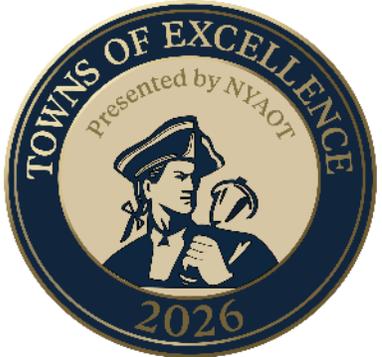


2026 State of Development

Town of Clarence





2024

Meaning of “Development”

2025

“Infill” Development Purpose

2026

Roadmap Ahead



Community Vision



**“Begin with the end in mind.”
- S. Covey**



Community Vision

Clarence strives to remain connected to its rich agricultural heritage and historic hamlets, while pursuing sustainable growth and maintaining a high quality of life for its residents.



Community Vision

- Clarence strives to remain connected to its rich agricultural heritage and historic hamlets,
- while pursuing sustainable growth
- and maintaining a high quality of life for its residents



Community Vision *Simplified*

- Protect iconic agricultural & hamlet areas.
- Support sustainable growth.
- Protect residential quality of life.



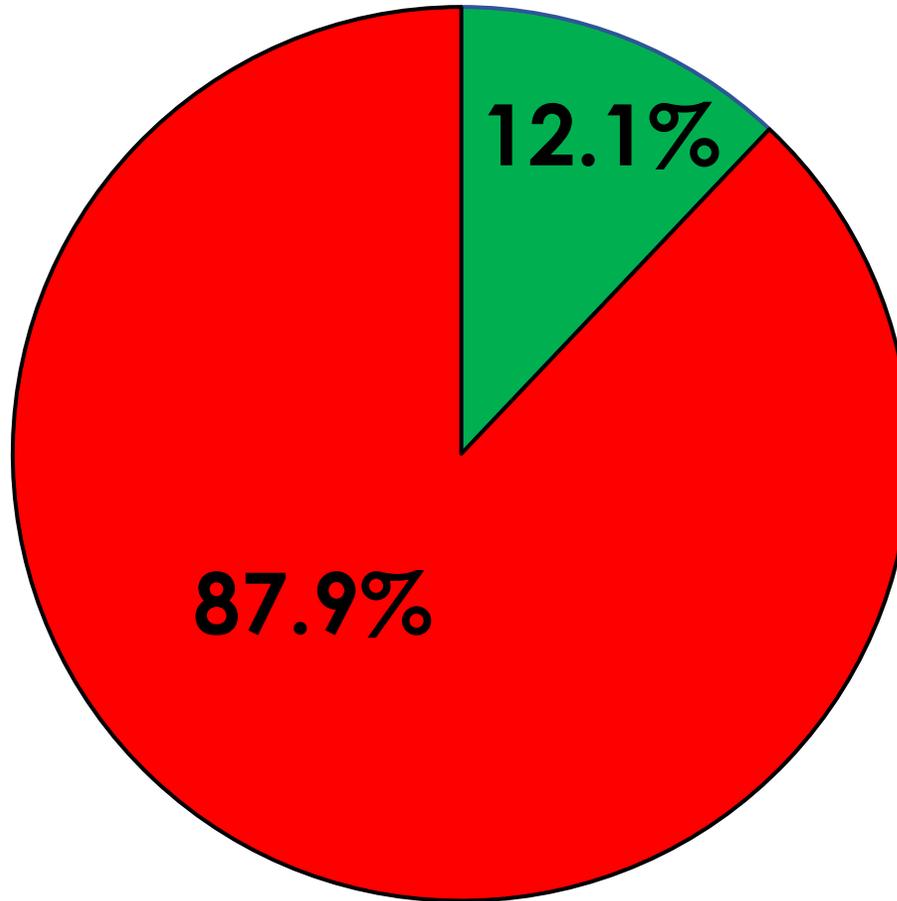
Community Vision *Actions*

- Protect iconic agricultural & hamlet areas. **no change**
- Support sustainable growth. **change**
- Protect residential quality of life. **no change**



Zone Analysis

No Change / Change

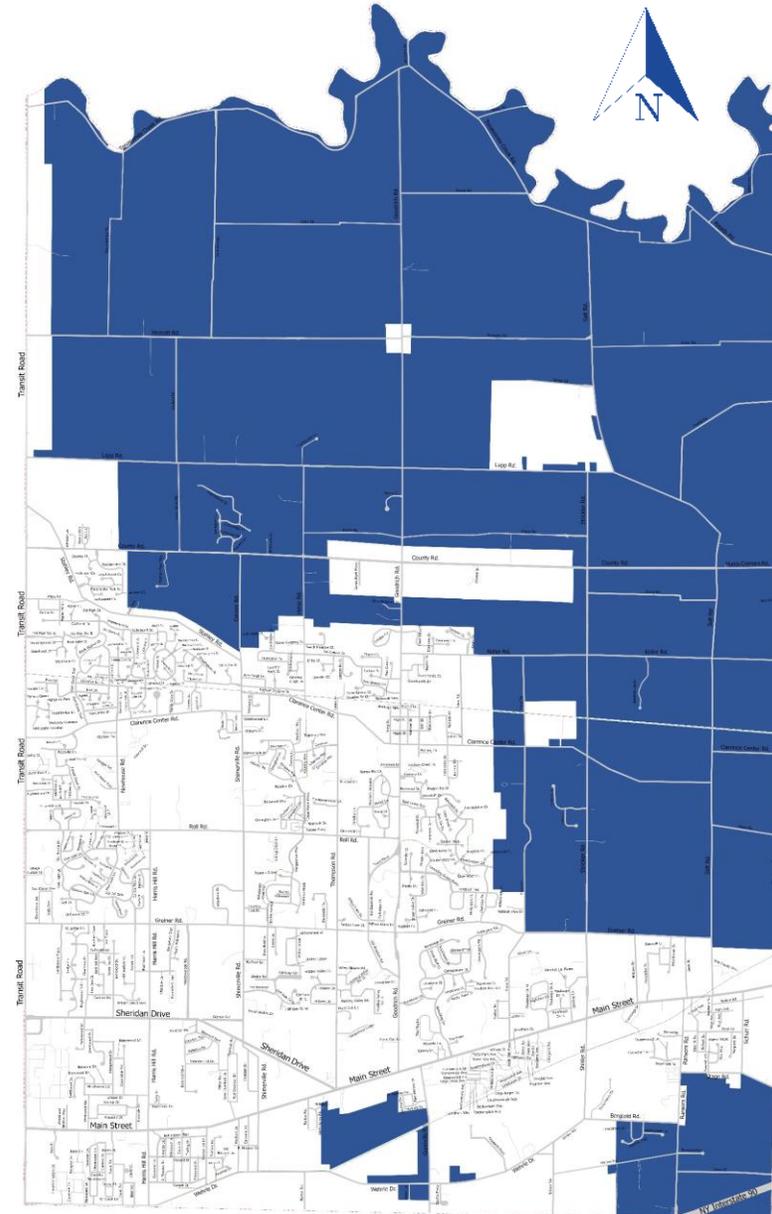
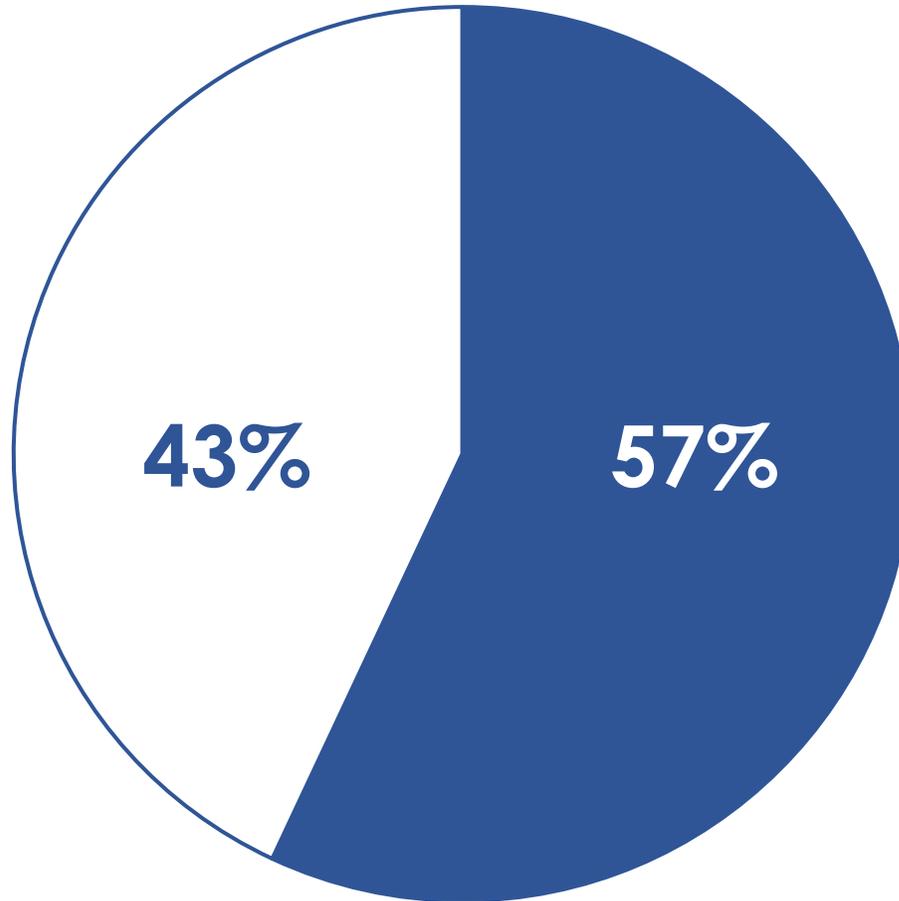




Zone Analysis

Agricultural **no change**

Agricultural Rural Residential | Agricultural Flood Zone



Agricultural

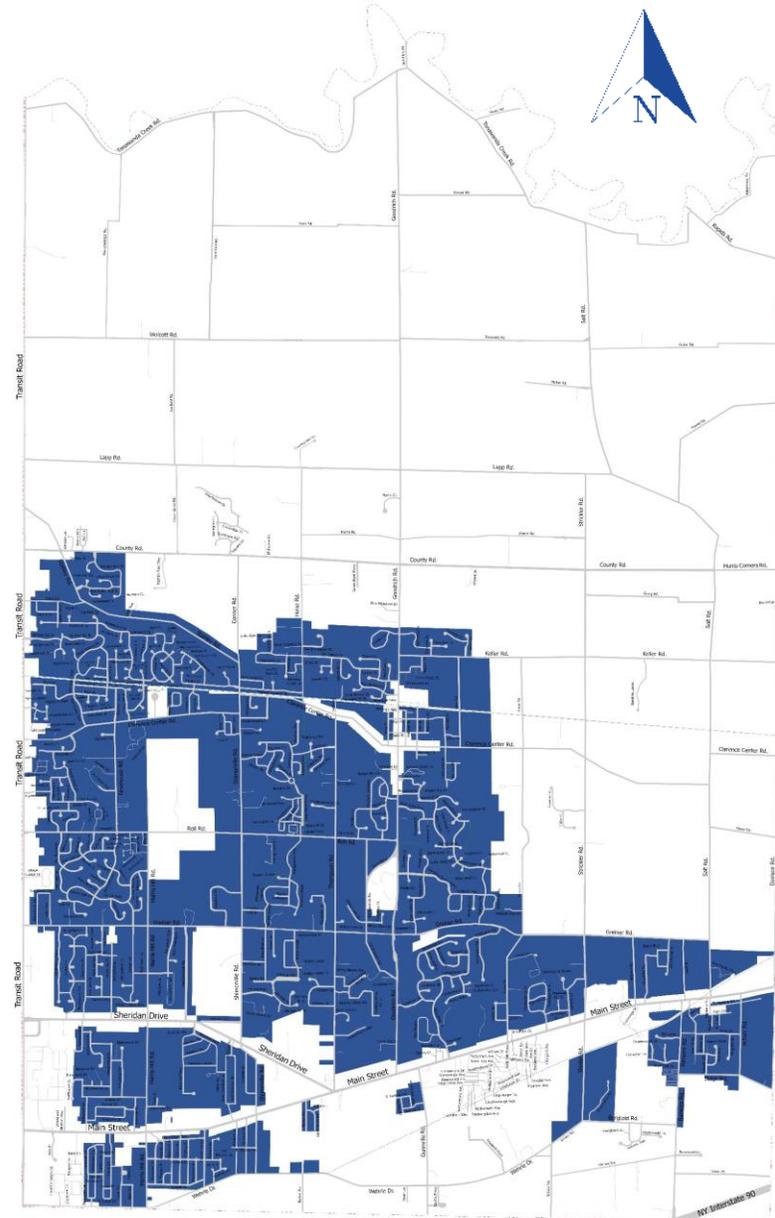
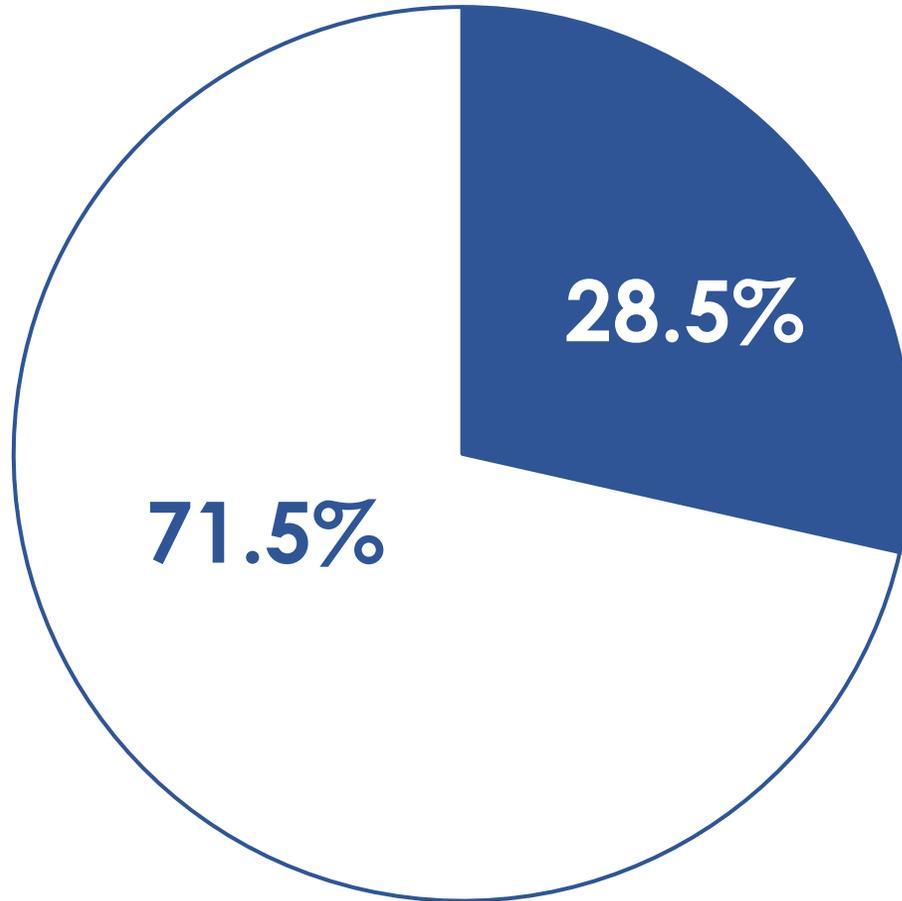


