

Town of Clarence  
One Town Place, Clarence, NY 14031  
**Planning Board Minutes**  
Wednesday, February 18, 2026

**Work Session 6:30 pm**

Status of SEQR Coordinated Reviews  
Review of Agenda Items  
Miscellaneous

**Agenda Items 7:00 pm**

Vice-Chairman Richard Bigler called the meeting to order at 7:00 p.m.

Councilman Shear led the Pledge of Allegiance.

Planning Board Members present:

Vice-Chair Richard Bigler  
Jason Geasling

2<sup>nd</sup> Vice-Chair Wendy Salvati  
Keith Lukowski

Planning Board Members absent:

Robert Sackett  
Jason Lahti

Gregory Todaro  
Daniel Tytka

Town Officials Present

Junior Planner Andrew Schaefer  
Councilman Paul Shear  
Councilman Bob Altieri  
Deputy Town Attorney David Donohue

Other Interested Parties Present:

John Liebner  
Robert Linde  
Patrick McNamara

Katherine Liebner  
Patrick Sheedy

Barbara Liebner  
Sean Hopkins

Kevin T. Coppola  
Richard McNamara

**Item 1**

7631 Transit Road, LLC.  
Restricted Business

Requests Conceptual review of an approximately ~~36,000~~ 43,200 sq. ft. commercial retail building for LENCO Supplies at 7631 Transit Road.

**DISCUSSION:**

Mr. Schaefer introduced this project at 7631 Transit Road, located at the southeast corner of Transit Road and Wolcott Road.

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.

The applicant is requesting Conceptual review of an approximately ~~36,000~~ 43,200 sq. ft. 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.

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.

The Town Board referred this new proposal to the Planning Board in January of this year. The initiation of a coordinated review under the State Environmental Quality Review Act (SEQRA) will allow for involved agency and interested party comment.

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 sq. ft. or a cumulative total of 30,000 sq. ft. or more require a Special Exception Use Permit. Should the Town consider this proposal, exceptions will be required by the appropriate Board(s).

Present to represent the applicant was Patrick Sheedy with Carmina Wood Design and Dave Sutton with Sutton Architecture. Mr. Sheedy briefly reviewed the project to this point, noting that a portion of this site is part of the Black Creek Floodway Ordinance therefore only 71% of the property is able to be developed or filled. In order to do so, they are proposing an approximately 1.1-acre greenspace & recreation area at the northern area of the site, which will remain undeveloped. The only portion of the site that will be remaining will be on the east side, as part of the existing warehouse building is there. A northern portion of that building will need to be demolished in order to meet the floodway ordinance.

Mr. Sheedy stated that they will be keeping the driveway and curb cut to Wolcott Road, they are proposing a new curb cut on to Transit Road to service the new retail building.

There will be an approximate 1.4-acre undeveloped area in the center portion of the site that Mr. Sheedy stated will be for any potential future commercial development. They have no future use or tenants proposed at this time, but when that comes forward, they will present that to the Planning Board.

Mrs. Salvati noted that tonight's meeting is to commence State Environmental Quality Review Act (SEQRA) review and to also do some conceptual review of the proposal.

Referring to the area in the density flood zone that has been left as a recreation area, Mrs. Salvati asked how that will be treated.

Mr. Sheedy stated that they do not currently have an actual set proposal which is why he has left it as green open space. The existing vegetation that will be there will remain, and if they need to plant any supplemental plantings, they will do that. Right now, they are simply proposing a lawn area.

Mrs. Salvati asked if the area will be maintained as a lawn.

Mr. Sheedy responded yes, and a stormwater management area as well.

Mrs. Salvati asked if the stormwater management basin is designed to accommodate stormwater from everything, including the outparcel.

Mr. Sheedy responded yes; the proposed development as well as any future development in that central area.

Mrs. Salvati asked about the septic system.

Mr. Sheedy stated that the septic system would be designed just for the proposal that is in front of the Planning Board tonight, for LENCO Supplies. Anything in the future for the central area would have either a separate septic system, or if needed, they could enlarge LENCO's system. Mr. Sheedy believes they would be two separate systems.

Referring to the portion of the building that the applicant is keeping, Mrs. Salvati asked if that will be used for retail.

