



Town Board Agenda Review



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: May 8, 2026

Re: May 13, 2026 Town Board Meeting – Land Use Items

Public Hearings: One Item, Two Public Hearings

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.

Proposal: The applicant requests 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.

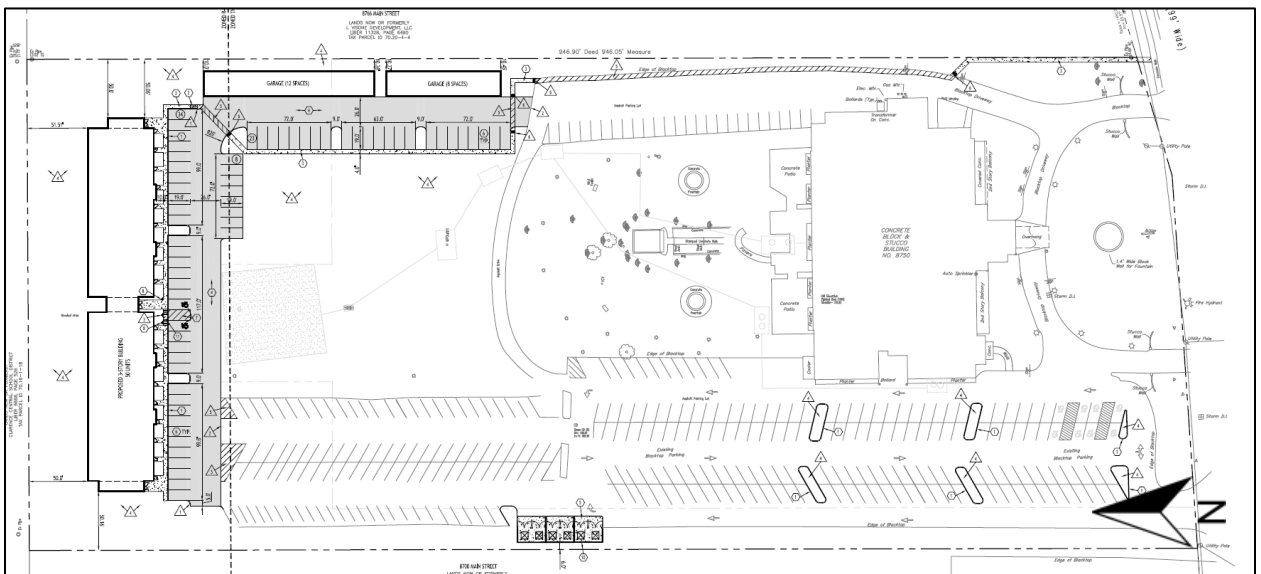
The Town Board referred the proposal to the Planning Board in May of 2025. At that time, the proposal included two 3-story multiple-family buildings containing 51 residential units. Thereafter, the applicant addressed comments received and modified the proposal to one 3-story, 50-unit building resembling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



8750 Main Street – Concept Elevation Render



8750 Main Street – Approved Concept Plan

Formal Agenda Items: None

Work Session Items: Five

1. Karthigan Thavanesan

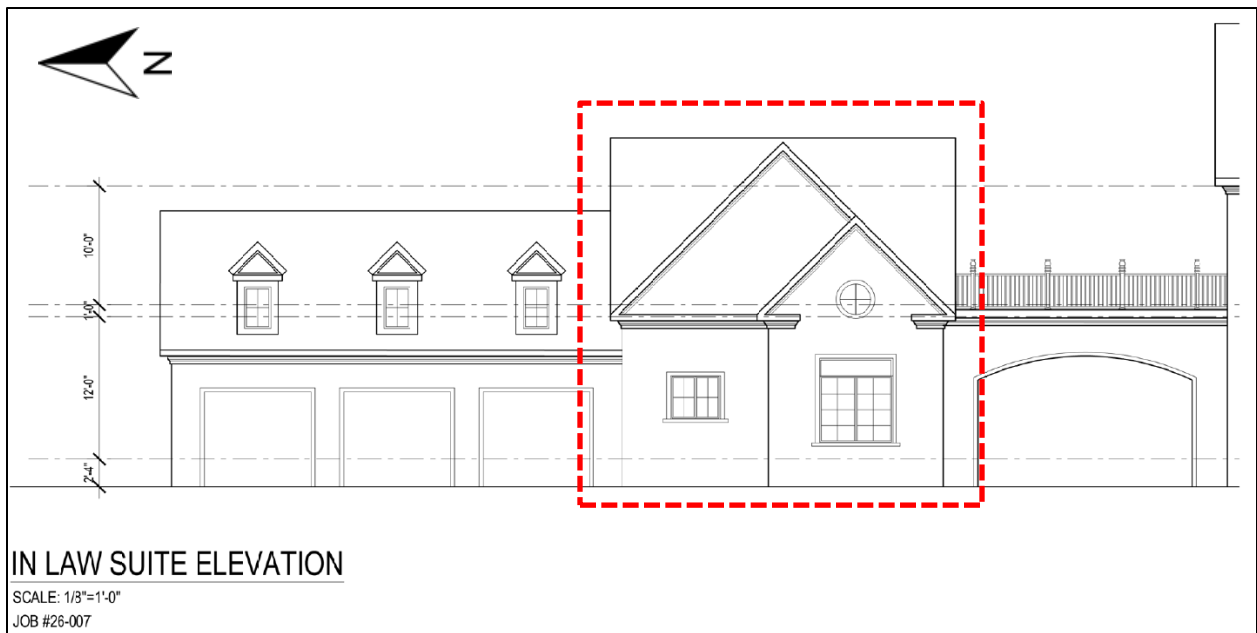
Location: 6571 Conner Road. East side of Conner Road, north of Stahley Road.

