TBAR

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: November 13, 2026

Re: November 18, 2026 Town Board Meeting – Land Use Items

Public Hearings: Two

1. Delgato's Dozens

Location: 5615 Salt Road. East side of Salt Road, south of Howe Road.

Description: Existing 0.7-acre parcel in the Agricultural Rural Residential zone, containing an existing single-family residence.

Proposal: The applicant is requesting a Temporary Conditional Permit to operate a bakery sales stand. The sales area would be adjacent to the front door, and the business would operate approximately two days a week, on Friday's and Saturday's. Bake goods are prepared off-site at a commercial kitchen.

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



5615 Salt Road – Sales Stand

2. Hayter Construction, Inc.

Location: 7767 Transit Road. East side of Transit Road, north of Wolcott Road.

Description: Existing 1.4-acre parcel in the Restricted Business zone, containing a commercially converted residence to the front of the site and a showroom/garage to the rear.

Proposal: The applicant is requesting a Temporary Conditional Permit to operate a construction company. The front building will be used for office space, and the rear building will be used for meeting and storage space. Employee vehicles will be parked within existing striped spaces, and trailers will be stored behind the rear building.

Note: The applicant met with the Planning Board Executive Committee in September of this year, and has since addressed comments received.

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



7767 Transit Road – Street View

Formal Agenda Items: Two

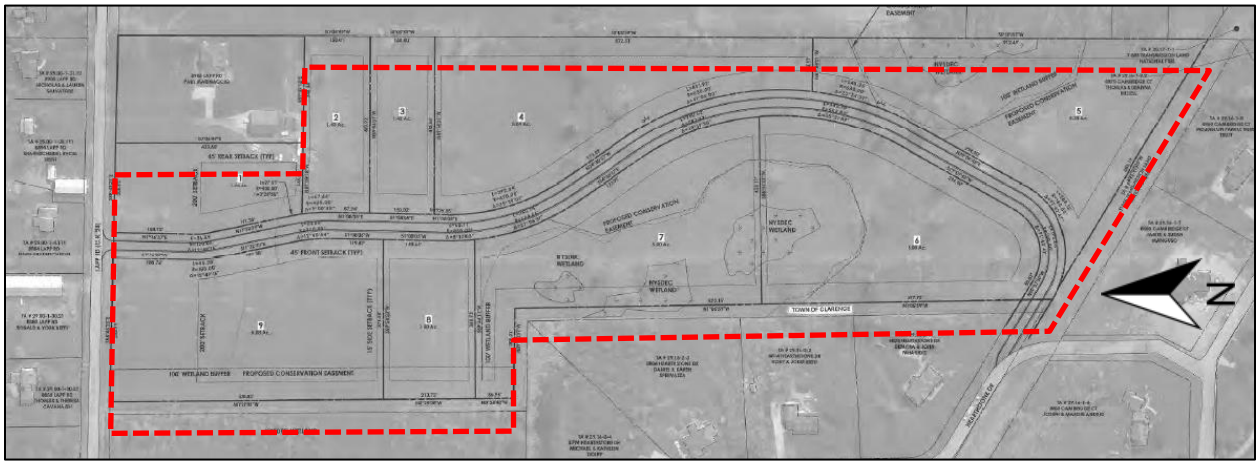
1. Paul Marinaccio

Location: 0 Lapp Road, SBL 29.00-3-34. South side of Lapp Road, west of Heise Road.

Description: Existing 36-acre vacant property located in the Agricultural Rural Residential zone.

Proposal: The applicant is requesting preliminary conceptual review of a proposed 9-lot major subdivision. Vehicular access is proposed to Lapp Road and Hearthstone Drive. Four of the lots are sub-5 acres each, while the remaining five lots are 5-acres or greater.

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



Lapp Road - Concept Plan

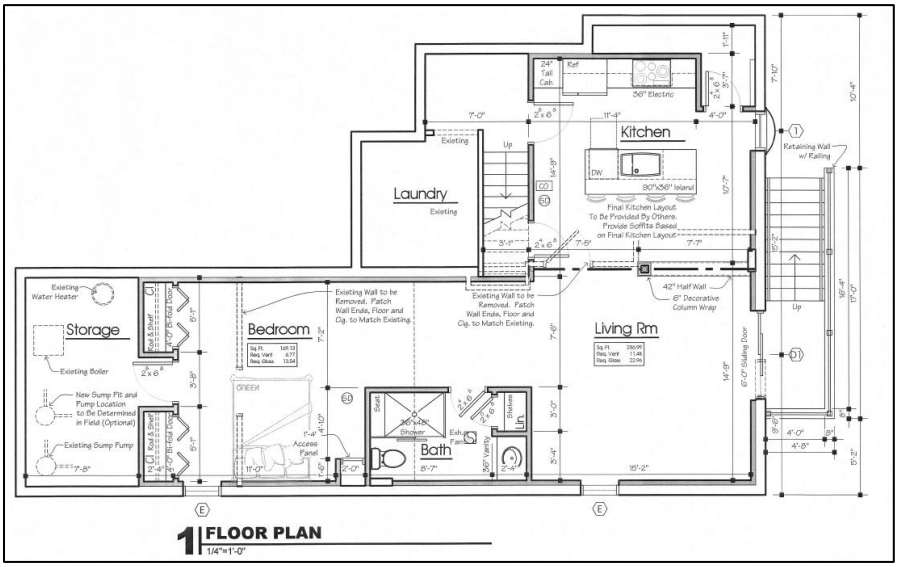
2. Eileen Herbert

Location: 5690 Davison Road. West side of Davison Road, north of Howe Road.

