



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: August 12, 2026

Re: August 19, 2026 Town Board Meeting – Land Use Items

Public Hearings: None

Formal Agenda Items: Four

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.

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





7631 Transit Road – Building Rendering

2. Mattina Development, LLC.

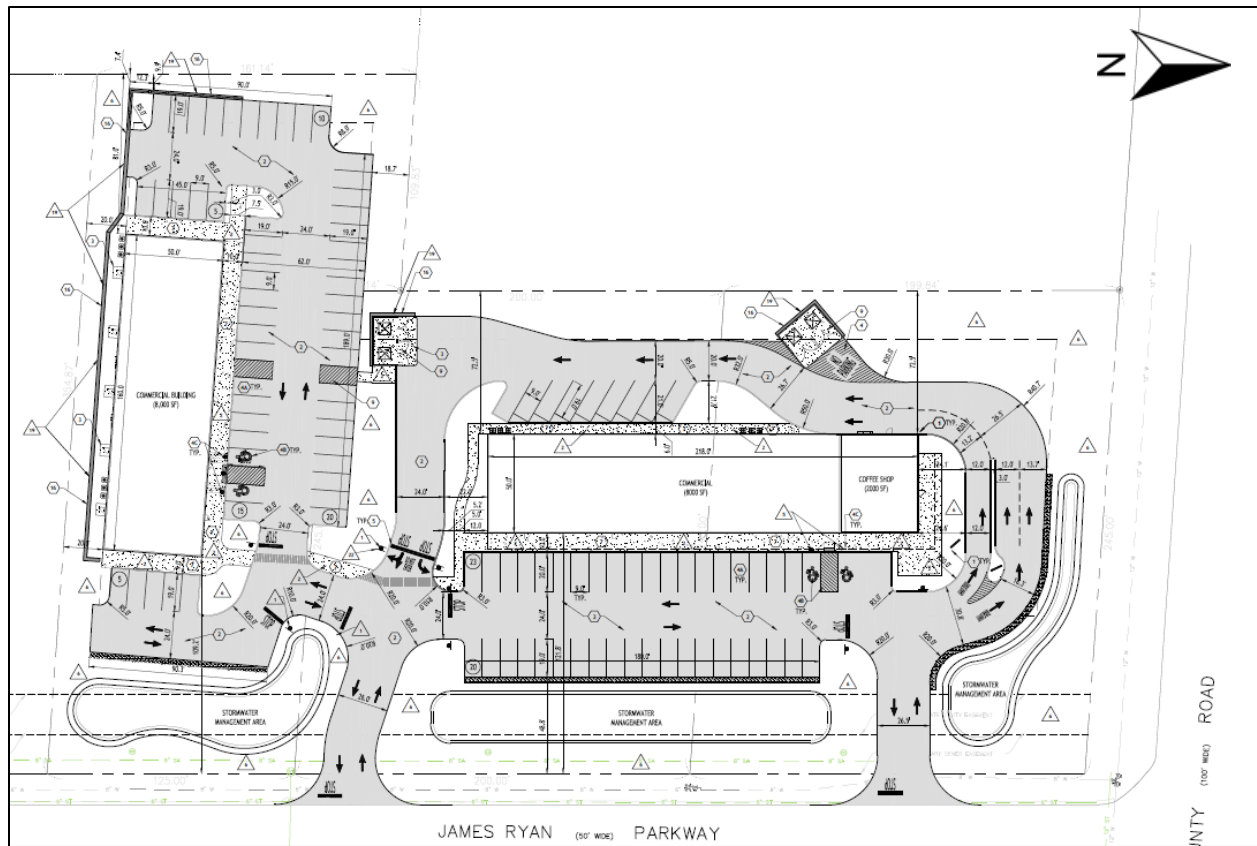
Location: SBL 44.00-1-55. Southwest corner of County Road and James Ryan Parkway.

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

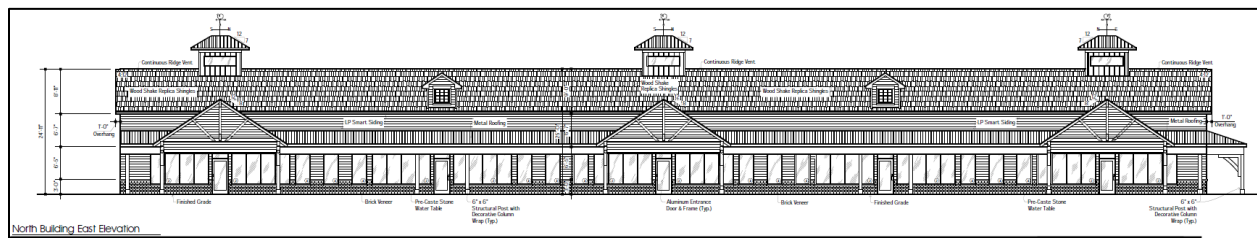
Proposal: The applicant is requesting preliminary Conceptual review of a proposed commercial plaza. The project consists of two 1-story multi-tenant commercial buildings. One building is approximately 8,000 sqft, and the other is approximately 10,900 sqft to include a drive-through facility.

