



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: January 15, 2026

Re: January 21, 2026 Town Board Meeting – Land Use Items

Public Hearings: Three

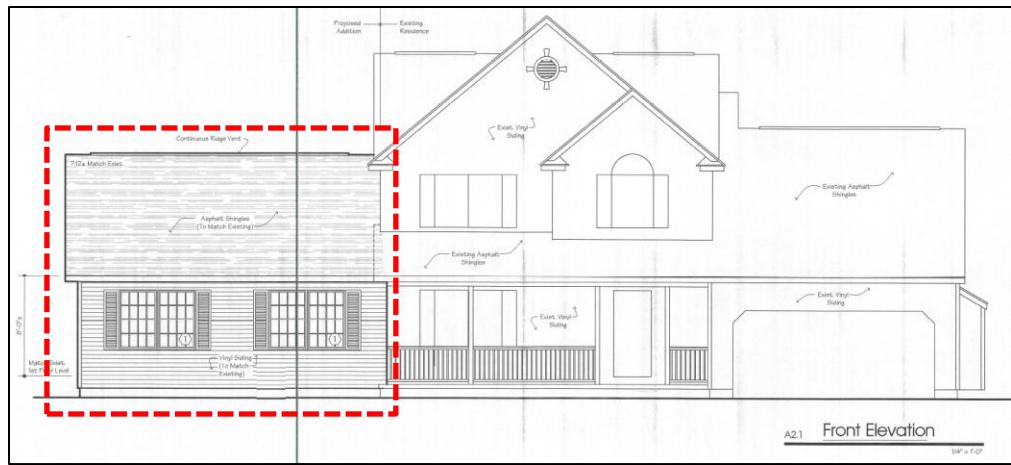
1. Robert Bagley

Location: 9329 Via Cimato Drive. South side of Via Cimato Drive, east of Pine Breeze Lane.

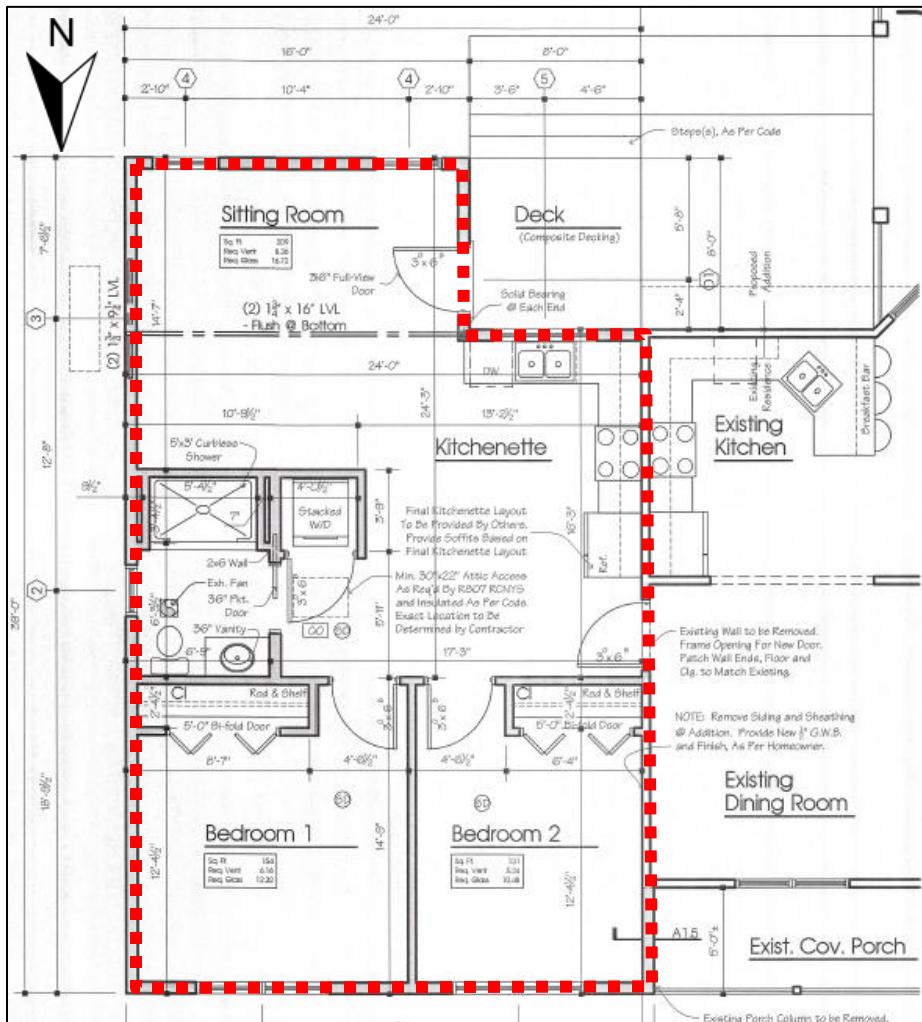
Description: Existing 0.34-acre parcel containing a single-family residence in the Residential Single-Family zone.