Agricultural Rural Residential | Agricultural Flood Zone



Residential **no change**

Planned Unit Residential Development | Residential Single-Family



Residential

Planned Unit Residential Development | Residential Single-Family



Residential

Planned Unit Residential Development | Residential Single-Family

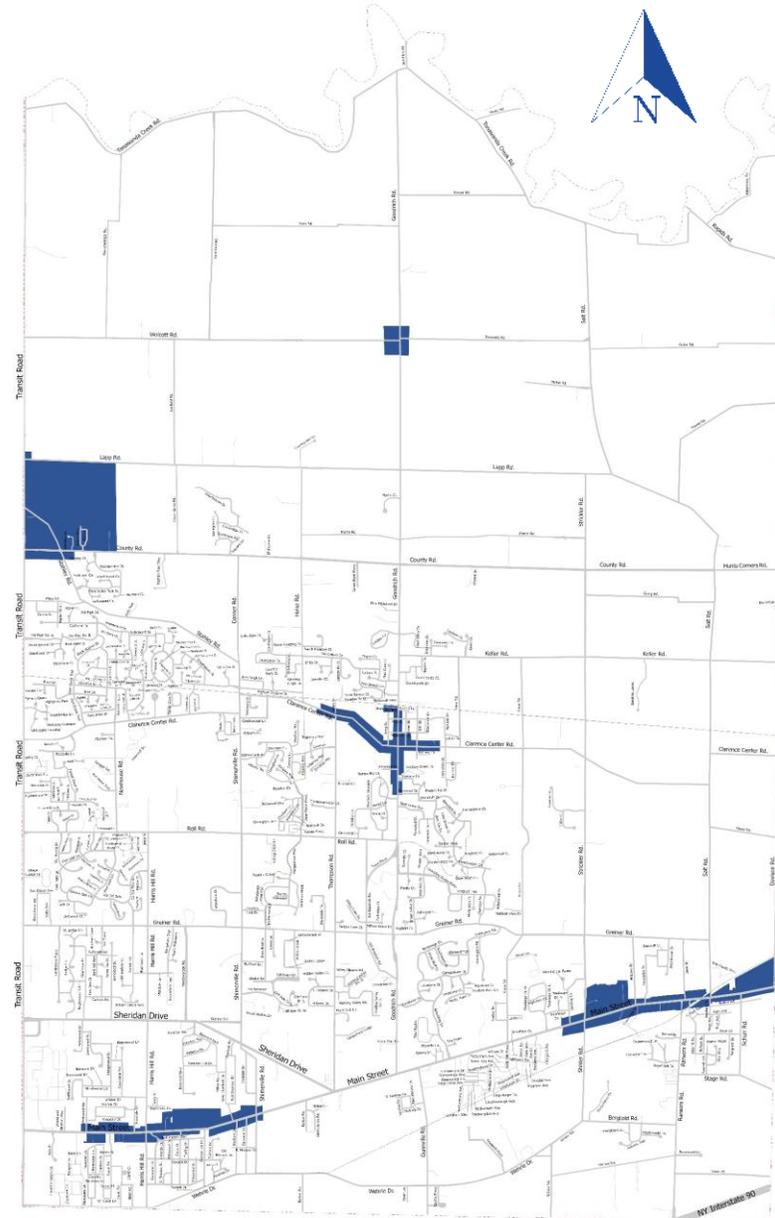
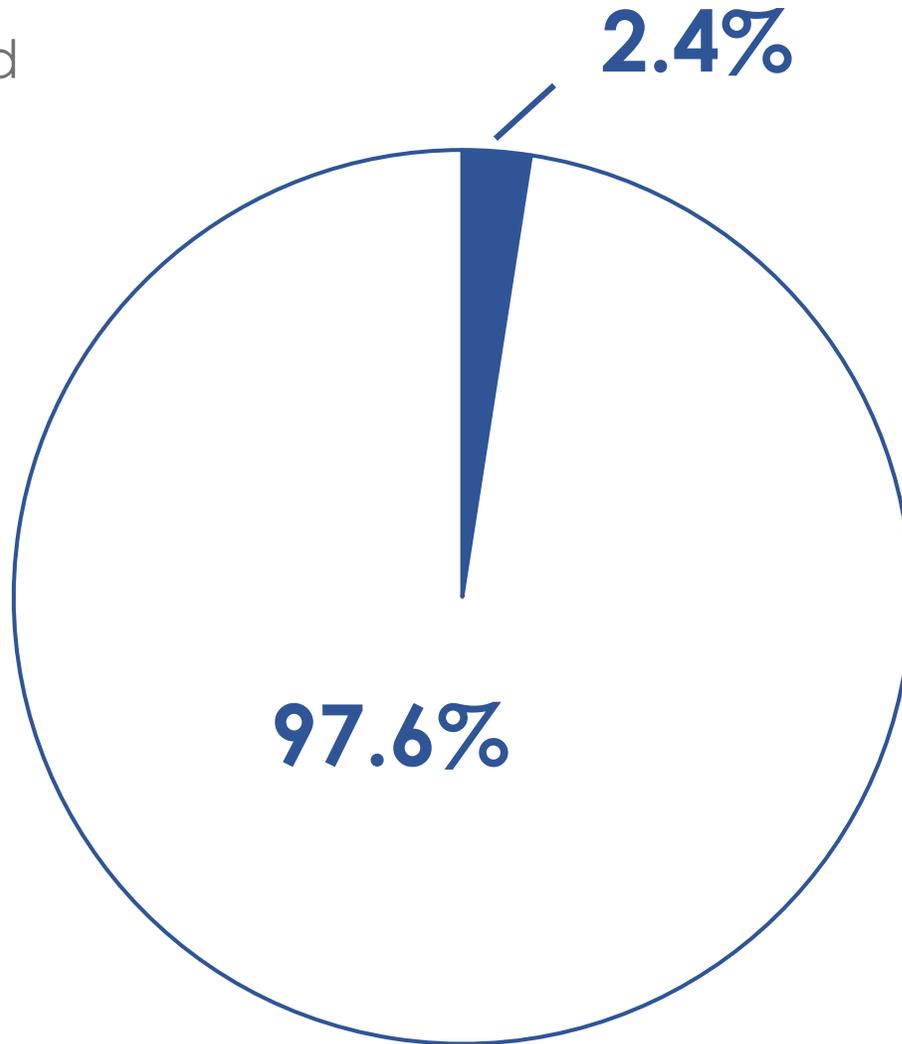




Zone Analysis

Hamlet **no change**

Traditional Neighborhood



Hamlet

Traditional Neighborhood





Zone Analysis

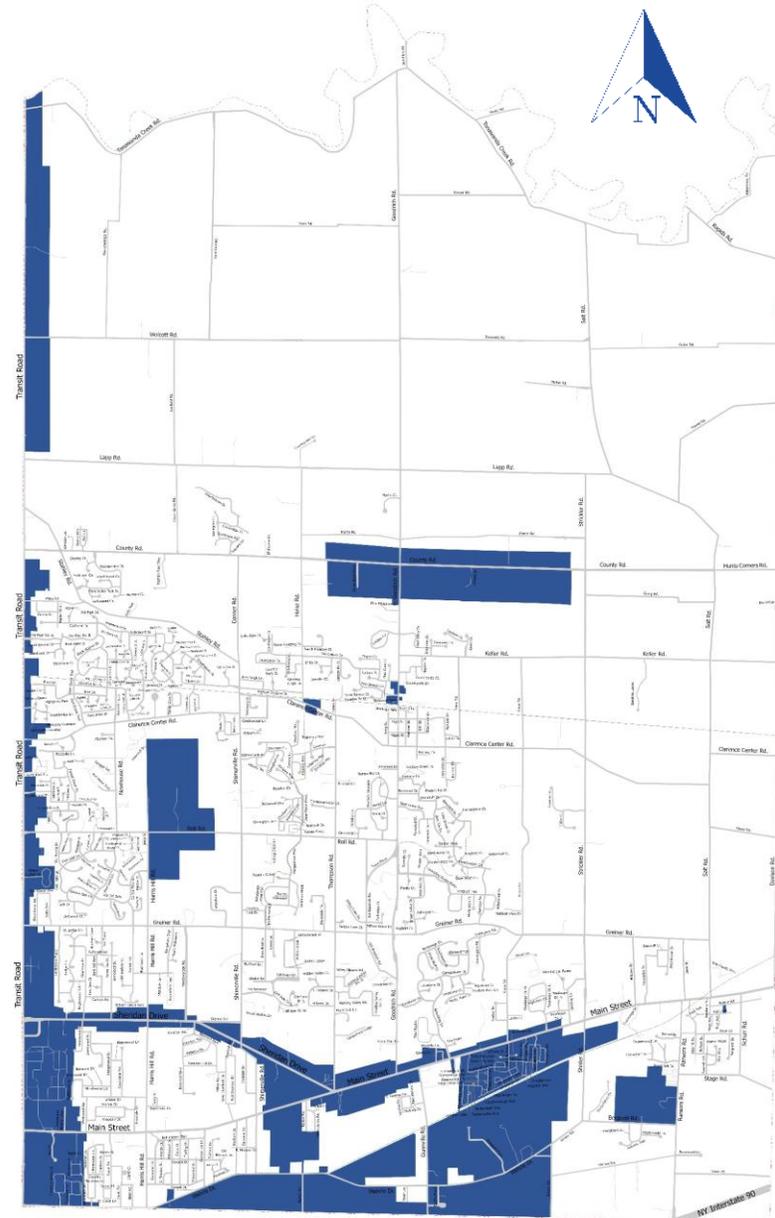
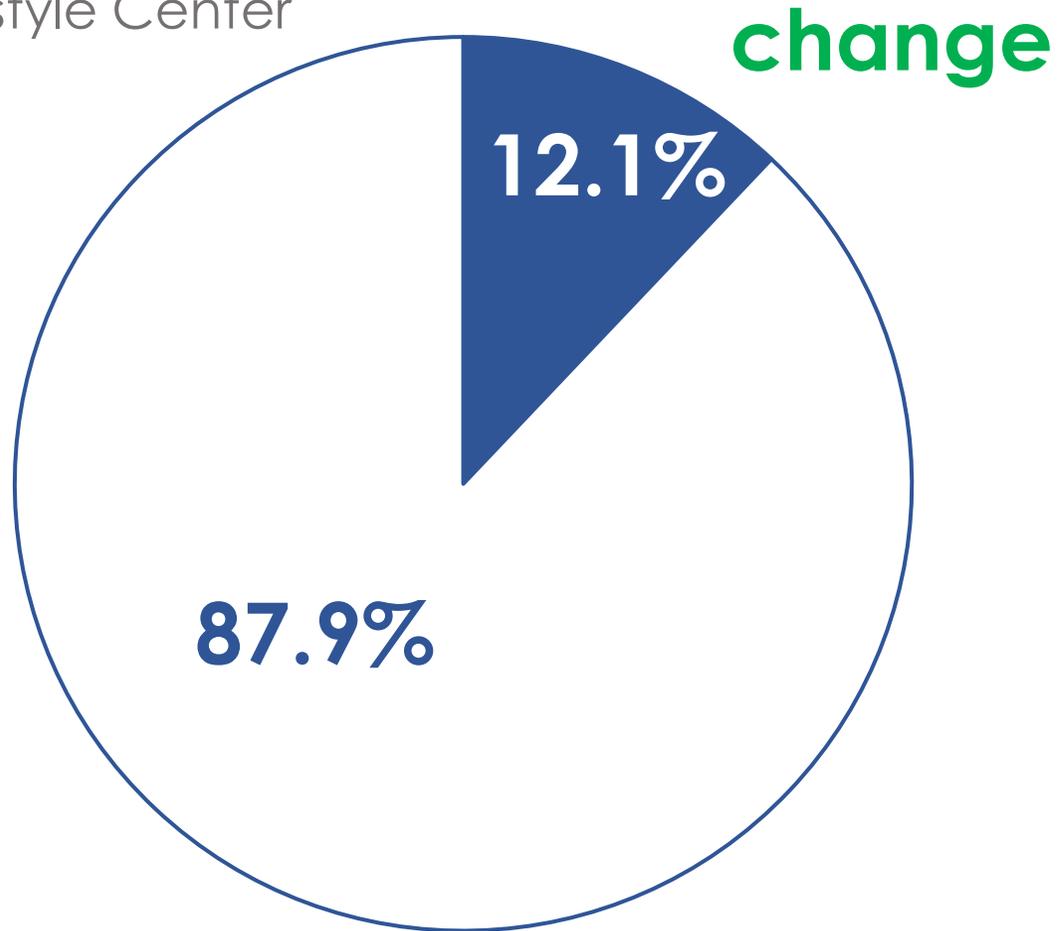
Hamlet

Traditional Neighborhood



Commercial & Industrial

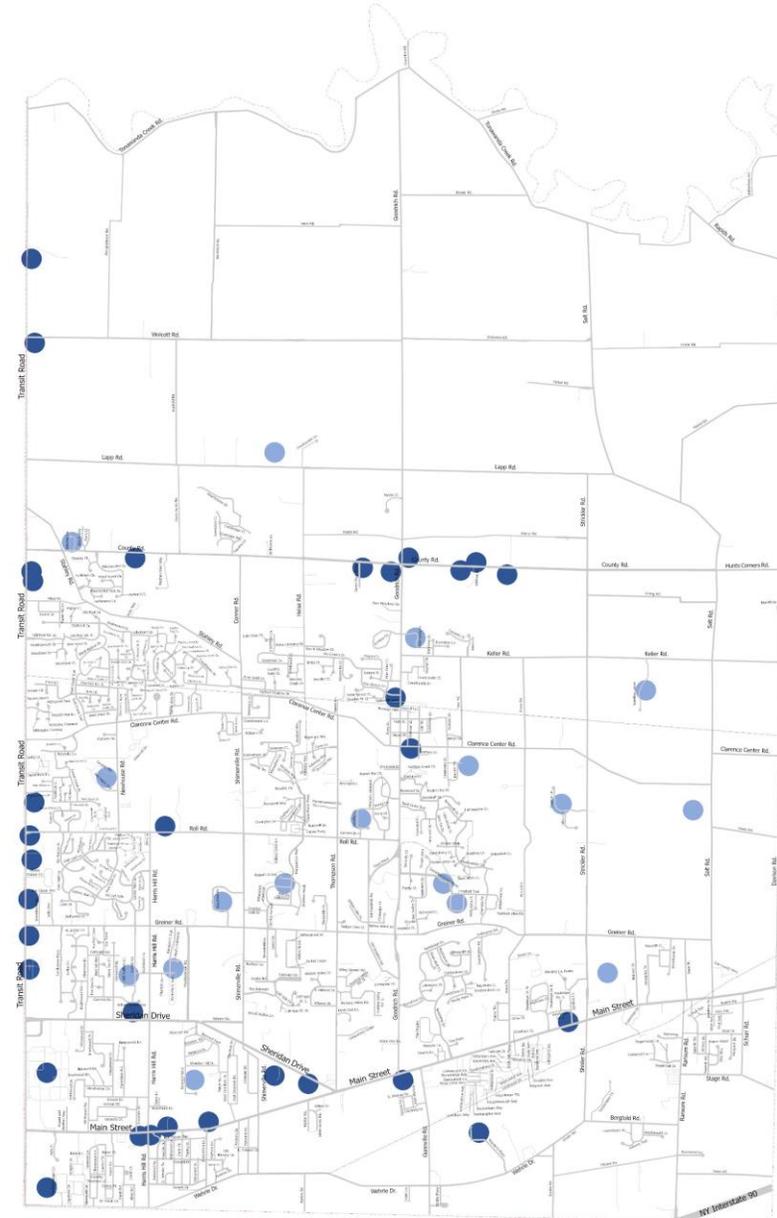
Industrial Business Park | Major Arterial | Commercial
 Restricted Business | Lifestyle Center





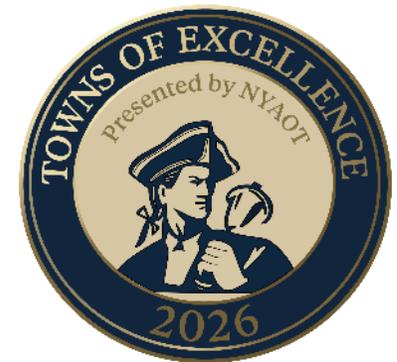
Zone Analysis

Support sustainable growth.



