



**TOWN OF CLARENCE**  
One Town Place  
**Meeting Notice**  
**TOWN BOARD WORK SESSION**  
**May 28, 2025 8:30am-9:30am**

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## **Meeting Agenda**

### 1. Jonathan Bleuer, Director of Community Development

Public Hearings: None

Formal Agenda 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 Samuel's Grande Manor property in the Traditional Neighborhood District and Residential Single-Family zone.
6. Brookfield Country Club, 5120 Shimerville Road. Requests approval of a Fireworks Display Permit for July 3<sup>rd</sup>, 2025, with a rain date of July 6<sup>th</sup>, 2025.

Work Session Items:

1. Value Turf, LLC., 8337 Sheridan Drive. Requests consideration of a Temporary Conditional Permit for the construction of a detached accessory structure for business storage, in the Restricted Business and Residential Single-Family zones.
2. Brett Baker, 8615 Roll Road. Requests consideration of a Temporary Conditional Permit for an automotive sales operation in the Industrial Business Park zone.

3. Edge Development, LLC., 9105 Sheridan Drive. Requests a minor modification of the project, with a Public Hearing scheduled for June 11<sup>th</sup>, at 10:20am to consider a Special Exception Use Permit for the Conceptually approved mixed-use project containing multiple-family housing in the Commercial zone.

## 2. Town Board Reports

**TOWN OF CLARENCE**  
**TOWN BOARD MEETING AGENDA**  
**May 28, 2025 at 10:00 A.M.**

**Meeting Live Streamed on YouTube\***

YouTube: @ClarenceNY | [www.youtube.com/@ClarenceNY](https://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 DiCostanzo
3. Roll Call
4. Minutes of the Work Session and Town Board meeting held May 14, 2025
5. Supervisor's Report
  1. Set bid Date for Fogelsonger Park Improvements Project
  2. Approve Town of Clarence Court Clerk to attend 2025 New York State Association of Magistrates Court Clerks (NYSAMCC) Annual Conference
6. Councilman's Report
  - A. Councilman Peter DiCostanzo
    1. Appoint Laborer Part-Time Seasonal-Parks Department
    2. Approve Parks Department List of Thirteen (13) Vehicles as Surplus to be Sold at Auction
  - B. Councilman Paul Shear
  - C. Councilman Daniel Michnik
    1. Appoint Two (2) Employees Youth Activities Leader Part-Time Seasonal – Youth Bureau
  - D. Councilman Bob Altieri
7. Special Events: 1. Yoga in the park at Clarence Town Park 10405 Main Street July 5<sup>th</sup>, 13<sup>th</sup>, 26<sup>th</sup> and August 10<sup>th</sup> and 23<sup>rd</sup>, 2025
8. Public Announcements
9. Department Reports
10. 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.
11. 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.

12. 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.
13. 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.
14. 8750 Main Street Associates, LLC., 8750 Main Street. Requests preliminary Conceptual review of a multiple-family housing project to the rear of the Samuel's Grande Manor property in the Traditional Neighborhood District and Residential Single-Family zone.
15. Brookfield Country Club, 5120 Shimerville Road. Requests approval of a Fireworks Display Permit for July 3<sup>rd</sup>, 2025, with a rain date of July 6<sup>th</sup>, 2025.
16. Applications  
    Legion Hall:
  - A. Clarence Running Booster's June 5, 2025
  - B. Patricia Scott July 12, 2025
17. Bills of May 22, 2025
18. "For the Good of the Town"