

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday July 23, 2025 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 8:37 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, Town Engineer Timothy Lavocat, Highway Superintendent James Dussing and Town Attorney Lawrence Meckler.

Director of Community Development - Jonathan Bleuer

PUBLIC HEARINGS: None

WORK SESSION ITEMS:

Stephen Development

Located at 9030 Main Street. North side of Main Street east of Shimerville Road. This is an existing 9.8-acre parcel where the Clarence driving range is located.

The applicant is requesting a Temporary Conditional Permit for food trucks on the existing parking lot. There would be only one food truck at a time and they would have 2 designated spaces along Main Street.

Councilman DiCostanzo asked if they would be rotating food trucks and Jonathan said yes that is the idea.

Buffalo Car Care

Located at 8200-8216 Main Street. North side of Main Street, east side of Bryant & Stratton Way. This is an existing 5.8-acre parcel containing the Main & Transit Plaza. They are operating with all active approvals and they are compliant.

The applicant is requesting consideration to expand the business within the plaza. This expansion would occur in the vacated Fireplace Outlet space.

CAM Services

Located at 10165 Main Street. South side of Main Street west of Shisler Road. This is an existing 1.4-acre parcel in the Commercial zone and Traditional Neighborhood District. This is a long-standing business in town. He does have a Temporary Conditional Permit to display some things out front. He is all compliant.

The Applicant Chris Morgan is requesting consideration for a 30X120 addition to the rear building. This would create approximately 3600 square feet of new storage and warehouse space. He is meticulous on this site. He doesn't have drawn plan yet, but is close to receiving them. He is hopeful this will get sent to the Planning Board and the board will have full authority on it.

VisoneCo Site Development, LLC.

Located at 4880 Ransom Road. West side of Ransom Road, south of Main Street. This is an existing 3.16-acre vacant parcel located in the Residential Single-Family Zone.

The applicant is requesting a Public Hearings to consider Rezoning from Residential-Single Family to Traditional Neighborhood District and a Special Exception Use Permit for a mixed-use project containing multiple family housing and commercial space. This would include five 2 story buildings, each containing four multi-family housing units. Three of the buildings contain commercial space. These units will be offered for sale and not for rent.

Paul Shear added he would like to see colored renderings. Everyone agrees. Peter asks if there is a connection to the bike path. There is not.

TOWN BOARD REPORTS:

Supervisor Patrick Casilio

- Sign memorandum for the sewer agreement today.
- Talk about reducing the speed in Clarence Center section of Goodrich Rd.
- Very bad bike accident and e-bike accidents last week.
- Police have been stopping kids on e-bikes and impounding them. Residents know who the kids are.
- New law regarding bikes in August. Also adding signage in the future.

- Town Attorney Lawrence Meckler reports on the bikes and laws. He says we should pass what we have proposed and subsequently do a second town law.
- Thanks to Jamie Dussing for everything he has done at the Senior Center. The Parks Department will be working getting benches under the canopy.

Councilman Peter DiCostanzo

- Motion for Assessor's position for Mary Morris to finish Al Weber's term which is September 30th. At some point before that Mary will be reappointed for a 6-year term.

Councilman J. Paul Shear

- No Motions
- Love Your Dog business agrees to all landscape ideas. Town has been over there and the landscaping guy was there and everyone knows what needs to happen.

Councilman Daniel Michnik

- Motion for 2 applicants to Youth Bureau.
- Summerfest was a real success and everything really worked out great.

Councilman Robert Altieri

- Taste of Clarence is all set for Monday August 4th.
- 2 Boy Scouts looking to do their Eagle projects. One project may possibly be at the library and the other maybe the Nature Center.

Town Engineer Timothy Lavocat

- Folgelsonger Park meeting last week.

Town Attorney Lawrence Meckler

- Mentions we closed on the bowling alley parking lot.
Supervisor Casilio talks about sealing the parking lot and getting new signage.