Mr. Sheedy responded yes; it will be used for more of an ancillary retail use. There will be a showroom where customers can go in and view the products that are for sale by LENCO, then any medium to large size quantities that are purchased would either be available for pick-up at that location, or in the rear of the proposed building.

Mrs. Salvati noted that the applicant was required to include parking for the area.

Mr. Sheedy responded yes; they put in 12 parking spaces.

In regard to parking, Mrs. Salvati asked if they need to include handicap accessible spaces within that area of parking.

Mr. Sheedy stated that he will confirm with the Building Department, and if they need to they will add what is necessary.

Referring to the loading area in the back corner of the main structure, Mrs. Salvati asked if that area will be large enough to accommodate the needs of the applicant.

Mr. Sheedy explained that while it is currently shown conceptually, that is generally the size of what they would require.

Mrs. Salvati stated that the LENCO building currently located at the Eastern Hills Mall does not seem to ever have a lot of cars in the parking lot. She wonders if the parking proposal for this proposed site has excessive parking proposed.

Dave Sutton with Sutton Architecture responded to Mrs. Salvati's question regarding the parking, stating that they do not anticipate a lot of volume but do feel that customers will be pulling in to the front of the building, making their purchases, then proceeding to the back to their car and to the side of the building to the loading area. What will be sold in this building ranges from a piece of cabinet hardware to windows. They are basically doubling down on their parking; not necessary because they are needed, but more so for the convenience.

Mr. Geasling asked if this proposed location is intended to replace the location currently at Eastern Hills.

Mr. Sutton responded that it is a relocation of an existing business that has been in Western New York for over 60 years. He feels that it is a classic mom and pop shop and is intended in this district for this type of business, it does carry large products, that is why the building itself is a little larger. They need to have this facility to be updated in order to remain competitive with some of the big box stores. They feel that this has a small-business and they are representing that with the architecture, wrap around porch, and barn style building. It is very different than the typical big box store, but they feel they needed to be different in order to compete.

Mr. Sutton added that yes; it will be replacing the location at Eastern Hills Mall location, which does not have a good location and many people do not know where it is.

In regard to Public Participation, the following resident spoke:

1. Bob Linde of 7569 Transit Rd:
  - likes the project
  - buffer for neighbor to south is good
  - it is a good, clean business and happy to see it in the area

- glad to see the sewage is a lot smaller than the last project that was proposed on this site

With no one else wishing to speak, Public Participation was closed for this item at this time.

Mr. Sheedy returned to respond to any additional questions or comments.

Mrs. Salvati stated that she has reviewed the Environmental Assessment Form (EAF), it is all in order, and she does not have any issues with it at this time.

**ACTION:**

Motion by Wendy Salvati, seconded by Jason Geasling that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and to seek Lead Agency status and **commence a coordinated review** among involved and interested agencies on the proposed 7631 Transit Road, LLC. project at 7631 Transit Road. This Unlisted Action involves the proposed construction of an approximately ~~36,000~~ 43,200 sq. ft. commercial retail building and associated facilities in the Restricted Business zone.

Keith Lukowski	Aye	Jason Geasling	Aye	Wendy Salvati	Aye
Richard Bigler	Aye				

MOTION CARRIED

**ON THE QUESTION:**

Mrs. Salvati noted that this as initially mentioned, this is not a permitted use in the Restricted Business District. Therefore, after SEQRA is finalized, and assuming this board issues a Negative Declaration, before this proposed project can progress with this board, a use variance will be required from the Zoning Board of Appeals.

**Item 2**

8750 Main Street Associates, LLC.  
Traditional Neighborhood District and  
Residential Single-Family

Requests Concept Plan approval of a multiple-family housing project to the rear of the Samuel’s Grande Manor property at 8750 Main Street and SBL 70.20-4-3.12.

**DISCUSSION:**

Mr. Schaefer introduced this project at 8750 Main Street, located on the north side of Main Street, west of Overlook Drive.

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

The applicant is requesting Concept Plan approval of a 50-unit multiple family housing project to the rear of the existing Samuel's Grande Manor facility. One 3-story structure is proposed. Two detached garage buildings are also proposed, containing 8 and 12 bays.

A portion of the project has been designed within the Residential Single-Family zone, which would require rezoning consideration.

