



TOWN OF CLARENCE
One Town Place
Meeting Notice
TOWN BOARD WORK SESSION
February 26, 2025 8:30am-9:30am



Meeting Agenda

1. Jonathan Bleuer, Director of Community Development

Public Hearings: None

Formal Agenda 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.

Work Session Items:

1. Zang Ventures, Inc., 6204 Goodrich Road. Requests preliminary Conceptual review of a proposed building addition to accommodate warehousing and complimentary commercial uses, in the Commercial zone.
2. NOCO Forestry, 9220 County Road. Requests a Public Hearing to consider a Temporary Conditional Permit for an erosion control manufacturing business, formerly known as DC Supply, in the Industrial Business Park zone.
3. John & Laurel DiBrog, 10407 Clarence Center Road. Requests a Special Exception Use Permit for the construction of an attached secondary living unit in the Agricultural-Rural Residential zone.

4. Joshua Horton & Peyton Barlow, 8395 Transit Road. Requests a Special Exception Use Permit for the construction of a secondary living unit within the existing home located in the Major Arterial zone.
5. Deer Valley Estates, SBL 44.11-3-14, east side of Goodrich Road, north of Keller Road, and west side of Deerview Court. Requests Final Plat approval for a previously approved Major Subdivision, consisting of 28 sublots and the road dedication of approximately 1,830 linear feet of Deer Valley Drive, in the Residential Single-Family zone.

2. Town Board Reports

TOWN OF CLARENCE
TOWN BOARD MEETING AGENDA
February 26, 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 Michnik
3. Roll Call
4. Minutes of the work session and regular meeting held February 12, 2025
5. Supervisor’s Report
6. Councilman’s Report
 - A. Councilman Peter DiCostanzo
 - B. Councilman Paul Shear
 - C. Councilman Daniel Michnik
 - D. Councilman Bob Altieri
7. Special Events:
 1. American Legion Post #838 Memorial Day Parade
 2. Clarence Chamber of Commerce Taste of Clarence
8. Public Announcements
9. Department Reports
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14. Applications
 - Legion Hall:
 - A. Nicole Heh – April 6, 2025
 - B. Christine Herberger – April 11, 2025
 - C. Ken Loewer – March 2, 2025

- D. Miriam Kagan – March 7, 2025
- E. Michelle Krzywicki – March 14, 2025
- F. Maria Bassig – March 21, 2025
- G. Michelle Braunschidle – March 29, 2025
- H. Clarence Republican Committee – Multiple dates for monthly meetings

Clubhouse:

- A. Clarence Swim Boosters – March 18, 2025
- B. Clarence Republican Committee – March 30, 2025
- C. Clarence Log Cabin Quilters Show– April 8 – 13, 2025

Nature Center:

- A. Girl Scout Troup 30936 – March 14, 2025
- B. Clarence Lions – June 10, 2025

15. Bills of January 30, 2025

16. “For the Good of the Town”