

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday November 6, 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 Daniel Michnik, Peter DiCostanzo, and Supervisor Patrick Casilio. Council member Paul Shear was absent. Councilmember Robert Altieri was communicating audio via phone. 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:**

**Annual Community Development Block Grant Program**

To consider projects for grant funds. This year we have identified just one project which is Rural Transit Services, Inc. We have not identified any additional this year. We would gladly listen to other ideas.

**FORMAL AGENDA ITEMS:**

**Chrisopher & Lorissa Naugle of 5024 Rockhaven Drive**

Applicants request a Special Exception Use Permit for the construction of an attached secondary living unit in the Planned Unit Residential Development zone. Includes a garage and outdoor party type areas. This could be referred to The Planning Board if you chose to consider it. It would be subject to a variance by The Zoning Board of Appeals as currently designed.

**R & D Contracting Inc.**

Sheridan Hill Drive and Boncrest Drive West. Request for preliminary Conceptual review of a proposed 2-lot residential Open Development Area with private drive access to Sheridan Hill Drive, in the Residential Single-Family zones. It was previously planned for 24 total lots. The final phases were never constructed ultimately or even approved that we could find record of. They are seeking to pare down this proposal create 2 residential sub lots and to formalize the stub of Boncrest West from the existing non-compliant T-turn around that exists today to a full complaint public circle. They would reconfigure the lot lines, but not add any from the previously approved lots at the end of Boncrest West.

**WORK SESSION ITEMS:**

**5445 Transit Road LLC**

Sean Hopkins in attendance this morning as well as owner Joe Mancuso. Applicant request preliminary Conceptual review of a proposed expansion and redevelopment of an existing commercial plaza into mixed-use project containing multiple-family housing, in the Major Arterial and Residential Single-Family zones. This would include 81 multi family units being added to the site along with an out parcel commercial development to the south. Some significant architectural improvements to the existing one-story commercial plaza. A second story to be added and along the back of the site would have a significant addition to that plaza which would be a mix of first floor commercial and residential and the 2 floors of apartment above. If considered it would be referred to The Planning Board for a thorough SEQR review.

Supervisor Casilio asks if it meets Town Code now. Jonathan replies it is fully compliant until the 3<sup>rd</sup> story which is not complaint. There is no elevation for the 3<sup>rd</sup> story portion yet, but hear it's in the works. Supervisor Casilio asks if the applicants have talked to the Valu property owners. The applicants reply the owners want nothing to do with the project. They have reached out only to get no replies.

Jonathan states to accommodate this there would be a rezoning requirement. Right now, it's split zone Major Arterial in the front and Residential in the back. The entire site would have to be rezoned commercial. It would down zone the front and up zone the back to accommodate for the residential density. Even though the back land is proposed to be untouched it need to be rezoned from a density perspective.

Town Engineer Timothy Lavocat asks applicants if they are aware of the sewer challenges with Erie County 5 and Amherst. They reply yes, we are.

## TOWN BOARD REPORTS:

## Supervisor Patrick Casilio

- Bid on the post top street lights. Need 1000 and we have 200. Replacing with led on an as needed basis.
- Fuel management system upgrade. Matching highway department fuel farm. Using same fobs and numbers so employees will be familiar with this.
- Motion for Councilman Robert Altieri and Councilman Daniel Michnik to travel to NYC for a seminar.
- Stage Road property where old water department was the neighbor was interested in purchasing it. It has to go out for public bid if we decide to sell it.
- Kim Ignatowski has been working on the 3 new vehicles for the logos and lights. They will be taken for work all together.
- Jason Holden is almost done with Rural Transit Office. He has been working on getting pricing for the canopy for Meal on Wheels.
- The mobile home park next to Senior Center is being cleaned up. Jonathan said there is a new owner and they are getting rid of some of the older units and getting in some new as well.
- We will be putting new air conditioning units on the Court building. The old ones will be installed at the Rec building.

