

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday November 20, 2024 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 8:30 a.m.

Members of the Town Board present were Councilmembers Robert Altieri, Daniel Michnik, J. Paul Shear, Peter DiCostanzo, and Supervisor Patrick Casilio. Other Town officials present were Director of Community Development Jonathan Bleuer, Town Engineer Timothy Lavocat and Town Attorney Lawrence Meckler.

Director of Community Development - Jonathan Bleuer

#### PUBLIC HEARINGS:

##### **Natale Builders**

Property is located at 9800 Longleaf Trail. They are requesting a Special Exception Use Permit for the construction of an attached secondary living unit as apart of a new home construction in the Residential Single-Family zone. This would consist of a kitchenette and bathroom in the lower level as well as a room for a potential bedroom. They are in agreement with the requirements that are needed for this project.

#### FORMAL AGENDA ITEMS:

##### **5445 Transit Road LLC.**

Joe Mancuso is the new owner of the plaza and is being represented by Sean Hopkins. This is just under 14 acres. They are requesting preliminary Conceptual review of a proposed expansion and redevelopment of an existing commercial plaza into a mixed-use project containing multiple-family housing, in the Major Arterial and Residential Single-Family zone. This would include 81 multi-family units and a mixture of two-story along the existing plaza up front and three-story off the back and town homes surrounding it. A significant portion of preserved land would be left to the rear. This would be subject to a thorough review and a referral to the Planning Board could start that process.

#### WORK SESSION ITEMS:

##### **Kevin & Sara Cook**

Property is located at 8969 Willyoungs Overlook in Northwoods. They are requesting a Special Exception Use Permit for construction of a secondary living unit within the existing home. This is a basement secondary unit for the parents.

##### **Capretto Management LLC.**

Property is located on James Ryan Parkway. This is for personal use for Dave Capretto and it is a proposed warehouse building in the Cimato Business Park. This just under a 2-acre proposed lot that is 5100 square foot warehouse. Applicant says he will store his personal items there. It would be constructed of mixture of materials. Mostly composite materials and some metal, but will meet town codes. This will be sent to Planning and looked into detail and must be to code.

##### **Leonard Deni**

Property located on Harris Hill Rd. This is in the Industrial Park just south of Roll Rd. It's an 18-acre vacant parcel. He is looking to construct a car cave type self-storage and sports facility. He is requesting preliminary Conceptual review. This would include 6 car cave buildings with 62 total bays with each one being a studio type apartment. This would not be living space, but kitchenettes and bathrooms and a sport court facility in a 20,000 square foot building with 15 pickle ball courts. This will be referred to the Planning Board.

##### **Our Lady of Peace Church**

Located on Main Street. The church has made a request for Historical Landmark designation as an overall campus. The commission has recommended that designation. If you see fit you may place on your next formal agenda to set a public hearing. It would be landmarking the entire property. It is just under 19 acres.

## TOWN BOARD REPORTS:

### Supervisor Patrick Casilio

- Appoint laborer Part-Time – Highway Department
- Appoint Assistant Auto Mechanic Promotional in Highway Department
- Award Bid for Varmint Contamination Restoration for Parks Department Building. Sheridan Drive building will stay cold storage only. There are roof leaks, but we will need for storage at this time.
- Award Bid for Town Hall Roof Repairs Project. Copper roof leaking everywhere.
- Award Bid for the Senior Center Meals on Wheels Entrance Canopy. Town Engineer Timothy Lavocat says Meals on Wheels volunteers are working with no cover now and we will be installing a 20x20 canopy with open sides and they can add benches or tables to handle their operations. They will get a final version with a selection for colors and/or graphics. This should be started in early spring.

### Councilman Peter DiCostanzo

- Initiate Coordinated Review Under the State Environmental Quality Review Act (SEQRA) – Folgelsonger Park. New pavilion, paths and playground equipment and sport courts.
- Crossing guards for Amherst and Transit Middle are needed for next year.
- Health insurance and Independent Health not letting people use CVS for pharmacy. Kim will look into that for us. We think this may just apply to retirees.
- Time needed at end of meeting for attorney client matters.

### Councilman J. Paul Shear

- Motion regarding the horse farm.
- Received check for \$1000. for the Lion's from the group that did the movie at the Nature Center.
- Looking for alternate for the ZBA and the Planning Board.

