



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:** February 6, 2026

**Re:** February 11, 2026 Town Board Meeting – Land Use Items

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Public Hearings: None

Formal Agenda Items: Two

**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. 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.

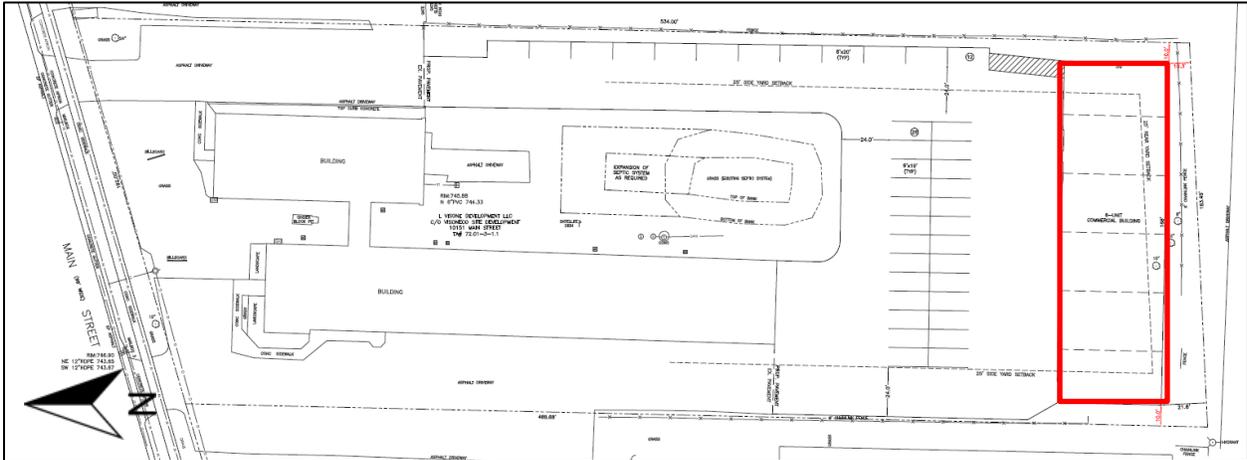
**Proposal:** The applicant is requesting preliminary Conceptual review of a 6-unit commercial structure to the rear of property. The structure is proposed to be approximately 8,400 sqft, with metal siding and metal roof.

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

Work Session Items: One

**1. Woodview Construction / Homeview Properties**

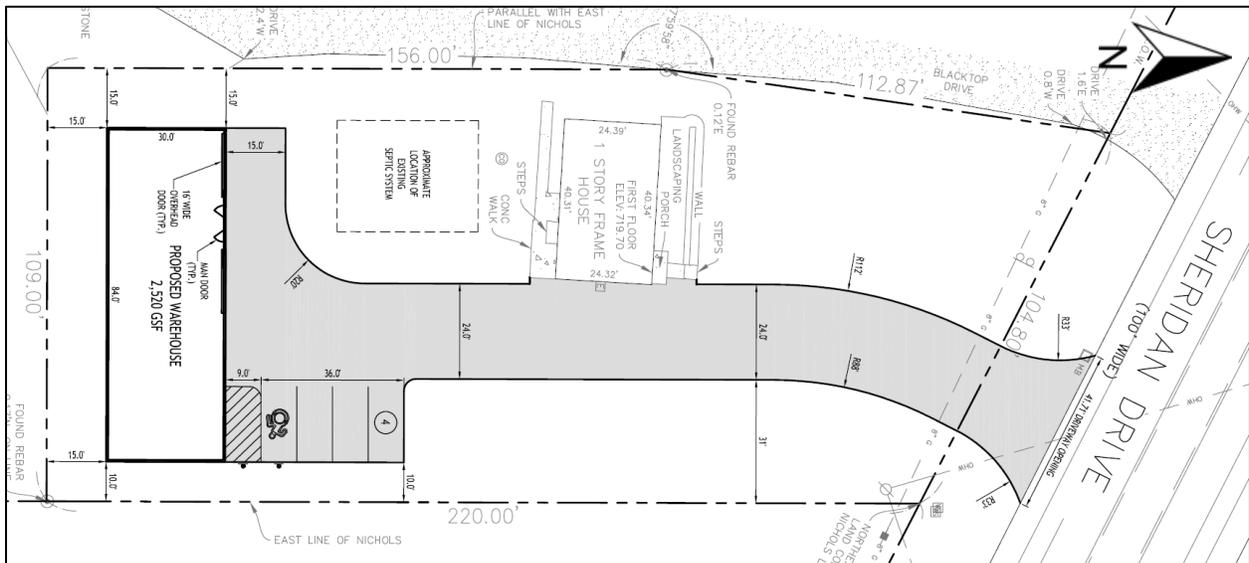
**Location:** 8955 Sheridan Drive. South side of Sheridan Drive, east of Shimerville Road.