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

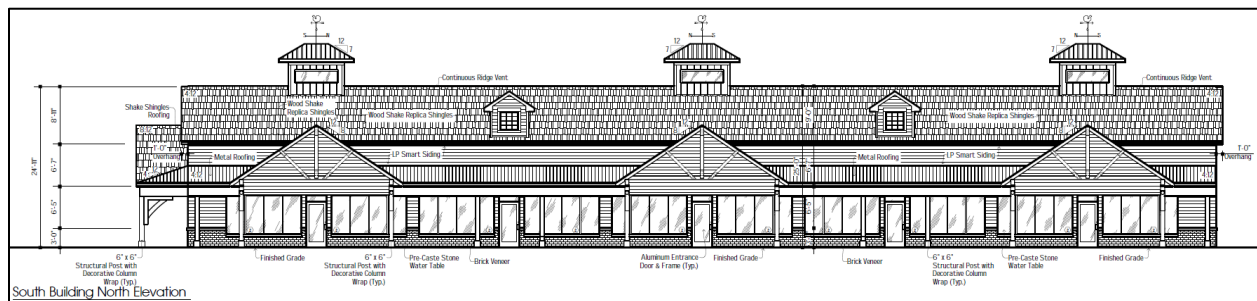
Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.



Mattina Development, LLC. – Concept Plan



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



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

3. Mattina Development, LLC.

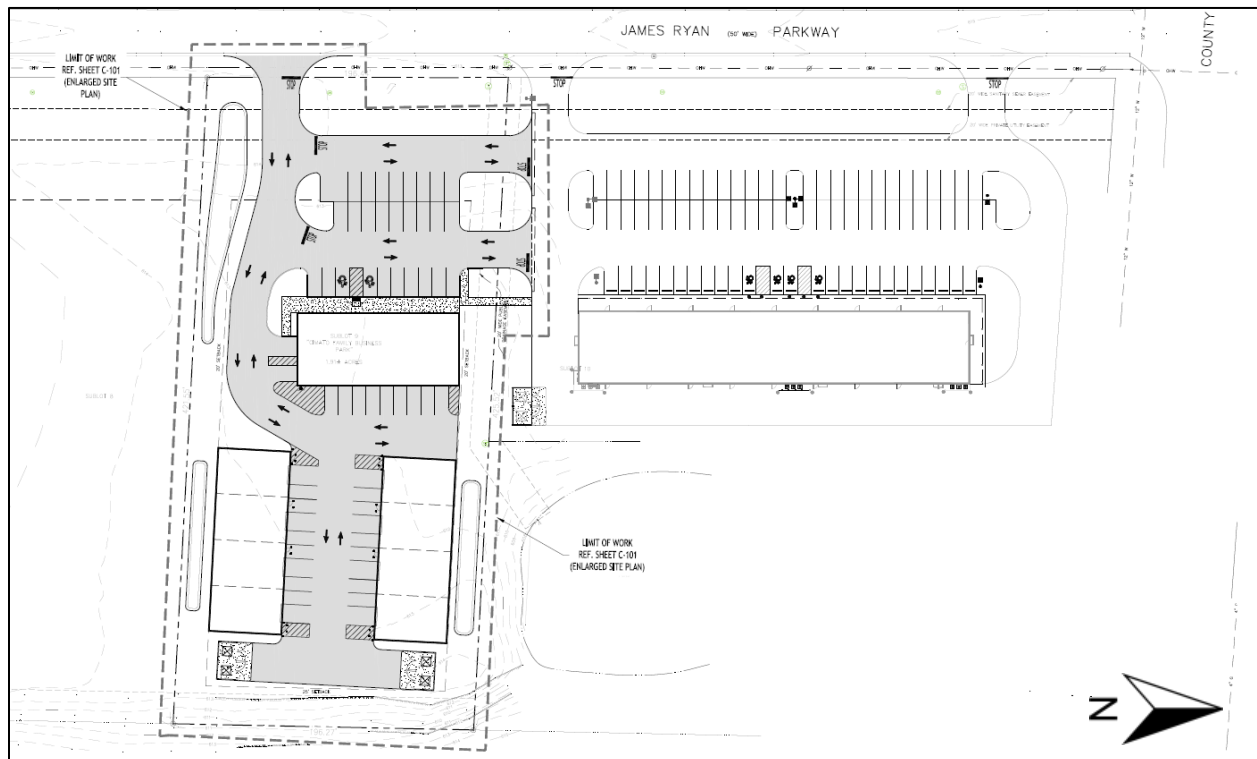
Location: SBL 44.00-1-55. East side of James Ryan Parkway, south of County Road.

