



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 17, 2026

Re: July 22, 2026 Town Board Meeting – Land Use Items

Public Hearings: None

Formal Agenda Items: One

1. 7631 Transit Road, LLC.

Location: 7631 Transit Road. Southeast corner of Transit Road and Wolcott Road.

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

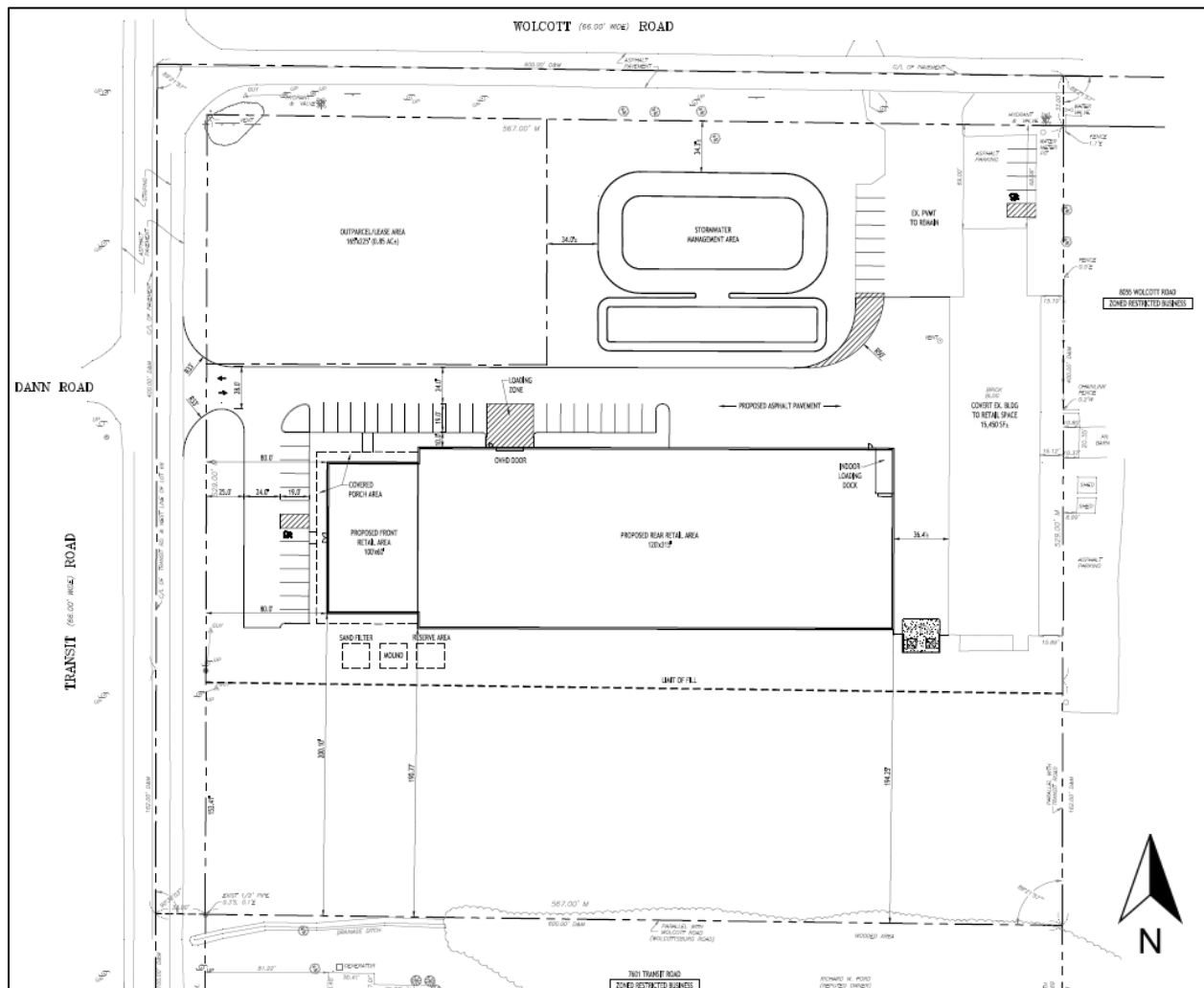
Proposal: The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for a Conceptually approved commercial retail building in excess of 10,000 sqft for LENCO Supplies. The building is proposed to contain 43,800 sqft and be centered on the property, fronting Transit Road.

