ACTIONS

Town of Clarence

One Town Place, Clarence, NY 14031

Planning Board Minutes

Wednesday, November 18, 2026

Work Session 6:30 pm

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of Minutes

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Shear led the Pledge of Allegiance.

Planning Board Members present:

Chairman Robert Sackett	2nd Vice-Chair Wendy Salvati
Gregory Todaro	Jason Geasling
Daniel Tytka	Keith Lukowski

Planning Board Members absent:

Vice-Chair Richard Bigler

Town Officials Present:

Director of Community Development Jonathan Bleuer
Councilman Paul Shear
Councilman Bob Altieri
Deputy Town Attorney David Donohue

Other Interested Parties Present: ***(transcription in progress)***

Motion by Gregory Todaro, seconded by Wendy Salvati, to **approve** the minutes of meeting held on September 16, 2026, as written

Keith Lukowski	Aye	Daniel Tytka	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Robert Sackett	Aye

MOTION CARRIED

Motion by Gregory Todaro, seconded by Jason Geasling, to **approve** the minutes of meeting held on October 7, 2026, as written

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Keith Lukowski	Aye	Daniel Tytka	Abstain	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Abstain	Robert Sackett	Aye

MOTION CARRIED

Item 1

Clarence Center United Methodist Church *Residential Single-Family*	Requests a Minor Subdivision of land to create one (1) new lot at 9750 Clarence Center Road.

DISCUSSION: ***(transcription in progress)***

Mr. Bleuer introduced this project at 9750 Clarence Center Road, located on the northeast corner of Clarence Center Rd. and Herr Rd. It is an existing 16.7-acre parcel in the Residential Single-Family zone, containing a place of worship.

The applicant is requesting a Minor Subdivision of land to create one (1) new lot of record, and a Lot Line Adjustment associated with 9850 Clarence Center Road. The layout of the lot split consists of:

- New Parcel: Approximately 9.34 vacant acres and a frontage of approximately 655’ on Clarence Center Road.
- Parent Parcel: Approximately 6.73 acres, containing the existing place of worship.
- 9850 Clarence Center Road: Increasing in size and frontage via Lot Line Adjustment to be administratively reviewed by the Planning Office.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act.

In regard to Public Participation, the following resident spoke: ***(transcription in progress)***

ACTION:

Motion by Keith Lukowski, seconded by Gregory Todaro, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Form as prepared and to **issue a Negative Declaration** on the proposed Clarence Center United Methodist Church Minor Subdivision at 9750 Clarence Center Road. This Unlisted Action involves a lot split to create one (1) new lot in the Residential Single-Family zone. After thorough review of the submitted documents and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

Keith Lukowski	Aye	Daniel Tytka	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Robert Sackett	Aye

MOTION CARRIED

Motion by Keith Lukowski, seconded by Gregory Todaro, to **approve** the Clarence Center United Methodist Church **Minor Subdivision** at 9750 Clarence Center Road, per the submitted application received in the Planning Office on October 6th, 2026, subject to the following conditions:

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1. Subject to Erie County Department of Public Works approval for access to the newly created lot.
2. Review and approval by the Town Building and Engineering Departments for any future construction on the property.
3. Review and approval by the Erie County Health Department for any future on-site sanitary facilities for the property.
4. Should any drainage easements be required by the Town to address on-site drainage issues on the property, appropriate easements shall be submitted by the applicant and reviewed and approved by the Town Engineering, Highway and Legal Departments. If required, applicant shall file same in the Erie County Clerk's office and provide a stamped "FILED" copy to the Town Attorney's Office after recording and prior to any Building permit(s) being issued by the Clarence Building Department.
5. Subject to Open Space, Recreation, and any other applicable fees as required by Town Code.

The applicant has heard, understands, and agrees to the conditions.

ON THE QUESTION:

Mrs. Salvati asked Mr. Bleuer if to prevent this from becoming a Major Subdivision, the applicant could only get one more lot.

Mr. Bleuer responded yes; that is correct.

Mrs. Salvati noted that the one split remains under minor subdivision.

Mr. Bleuer responded yes.

Keith Lukowski	Aye	Daniel Tytka	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Robert Sackett	Aye

MOTION CARRIED

Item 2

PB Investors, LLC. *Commercial & Restricted Business*	Requests Concept Plan approval of a proposed residential density increase within a previously approved mixed-use project, containing commercial space and multiple-family housing at 5695 & 5731 Transit Road.

DISCUSSION: ***(transcription in progress)***

Mr. Bleuer introduced this project at 5695 & 5731 Transit Road, located on the east side of Transit Road, south of Highland Farms Drive.

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An existing 10-acre vacant property located in the Commercial and Restricted Business zones and Erie County Sewer District #5, it was previously approved for a mixed-use project containing 22,810 sq. ft. of commercial space and 84 multiple-family housing units.

The applicant is requesting Concept Plan action of a proposed residential density increase within the previously approved mixed-use project. 10 additional multiple-family housing units are proposed to be added, totaling 94 units, while the commercial space remains unchanged.

Three new 4-unit townhome buildings are proposed, in place of previously approved detached garage buildings and 2 residential units from the mixed-use building.

The Town Board referred the proposal to the Planning Board in June of this year. The Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA) in July. Since that time, the applicant has addressed comments received.

The Planning Board has the authority to act on this request, after an action through SEQRA.

Note: The applicant has proposed 10 additional residential units since prior approval, and there is no allowable remaining residential density. If the applicant chooses to make an appeal to the Zoning Board of Appeals and is successful, this proposal must return to the Planning Board for Concept Plan review.

