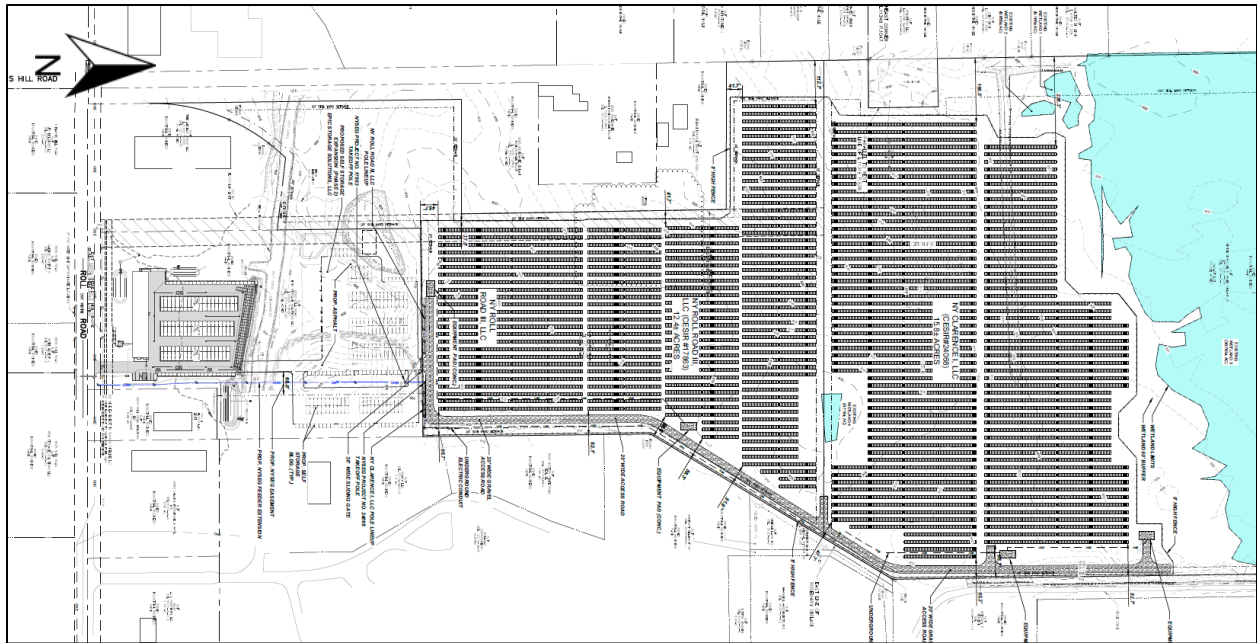
Location: 8550 Roll Road and SBL's 1.11-4-14.1 & 43.19-3-1.1. North side of Roll Road, east of Harris Hill Road.