Permit Review

2025 Commercial Building Permit Review

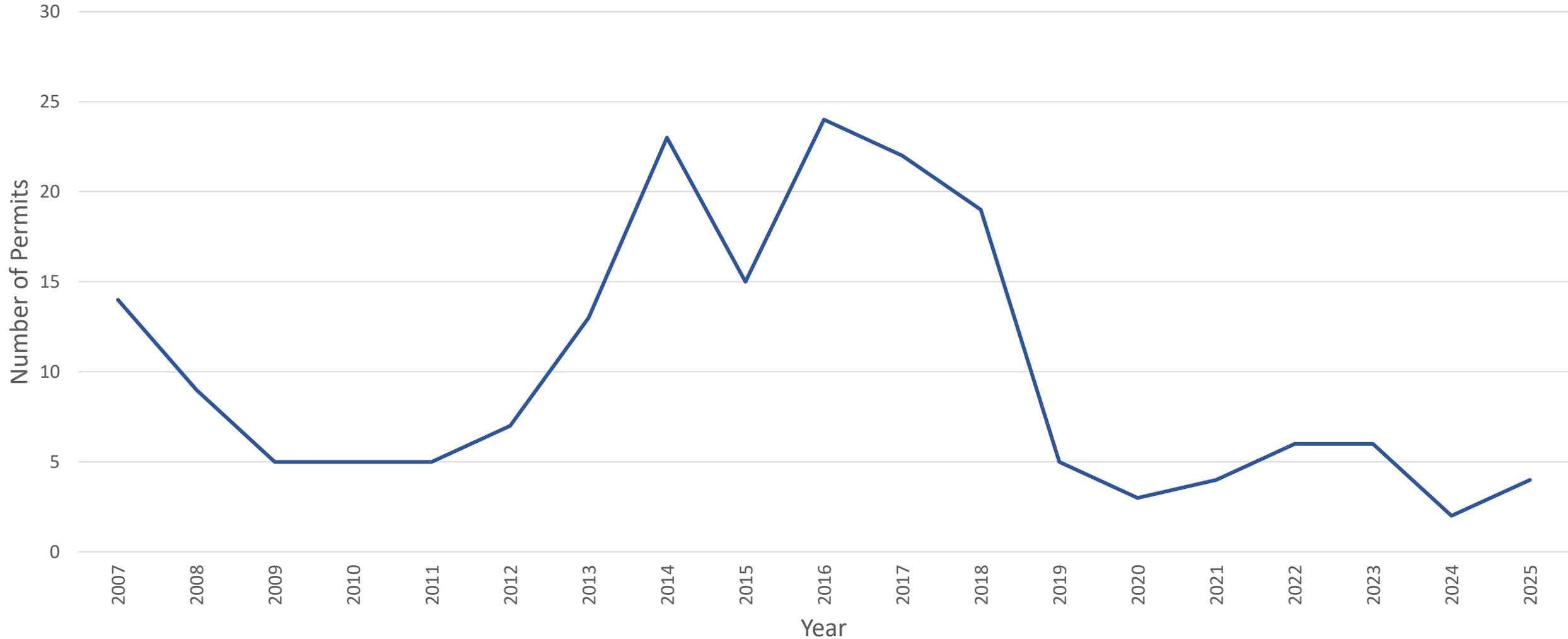




Permit Review

Commercial / Industrial New Build Building Permits

2007 - 2025





Permit Review

Commercial / Industrial New Builds

	2025	2024	2023	2022
Total Permits	4	2	6	5
Total Square Footage	67,645	46,618	96,701	78,611
Average Square Footage	16,911	23,309	16,117	15,722
Total Value	\$ 4,960,000	\$ 6,375,000	\$ 11,323,123	\$ 5,575,000
Average Value	\$ 1,240,000	\$ 3,187,500	\$ 1,887,187	\$ 1,115,000
Permits in Clarence Schools	1	1	4	5
Permits in Williamsville Schools	3	1	2	0
Cost Per Square Foot	\$ 73	\$ 137	\$ 117	\$ 71



Permit Review

Commercial / Industrial Additions

	2025	2024	2023	2022
Total Additions	5	4	6	3
Total Square Footage	9,527	7,902	28,860	13,374
Average Square Footage	1,905	1,976	4,810	4,458
Total Value	\$ 766,000	\$ 691,300	\$ 8,346,000	\$ 1,025,000
Average Value	\$ 153,200	\$ 172,825	\$ 1,391,000	\$ 341,666
Cost Per Square Foot	\$ 80	\$ 87	\$ 289	\$ 77



Permit Review

Commercial / Industrial Alterations

	2025	2024	2023	2022
Total Alteration	52	57	67	63
Total Square Footage	212,605	171,509	325,158	468,171
Average Square Footage	4,089	3,009	4,853	7,431
Total Value	\$ 6,133,459	\$ 5,565,624	\$ 15,597,681	\$ 24,581,853
Average Value	\$ 117,951	\$ 97,642	\$ 232,801	\$ 390,188
Cost Per Square Foot	\$ 28	\$ 32	\$ 48	\$ 53

Project Highlights

Commercial Now





Commercial Now

Trader Joe's

5017 Transit Road

Benderson Development

Pinewood Eng.

Constructed





Commercial Now

Custom Controllerzz

8003 Transit Road

Collin Hayes

Carmina Wood Eng.

Under Construction





Commercial Now

Taco Bell

6599 Transit Road

Quick Service Realco

Marathon Eng. | DesignPlus Arch.

Under Construction





Commercial Now

Research Parkway

Research Parkway

Stephen Development

Metzger Eng.

Under Construction





Commercial Now

Kelkenberg Self-Storage

9485 County Road

Charles Kelkenberg

Sutton Arch. | Metzger Eng.

Under Construction





Commercial Now

Mattina Retail Plaza

James Ryan Pkwy.

Mattina

Sutton Arch. | Carmina Wood Eng.

Under Construction





Commercial Now

Lavocat Nursey

8441 County Road

Christopher Lavocat

Sutton Arch. | Metzger Eng.

Constructed





Commercial Now

Shake Shack

5205 Transit Road

Benderson Development

James Allen Rumsey Arch.

Under Construction





Commercial Now

O'Reilly Auto Parts

5355 Transit Road

Bevilacqua Development

Carmina Wood Eng. | Colliers Arch.

Constructed





Commercial Now

Claudia's Club

8465 Main Street

Tom Rosenecker

Kideney Arch.

Constructed



Project Highlights

Commercial Future





Commercial Future

Eastern Hills Mall

4475 | 4545 | 4555 Transit Road

Uniland & Mountain Development

Gensler & BCT Design Group





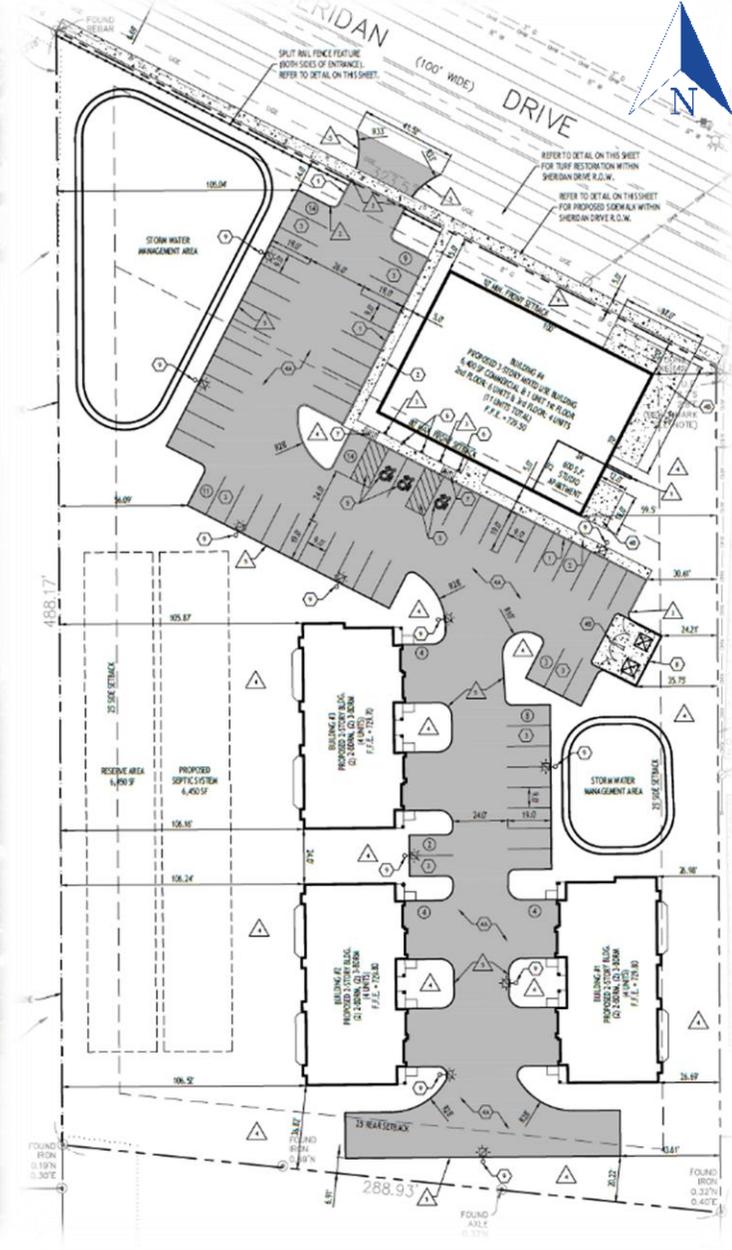
Commercial Future

Whiteledge

9105 Sheridan Drive

Bill Burke – Edge Development

Carmina Wood Eng. | Sutton Arch.





Commercial Future

The Farm

10180 Main Street

RSA Development

Sutton Arch. | Carmina Wood Eng.





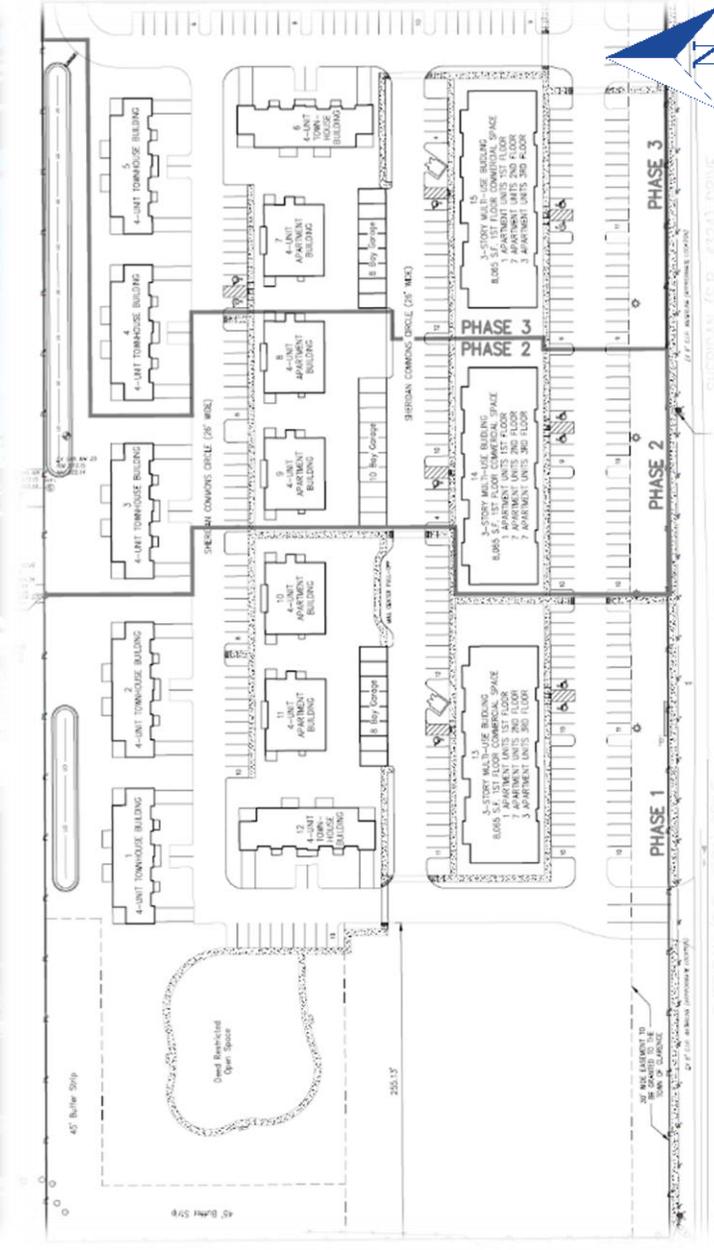
Commercial Future

Harris Hill Mixed-Use

8450 Sheridan Drive

Randaccio | Peterson | Lasky

Silvestri Arch. | GPI Eng.





Commercial Future

PB Investors Mixed-Use

5731 Transit Road

PB Investors

Carmina Wood Eng. | Wendel Arch.



PHASE 2 TOWNHOMES





Commercial Future

Bevilacqua Mixed-Use

6625 Transit Road

Bevilacqua

Carmina Wood Eng.





Commercial Future

Natale Mixed-Use

8080 Wehrle Drive

Natale

GPI Eng. | Silvestri Arch.





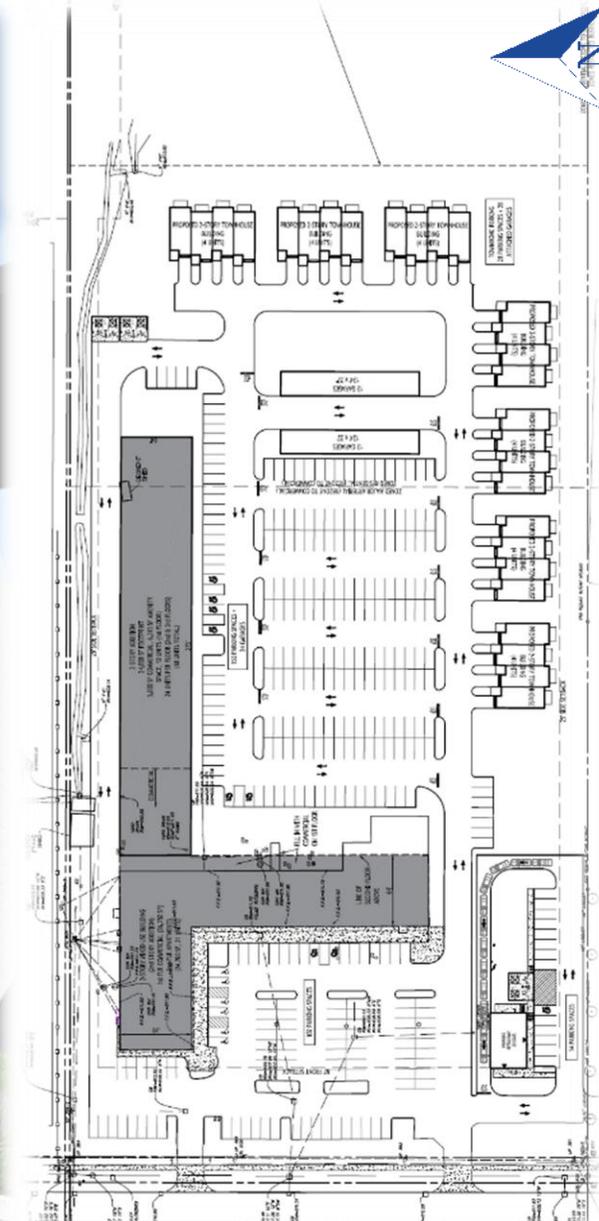
Commercial Future

Eastern Transit Plaza Mixed-Use

5445 Transit Road

Mancuso

Carmina Wood Eng. | Sutton Arch.





Commercial Future

Visone Mixed-Use

8560 – 8568 Main Street

Visone Co.

Silvestri Arch. | Metzger Eng.





Commercial Future

Visone Live Work

4880 Ransom Road

Visone Co.

Sutton & James Fahy Arch. | Metzger Eng.