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

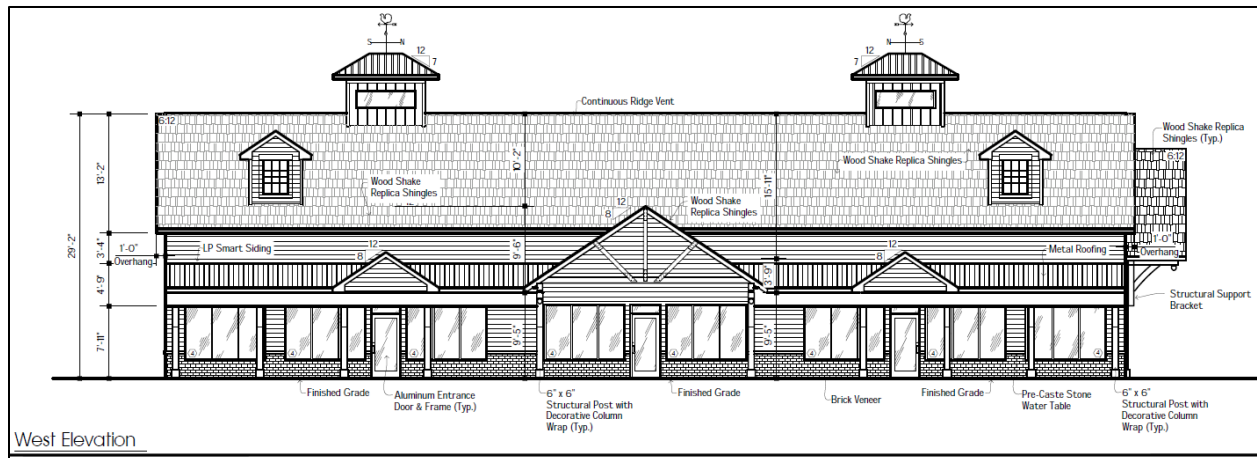
Proposal: The applicant is requesting preliminary Conceptual review of a proposed commercial and flex warehouse plaza. The project consists of one 1-story 5,100 sqft multi-tenant commercial building fronting James Ryan Parkway, and two 1-story 5,760 sqft flex warehouse buildings in the rear. Vehicular 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.

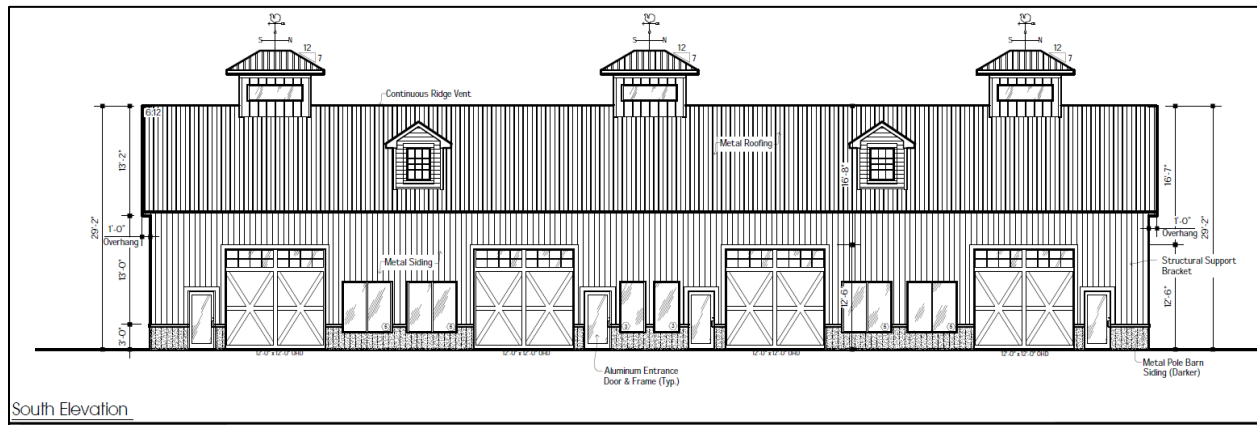
Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.