In regard to Public Participation, the following resident spoke: ***(transcription in progress)***

ACTION:

Motion by Daniel Tytka, seconded by Wendy Salvati, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Forms as prepared and to **issue a Negative Declaration** on the proposed PB Investors, LLC. mixed use project at 5695 & 5731 Transit Road, in the Commercial and Restricted Business zones. This Unlisted Action involves the proposed residential density increase within a previously approved mixed-use project, containing commercial space and multiple family housing. After thorough review of the submitted plans, documents, meeting minutes, reports, letters, and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

ON THE QUESTION:

Keith Lukowski	Aye	Daniel Tytka	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Robert Sackett	Aye

MOTION CARRIED

Motion by Daniel Tytka, seconded by Wendy Salvati, to deny the PB Investors, LLC. Concept Plan per the submitted drawing by Carmina Wood Design dated March 31st, 2026.

ON THE QUESTION:

The applicant has proposed 10 additional residential units since prior approval, and there is no allowable remaining residential density. If the applicant chooses to make an appeal to the Zoning Board and is successful, this proposal must return to the Planning Board for Concept Plan review.

Item 3

8750 Main Street Associates, LLC. *Traditional Neighborhood District*	Requests Development Plan approval of a Conceptually approved multiple-family housing project to the rear of the Samuel's Grande Manor property at 8750 Main Street & SBL 70.20-4-3.12.

DISCUSSION: ***(transcription in progress)***

Mr. Bleuer introduced this project at 8750 Main Street and SBL 70.20-4-3.12, located on the north side of Main Street, west of Overlook Drive.

Existing 9.6-acre property in the Traditional Neighborhood District, containing a banquet facility and multiple-family housing.

The applicant is requesting Development Plan approval of a Conceptually approved project containing 50 multiple-family housing units within a 3-story structure to the rear of the Samuel's Grande Manor property.

In 2021, the property owner Charles Pezzino proposed a 40-unit project. After a thorough Town review and project modification, a 24-unit project was Conceptually approved. In 2023, the property owner deemed the project cost prohibitive, and proposed a 20-unit project. During the Town's thorough review, the applicant ceased to pursue that project. Since then, the property owner has entered into an agreement with the current project sponsor who is now proposing 50 units.

The Town Board referred the proposal to the Planning Board in May of 2025. At that time, the proposal included two 3-story multiple-family buildings containing 51 residential units. Thereafter, the applicant addressed comments received and modified the proposal to one 3-story, 50-unit building resembling a brownstone community set along a private tree-lined street corridor. In September of 2025, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In February of this year, the Planning Board issued a Negative Declaration under SEQRA. In March, the Zoning Board of Appeals issued a Variance for the size of the building. In April, the Planning Board issued Concept Plan approval, subject to sixteen conditions, and recommendations of Rezoning and a Special Exception Use Permit. In May, the Town Board Rezoned the rear of the property from Residential Single-Family to Traditional Neighborhood District, and issued a Special Exception Use Permit for multiple-family housing. Most recently in November, the Engineering Department determined that the Development Plan meets all technical requirements.

The Planning Board has the authority to consider this Development Plan. An approval would constitute the final Board action prior to construction.

In regard to Public Participation, no one spoke. ***(transcription in progress)***

ACTIONS

ACTION:

Motion by Jason Geasling, seconded by Gregory Todaro, to **approve** the 8750 Main Street Associates, LLC. **Development Plan**, located at 8750 Main Street and SBL 70.20-4-3.12, per the submitted plan by Carmina Wood Design, dated April 2026, with a final revision date of July 9th, 2026, and to **approve** the **Final Architectural** drawings by Sutton Architecture, dated June 4th, 2026, all subject to the following conditions being met:

1. Applicant meeting the requirements of the Engineering and Building Departments, including Fire Inspector, and all associated conditions, prior to any permits being obtained for site work activity or construction on the property.
2. Subject to the issuance of permits from outside agencies, as required, and any associated conditions.
3. Applicant meeting the requirements of the Landscape Committee Approval on July 23rd, 2026, and associated conditions, including but not limited to, the management of all landscaping in perpetuity and replacement, in-kind, should there be any deterioration, or death, or disease to plantings; and the maintenance of all fencing, and replacement in kind, should there be any deterioration or damage.
4. Dumpster or tote enclosures shall remain closed at all times when not in use. Garbage service shall occur in conformance with Town Code. No garbage or debris shall accumulate outside of the dumpsters or totes.
5. All site lighting shall comply with the Town Code, be dark sky compliant and shielded to prevent spillage onto adjoining properties. No building lighting shall extend above the roofline and no freestanding lighting shall be elevated above 15'.
6. Buildings to be constructed per the labeled materials and rendered colors, and building materials to be used shall be of industry standard high quality for durability and appearance.
7. Any exposed mechanicals shall be shielded from view by approved screening and/or landscaping, and any visible vents shall be painted to match the wall or roof.
8. Buildings and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
9. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
10. Site curbing, parking islands, pedestrian access, and traffic flow pattern shall be implemented and maintained as approved.
11. Any permanent signage subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Office of Planning and Zoning.
12. Subject to Open Space, Recreation, and any other applicable fees as required by Town Code.

The applicant has heard, understands, and agrees to the conditions.

ON THE QUESTION:

Keith Lukowski	Aye	Daniel Tytka	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Robert Sackett	Aye

MOTION CARRIED.

ACTIONS

Meeting **adjourned** at 7:42 p.m. with a motion by Gregory Todaro.

Amy Major
Senior Clerk Typist