### Councilman Daniel Michnik

- Authorize Supervisor to 2025 Intermunicipal Agreement between Clarence and Newstead – Shared use of the Erie County Going Places van.
- Lion's breakfast December 8<sup>th</sup> 9-1.
- Youth Bureau had a Food Pantry drive and exceeded all expectations of what they were looking to bring in. The Food Pantry should be very happy.

### Councilman Robert Altieri

- Motion to appoint two new library trustees to fill vacancies. Supervisor Casilio says the library heating is up and running. Town Engineer Timothy Lavocat said there needs to be one training with some Park's staff and Aaron at the Library. He will be meeting two separate chemical treatment companies out there to give us an annual agreement on the treatment of the water in that system. Supervisor Casilio said we went from a million plus heating project at the library to \$100,000.00 with the compressor and fifty percent of that should be covered by the grant.

Town Engineer Timothy Lavocat wants to talk about Lion's Playground. He is not sure how that is going to be structured going forward, but it sounds like there is time. We will have to talk about the back end of that and whether it's a town project and when we are talking to vendors prevailing wage and if we are just purchasing equipment and are they installing it.

Supervisor Casilio said we are not buying anything, but they have been advised they need to provide prevailing wage.

Town Engineer Timothy Lavocat said if there is town money or grant money it will have to be put out for public bid.

Supervisor Casilio said get the playground done then we will work on the parking. Soccer also has no interest in the soccer field there either. Discussion on baseball field sizes came up. Parking has become problem with the pavilions and people parking on the grass.

Town Attorney Lawrence Meckler said if there is any money from town, public, grant or IDA the equipment would have to be put out to bid as well.

Supervisor Casilio said some tennis players have complaints about court surfaces. Harris Hill in particular needs to be looked at not sure if Meadowlakes park is used as often.

Joanthan mentioned Parker courts are not regulation size and no one uses them.

Councilman DiCostanzo said Parker should be on the radar for clean up and refurbish. Nothing has been done since the bathrooms have been put in.

Motion by Supervisor Casilio, seconded by Councilman Shear to adjourn the work session at 9:34 a.m. and enter into Executive Session pursuant to §105(1) f of the Open Meetings Law to discuss employment history. Upon roll call – Ayes: All; Noes: None. Motion carried.

Janel Farolino  
2<sup>nd</sup> Deputy Town Clerk

Motion by Supervisor Casilio, seconded by Councilman Shear, to adjourn the Executive Session at 9:55 a.m. Upon roll call – Ayes: All; Noes: None. Motion carried. No action taken.

Regular meeting of the Town Board of the Town of Clarence was held on Wednesday, November 20, 2024 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 10:08 a.m.

Members of the Town Board present were Councilmembers Robert Altieri, Daniel Michnik, Paul Shear, Peter DiCostanzo and Supervisor Patrick Casilio. Other Town officials present were Director of Community Development Jonathan Bleuer, Town Attorney Lawrence Meckler, Town Engineer Timothy Lavocat and Highway Superintendent James Dussing.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Work Session and Town Board Meeting minutes of November 6, 2024.

Upon roll call – Ayes: Councilmen Michnik and DiCostanzo, Supervisor Casilio; Noes: None; Absent: None; Abstain: Councilmen Altieri and Shear because they did not attend that meeting. Motion carried.

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo upon the recommendation of the Superintendent of Highways, to appoint Tyler Ryan as Laborer Part-Time in the Highway Department at the hourly rate of \$16.1460 per hour, effective on December 1, 2024.

On the Question, Tyler Ryan worked for the Highway Department this past summer and pre-employment paperwork and pre-employment requirements have previously been met.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Supervisor Casilio, seconded by Councilman Michnik upon the recommendation of James A. Dussing the Highway Superintendent, Andrew Hint is appointed to the position of Assistant Auto Mechanic / Promotional in the Highway Department to be paid at the union rate of \$34.1683 at Entry Level of the Blue-Collar Unit #6771 contract regulations as Assistant Auto Mechanic, to be effective November 23, 2024.

