



Town Board Agenda Review

**Town of Clarence  
Planning and Zoning**

**To:** Town Board Members

**From:** Jonathan Bleuer – Director of Community Development  
Andrew Schaefer – Junior Planner

**cc:** Town Attorney / Clerk / Engineering / Building / Highway Departments  
Planning Board

**Date:** September 19, 2025

**Re:** September 24, 2025 Town Board Meeting – Land Use Items

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Public Hearings: Three

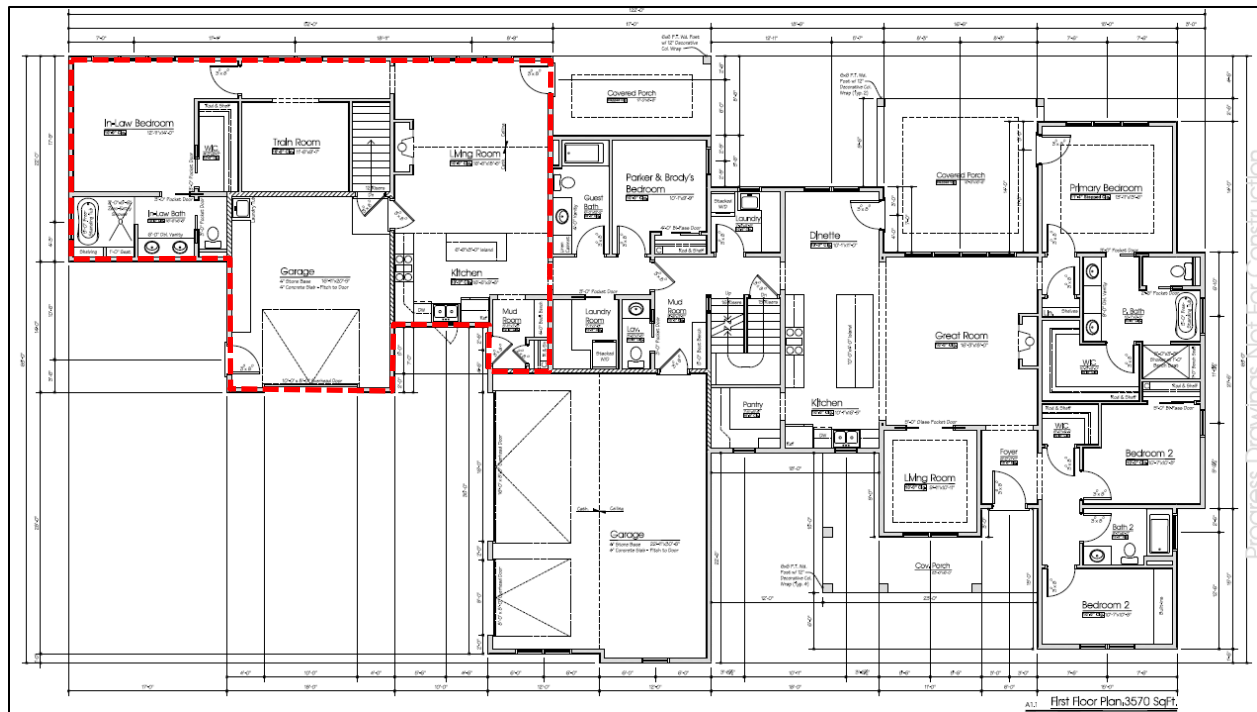
**1. Severyn Development, Inc.**

**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 a Public Hearing.



9585 The Maples – 1<sup>st</sup> Floorplan



9585 The Maples – Front and Rear Elevations



9585 The Maples – Design / Material Board

## 2. 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 Temporary Conditional Permit to operate 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. 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 holding a Public Hearing.