**Description:** Existing 0.6-acre parcel in the Commercial zone, containing an existing principal structure used as professional office space.

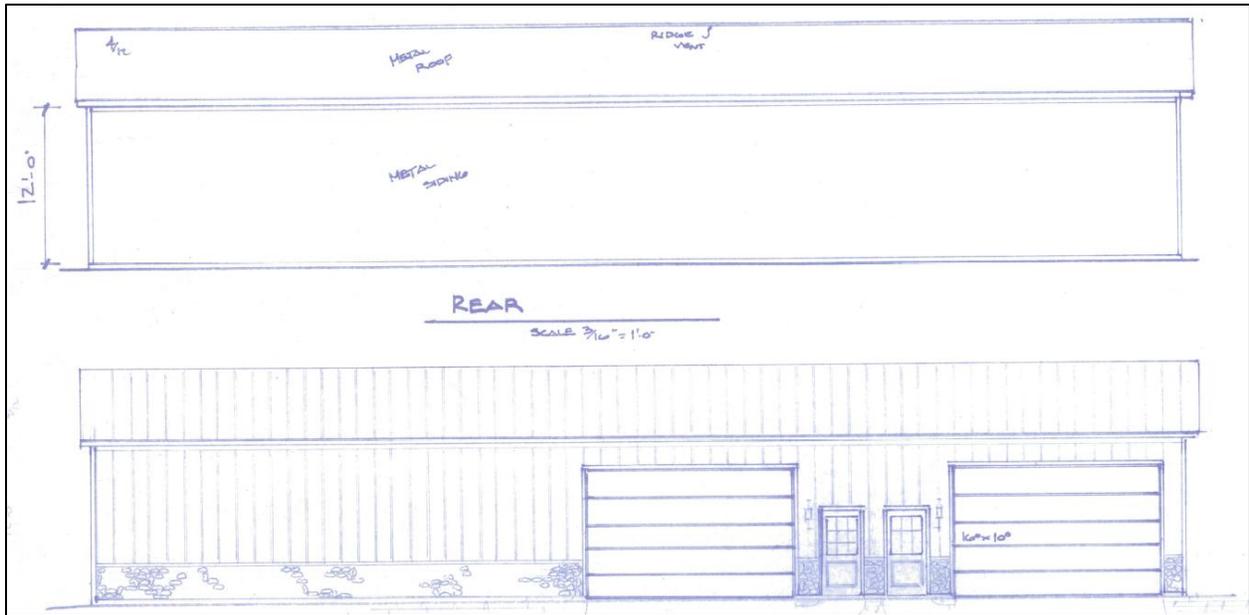
**Proposal:** The applicant is requesting a consideration of an approximately 2,520 sqft detached accessory structure for the storage of construction equipment and supplies.

**History:** This item was on the Town Board work session agenda in June of 2025. At that time, the item was not advanced to a formal agenda due to concerns regarding size, architecture and use. The applicant has since reduced the size of the building from 6,120 sqft to 2,520 sqft, and committed to not rent the space out.

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



8955 Sheridan Drive – Updated Site Plan



8955 Sheridan Drive – Updated Elevations