



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: September 4, 2026

Re: September 9, 2026 Town Board Meeting – Land Use Items

Public Hearings: Two

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 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.

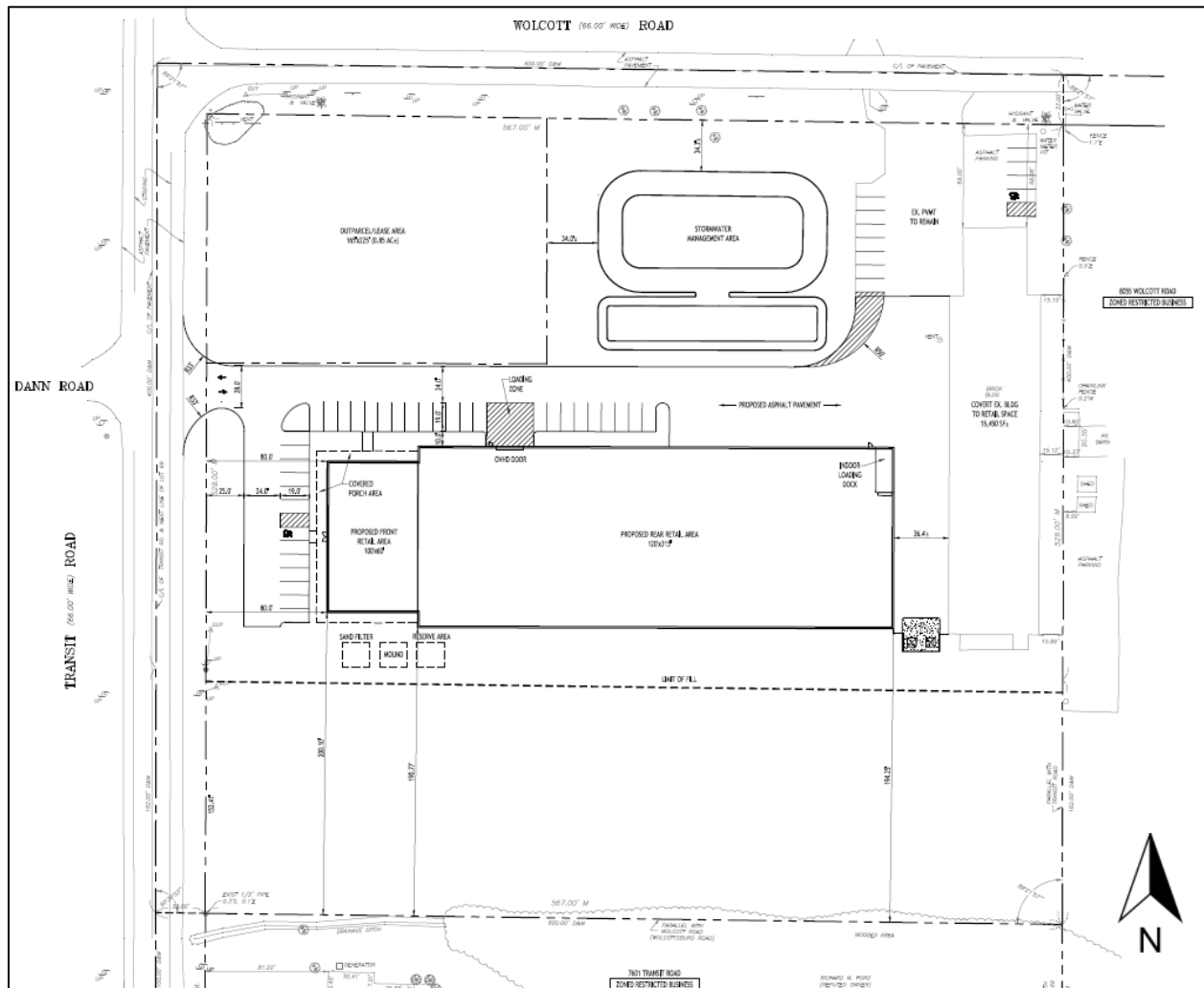
The northwest corner of the property is reserved for an outparcel/lease area. The southern portion of the property is proposed to be a natural open space area. Finally, the existing warehouse building on the east side of the property is proposed to be preserved, rehabilitated, and used as part of the 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 holding a Public Hearing.



