

# 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:** July 2, 2026

**Re:** July 8, 2026 Town Board Meeting – Land Use Items

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### Public Hearings: One

#### 1. 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 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 holding a Public Hearing.



daNando – Street View

## Formal Agenda Items: One

### **1. Epic Bounce, Inc.**

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

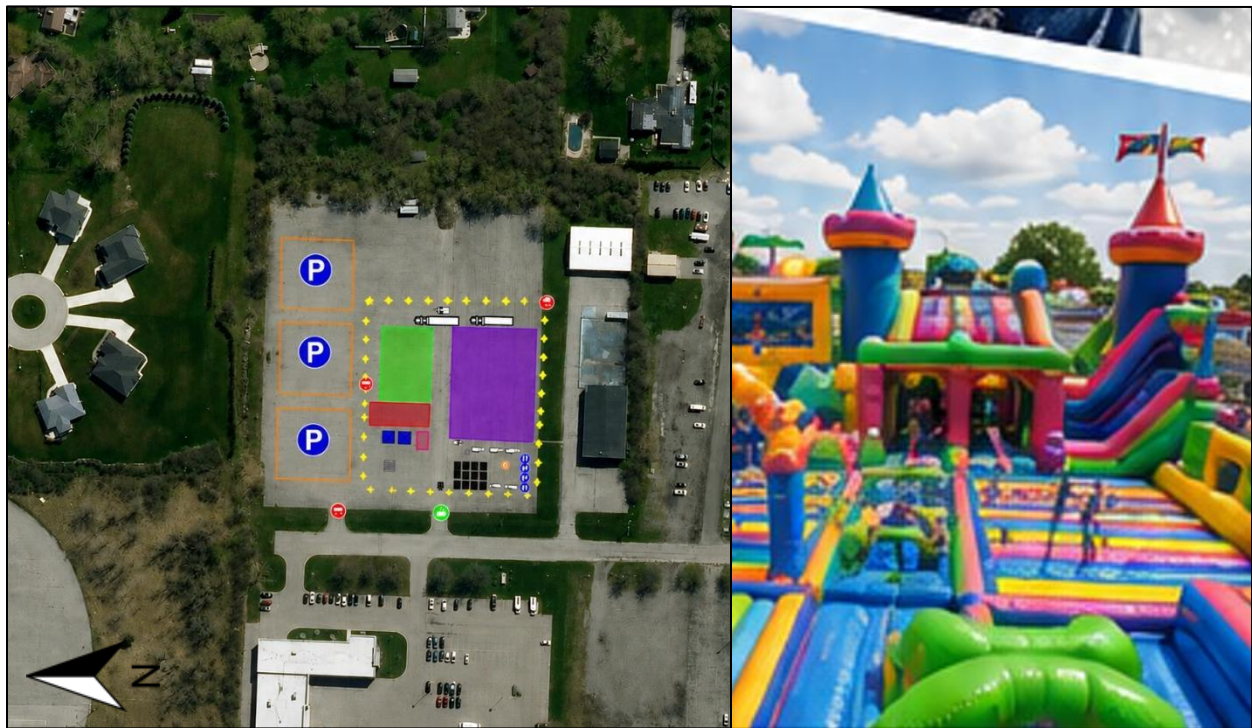
**Description:** Existing 7-acre parcel containing a parking lot within the Commercial zone.

**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.

**History:** Based on comments received, the applicant has modified the site plan to shift the inflatables to the south, away from residential properties.

