

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday December 11, 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 and Town Attorney Lawrence Meckler.

Director of Community Development - Jonathan Bleuer

PUBLIC HEARINGS:

Annual Review of Clarence 2030, the Town's Comprehensive Plan

There are no modifications proposed to Clarence 2030 this year. There are no submittals for re-zoning. We are in a code re-write phase to ensure our code matches our Comprehensive Plan. Our comprehensive plan is still in very good shape.

FORMAL AGENDA ITEMS:

Kevin & Sara Cook

Located at 8969 Willyoungs Overlook. Southwest corner of Willyoungs Overlook and Harolds Harvest, in the Northwoods subdivision.

The applicant is requesting a Special Exemption Use Permit for the construction of a secondary living unit within the existing home's basement. No exterior addition to the home is proposed, and the secondary living unit is planned to be utilized by the applicant's parents.

Capretto Management, LLC.

Located at James Ryan Parkway, SBL 44.00-1-55, proposed subplot 8. East side of James Ryan Parkway, south of County Road.

The applicant is requesting preliminary Conceptual review of a proposed warehouse for personal use. The warehouse is proposed to be approximately 5,100 sq ft and feature a variety of composite and metal materials selected for durability and design. A single access is proposed to James Ryan Parkway.

This can be referred to the Planning Board who would have sole authority to take this through the process.

Leonard Deni

Located at Harris Hill Road, SBL 57.11-3-5.2. East side of Harris Hill Road, south of Roll Road. This is an existing 18-acre vacant parcel in the Industrial Business Park zone.

The applicant is requesting preliminary Conceptual review of a proposed automotive self-storage and sport courts facility, with single access to Harris Hill Road, and the ability for cross access to 8575 Roll Road.

This could be referred to the Planning Board. There are significant wetlands so this will have to go through a long review.

Councilman Altieri asked if the pickle ball court are outside or inside. Jonathan Bleuer replied it has a 20,500 sq ft building, containing nine pickleball courts and associated amenities, together with six outdoor pickleball courts.

Our Lady of Peach Church

Located at 10946-10984 Main Street. Northwest corner of Main Street & Davison Road in the hollow.

The applicant is requesting Local Historic Landmark designation of the property. After a thorough review by the Clarence Historic Preservation Commission, they have recommended designation. The property features the original Our Lady of Peace church, built in 1922, and still used today for meetings and early voting. Additionally, The Commission found that the church campus possesses unique historic value as part of the cultural and social history of the Town

The Town Board has the authority to schedule a Public Hearing to consider this request. A representative will be here today.

Councilman Michnik asked how many acres were there. Jonathan replies just under 19 acres.

WORK SESSION ITEMS:**DB Tower Solutions, LLC.**

Location is at 7360 Goodrich Road. West side of Goodrich Road, north of Lapp Road. This is an existing 10.5-acre parcel in the Agricultural Rural Residential zone, containing a residence and multiple detached accessory structures.

The applicant is requesting a Special Exemption Use Permit for the construction of a secondary living unit within an existing detached accessory structure (garage). The existing garage is proposed to contain a bathroom, work space, and the garage on the first floor, and a game room, a kitchenette, a guest room, and bathroom on the second floor.

There is currently an active short-term residential rental permit on file for the principal residence on the property. A little fogging on the details as what this unit would be for. We can certainly ask questions going forward.

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

Benderson Development Company, LLC.

Located at 5017 Transit Road. East side of Transit Road, north of Sheridan Drive. This is an Existing 1.3-acre parcel located in the Major Arterial zone, containing an existing commercial structure and associated parking. The structure formerly contained an Applebee's Restaurant. In 2022, the site was proposed to contain a quick service restaurant and drive-through facility, which was ultimately never approved due to unsolved traffic pattern / flow issues.

The applicant is requesting preliminary Conceptual review of a proposed 13,500sq ft retail grocery store with associated facilities. Three (3) access points are proposed for the site, all of which would be through the existing Eastgate Plaza. No drive thru necessary. The building would feature a variety of materials including brick, stone, and hardiboard siding. This would be a full demo.

The proposed retail building is proposed to have a 10' 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.

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

TOWN BOARD REPORTS:

Supervisor Patrick Casilio

- Motion to use ARPA funds for equipment.
- Motion to hire an engineering firm.
- Motion for end of year carry over of vacation time for employee.