## Councilman Peter DiCostanzo

- Leaves on the street are getting out of control. Residents won't leave at end of property as they should, but in the road. He is wondering what can be done about this. Supervisor Casilio says James Dussing should be notified about that.
- Pocket Park is done. We will have training coming up for winterizing of that pavilion. Councilman Michnik asked if we would name park. Not at this time. Bathrooms may be open throughout the winter. The fountains will be winterized.

## Councilman Daniel Michnik

- November 12, 2024 the Museum is having the series again on Jefferson starts @ 7pm doors open at 6:30pm.

## Councilman Robert Altieri

- Lions had sign issues at Townview, it's out of our court completely.
- Pancake breakfast is December 8, 2024 9am-1pm @ the Clubhouse.
- Library changes with boiler and hot water tank. The back sidewalk is also done and it looks great.
- 10594 Main St. Saw something on social media about the inside being taken apart. Supervisor Casilio states they can do anything they want inside the house.
- Neighbors are complaining about dust on cars. May be coming from quarry but more likely his location would be the leaf pick-up.

Town Attorney Lawrence Meckler added that Kimberly Ignatowski reminded him of a Motion for an intern to start at the Court office on Tuesday. It is unpaid intern.

With there being no further business, Supervisor Casilio adjourned the meeting at 9:22 am.

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

Regular meeting of the Town Board of the Town of Clarence was held on Wednesday, November 6, 2024 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 10:07 a.m.

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

Absent: Councilman Paul Shear and Councilman Robert Altieri.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Work Session and Town Board meeting minutes of October 9, 2024.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Work Session minutes of October 22, 2024.

On the question, there was a special work session meeting for the review of the 2025 Preliminary Budget. The budget is available for review in the Town Clerk's Office.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Work Session and Town Board meeting minutes of October 23, 2024.

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

Supervisor Casilio said we do have enough elected officials here for a quorum.

Town Attorney Lawrence Meckler confirmed.

Supervisor Casilio said we do not have any super majority votes needed for today.

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo to appoint Cael Vesper as an intern to the Justice Court effective November 12, 2024 at no cost to the Town.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik upon recommendation of the Town Engineer, Timothy M. Lavocat, the Town Board appoints Noah Deer to the position of Engineering Aide Provisional in the Engineering Department effective December 6, 2024 at 85% of the Step 1 White Collar Union Contract at the hourly rate of \$21.6880 per hour. Appointment is subject to receipt of all pre-employment paperwork and pre-employment requirements being met.

On the question, the 85% is the provisional salary for new hires set forth in the White Collar Union Contract.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik to appoint Kurt Krause to the position of Security Officer PT at the budgeted rate of \$18.1125 per hour, effective Monday November 18<sup>th</sup>, 2024, subject to receipt of all pre-employment paperwork and pre-employment requirements being met.

On the question, Kurt Krause will fill this open position by the resignation of Jerry O'Donnell.

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

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo for the following: The Town is authorized to contract with Francis Smith & Sons, Inc. of Scott Township Pennsylvania to replace the failed fuel management system at the Clarence Parks Department due to an exigent circumstance of the existing fuel management system failure. The Town Board hereby approves payment to Francis Smith & Sons in the total amount of \$14,285.00 upon completion of the fuel management system installation.

On the question, the fuel management system to be installed at the Parks Department is Fuel Cloud system and is the same fuel management system installed for the new Highway Department facility and will result in consistency of fuel management systems for Town departments. To be paid from ARPA funding.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik for the following: After holding an open competitive bid the Clarence Town Board awards the Town of Clarence Residential Post Top Streetlight Purchase Bid to Graybar Electric Company, Inc. of Pittsburgh, Pennsylvania for a total bid of \$103,530.00 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 Graybar Electric Company, Inc. upon review and approval of the Town Attorney.

