



TOWN OF CLARENCE
One Town Place
Meeting Notice
TOWN BOARD WORK SESSION
February 12, 2025 8:30am-9:30am



Meeting Agenda

1. Jonathan Bleuer, Director of Community Development

Public Hearings: None

Formal Agenda Items:

1. Custom Controllerzz, 8003 Transit Road. Requests preliminary Conceptual review of a proposed office / warehouse facility in the Restricted Business zone.
2. Kelkenberg Homes, SBL 45.00-2-51.13, southeast corner of Keller Road and Salt Road. Requests a Special Exception Use Permit for the construction of a secondary living unit as part of new home construction in the Agricultural-Rural Residential zone.
3. Woodland Hills Subdivision, SBL 70.11-4-3.111, south side of Greiner Road, east side of Harris Hill Road. Requests Final Plat approval for phase 1 of a previously approved Major Subdivision, consisting of 31 sublots and the road dedication of approximately 2,200 linear feet of Kandefers Trail and 1,040 linear feet of Shardale Drive, in the Residential Single-Family zone.

Work Session Items:

1. Stephen Development / Dimar Manufacturing, Research Parkway SBL 83.00-3-31. Requests preliminary Conceptual review of a proposed light manufacturing facility, located within Phase 1 subplot 5 of the previously approved Industrial Business Park, in the Industrial Business Park zone.
2. Natale Builders, Inc., SBL 58.00-3-15.11, south side of Clarence Center Road, east of Herr Road. Requests amended Conceptual review of a proposed 34-lot Open Space Design Subdivision in the Residential Single-Family zone.
3. Leonard Deni, SBL 58.00-4-19.121. Requests preliminary Conceptual review of a 4-lot Minor Subdivision on Kraus Road, and an 8-lot Major Subdivision as an extension of Meadowglen Drive, all in the Agricultural-Rural Residential zone.
4. Harris Hill Development, LLC., 8450 Sheridan Drive. Requests amended Conceptual review of a mixed-use project containing multiple-family housing and commercial space in the Commercial and Restricted Business zones.

2. Town Board Reports

TOWN OF CLARENCE
TOWN BOARD MEETING AGENDA
February 12, 2025 at 10:00 A.M.

Meeting Live Streamed on YouTube*

YouTube: @ClarenceNY | www.youtube.com/@ClarenceNY

*Work sessions not live streamed. The Town reserves the right to continue in-person meeting without live stream should technical issues arise.

1. Call the Meeting to Order
2. Pledge to the Flag – Lead by Councilman Shear
3. Roll Call
4. Minutes of the work session and regular meeting held January 22, 2025
5. Supervisor’s Report
 1. Appoint Karen Smith, Clerk Part Time, Engineering Department
 2. Approve Designation Brenda Young to Town of Clarence Solid Waste Recycling Committee
 3. Set Bid Date Engineering Building Exterior Improvement Project
 4. Set Bid Date Highway Department Fuel Canopy Replacement Project
 5. Set Bid Date Police and Court HVAC Rooftop Unit Replacements
 6. Approve Rental Fee Changes for Two Town of Clarence Town Park Pavilions
 7. Approve New Pavilion Rental at Parker Park 4905 Academy Street
6. Councilman’s Report
 - A. Councilman Peter DiCostanzo
 1. Authorize Supervisor to Apply for Funding from NYSDEC for Municipal Waste Reduction
 2. Approve Purchase of Kubota U27 Mini Excavator for Parks Department
 3. Approve Employee Assistance Program (EAP) Agreement
 4. Approve Position from Seasonal PT to Regular PT for Kelly Rusin, Recreation Specialist
 - B. Councilman Paul Shear
 1. Approve Attendance 2025 National American Planning Association (APA) Conference
 - C. Councilman Daniel Michnik
 1. Approve Youth Bureau Program Leader Jessica Wruck to Attend NFRPS Conference
 - D. Councilman Bob Altieri
7. Special Events: None
8. Public Announcements
9. Department Reports

10. Custom Controllerzz, 8003 Transit Road. Requests preliminary Conceptual review of a proposed office / warehouse facility in the Restricted Business zone.
11. Kelkenberg Homes, SBL 45.00-2-51.13, southeast corner of Keller Road and Salt Road. Requests a Special Exception Use Permit for the construction of a secondary living unit as part of new home construction in the Agricultural-Rural Residential zone.
12. Woodland Hills Subdivision, SBL 70.11-4-3.111, south side of Greiner Road, east side of Harris Hill Road. Requests Final Plat approval for phase 1 of a previously approved Major Subdivision, consisting of 31 sublots and the road dedication of approximately 2,200 linear feet of Kandefers Trail and 1,040 linear feet of Shardale Drive, in the Residential Single-Family zone.
13. Bills of January 30, 2025
14. "For the Good of the Town"