Councilman Peter DiCostanzo

- Motion for ARPA funds to be used at Parks department for trucks.
- We are not doing ice at Town Park. Hoping to set up at Meadowlakes. It's better in parking lot rather than courts. They can get ruined.

Councilman J. Paul Shear

- No motions
- AG Protection group is meeting next week for first time in many years at their request.
- Tree by nature center was cracked and hanging over wires. Parks was notified and it has been taken care of.
- Steve Dale will take over the seat position as alternative for the ZBA for a year.
- There is an opening at Planning to, but no one to fill it yet.

Councilman Daniel Michnik

- No motions
- Thank you to Lion's Club and Youth Bureau for a great pancake breakfast.
- Question about property on Main St. that Irish knocked down. What is the process for getting that site cleaned up? Believe he wants to put a pet memorial there or something.

Councilman Robert Altieri

- Motion to transfer funds to the 2024 Court department budget.
- Tomorrow night there is a public safety meeting here in the auditorium at 7pm. This will be regarding security and break-ins.

- Pancake breakfast was well attended so next year we need a plan to get people seated faster. Supervisor Casilio said Tim Sayers did an excellent job decorating.
- Historic Commission –
 - Tom Stephen asking for \$150 for to join national the Alliance of Preservation Commissions for the year. He would like the town to pay for that.
 - Giving advice to direct them to what they can do to preserve the hotel as opposed to making the Hollow a designated area with multiple houses. The building is going into disrepair.
- Chamber nominations are due Friday. That's for citizen if the year and organization of the year.
- Received 3 applications for the Harris Hill Community Character Protection Board. Jonathan asked if they were creating a new one. As of now they have no boundaries and nothing to govern. They will have to set that up. Right now, there are legal overlays for the other 2 hamlets. They will have to develop that for Harris Hill.

Jonathan asked what is happening with old Gerber library. It's been for sale in the past with no offers. Supervisor Casilio said they would be interested in revisiting that. The building would be sold and moved to another location and its historic value would go with the building. There is no historic significance to the property. It would be free and clear.

Motion by Supervisor Casilio, seconded by Councilman Michnik to adjourn the work session at 9:27 a.m. and enter into Executive Session pursuant to §105(1) h of the Open Meetings Law to discuss the proposed: acquisition of real property. Upon roll call – Ayes: All; Noes: None. Motion carried.

Janel Farolino
2nd Deputy Town Clerk

Motion by Supervisor Casilio, seconded by Councilman Michnik, 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, December 11, 2024 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 10:03 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 and Town Attorney Lawrence Meckler.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Work Session and Town Board meeting minutes of November 20, 2024.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Work Session meeting minutes of December 4, 2024.

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

Supervisor Casilio chose to address agenda item #14 out of a timing courtesy to the applicant.

Our Lady of Peach Church, represented by Father Walter Szczesny, is located at 10946-10984 Main Street on the northwest corner of Main Street & Davison Road. The existing 18.8-acre parcel is in the Hollow Traditional Neighborhood District containing a church campus featuring numerous building and facilities. The applicant is requesting Local Historic Landmark designation of the property. After a thorough review by the Clarence Historic Preservation Commission, they have recommended designation. The property features the original Our Lady of Peace church, built in 1922, and still used today for meetings and early voting. Additionally, The Commission found that the church campus possesses unique historic value as part of the cultural and social history of the Town. The Town Board has the authority to consider this request after setting and holding a public hearing.

Father Walter Szczesny thanked the Town Board for listening to him. He has lived in the Clarence Hollow area for five years. He gave a brief history of the Church and surrounding area. The Church celebrated its 100th year of existence two years ago. They feel they deserve historic landmark status.

Councilman Michnik asked who owns the property.

Father Walter Szczesny said the Parish the Diocese of Buffalo are run by corporate status. The Bishop of Buffalo is the corporate head. There is a chancellor and trustees of the parish as well. The Diocese of Buffalo and the Corporation with the Diocese of Buffalo own the property.

Councilman Michnik asked if the Church and the property are all paid for.

Father Walter Szczesny said yes, it is. There is no debt on the property.

Councilman Shear asked for confirmation that the Diocese actually owns the Church and the property.

Father Walter Szczesny said yes.

