



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:** October 3, 2025

**Re:** October 8, 2025 Town Board Meeting – Land Use Items

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Public Hearings: 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 projects for consideration:

- a. Sidewalk ADA Intersection Improvements
- b. Rural Transit Services, Inc.

**Reason for Town Board Action:** The Town Board has authority to act after holding this public hearing.

Formal Agenda Items: Five

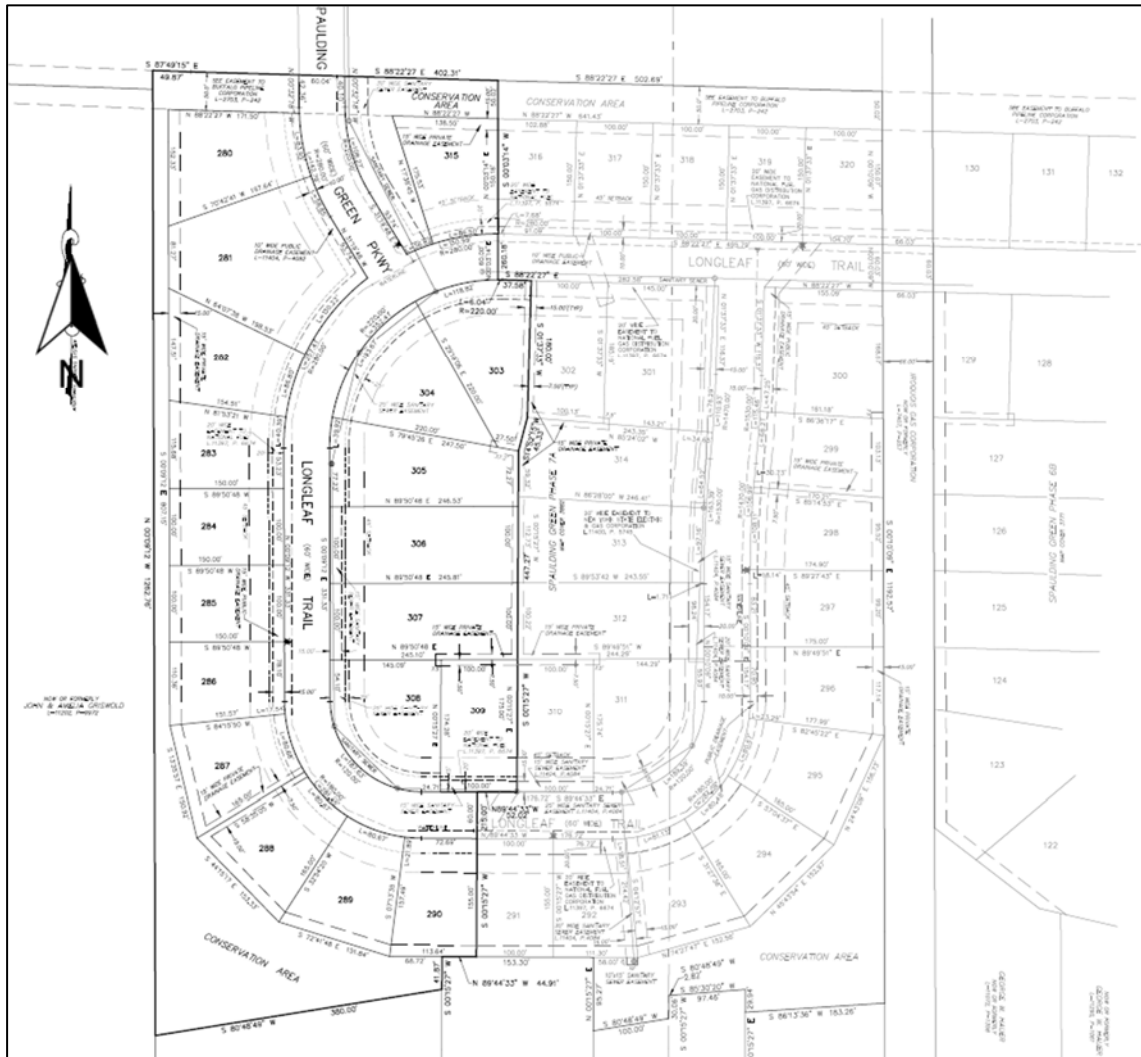
**1. Spaulding Green Subdivision**

**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.



Spaulding Green Phase 7B Draft Final Plat

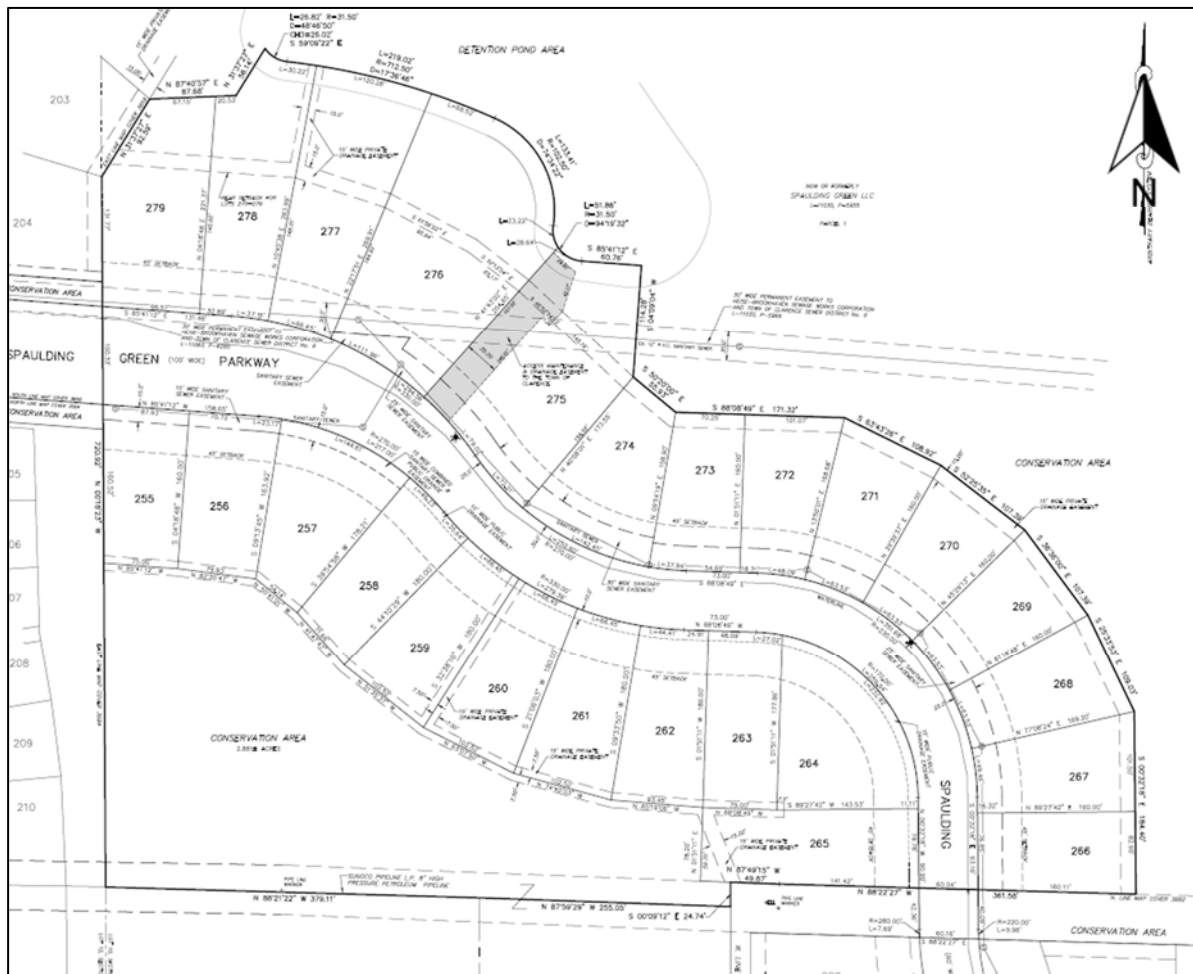
## 2. Spaulding Green Subdivision

**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, 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.



Spaulding Green Phase 8 Draft Final Plat

