

**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:** March 5, 2020

**Re:** March 11, 2020 town Board Meeting Agenda

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**Following is a review/analysis of the items listed on the March 11, 2020 Town Board Meeting:**

**PUBLIC HEARINGS:**

- 1. CODE REVISIONS—SEE ATTACHED DESCRIPTION OF PROPOSED CODE UPDATES AS FORWARDED FROM THE PLANNING BOARD.**

**FORMAL AGENDA ITEMS:**

- 1. MILAND ROAD LLC, 10795 MILAND ROAD.**

**Location:** south side of Miland Road west of Berghorn Road.

**Description/History:** Existing agricultural and residential property consisting of 35 +/- acres in the Agriculture Rural Residential Zone.

**Proposal:** Applicant is proposing to construct a pond on the property.

**Comprehensive Plan:** Area identified in an agricultural classification.

**Reason for Town Board Action:** Per the Excavation Law, the Town Board has final approval authority for ponds.

**Issues:** The Town Engineer has approved the design as meeting Town requirements.

**2. JOSEPH & NANCY CORIGLIANO, 6155 SALT ROAD.**

**Location:** East side of Salt Road north of the Peanut Line Trail

**Description/History:** Existing residential property containing 8.3 +/- acres and located in the Agriculture Rural Residential Zone

**Proposal:** Applicant is proposing to construct a pond on the property

**Comprehensive Plan:** Area identified in an agricultural classification.

**Reason for Town Board Action:** Per the excavation Law, the Town Board has final approval authority for ponds.

**Issues:** The Town Engineer has approved the design as meeting Town requirements.

**WORKS SESSION ITEMS:**

**1. TOWN OF CLARENCE HIGHWAY DEPARTMENT, 6185-6221 GOODRICH ROAD.**

**Location:** East side of Goodrich Road, north of the Peanut Line Trail

**Description/History:** Existing Highway Department Facilities

**Proposal:** Funding and development of a new Highway Facility (transfer of existing operations) including demolition of existing structures, construction of new facilities, including a small park, development of parking and landscaping and enhancing existing community facilities.

**Comprehensive Plan:** Area identified in residential, commercial and community facility zones and within Clarence Sewer District #2

**Reason for Town Board Action:** The Town Board will be Lead Agency on this project.

**Issues:** This Type I Action under SEQRA has required a detailed review of potential impacts. Coordinated review resulted in comments from Erie County (DSM and DPW), Erie County Water Authority, NYS Dept. of Environmental Conservation, NYS Department of Transportation, Town of Clarence Historic Preservation Commission, US Army Corps of Engineers and a Wetlands Delineation Report. No comments received identified any significant environmental impacts as a result of the proposal and the Town may proceed as Lead Agency to make a final determination. As a result, a Part 2 and 3 EAF will be prepared for the March 25, 2020 Town Board meeting.

**2. JEFF STACHURA/COUNTRY PATH DOG CLUB, 8965 SHERIDAN DRIVE.**

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

**Description/History:** Existing vacant building, former dance studio, located in the Commercial Zone.

**Proposal:** Applicant is proposing to convert the space to a dog day care facility with a fenced in rear yard area.

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

**Reason for Town Board Action:** While the proposed use is allowed in the Commercial Zone, the outside component will require approval by the Town Board, most likely via a Temporary Conditional Permit.

**Issues:** The outdoor component will need to be reviewed to ensure adequate screening and sound proofing. If a Temporary Conditional Permit is required, a public hearing will need to be scheduled.

### 3. DAVID LEWIS, 8980 MAIN STREET.

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

**Description/History:** Existing vacant land located in the Commercial Zone.

**Proposal:** Applicant is proposing a mixed use project including a chiropractic office and other commercial space along with residential units.

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

**Reason for Town Board Action:** Per the Zoning Law, the Town Board may consider multiple family housing via a Special Exception Use Permit.

**Issues:** The Planning Board has issued a Negative Declaration on the project and approved the Concept Plan. The Town Board will need to set a public hearing to consider a Special Exception Use Permit along with the final architectural details.