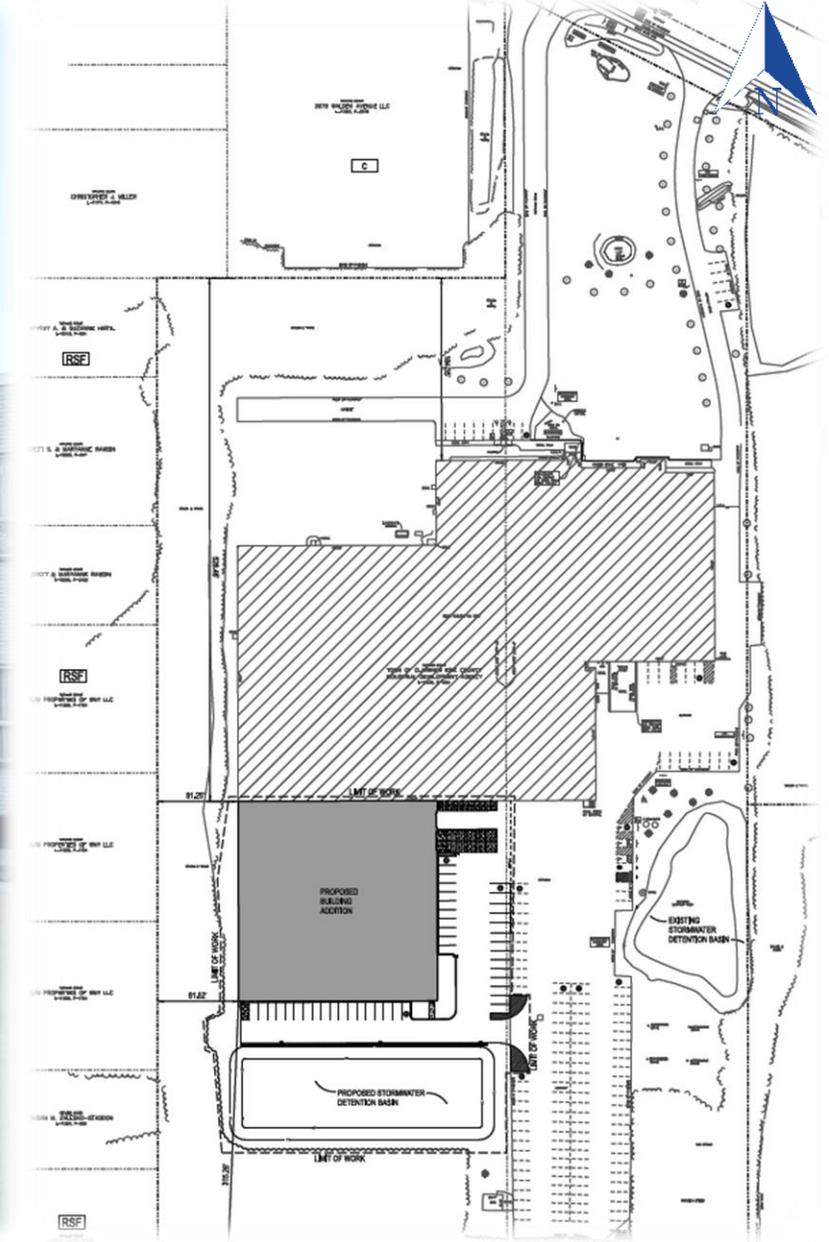


Commercial Future

Dynabrade

8989 Sheridan Drive

C&S Companies Eng. | Silvestri Arch.





Commercial Future

LENCO Supplies

7631 Transit Road

Carmina Wood Eng. | Sutton Arch.





Commercial Future

Samuel's Grande Manor

8750 Main Street





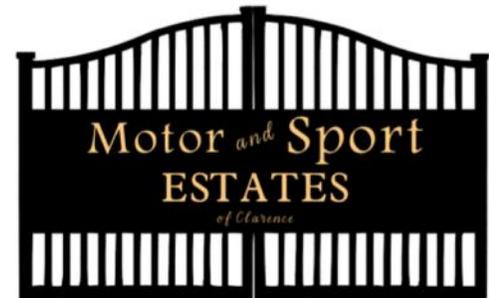
Commercial Future

Clarence Motor & Sport

County Road & Goodrich Road

Higgins

Sutton Arch. | Metzger Eng.



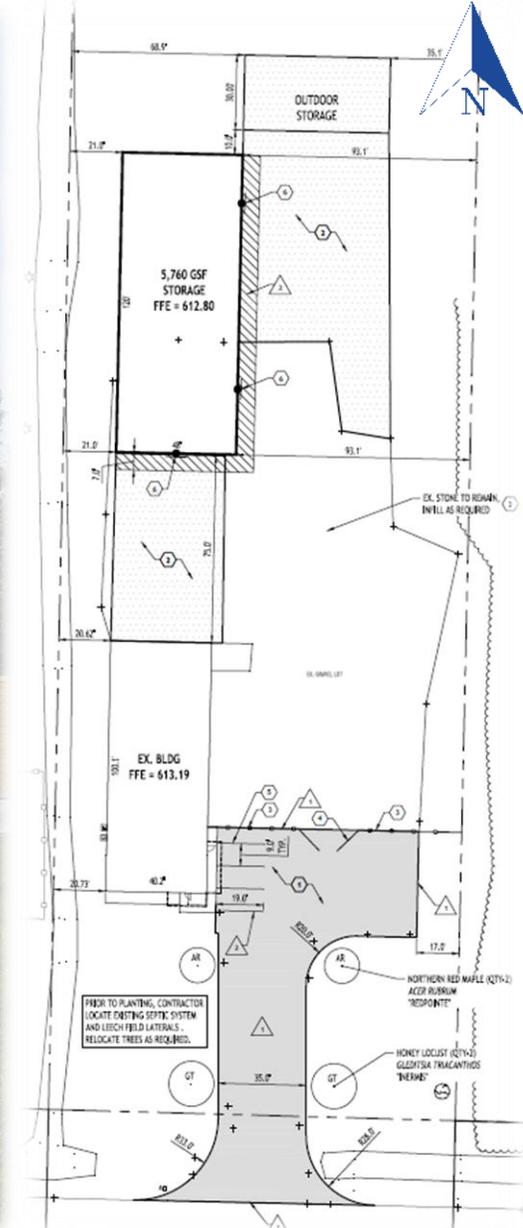


Commercial Future

Stately Builders

9780 County Road

Carmina Wood Eng.



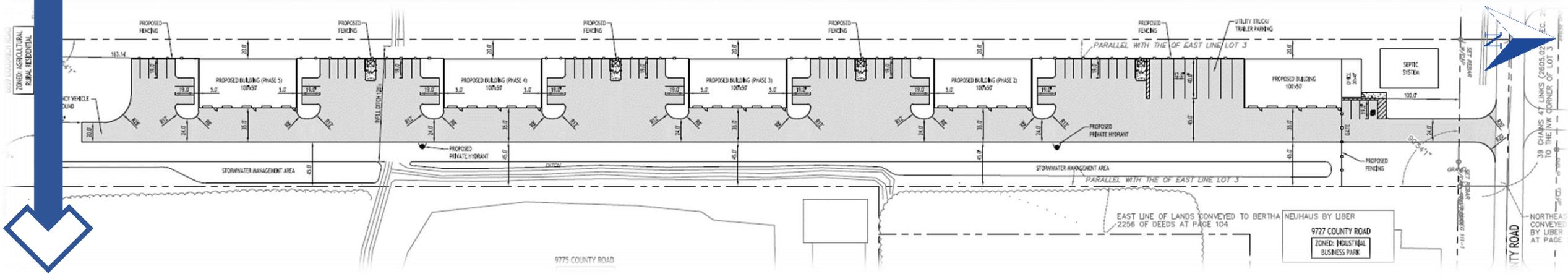


Commercial Future

Switala Industrial Park

9717 County Road

Carmina Wood Eng. | Bammel Arch.



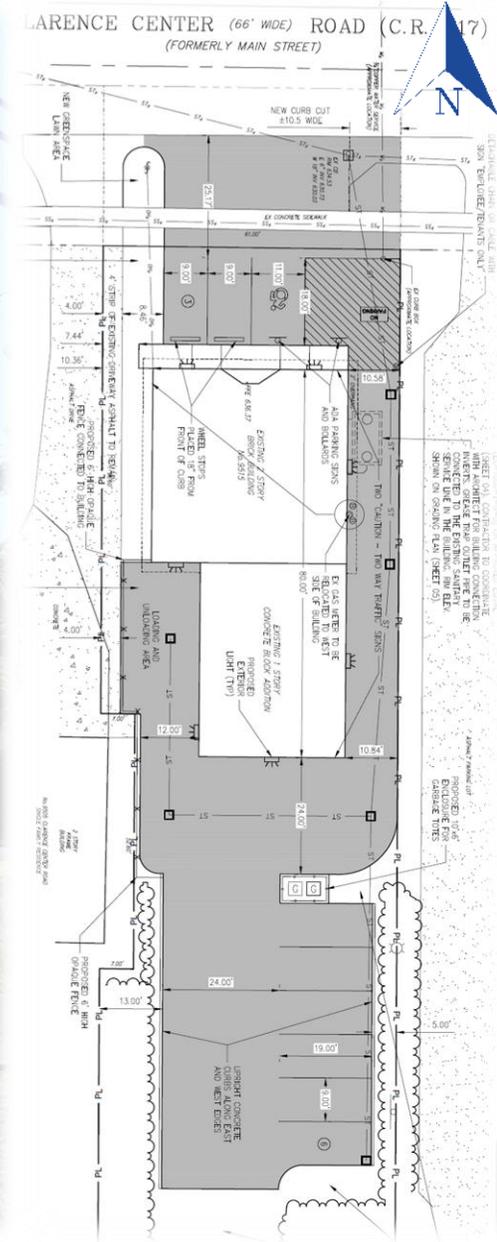


Commercial Future

Nova Wok & Boba

9515 Clarence Center

GPI Eng. | Mileto Arch.



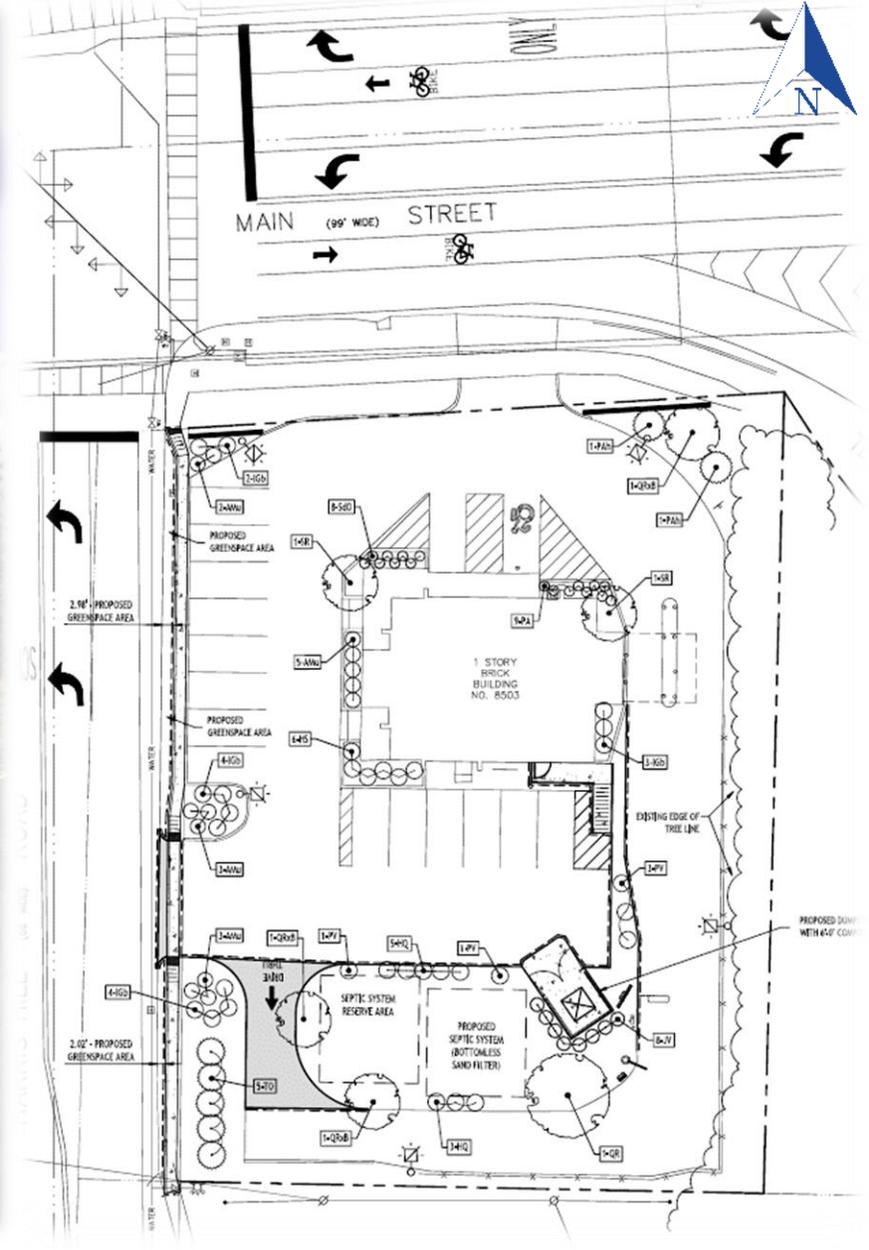


Commercial Future

Tim Horton's

8503 Main Street

Carmina Wood Eng. | James Allen Rumsey Arch.