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 area. Finally, the existing warehouse building on the east side of the property is proposed to be preserved, rehabilitated, and used as part of the business operation.

History: In 2023, Rane Property Management received Town approval to construct a mixed-use project containing commercial space, multiple-family housing, and accessory structures on the property. This construction never occurred and the property has since been sold.

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. In July, the Planning Board issued Concept Plan approval, subject to nineteen conditions, and the recommendation of a Special Exception Use Permit.

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



7631 Transit Road – Concept Plan



7631 Transit Road – Building Rendering

Work Session Items: Three

1. Mattina Development, LLC.

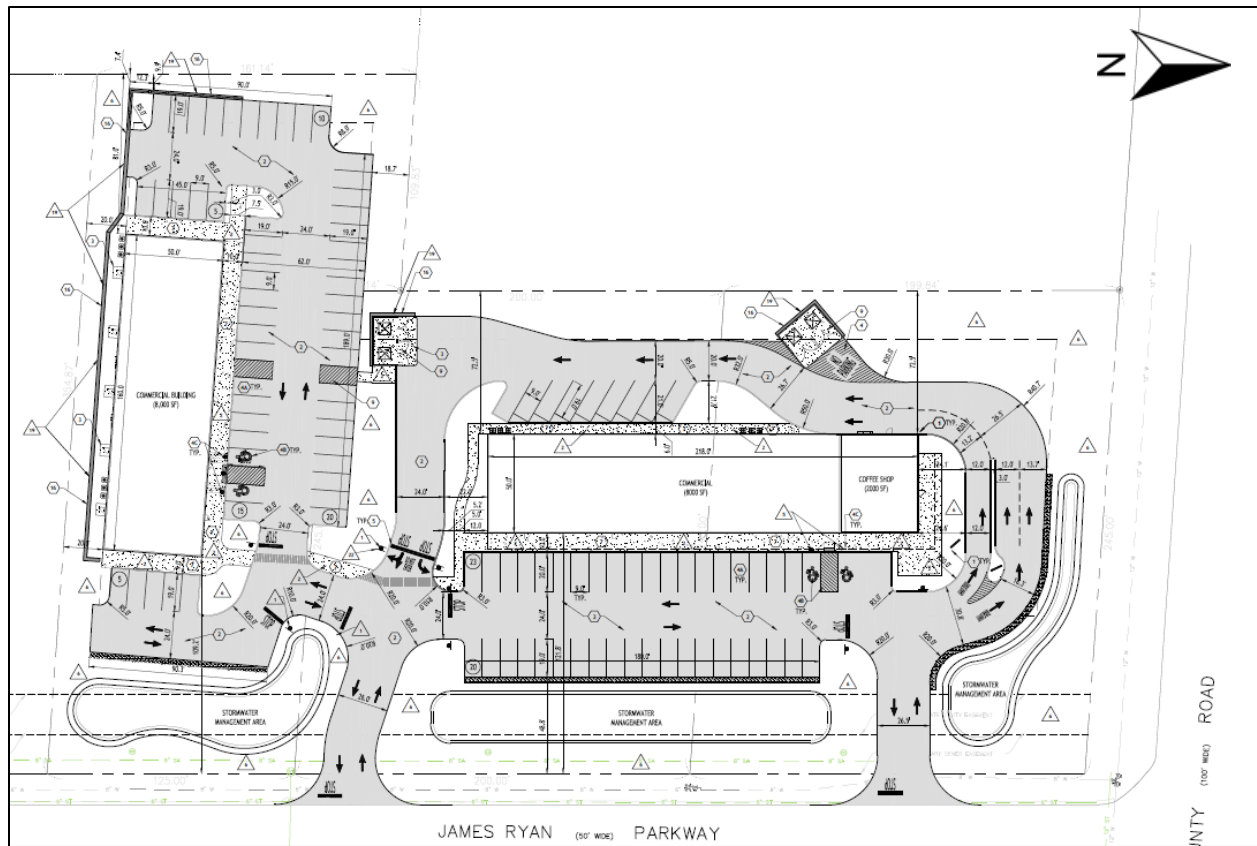
Location: SBL 44.00-1-55. Southwest corner of County Road and James Ryan Parkway.

