



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: November 14, 2025

Re: November 19, 2025 Town Board Meeting – Land Use Items

Public Hearings: One

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 Special Exception Use Permit for a Conceptually approved mixed-use project containing multiple-family housing and commercial space. The project consists of the following:

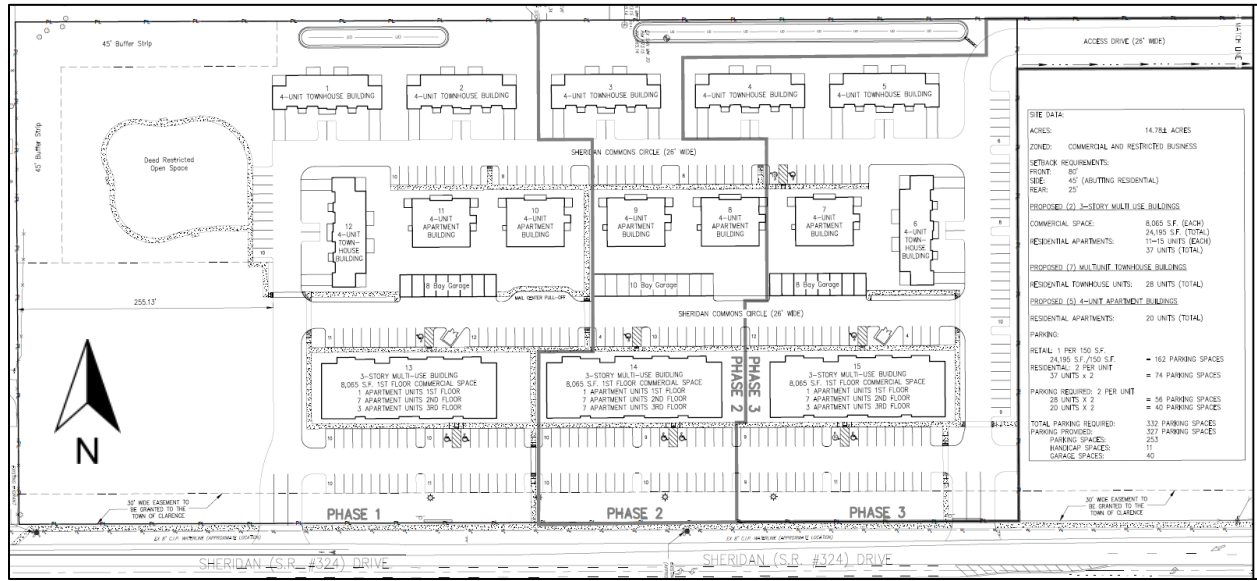
- 3 mixed-use buildings, each containing 8,065 sqft commercial and 11 to 15 apartments.
- 7 residential townhouse buildings, each containing 4 units.
- 5 residential apartment buildings, each containing 4 units.
- 3 garage buildings, ranging from 8 to 10 bays each.

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 coordinated review under the State Environmental Quality Review Act (SEQRA). Since that time, the applicant has addressed comments received, planted the required vegetative buffer on the west side of the parcel, and constructed interim drainage improvements on the property. In

August, the Planning Board issued a Negative Declaration under SEQRA and denial of the Concept Plan due to the 3rd story element of the mixed-use buildings. In September, the Zoning Board of Appeals issued variances for the 3rd story element of the mixed-use buildings. Also in September, the Planning Board issued Concept Plan approval subject to 25 conditions, and recommendation of a Special Exception Use Permit.