8325 Transit Road – Site Aerial Sketch

### 3. Value Turf, LLC.

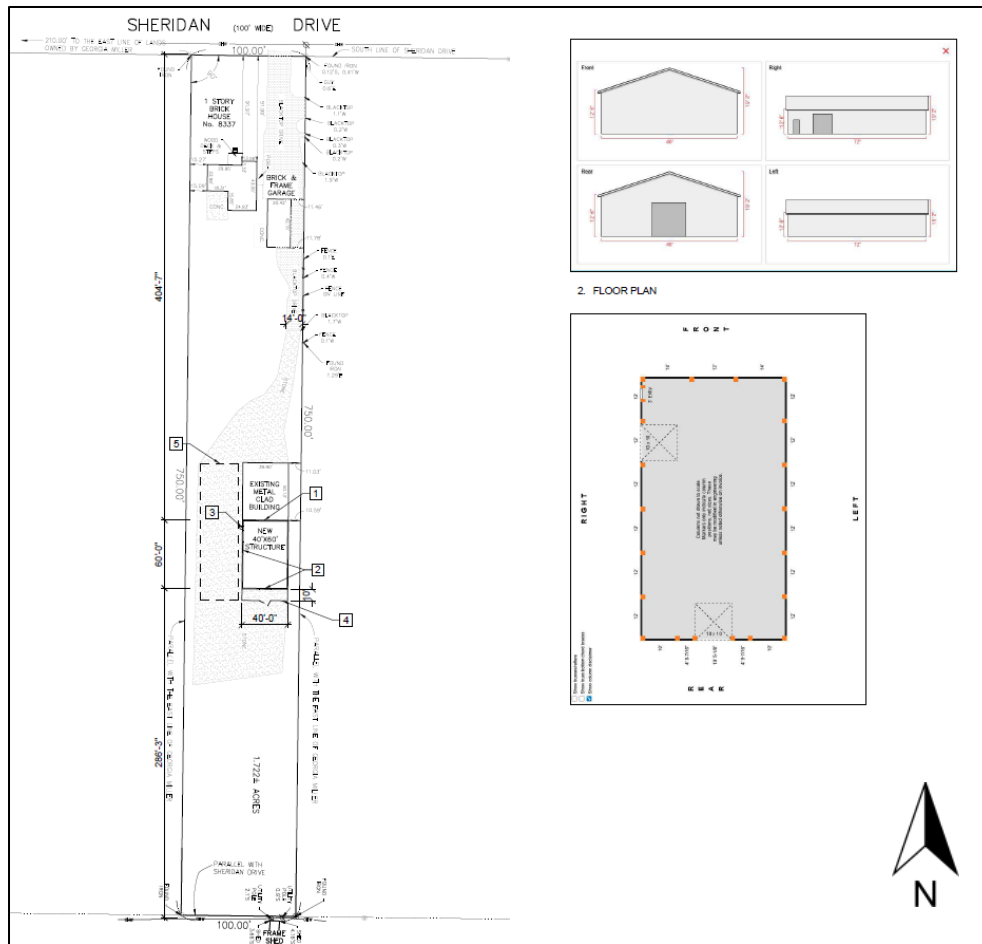
**Location:** 8337 Sheridan Drive. South side of Sheridan Drive, east of Helenwood Drive.

**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 Temporary Conditional Permit to operate an implement sales and service business, and expand the existing detached accessory structure for business storage. The building addition is proposed to be 2,400 sqft and located on the south side of the existing detached accessory structure.

**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 holding a Public Hearing.



8337 Sheridan Drive – Site Plan and Elevations

## Formal Agenda 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 have been collected by the Planning Office.

## Work Session Items: Five

### **1. Visone Co. Site Development, LLC.**

**Location:** 8560-8574 Main Street. North side Main Street, east of Harris Hill Road.

**Description:** Six existing parcels totaling approximately 7- acres, located in the Traditional Neighborhood District and Residential Single-Family zone.

**Proposal:** The applicant is requesting Public Hearings to consider Rezoning from Residential Single-Family to Traditional Neighborhood District, and Special Exception Use Permits for a Conceptually approved mixed-use project containing multiple-family housing and commercial space in structures greater than 10,000 sqft.

Three new structures are proposed; two three-story mixed-use structures along Main Street, and one townhome structure at the middle of the site. Two existing structures are to remain, the rear apartment building and the rear portion of the western plaza building.

This would result in a total of 49 apartments, 41 newly proposed; and a total of 20,611 sqft of commercial space, 8,801 sqft newly proposed.

**History:** This proposal was initially on Town Board work session agendas in April and July of 2024. Due to comments received, the applicant and project architect met with the Planning Department and modified the architectural style of the proposed mixed-use buildings. The proposed buildings now feature gable pitched roofs, and a mixture of building materials and façade elements. In September of 2024, the Town Board referred the proposal to the Planning Board. In October of 2024, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). During this time, the applicant addressed comments received, and removed the proposed drive-through facility. In June of this year, the Planning Board issued a Negative Declaration under SEQRA and denial of the Concept plan due to the overall height of the mixed-use buildings. In August, the Zoning Board of Appeals issued variances of 5'8" for the overall height of the mixed-use buildings. In September, the Planning Board issued Concept Plan Approval subject to 17 conditions, and recommendations of Rezoning, Special Exception Use Permits, and Architectural Style.