### 3. 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

#### 4. 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

#### **5. 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.

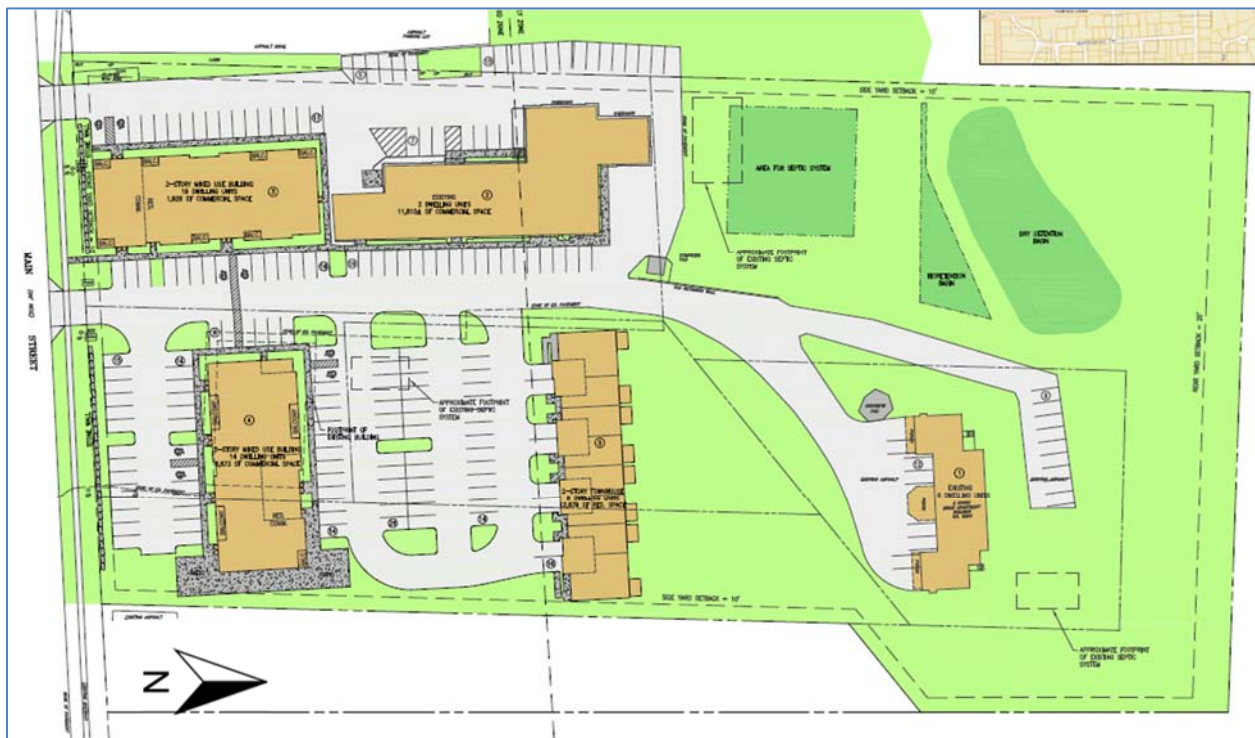
This would result in a total of 49 apartments, 41 newly proposed; and a total of 20,611 sqft of commercial space, 8,801 sqft newly proposed.

**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

## Work Session Items: Five

### **1. Harris Hill Development, LLC.**

**Location:** 8450 Sheridan Drive. North side of Sheridan Drive, west side of Harris Hill Road.

**Description:** Existing 14.8-acre previously disturbed vacant parcel located in the Commercial and Restricted Business zones.

**Proposal:** The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for a Conceptually approved mixed-use project containing multiple-family housing and commercial space. The project consists of the following:

- 3 mixed-use buildings, each containing 8,065 sqft commercial and 11 to 15 apartments.
- 7 residential townhouse buildings, each containing 4 units.
- 5 residential apartment buildings, each containing 4 units.
- 3 garage buildings, each with 8 to 10 bays.

This results in a total of 85 residential units and 24,195 sqft of commercial space.

**History:** This property previously held Development Plan approval for a mixed-use project containing 80 residential units and 24,800 sqft of commercial space, which become null and void since the amended Concept Plan approval was granted. In February of this year, the Town Board referred this amended proposal to the Planning Board. In April, the Planning Board initiated a