On the question, Supervisor Casilio asked Highway Superintendent James Dussing if Andrew Hint is moving up. Mr. Dussing said yes.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Supervisor Casilio, seconded by Councilman Altieri upon recommendation of the Town Engineer, the Town Board awards the Varmint Contamination Restoration bid for the Parks Department building located at 9110 Sheridan Drive to PuroClean Property Damage Restoration of Orchard Park, New York for the bid amount of \$15,407.13, as PuroClean was the lowest proposal received. And be it further resolved that the Supervisor is authorized to sign and issue a purchase order for the bid amount upon review and approval of the Town Attorney.

On the Question, this is to be paid from ARPA funding.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Supervisor Casilio, seconded by Councilman Michnik after holding an open competitive bid the Clarence Town Board awards the Town Hall Roof Repairs Project Bid to Weaver Metal & Roofing, Inc. of Buffalo, New York for a total bid of \$90,500.00 as they were the lowest responsible bidder. And be it further resolved that the Supervisor is authorized to sign and enter into an agreement with Weaver Metal & Roofing, Inc. upon review and approval of the Town Attorney.

On the Question, this is to be paid from ARPA funding.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Supervisor Casilio, seconded by Councilman Shear upon recommendation of the Town Engineer, the Clarence Town Board awards the Senior Center Meals on Wheels Entrance Canopy to Kohler Awning, Inc. of Buffalo, New York for a total bid of \$30,764.00 as they were the lowest responsive proposal received. And be it further resolved that the Supervisor is authorized to sign and issue a purchase order for the bid amount upon review and approval of the Town Attorney.

On the Question, this is to be paid from ARPA funding. There is a window in which those funds have to be contracted and spent by. We are trying to make sure we don't lose that funding. Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Supervisor Casilio, seconded by Councilman Altieri to approve an unpaid leave of absence to Highway Department employee Gary Smith from November 20, 2024 to and including December 6, 2024.

On the question, granting of this request is due to extreme, extenuating circumstances for Mr. Smith. Mr. Smith is subject to the provisions of Article 22 – Section 22.2 of the Town of Clarence Blue Collar Unit Contract. Any future requests by Mr. Smith or any other persons in the future will be taken on a case-by-case basis at the discretion of the Town Board. The Town Board is not creating a precedence setting policy by granting this request.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Councilman DiCostanzo said there will be some improvements done at Fogelsonger Park, in addition to the new pavilion that is there.

Motion by Councilman DiCostanzo, seconded by Councilman Altieri pursuant to Article 8 of the Environmental Conservation Law, to accept the Part 1 Short Environmental Assessment Form as prepared and to seek Lead Agency status and initiate a coordinated review among involved and interested agencies on the planned Fogelsonger Park improvements at 8355 Greiner Road. This Unlisted Action involves the installation of pedestrian paths, sports court facilities, playground enhancements, parking, and associated utilities and infrastructure.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik for the following:

WHEREAS, the Town of Amherst and the Town of Clarence have an Intermunicipal Agreement for the purpose of providing school crossing guards on Transit Road in front of Transit Middle School; and

WHEREAS, the Town of Amherst has submitted a Renewal Intermunicipal Agreement to the Town of Clarence in order to continue to provide Crossing Guard Service for the school children from the Town of Clarence that attend the Transit Middle School that utilize this service; and

NOW, THEREFORE, BE IT

RESOLVED, that the Clarence Town Board authorizes the Supervisor to sign an Intermunicipal Agreement with the Town of Amherst commencing January 1, 2025 through December 31, 2025 for the purpose of providing two crossing guards in front of the Transit Middle School, overseen by the Amherst Police Department, with the cost of such program split evenly by the Towns of Amherst and Clarence pursuant to the terms and conditions of the 2025 Renewal Agreement.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Councilman DiCostanzo congratulated several of the Clarence School fall sports teams: boys' soccer made it to the State finals, girls' soccer made it to the semi-finals, and boys' volleyball did better than they have in years.

Motion by Councilman Shear, seconded by Councilman Altieri for the following:

RESOLVED, the Clarence Town Board hereby approves the purchase of Development Rights by the Town of Clarence for the real property located at 5315 Salt Road, Town of Clarence, Erie County, New York, known as Brookfield Farms Equestrian Center, consisting of approximately 41.26 +/- acres for an amount not to exceed \$7,500 per acre, totaling approximately \$309,450, plus any closing costs and disbursements subject to the terms and conditions of the conditional contract and to the Town's receipt of an acceptable environmental site assessment, if required by the Town.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Supervisor Casilio added that due to the fact that this is a land use item, let the record show this was approved unanimously by the Town Board.