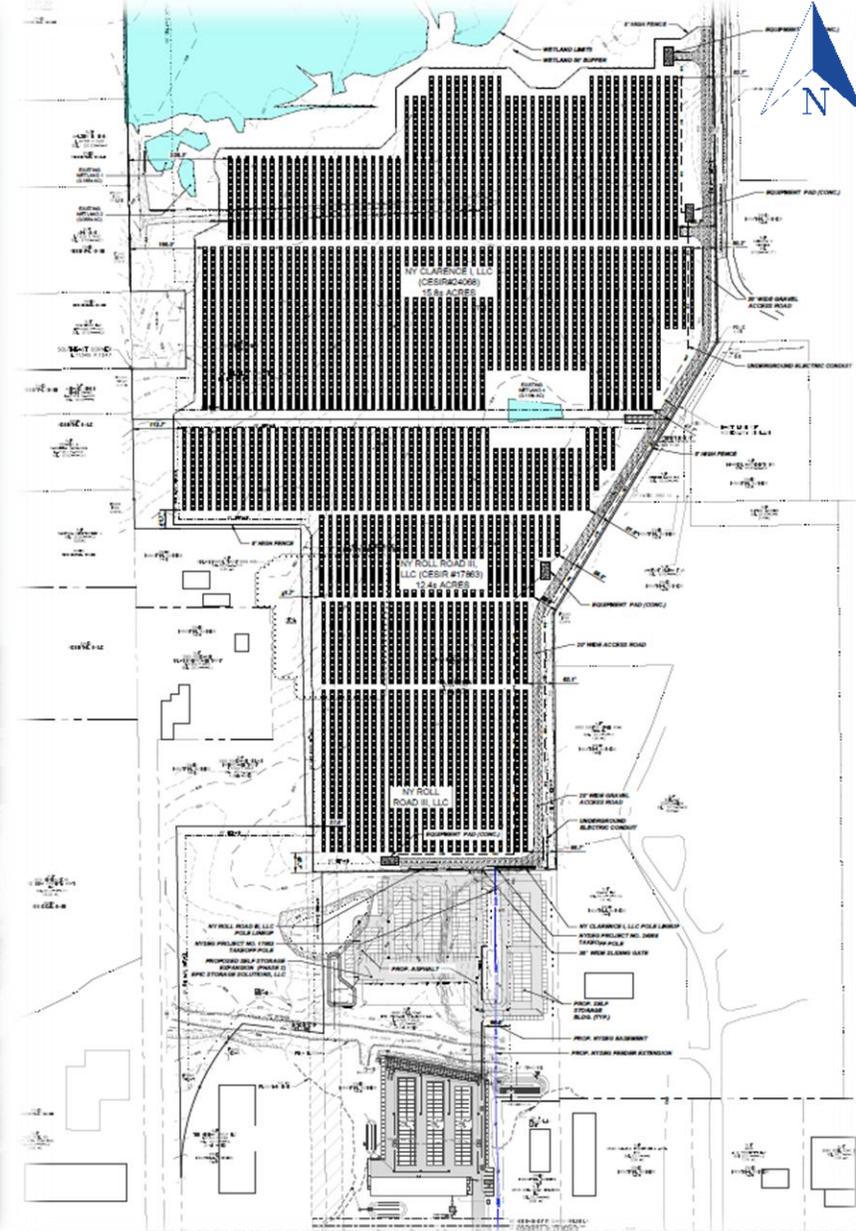
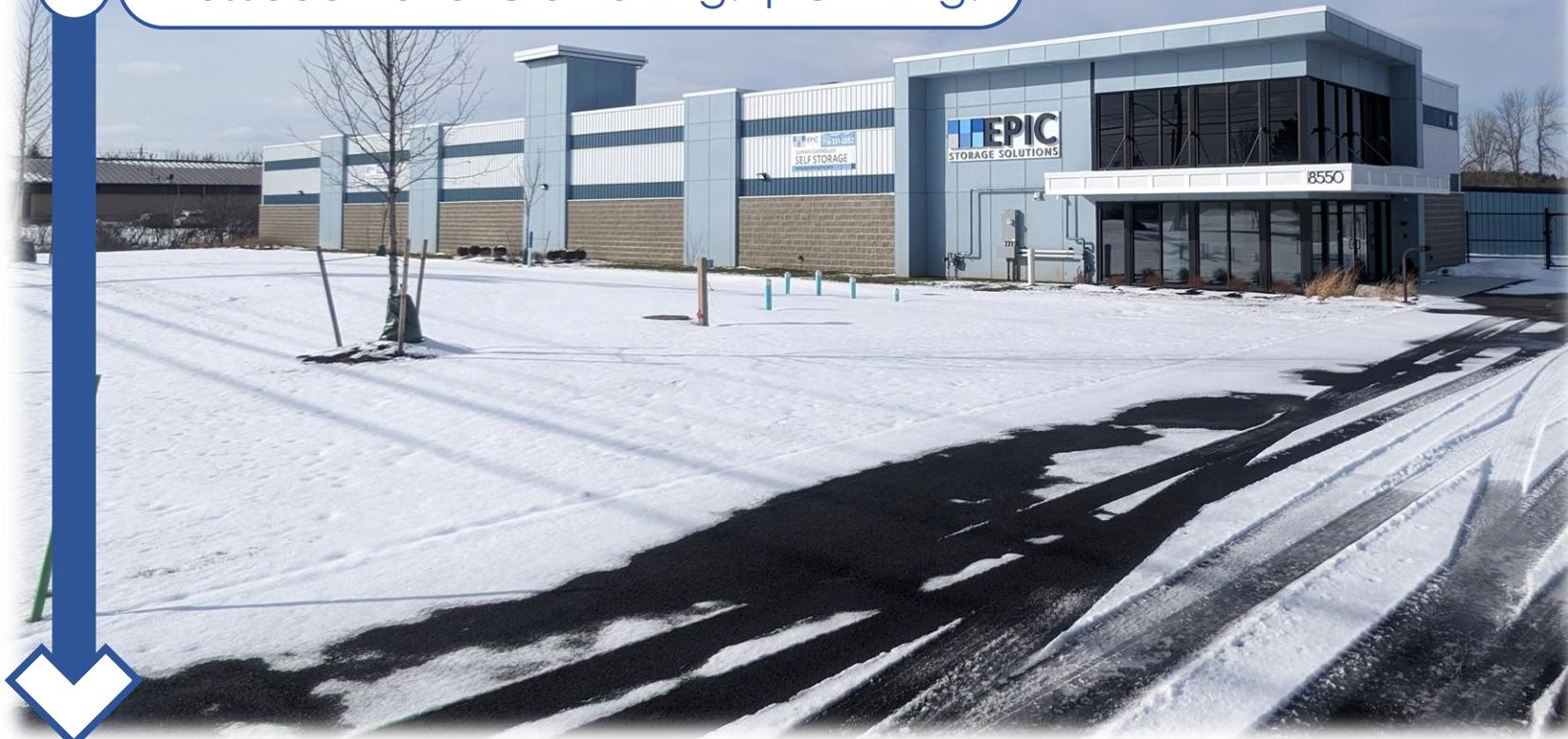
Commercial Future

Natale Self-Storage & Solar Liberty

8550 Roll Road

Solar Liberty | Bullrock | Natale

Nussbaumer & Clarke Eng. | GPI Eng.





Commercial Future

AJ's Tree Service

9865 County Road

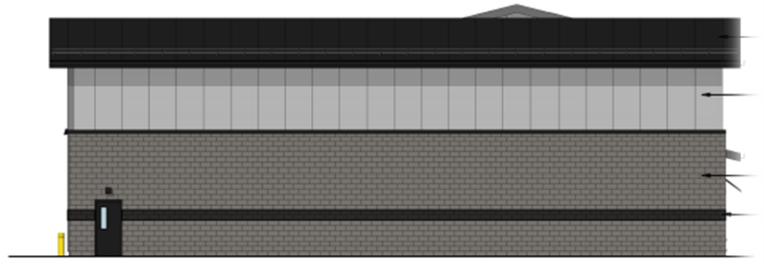
LaBella Eng. & Arch.



INSULATED METAL PANELS, TYPICAL
INSULATED 0.4 SECTIONAL DOOR, TYPICAL
OVERSIZED BRICK BANDING (2 COURSES)



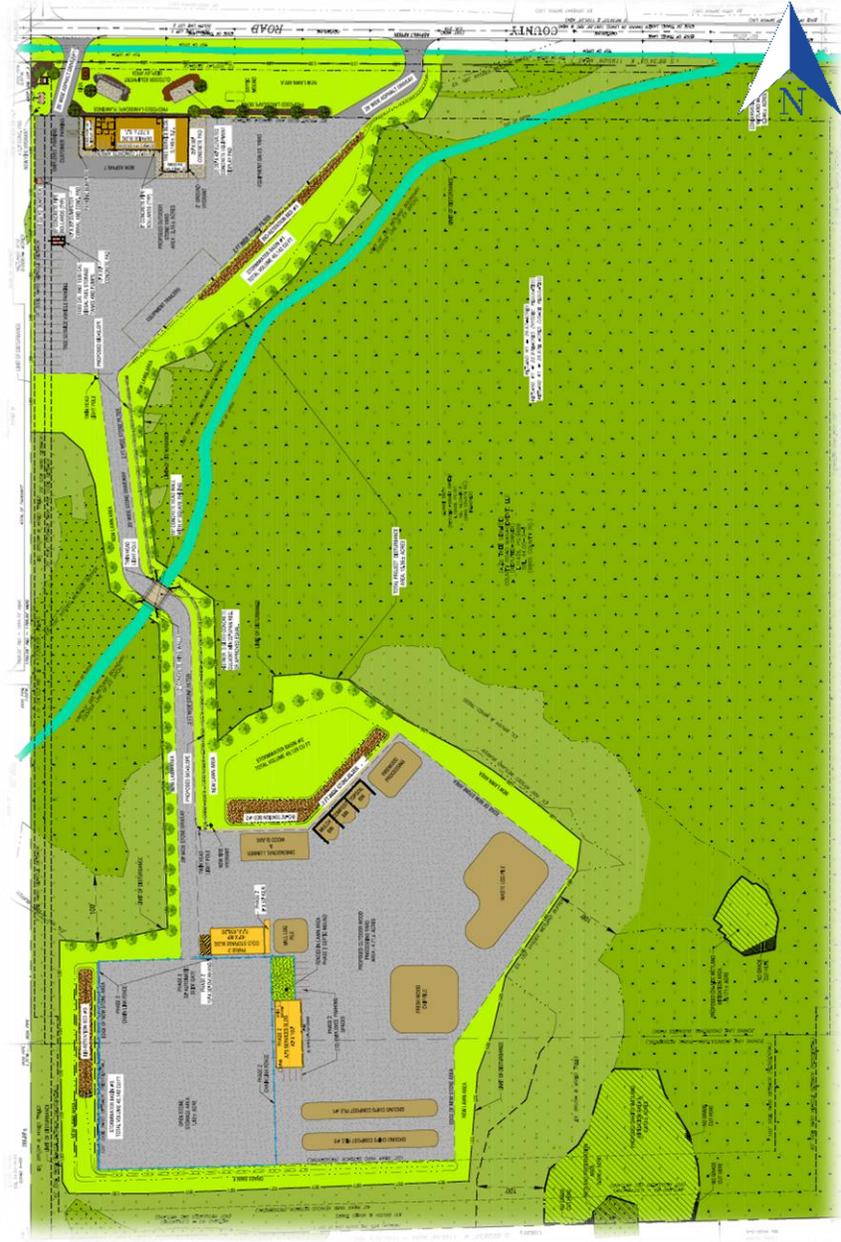
2 WEST ELEVATION RENDERED
P201 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION RENDERED
P201 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION RENDERED (STREET SIDE)
P201 SCALE: 1/8" = 1'-0"



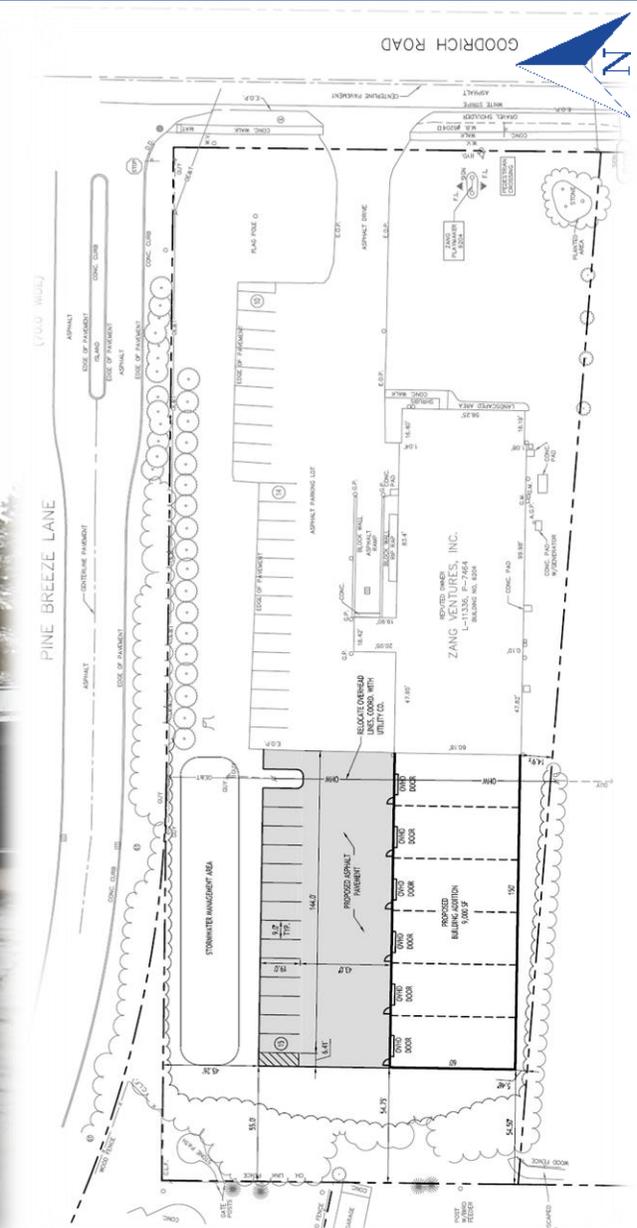


Commercial Future

Zang Ventures, Inc.

6204 Goodrich Road

Carmina Wood Eng. | Dean Arch.



