



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: April 2, 2026

Re: April 8, 2026 Town Board Meeting – Land Use Items

Public Hearings: None

Formal Agenda Items: One

1. 8750 Main Street Associates, LLC.

Location: 8750 Main Street and SBL 70.20-4-3.12. 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 Public Hearings to consider Rezoning from Residential Single-Family to Traditional Neighborhood District and a Special Exception Use Permit for a Conceptually approved project containing 50 multiple-family housing units within a 3-story structure to the rear of the Samuel’s Grande Manor property.

History: 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.

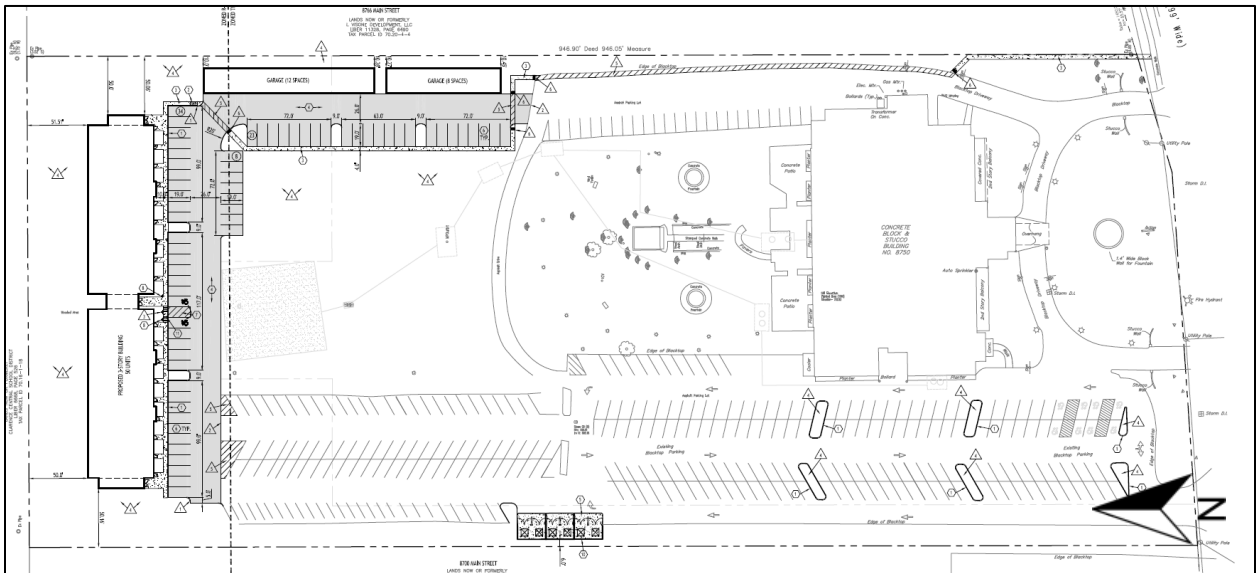
The Town Board referred the proposal to the Planning Board in May of 2025. At that time, the proposal included two 3-story multiple-family buildings containing 51 residential units. Thereafter, the applicant addressed comments received and modified the proposal to one 3-story, 50-unit

building resembling 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). In February of this year, the Planning Board issued a Negative Declaration under SEQRA. In March, the Zoning Board of Appeals issued a Variance for the size of the building. In April, the Planning Board issued Concept Plan approval, subject to sixteen conditions, and recommendations of Rezoning and a Special Exception Use Permit.

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



8750 Main Street – Concept Elevation Render



8750 Main Street – Approved Concept Plan

Work Session Items: One

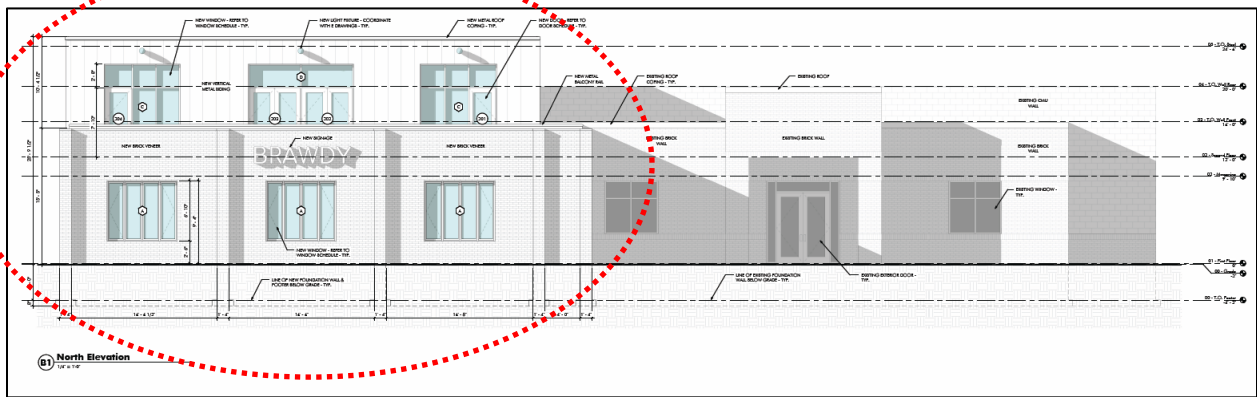
1. Brawdy Construction

Location: 9795 County Road. South side of County Road, east of Goodrich Road.