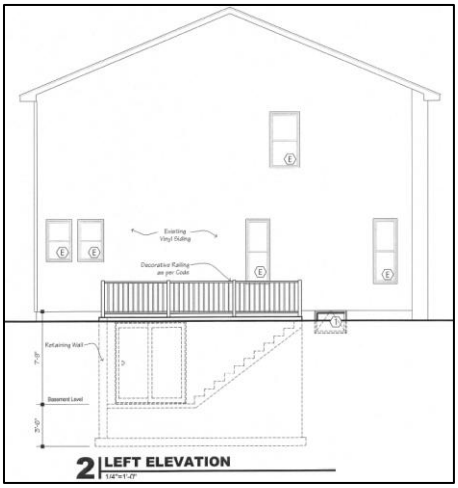
Description: Existing residence on a 0.75-acre parcel in the Agricultural Rural Residential zone.

Proposal: The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for the construction of a secondary living unit within the existing home's basement. A new exterior stairway is proposed to access the unit.

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



5690 Davison Road – Basement Floorplan



5690 Davison Road – Left Elevation

Work Session Items: One

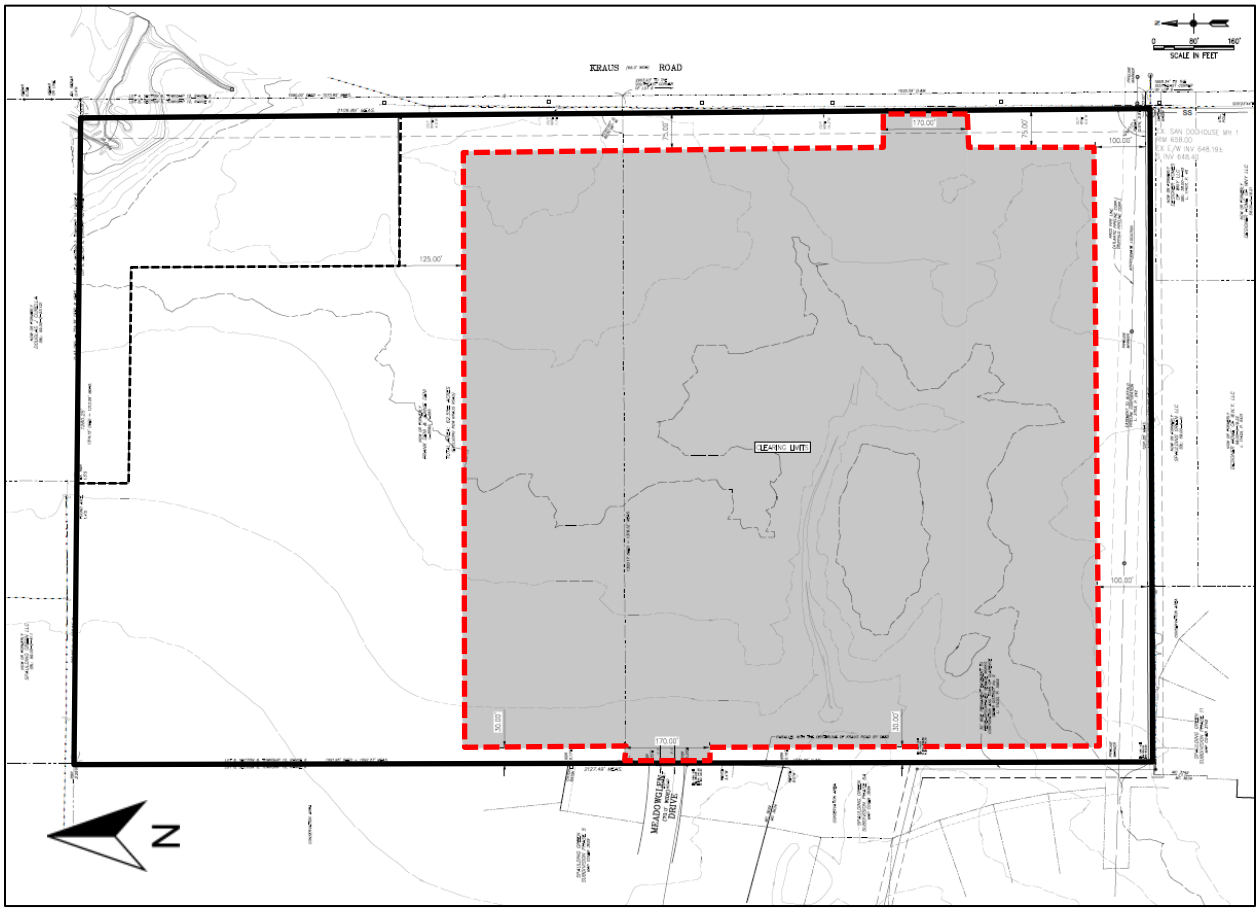
1. Natale Builders

Location: 0 Kraus Road, SBL 58.00-4-19.121. West side of Kraus Road, north of Greiner Road.

Description: Existing 65-acre vacant property located in the Agricultural Rural Residential zone.

Proposal: The applicant is requesting approval of a Clearing, Filling, & Grading permit. The area of disturbance is approximately 37.5-acres. Per the proposal, the project intent is to clear and grade the property for agricultural crop production use.

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



Kraus Road – Clearing Limits Exhibit