In 2021, the property owner Charles Pezzino proposed a 40-unit project. After a thorough Town review and project modification, a 24-unit project was Conceptually approved. In 2023, the property owner deemed the project cost prohibitive, and proposed a 20-unit project. During the Town's thorough review, the applicant ceased to pursue that project. Since then, the property owner has entered into an agreement with the current project sponsor who is now proposing 50 units.

The Town Board referred the proposal to the Planning Board in May of 2025. At that time, the proposal contained two 3-story multi-family buildings containing 51 residential units. Thereafter, the applicant addressed comments received and modified the proposal to mimic a brownstone community set along a private tree-lined street corridor. In September of 2025, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). Since that time, the applicant has addressed further comments received.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act (SEQRA).

Note: The proposed multiple-family housing building exceeds the maximum allowable square footage in the Traditional Neighborhood District. If the applicant chooses to make an appeal to the Zoning Board and is successful, this proposal must return to the Planning Board for Concept Plan review.

Sean Hopkins from the law firm Hopkins Sorgi McCarthy was present on behalf of the applicant, as well as developers Richard McNamara, Patrick McNamara, and project architect Dave Sutton with Sutton Architecture.

Mr. Hopkins further reviewed this proposed project and adjustments that have been made, beginning with the previous proposals, and leading up to the current one that is in front of the Planning Board tonight.

After receiving input suggesting that they could come up with something better, Mr. Hopkins stated that they believe they have done that with this proposal.

Mr. Hopkins continued to review the proposed project, stating that the current plan shows a 3-story building with a flat roof comprised of 50 units on the northern portion of the site. Additionally, there are 2 single-story buildings which includes 20 attached garages. This building itself is 52,185 sq. ft.

Mr. Hopkins explained that the proposed project will have the look and appearance of two buildings, but will function as one building. The connection point for the two buildings will be set back from the front façade.

Mr. Hopkins explained that this proposed project will occur in the back of the site where there is broken up pavement.

Mr. Hopkins reiterated that this proposed project does require rezoning of the northern most 172' of the project site, and what is currently Residential Single-Family to Traditional Neighborhood District (TND). Mr. Hopkins explained that they have worked very deliberately to meet the criteria that are required for the TND zone. The rezoning is essential for this project.

Mr. Hopkins continued to review the proposed project to this point, including the SEQRA review and the submitted EAF.

Regarding the Department of Transportation, Mr. Hopkins noted that a letter was issued that stated any original traffic concerns have been addressed.

Mr. Hopkins stated that a jurisdictional determination issued by the Army Corp of Engineers from February, 2021 stating that there are no federal wetlands on this site. They also have confirmation that there are no mapped federal wetlands on the site.

Mr. Hopkins explained that due to new wetland regulations that went in to effect on January 1, 2025, they are in discussions with the Department of Environmental Conservation and hoping that this project is exempt from the new regulations.

Mr. Hopkins added that this proposed project does require engineering approval, and they will submit the necessary plans. The preliminary grading and drainage have been approved.

Mr. Hopkins continued to review the additional approvals that are needed for this proposed project.

Noting that the proposed building is so far back from Main Street, plus the layout, and the architecture, Mr. Hopkins stated that they believe it is quite clear this proposed project is consistent with the Town of Clarence Comprehensive Plan.

Mr. Geasling was the lead for this project, and after Mr. Hopkins' thorough review, had no additional questions.

Mrs. Salvati stated that an area variance is necessary because the applicant is exceeding the maximum square footage in the TND is 30,000 and the proposed building is just over 52,000 sq. ft.

Mr. Hopkins noted that if this was two separate buildings rather than one building, they would not need a variance.

Mrs. Salvati noted that the parking plan and traffic flow that was submitted takes in to account that the property owner is looking to create a restaurant space in a portion of the building. The Planning Board had asked him to delineate the parking areas. She did not see the information transferred over to the site plan.

Mr. Hopkins noted that he believes that is true, and they will work on carrying that change over to the engineered plans.

With no one wishing to speak, Public Participation was closed for this item at this time.