7631 Transit Road – Concept Plan



7631 Transit Road – Building Rendering

2. 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 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 holding a Public Hearing.



Flavors of India – Street View

Formal Agenda Items: Three

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 a Public Hearing to consider 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

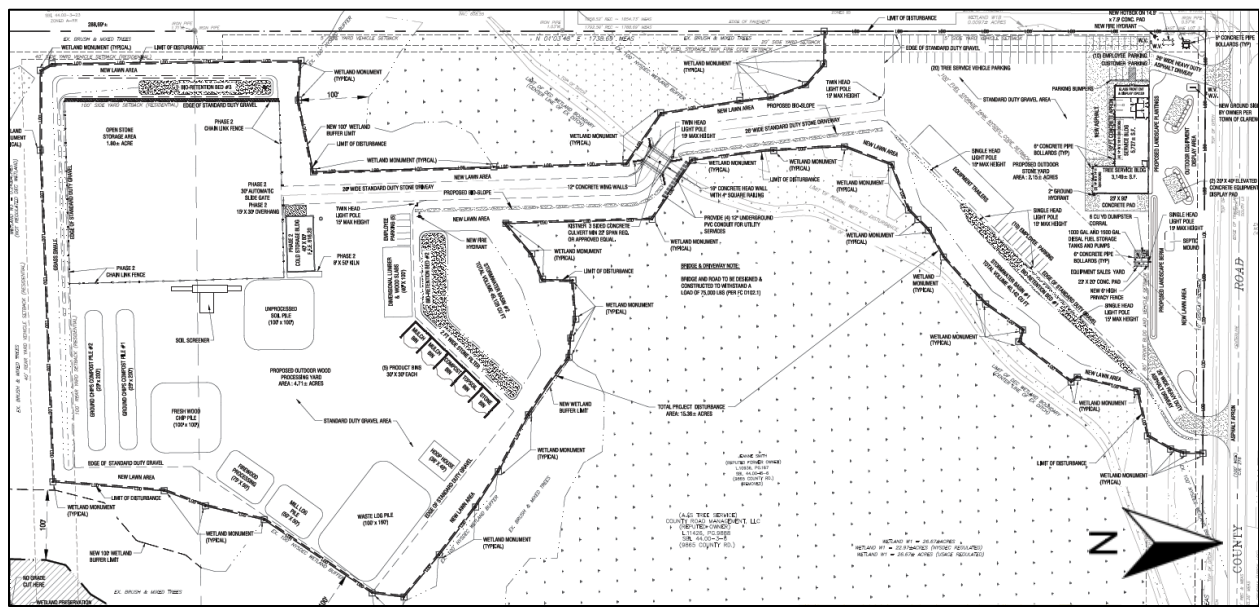
Location: 9865 County Road. South side of County Road, west of Strickler Road.

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

Proposal: The applicant is requesting a Public Hearing to consider 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

