

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday, July 1, 2026

Work Session 6:30 pm

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of Minutes

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Shear led the Pledge of Allegiance.

Planning Board Members present:

Chairman Robert Sackett	Vice-Chair Richard Bigler
2 nd Vice-Chair Wendy Salvati	Jason Geasling
Gregory Todaro	Keith Lukowski

Planning Board Members absent:

Daniel Tytko	Jason Lahti
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Town Officials Present

Director of Community Development Jonathan Bleuer
Senior Planner Andrew Schaefer
Councilman Paul Shear
Councilman Bob Altieri
Deputy Town Attorney David Donohue

Other Interested Parties Present:

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the minutes of the meeting held on, May 6, 2026, as written.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Abstain	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the minutes of the meeting held on, May 20, 2026, as written.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the minutes of the meeting held on, June 3, 2026, as written.

Keith Lukowski	Aye	Jason Geasling	Abstain	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Item 1

7 Brew

Major Arterial

Requests Concept Plan approval of a proposed drive-thru coffee stand at 4301 Transit Road, Transitown Plaza.

DISCUSSION: (transcription in progress)

Mr. Bleuer introduced this project at 4301 Transit Road, located on the east side of Transit Road, south of Main Street.

It is an existing 23.5-acre parcel in the Major Arterial zone, containing the existing Transitown commercial plaza.

The applicant is requesting Conceptual Plan action of a proposed drive-through coffee stand. The project consists of an approximately 510 sq. ft. building with a dual-lane drive-through, adjacent 281 sq. ft. cooler, and associated facilities.

This item was first on the Town Board agenda in May of this year, and was tabled to allow the applicant time to consider and respond to comments heard. With new information provided, the Town Board referred the proposal to the Planning Board in June. Since then, the applicant has addressed additional comments received.

The Planning Board has the authority to act on this request.

Note: The building size, front setback, and drive-through window are non-compliant as currently designed. If the applicant chooses to seek variances from the Zoning Board of Appeals and is successful, this proposal must return to the Planning Board for Concept Plan review. Additionally, new drive-through facilities require a Special Exception Use Permit from the Town Board.

ACTION:

Motion by Gregory Todaro, seconded by Richard Bigler, to **deny** the 7 Brew **Concept Plan** per the submitted plan by Carmina Wood Design, dated June 23rd, 2026.

ON THE QUESTION:

The building size, front setback, and drive-through window are non-compliant as currently designed. If the applicant chooses to seek variances from the Zoning Board of Appeals and is successful, this proposal must return to the Planning Board for Concept Plan review.

This proposal has been deemed a Type 2 action by the Town, and therefore requires no further environmental review nor action under the State Environmental Quality Review Act.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED**Item 2**

7631 Transit Road, LLC.
Restricted Business

Requests Concept Plan approval of a commercial retail project for LENCO Supplies at 7631 Transit Road.

DISCUSSION: (*transcription in progress*)

Mr. Bleuer introduced this project at 7631 Transit Road, located at the southeast corner of Transit Road and Wolcott Road.

An existing 6.88-acre property in the Restricted Business zone formerly home to Bitterman's Automotive complex of buildings and residential structures, all of which have since been demolished apart from one warehouse building on the east side of the property.

The applicant is requesting Concept Plan approval of an approximately 43,800 sq. ft. commercial retail building for LENCO Supplies at the center of the property, fronting Transit Road.

The northwest corner of the property is reserved for an outparcel/lease area. The southern portion of the property is proposed to be a natural open space. Finally, the existing warehouse building on the east side of the property is proposed to be preserved, rehabilitated, used as part of the business operation.

The Town Board referred this new proposal to the Planning Board in January of this year. In February, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In May, the Planning Board issued a Negative Declaration under SEQRA. In June, the Zoning Board of Appeals issued a Use Variance for this retail operation. Throughout this review period, the applicant has addressed comments received.

The Planning Board has the authority to act on this request.

ACTION:

Motion by Jason Geasling, seconded by Wendy Salvati, to **approve** the 7631 Transit Road, LLC. **Concept Plan**, located at 7631 Transit Road, per the submitted plan by Carmina Wood Design, dated June 24th, 2026, and to **approve** the **Conceptual Architectural** drawings by Sutton Architecture, dated June 15th, 2026, all subject to the following conditions being met:

1. Applicant meeting the grading and drainage standards and requirements of the Town of Clarence Engineer.
2. Applicant meeting the fire code standards and requirements of the Town of Clarence Fire Inspector.
3. Subject to Development Plan review by the Town, including a technical review of the final Development Plan by the Town Engineering Department.
4. Subject to Town Building and Engineering Departments approval prior to any permits being obtained for site work activity.
5. Subject to Erie County Health Department and New York State Department of Environmental Conservation approval, if required, for the proposed on-site sanitary facilities.
6. Limits of clearing and disturbance shall be submitted as part of Landscape and Development Plan review.
7. Site curbing plan shall be submitted as part of Landscape and Development Plan review.
8. Landscape Committee approval of a final landscape plan, prior to Development Plan approval, including any planting, fencing, and dumpster or tote enclosures where applicable. In addition, a maintenance plan shall be submitted as part of the landscape plan to ensure landscaping and fencing remain in perpetuity, and are maintained or replaced in kind should there be any deterioration, or death and disease to plantings.
9. Dumpster or tote enclosure shall remain closed at all times when not in use. Garbage service shall occur in conformance with Town Code. No garbage or debris shall accumulate outside of the dumpsters or totes.
10. Review of a photometric lighting plan prior to Development Plan approval. All site lighting shall comply with the Town Code, be dark sky compliant and shielded to prevent spillage onto adjoining properties. No building lighting shall extend above the roofline and no freestanding lighting shall be elevated above 15'. All lighting shall be turned off no later than one hour after business hours except for any necessary security lighting. Any and all security lighting shall be depicted on the lighting plan.
11. Final building elevations for all 4 sides of each structure, to be submitted as part of the Development Plan review, including the labelling of material types and colors with detailing and material variety as well as vertical and horizontal articulation for any monotonous or blank wall areas. Building materials to be used shall be of industry standard high quality for durability and appearance.
12. Any exterior building mechanicals shall be identified, detailed, and shielded from view by approved screening and/or landscaping, shown on any future Development Plan submittals.
13. Buildings and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
14. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.

15. Other than licensed vehicles, no outside storage or display of any kind on the property unless same shall have been pre-approved by the Town, including, but not limited to equipment, goods, materials, and debris.
16. Beyond that of LENCO Supplies, any additional proposed business operation or operators shall be subject to review and approval by the Town.
17. Any future proposed use of the outparcel / lease area shall be subject to review and approval by the Town, including review under the State Environmental Quality Review Act.
18. Any permanent signage subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Office of Planning and Zoning.
19. Subject to Open Space, and any other applicable fees as required by Town Code.

The applicant has heard, understands, and agrees to the conditions.

ON THE QUESTION:

This proposal has previously received a Negative Declaration from the Planning Board, and a Use Variance from the Zoning Board of Appeals for this retail business.

Motion by Jason Geasling, seconded by Wendy Salvati, to **recommend** to the Town Board approval of **Special Exception Use Permit** for the 7631 Transit Road, LLC. project at 7631 Transit Road, containing a structure in excess of 10,000 sq. ft. as per the approved Concept Plan and associated conditions.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Item 3

Kathleen Fieramusca
Agricultural Flood Zone

Requests a Minor Subdivision of land to create one (1) new lot at 8815 Goodrich Road.

DISCUSSION: (transcription in progress)

Mr. Bleuer introduced this project at 8815 Goodrich Road, located on the east and west side of Goodrich Road, north of Tonawanda Creek Road.

It is an existing 4.18-acre property containing a single-family residence and detached accessory structures, located within the Agricultural Flood Zone.

The applicant is requesting a Minor Subdivision of land to create one (1) new lot of record. The layout of the lot split consists of:

- New Parcel: Approximately 1.33 vacant acres, with frontage and acreage on the east and west sides of Goodrich Road. Only the east side would be considered developable area from a Zoning perspective, with an acreage of approximately 0.92 acres and frontage of approximately 157'.

- Parent Parcel: Retain the single-family residence and accessory structures on appropriately 3.47-acres with a frontage of approximately 150' on the east side of Goodrich Road.

The Planning Board has the authority to consider this request, after an action through the State Environmental Quality Review Act (SEQRA).

ACTION:

Motion by Keith Lukowski, seconded by Gregory Todaro, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Form as prepared and to **issue a Negative Declaration** on the proposed Kathleen Fieramusca Minor Subdivision at 8815 Goodrich Road. This Unlisted Action involves a lot split to create one (1) new lot in the Agricultural Flood Zone. After thorough review of the submitted documents and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Motion by Keith Lukowski, seconded by Richard Bigler, to **approve** the Kathleen Fieramusca **Minor Subdivision** at 8815 Goodrich Road, per the submitted application received in the Planning Office on June 1st, 2026, subject to the following conditions:

1. Subject to Erie County Department of Public Works approval for access to the newly created lot.
2. Review and approval by the Town Building and Engineering Departments for any future construction on the property.
3. Review and approval by the Erie County Health Department for any future on-site sanitary facilities for the property.
4. Should any drainage easements be required by the Town to address on-site drainage issues on the property, appropriate easements shall be submitted by the applicant and reviewed and approved by the Town Engineering, Highway and Legal Departments. If required, applicant shall file same in the Erie County Clerk's office and provide a stamped "FILED" copy to the Town Attorney's Office after recording and prior to any Building permit(s) being issued by the Clarence Building Department.
5. Subject to Open Space, Recreation, and any other applicable fees as required by Town Code.

The applicant has heard, understands, and agrees to the conditions.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Item 4

Estate of Jeanne Smith
 Agricultural Rural Residential &
 Industrial Business Park

Requests a Minor Subdivision of land to create one (1)
 new lot at Martin Road SBL 30.00-4-72.11.

DISCUSSION: (transcription in progress)

Mr. Bleuer introduced this project on Martin Road, SBL 30.00-4-72.11, located on the south side of Martin Road, north side of County Road, east of Goodrich Road.