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

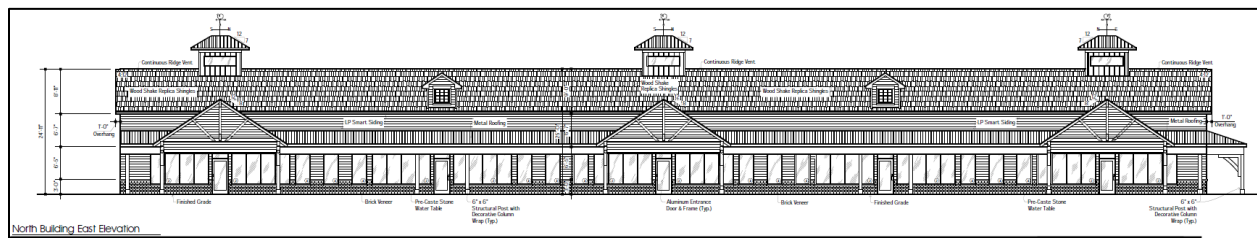
Proposal: The applicant is requesting preliminary Conceptual review of a proposed commercial plaza. The project consists of two 1-story multi-tenant commercial buildings. One building is approximately 8,000 sqft, and the other is approximately 10,900 sqft to include a drive-through facility.

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. Additionally, the applicant is concurrently proposing another separate and distinct project on the east side of James Ryan Parkway.

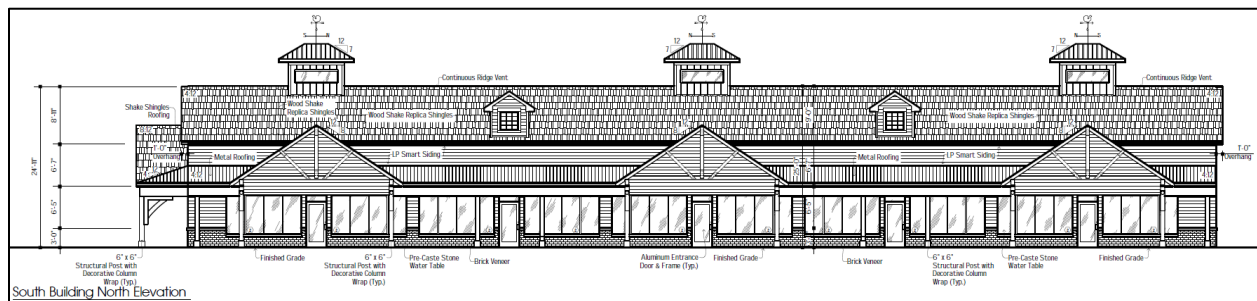
Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.



