

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday, July 15, 2026

Work Session 6:30 pm
Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

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

Councilman Altieri led the Pledge of Allegiance.

Planning Board Members present:

Chairman Robert Sackett
2nd Vice-Chair Wendy Salvati
Jason Geasling
Keith Lukowski

Vice-Chair Richard Bigler
Gregory Todaro
Daniel Tytko

Planning Board Members absent: Jason Lahti

Town Officials Present

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

Other Interested Parties Present: ***(transcription in progress)***

Item 1

Lucas James
Commercial

Requests Development Plan approval of a Conceptually approved 27-room Skyline Hotel and Restaurant, at 9485 Main Street, SBL 71.15-2-2.1.

DISCUSSION: (transcription in progress)

Mr. Bleuer introduced this project at 9485 Main Street, SBL 71.15-2-2.1. Located on the south side of Main Street, west side of Gunville Road, north side of North Melinda Drive, it is an existing 9.5-acre vacant parcel in the Commercial and Residential Single-Family zones.

The applicant is requesting Development Plan approval of a Conceptually approved 27-room boutique hotel and restaurant, called the Skyline Hotel & Restaurant. The structure will be 3-stories, approximately 45' tall at the highest point of the roof ridgeline, and wholly located in the Commercial zone.

The Town Board referred this proposal to the Planning Board in September of 2024. In November of 2024, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In January of this year, the Planning Board issued a Negative Declaration under SEQRA, and Concept Plan approval subject to 20 conditions. In March, the Landscape Review Committee approved a final landscape plan. Most recently in June, the Engineering Department determined that the Development Plan meets all technical requirements.

The Planning Board has the authority to consider this request. An approval would constitute the final Board action prior to construction.

ACTION:

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the Lucas James Skyline Hotel and Restaurant **Development Plan**, located at 9485 Main Street, per the submitted plan by DEL Resource, dated May 14th, 2026, and to **approve** the **Final Architectural** drawings by Dean Architects, dated May 8th, 2026, all subject to the following conditions being met:

1. Applicant meeting the requirements of the Engineering and Building Departments, including Fire Inspector, and all associated conditions, prior to any permits being obtained for site work activity or construction on the property.
2. Subject to the issuance of permits from outside agencies, as required, and any associated conditions.
3. Applicant meeting the requirements of the Landscape Committee Approval on March 10th, 2026, and associated conditions, including but not limited to, the management of all landscaping in perpetuity and replacement, in-kind, should there be any deterioration, or death, or disease to plantings; and the maintenance of all walls and fencing, and replacement in kind, should there be any deterioration or damage.
4. Dumpster enclosures 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.
5. 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'. Any overnight lighting shall be dimmed to the greatest extent feasible, with full cut off shields to prevent view of the light source from area residences.
6. Buildings to be constructed per the labeled materials and rendered colors, and building materials to be used shall be of industry standard high quality for durability and appearance.
7. Any exposed mechanicals shall be shielded from view by approved screening and/or landscaping, and any roof vents shall match the roof color.
8. Building and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
9. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
10. No outside display or storage of any kind on the property unless same shall have been pre-approved by the Town, including but not limited to goods, materials, debris, or other items.
11. No additional business operations or operators without proper application made by the applicant and with review and approval by the Town.

12. Hotel rooms shall not be converted to multiple-family housing units.
13. Any future proposed commercial outside operations shall be subject to a Temporary Conditional Permit as reviewed and approved by the Town of Clarence.
14. 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.
15. Subject to Open Space, and any other applicable fees as required by Town Code.

Mr. James has heard, understands, and agrees to the conditions.

ON THE QUESTION:

Mr. Todaro stated that this is a prominent location on Main Street. The success or failure of this project will depend on the upkeep of this facility, as well as the success of working with the neighbors behind the facility in regard to maintaining low noise, and low light within the area.

Discussion regarding after-hour lighting for hotels that technically do not close.

Mrs. Salvati asked if parking lot lighting is expected to stay on all night.

Mr. Bleuer stated that he expects that the applicant will cut-off all unnecessary lighting, but the Town of Clarence does not have the ability to enforce when this business closes.

Chairman Sackett asked Mr. James if his intent is to dim the lighting in the parking lot at the appropriate hour.

Mr. James responded yes; but with a basic understanding of electric, he is unsure if a timer can adjust the dimness.

Chairman Sackett asked Mr. James if he will make every effort possible to dim the lights in the parking lot.

Mr. James responded yes. He feels that leaving the lights on that are closer to the building to provide safety 24-hours, while keeping the ones in the back that are closer to the residents turn off on a timer is what he intends to do. If there is a more favorable dimming option, he is open to that as well.

Chairman Sackett stated to Mr. James that he understands his intent.

Mr. Bigler stated that for safety purposes, all of the lights may need to be left on. We are not stopping that, safety is important.

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

MOTION CARRIED

Item 2

PB Investors, LLC. Commercial & Restricted Business	Requests Conceptual review of a proposed residential density increase within a previously approved mixed-use project, containing commercial space and multiple-family housing at 5695 & 5731 Transit Road.
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DISCUSSION: (transcription in progress)

Mr. Bleuer introduced this project at 5695 & 5731 Transit Road, located on the east side of Transit Road, south of Highland Farms Drive.

