



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 19, 2026

Re: June 24, 2026 Town Board Meeting – Land Use Items

Public Hearings: Three

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.

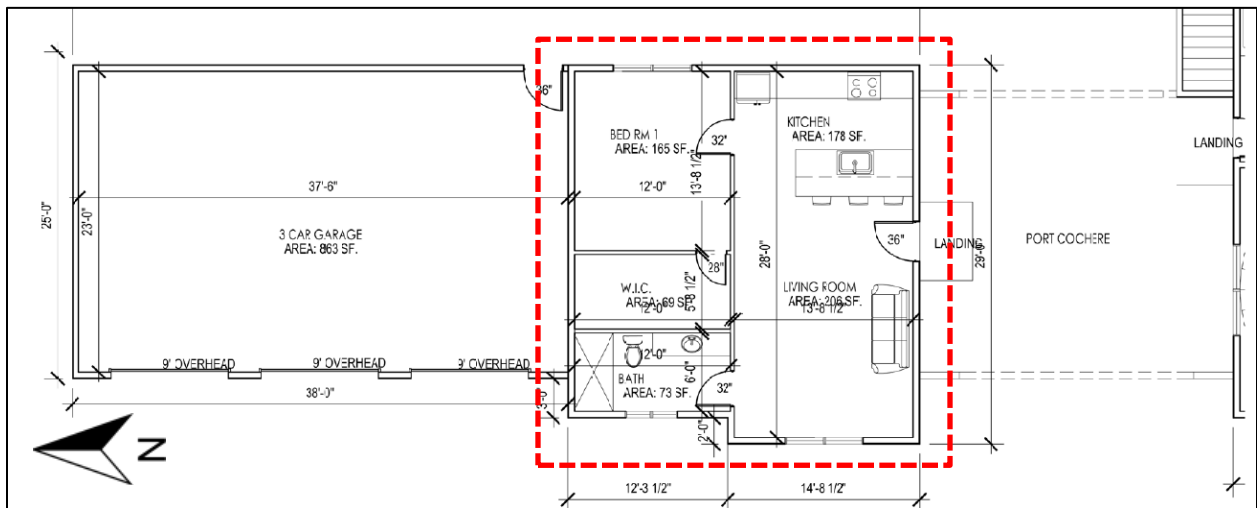
Proposal: The applicant requests a Special Exception Use Permit for an attached secondary living unit as part of new home construction. The secondary living unit is approximately 691 sqft and proposed to be connected to the primary residence via a port cochere. The application states that the in-law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

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

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 – Front Elevation



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

2. 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.

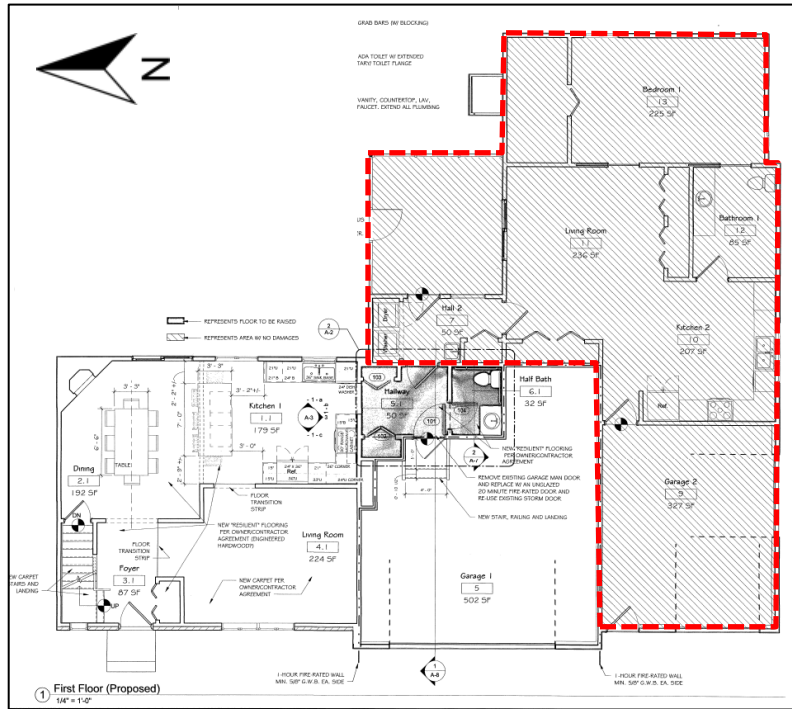
History: The single-family home was originally constructed in 1976. The attached secondary living unit was constructed in 1994. Due to a house fire suffered in 2025, the applicants are working with the Building Department to gain permits for the reconstruction and rehabilitation, as required.