Mattina Development, LLC. – Concept Plan



Mattina Development, LLC. – Concept Commercial Plaza Front Elevation



Mattina Development, LLC. – Concept Flex Warehouse Front Elevation

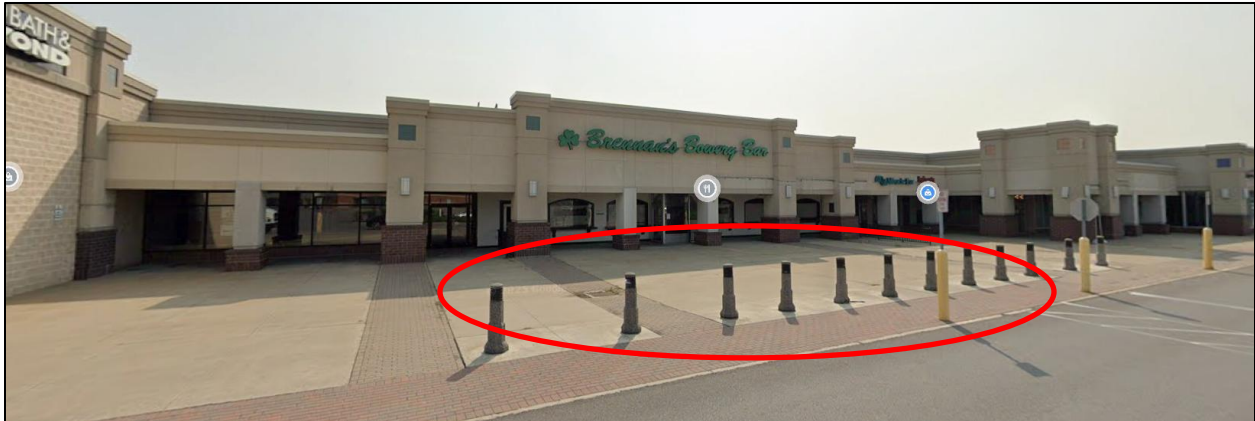
4. Flavors of India

Location: 4401 Transit Road. East side of Transit Road, 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

Work Session Items: Five

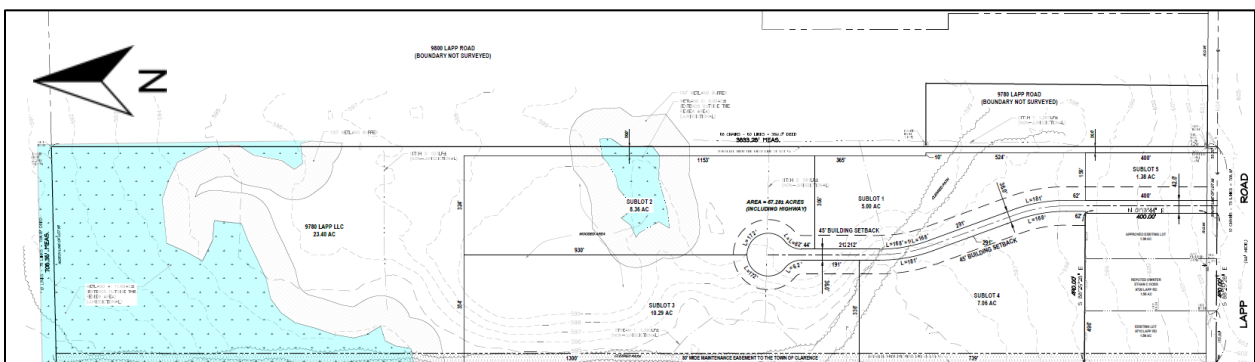
1. 9740 Lapp Road, LLC.

Location: 9740 Lapp Road. North side of Lapp Road, east of Goodrich Road.

Description/History: Existing 57-acre vacant parcel within the Agricultural Rural Residential zone, previously approved to allow the creation of three frontage lots.

Proposal: The applicant is requesting preliminary Conceptual review of a 4-lot Open Development Area, a 1-lot Minor Subdivision, and a Lot Line Adjustment associated with 9780 Lapp Road. In total, this would result in 4 sub-five-acre frontage lots on Lapp Road, 4 five-plus-acre Open Development Area lots on a single private drive accessing Lapp Road, and the transfer of backland from 9740 Lapp Road to 9780 Lapp Road.

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



9740 Lapp Road – Concept Plan

2. STEM Automotive

Location: 10575 Main Street. South side of Main Street, west of Ransom Road.

Description: Existing 1-acre parcel located in the Hollow Traditional Neighborhood District, containing an automotive repair business operating with a Temporary Conditional Permit (TCP).

