

TBAR

Town Board Agenda Review

Town of Clarence
Planning and Zoning

To: Town Board Members

From: Jonathan Bleuer – Director of Community Development
Andrew Schaefer – Senior Planner

cc: Town Attorney / Clerk / Engineering / Building / Highway Departments
Planning Board

Date: June 5, 2026

Re: June 10, 2026 Town Board Meeting – Land Use Items

Public Hearings: None

Formal Agenda Items: Two

1. 7 Brew

Location: 4301 Transit Road. East side of Transit Road, south of Main Street.

Description: Existing 23.5-acre parcel in the Major Arterial zone, containing the existing Transitown commercial plaza.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed drive-thru coffee stand. The project consists of an approximately 510 sqft building with a dual-lane drive-thru, adjacent 281 sqft cooler, and associated facilities.

History: This item was tabled by the Town Board in May of this year to allow the applicant time to consider and respond to comments heard. Since then, the applicant has addressed comments received.

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

2. daNando

Location: 4401 Transit Road. East side of Transit, north side of Main Street.

Description: Existing 20-acre parcel in the Major Arterial zone, containing the existing Shops at Main/Transit plaza.

Proposal: The applicant is requesting consideration of a Temporary Conditional Permit for outside dining to the side/front of the existing business. A grouping of small tables would be placed under the plaza overhang, behind the existing building columns.

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



daNando – Street View

Work Session Items: Two

1. Goodrich Thompson, LLC.

Location: SBL 71.14-1-26. East side of Thompson Road, West side of Goodrich Road, north of Main Street.

Description: Existing 34.7-acre vacant property containing an unpermitted topsoil operation in the Commercial and Residential Single-Family zones.

Proposal: The applicant is requesting consideration of a Temporary Conditional Permit for a topsoil operation.

History: In October of 2025, the Planning Office received a complaint regarding machinery activity, noise, and vibration in the area. Upon investigation, the Planning Office determined that the applicant, Lou Visone, was responsible for the unpermitted activity. In November of 2025, the Planning Office received a joint letter of complaint by area residents. In April of this year, the Planning Office gave notice to the applicant to cease unpermitted activity within 30 days. In May, the Planning Office met with the applicant and his representatives, and the applicant submitted this request shortly thereafter.

Reason for Board Action: Town Board has the authority to consider this request after setting and holding a Public Hearing. Alternatively, a referral to the Planning Board would allow for a thorough review of this proposal.



Thompson Goodrich, LLC. – Site Plan

2. PB Investors, LLC.

Location: 5695 & 5731 Transit Road. East side of Transit Road, south of Highland Farms Drive.

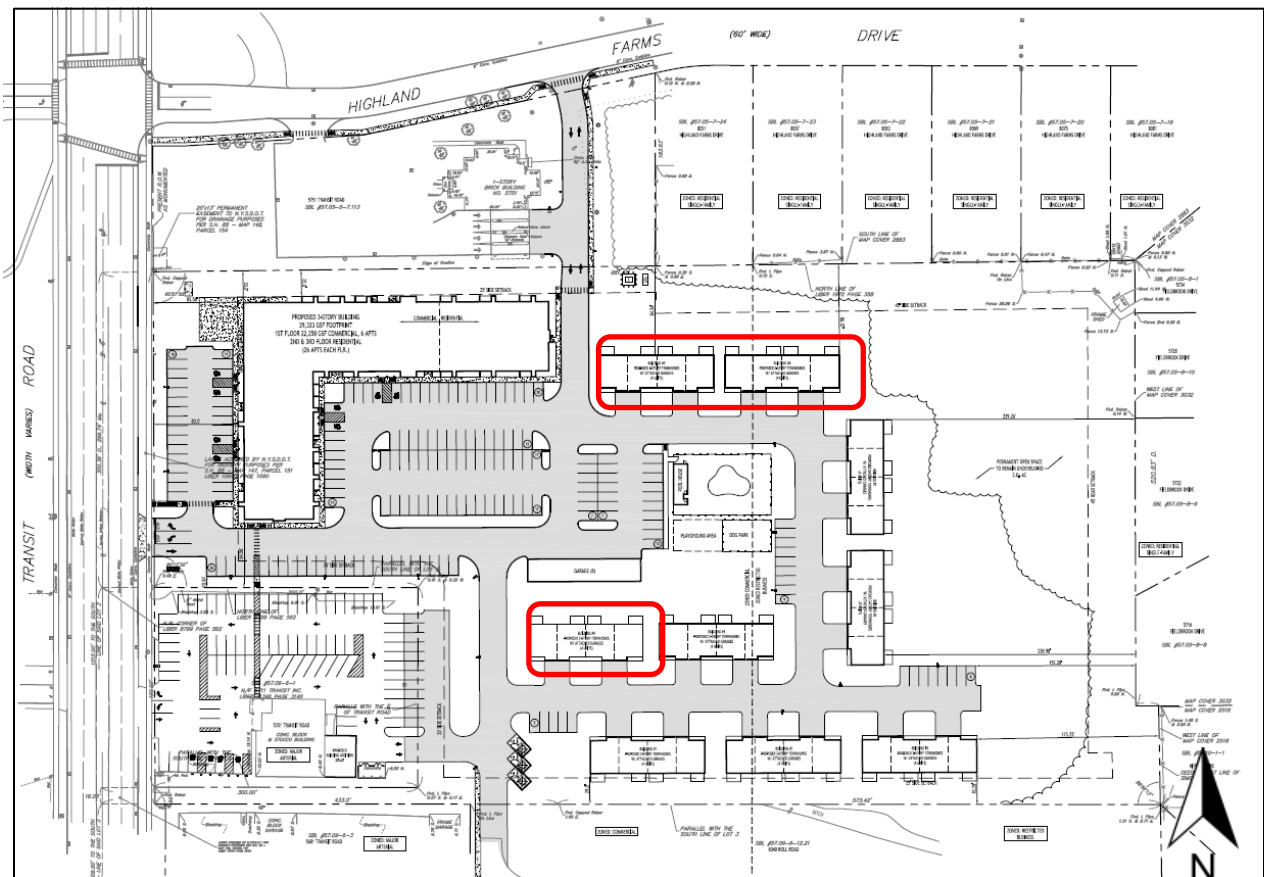
Description/History: Existing 10-acre vacant property located in the Commercial and Restricted Business zones and Erie County Sewer District #5, previously approved for a mixed-use project containing 22,810 sqft of commercial space and 84 multiple-family housing units.

Proposal: The applicant is requesting consideration of a proposed residential density increase within the previously approved mixed-use project. 10 additional multiple-family housing units are proposed to be added totaling 94 units, while the commercial space remains unchanged.

Three new 4-unit townhome buildings are proposed, in place of previously approved detached garage buildings, and 2 residential units removed from the mixed-use building.

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

Note: This residential density increase would be subject to a variance by the Zoning Board of Appeals as the approved project has no additional residential density allowance.



PB Investors, LLC. – Proposed Site Plan