Description: Recently approved 4.61-acre vacant parcel split from 6591 Conner Road, in the Agricultural Rural Residential zone.

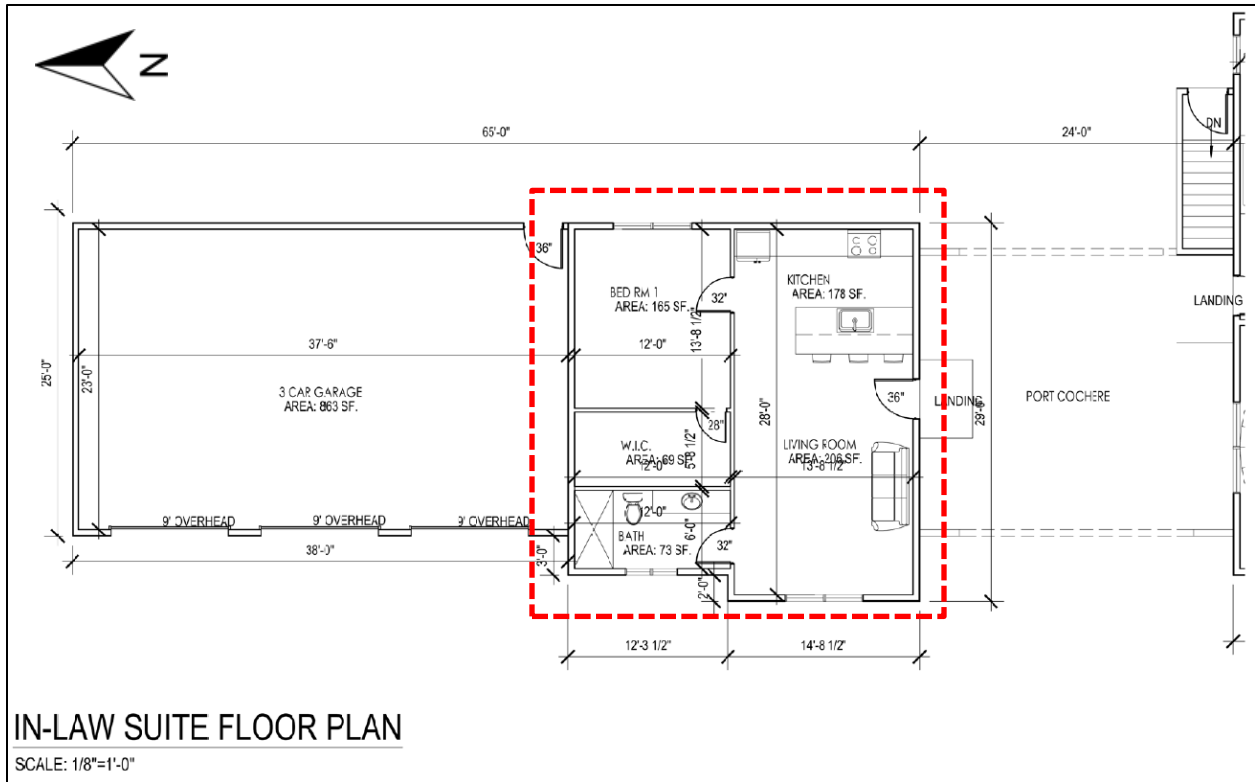
Proposal: The applicant requests a Special Exception Use Permit for an attached secondary living unit as part of new home construction. The secondary living unit is approximately 691 sqft and proposed to be connected to the primary residence via a port cochere. The application states that the in-law suite will be utilized by an elderly mother and father.

Reason for Board Action: Town Board has the authority to consider this request after setting and holding a Public Hearing. Alternatively, the item may be referred to the Planning Board for a thorough review and recommendation.

Note: The main residence is proposed to have a roof ridgeline height of 39', which will require a 4' variance from the Zoning Board of appeals.



6571 Conner Road – Secondary Living Unit and Primary Residence Garages Front Elevation



6571 Conner Road – Secondary Living Unit and Primary Residence Garages Floorplan

2. Stephen Development

Location: 10440 Main Street. Northeast corner of Main Street and Hillcrest Drive.

Description: Existing 1.2-acre parcel containing a primary commercial structure, and three additional structures used for commercial and residential purposes, all located in the Hollow Traditional Neighborhood District.

