

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: September 4, 2025

Re: September 10, 2025 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the September 10, 2025 Town Board Agenda:

Public Hearings: One

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 holding a Public Hearing.



9030 Main Street – Food Truck Parking and Operation Aerial Sketch

Formal Agenda Items: One

1. Annual Community Development Block Grant Program

Proposal: Consider potential funding needs for the Federal Community Development Block Grant (CDBG) request. Based on comments received, the Town has currently identified the following project for consideration:

- a. Rural Transit Services, Inc.
- b. _
- c. _

Reason for Town Board Action: The Town Board has authority to act after setting and holding a public hearing.

Work Session Items: Two

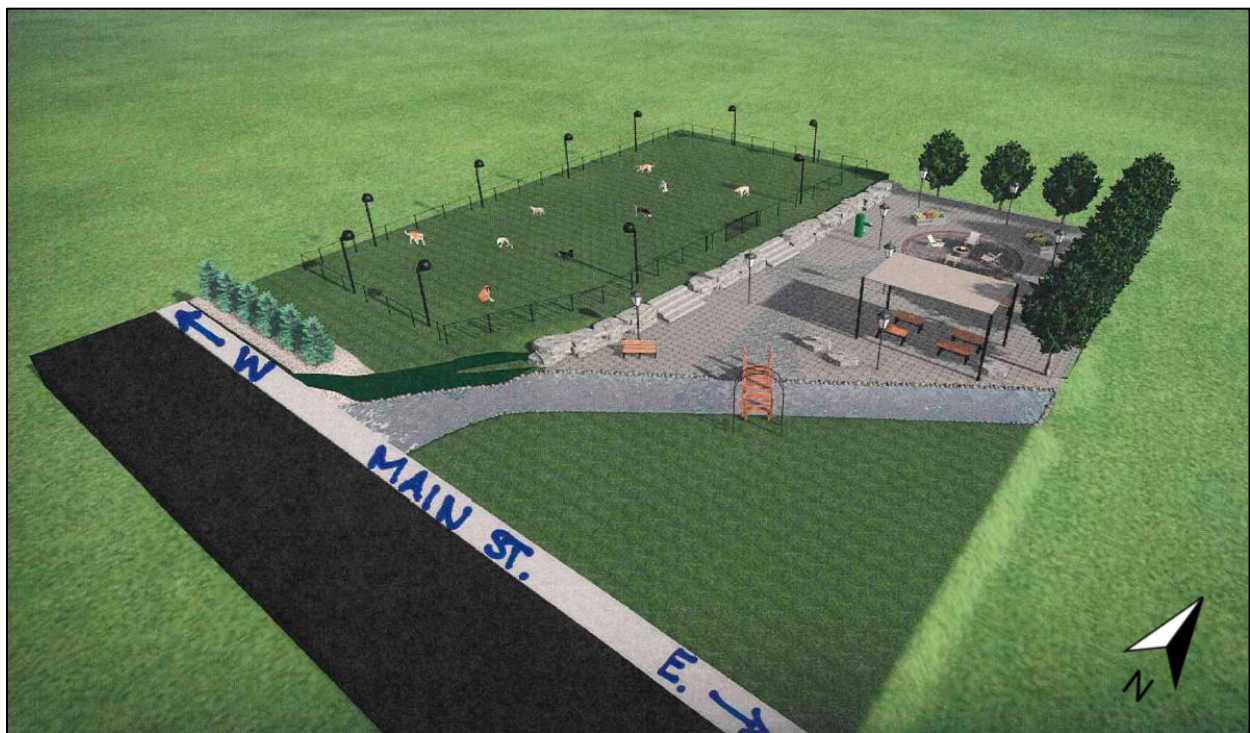
1. RMI Properties, LLC.

Location: 10594 Main Street. North side of Main Street, west of Bank Street.

Description: Existing 0.27-acre vacant parcel located in the Hollow Traditional Neighborhood District.

Proposal: The applicant, Scott Irish-Bronkie, is requesting consideration of a Special Exception Use Permit or a Temporary Conditional Permit for the installation and operation of a dog memorial park. Known as Maxi's Memorial Dog Park, the project consists of community space that honors the memory of pets while providing a gathering place for residents and their dogs. A fenced-in off-leash area with lighting and pet water stations is also proposed, accessed via a bridge over Ransom Creek.

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



10594 Main Street – Concept Rendered Plan

2. Annual Excavation Permit Renewals

Proposal: Consider the annual renewal of the following excavation permits:

- A. New Enterprise/Buffalo Crushed Stone, 8615 Wehrle Drive
- B. Lakeside Sod, 6660 Goodrich Road
- C. Michael Development, 10001 Wehrle Drive
- D. Michael Development, 10051 Wehrle Drive

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

Note: All required paperwork, including up-to-date tax bills, NYSDEC permits, bonding, and necessary fees are being collected by the Planning Office, and will be on file prior to the Public Hearing.