Motion by Supervisor Casilio, seconded by Councilman Shear, to adjourn the work session at 9:40 a.m. and enter into Executive Session pursuant to §105(1) f/h of the Open Meetings Law to discuss employment history and acquisition of real property.

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

Janel A. Farolino
Deputy Town Clerk

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo, to adjourn the Executive Session at 10:10 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, July 23, 2025 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 10:15 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, Town Attorney Lawrence Meckler and Town Engineer Timothy Lavocat.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Work Session and Town Board meeting minutes of July 9, 2025.

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

Supervisor Casilio stated we have a light meeting this morning with no public hearings or land use items. Thank you to the one resident who is attending and the six viewing on line.

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo to authorize the Supervisor to sign the Memorandum of Agreement between the Town of Clarence, Town of Amherst and County of Erie/Erie County Sewer District 5 for the Peanut Line Parallel Interceptor Sewer Project.

On the Question, this Memorandum of Agreement allows the parties to memorialize the sanitary sewer flow capacity allocations, construction cost share, and various conditions/responsibilities related to implementation of the project.

Timothy Lavocat stated that generally, this is the parallel line in the Town of Amherst which has been in our sewer agreement for well over 30 years. Now that project is moving forward to help all three entities, for the Town of Clarence it helps us achieve all the goals that are spelled out in our Master Sewer Plan 2030. Some of those goals are the expansion of Sewer District #9, the Harris Hill area, Main Street area, Sheridan Drive area, and Main Street and Goodrich Road. Decommissioning and elimination of package treatment plants that we have in town, one at Spaulding Lake and one at Research Parkway in Erie County District #5. Additionally in Sewer District #5, the Eastern Hills Mall Living Center Project. The main goal of the capacity allocations for the Town of Clarence is pollution abatement and commercial development in the areas I just described. This is a collaborative effort between the three entities and this agreement gets us started on the cost share and final allocations of that capacity.

Supervisor Casilio stated in short term when this gets completed, we would love to see Spaulding Lake get tied into the system as it's all down hill for them. The High School may head in that direction as well. On the Amherst side they have man holes that are bubbling up which is not our issue but all ties together.

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

Motion by Councilman DiCostanzo, seconded by Councilman Altieri for the following:

WHEREAS, Albert Weber retired from the position of Assessor for the Town of Clarence effectively July 14, 2025, prior to the expiration of his office term creating a vacancy; and

NOW, THEREFORE, BE IT RESOLVED, that the Town of Clarence hereby appoints Mary Morris to the position of Assessor for the Town of Clarence to fill the unexpired term Albert Weber July 14, 2025 and ending September 30, 2025 at the annual rate of \$85,000.00 through December 31, 2025.

Councilman DiCostanzo stated at the last meeting we appointed Mary Morris but the particulars were undecided. This will take her to the end of Al's term which is September 30, 2025 which then we intend to appoint Mary for a full six-year term.

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

Motion by Councilman DiCostanzo, seconded by Councilman Altieri for the following:

WHEREAS, there has been a significant rise in the number of pedestrians and bicycle traffic using Goodrich Road to access recreation trails, the Clarence Center four corners business district, convenience store, pizza shop, and ice cream shop;

WHEREAS, there is increased vehicular traffic on Goodrich Road due to the addition of the Kristina and Deer Valley subdivisions, as well as commercial traffic from County Road businesses;

WHEREAS, the current speed limit is 35 miles per hour on Goodrich Road between Roll Road and Kristina / Deer Valley subdivisions;

NOW, BE IT RESOLVED, the Town of Clarence hereby requests that the Erie County Department of Public Works conduct a traffic and speed study on Goodrich Road between Roll Road and Kristina / Deer Valley, and should the results of the study warrant reducing speed, the Town Board will seek approval and adoption to match the speed limit of the major roads throughout the Hamlet of Clarence Center to 30 miles per hour.

On the question, Supervisor Casilio stated he thinks this study is very warranted for these sections of the road, primarily where people are living.