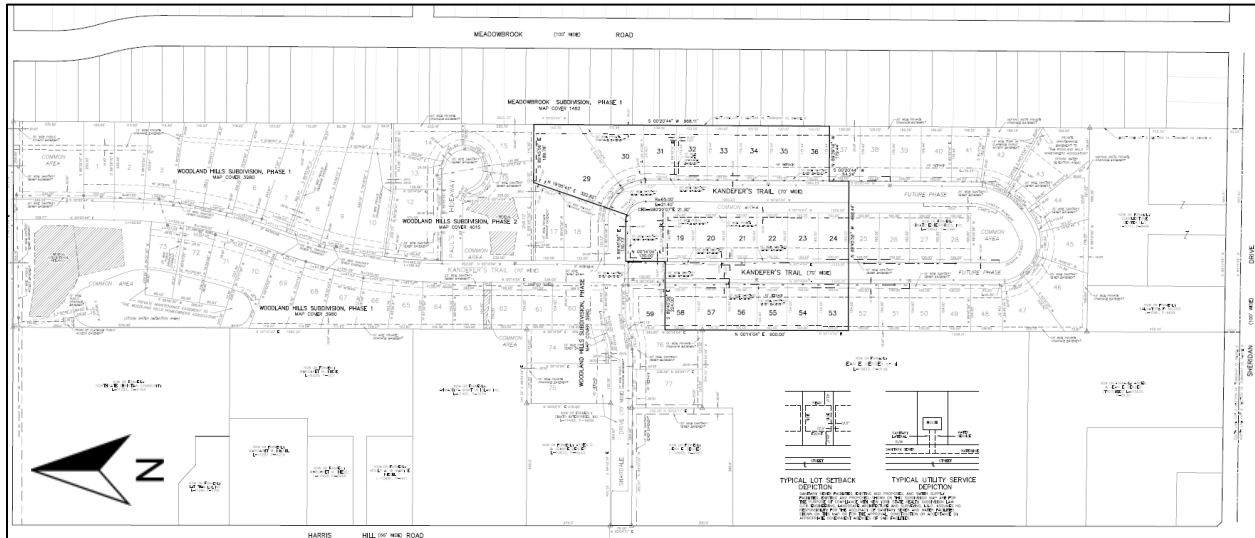
3. Cimato Enterprises, Inc. / Woodland Hills

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.



Woodland Hills – Phase 3 Final Plat

Work Session Items: Six

1. Annual Excavation Permit Renewals

Proposal: Consider the annual renewal of the following excavation permits:

- A. New Enterprise/Buffalo Crushed Stone, 8615 Wehrle Drive
- B. Lakeside Sod Supply Co., 6660 Goodrich Road
- C. Michael Development, 10001 Wehrle Drive
- D. Michael Development, 10051 Wehrle Drive

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

Note: All required paperwork, including up-to-date tax bills, NYSDEC permits, bonding, and necessary fees are being collected by the Planning Office, and will be on file prior to the Public Hearing.

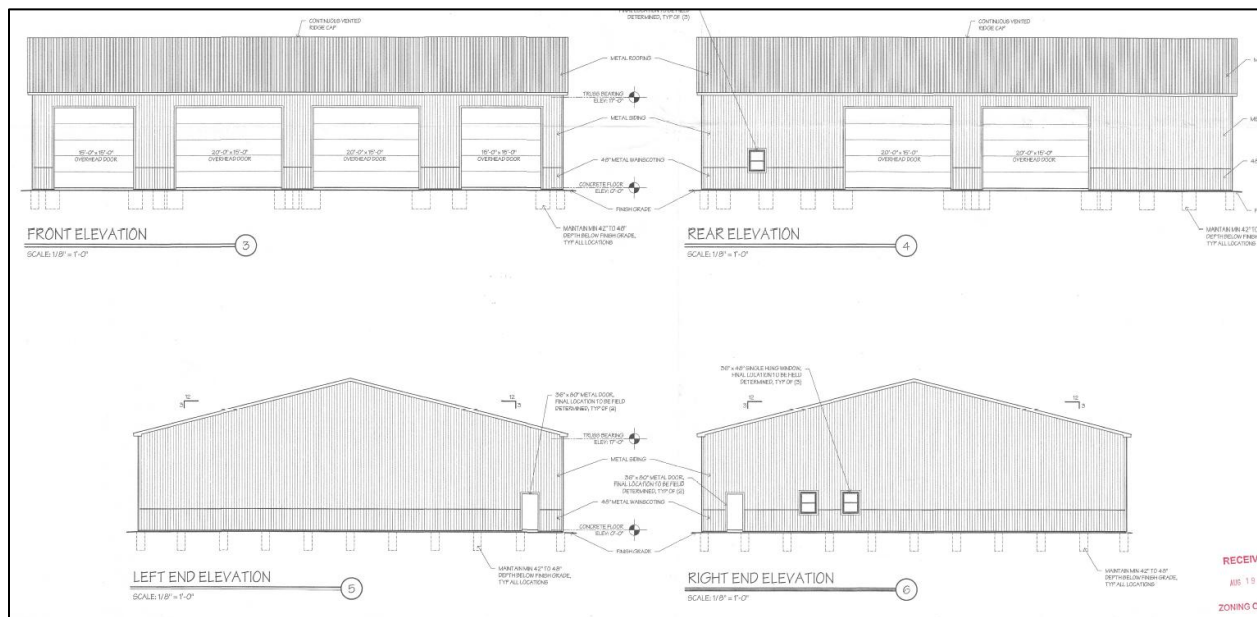
2. Lakeside Sod Supply Co., Inc.