On the question, to be paid from ARPA funding. We are close to 1400 lights that are no longer supported, so we have to eventually move over to LED lights. We own the lights in the subdivisions so the Town is bearing the expense to switch them over.

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

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo to approve the request of Councilman Robert A. Altieri and Councilman Daniel A. Michnik, to attend the 2025 Association of Towns Annual Meeting and Training School from February 16<sup>th</sup>, 2025 to February 19<sup>th</sup>, 2025 in New York City with all reasonable and necessary expenses paid by the Town per the Town's Travel Policy and to appoint Councilman Michnik as the Delegate for the Town of Clarence for the Association of Towns Annual Meeting 2025.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik to accept the quote of October 9, 2024 from Propac, Quote #41922 for the purchase of 66 cots, 66 fleece blankets, 100 basic hygiene kits and 100 inflatable pillows for Emergency Equipment for Highway, Parks and the Emergency Trailer at an amount not to exceed \$15,306.68, as they were the lowest quote received.

On the question, this will be paid through ARPA Project #147.

Supervisor Casilio thanked Director of Administration & Finance Kimberly Ignatowski for all her hard work on this. During our last heavy storm, the Highway Department employees were literally sleeping on the concrete floor. Now, if we are running twenty-four hour shifts or longer, the employees can use these cots.

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

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo to accept the quote of October 11, 2024 from FM Communications, Quote #128001477 for the purchase and installation of light equipment for the three Ford Explorers that will be utilized by the SROs at an amount not to exceed \$13,616.25, as they were the lowest quote received.

On the question, this will be paid through ARPA Project #148.

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

Supervisor Casilio asked Director of Administration & Finance Kimberly Ignatowski if we are done after we get these all this in and the cars in service.

Kimberly Ignatowski said yes, that is the last step after vinyl goes on.

Supervisor Casilio added we will probably, in the near future, have a surplus of two SRO vehicles and selling hopefully to another municipality.

Councilman DiCostanzo said he makes this motion annually. It is to help out the Northern Erie Sno-Seekers. Since he started following them on Facebook, he can't believe the amount of work they put in to get the trails ready for snowmobiling. The last several weeks they have been building bridges, trimming limbs and clearing paths. Hopefully they will have a good season and have some snow.

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

WHEREAS, the Northern Erie Sno-Seekers Inc. Snowmobile Club, has requested permission from the Clarence Town Board to use the following Town owned properties for the 2024/2025 Snowmobiling Season as insured New York State Class A corridor snowmobile trails:

1. "West Shore Line" bike path that runs from Salt Road to Davison Road.
2. Allow for parking on the Salt Road Parking area for "Drop and Ride" site.
3. Trail running through Memorial Park between the parking lots and baseball diamond and the northern side of east/west main driveway,
4. Allow for parking on the stone parking lots at Memorial Park between the baseball diamonds and the north side of the main driveway for a "Drop and Ride" site.
5. Begin at Goodrich Road running parallel on the north side of the Peanut Line Bike Path, heading east through the former Thompson property and former Cimato Property into Memorial Park between the parking lots and baseball diamonds on the north side of the east/west driveway
6. Beeman Creek Park Trail to connect the trails on the North side of the Town.
7. Ransom Road Bridge for access to area businesses conditioned on the bridge being protected with rubber matting and the trail being clearly marked and maintained by the Northern Erie Sno-Seekers, Inc.
8. Town owned property north of Greiner and west of Salt with written permission from the lessee, Kreher's Poultry Farms with copy of same to the Town.
9. From Strickler Road east to Salt Road as a shared use recreational and snowmobile trail subject to the terms and conditions as provided for in the letter dated October 25, 2024 from Northern Erie Sno-Seekers Snowmobile club.