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



4431 Bryant & Stratton Way – Updated Site Plan & Illustrative Image

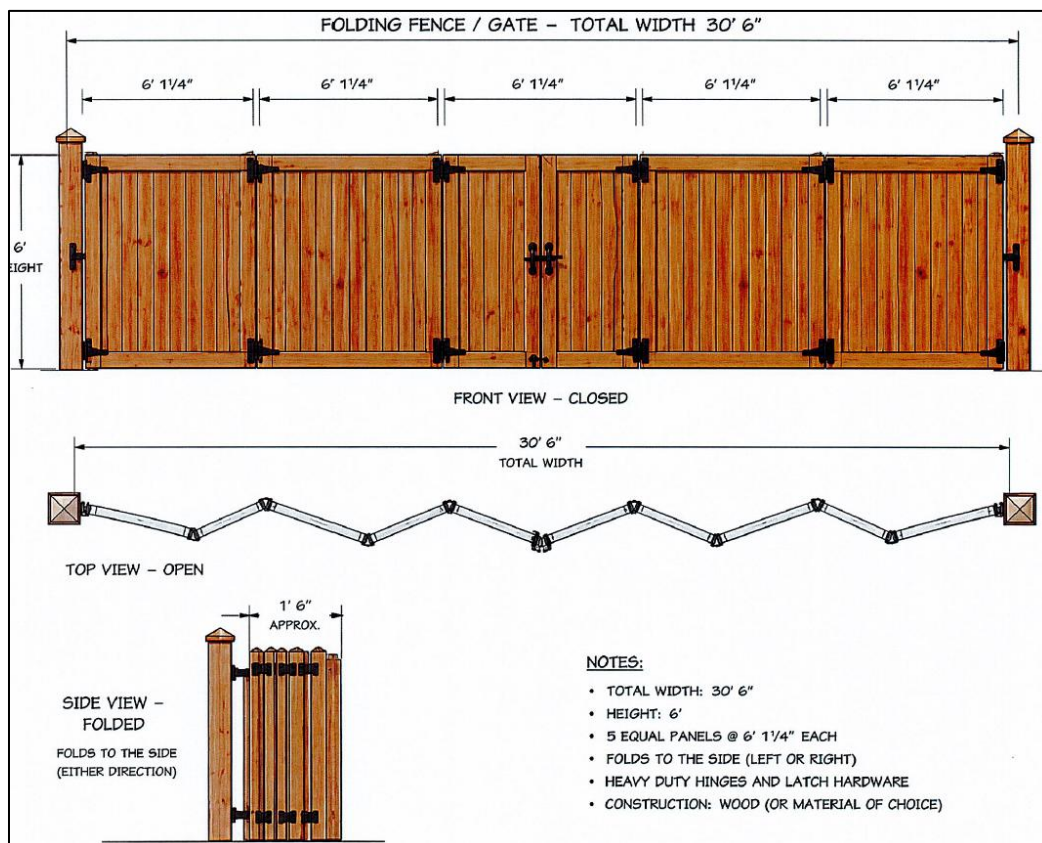
## Work Session Items: Two

### **1. Eurocharged, NY**

**Location:** 5844 Goodrich Road. West side of Goodrich Road, south of Brookside Drive.

**Description:** Existing 0.71-acre parcel in the Traditional Neighborhood District, containing a commercial structure utilized by a music studio and this automotive repair and performance business.

**Proposal:** The applicant, Kyle Whalen, is requesting a modification to the existing Temporary Conditional Permit to allow vehicle parking on the south side of the building within the existing gravel area. The area is proposed to be screened from Goodrich Road by a privacy fence.



5844 Goodrich Road – Fence Detail

## 2. Mattina Development, LLC.

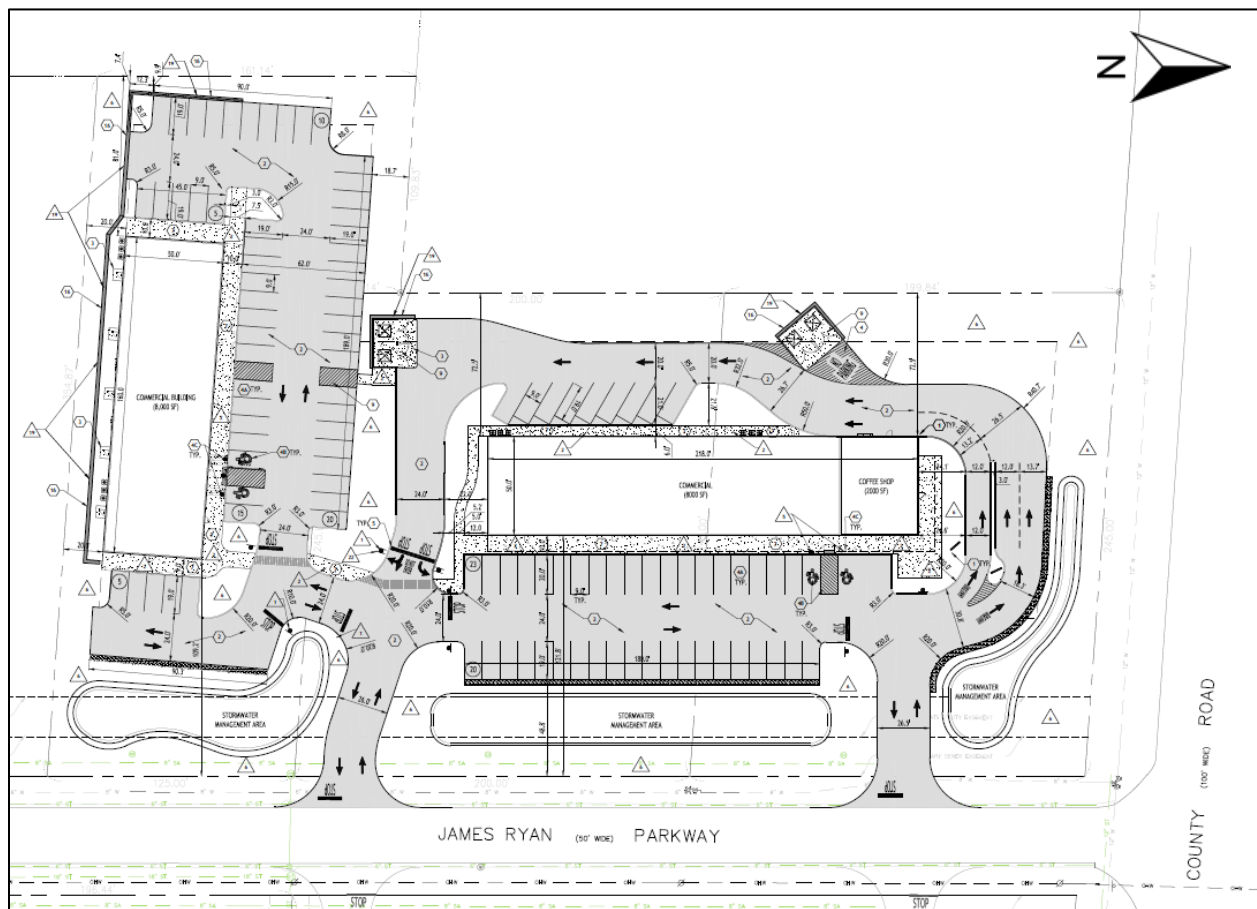
**Location:** SBL 44.00-1-55. Southwest corner of County Road and James Ryan Parkway.