Location: 6660 Goodrich Road. West side of Goodrich Road, south of County Road.

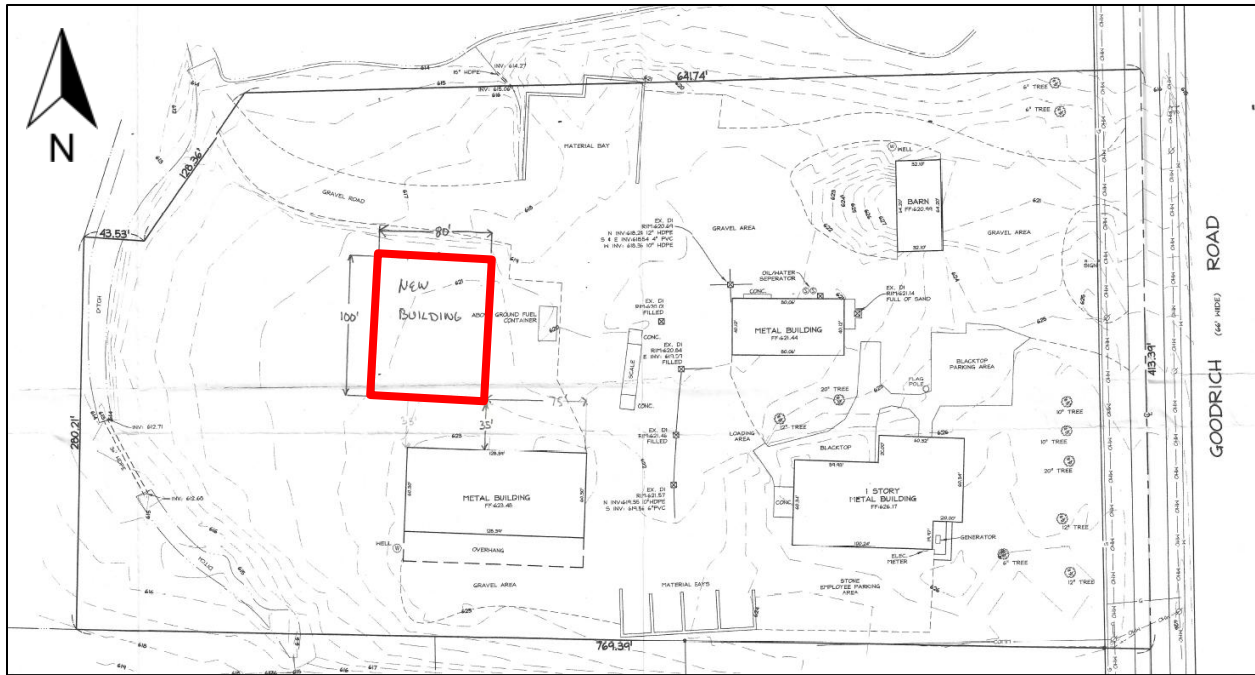
Description: Existing 23.3-acre property in the Industrial Business Park zone, containing a sod, seed, fertilizer, & soil company.

Proposal: The applicant is requesting preliminary review of a proposed detached accessory structure. The metal structure is approximately 8,000 sqft, and proposed to be used for machinery storage and maintenance.

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



Lakeside Sod Supply Co. – Structure Elevations



Lakeside Sod Supply Co. – Site Plan

3. 5445 Transit Road, LLC.