Proposal: The applicant requests a Special Exception Use Permit for an attached secondary living unit as an addition to the principal structure. The addition is approximately 900 sqft and proposed to be located to the east of the existing home. The application states that the in-law suite will be utilized by an aging mother-in-law.

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



9329 Via Cimato Drive – Front Elevation



9329 Via Cimato Drive – Floorplan

2. Eurocharged, NY

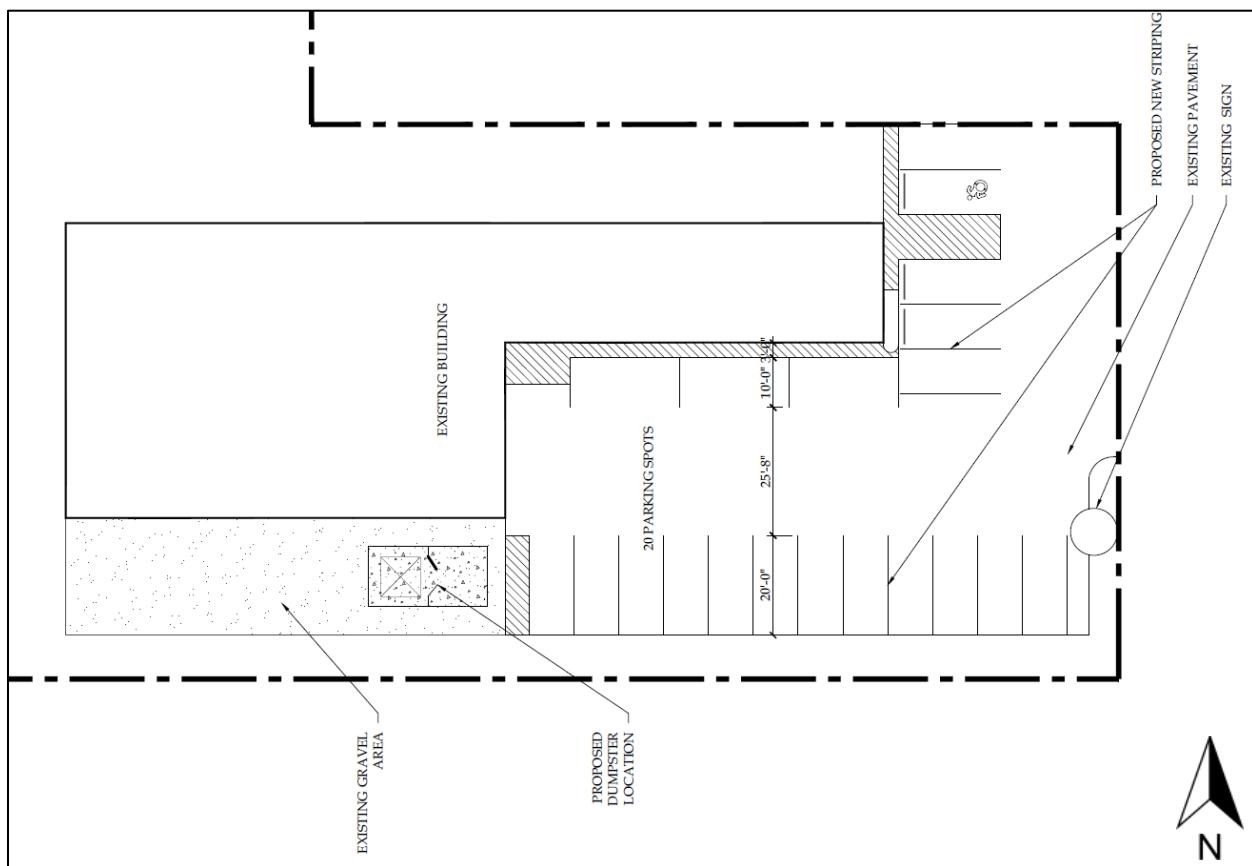
Location: 5844 Goodrich Road. West side of Goodrich Road, south of Brookside Drive.

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 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.