**ACTION:**

Motion by Jason Geasling, seconded by Wendy Salvati, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Forms as prepared and to affirm with amendment the **Negative Declaration**, first issued by the Planning Board on December 1, 2021 for the proposal at 8750 Main Street and SBL 70.20-4-3.12, in the Traditional Neighborhood District and Residential Single-Family zones. This Type I action involves the rezoning of property to Traditional Neighborhood District and the construction of 50 multiple-family residential units. After thorough review of the submitted plans, documents, meeting minutes, reports, letters, and Environmental Assessment Forms, it is still determined that the proposed actions will not have a significant negative impact on the environment.

Keith Lukowski      Aye      Jason Geasling      Aye      Wendy Salvati      Aye  
Richard Bigler      Aye

**MOTION CARRIED**

Motion by Jason Geasling, seconded by Wendy Salvati, to **deny** the 8750 Main Street Associates, LLC. Concept Plan per the submitted drawing by Metzger Civil Engineering dated August, 29<sup>th</sup>, 2025.

**ON THE QUESTION:**

Mr. Geasling stated that the proposed multiple-family housing building exceeds the maximum allowable square footage in the Traditional Neighborhood District. If the applicant chooses to seek an area variance from the Zoning Board of Appeals and is successful, this proposal must return to the Planning Board for Concept Plan review.

Keith Lukowski      Aye      Jason Geasling      Aye      Wendy Salvati      Aye  
Richard Bigler      Aye

**MOTION CARRIED**

**Item 3**

Estate of Dolores A. Liebner  
Agricultural Rural Residential

Requests a Minor Subdivision of land to create one (1) new good lot of record at 10915 Jones Road.

**DISCUSSION:**

Mr. Schaefer introduced this project at 10915 Jones Road, located on the south side of Jones Road, east of Ransom Road.

Existing 18.5-acre parcel containing a residence and detached accessory structures, all located in the Agricultural Rural Residential zone.

The applicant is requesting a Minor Subdivision of land to create one (1) new lot of record. The newly created lot would contain approximately 1.33-acres, with 175’ of road frontage along Jones Road. The remaining parent parcel would retain the residence and detached accessory structures on approximately 17.2-acres.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act (SEQRA).

Present to represent this project was Kathryn Liebner on behalf of John Liebner, Executor of the Estate.

Ms. Liebner state that the intention is that the new parcel is sufficient enough to build a new single-family residence. The intention is to sell it to a family friend who has expressed that is ultimately his intention.

Mr. Lukowski noted that after reviewing the plans and application, the requirements have been met for the property with the acreage and frontage.

With no one wishing to speak, Public Participation was closed for this item.

**ACTION:**

Motion by Keith Lukowski, seconded by Jason Geasling that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Form as prepared and to issue a **Negative Declaration** on the proposed Estate of Dolores A. Liebner Minor Subdivision at 10915 Jones Road. This Unlisted Action involves a lot split to create one (1) lot in the Agricultural-Rural Residential zone. After thorough review of the submitted plan and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

Keith Lukowski	Aye	Jason Geasling	Aye	Wendy Salvati	Aye
Richard Bigler	Aye				

MOTION CARRIED

Motion by Keith Lukowski, seconded by Wendy Salvati, to **approve** the Estate of Dolores A. Liebner Minor Subdivision at 10915 Jones Road, per the submitted application received in the Planning Office on December 16<sup>th</sup>, 2025, subject to the following conditions:

1. Subject to Town Highway Department approval for access to the newly created lot.
2. Review and approval by the Town Building and Engineering Departments for any future construction on the property.
3. Review and approval by the Erie County Health Department for any future on-site sanitary facilities for the property.
4. Should any drainage easements be required by the Town to address on-site drainage issues on the property, appropriate easements shall be submitted by the applicant and reviewed and approved by the Town Engineering, Highway and Legal Departments. If required, applicant shall file same in the Erie County Clerk’s office and provide a stamped “FILED” copy to the Town Attorney’s Office after recording and prior to any Building permit(s) being issued by the Clarence Building Department.
5. Subject to Open Space, Recreation, and any other applicable fees as required by Town Code.

Ms. Liebner has heard, understands, and agrees to these conditions.

Keith Lukowski	Aye	Jason Geasling	Aye	Wendy Salvati	Aye
Richard Bigler	Aye				

MOTION CARRIED

Motion to adjourn at 7:35 p.m. by Wendy Salvati.

MOTION CARRIED.

Amy Major  
Senior Clerk Typist