RESOLVED, that the Clarence Town Board grants permission to the Northern Erie Sno-Seekers Inc. Snowmobile Club for the use of the above Town owned property subject to the following conditions:

1. The Northern Erie Sno-Seekers Inc. Snowmobile Club is to provide the Town of Clarence with a certificate of insurance naming the Town as an additional insured on the Northern Snow Seekers, Inc. Snow Mobile Club's insurance and name the above areas on said certificate.
2. This use is approved and authorized with the understanding that snowmobiles are allowed only on the right-of-way of the bike path and absolutely not allowed on the paved portions of the bike path except for the use of the bike path from Strickler Road east to Salt Road pursuant to the terms and conditions as stated in the letter dated October 25, 2024 from the Northern Erie Sno-Seekers Club that is on file with the Town Clerk and the Town Attorney.
3. That all trails will be clearly marked with signs and barrels and the path maintained throughout by the Northern Erie Sno-Seekers Inc. Snowmobile Club
4. That the season will run from December 15, 2024 to April 1, 2025.
5. This approval is for the 2024-2025 term expiring on April 1, 2025 and is to be reviewed on a year-to-year basis upon receipt of the request for use of said properties by the Northern Erie Sno-Seekers and subject to review and approval by the Town Attorney's office.

On the question, Supervisor Casilio stated they were a lifesaver with their grooming machines during the storm.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to accept the quote of October 15, 2024 from ERB Company, Quote #1307418 for the purchase of seven toilets and two urinals for Pool Locker Rooms at an amount not to exceed \$2,086.88, as they were the lowest quote received.

On the question, this will be paid through budget line 1.7180.265- Improvements.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to accept the quote of September 30, 2024 from IRR Supply, Quote #63267076-00 for the purchase of four new showers and two ADA showers for the Pool Locker Rooms at an amount not to exceed \$5,928.00, as they were the lowest quote received.

On the question, this will be paid through budget line 1.7180.265- Improvements.

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

Supervisor Casilio stated this a total rehab for the pool locker rooms.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to declare the following vehicles as surplus equipment no longer needed for Town purposes:

- 1 – 2003 Ford F-250 (P551 / P4) VIN No. 3FTNF21L43B28509
- 1 – 2003 Ford F-250 (P550 / P6) VIN No. 3FTNF21L43B28508
- 1 – 2009 Ford F-150 (P643 / P16) VIN No. 1FTPF14809KC05922
- 1 – 2009 Ford F-150 (P644 / P21) VIN No. 1FTPF14809KC05921

On the question, the vehicles will be sold at Auctions International on a date yet to be determined. If anyone is interested, the information will be online.

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

Councilman DiCostanzo stated as a reminder, raked leaves should be put at the end of your property, near the street, not in the street. If we get an early snow, it is a road hazard when the leaves turn into huge piles of wet frozen leaves. Keep the leaves on your property.

Councilman Michnik reported the Historical Society is hosting a Thomas Jefferson program on November 12, 2024 at the Clubhouse. Doors open at 6:30 p.m. Program starts at 7:00 p.m. The annual Lion's breakfast is December 8, 2024 from 9:00 a.m. to 1:00 p.m.

Public hearing to consider potential funding needs for Federal Community Development Block Grant request. Based on comments received, the Town has currently identified Rural Transit Services, Inc. as the project we will be applying for this year.

An additional note, the Town has not identified additional projects this year, as the Town was awarded a grant through this program last year. That project is still ongoing at the Senior Center for a resurfacing of the lot, drainage work and a garage expansion.

Supervisor Casilio asked for comments. With this van service, Clarence is the leader in all of Erie County on moves that are made. There are between 2500-2800 moves per year. We provide numerous trips to Suburban for many resident's doctor appointments. The program is well received and well used. In the Town of Clarence, we have two senior service vans and we operate besides a Brothers of Mercy van and a Senior Center van to help move our people around so they have transportation available to them as they get on in their senior years.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to close the public hearing.