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

2. EZ Camp RV Rental, LLC.

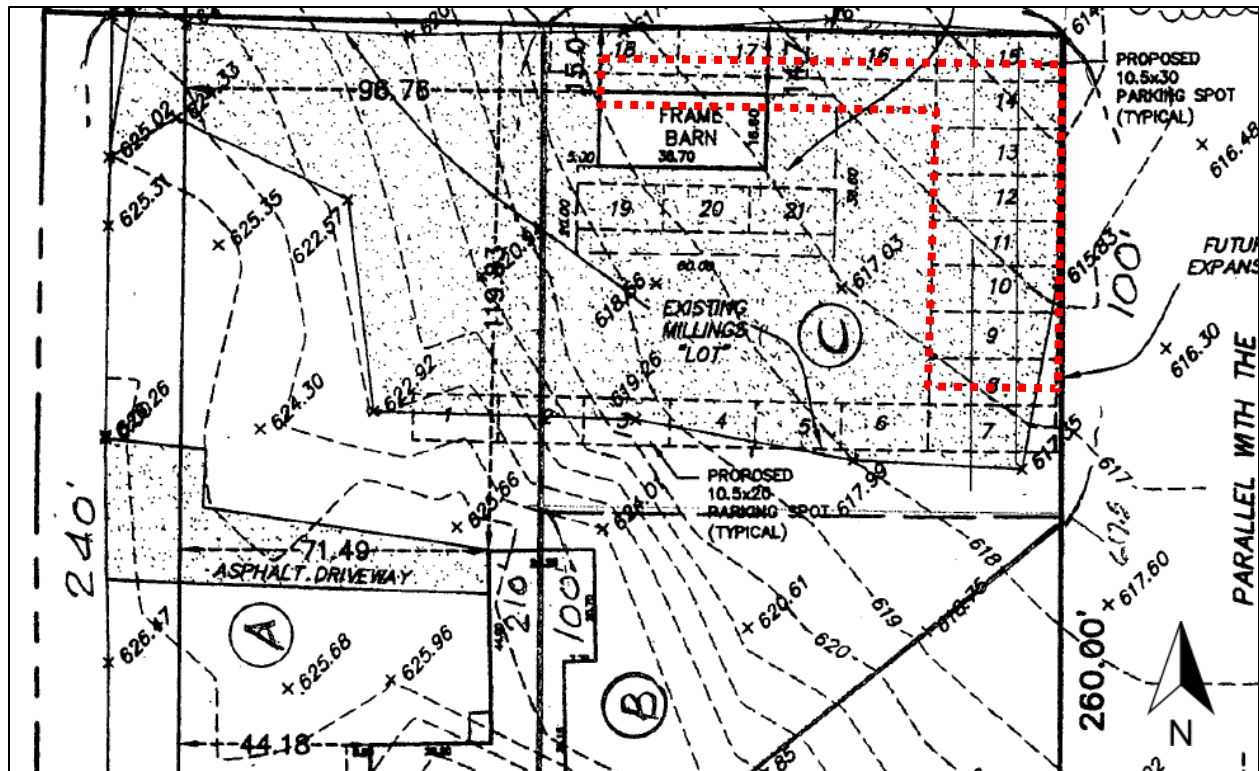
Location: 6659 Goodrich Road. East side of Goodrich Road, south of County Road.

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.



3. Stephen Development

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

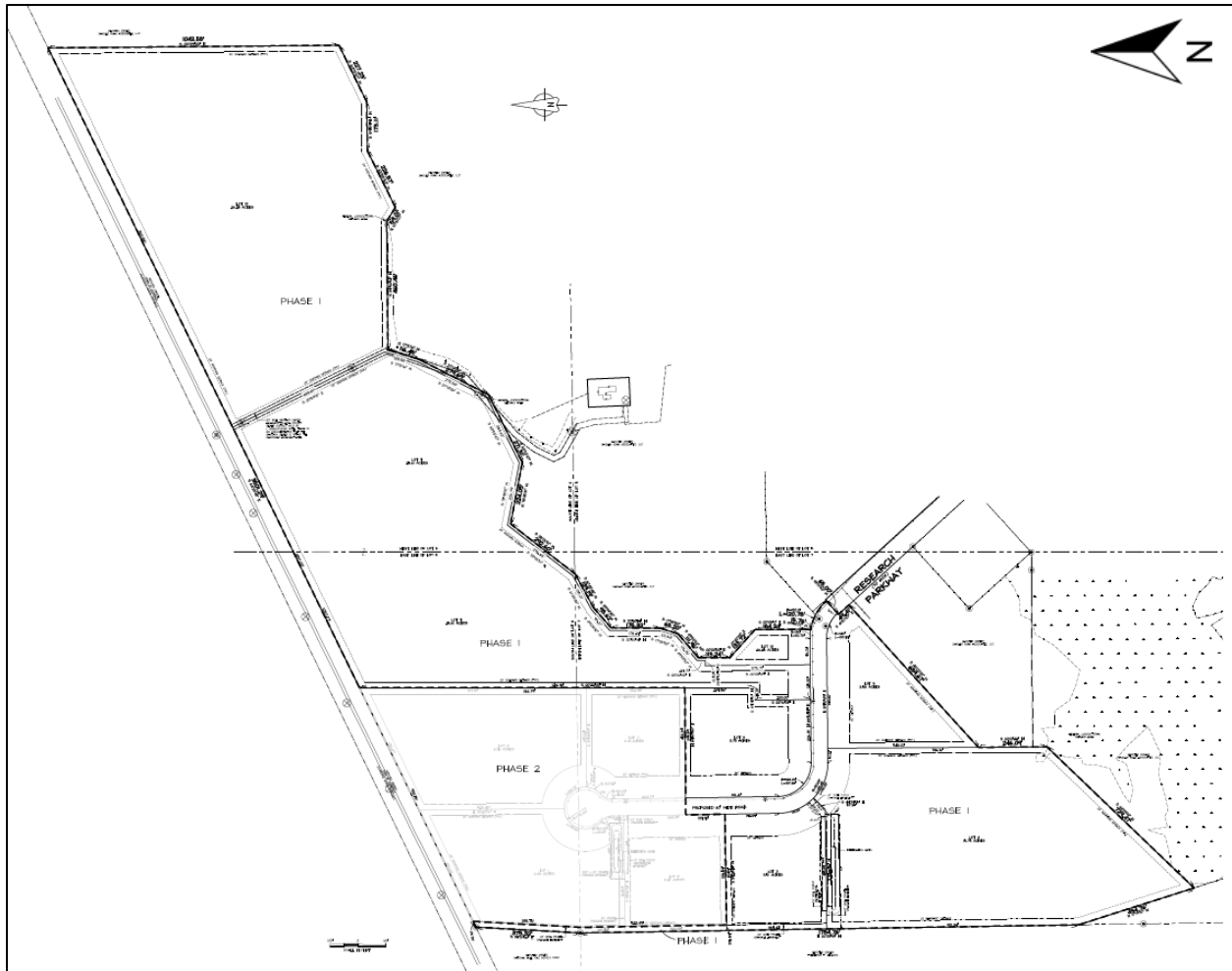
Description: Existing 194-acre parcel located in the Industrial Business Park zone.