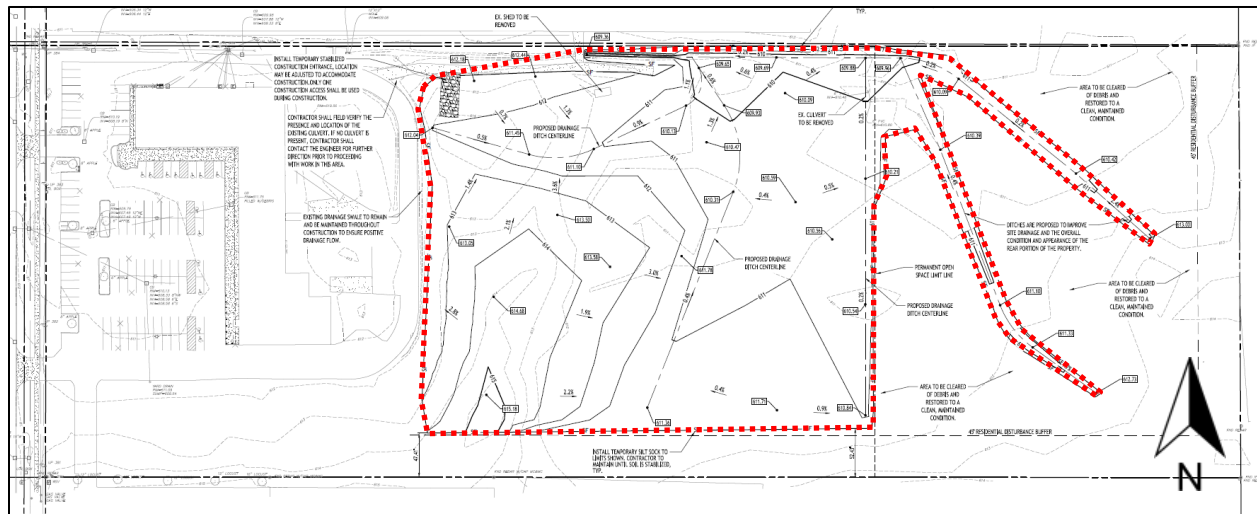
Location: 5445 Transit Road. East side of Transit Road, south of Roll Road.

Description: Existing 13.7-acre property located in the Major Arterial and Residential Single-Family zones, containing an existing commercial plaza and associated facilities.

Proposal: The applicant is requesting preliminary review of a Clearing, Filling, & Grading permit. The area of disturbance is approximately 4.8-acres. Per the proposal, the project is intended to clear, clean, and beautify the property, which has not been historically maintained. Drainage improvements are also proposed.

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

Note: The applicant has an active proposal for a mixed-use project consisting of the expansion and redevelopment of the existing commercial plaza; which is currently in the coordinated review phase under the State Environmental Quality Review Act.



