



TOWN OF CLARENCE
One Town Place
Meeting Notice
TOWN BOARD WORK SESSION
May 14, 2025 8:30am-9:30am



Meeting Agenda

1. Jonathan Bleuer, Director of Community Development

Public Hearings:

1. Frank & Julie Rivett, 10100 Shamus Lane. Requests a Special Exception Use Permit for the construction of an attached secondary living unit in the Agricultural-Rural Residential zone.
2. Maria & Nick Tiberia, 5659 Creekwood Court. Requests a Special Exception Use Permit for the construction of a secondary living unit within the existing home located in the Residential Single-Family zone.

Formal Agenda Items:

1. Christopher & Lorissa Naugle, 5024 Rockhaven Drive. Requests a Public Hearing to consider a Special Exception Use Permit for the construction of an attached secondary living unit in the Planned Unit Residential Development zone.
2. Edge Development, LLC., 9105 Sheridan Drive. Requests a Public Hearing to consider a Special Exception Use Permit for a Conceptually approved mixed-use project containing multiple-family housing in the Commercial zone.

Work Session Items:

1. Kelton Enterprises, LLC., 8503 Main Street. Requests referral to the Planning Board to consider a Change-In-Use approval for a proposed Tim Horton's restaurant as a rehabilitation of the former bank with drive-through, in the Traditional Neighborhood District.
2. Mitchell Rivera, 10377 Clarence Center Road. Requests consideration of a Special Exception Use Permit for the construction of a detached secondary living unit in an existing detached accessory structure in the Agricultural-Rural Residential zone.
3. Severyn Development, Inc., 7178 Kenfield Road. Requests consideration of a Special Exception Use Permit for the construction of an attached secondary living unit as part of new home construction in the Agricultural-Rural Residential zone.
4. AJ's Tree Service, 9865 County Road. Requests preliminary Conceptual review of an industrial tree service operation, including equipment sales, service, outdoor display and storage, outdoor wood processing yard, outdoor rental storage, and material production, in the Industrial Business Park and Agricultural-Rural Residential zones.

5. 8750 Main Street Associates, LLC., 8750 Main Street. Requests preliminary Conceptual review of a multiple-family housing project to the rear of the property behind Samuel's Grande Manor in the Traditional Neighborhood District and Residential Single-Family zone.

2. Town Board Reports

TOWN OF CLARENCE
TOWN BOARD MEETING AGENDA
May 14, 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 Altieri
3. Roll Call
4. Minutes of the Work Session and Town Board meeting held April 23, 2025
5. Supervisor’s Report
 1. Approve Changes to Orders No. 1 and No. 2 for Town Hall Roof Repair Project
 2. Approve Request to Connect 1st Harris Hill Residence to Public Sewer - Out of District Agreement
 3. Approve Request to Connect 2nd Harris Hill Residence to Public Sewer - Out of District Agreement
 4. Approve Proposal for Installation of Box Beam Guard Rail at Highway Department Building 6
 5. Set Bid Date for Former Highway Garage Structural Repairs Project
 6. Award Bid for Veterans Memorial Improvement Project
 7. Award Bid for Senior Center Garage Addition Project
 8. Adopt Bond Resolution Fogelsonger Park
 9. Adopt Bond Resolution - Highway Equipment
 10. Adopt Bond Resolution - Parks Equipment
 11. Adopt Bond Resolution - Sheridan Drive Sidewalks
 12. Adopt Bond Resolution - Acquisition of Grinder
 13. Adopt Bond Resolution – Clarence Center Sidewalks Project
 14. Appoint Unpaid Intern, Legal Department
 15. Approve Laborer Part-Time Seasonal for Cleaning Town Hall and Building/Engineering Offices
 16. Approve Cleaner/Laborer Full-Time for Town Hall and Building/Engineering Offices
 17. Approve Purchase of Two (2) 2025 Chevrolet Silverado Trucks – Highway Department
 18. Appoint Three (3) Employees Promotional Heavy Motor Equipment Operators-Highway Department
 19. Appoint Three (3) Employees Promotional Motor Equipment Operators – Highway Department
6. Councilman’s Report
 - A. Councilman Peter DiCostanzo
 1. Appoint New Employee Laborer Part-Time Seasonal – Parks Department
 2. Approve Transfer of Funds in 2025 General Fund Budget for Contingent and Special Programs
 - B. Councilman Paul Shear

C. Councilman Daniel Michnik

1. Approve YMCA Fitness in the parks Exercise Class on Fridays at the Main Street Park

D. Councilman Bob Altieri

7. Special Events:
 1. Eastern Hills Church 5k Run/Walk August 23, 2025
 2. Clarence Citizens for Veterans, “Red, White & Brews Event” on June 15, 2025, Clarence Town Park Main Pavilion
8. Public Announcements
9. Department Reports
10. Public Hearing 10:15 a.m. – Frank & Julie Rivett, 10100 Shamus Lane. Requests a Special Exception Use Permit for the construction of an attached secondary living unit in the Agricultural-Rural Residential zone.
11. Public Hearing 10:20 a.m. – Maria & Nick Tiberia, 5659 Creekwood Court. Requests a Special Exception Use Permit for the construction of a secondary living unit within the existing home located in the Residential Single-Family zone.
12. Christopher & Lorissa Naugle, 5024 Rockhaven Drive. Requests a Public Hearing to consider a Special Exception Use Permit for the construction of an attached secondary living unit in the Planned Unit Residential Development zone.
13. Edge Development, LLC., 9105 Sheridan Drive. Requests a Public Hearing to consider a Special Exception Use Permit for a Conceptually approved mixed-use project containing multiple-family housing in the Commercial zone.
14. Applications
 - Clubhouse:
 - A. Linda Zakrzewski May 18, 2025
 - Legion Hall:
 - A. Brian Delaney & Tacara Becker May 31, 2025
 - B. Courtney Geertman June 22, 2025
15. Bills of April 24, 2025 & May 8, 2025
16. “For the Good of the Town”