Councilman Shear commented that he is looking to fill an alternate position on both the Planning Board and the Zoning Board of Appeals.

Councilman Shear congratulated Emily Stoll, Editor of the Clarence Bee, on her recent wedding engagement.

Supervisor Casilio commented on the Salt Road property. Years ago, the Town approved a \$12.5 million dollar bond to buy development rights for five properties to protect our farm lands. Thanks to Mr. Bleuer's hard work we are able to continue to buy farms for development rights to try to keep Clarence the way it was.

Mr. Bleuer stated this is a team effort. The current Greenprint Program, including this Salt Road property, contains over 1800 acres of preserved land.

Supervisor Casilio added we have been recognized by the State, there is no other town or city that have preserved the acreage that we have. There are some Counties that have started do that, but they are not at the level we are at. The importance of what we have been doing under his tenure is that the purchased property is located where our population is, not all in the north country, and the people can directly see the investment we have made in keeping open fields and controlling development rights.

Mr. Bleuer added the Salt Road property is one of the more iconic and picturesque horse farms that we have in town. It is very visible and a lot of land miles on Salt Road. We are working with a very interested land owner that wants to see that preserved in perpetuity, just as the Town does.

Supervisor Casilio said we get accused on social media of becoming the Town of Amherst. We are the only town in Erie County trying to protect our greenspace. If sewers were added, this town would be developed in a second.

Motion by Councilman Michnik, seconded by Councilman Altieri to authorize Supervisor Patrick Casilio to sign the yearly Intermunicipal Agreement between the Town of Clarence and the Town of Newstead for 2025 relative to the shared use of the Erie County Van subject to review and approval by the Town Attorney.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Councilman Michnik reported the Lion's Club is holding a pancake breakfast with Santa on Sunday December 8, 2024 at the Clubhouse on Main Street from 9-1pm. Arrive early, as last year it was a complete sell out. Councilman Altieri added it is a joint effort with the Youth Bureau.

Councilman Michnik congratulated everyone who donated food for the Youth Bureau's food drive. It was a total success. He thanked the community for helping with this needy program.

Motion by Councilman Altieri, seconded by Councilman Shear upon the recommendation of Councilman Robert A. Altieri, the following are appointed as Library Trustees: Susan Bielawski from November 20, 2024 – December 31, 2025 and Lisa LaTravato from November 20, 2024 – December 31, 2027

On the question, the two appointments are being made to fill two vacancies; Susan Bielawski will fill the one term left by Joseph Zinni with an expiration of December 31, 2025; Lisa LaTravato will fill the second term left by Stacy Jafarjan with an expiration of December 31, 2027.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Councilman Altieri reported the Lion's Club is still working on the all-inclusive playground. There have been many meetings and more information will be coming in the near future.

Natale Builders, 9800 Longleaf Trail on the north side of Longleaf Trail, in phase 7A of the Spaulding Green subdivision. The existing 0.34-acre parcel is in the Residential Single-Family zone, with a residence soon to be constructed. The applicant is requesting a Special Exemption Use Permit for the construction of a walk-out basement kitchen / secondary living unit as part of the new residence construction, for personal use and guest entertainment. The Town Board has the authority to consider this request after holding this Public Hearing.

Rob Kistner from Natale Builders was available for questions.

With no one speaking, motion by Councilman DiCostanzo, seconded by Councilman Shear to close the public hearing.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Councilman Shear, seconded by Councilman DiCostanzo to adopt the following resolution:

RESOLVED, that the Clarence Town Board, after a public hearing duly held on November 20, 2024, and after all interested parties having being heard, grants a Special Exception Use Permit to the applicant, Natale Builders, for the construction of an attached secondary living unit as an addition to a new home construction for an in-law apartment on the residential property located at 9800 Longleaf Trail with the following conditions:

1. All conditions as required in the Zoning Law must be met.
2. Unit must be secondary to the principal dwelling and not converted to a rental unit.
3. Occupancy shall be limited to family members, paid employees or temporary guest.
4. Occupancy shall be restricted to 2 persons to occupy the unit.
5. Deed restriction to be placed into the deed for the property restricting its use so as not to allow for the dwelling to be utilized or converted into a rental unit and such deed restriction language is to be submitted and approved by the Town Attorney prior to the filing the deed.
6. An agreement shall be entered into between applicants (and others if applicable) and the Town of Clarence, which agreement shall require that the applicant (and others if applicable) to prepare and record a deed restriction incorporating the conditions as spelled out in this resolution which shall be placed into their deed. The agreement and deed restrictions shall continue in perpetuity. A copy of the agreement is required to be filed as an attachment to the deed. A copy of the agreement is to be submitted to the Town Attorney prior to the filing of the deed for approval.
7. Proof of filing of the approved deed is required and must be submitted to the Town Attorney's office before a Certificate of Occupancy can be issued to the applicant.
8. The property owner, or any future property owner, shall provide certification to the Town Planning & Zoning office on an annual basis that the unit is being used in conformance with the conditions of approval. Failure to submit the annual certification may result in the termination of the Special Exception Use Permit, resulting in a Zoning Violation subject to enforcement and penalties as outlined within Town Code Zoning Law Chapter 229-160 and 161 or any changes made to the Code of the Town of Clarence in the future.

On the question, the specific language for the deed restriction may be obtained from the Town Attorney's office.

Councilman Shear asked Mr. Kistner if he heard the conditions.

Mr. Kistner said yes.

Councilman Shear asked Mr. Kistner if he understood the conditions.

Mr. Kistner said yes.

Councilman Shear asked Mr. Kistner if he accepts the conditions.

Mr. Kistner said yes.

Supervisor Casilio added for public interest, this may appear like we are zooming through this. The pubic didn't show up for this because there is no public living near there. This is a new house on a new street and as can be seen on the drawings everything is contained within the house. There are no variances required. It is important to the Town of Clarence. We ask those questions to make sure it doesn't become income property

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Supervisor Casilio added there was an employee that was successful in getting his retirement papers and will be officially retiring on December 6, 2024, and questioned do we need to do a motion on that.

Town Attorney Lawrence Meckler said no, there is no need for a formal resolution.

5445 Transit Road, LLC at 5445 Transit Road on the east side of Transit Road, south of Roll Road. The existing 13.7-acre property is located in the Major Arterial and Residential Single-Family zones, containing an existing commercial plaza and associated facilities. The applicant is requesting preliminary conceptual review of a proposed expansion and redevelopment of an existing commercial plaza into a mixed-use project containing multiple-family housing.

Sean Hopkin, council on behalf of the applicant; Dave Sutton, project architect from Sutton Architecture; and Joe Mancuso, owner of the property through the LLC were in attendance and available for questions.

Mr. Hopkins explained the project involves the redevelopment of 5445 Transit Road. The existing building is approximately 26,750 sq ft. We are proposing a second story addition of approximately 24,700 sq ft consisting of 21 multi-family units. In the back, but connected, along the northern portion of the site a three-story addition is proposed to the existing building that would consist of 5,000 sq ft of commercial space, 6,315 sq ft of amenity space and twelve first floor apartments. Floors two and three would each have twenty-four apartments. We have made sure we are providing the overall seventy-five percent required first floor non-residential space. That is based on the first-floor square footage of 38,065. Along the southern portion of the site, we are proposing a small restaurant with a drive-thru facility. Finally, there are some townhomes: seven buildings, four units per building, and attached garages. There are 339 parking spaces proposed. The eastern portion of the project site would be 4.14 acres of permanent open space and subject to a declaration of restrictions. The total requirement for greenspace on this site is 4.1 acres, which is thirty percent. This proposal has 7.6 acres of greenspace, which is fifty-five percent. Currently this site is split zoned, with the Transit Road portion being major arterial and the back being zoned residential single-family. So, in connection with this project, we are asking for a down zoning of the front portion of the site to commercial. The back portion of the site, which would largely be permanent open space, would be subject to a deed restriction, and would also be rezoned commercial. The reason 4.1 acres of open space is important is because there is residential property directly behind this site and we feel the heavy vegetation will be an adequate buffer. There is a conceptual landscape plan and schedule prepared that we understand will require review and approval by the Landscape Review Committee. Mr. Hopkins listed the required approvals they are aware the project will need and requested the Town Board refer the proposed project to the Planning Board.

Councilman Shear commented, currently there is a connection to the neighboring Valu parking lot with access to a signal light. He doesn't see that connection here.

Mr. Hopkins said they are showing the connection. Mr. Mancuso has spoken to the owner of that retail plaza. To date they are not willing to grant that easement, but we would gladly enter into an easement agreement to have direct access to the signal light.