History: The Town Board referred this proposal to the Planning Board in November of 2025. Since that time, the applicant has addressed comments received. In December of 2025, the Planning Board recommended approval of a Temporary Conditional Permit, subject to thirteen (13) conditions.

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



5844 Goodrich Road – Site Plan



5844 Goodrich Road – Site Photo

3. GMA Concrete Design

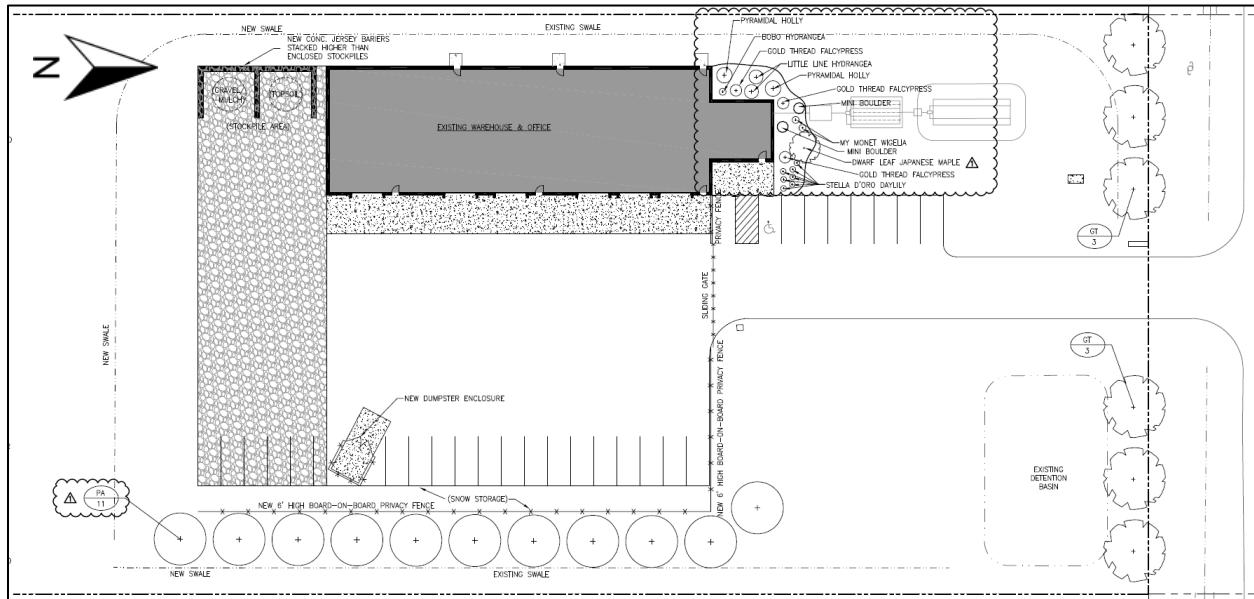
Location: 9377 County Road. South side of County Road, west of Goodrich Road.

Description: Existing 3.67-acre parcel containing a recently constructed warehouse and office facility in the Industrial Business Park zone.

Proposal: The applicant is requesting a Temporary Conditional Permit for outside business storage and operation.

History: In August of 2022, the Planning Board approved the GMA Concrete Design Development Plan, subject to fourteen (14) conditions. Since then, the applicant has partially constructed the project with the original intent of operating a concrete business fully inside of the newly constructed building. Prior to project completion, the on-site operations have changed from the original intentions. GMA Concrete Design and tenant DC Landscaping & Design then filed an amended site plan that better suits the needs of the proposed operation on the site. Since that time, the applicant has addressed comments received. In December of 2025, the Planning Board approved an amended Development Plan and recommended approval of a Temporary Conditional Permit, subject to nine (9) conditions. Also in December of 2025, the Landscape Review Committee approved an amended landscape plan for the site, including outside storage and operation screening.

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



9377 County Road – Updated Site Plan

Formal Agenda Items: One

1. 7631 Transit Road, LLC.

Location: 7631 Transit Road. Southeast corner of Transit Road and Wolcott Road.

Description: Existing 6.88-acre property in the Restricted Business zone formerly home to Bitterman's Automotive complex of buildings and two residential structures, all of which have since been demolished apart from one warehouse building on the east side of the property.

Proposal: The applicant is requesting preliminary Conceptual review of an approximately 36,000 sqft commercial retail building for LENCO Supplies on the south side of the property, fronting Transit Road.

The central portion of the site is preserved as an outparcel/lease area. The north portion of the site fronting Wolcott Road is proposed to be a natural open space area. Finally, the existing warehouse building on the east side of the property is proposed to be reduced in size due to floodway standards, but otherwise preserved.