Motion by Councilman Altieri, seconded by Councilman DiCostanzo to set a public hearing for Wednesday, January 22, 2025 at 10:20 a.m. to consider Local Landmark Status of Our Lady Peace Church, 10946-10984 Main Street and the property in its entirety, featuring a church campus that possesses unique historic value as part of the cultural and social history of the Town.

On the question, Councilman Shear said he is concerned because historically, when it comes to historic designation within the Town, it has always been brought forward to the Town Board and the community by the owner of the property. This should be coming from the Diocese.

Supervisor Casilio said he would welcome the Bishop to come challenge this and asked Father Walter Szczesny if he is the steward of the property.

Father Walter said yes.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri to appoint Charles Nagle, IV as School Crossing Guard RPT for the Harris Hill School entrance at the 2025 budgeted rate of pay of \$17.1847 per hour, effective February 3, 2025.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik upon the request and recommendation of the Highway Superintendent, Corey Metzger is appointed to the open position of Maintenance Worker-Promotional from the position of Laborer in the Highway Department at step 1 of the Blue-Collar Unit #6771 Contract at the hourly rate of \$29.6551 effective December 12th, 2024.

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

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo to grant the request of Eric (Rick) Weitz for the approval to carry over a maximum of 40 hours of vacation time that he may have left in the 2024 calendar year to the calendar year of 2025, which said balance of this time be used in the month of January 2025.

On the question, this approval is being granted for Eric (Rick) the due to extenuating circumstances that he endured in 2024. Eric will also be carrying over the approved 40 hours per the union contract. 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.

Motion by Supervisor Casilio, seconded by Councilman Shear to grant the request of Michael Pfentner for the approval to carry over a maximum of 40 hours of vacation time that he may have left in 2024 calendar year to the calendar year of 2025, which said balance of unused vacation time must be used in the calendar year of 2025.

On the question, this approval is being granted due to the promotion Michael Pfentner had late in the calendar year 2024. The approval is to carry over only the unused vacation time up to 40 hours. 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.

Motion by Supervisor Casilio, seconded by Councilman Altieri to award Survey, Design, Bid Phase, Construction Administration and Resident Inspection Services for the Fogelsonger Park Improvements Project to Wm. Schutt Associates of Lancaster, New York in the amount of \$100,600.00 in accordance with the scope of work and fee proposal dated December 04, 2024 and authorizes the Supervisor to sign and enter into an agreement with Wm. Schutt Associates 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 to award Design, Construction Documents and Bid Phase Services for structural repairs to the former Highway Department garage to Architecture Unlimited, LLC of Clarence, New York in the amount of \$46,400 in accordance with scope of work and fee proposal dated November 25, 2024 and authorizes the Supervisor to sign and enter into an agreement with Architecture Unlimited, LLC upon review and approval of the Town Attorney.

On the question, this is to be paid from Capital Project 123.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik to authorize the Supervisor to sign the 2025 Network Services, LLC Computer Support Agreement commencing January 1, 2025 through and including December 31, 2025.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri to approve the following transfer of funds in the 2024 Highway Fund Budget: \$50,000.00 from account 2.5142.100 – Personal Services to account 2.5130.100 – Personal Services.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik to approve the following transfer of funds in the 2024 Highway Fund Budget: \$18,000.00 from account 2.5110.102 – Personal Services Part Time to account 2.5130.100 – Personal Services.

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

Motion by Supervisor Casilio, seconded by Councilman Shear to appoint the following to the two open positions of Clerk Part Time at the hourly rate of \$18.0717, effective January 6, 2025, subject to receipt of, and that all pre-employment paperwork and pre-employment requirements are met: Robin Kosmowski and Suzanne Wiepert.

On the question, would like to thank Carolyn Dorr, Karen Jurek and Jonathan Bleuer for their help with these new hires. They are very strong candidates and we are happy they are coming on board with the Town.

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

Motion by Councilman DiCostanzo, seconded by Councilman Altieri upon the recommendation of the Parks Superintendent, the following promotional appointments are made in the Parks Department: Matt Schlabach is appointed to the position of Working Crew Chief/Promotional at Step 1 of the Blue-Collar Unit Contract at the budgeted rate of pay \$36.0723 per hour, effective December 16, 2024; and Mark Francisco is appointed to the position of General Mechanic/Promotional at Step 1 of the Blue-Collar Unit Contract at the budgeted rate of pay \$35.4022 effective December 16, 2024.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to accept the quote of October 31, 2024 from Life Safety Integrated Systems, Proposal # JR03122035-R2 for the purchase of a new surveillance system at the Clubhouse for an amount not to exceed \$4,798.00.