**Description:** Proposed 3.36-acre subplot within the previously approved Cimato Industrial Business Park, located in the Industrial Business Park zone.

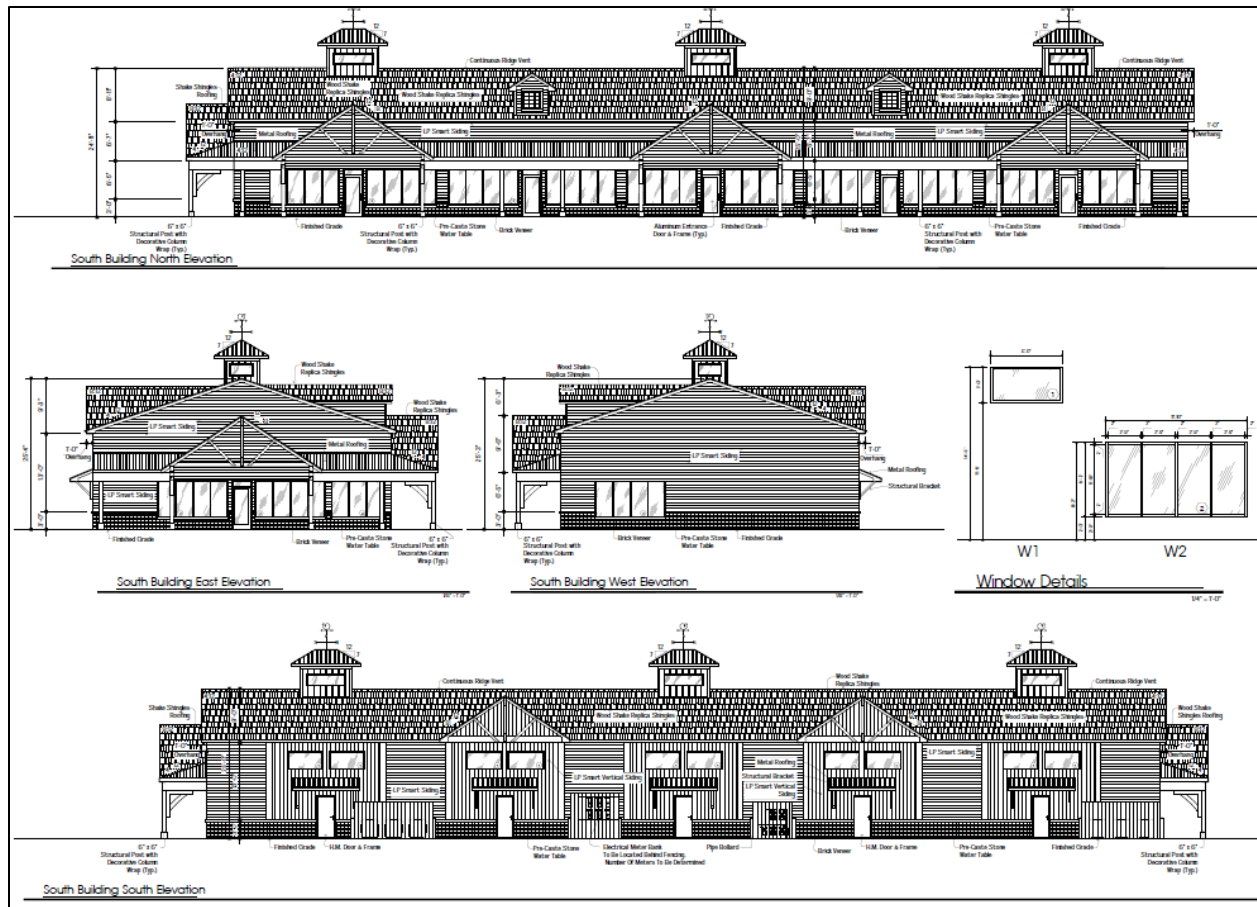
**Proposal:** The applicant is requesting preliminary Conceptual review of a proposed commercial plaza. The project consists of two 1-story multi-tenant commercial buildings. One building is approximately 8,000 sqft and the other is approximately 10,900 sqft, to include a drive-through facility.

**Note:** The applicant is currently constructing a previously approved commercial plaza on the southeast corner of County Road and James Ryan Parkway, which is a separate and distinct project.

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



Mattina Development, LLC. – Concept Plan



*Mattina Development, LLC. – Concept Elevations*