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

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

WHEREAS, the Clarence Town Board is desirous to provide services to low and moderate income persons who reside in the Town of Clarence; and

WHEREAS, the Clarence Town Board set a public hearing for November 6, 2024, at 10:15 a.m. to provide an opportunity for public input to the citizens of the Town to express community development and housing needs and possible projects that would benefit low and moderate income persons residing in the Town; and

WHEREAS, the Clarence Town Board will consider and submit all projects that qualify for the Community Development Block Grant program for CDBG funds; and

NOW, THEREFORE BE IT,

RESOLVED, that a meeting of the Clarence Town Board duly convened on Wednesday November 6, 2024, a public hearing was held, and after all interested parties having been heard, the Clarence Town Board hereby authorizes Patrick Casilio, Supervisor of the Town of Clarence, Erie County, New York, to sign, submit and execute a contract with the Community Development Block Grant (CDBG) for the following projects upon approval of CDBG: Rural Transit Services.

On the question, Erie County provides the van for us and Erie County. We have fourteen volunteer drivers, which is more than any other town.

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

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

WHEREAS, Rural Transit Service, Inc. provides transportation services to eligible, low and moderate income persons who reside in the Towns of Clarence, Newstead and Village of Akron; and

WHEREAS, the Clarence Town Board continues its support of Rural Transit Service, Inc.

NOW, THEREFORE, BE IT

RESOLVED, that the Clarence Town Board, at this duly convened meeting on November 6, 2024, hereby authorizes Supervisor Patrick Casilio to sign onto the Rural Transit Service, Inc. for the 2025-2026 Community Development Block Grant year.

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

Public hearing for the 2025 Preliminary Budget and Special Districts Assessment Roll. Supervisor Casilio said we have gone through our normal budget process. During his tenure as Town Supervisor, he has not gone over the tax cap, and hasn't on this budget either. As part of our budget, we have lowered the tax rate by \$0.14 per thousand due to the ongoing values of our homes going up. Highway has lowered their tax rate by \$0.23 per thousand. This Town Board and Supervisor have not been given a raise during their tenure as elected officials.

A request for public comment was made.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to close the public hearing.

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

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

RESOLVED, that after a public hearing duly held on November 6, 2024 and after all interested parties being heard, the Clarence Town Board adopts the Preliminary Budget and Special District Assessment Roll for the Town of Clarence for the year 2025 as the Adopted Budget for 2025.

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

Christopher & Lorissa Naugle, represented by Robert Curtis, RAC Engineering PC, 5024 Rockhaven Drive. North side of Rockhaven Drive, in the Spaulding Lake subdivision. Existing residence on a 0.6-acre parcel in the Planned Unit Residential Development zone. The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence. The addition is proposed to create additional garage space, an in-law apartment, and backyard entertainment area. A referral to the Planning Board would allow for a thorough review of this proposal. The proposed secondary living unit addition is proposed to have a 5' side yard setback. Should the Town Board wish to consider this request, the applicant will be required to seek a variance from the Zoning Board of Appeals.

Robert A. Curtis was present to answer any questions.

Supervisor Casilio stated this will be a tight fit on this piece of property. Input from the neighbors will be brought in at the Planning Board level. The Town Board and the Planning Board thought the rendering is weak. He thinks the house looks better than what is shown in the drawing. The Planning Board will be asking what the features are going to be on the addition and how it will blend in with the house and the rest of the neighborhood.

Councilman DiCostanzo asked if the upstairs of the addition has an in-law apartment.

Mr. Curtis said that is correct.

Councilman DiCostanzo asked if there is anyone planned to live in it.

Mr. Curtis said yes, Mr. Naugle's mother is getting up in age. The access you see just below section C goes directly into their master, so if she needs care, they are right there for her. That's the reason why it is on the second floor.

Supervisor Casilio asked if there is an elevator, or how will she get up there.