5445 Transit Road – Clearing, Grading, & Drainage Plan

4. Canine Kennels of Clarence

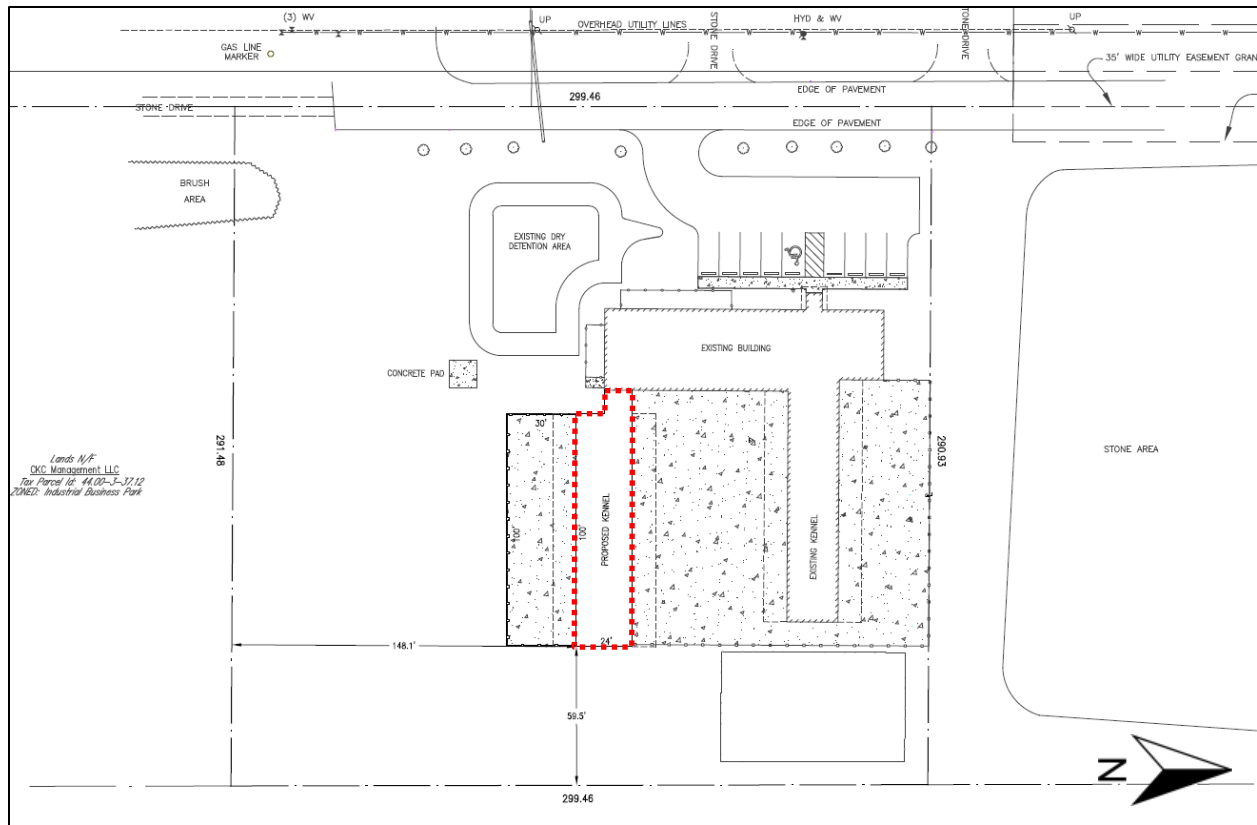
Location: 9785 County Road. East side of Killdeer Lane, south of County Road.

Description: Existing 2-acre parcel located in the Industrial Business Park zone, containing an existing dog kennel facility.

Proposal: The applicant is requesting preliminary review of a proposed expansion to the facility. The metal building expansion is approximately 2,400 sqft, and proposed to house additional dog boarding kennels.

History: The original facility was approved by the Planning Board in 2013, and constructed shortly thereafter. In 2018, the Planning Office authorized an approximately 2,000 sqft non-kennel addition, which was constructed shortly thereafter.

