



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 21, 2026

Re: August 26, 2026 Town Board Meeting – Land Use Items

Public Hearings: None

Formal Agenda Items: Four

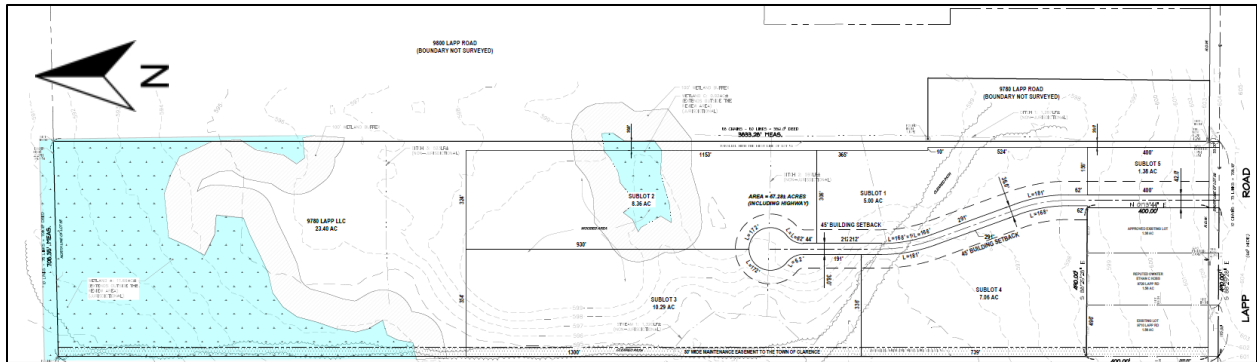
1. 9740 Lapp Road, LLC.

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 eleven conditions. The TCP was renewed in 2025 for three 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: Town Board has the authority to consider this request after setting and holding a Public Hearing.



Zoe Restaurant – Outside Dining Patio Render

4. Woodview Construction & Homeview Properties

Location: 8955 Sheridan Drive. South side of Sheridan Drive, east of Shimerville Road.

Description: Existing 0.6-acre parcel in the Commercial zone, containing an existing principal structure used as professional office space.

Proposal: The applicant is requesting a Temporary Conditional Permit (TCP) for outside storage of fleet vehicles and trailers within a screened and gated stone parking lot proposed to the rear of a recently approved and yet-to-be constructed 960 sqft detached accessory structure.

History: This applicant was first on the Town Board work session agenda in June of 2025. At that time, the request was not advanced to a formal agenda due to concerns regarding detached accessory structure size, architecture, and use. The applicant then reduced the size of the structure from 6,120 sqft to 2,520 sqft and committed to not renting the space out, resulting in a referral from the Town Board to the Planning Board in February of this year. Since that time, the applicant has addressed further comments received, and reduced the size of the structure to 960 sqft. In August, the Landscape Review Committee approved a final landscape plan, and the Planning Board issued Site Plan and Architectural approvals, subject to twelve conditions, and the recommendation of this TCP, subject to four conditions.

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



Woodview Construction & Homeview Properties – Site Render

Work Session Items: Two

1. Donna Truman

Location: 6065 Goodrich Road. East side of Goodrich Road, north of Maple Street.

Description: Existing 0.27-acre parcel in the Clarence Center Traditional Neighborhood District containing a single-family residence and accessory structure.

Proposal: The applicant is requesting Local Historic Landmark designation of the property. After a thorough review by the Clarence Historic Preservation Commission, they have recommended designation. The property features an early twentieth vernacular Greek revival home.

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



6065 Goodrich Road – Residence Image

2. AJ's Tree Service

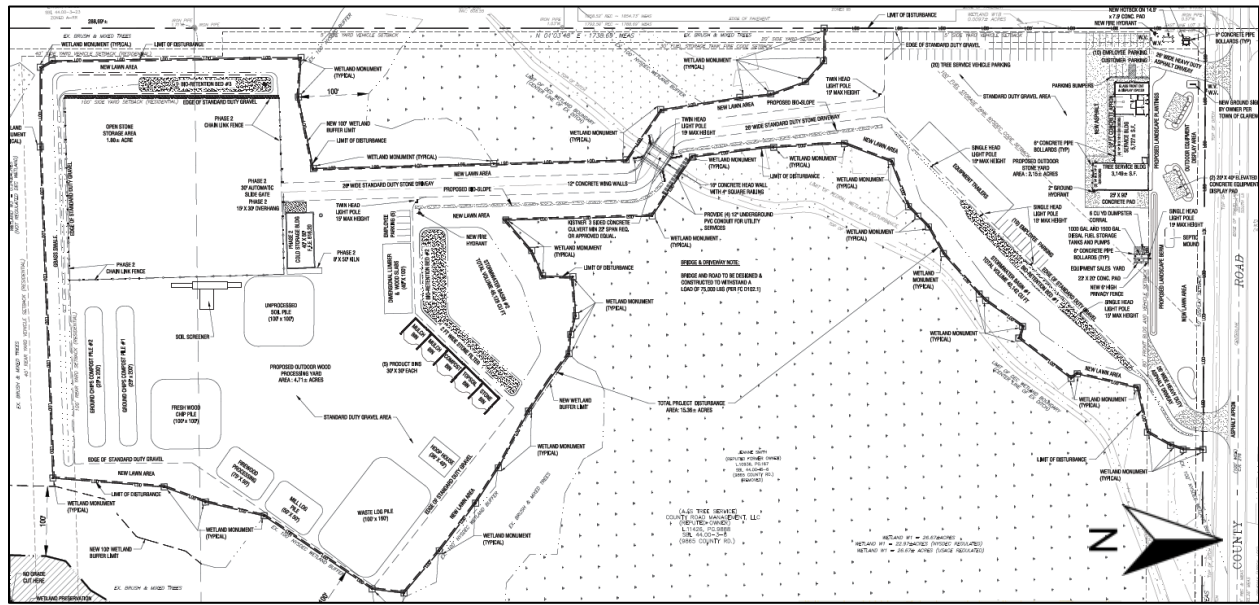
Location: 9865 County Road. South side of County Road, west of Strickler Road.

Description: Existing 47-acre vacant parcel located in the Industrial and Agricultural-Rural Residential zones.

Proposal: The applicant is requesting a Temporary Conditional Permit (TCP) for outside operations associated with an industrial tree service operation, including equipment sales/service/display/storage, and material storage/processing/production. These outside operations are included within the overall project scope featuring an 8,876 sqft sales, service, and office building along County Road, accompanied by two vehicular access points, customer parking, and an equipment sales lot. A business inventory storage lot is proposed to the rear of the building, with an access drive to the rear of the site. The rear of the site is proposed to contain an outdoor wood processing yard, storage and service buildings, and wood production facility.

History: The Town Board referred this proposal to the Planning Board in May of 2025. In June of 2025, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In October of 2025, the Planning Board issued a Negative Declaration under SEQRA, Concept Plan approval subject to 19 conditions, and a recommendation of this TCP after a technical review of applicant supplied outdoor operation detail during the Development Plan review phase. Finally in January of this year, the Landscape Review Committee approved a final landscape plan.

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



AJ's Tree Service – Site Plan