Councilman Shear said when this gets to the Planning Board, they will be very interested in that connection.

Mr. Hopkins agreed it would be in everyone's best interest.

Supervisor Casilio asked if there was a way to research who paid for the signal light.

Mr. Bleuer said it is in the State right of way and expects that the State will comment, encouraging access to the light and it will be up to the applicant to seek the necessary agreements.

Supervisor Casilio said maybe there can be conversation later on how to make that happen.

Supervisor Casilio commented that a few months ago social media blew up regarding loss of a tenant, and asked what will be done with the existing tenants during the remodeling.

Mr. Mancuso said the information that was posted on social media was inaccurate. The tenant had a five-year renewal. They had an option to renew and chose not to renew. When there was discussion regarding putting the patio on, there was an option to renew the lease as it was or enter into a new lease with the patio. There is a new lease with a new operator. Negotiations are being finalized.

Supervisor Casilio asked how a second story will be added on top of existing tenants and would they be out of business for a year.

Mr. Mancuso said no, that would be referred to the engineer and architects. We would work through that with them.

Mr. Sutton stated that is a challenge in these projects. It is not impossible, but you have to have tenants that are willing to cooperate. The intention is to maintain business during construction. It will take collaborative effort. Often times it does strain the businesses. Some businesses use it as an opportunity for some other means of marketing to remind people they are still there. The owner, as well as the contractor, are going to be willing to work with the tenants to make sure there is as minimal interruption as possible. We will do our best to work around and collaborate with the existing tenants to make sure they thrive and survive not only at the end of the project but during the construction as well.

Supervisor Casilio asked if they think a second floor can be put on top of a thirty-year old building without tearing it down or redoing the foundation.

Mr. Sutton said they have had a structural engineer in the preliminary design. It still needs to be finalized, but all indicators are good. The building was done in a series of phases or additions. We are analyzing each one of those buildings independently. We feel at this time as if the structure



of the existing, as well as the foundations of which are supporting them, are more than adequate to hold the second story.

Councilman DiCostanzo said it looks like there is a drive thru on the south side and asked if there is a tenant there.

Mr. Sutton said there is no tenant earmarked for the free-standing building, although it is an ideal scenario for that type of establishment. Once we get further along in the approval process, we will start to market to prospects that might be good candidates and a good fit for the plaza.

Mr. Mancuso stated that they are comfortable as the property owner, that they have some leases coming up for renewal. If it is vacant, it helps ease the burden of the development of the property.

Motion by Councilman Michnik, seconded by Councilman Altieri to refer the request of the applicant 5445 Transit Road LLC, 5445 Transit Road, to the Planning Board for preliminary conceptual review of a proposed expansion and redevelopment of an existing commercial plaza into a mixed-use project containing multiple-family housing at 5445 Transit Road, in the Major Arterial and Residential Single-Family zones.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Councilman DiCostanzo, seconded by Councilman Shear to approve the following applications; Clubhouse: Garden Friends December 2, 2024, Clarence Conservation December 12, 2024, Clarence School District, Family Support Center April 4 & 5, 2025. Legion Hall: Cathy Feind December 14, 2024, Brandon Richardson March 1, 2025. Nature Center: Clarence School District, Family Support Center January 24 & 25, March 7 & 8, May 16 & 17, 2025.

On the question, the Nature Center requests in January and March by the Family Support Center are more headlamp hikes, which are very popular with the younger children.

Upon roll call – Ayes: All; Noes: None; Absent: None: Motion carried.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the bill pay for November 7, 2024 as follows: General Funds \$223,610.30; Highway Funds \$63,758.80; Fire Protection Districts Funds \$63.54; Lighting Funds \$650.94; Capital Funds \$68,766.74; Aquatic Growth Funds \$475.00 for a total bill pay of \$357,325.32.

Upon roll call – Ayes: All; Noes: None; Abstain: Councilman Shear; Absent: None; Motion carried.

Councilman DiCostanzo and Supervisor Casilio, on behalf of the Town Board, congratulated Emily Stoll, Editor of the Clarence Bee, on her recent wedding engagement.

With there being no further business, Supervisor Casilio adjourned the meeting at 10:49 a.m.

Gayle M. Brace  
Deputy Town Clerk