On the question, this will be paid from ARPA Funds.

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

Motion by Councilman DiCostanzo, seconded by Councilman Shear to accept the quote of October 31, 2024 from Life Safety Integrated Systems, Proposal # JR03122034-R2 for the purchase of a new surveillance system at the Parks Department for an amount not to exceed \$8,459.00.

On the question, this will be paid from ARPA Funds.

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

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to accept the quote of November 25, 2024 from Grassland Equipment, Quote # Q161664, for the purchase of a Groundsmaster 5910 Mower for an amount not to exceed \$157,751.74 from NYS Contract PC69682.

On the question, this will be paid from ARPA Funds, Capital Project 105 and the 2025 Parks Budget.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the following transfer of funds in the 2024 Parks Department Budget for the purchase of mower/equipment: \$27,000 from account 1.7110.102 – Personal Services Part Time to account 1.7110.279 – Other Equipment.

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

Motion by Councilman DiCostanzo, seconded by Councilman Shear upon the request of the Assessor, to approve two employees in Assessor's Office to attend the following one-day training webinars from 9:00 a.m. to 4:00 p.m. in the office of the Assessor offered by the New York State Assessor's Association: 1. Mary Morris, Real Property Appraiser: Mass Appraisal Analysis Residential Quality Condition on December 13, 2024 at the cost of \$110.00 and 2. Trina Boller, Senior Clerk: V4 Basics on December 20, 2024 at the cost of \$110.00.

On the question, the cost of the training will be funded from the Assessor's 2024 Budget.

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

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to accept the quote of November 26, 2024 from Joe Basil Chevrolet, Quote # 110005392, for the purchase of (2) 2025 Chevrolet Silverado 3500 HD Trucks for an amount not to exceed \$48,665.00 per truck for a total amount of \$97,330.00 as they are the lowest quote.

On the question, this will be paid from ARPA Funds, Capital Project 105 and the 2025 Parks Budget.

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

Councilman DiCostanzo reported the Town will attempt to have ice skating in town, but we are at the mercy of Mother Nature. In the back left corner of Meadowlakes Park there is a drainage area. If we plug it up, it will flood and then will hopefully freeze. We are also going to try to put ice in Clarence Center on the new parking lot near the pocket park that was just built.

Councilman DiCostanzo thanked Kevin Keenan for sharing a Buffalo News article regarding development. There are two sides to every story. The people online claiming we are building out the entire town should definitely read the article. The one thing that everyone will agree on is that there needs to be more housing in Clarence, Western New York and the entire country. It doesn't have to be here, but it has to be built somewhere.

Councilman Shear reported there is a meeting next week on Wednesday December 18, 2024 at 3:30 p.m. with the Farmland Protection group.

Councilman Michnik thanked and congratulated the Lion's Club and Clarence Youth Bureau for their pancake breakfast with Santa this past weekend. It was an outstanding event from what he heard.

Motion by Councilman Altieri, seconded by Councilman Michnik to approve the following transfer of funds in the 2024 Court Department Budget: \$10,000 from account 1.1110.102 – Personal Services Part Time to account 1.1110.4500 – Repair & Maintenance of Building and Grounds.

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

Councilman Altieri reported there is a Public Safety meeting at the Town Hall tomorrow night at 7 p.m. hosted by Sergeant Reeves from the Erie County Sheriff's Department. He will talk about safety in the Town of Clarence and what they are doing about break ins etc.

Councilman Altieri thanked all who attended the pancake breakfast with Santa. The event went extremely well this year. The Clarence Youth Bureau organized and ran the Santa part of the event. The Lion's Club organized and ran the breakfast.

Councilman Altieri reported the Clarence Chamber of Commerce is working on their nominations for citizen of the year and the other awards they present. Nominations are due by Friday December 13, 2024 and can be submitted via the QR code on their website.

Supervisor Casilio thanked and complemented Councilman Altieri and Town Parks Department employee Tim Sayers for all their hard work on the pancake breakfast with Santa.