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

Supervisor Casilio stated that in the work session he mentions the music event that was in Clarence Center at the new Pocket Park July 16, 2025. This has been happening for years and Alicia Baker, Sean and Jamie moved the event to the Pocket Park which was one of the reasons we developed it there for events like this. They had just as many people on the 16th as we have at the Sunday concerts in the Main Street Park. The parking lot that I always thought was too big was packed with no open spots. I want to thank Timothy Lavocat and Jonathan Bleuer for the Pocket Park turning the old Highway Building into a Park. Another event will be held August 20, 2025 and then Meet in the Center September 20, 2025.

Councilman DiCostanzo added, you could tell all of the people who rode their bikes parking them right there, kids riding their bike, walkers, strollers so not as many people were driving.

Councilman Shear commented on the most recent subdivision that has gone in on the North end of Goodrich Road included a sidewalk all the way down into the Center. Residents that cross the Street in Shadow Woods have been asking for that for years. They were very happy to use it to walk to the music event to enjoy.

Motion by Councilman Michnik, seconded by Councilman Shear for the correction to July 9, 2025 motion to include the term dates to the following appointed adult members of the Youth Board:

The appointment of the following to fill the two (2) vacant adult seats:

Paul Murdie to fill a vacant adult seat left by Gary Server effective immediately with a three-year term to expire December 31, 2027.

Kate Duffy to fill the vacant adult seat left by Jack Loewer with a term to expire December 31, 2025.

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

Councilman Michnik mentioned the Youth Bureau's Summerfest that was held this past Saturday at the Main Street Park. It was once again a well-attended event that Dawn Kinney and her team worked very hard on so thank you to them and congratulations. The Senior Center I wanted to thank the Highway Department for all of their hours to pave the parking lot making it a lot easier for people to get in and out of once completed. The additional parking spots that we were able to put in additionally will be nice so residents won't be parking along the street.

Supervisor Casilio added a thank you to the Parks Department as well for having all the parks maintained. The usage of our parks pavilions and the pickleball courts that are overrun.

Motion by Councilman Altieri, seconded by Councilman Michnik to appoint Amy Noon from Dog Control Officer Part-Time to the position of Dog Control Officer Full-Time at the hourly rate of \$28.5441 of the White-Collar Unit effectively July 31, 2025.

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

Councilman Altieri mentioned Monday August 4, 2025 is the Taste of Clarence at the Main Street Town Park from 12:00 p.m. until 10:00 p.m. We expect many classic cars, in the past on a good day we have had over 2000 cars and hope to have that again.

Motion by Councilman DiCostanzo, seconded by Councilman Shear to approve the request of the applicant, Bobbi Sedor, for a Special Event Permit for a “Block Party” to be held Saturday, September 13, 2025 from 3:00 p.m. to 8:00 p.m., that will be located in the Marcos Hideaway Cul-de-Sac for the Northwoods Community, as per the submitted map, subject to meeting all conditions of the Special Event Permit, Memorandum of Agreement, the Building Department Operating Permit, food trucks to be inspected, and any other requirements of the Town of Clarence including receipt of the required Certificate of Insurance naming the Town of Clarence as an additional insured from the applicant.

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

Motion by Councilman Shear, seconded by Councilman Altieri that the Clarence Town Board hereby approves the request of the applicant, the Clarence Center Volunteer Fire Company Benevolent Association, Inc., for a Special Event Permit for the Annual Labor Day Fair and Parade and for a Fireworks Display Permit subject to all conditions of the Special Event Permit, the Special Events Memorandum of Agreement, the Town of Clarence Operating Permit requirements, and the Public Display of Fireworks Permit being met, including all required insurance certificates and proofs of insurance having been submitted to the appropriate departments.

On the question, the Annual event will begin on Friday, August 29, 2024 and run through and including Monday, September 1, 2025. The Special Event Permit and Public Display of Fireworks requirements have all been met.