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



Canine Kennels of Clarence – Site Plan

5. Benderson Development Co.

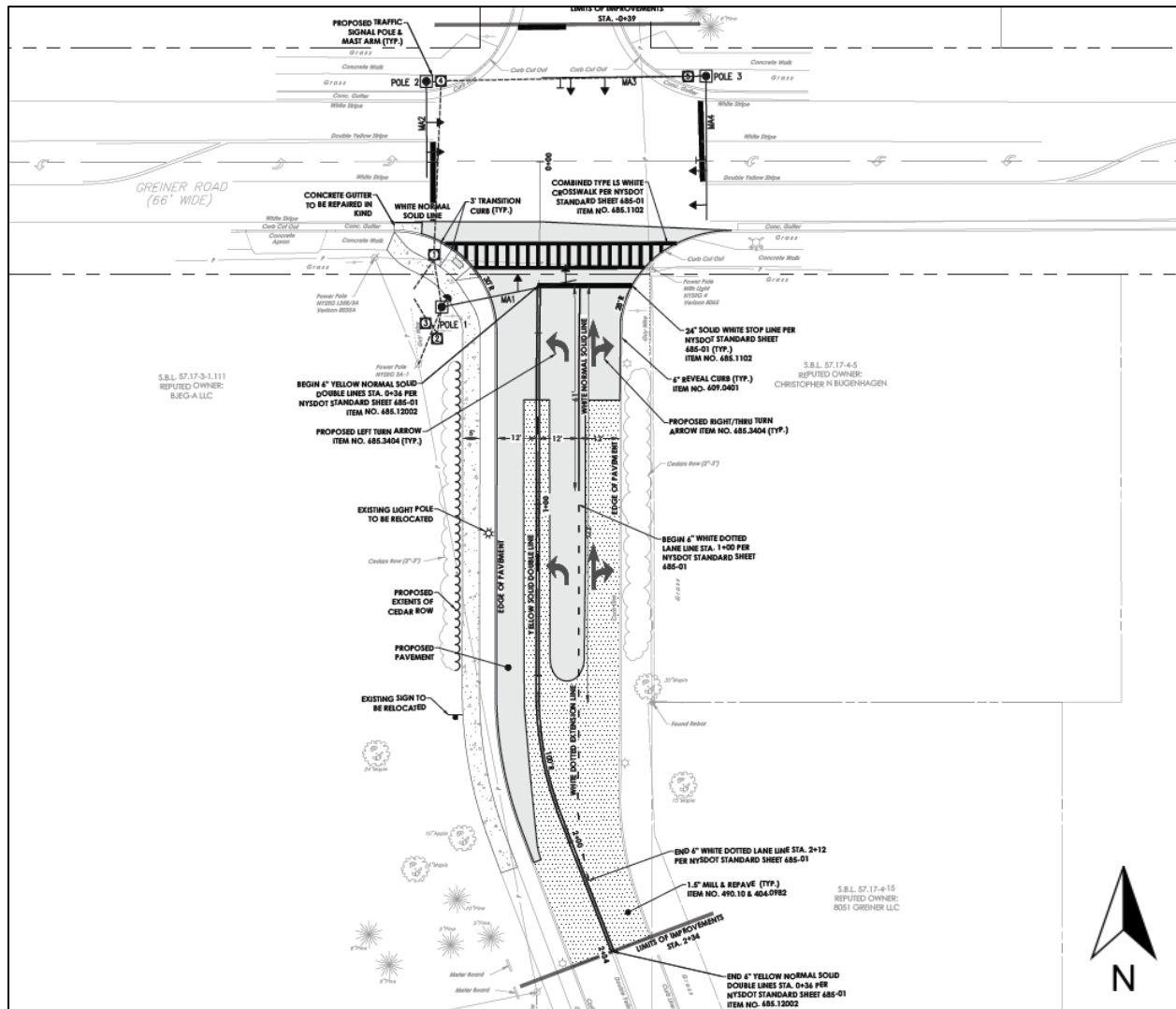
Location: 5183 Transit Road. East side of Transit Road, south side of Greiner Road.

Description: Existing property containing the Eastgate Plaza in the Major Arterial zone.

Proposal: The applicant is requesting preliminary review of the conversion of the existing Greiner Road access, to include signalization and full access. The existing vehicular driveway is full access in, right-out-only; to be converted to full access in and out, controlled by a new traffic signal.

History: The Erie County Department of Public Works has reviewed the applicant's traffic signal warrant analysis and recommends that a traffic signal be installed at this location. The New York State Department of Transportation (NYSDOT) recommends that this new traffic signal be constructed to NYSDOT standards to ensure that it can be interconnected to the existing traffic signal at Transit Road and Greiner/Maple Road.

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



Benderson Development Co. – Signalization/Access Plan

6. Annual Community Development Block Grant Program

Proposal: Consider potential funding needs for the Federal Community Development Block Grant (CDBG) request. Based on comments received, the Town has currently identified the following project for consideration:

- Rural Transit Services, Inc.
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Reason for Town Board Action: The Town Board has authority to act after setting and holding a public hearing.