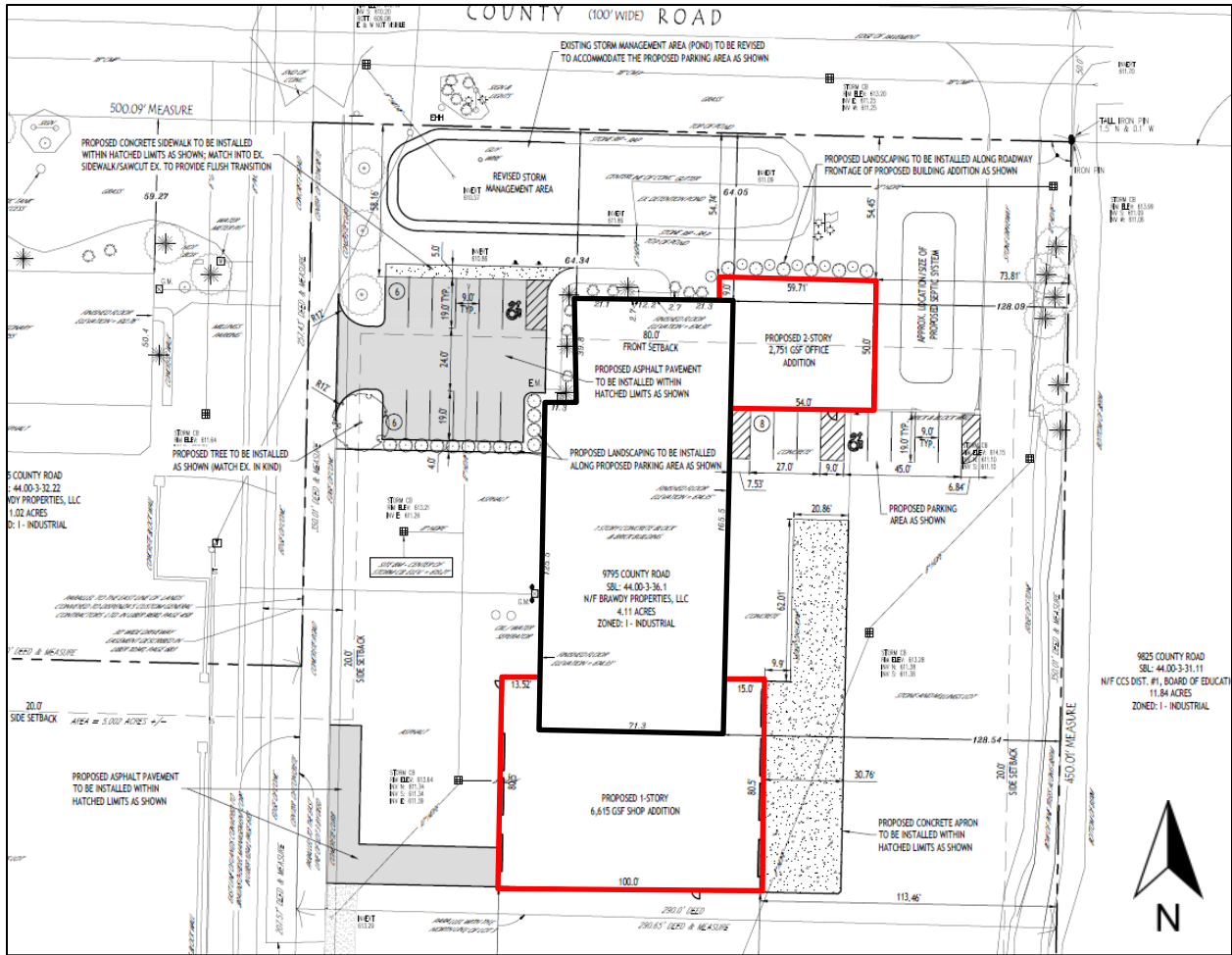
Description: Existing 4.1-acre parcel in the Industrial Business Park zone, containing a construction company facility.

Proposal: The applicant is requesting preliminary conceptual review of a proposed office and shop/warehouse addition. The 2-story office addition is approximately 2,750 ground sqft, and the shop/warehouse addition is approximately 6,300 sqft.

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



9795 County Road – Front Elevation



9795 County Road – Site Plan