Proposal: The applicant is requesting preliminary Conceptual review of a building expansion for the existing automotive repair business. The expansion is proposed to consist of approximately 1,600 sqft, to house three new repair bays behind the existing building.

History: Upon recommendation of the Planning Board, the Town Board issued a TCP for this business operation in July of 2023, subject to 11 conditions. The TCP was renewed in 2025 for 3 years.

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



STEM Automotive – Addition Render

3. Zoé Restaurant

Location: 5701 Transit Road. East side of Transit Road, south of Highland Farms Drive.

Description: Existing 1-acre property located in the Major Arterial zone, containing an existing restaurant.

Proposal: The applicant is requesting consideration of a Temporary Conditional Permit for outside dining. The outside dining area is proposed to be in front of the existing building, within a fenced area featuring planter boxes and awning.

History: The property/business has a history of additions and modifications.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal. Alternatively, the Town Board could set a Public Hearing to consider this request.



Zoe Restaurant – Outside Dining Patio Render

4. Local Hollow Brewing (formerly Shalooby Loofer Brewing)

Location: 10737 Main Street. South side of Main Street, west of Academy Street.

Description: Existing 0.4-acre parcel in the Hollow Traditional Neighborhood District, containing a residence, nano-brewery, and outside dining which is operating with a Temporary Conditional Permit to be modified.

Proposal: The applicant, Hilary Dollinger, is purchasing Shalooby Loofer Brewing, changing the name to Local Hollow Brewing, and updating the property and operation to now include seasonal pop-up live musicians within the outside dining area.



Local Hollow Brewing – Front Elevation Render

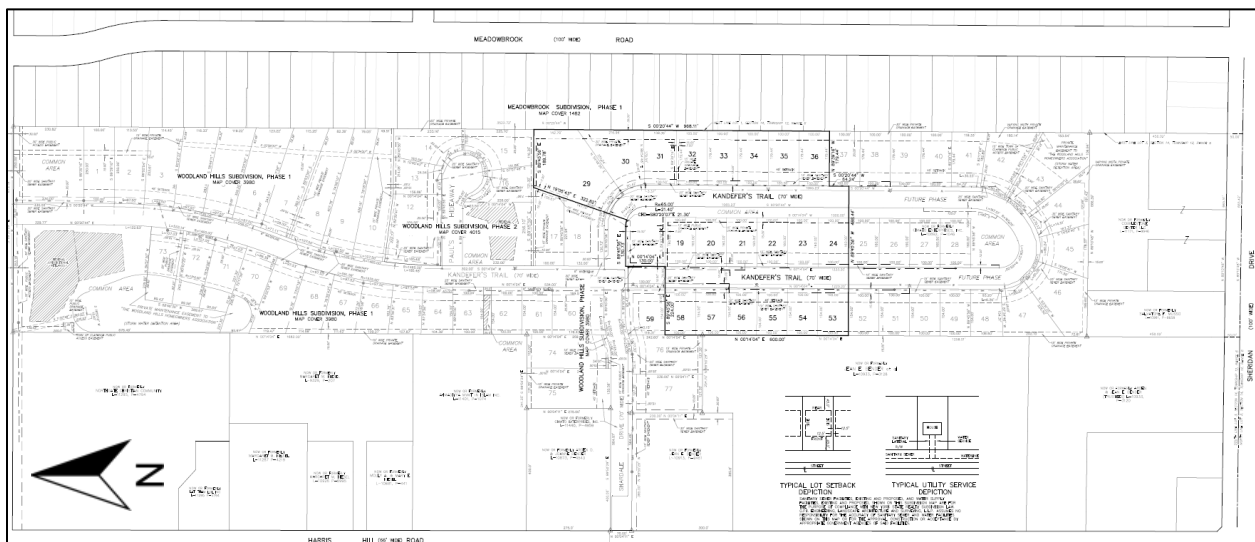
5. Cimato Enterprises, Inc. / Woodland Hills

Location: SBL 70.07-6-11. South side of Greiner Road, east side of Harris Hill Road.

Description: Previously approved 77-lot Major Subdivision in the Residential Single-Family zone on approximately 58-acres.

Proposal: The applicant is requesting Final Plat approval of phase 3, consisting of 20 residential sublots and the road dedication of approximately 1,360 linear feet of Kandefer's Trail.

Reason for Board Action: As per the Zoning Law, the Town Board has final approval authority to approve a Final Plat. The Engineering Department is in the process of ensuring that the applicant has met the technical and Town requirements necessary to consider this action.



Woodland Hills – Phase 3 Final Plat