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 subplot 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.

Note: Future proposed uses for each approved industrial subplot 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

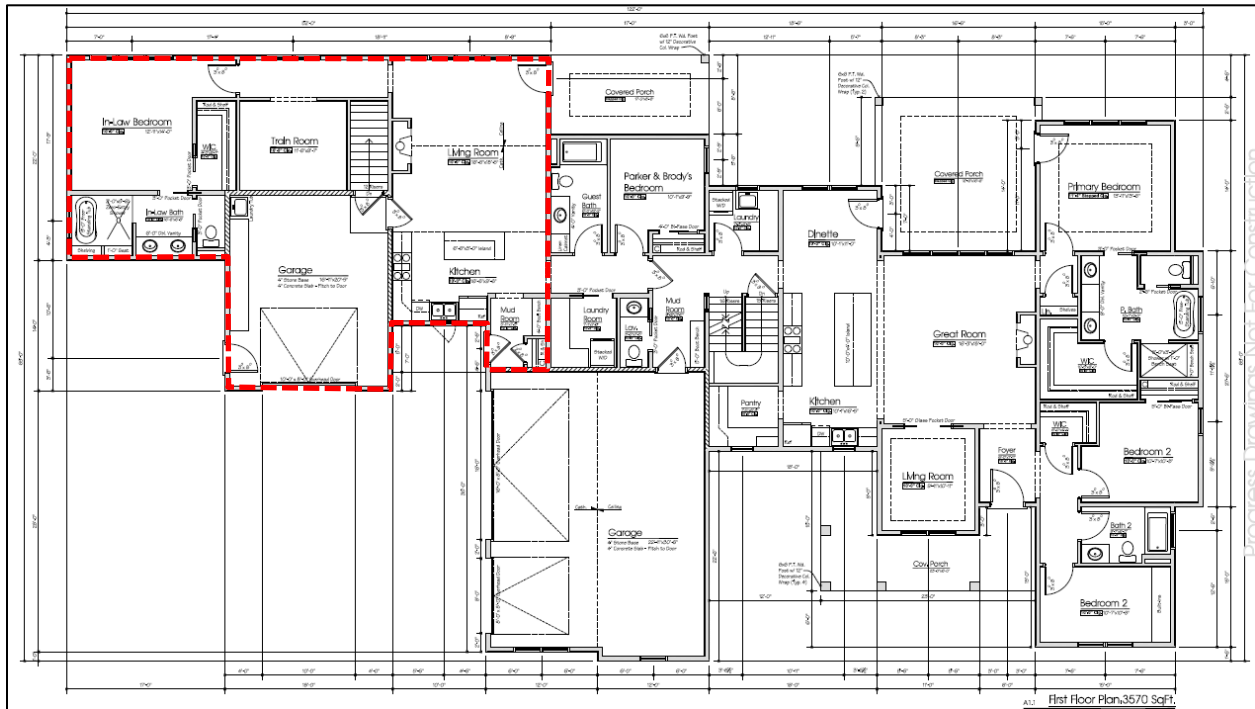
4. Severyn Development, Inc.