History: In 2023, Rane Property Management received Town approval to construct a mixed-use project containing commercial space, multiple-family housing, and accessory structures on the property. This construction never occurred and the property has since been sold.

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

Note: Apart from small scale retail operations in a mixed-use setting, commercial retail operations are not allowable in the Restricted Business zone. Additionally, structures containing over 10,000 sqft or a cumulative total of 30,000 sqft or more require a Special Exception Use Permit. Should the Town consider this proposal, exceptions will be required by the appropriate Board(s).



7631 Transit Road – Site Plan



7631 Transit Road – Building Rendering

Work Session Items: Three

1. A&A's Tree Service

Location: 9635 Clarence Center Road. South side of Clarence Center Road, west of Creekview Drive.

Description: Existing 1.4-acre parcel in the Clarence Center Traditional Neighborhood District, containing a small principal structure formerly home to a candy store, and a rear detached accessory structure.

Proposal: The applicant, Greg Liberto, is requesting consideration of a Temporary Conditional Permit for a tree trimming and removal business. A portion of the rear detached accessory structure is used as shop space, with adjacent outside storage of vehicles and equipment.

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



9635 Clarence Center Road – Aerial Image

2. VisoneCo Site Development, LLC.

Location: 4880 Ransom Road. West side of Ransom Road, south of Main Street.

Description: Existing 3.16-acre vacant parcel located in the Residential Single-Family zone.

Proposal: The applicant is requesting Public Hearings to consider Rezoning from Residential Single-Family to Traditional Neighborhood District and a Special Exception Use Permit for a Conceptually approved mixed-use project containing multiple-family housing.

The project consists of twenty multiple-family housing units and approximately 10,124 sqft of commercial space. Five buildings are planned, each containing four multi-family units. Three of the buildings contain commercial space in the form of live-work space.

History: During the annual Master Plan review in 2014, the Town Board referred this property to the Planning Board for review. The applicant then gave this parcel consideration, meeting with various Town departments and committees to understand the constraints and requirements of the area. In March of 2024, the applicant submitted an updated proposal. In April of 2024, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). Since that time, the applicant addressed comments received, reduced the number of multi-family units from 23 to 20, reduced the size of the buildings to better match the character of the area, and committed to offer the units for-sale with deed restrictions and condominium association rules to protect the intended use of all spaces if approved. In July of 2025, the Planning Board issued a Negative Declaration under SEQRA, Concept Plan Approval subject to 18 conditions, and recommendations of Rezoning, Special Exception Use Permit, and Architectural Style. In August of 2025, the request was tabled by the Town Board to allow time for the applicant to submit market research of their proposed development product. In November of 2025, the applicant submitted their market research for consideration.

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



4880 Ransom Road – Concept Plan



4880 Ransom Road – Concept Mixed-use Building Front and Rear Elevations

3. L Visone Development, LLC.

Location: 10151 Main Street. South side of Main Street, west of Shisler Road.

Description: Existing 9.2-acre property containing existing commercial buildings and associated facilities in the Commercial zone.

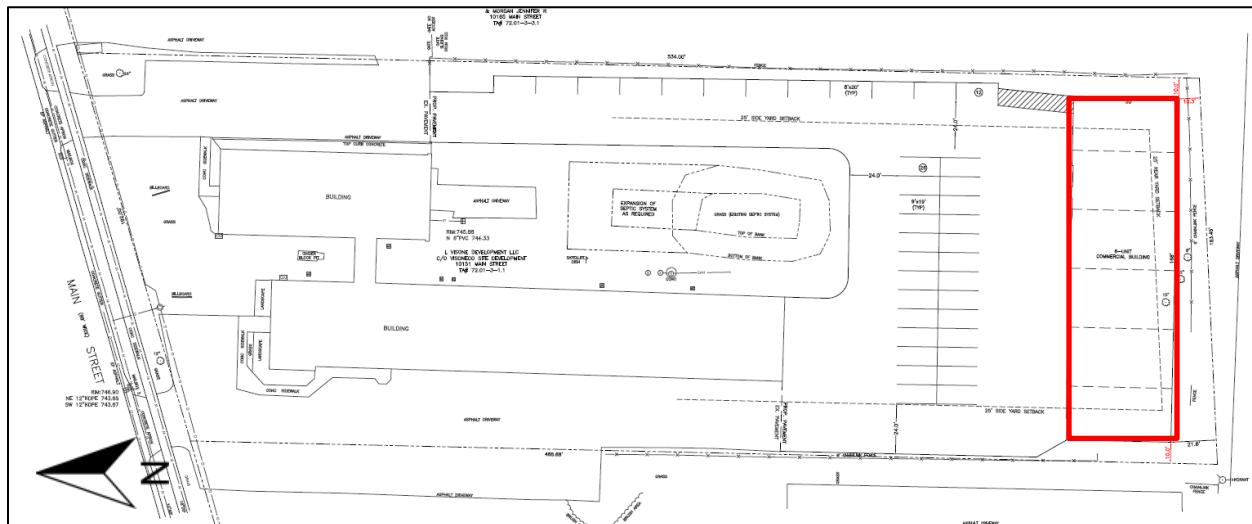
Proposal: The applicant is requesting preliminary Conceptual review of a 6-unit commercial structure to the rear of property. The structure is proposed to be approximately 8,400 sqft, with metal siding and metal roof.