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

Motion by Councilman Michnik, seconded by Councilman Altieri to approve the request of the applicant, Crown of Roses Production, Inc. and Robert Gott, for a Special Event Permit for the filming of the movie “Little Audrey” from August 4, 2025 through August 7, 2025. Daily filming will take place between the hours of 7:00 a.m. and 7:00 p.m. and all filming activities will take place at a private residence at 4050 David Road, Clarence. No road closures or traffic control are required. Fire lanes and emergency vehicle access will remain open and unobstructed at all times.

On the question, a Filming Notification and Site Plan has been provided to the Town along with Special Event Permit Application.

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

Motion by Councilman Altieri, second by Councilman Shear to approve the request of the applicant, Meet in The Center Merchants, Inc., Adam Cacciotti, for a Special Event Permit for the “Meet in The Center Fall Fest”, on Goodrich Road between Clarence Center Road and Maple Street, and on Clarence Center Road between Long Street and Goodrich Road, on Saturday, September 20, 2025 from 2:00 p.m. to 10:30 p.m. subject to meeting all conditions of the Special Event Permit, Memorandum of Agreement, and the receipt of the required Certificate of Insurance naming the Town of Clarence as an additional insured from the applicant.

On the question, the several block radius event, is as per the submitted map. All the appropriate agencies will be notified including the Clarence Highway Department. The applicant will obtain any permits they may need from Erie County and New York State for use of their highways, if applicable. Street closures shall only be temporary while the event is underway and staff shall be at all crossing to safely direct traffic. The streets will be closed from 2:00 p.m. to 10:30 p.m. for set up and dismantle, however, the actual event hours of operation are from 4:30 p.m. until 9:00 p.m.

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

Supervisor Casilio mentioned the Brother’s of Mercy race, that we are working out the detail now and may be falling on the boards lap.

James Dussing, Highway Superintendent stated that Erie County is requiring law enforcement at every intersection now. This is really not our, as the Town’s, issue, I have also suggested contacting the Clarence Fire District for fire police assistance thinking that a trained fire police would suffice. St. Mary’s run/walk uses Swormville’s Fire Company’s fire police for their event.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik, to approve the applications as follows: Clubhouse: Eagles Wings December 12, 2025; Legion Hall: Dawn Weitz September 6, 2025, Nicholas Riniolo August 9, 2025, and Gouri Scheurmann August 30, 2025; Nature Center, Clarence Schools Family Support Center October 24 and 25, 2025 Haunted Headlamp Hike.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the bill pay of July 10, 2025 as follows: General Funds \$356,417.21; Highway Funds \$561,703.25; Water Funds \$922.00; Drainage Funds \$41,715.00; Lighting Funds \$706.81; Sewer Funds \$329.22; Capital Funds \$50,951.99 and Agency Funds \$33.46 for a total bill pay of \$1,012,778.94.

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

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to approve the bill pay of July 17, 2025 as follows: General Funds \$226,883.05; Highway Funds \$226,883.05; Fire Protection Districts \$57,105.82; Drainage Funds \$8,463.10 and Capital Funds \$118,841.50 for a total bill pay of \$685,841.50.

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

Councilman DiCostanzo congratulated Jerry Schuler, the Towns Dog Control Officer is retiring at the end of July 2025 and over his years of service has seen some horrible things. Additionally, the Supervisor mentioned the concerts at the Main Street Park on Sunday's, if you are not attending these events, you are missing out. The Orchestra is great, the park looks good and the event is completely free. This past week I attended as my neighbor is a music teacher stating a student was performing who is in high school. Particularly the one girl from Clarence absolutely crushed it and I couldn't believe she was in high school with her voice, receiving a standing ovation.

Supervisor Casilio stated that student performed the National Anthem at the Fireworks in the Park in front of 4000 people and was outstanding. To comment on Jerry Schuler, with the help of Ted Donner at that time got us out of the stone ages with that building and not an easy job but he handled the residents very well. Jerry, on a state level does lectures and is very good at his job, he will be missed.

With no further business, Supervisor Casilio closed the meeting at 10:40 a.m.

Karen Hawes
Town Clerk