Upon review, it has been determined that the original 1994 addition floorplans and building permit description gave 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 holding a Public Hearing.



4995 Bank Street – 1st Floor Floorplan

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 Temporary Conditional Permits for food truck parking and operation. As 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 holding a Public Hearing.

Formal Agenda Items: Two

1. Goodrich Thompson, LLC.

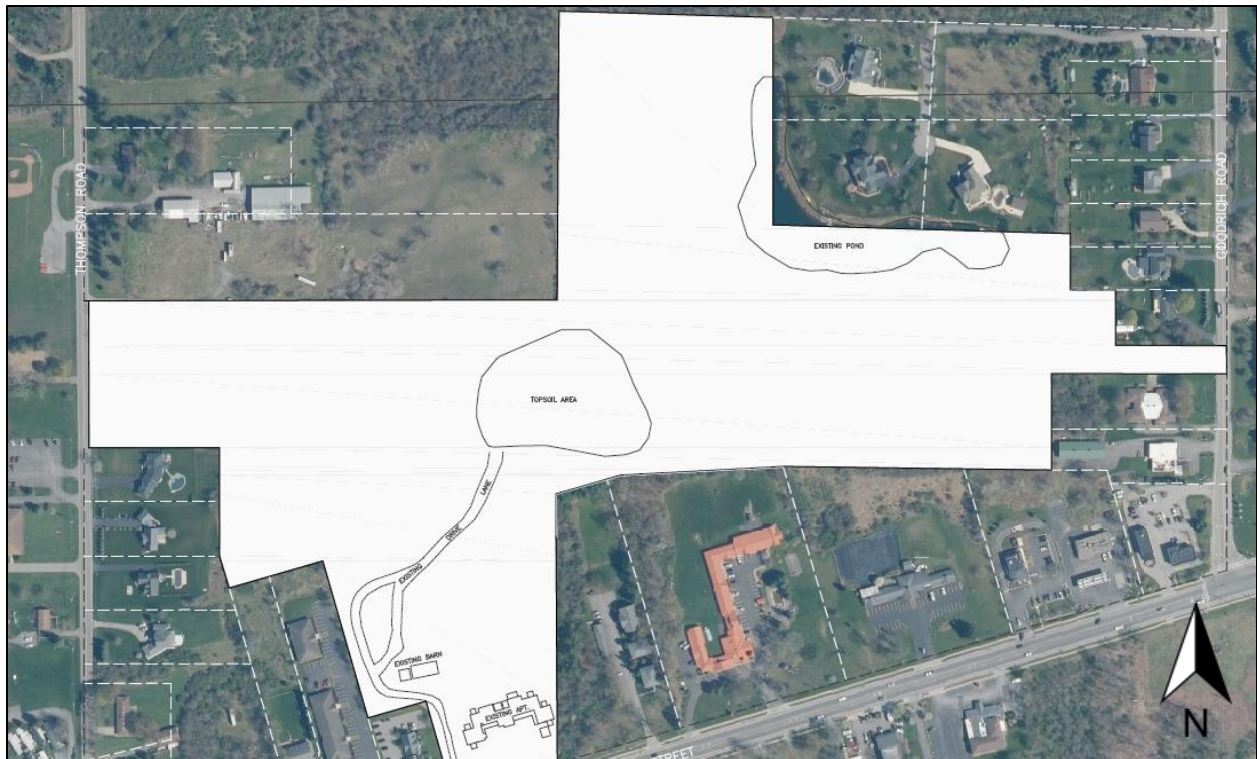
Location: SBL 71.14-1-26. East side of Thompson Road, west side of Goodrich Road, north of Main Street.