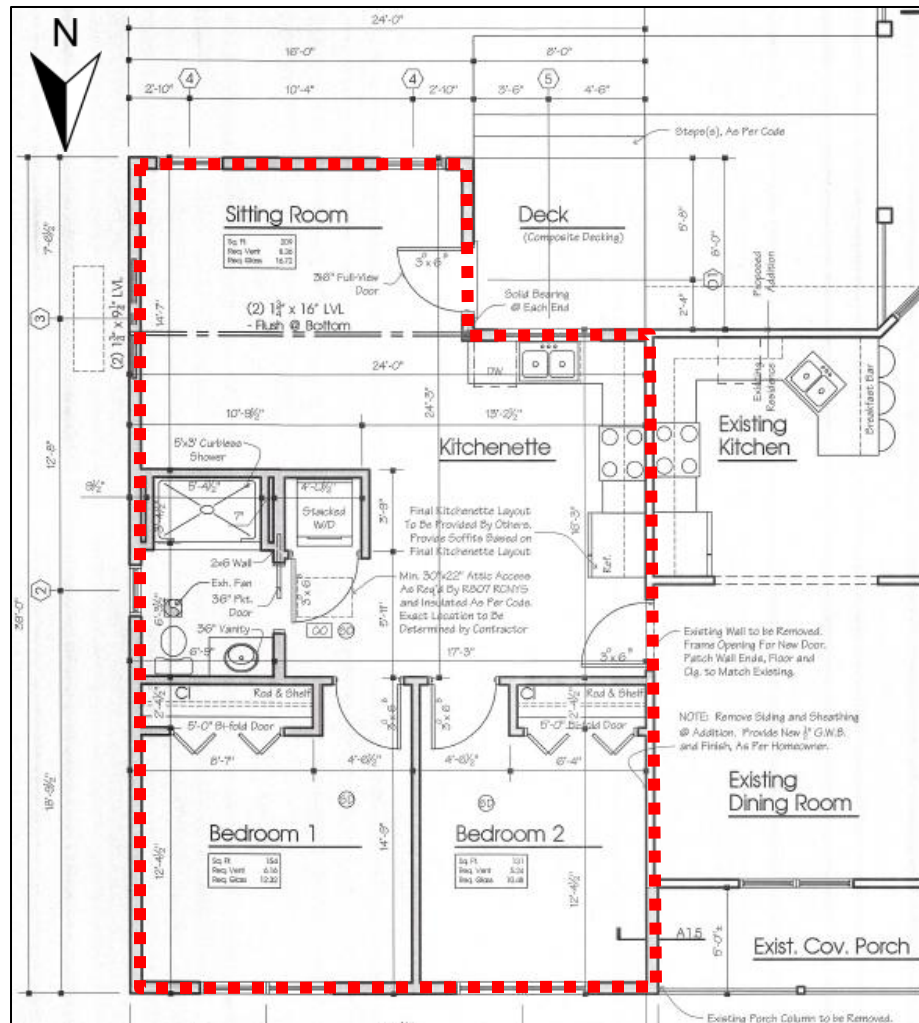
Reason for Board Action: The Town Board has the authority to consider this request after holding this Public Hearing.



8450 Sheridan Drive – Concept Plan



8450 Sheridan Drive – Concept Architectural Render



9329 Via Cimato Drive – Floorplan

2. Eurocharged NY

Location: 5844 Goodrich Road. West side of Goodrich Road, south of Brookside Drive.

Description: Existing 0.71-acre parcel in the Traditional Neighborhood District, containing a commercial structure utilized by a music studio and a vacant warehouse portion to the rear.

Proposal: The applicant, Kyle Whalen, is requesting consideration of a Temporary Conditional Permit for an automotive repair and performance business. The business specializes in European vehicle repair, diagnostics, tuning, and maintenance. All operations are proposed to occur within the rear warehouse.