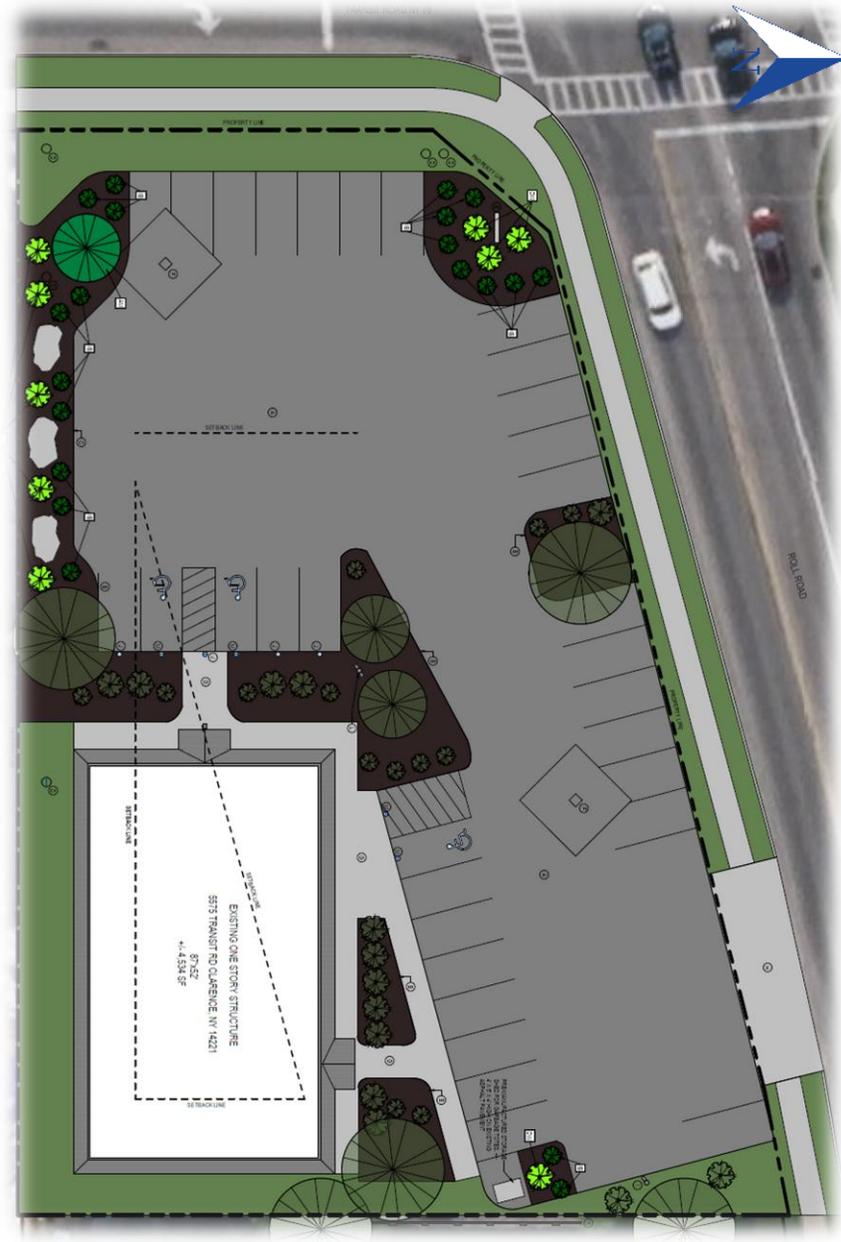


Commercial Future

Empower Federal Credit Union

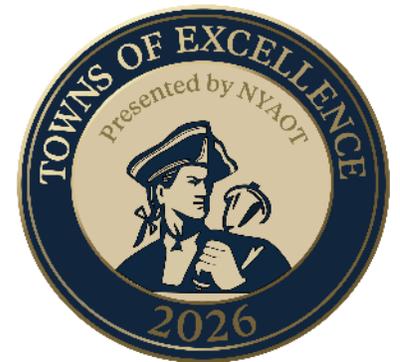
5575 Transit Road

Scheid Arch. | Lehigh Construction



Permit Review

2025 Residential Building Permit Review

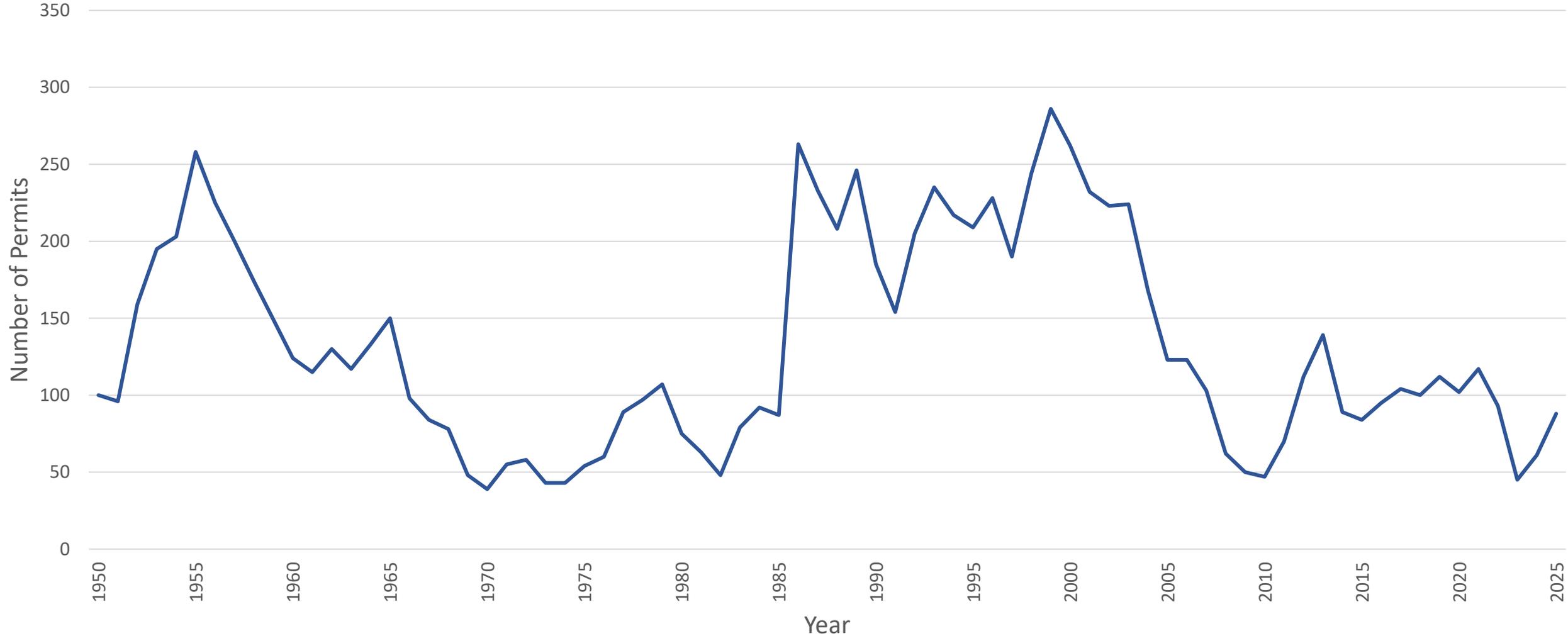




Permit Review

Residential Single Family Building Permits

1950 - 2025





Permit Review

Residential New Builds

	2025	2024	2023	2022
Total New Units	88	61	45	93
Total Square Footage	366,764	259,761	188,469	370,211
Average Square Footage	4,168	4,258	4,188	3,981
Total Value	\$ 96,879,605	\$ 59,533,760	\$ 39,454,075	\$ 76,540,425
Average Value	\$ 1,100,905	\$ 975,963	\$ 876,757	\$ 823,015
Sewered Units	70	49	31	74
Unsewered Units	18	12	14	19
Units in Clarence Schools	84	54	42	85
Units in Williamsville Schools	4	7	2	8
Cost Per Square Foot	\$ 264	\$ 229	\$ 209	\$ 207



Permit Review

Residential Additions

	2025	2024	2023	2022
Total Additions	33	32	48	93
Total Square Footage	31,031	21,935	31,066	40,896
Average Square Footage	940	685	647	649
Total Value	\$ 4,711,231	\$ 4,108,626	\$ 4,535,897	\$ 5,077,305
Average Value	\$ 142,765	\$ 128,395	\$ 94,498	\$ 80,592
Cost Per Square Foot	\$ 152	\$ 187	\$ 146	\$ 124



Permit Review

Residential Alterations

	2025	2024	2023	2022
Total Alteration	98	88	91	76
Total Square Footage	67,676	61,636	50,275	50,565
Average Square Footage	691	700	552	665
Total Value	\$ 5,557,240	\$ 4,120,590	\$ 3,707,099	\$ 2,754,486
Average Value	\$ 57,291	\$ 46,825	\$ 40,737	\$ 36,243
Cost Per Square Foot	\$ 82	\$ 67	\$ 74	\$ 54

Project Highlights

Residential Now





Residential Now

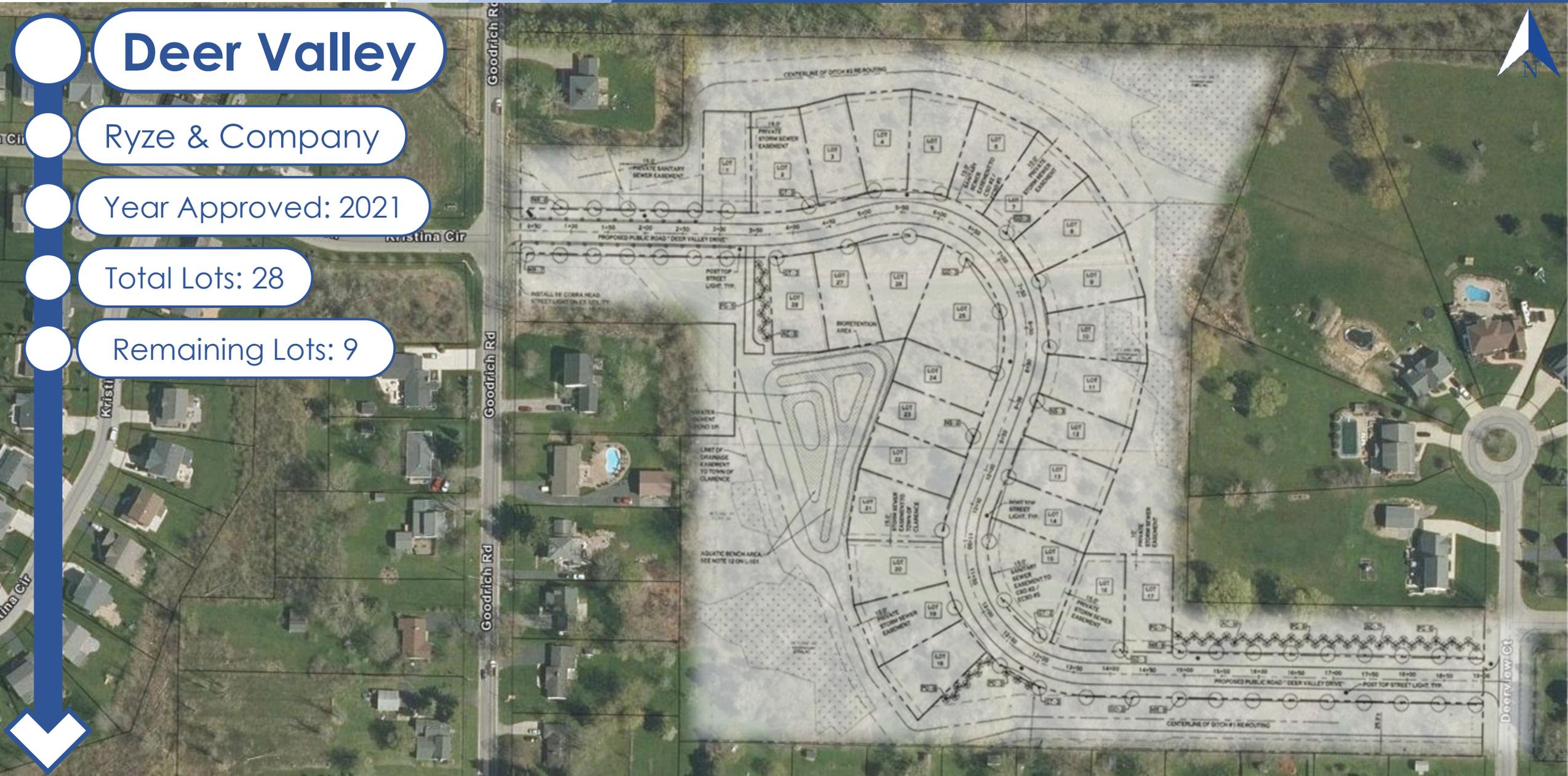
Deer Valley

Ryze & Company

Year Approved: 2021

Total Lots: 28

Remaining Lots: 9





Residential Now

Brookfield Estates

Natale

Year Approved: 2025

Total Lots: 14

Remaining Lots: 14





Residential Now

Spaulding Green – Phase 7

Spaulding Green LLC.

Year Approved: 2021

Total Lots: 40

Remaining Lots: 12





Residential Now

Spaulding Green – Phase 8

Spaulding Green LLC.