The application states that the tenants would be small commercial ventures with examples listed such as, but not limited to; IT, real estate, wedding planner, photography studio, cosmetic supply, and film production studio.

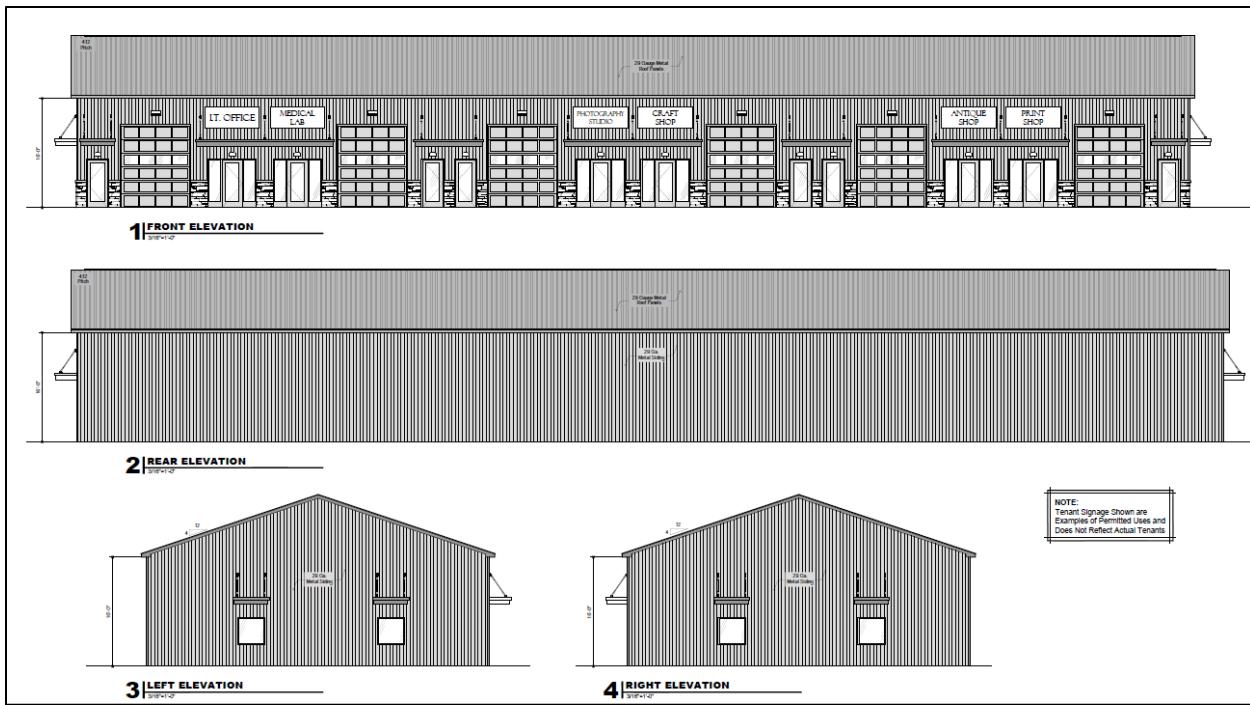
History: This proposal was on a Town Board work session agenda in March of 2025. At that time, it was not advanced to a formal agenda due to concerns regarding the proposed 7.5' setbacks, and the architectural style and subsequent use of the building. Since that time, the applicant has submitted an updated site plan with 10' setbacks, and updated architectural elevations with greater material variety and detail.

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

Note: The proposed retail building is proposed to have 10' side and rear yard setbacks (25' required). Should the Town wish to consider this request, the applicant will be required to seek variances from the Zoning Board of Appeals.



10151 Main Street – Updated Site Plan



10151 Main Street – Updated Elevations