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



5844 Goodrich Road – Aerial Image

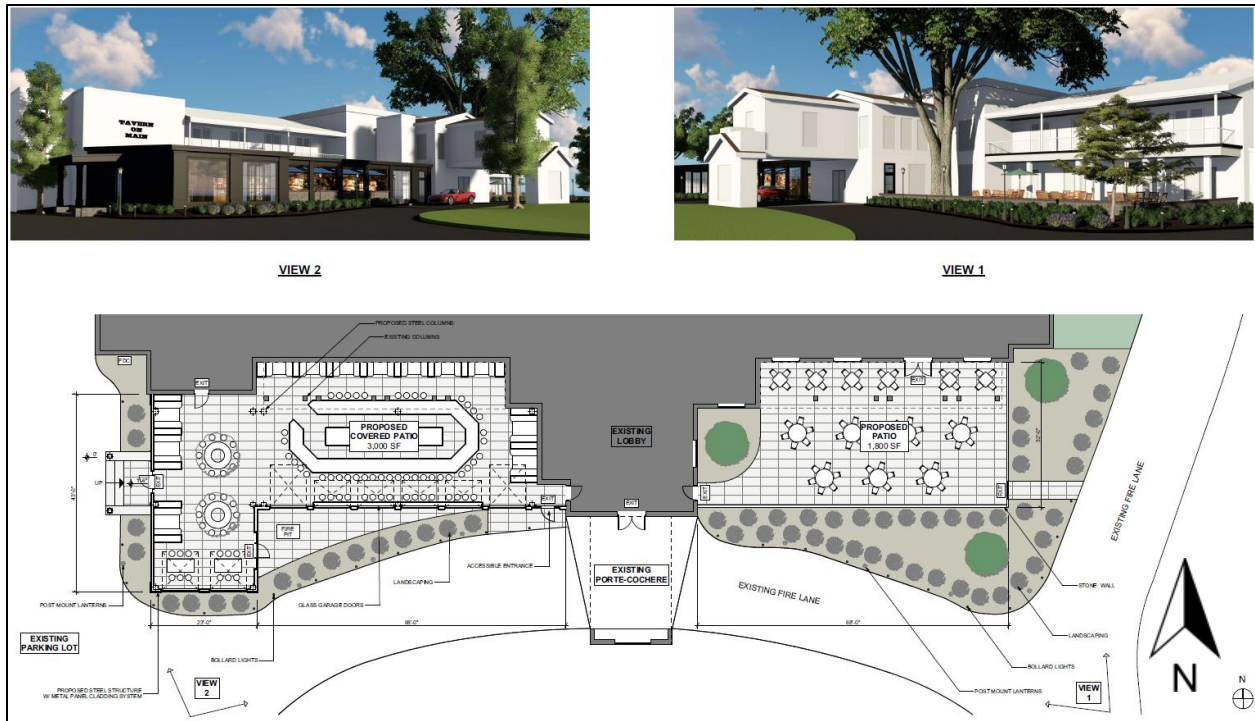
3. Charles Pezzino

Location: 8750 Main Street. North side of Main Street, west of Overlook Drive.

Description: Existing 9.6-acre property in the Traditional Neighborhood District and Residential-Single-Family zone, containing a banquet facility and multiple-family housing units.

Proposal: The applicant is requesting consideration of a Temporary Conditional Permit for a new outside dining patio bar at Samuel's Grande Manor, known as the Tavern on Main. The patio bar consists of approximately 4,800 sqft, with 3,000 sqft of seasonally enclosed space planned to the west of the Samuel's front lobby entrance, and 1,800 sqft of patio space to the east of the front lobby entrance.