Mattina Development, LLC. – Concept Plan



Mattina Development, LLC. – Concept Front Elevation – North Building



Mattina Development, LLC. – Concept Front Elevation – South Building

2. Mattina Development, LLC.

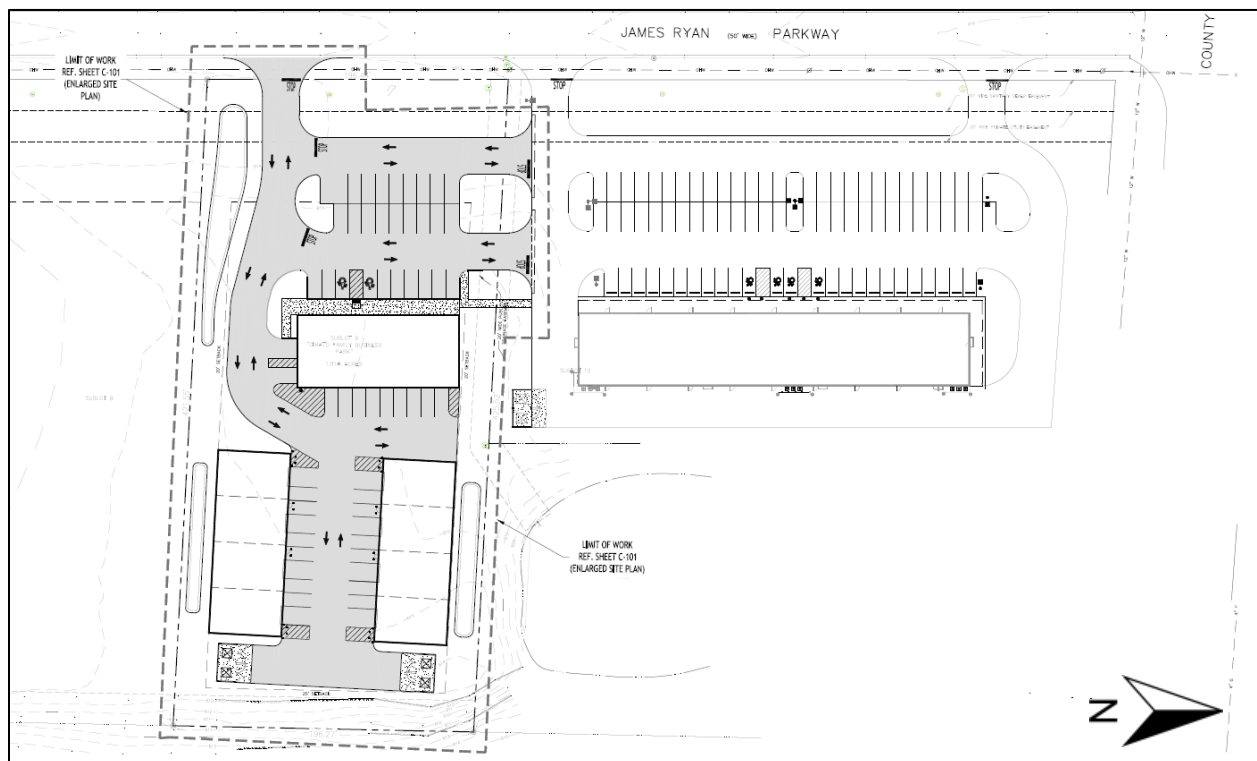
Location: SBL 44.00-1-55. East side of James Ryan Parkway, south of County Road.

Description: Proposed 1.91-acre subplot within the previously approved Cimato Industrial Business Park, located in the Industrial Business Park zone.

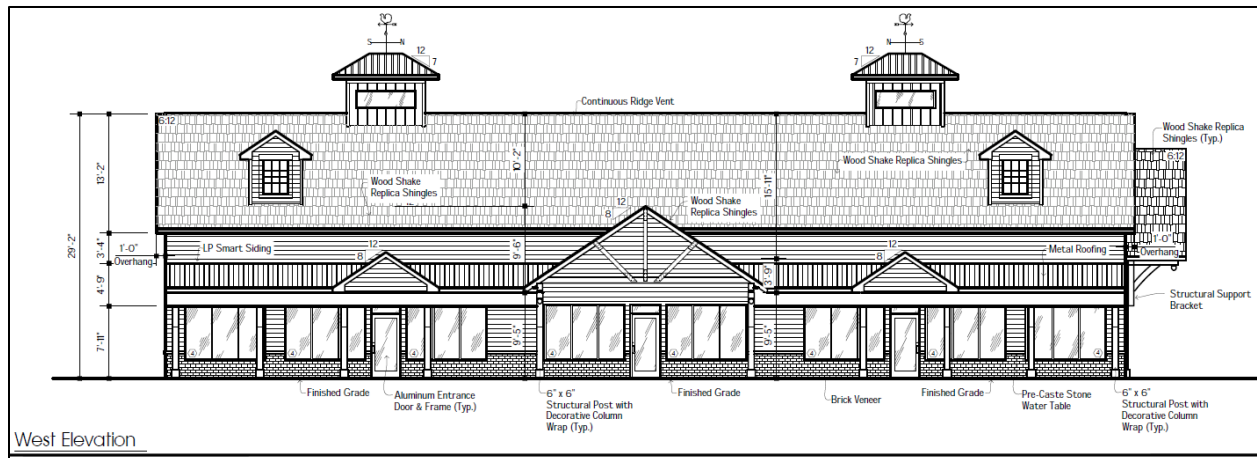
Proposal: The applicant is requesting preliminary Conceptual review of a proposed commercial and flex warehouse plaza. The project consists of one 1-story 5,100 sqft multi-tenant commercial building fronting James Ryan Parkway, and two 1-story 5,760 sqft flex warehouse buildings in the rear. Vehicular cross access is proposed to the commercial plaza currently being constructed on the southeast corner of County Road and James Ryan Parkway.

