

**Town of Clarence  
Planning and Zoning**

# Memo

**To:** Town Board Members

**From:** James Callahan, Director of Community Development

**cc:** Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

**Date:** February 4, 2016

**Re:** February 10, 2016 Town Board Meeting Agenda

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**Following is a review/analysis of the items listed on the February 10, 2016 Town Board agenda:**

**PUBLIC HEARINGS:**

**1. CLARENCE FIRE DISTRICT #1, 10355-10365 MAIN STREET.**

**Location:** South side of Main Street east of Shisler Road.

**Description/History:** Existing Firehouse located in the Traditional Neighborhood District and within the Clarence Hollow Overlay.

**Proposal:** Applicant is proposing to enlarge the existing facility by adding 3+ additional bays and additional service space as well as rehabilitation of existing space.

**Master Plan:** The property is located in the TND and within the Clarence Hollow Overlay.

**Reason for Town Board Action:** As the overall structure will exceed 10,000 square feet, a Special Exception Use Permit will be required. The Town Board has final approval authority for Special Exception Use Permits.

**Issues:** SEQRA has been completed by the Fire District, identifying that no significant environmental impacts are identified as a result of the project. The Planning Board has approved the Concept Plan and forwarded a recommendation to approve the Special Exception Use Permit.

**FORMAL AGENDA ITEMS:**

**1. KENYON BROTHERS, 8250-8274 MAIN STREET.**

**Location:** Northeast corner of Main Street and Westwood Road.

**Description/History:** Existing gas service station and commercial structures located in the Traditional Neighborhood District.

**Proposal:** Applicant is proposing to demolish the existing structures and construct a new Convenience Store with Tim Horton's kiosk and Drive-thru.

**Master Plan:** Area identified in the Harris Hill TND and along a commercial corridor.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final review and approval authority for drive-thru facilities that meet minimum criteria.

**Issues:** The Planning Board has issued a Negative Declaration under SEQRA, approved the proposed Concept Plan and has forwarded a recommendation for a Special Exception Use Permit.

**2. TOWNE AUTOMOTIVE GROUP, 8226 MAIN STREET.**

**Location:** North side of Main Street west of Westwood Road, adjoining the Main-Transit Plaza.

**Description/History:** Existing commercial plaza located in the Commercial Zone.

**Proposal:** Applicant is proposing to add on to the existing structure and utilize the site for a new Maserati and Alfa Romeo Automobile Dealership.

**Master Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** Per the Zoning Law, the proposed automotive use will require a Special Exception Use Permit as issued by the Town Board.

**Issues:** The Planning Board has forwarded a recommendation to grant a Special Exception Use Permit for the proposed use as designed.

**3. NATALE BUILDERS/CREEKWOOD MEADOWS OPEN SPACE DESIGN SUBDIVISION.**

**Location:** North side of Roll Road west of Newhouse Road.

**Description/History:** Existing previously approved open space design subdivision.

**Proposal:** Applicant is proposing to amend the previously approved design. Existing wetlands on the project site have expanded and the applicant is seeking an amended design.

**Master Plan:** Area identified in a residential single family classification.

**Reason for Town Board Action:** Per the Zoning Law the Town Board has final review and approval authority for Open Space Design Developments.

**Issues:** Wetland expansion and a final amended density determination for the project. Referral to the Planning Board will initiate formal review of the project.

**4. DUNN TIRE, 6585 TRANSIT ROAD.**

**Location:** East side of Transit Road north of Miles Road.

**Description/History:** Existing commercial structure located on 1.87 +/- acres in the Commercial Zone.

**Proposal:** Applicant is proposing to renovate and add on to the existing commercial structure to accommodate a new Dunn Tire store.

**Master Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** Per the Zoning Law the Town Board has final approval authority for automotive uses via a Special Exception Use Permit.

**Issues:** Referral to the Planning Board will initiate formal review of the project. A front yard setback variance will be required for the building addition.

**WORK SESSION ITEMS:**

**1. STEPHEN DEVELOPMENT/FOUNTAIN COURT MULTIPLE FAMILY HOUSING, 9560 MAIN STREET.**

**Location:** North side of Main Street, east of Gunville Road intersection.

**Description/History:** Existing vacant hotel located in the Commercial Zone. Property extends north and west into the Residential Single Family Zone.

**Proposal:** Applicant is proposing to demolish the hotel and construct a new mixed use building in the commercial zone and develop 3 large estate lots to the north of the property adjoining existing residential uses.

**Master Plan:** Area identified in a commercial corridor along Main Street and residential to the north.

**Reason for Town Board Action:** Per the Zoning Law the multiple family housing component will require a Special exception Use Permit. The Town Board will act as Lead Agency on this review.

**Issues:** The lack of public sewers will constrain the ultimate development of the site. Long term connections to a public sewer system is in the best interest of the community and any development on this site should identify this long term goal. Demolition of a structure built prior to 1950 should be referred to the Historic Preservation Commission for review and comment. The project will be considered a Type I Action under SEQRA.