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



Goodrich Thompson, LLC. – Site Plan

2. PB Investors, LLC.

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

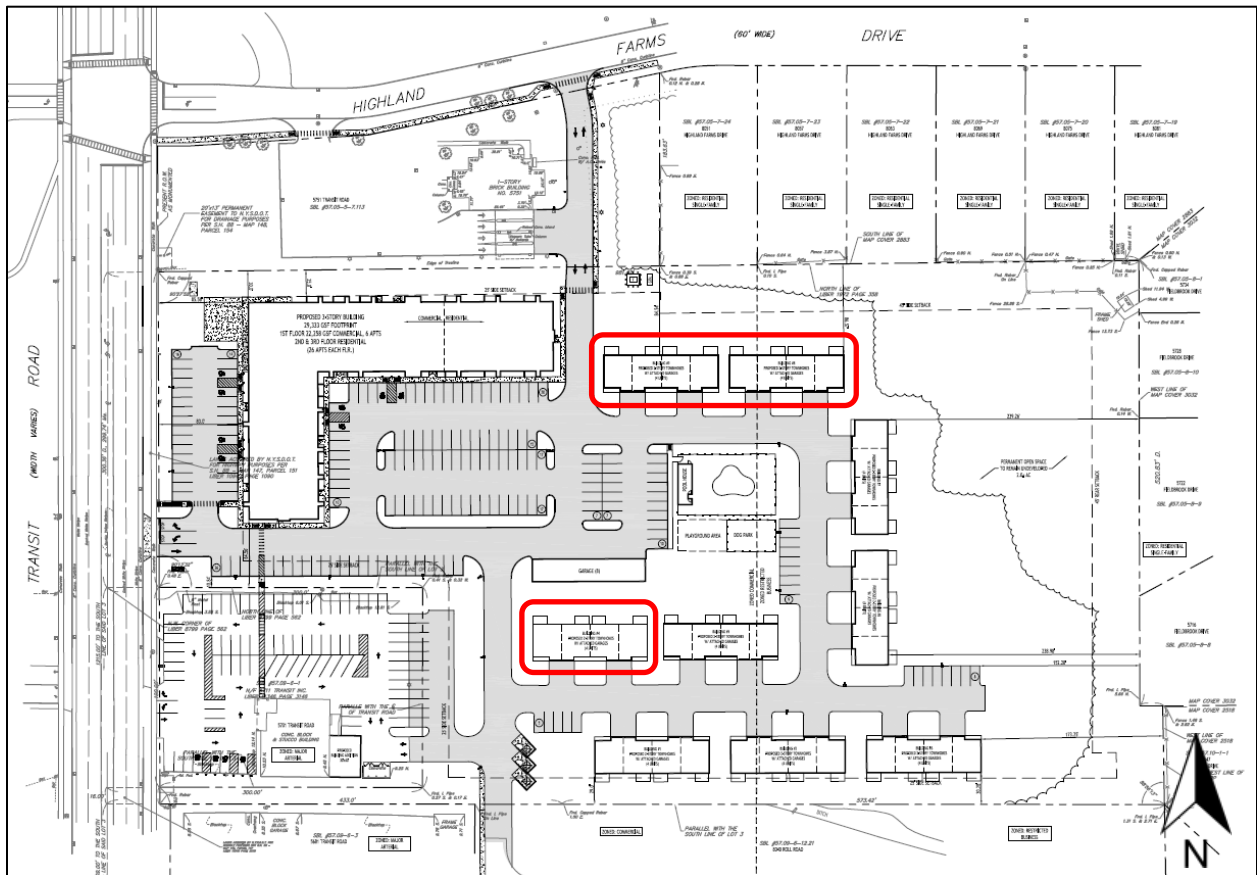
Description/History: Existing 10-acre vacant property located in the Commercial and Restricted Business zones and Erie County Sewer District #5, previously approved for a mixed-use project containing 22,810 sqft of commercial space and 84 multiple-family housing units.

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

Work Session Items: One

1. Epic Bounce, Inc.

Location: 4431 Bryant & Stratton Way. East side of Bryant & Stratton Way, north of Main Street.

Description: Existing 7-acre property containing a parking lot within the Commercial zone.

Proposal: The applicant is requesting a Special Event Permit for an inflatable theme park.

The operation would run from the date of approval through October 2026, 11:00am to 7:00pm. Typically, days of operation will be Wednesday through Sunday. Mondays and Tuesdays will be reserved for maintenance and cleaning, apart from any special events, holiday hours, etc.

Reason for Board Action: The Town Board has the authority to consider this request.



4431 Bryant & Stratton Way – Site Plan