Public hearing to consider the Annual Review of Clarence 2030, The Town's Comprehensive Plan. With the adoption of Clarence 2030 on December 14, 2016, an annual review process ensures that the plan remains relevant and current. There are no modifications proposed to Clarence 2030 this year. We are in the midst of the Town's Zoning Code Update, ensuring that our Code is in conformance with the goals and strategies found within Clarence 2030. Note that during the Town Board Work Session this morning there was discussion regarding the Town Code and the facilitation of the creation of a Harris Hill overlay. Specifically, the Harris Hill hamlet is similar in history to the Clarence Hollow and Clarence Center, which both have their own overlays, codes, design guidelines and committees that take special attention are care to projects that occur within those areas.

Supervisor Casilio asked for any comments from the Town Board and stated that as a Board we are constantly acknowledging weak parts in our code. Hopefully we can correct weaknesses regarding the Harris Hill area, in addition to some weak areas in code enforcement and building codes. There have been some design platforms sent to us that we have not been in total agreement with. We like colonial aspects or at least pitched roof buildings. So, we definitely want to address especially Main Street and Sheridan Drive on what type of buildings are acceptable for the applicant to present to us.

Supervisor Casilio asked for any public comments.

With there being no others comments, motion by Councilman DiCostanzo, seconded by Councilman Shear to close the public hearing.

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

Kevin & Sara Cook. 8969 Willyoungs Overlook on the southwest corner of Willyoungs Overlook and Harolds Harvest, in the Northwoods subdivision. The existing 0.33-acre parcel is in the Residential Single-Family zone, containing a single-family residence. The applicant is requesting a Special Exemption Use Permit for the construction of a secondary living unit within the existing home's basement. No exterior addition to the home is proposed, and the secondary living unit is planned to be utilized by the applicant's parents. The Town Board has the authority to consider this request after setting and holding a Public Hearing.

Kevin Cook was in attendance to answer any questions and stated he and his wife are seeking to build an in-law suite in the basement to accommodate his wife's aging parents. No exterior changes are planned for the house. Appreciates the Town Board considering their request.

Supervisor Casilio commented that everything is interior so it doesn't need to be sent to the Planning Board. It is just to see if the neighbors have any concerns. Asked the applicant if he understands there will be a deed restriction put on the property if we move forward on this.

Mr. Cook said yes, he understands.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to set a public hearing for Wednesday, January 22, 2025 at 10:15 a.m. to consider the request of the applicants, Kevin & Sara Cook, for a Special Exception Use Permit to allow for the construction of a secondary living unit within the existing home at 8969 Willyoungs Overlook in the Residential Single-Family zone.

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

Capretto Management, LLC., represented by Jeff Palumbo. James Ryan Parkway, SBL 44.00-1-55, proposed subplot 8 on the east side of James Ryan Parkway, south of County Road. The proposed subplot 8 is currently vacant and will contain 1.94-acres within the previously approved Cimato Industrial Business Park. The applicant is requesting preliminary Conceptual review of a proposed warehouse for personal use. The warehouse is proposed to be approximately 5,100 sq. ft., and feature a variety of composite and metal materials selected for durability and design. A single access is proposed to James Ryan Parkway. A referral to the Planning Board would allow for a thorough review of this proposal.

Jeff Palumbo was in attendance to answer any questions and stated he is representing the petitioner, David Capretto. This is being labeled as a warehouse, as it probably should be, but wanted to make it clear this is for personal use only. Mr. Capretto will be storing only his vehicles. It is not for rent to anyone else. All materials have been submitted to Mr. Bleuer as requested.

Councilman Shear asked if there is landscaping planned for around the building.

Mr. Palumbo said yes, there is a detailed landscaping plan.

Supervisor Casilio said this looks like a great project and suggested the height of the garage doors should be carefully considered if big Rv's are going to be stored and a thicker concrete floor if lifts are going to be put in.

Motion by Councilman Michnik, seconded by Councilman Altieri to refer the request of the applicant, Capretto Management, LLC, to the Planning Board for preliminary conceptual review for a proposed warehouse for personal use at James Ryan Parkway, SBL 44.00-1-55, in the Industrial Business Park Zone.

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

Leonard Deni, represented by Ken Zollitsch, GPI. Harris Hill Road, SBL 57.11-3-5.2 on the east side of Harris Hill Road, south of Roll Road. The existing 18-acre vacant parcel is in the Industrial Business Park zone. The applicant is requesting preliminary Conceptual review of a proposed automotive self-storage and sport courts facility, with single access to Harris Hill Road, and the ability for cross access to 8575 Roll Road. The project is proposed to consist of an automotive self-storage and a sports court facility. A referral to the Planning Board would allow for a thorough review of this proposal.