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. Additionally, the applicant is concurrently proposing another separate and distinct project on the southwest corner of County Road and James Ryan Parkway.

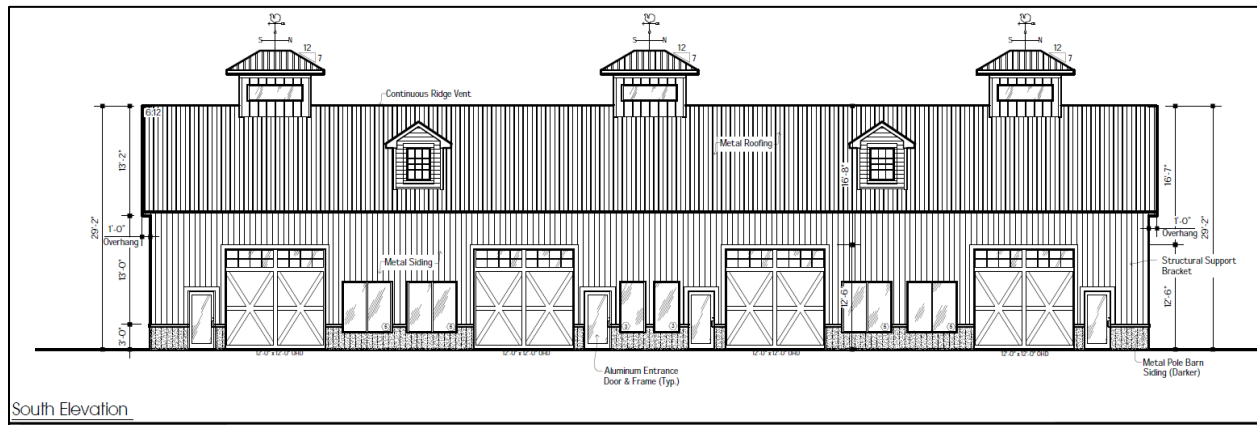
Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.



Mattina Development, LLC. – Concept Plan



Mattina Development, LLC. – Concept Commercial Plaza Front Elevation



Mattina Development, LLC. – Concept Flex Warehouse Front Elevation

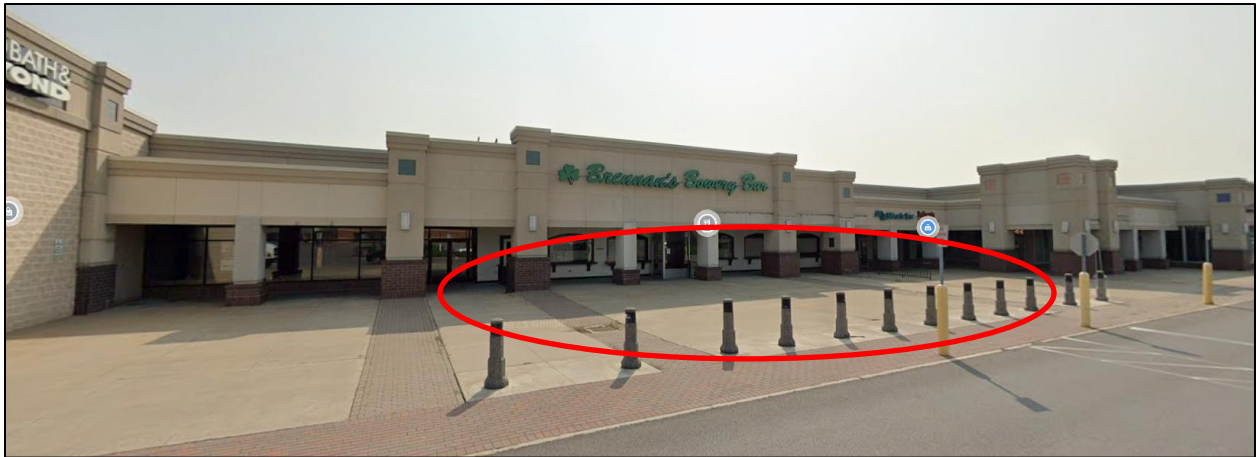
3. Flavors of India

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 front of the existing business. A grouping of tables would be placed in front of the business, behind the existing protective bollards.

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



Flavors of India – Street View