Proposal: The applicant requests Architectural approval of a façade rehabilitation for the primary commercial building, now known as Park Slope, on the corner of Main Street and Hillcrest Drive. The building would be upgraded to include staining and painting of the existing brick, installation of entry overhangs, removal of existing awnings, introduction of gooseneck lighting for future wall signage, and architectural façade lighting. Finally, the adjacent structure to the middle of the site would also be painted and stained to match.

Reason for Board Action: The Town Board holds authority over architectural style in the Traditional Neighborhood District. A referral to the Planning Board for recommendation or final action is an option.

Note: The Clarence Hollow Community Character Protection Board has reviewed this proposal, and provided comment. The applicant has made alterations to the proposal per comments received.



10440 Main Street – Front Facade Render

3. Stephen Development

Location / Description:

- a. 8825 Main Street – Traditional Neighborhood District – Car Wash
- b. 9500 Main Street – Commercial – Willow Square
- c. 9735 Main Street – Commercial – Mixed-Use
- d. 10440 Main Street – Hollow Traditional Neighborhood District – Park Slope

Proposal: The applicant requests consideration of Temporary Conditional Permits for food truck parking and operation. Per the application, only one food truck will be permitted at a time per property, and operating hours will be between noon and 9:30pm.

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

4. 416 Homez Inc.

Location: 5945 Vinecroft Drive. East side of Newhouse Road, south of Clarence Center Road.

Description: Existing 22-acre parcel containing a senior living facility in the Planned Unit Residential District (PURD). The facility is comprised of eleven duplex buildings, a congregate home complex, and two detached garage buildings.

Proposal: The applicant requests an amendment to the PURD to convert the Vinecroft senior living facility into a non-age-restricted multiple-family housing community. Such amendment is being sought to remove the age-restriction for the entire property, including all duplex buildings and congregate home.

The application, submitted by a prospective purchaser, states this change is necessitated by a lack of sufficient demand for senior living, which has contributed to the property's ongoing distress and operational challenges.

History: In November of 2000, the Town Board approved the Development Plan for the Vinecroft senior living complex which was later constructed. At that time, it contained six duplex buildings, and a 44-unit congregate home. In 2002, three additional duplex buildings were approved and later constructed. In 2015, two additional duplex buildings were approved and later constructed.

Reason for Board Action: The Town Board has the authority to amend the PURD.



5945 Vinecroft Drive – Aerial View

5. John & Frances Melinda Nowak

Location: 4995 Bank Street. East side of Bank Street, north of Main Street.

Description: Existing 0.8-acre parcel containing an existing fire-damaged single-family residence and existing attached secondary living unit, located in the Residential Single-Family zone.

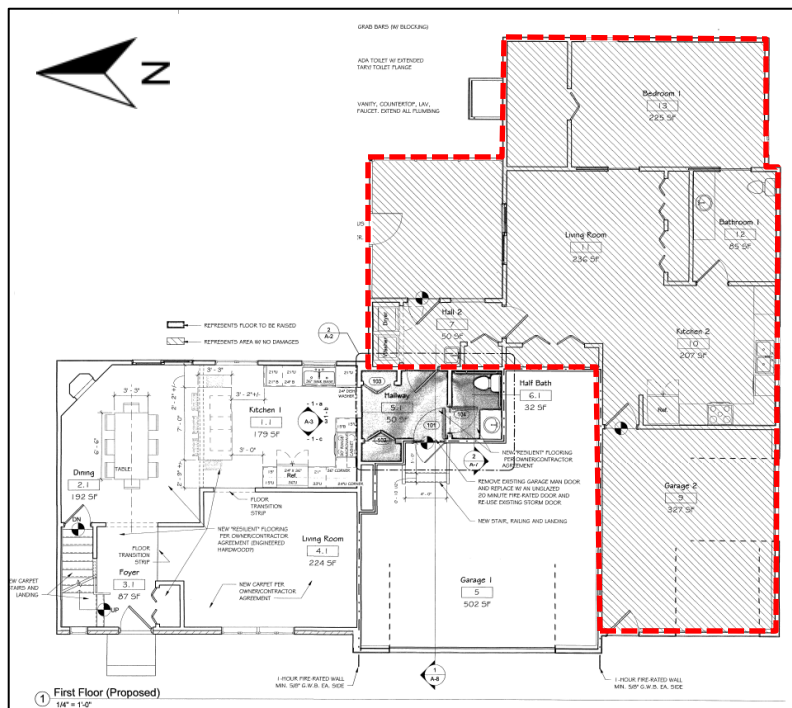
Proposal: The applicant requests a Special Exception Use Permit for the allowance of an existing attached secondary living unit within the existing residence.

History: The single-family home was originally constructed in 1976. The attached secondary living unit was constructed in 2004. Due to a house fire suffered in 2025, the applicants are working with the Building Department to gain permits for the reconstruction and rehabilitation, as required.

Upon review, it has been determined that the original 2004 addition floorplans and building permit description give no mention to a secondary living unit kitchen, which currently exists. With this information now known, the applicant is required to request and receive this approval prior to a Certificate of Occupancy being issued.

In an effort to allow the necessary reconstruction and rehabilitation work to occur without delay, these actions are being worked on concurrently.

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



4995 Bank Street – 1st Floor Floorplan