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



8560-8574 Main Street – Concept Plan



8560-8574 Main Street – Concept Architectural Render



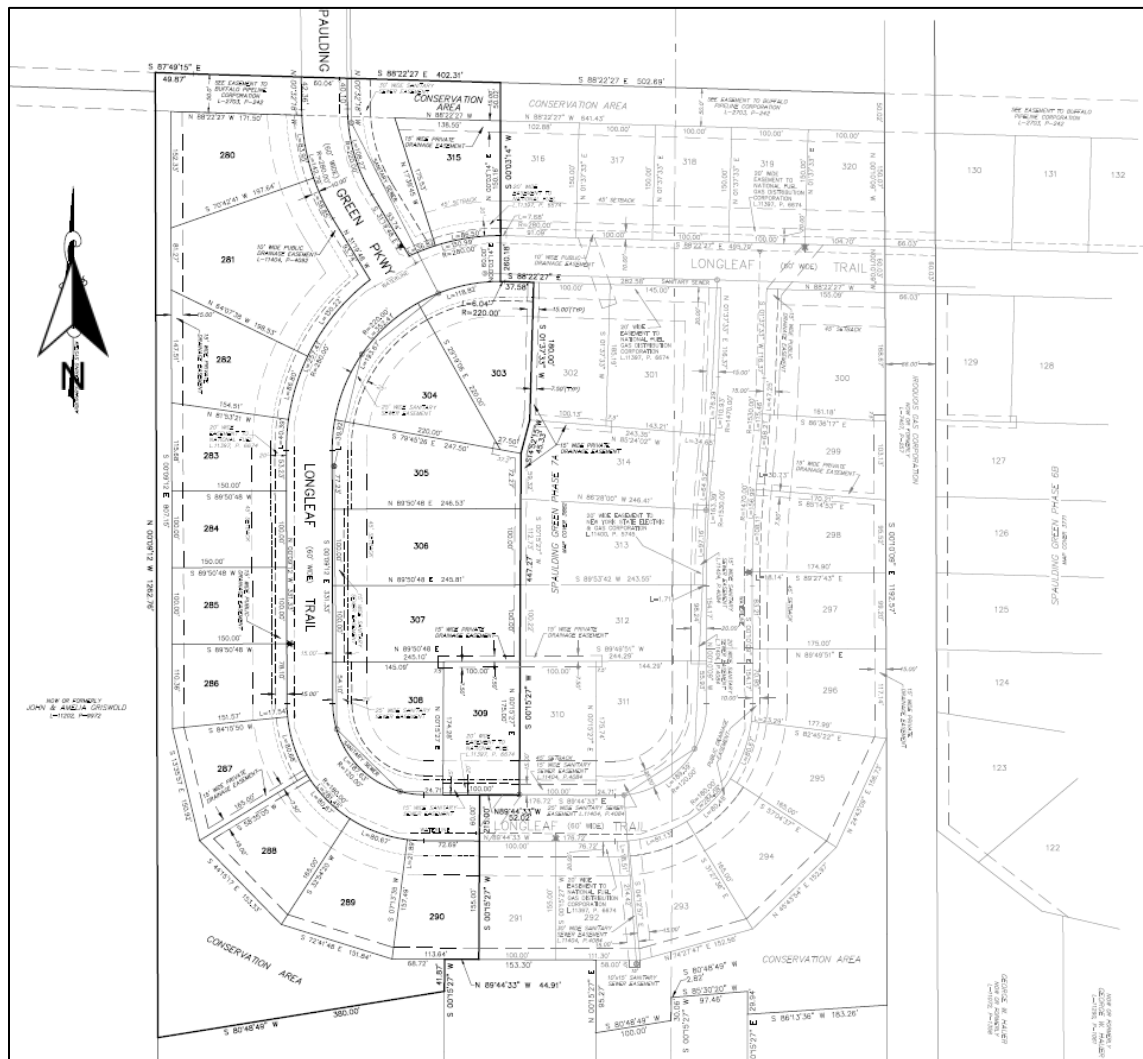
## 2. Spaulding Green Subdivision

**Location:** SBL's 58.00-4-35.111 & 58.00-4-35.121. North of Greiner Road, east of Goodrich Road.

**Description:** Previously approved 405-lot subdivision in the Residential Single-Family zone on approximately 400 acres.

**Proposal:** The applicant, Natale Builders, is requesting final plat approval for Phase 7B, consisting of 19 residential building lots and the road dedication of approximately 1,045 linear feet of Longleaf Trail and 298 linear feet of Spaulding Green Parkway.