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



8750 Main Street – Elevation Renders and Floorplan

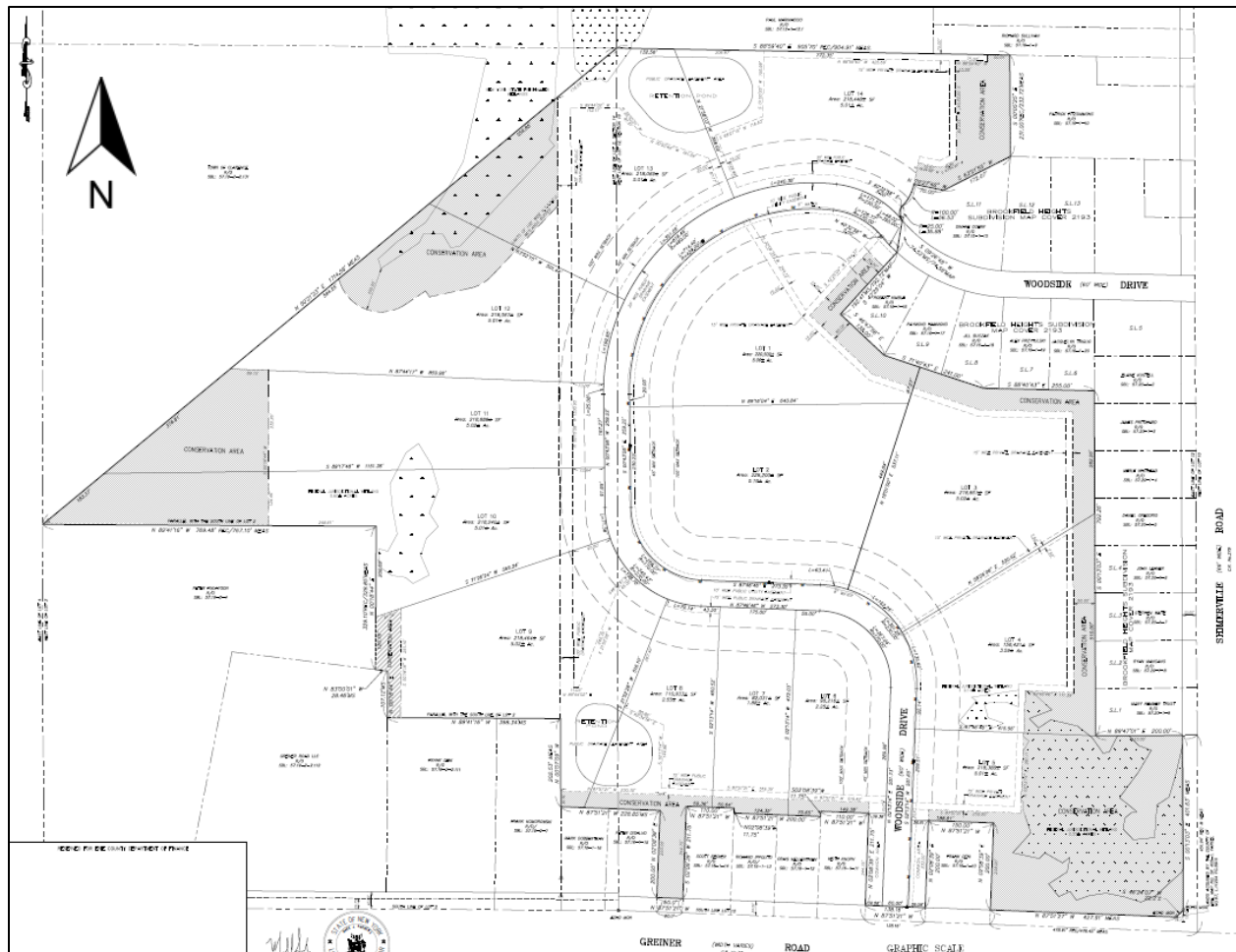
4. Natale Builders / Brookfield Estates

Location: SBL 57.16-1-22. West side of Woodside Drive, north side of Greiner Road.

Description: Previously approved 14-lot Major Subdivision in the Residential Single-Family zone on approximately 58-acres.

Proposal: The applicant is requesting Final Plat approval, consisting of all 14 residential sublots, and the road dedication of approximately 2,625 linear feet of Woodside Drive.

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.



Brookfield Estates – Final Plat

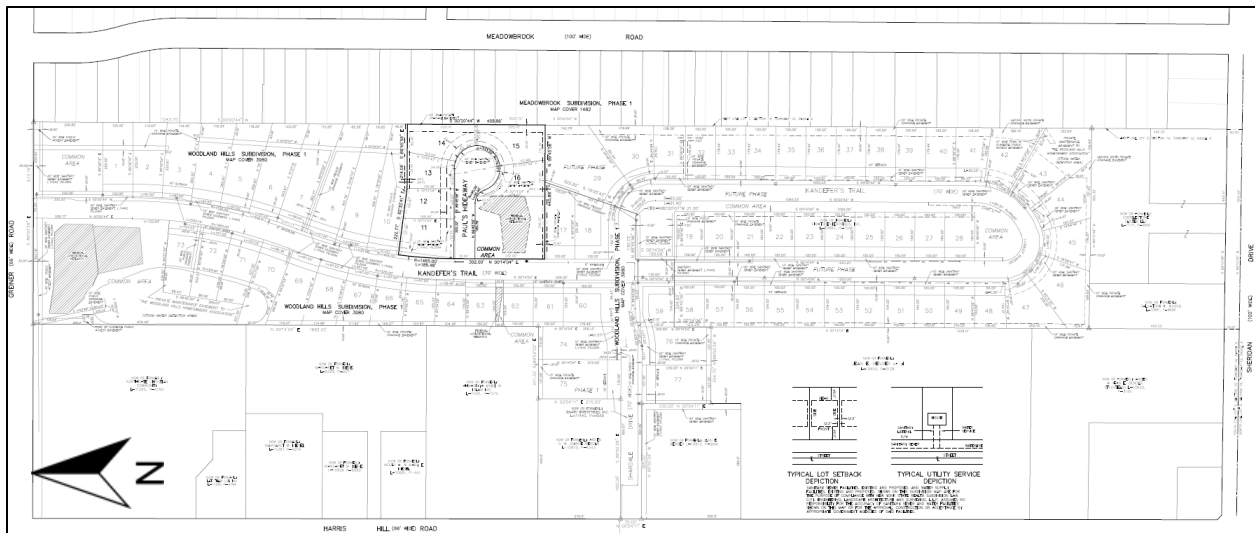
5. Cimato Enterprises, Inc. / Woodland Hills

Location: SBL 70.11-4-3.111. South side of Greiner Road, east side of Harris Hill Road.

Description: Previously approved 77-lot Major Subdivision in the Residential Single-Family zone on approximately 58-acres.

Proposal: The applicant is requesting Final Plat approval of phase 2, consisting of 6 residential sublots, and the road dedication of approximately 614 linear feet of Paul's Hideaway.

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.



Woodland Hills – Phase 2 Final Plat

Work Session Items: None