Mr. Curtis said if she needs that additional assistance, the stairs would get one of those chair lifts. It is not planned at this time.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to refer the request of the applicants, Christopher & Lorissa Naugle, to the Planning Board to allow for a thorough review to consider the construction of an attached secondary living unit as part of the existing residence at 5024 Rockhaven Drive in the Planned Unit Residential Development zone.

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

R&D Contracting Inc., represented by Ken Zollitsch, GPI. This is the south side of Sheridan Hill Drive to the current terminus of Boncrest West.

The existing vacant land of approximately 14-acres located in the Residential Single-Family zone. The Boncrest West subdivision extension was originally planned for 24 residential sublots, with a u-shaped public road configuration to Sheridan Hill Drive. The westerly portion of the u-shaped road was constructed, and a total of 14 sublots were approved. The eastern portion of the u-shaped road was never constructed, and 10 of the planned sublots were never approved. The applicant is requesting preliminary Conceptual review of a proposed 2-lot residential Open Development Area on approximately 6.11-acres, with a single private drive access to Sheridan Hill Drive. The 2-lot proposal encompasses an area previously planned for 8 sublots. Finally, the existing public t-stub terminus of Boncrest West is proposed to be converted into a code compliant cul-de-sac circle, with lot line revisions allowing for 2 residential sublots, encompassing an area previously proposed to contain 4 residential sublots, 2 of which were approved. If approved, this would result in the area containing 16 residential sublots, down from the original 24 planned, and 14 approved. A referral to the Planning Board would allow for a thorough review of this proposal.

Ken Zollitsch was present to answer any questions.

Mr. Zollitsch stated that Mr. Bleuer summed up the proposed project nicely. We are seeking a referral to the Planning Board. R&D Contracting owns the property and the reason why they are not pursuing the original development of the U alignment with a public road is they do not have the minimum Town required public right of way width off Sheridan Hill Drive. The access to the site we are proposing now is limited to fifty feet wide. The Town requires a minimum of sixty feet for a public right of way. Instead of doing that we are seeking a private drive. There is already one house using that section as a driveway, they have an easement over it. We would be improving the roadway there and then the cul-de-sac to service two lots that are over two acres in size. To clean up the existing end of Boncrest, we are looking at removing that turn around and turning it into a cul-de-sac, which would make it easier for the Highway Department.

Supervisor Casilio said he wishes the U shape would be there for firefighting and convenience for the people and that the ten-foot difference could have been worked out one way or another.

Mr. Zollitsch said he is sure the owner does as well, due to the loss of lots, but sometimes you have to go with the path of least resistance.

Councilman DiCostanzo asked if R&D Contracting, Inc. is the one that proposed the original 24 lots, or are they a different entity.

Mr. Zollitsch stated he believes they have been the owner for quite some time. Given the high-end product that they have there, they are not a big production builder. They looked at a number of options. This was ultimately the best path forward.

Motion made by Councilman Michnik, seconded by Councilman DiCostanzo to refer the request of the applicant, R & D Contracting, Inc., to the Planning Board for preliminary conceptual review for Proposed 2-Lot Residential Open Development Area with private drive access to Sheridan Hill Drive, in the Residential Single-Family zone.

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

Motion made by Councilman DiCostanzo, seconded by Councilman Michnik to approve the following applications; Clubhouse: Clarence Hollow Association December 2, 2024. Legion Hall: Michael Spence November 24, 2024, Kathryn & Matthew Hooper January 4, 2025, Clarence Log Cabin Quilters January 11, 2025, Christie Carbone January 17, 2025.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the bill pay for October 24, 2024 as follows: General Funds \$158,687.09; Highway Funds \$80,905.95;



Water Funds \$846.00; Drainage Funds \$132,964.40; Sewer Funds \$286.41; Capital Funds \$580,436.72 for a total bill pay of \$954,126.57.

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

With there being no further business, Supervisor Casilio adjourned the meeting at 10:40 a.m.

Gayle M. Brace  
Deputy Town Clerk