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



Spaulding Green Phase 7B Draft Final Plat

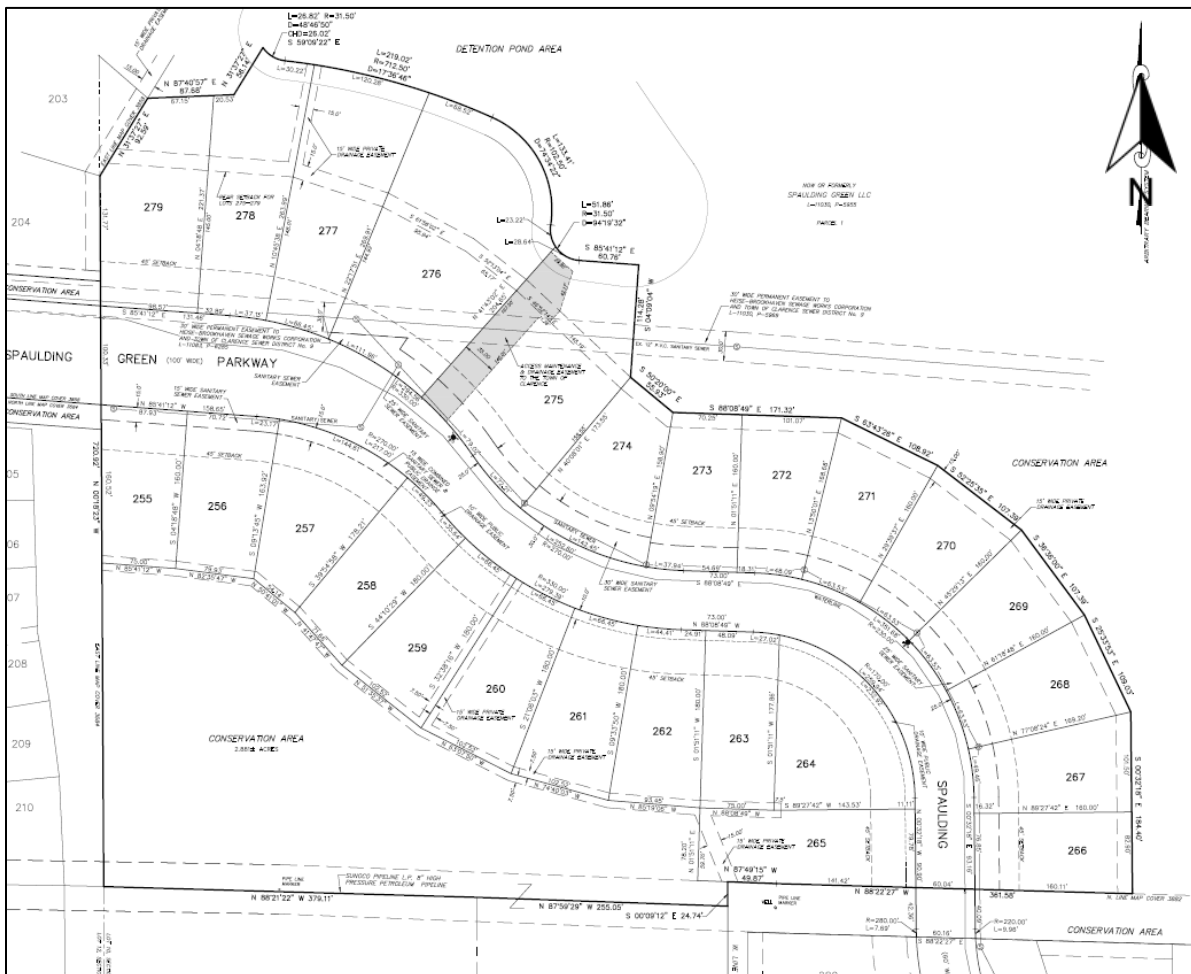
### 3. Spaulding Green Subdivision

**Location:** SBL's 58.00-4-35.111 & 58.00-4-35.121. North of Greiner Road, east of Goodrich Road.

**Description:** Previously approved 405-lot subdivision in the Residential Single-Family zone on approximately 400 acres.

**Proposal:** The applicant, Designer Homes, is requesting final plat approval for Phase 8, consisting of 25 residential building lots and the road dedication of approximately 1,143 linear feet of Spaulding Green Parkway.

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



Spaulding Green Phase 8 Draft Final Plat

#### 4. Michael Plyter

**Location:** 5605 Kraus Road. East side of Kraus Road, north of Greiner Road.

**Description:** Existing 7-acre parcel in the Agricultural Rural-Residential zone containing a residence and detached accessory structure.

**Proposal:** The applicant is requesting Local Historic Landmark designation of the property. After a thorough review by the Clarence Historic Preservation Commission, they have recommended designation. The property features a 1931 English Revival, Tudor Cottage.

**Reason for Board Action:** The Town Board has the authority to schedule a Public Hearing to consider this request.



5605 Kraus Road Image

## 5. Lawrence Tschopp

**Location:** 10830 Main Street. North side of Main Street, east of Salt Road.

**Description:** Existing 2.4 parcel in the Hollow Traditional Neighborhood District containing a mixed-use building.

**Proposal:** The applicant is requesting Local Historic Landmark designation of the property. After a thorough review by the Clarence Historic Preservation Commission, they have recommended designation. The property features a 1911 Independent Order of Odd Fellows Hall.

**Reason for Board Action:** The Town Board has the authority to schedule a Public Hearing to consider this request.



10830 Main Street Image