Year Approved: 2023

Total Lots: 25

Remaining Lots: 22





Residential Now

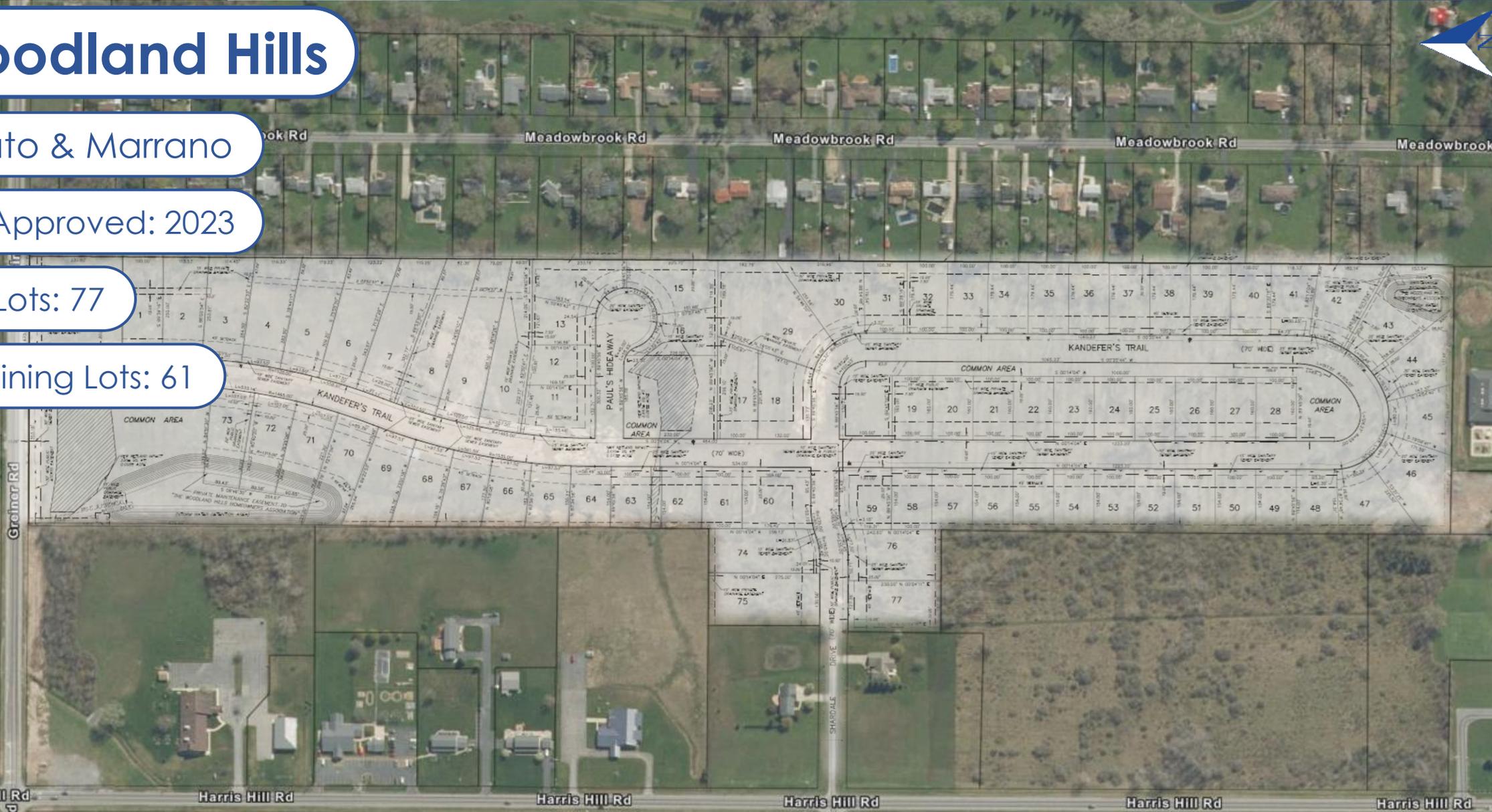
Woodland Hills

Cimato & Marrano

Year Approved: 2023

Total Lots: 77

Remaining Lots: 61





Residential Now

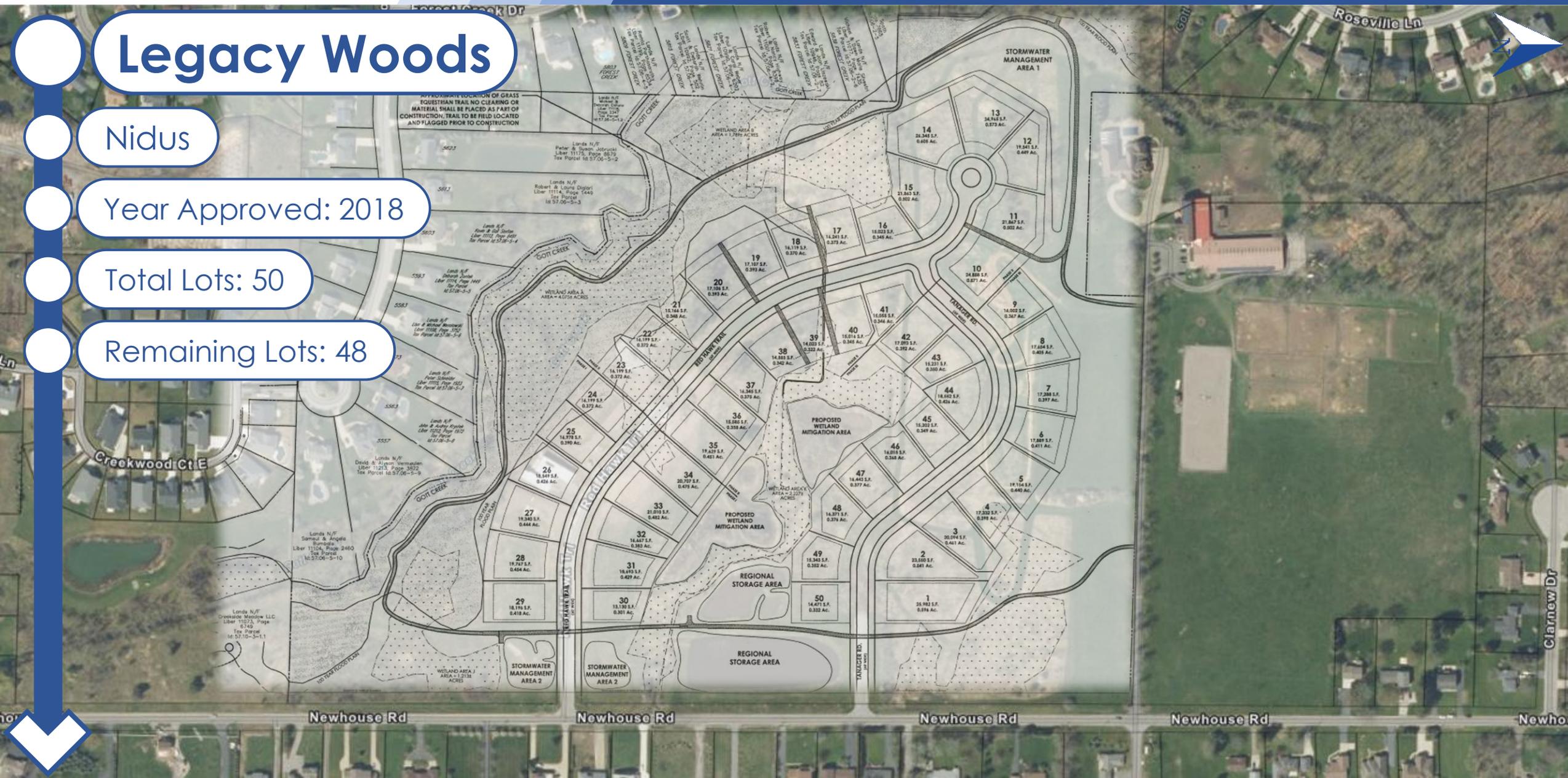
Legacy Woods

Nidus

Year Approved: 2018

Total Lots: 50

Remaining Lots: 48





Residential Now

Cannon Woods

Forbes & Capretto

Year Approved: 2022

Total Lots: 40

Remaining Lots: 13





Sorellina Layne

Collins

Year Approved: 2022

Total Lots: 8

Remaining Lots: 7





Residential Now



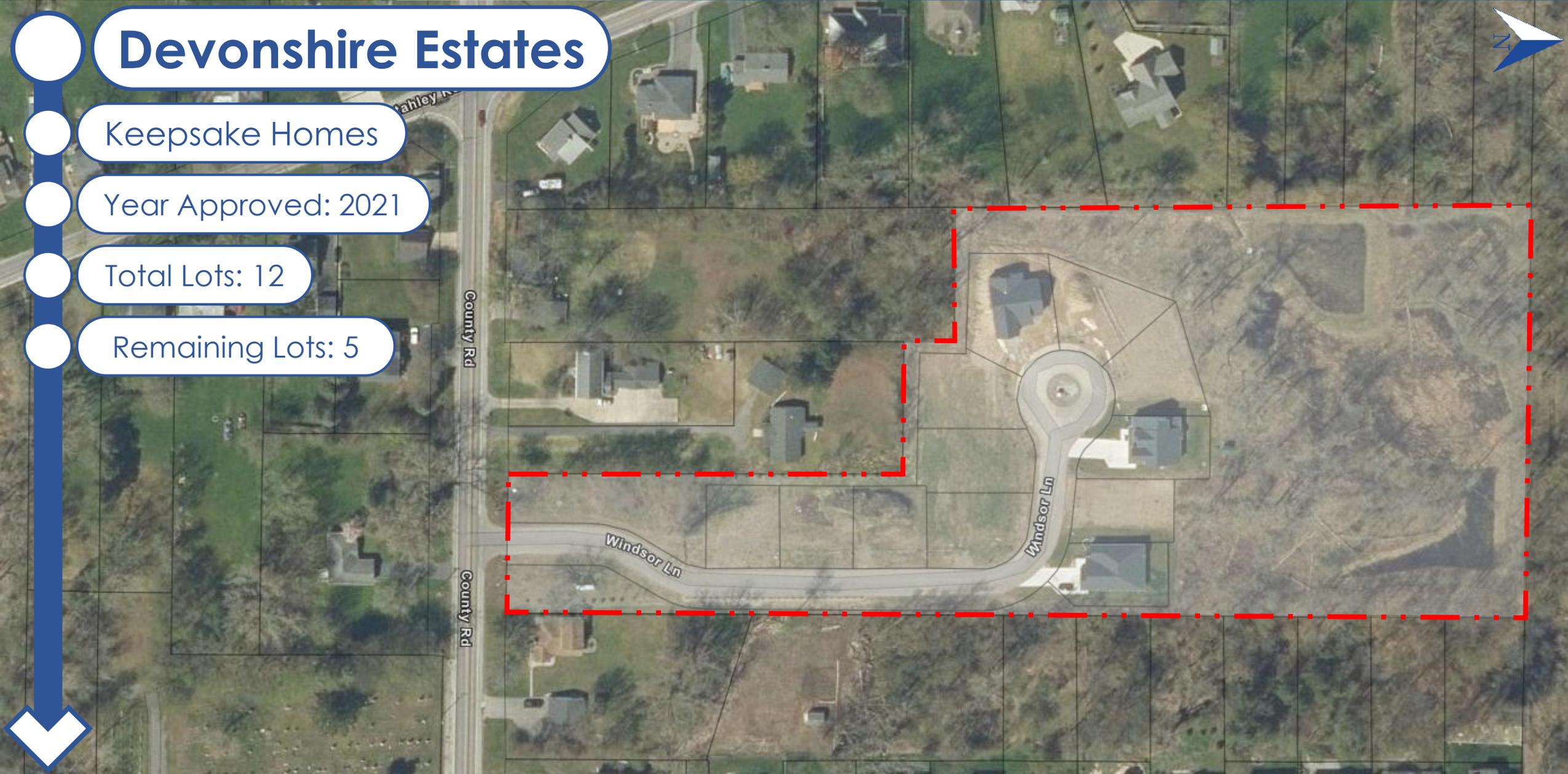
Devonshire Estates

Keepsake Homes

Year Approved: 2021

Total Lots: 12

Remaining Lots: 5





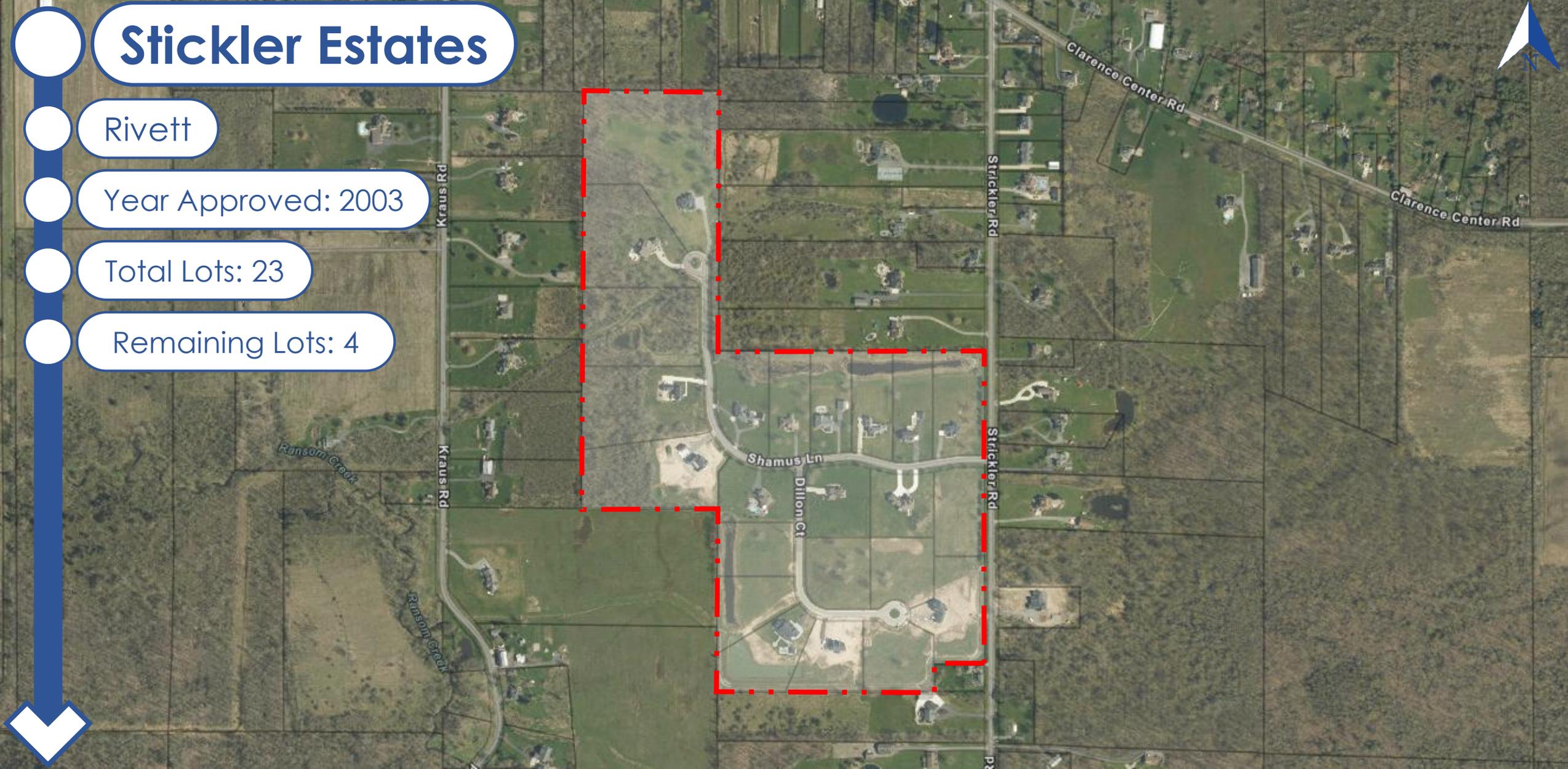
Stickler Estates

Rivett

Year Approved: 2003

Total Lots: 23

Remaining Lots: 4





Residential Now

Northwoods

Cimato

Year Approved: 2014

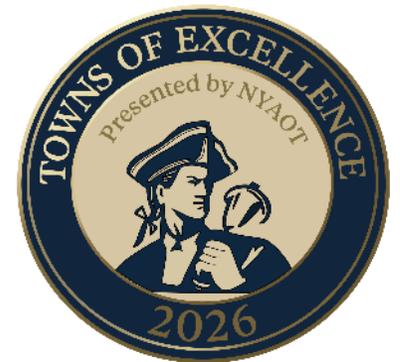
Total Lots: 77

Remaining Lots: 1



Project Highlights

Residential Future





Residential Future

Clarence Center OSDS

Natale

GPI Eng.

Total Lots: 34





Residential Future

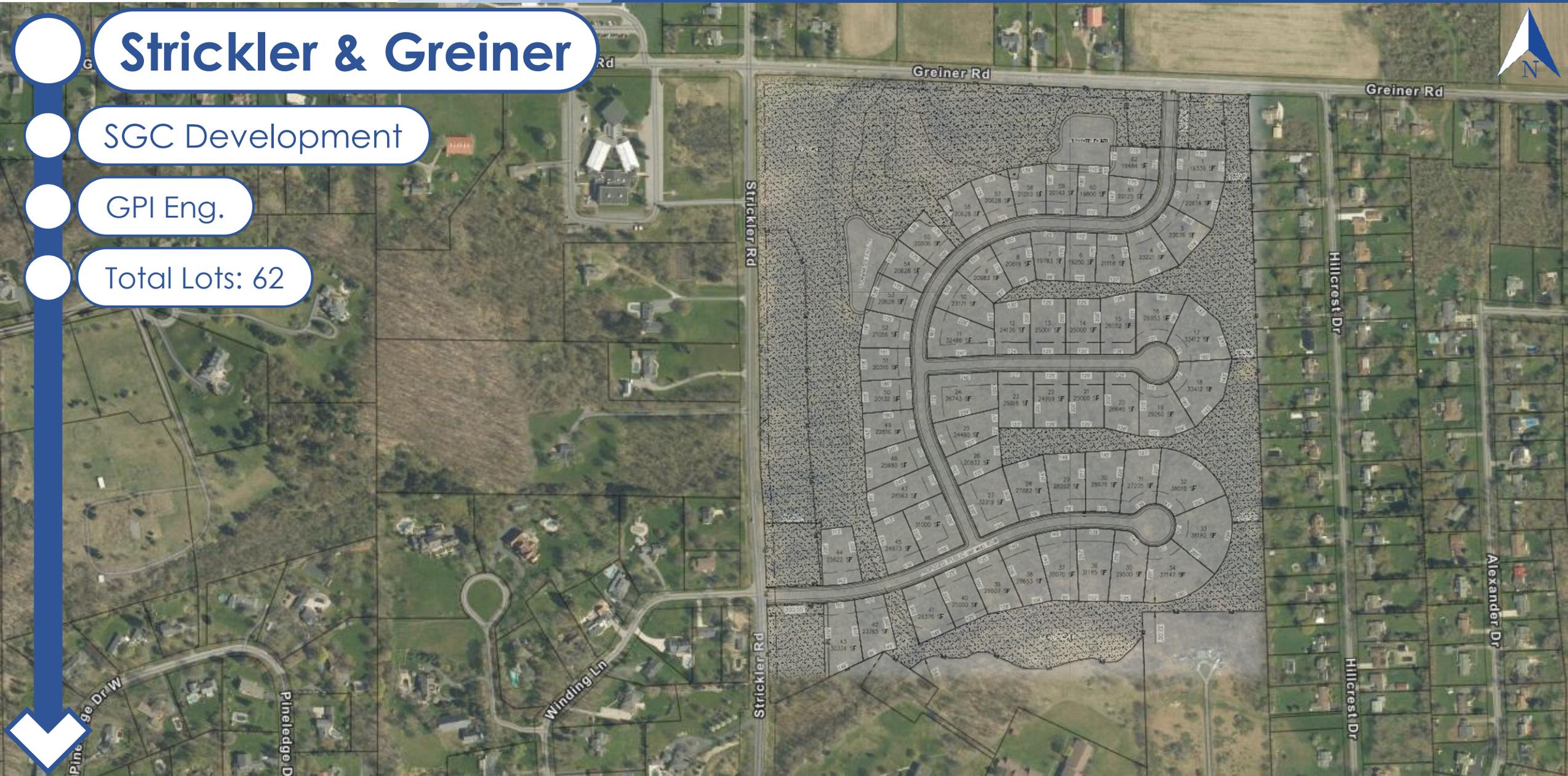


Strickler & Greiner

SGC Development

GPI Eng.

Total Lots: 62





Residential Future

White Oak Trail

Schaefer

WM Schutt Associates Eng.

Total Lots: 12





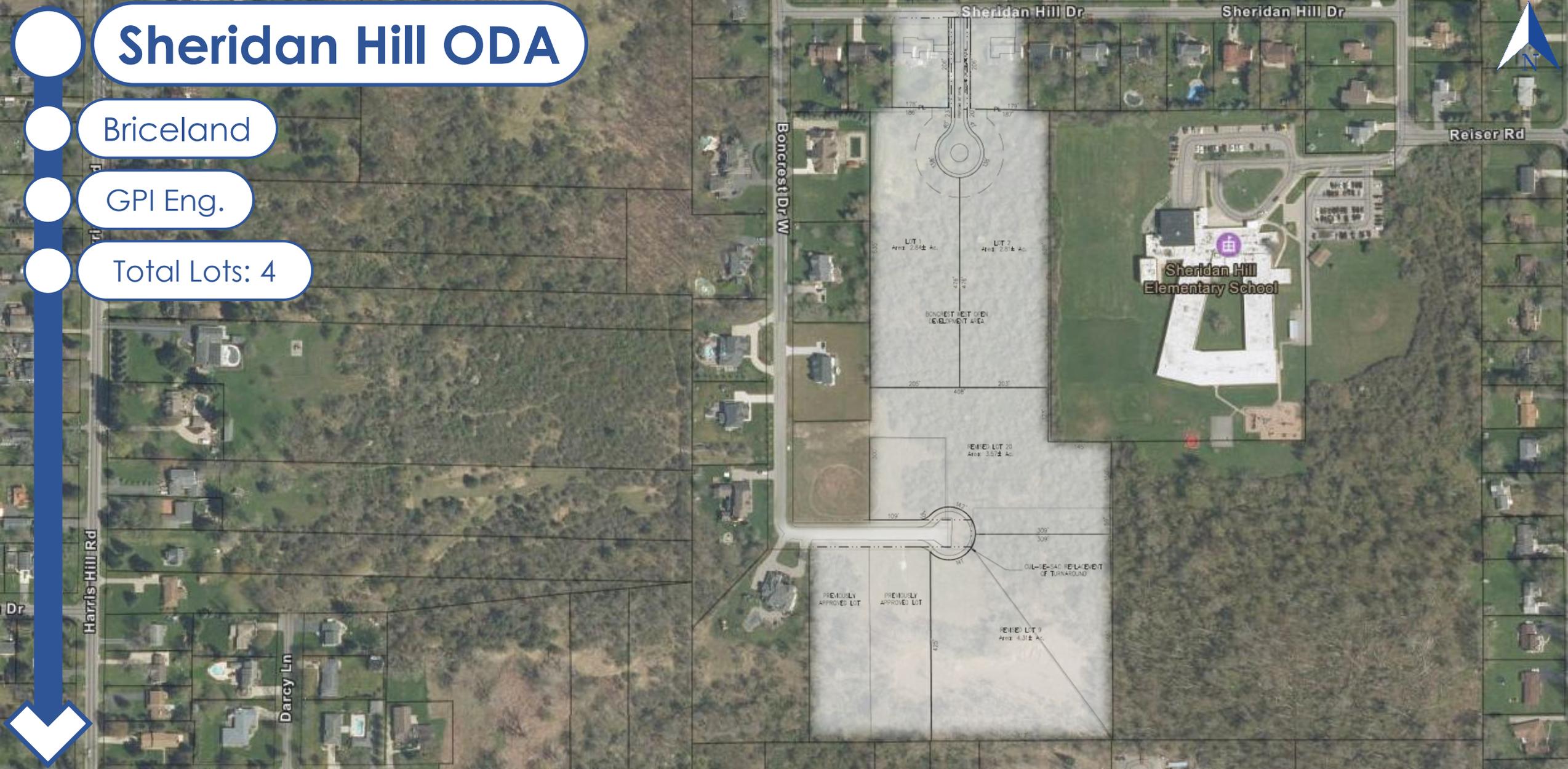
Residential Future

Sheridan Hill ODA

Briceland

GPI Eng.