An 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 sq. ft. of commercial space and 84 multiple-family housing units.

The applicant is requesting Conceptual review 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.

The Town Board referred the proposal to the Planning Board in June of this year.

The initiation of a coordinated review under the State Environmental Quality Review Act (SEQRA) will allow for involved agency and interested party comment.

This residential density increase would be subject to a variance consideration by the Zoning Board of Appeals.

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 to seek Lead Agency status and **commence a coordinated review** among involved and interested agencies on the proposed PB Investors, LLC. mixed use project at 5695 & 5731 Transit Road, in the Commercial and Restricted Business zones. This Unlisted Action involves the proposed residential density increase within a previously approved mixed-use project, containing commercial space and multiple family housing.

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

MOTION CARRIED

Item 3

Clarence Motor and Sport Estates
Industrial Business Park

Requests Development Plan approval of a Conceptually approved automotive self-storage facility at the Southwest corner of Goodrich Road and County Road, SBL 44.00-1-51.2.

DISCUSSION: (*transcription in progress*)

Mr. Bleuer introduced this project at 9397 County Road, SBL 44.00-1-51.2, located at the southwest corner of Goodrich Road and County Road.

This is a previously approved and split vacant parcel containing 10.6-acres located in the Industrial Business Park zone.

The applicant, Leonard and Julie Higgins, are requesting Development Plan approval of a Conceptually approved automotive self-storage facility. The project includes single-story buildings, comprising of individual units, to be utilized for storage of vehicles, recreation and leisure. Two access points are proposed; one to Goodrich Road and one to County Road. The buildings are proposed to be constructed with a mixture of wood, brick, metal, and Hardie board siding.

The Town Board referred this proposal to the Planning Board in January of 2023. The Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA) in August of 2023. In December of 2024, the Planning Board issued a Negative Declaration under SEQRA, and Concept Plan approval subject to 17 conditions. In June of this year, the Landscape Review Committee approved a landscape plan for this project. Most recently in July, the Engineering Department determined that the Development Plan meets all technical requirements.

The Planning Board has the authority to consider this Development Plan. An approval would constitute the final Board action prior to construction.

ACTION:

Motion by Daniel Tytko, seconded by Gregory Todaro, to **approve** the Clarence Motor and Sport **Development Plan**, located at the southwest corner of Goodrich Road and County Road, SBL 44.00-1-51.2, per the submitted plan by Metzger Civil Engineering, dated February 14th, 2025, with a final revision date of June 12th, 2026, and to **approve** the **Final Architectural** drawings by Sutton Architecture, dated June 18th, 2026, all subject to the following conditions being met:

1. Applicant meeting the requirements of the Engineering and Building Departments, including Fire Inspector, and all associated conditions, prior to any permits being obtained for site work activity or construction on the property.
2. Subject to the issuance of permits from outside agencies, as required, and any associated conditions.
3. Applicant meeting the requirements of the Landscape Committee Approval on June 9th, 2026, and associated conditions, including but not limited to, the management of all landscaping in perpetuity and replacement, in-kind, should there be any deterioration, or death, or disease to plantings; and the maintenance of all walls and fencing, and replacement in kind, should there be any deterioration or damage.

4. Any dumpsters or totes shall be fully enclosed by Town approved screening, and 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 dumpsters or totes.
5. 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'. Any overnight lighting shall be dimmed to the greatest extent feasible, with full cut off shields to prevent view of the light source from area residences.
6. Buildings to be constructed per the labeled materials and rendered colors, and building materials to be used shall be of industry standard high quality for durability and appearance.
7. Any exposed mechanicals shall be shielded from view by approved screening and/or landscaping, and any roof vents to match the roof color.
8. Buildings and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
9. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
10. No outside display or storage of any kind on the property unless same shall have been pre-approved by the Town, including but not limited to unlicensed vehicles, parts, goods, materials, debris, or other items.
11. Applicant shall submit property restrictions, bylaws, and/or proposed lease agreements for Town Attorney review and approval, and other departments as required, prior to the issuance of a Certificate of Occupancy by the Building Department. Restrictions shall prohibit residential living and commercial operations within the units. Bylaws and/or proposed lease agreements shall control use of the units to the applicant's stated business plan; known as customizable storage units for personal storage, leisure, and recreation.
12. Beyond that of the applicant's stated business plan, no additional uses, operations, or operators shall occur without proper application made by the applicant and with review and approval by the Town.
13. Any future development proposals within the "exception area" as depicted on the approved plan shall be subject to a thorough review under the State Environmental Quality Review Act.
14. 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.
15. Subject to Open Space, and any other applicable fees as required by Town Code.

Mr. Donohue stated to Mr. Higgins that even though they are proposed to be 99-year leases, any code violation in these units is not just on the tenant, but also the owner.

Mr. Higgins noted he believes the lawyer will include all that when he develops the leases.

The applicants have heard, understand, and agree to these conditions.

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

MOTION CARRIED

Meeting **adjourned** at 8:24 p.m. with a motion by Gregory Todaro.

MOTION CARRIED

Amy Major
Senior Clerk Typist