Ken Zollitsch, from the engineering firm GPI, was in attendance representing the applicant Leonard Deni to answer any questions and stated they are looking for a mixed-use facility. This is zoned industrial, so everything proposed is acceptable. This is a large pickleball facility that will have indoor and outdoor courts as well as the supporting utilities. The remainder of the project is made up of six buildings with sixty-two storage bays. This is a car cave type thing. Owners can rent the facilities for vehicle storage. They also have additional amenities such as small bathrooms, kitchenettes and loft space. This is set quite far back from Harris Hill Road, so it isn't a high visibility site. We will make the entrance look nice. We are looking at a cross access easement going to the North through the property that is adjacent to Roll Road, owned by Mr. Deni. We are asking for a referral to the Planning Board to get the process started.

Supervisor Casilio suggested a dump station for people storing their RV's. That is obviously the applicant's choice.

Councilman Shear said his understanding is that it will be built in phases and asked what are the phases.

Mr. Zollitsch said his understanding is the pickleball facility tenant is essentially lined up, so that will certainly be part of it. We will phase the car storage buildings because we obviously can't build all of them at the same time. This is certainly something we look to detail a little bit more in our design plans.

Councilman Michnik asked which property does he own to the North.

Mr. Bleuer said 8575 Roll Road. It has a cell tower on it and a warehouse building up front.

Motion by Councilman Shear, seconded by Councilman Altieri to refer the request of the applicant, Leonard Deni, to the Planning Board for preliminary conceptual review for proposed automotive self-storage and sport courts facility, Harris Hill Road, 57.11-3-5.2, in the Industrial Business Park Zone.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the following applications: Clubhouse: Boy Scouts Troop 93 – March 23, 2025, North Towns FCU – March 27, 2025, Clubhouse Restoration - 2025 Monthly Meetings, Clarence Arts & Craft Society - 2025 Monthly Meetings, Clarence Hollow Farmers Market -2025 Monthly Meetings, Clarence Book Review Club - 2025 Monthly Meetings, Clarence Log Cabin Quilters - 2025 Monthly Meetings, Clarence Historical Society - 2025 Programs, Clarence Lions Club - 2025 Monthly Meetings, Linda Zakrzewski Clarence Girl Scouts - 2025 Monthly Meetings, Garden Friends of Clarence - 2025 Monthly Meetings, American Legion Post - May 26 & November 11, 2025, Clarence Girl Scouts - September 29, 2025, Clarence Republican Committee - November 4, 2025 and Clarence Log Cabin Quilters - December 2, 2025. Legion Hall: Katie Kuhaneck – December 29, 2024, Donna Hazen – December 30, 2024, Madison Delgato – January 12, 2025, Allison English – January 25, 2025, Leona Allan – February 1, 2025, Trina Boller – February 8, 2025, Joshua Sweeney – March 8, 2025, Deanna Russell – March 15, 2025, Girl Scout Troop #33441 – 2025 Monthly Meetings, Clarence Girl Scouts – 2025 Monthly Meetings, Clarence Log Cabin Quilters – 2025 Monthly Meetings, Girl Scout Troop #31151 – 2025 Monthly Meetings, American Legion Post – 2025 Monthly Meetings 2nd Wednesdays and 4th Mondays, American Legion Post – May 26 & June 14, 2025 and Swallow Creek HOA – July 8, 2025.

On the question, there are numerous applications due to the fact that most of the applications are for our service organizations for their regular monthly meetings for 2025.

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 21, 2024 as follows: General Funds \$238,097.46; Highway Funds \$48,759.45; Drainage Funds \$21,787.12; Capital Funds \$57,585.83; Agency Funds \$850.00 for a total bill pay of \$367,079.86.

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 December 5, 2024 as follows: General Funds \$856,475.18; Highway Funds \$467,131.75; Water Funds \$846.00; Drainage Funds \$1,719.12; Sewer Funds \$602.13; Capital Funds \$62,030.46 for a total bill pay of \$1,388,804.64.

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

Councilman DiCostanzo mentioned for any fruit lovers, it is clementine season. He purchased some from Wegman's and they are delicious.

With there being no further business, Supervisor Casilio adjourned the meeting at 10:46 a.m.

Gayle M. Brace
Deputy Town Clerk