Total Lots: 4





Residential Future

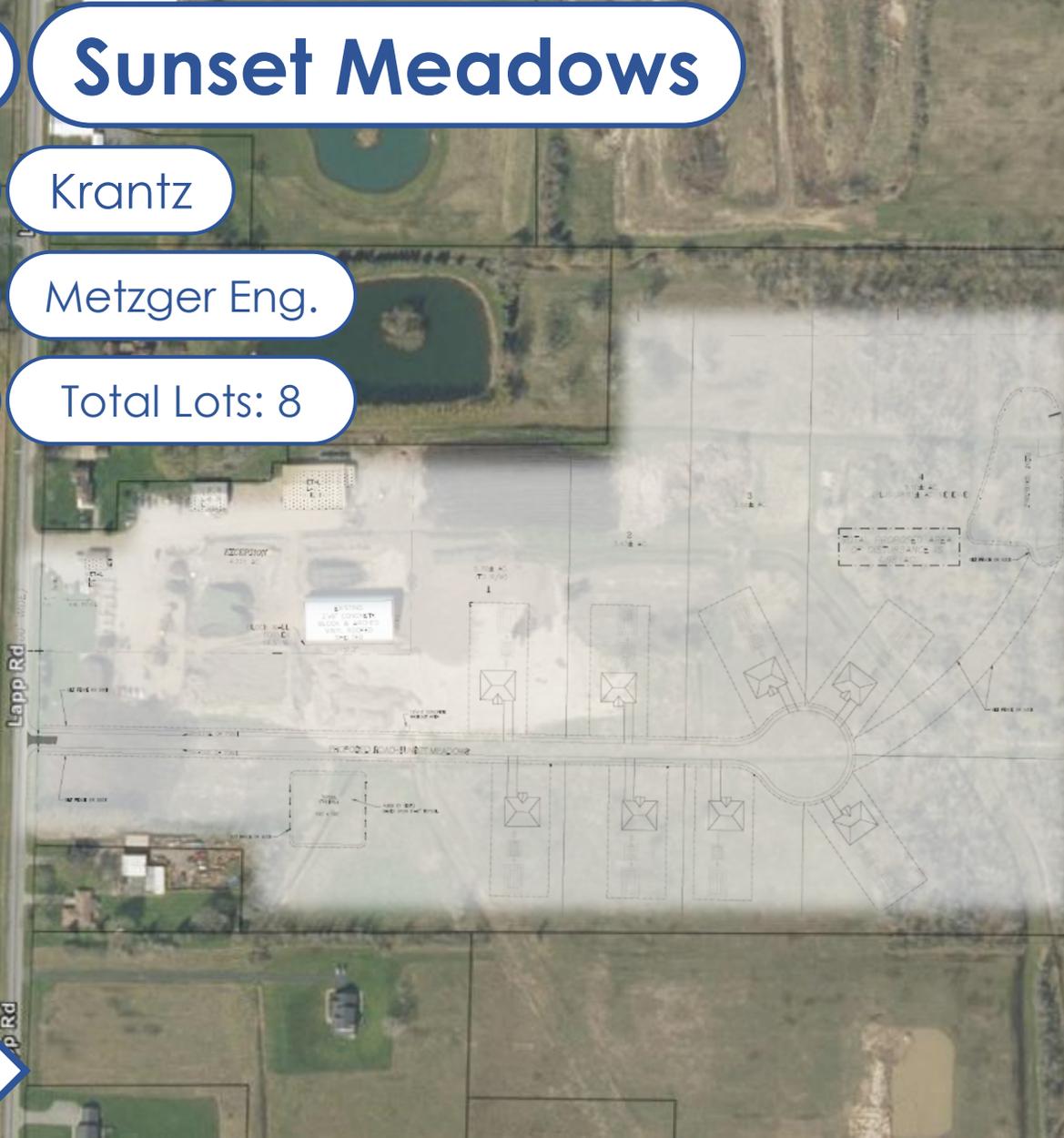


Sunset Meadows

Krantz

Metzger Eng.

Total Lots: 8



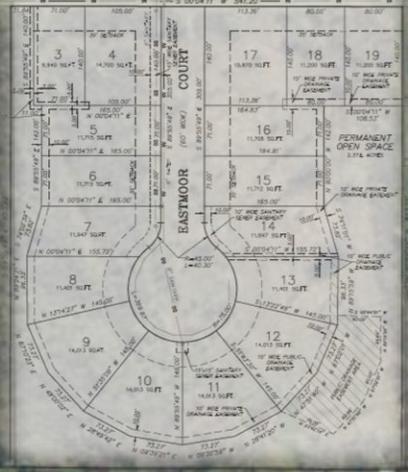
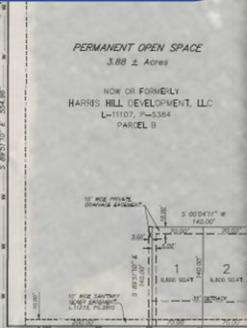


Harris Hill Commons - Phase 4

Windsor Ridge Partners

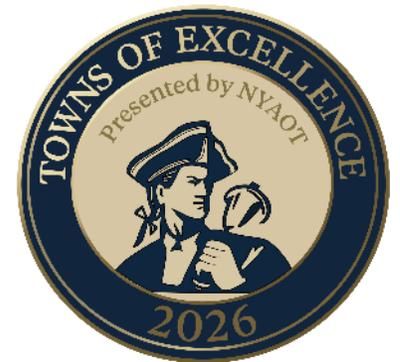
GPI Eng.

Total Lots: 19



Census Update

Census Data for the Town of Clarence





Census Update



DEC – Decennial Data

- Actual count every 10 years
 - Samples everyone
 - 99.8 % accurate
-



ACS – American Community Survey

- Yearly estimates
 - Samples small pool
 - 90 % accurate
-

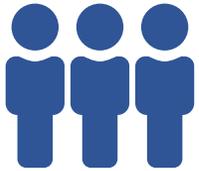


LAUS – Local Area Unemployment Statistics

- Monthly estimates
- Samples large pool
- 90 % accurate



Census Update



33,097

Total Population

ACS 2023 5-Year Estimates



3.2%

Unemployment Rate*

Bureau of Labor Statistics 2025 LAUS



\$124,800

Median Household Income

ACS 2024 5-Year Estimates



49.0

Median Age

ACS 2024 5-Year Estimates



97.0%

of individuals 25 years old and higher have a high school diploma or equivalent

ACS 2024 5-Year Estimates



6.5%

Poverty Rate

ACS 2024 5-Year Estimates



Census Update

Clarence



3.2%

Unemployment Rate*

Bureau of Labor Statistics 2025 LAUS



49.0

Median Age

ACS 2024 5-Year Estimate



6.5%

Poverty Rate

ACS 2024 5-Year Estimate

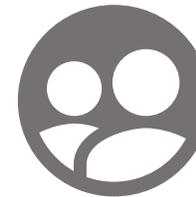
Erie County



3.9%

Unemployment Rate*

Bureau of Labor Statistics 2025 LAUS



40.9

Median Age

ACS 2024 5-Year Estimate



12.6%

Poverty Rate

ACS 2024 5-Year Estimate

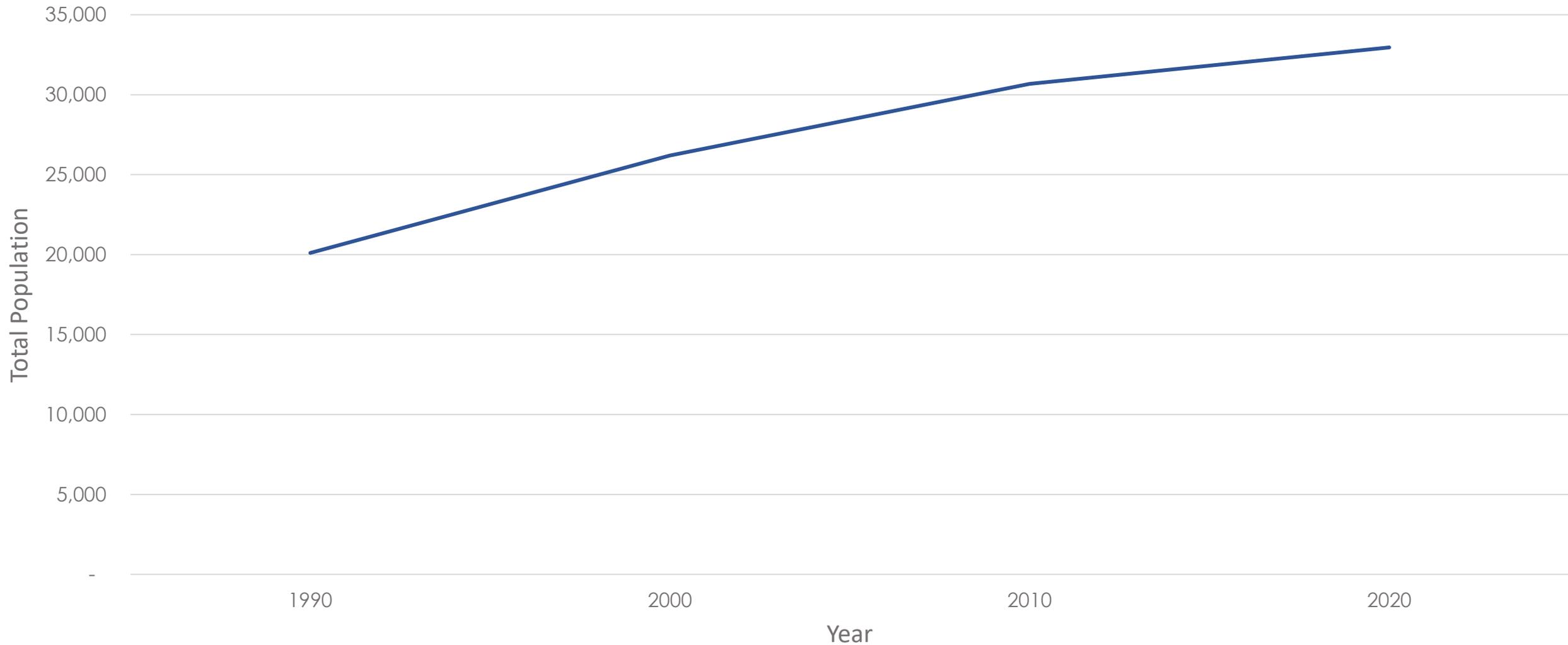


Census Update

	Clarence	Erie County
Population	33,097	950,602
Total Occupied Households	13,508	409,665
Average Household Size	2.96	2.90
One or More People Under 18 Years	20.1%	20.1%
One or More People Over 65 Years	22.8%	19.3%
Median Gross Rent	\$1,279	\$1,162
Median Housing Value	\$408,500	\$262,500
Homeownership Rate	84.2%	67.9%



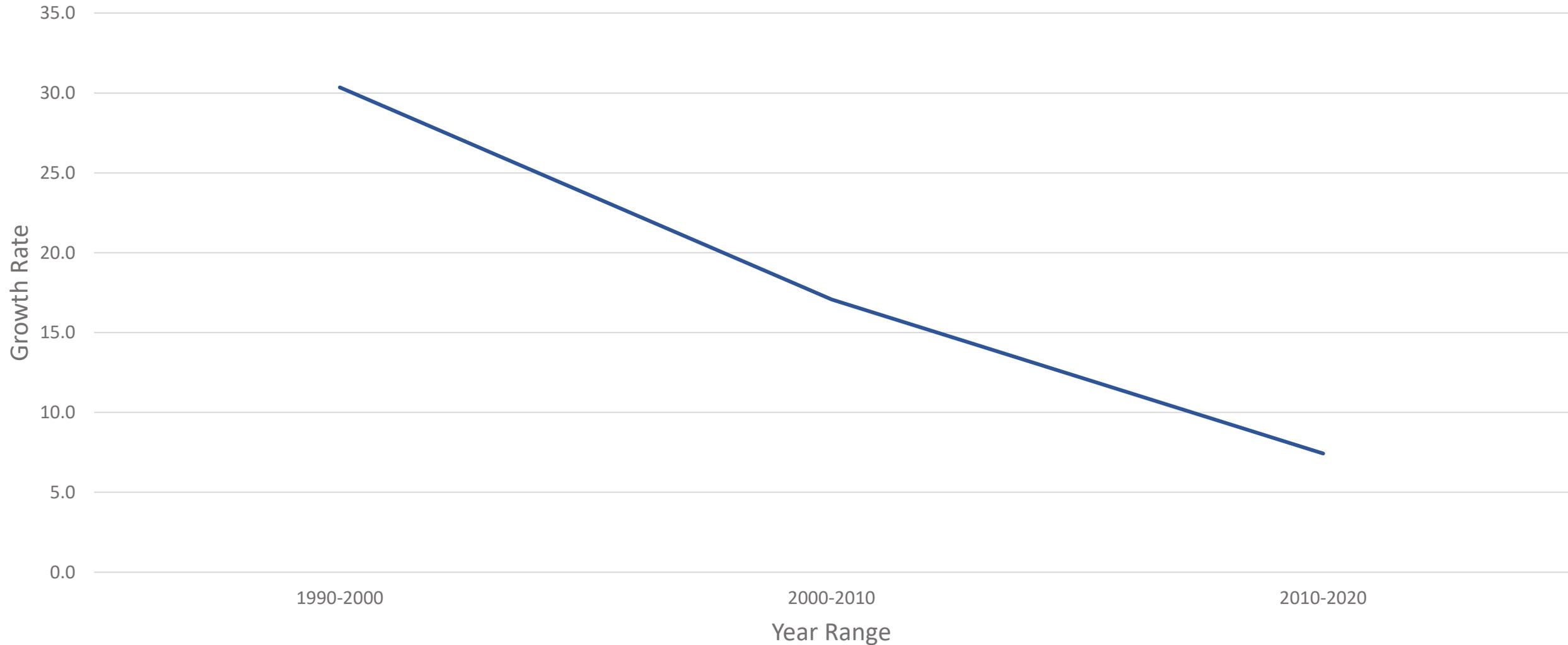
Clarence Population 1990 - 2020





Clarence Growth Rate

1990 - 2020



2026 State of Development

Town of Clarence