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 Public Hearing to consider 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



9585 The Maples – Design / Material Board

5. 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 a Public Hearing to consider a landscape operation Temporary Conditional Permit. 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. The Town Board referred this proposal to the Planning Board in July of this year. Since that time, the applicant has addressed additional comments received. In August, the Planning Board recommended approval of a Temporary Conditional Permit, subject to 11 conditions.

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



8325 Transit Road – Site Aerial Sketch

6. Value Turf, LLC.

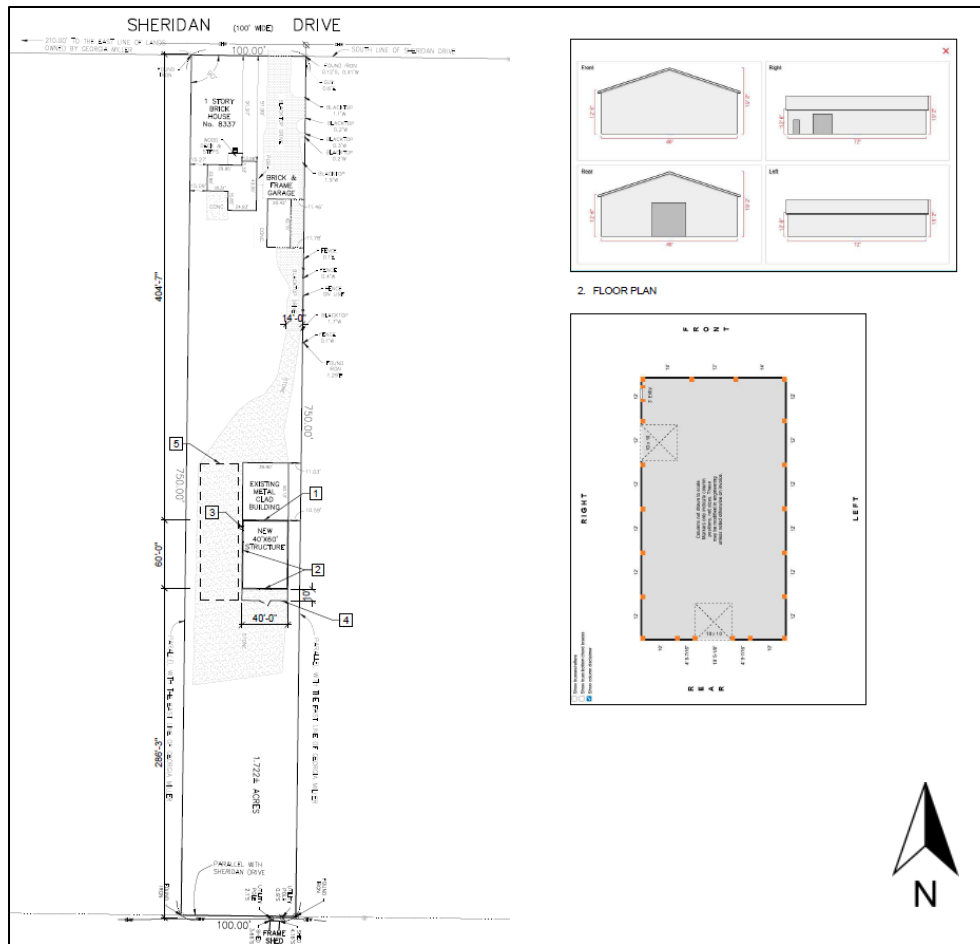
Location: 8337 Sheridan Drive. South side of Sheridan Drive, east of Helenwood Drive.

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 Public Hearing to consider an implement sales and service Temporary Conditional Permit, including the addition of an existing detached accessory structure. The addition is proposed to be 2,400 sqft and located on the south side of the existing detached accessory structure, used for business storage and operation.

History: This item was initially on the Town Board work session agenda in April of this year. At that time, the item was not advanced to a formal agenda due to concerns relating to the proposed business and site activity. In May, 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. In June, the Town Board referred this amended proposal to the Planning Board. Since that time, the applicant has modified the proposal per comments received. Modifications include removing the proposed additional outbuilding in favor of expanding the existing outbuilding, and designating an area for vehicle and trailer parking, all while preserving the existing vegetative buffer to the south. In August, the Planning Board recommended approval of a Temporary Conditional Permit with allowance of a detached accessory structure addition, all subject to 11 conditions.

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



8337 Sheridan Drive – Site Plan and Elevations

Work Session Items: None