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





## 2. Dynabrade, Inc.

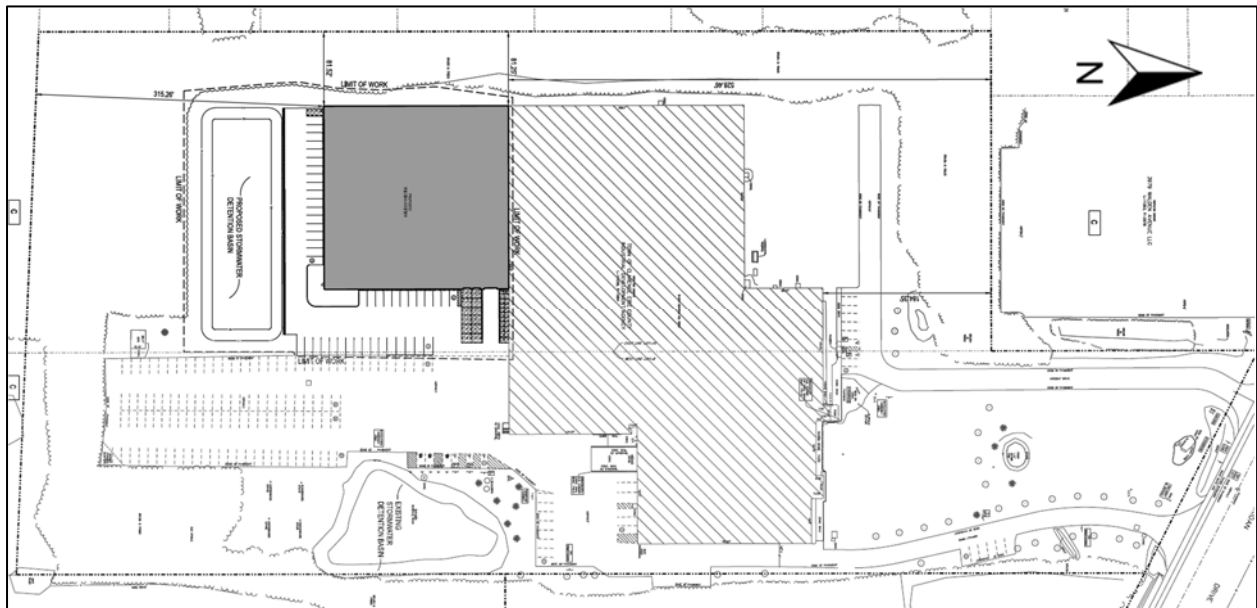
**Location:** 8989 Sheridan Drive. South side of Sheridan Drive, west of Main Street.

**Description:** Existing 15.7-acre property containing a light manufacturing and office facility located in the Commercial zone.

**Proposal:** The applicant is requesting preliminary Conceptual review of an approximately 40,000 sqft light manufacturing and office addition to the rear of the existing facility. The addition would be constructed with CMU block, and also contain new loading bays.

**History:** In 2024, the applicant proposed a 90,000 sqft light manufacturing and office building on the adjacent parcel, 9035 Sheridan Drive. In June of this year, the applicant formally withdrew that application, citing budgetary and timing issues concerning their Tonawanda subsidiary's lease/buy building agreement.

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



8989 Sheridan Drive – Concept Plan

## 3. Love Your Dog, Inc.

**Location:** 8625 Transit Road. Southeast corner of Transit Road and Tonawanda Creek Road.

**Description:** Existing 1.30-acre parcel located on the Major Arterial zone, containing a principal structure and associated facilities.

**Proposal:** The applicant is requesting renewal of a Temporary Conditional Permit (TCP) for a pet care facility, including grooming, daycare, overnight boarding, and nature/play area.

**History:** In April of this year, the Town Board granted a 6-month extension of the TCP due to non-compliance of conditions of approval. During this 6-month period, the applicant was to comply with conditions of approval, and bring the site and operation into conformance.

**Status:** The applicant has communicated with the Planning Office while making site improvements such as curb cut reduction and landscape installation.

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



8625 Transit Road – Image taken on October 3<sup>rd</sup>, 2025

#### 4. DC Landscaping & Design, Inc.

**Location:** 7615 Goodrich Road. East side of Goodrich Road, south of Delaware Road.

**Description:** Existing 37.61-acre vacant parcel located in the Agricultural Flood Zone.

**Proposal:** The applicant is requesting renewal of a Temporary Conditional Permit (TCP) for a landscape business as an expanded home occupation.

**History:** In April of this year, the Town Board granted a 6-month extension of the TCP due to non-compliance of conditions of approval. During this 6-month period, the applicant was to develop a plan for this taking into account past testimony and comment.

**Status:** The applicant has yet to submit a plan to the Planning Office.

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



7615 Goodrich Road – Image taken on October 3<sup>rd</sup>, 2025

## 5. Buffalo AutoSpa

**Location:** 8870 Sheridan Drive. Northeast corner of Sheridan Drive and Shimerville Road.

**Description:** Existing 0.60-acre parcel located in the Restricted Business zone, containing a converted gas and service station.

**Proposal:** The applicant is requesting renewal of a Temporary Conditional Permit (TCP) for an automotive detailing operation.

**History:** In April of this year, the Town Board granted a TCP, with a term no greater than 6 months due to past unpermitted activity and operation. During this 6-month period, the applicant was to comply with conditions of approval, and bring the site and operation into conformance.



**Status:** The applicant has made site improvements such as curb cut removal and site pavement. To date, the applicant has yet to complete other required improvements such as landscaping and structure improvements. Finally, the applicant has installed unpermitted signage and the Planning Office is currently in the violation process for such action.

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



8870 Sheridan Drive – Image taken on October 3<sup>rd</sup>, 2025