It is an existing 31-acre vacant property located in the Agricultural Rural Residential and Industrial Business Park zones.

The applicant is requesting a Minor Subdivision of land to create one (1) new lot of record, and Lot Line Adjustments associated with 9825 & 9855 Martin Road. The layout of lot the split consists of:

- New Parcel: Approximately 21.6 vacant acres and a frontage of approximately 1,326' on County Road, primarily located in the Industrial Business Park zone, with the rear of the parcel located in the Agricultural Rural Residential zone.
- Parent Parcel: Approximately 7.2 vacant acres and a frontage of approximately 509' on Martin Road, located in the Agricultural Rural Residential zone.
- 9825 & 9855 Martin Road: Both increasing in size and frontage via Lot Line Adjustments to be administratively reviewed by the Planning Office as compliant.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act (SEQRA).

ACTION:

Motion by Keith Lukowski, seconded by Richard Bigler, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Form as prepared and to **issue a Negative Declaration** on the proposed Estate of Jeanne Smith Minor Subdivision at Martin Road SBL 30.00-4-72.11. This Unlisted Action involves a lot split to create one (1) new lot in the Industrial Business Park and Agricultural Rural Residential zones, and Lot Line Adjustments associated with 9825 and 9855 Martin Road. After thorough review of the submitted documents and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Motion by Keith Lukowski, seconded by Richard Bigler to **approve** the Jeanne Smith **Minor Subdivision** at Martin Road SBL 30.00-4-72.11, per the submitted application received in the Planning Office on June 16th, 2026, subject to the following conditions:

1. Subject to Erie County Department of Public Works approval for access to the parent parcel and newly created lot.
2. Review and approval by the Town Building and Engineering Departments for any future construction on the parent parcel, and review and approval by the Town for any future proposal on the newly created lot.
3. Review and approval by the Erie County Health Department for any future on-site sanitary facilities for the parent parcel and newly created lot.
4. Should any drainage easements be required by the Town to address on-site drainage issues on the properties, appropriate easements shall be submitted by the applicant and reviewed and approved by the Town Engineering, Highway and Legal Departments. If required, applicant shall file same in the Erie County Clerk's office and provide a stamped "FILED" copy to the Town Attorney's Office after recording and prior to any permits or approvals being issued for the properties.
5. Subject to Open Space, Recreation and any other applicable fees as required by Town Code.

The applicant has heard, understands, and agrees to the conditions.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Item 5

WNY Storage Solutions, LLC.
Industrial Business Park

Requests a Minor Subdivision of land to create one (1) new lot at 8575 Roll Road.

DISCUSSION: (transcription in progress)

Mr. Bleuer introduced this project at 8575 Roll Road, located on the south side of Roll Road, east of Harris Hill Road.

An existing 4.57-acre property containing a commercial building and a telecommunication tower, all located within the Industrial Business Park zone.

The applicant is requesting a Minor Subdivision of land to create one (1) new lot of record. The layout of the lot split consists of:

- New Parcel: Approximately 3.27-acres containing the existing telecommunication tower with a frontage on Roll Road of approximately 205'.
- Parent Parcel: Approximately 1.3-acres containing the existing commercial building with a frontage of approximately 230'.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act (SEQRA).

ACTION:

Motion by Jason Geasling, seconded by Gregory Todaro, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Form as prepared and to **issue a Negative Declaration** on the proposed WNY Storage Solutions, LLC. Minor Subdivision at 8575 Roll Road. This Unlisted Action involves a lot split to create one (1) new lot in the Industrial Business Park zone. After thorough review of the submitted documents and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Motion by Keith Lukowski, seconded by Richard Bigler to **approve** the WNY Storage Solutions, LLC. **Minor Subdivision** at 8575 Roll Road, per the submitted application received in the Planning Office on June 4th, 2026, subject to the following conditions:

1. Subject to Erie County Department of Public Works approval for access to the newly created lot.
2. Review and approval by the Town for any future development proposal on the newly created lot.
3. Review and approval by the Erie County Health Department for any future on-site sanitary facilities for the property.
4. A cross access easement agreement shall be required for the existing telecommunication tower on the newly created parcel. Such cross-access easement agreement is to be submitted by the applicant and reviewed and approved by the Town Attorney's Office prior to filing with the County Clerk's Office. After approval, applicant shall file same in the Erie County Clerk's office and provide a stamped "FILED" copy to the Town Attorney and Planning Offices after recording.
5. Should any drainage easements be required by the Town to address on-site drainage issues on the properties, appropriate easements shall be submitted by the applicant and reviewed and approved by the Town Engineering, Highway and Legal Departments. If required, applicant shall file same in the Erie County Clerk's office and provide a stamped "FILED" copy to the Town Attorney's Office after recording and prior to any permits or approvals being issued for the properties.
6. Subject to Open Space and any other applicable fees as required by Town Code.

The applicant has heard, understands, and agrees to the conditions.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Wendy Salvati	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Meeting **adjourned** at 8:30 p.m. with a motion by Gregory Todaro.

MOTION CARRIED

Amy Major
Senior Clerk Typist