



TOWN OF CLARENCE
One Town Place
Meeting Notice
TOWN BOARD WORK SESSION
August 13, 2025 8:30am-9:30am



Meeting Agenda

1. Jonathan Bleuer, Director of Community Development

Public Hearings: None

Formal Agenda Items:

1. Stephen Development, 9030 Main Street. Requests a Public Hearing to consider a Temporary Conditional Permit for food truck parking and operation within the existing Clarence Driving Range parking lot in the Commercial zone.
2. CAM Services, 10165 Main Street. Requests consideration of a building addition for an expansion of existing business operations in the Traditional Neighborhood District and Commercial zones.
3. VisoneCo Site Development, LLC., 4880 Ransom Road. Requests 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.

Work Session Items:

1. EZ Camp RV Rental, LLC., 6659 Goodrich Road. Requests consideration of a Temporary Conditional Permit for the operation of an RV rental business, with on-site fleet storage in the Industrial Business Park zone.
2. NY Clarence I, LLC., NY Roll Road III, LLC., Epic Storage Solutions, LLC., 8550 Roll Road and SBL's 1.11-4-14.1 & 43.19-3-1.1. Requests preliminary Conceptual review of a solar, self-storage, and commercial/warehouse project in the Industrial Business Park zone.
3. Stephen Development, SBL 83.00-3-31. Requests Final Plat approval for phase 1 of a previously approved Industrial Business Park, known as the Clarence Solar Industrial Park, consisting of 6 sublots and the road dedication of approximately 1,212 linear feet of Research Parkway in the Industrial Business Park zone.
4. Joseph Reif, 10935 Stage Road. Requests 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.

5. Severyn Development, 9585 The Maples. Requests a Special Exception Use Permit for the construction of an attached secondary living unit as part of new home construction in the Planned Unit Residential Development zone.

2. Town Board Reports

TOWN OF CLARENCE
TOWN BOARD MEETING AGENDA
August 13, 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 Town Board meeting held July 23, 2025
5. Supervisor's Report
 1. Appoint Two Employees Promotional Positions Full-Time, Working Crew Chief – Highway Department
 2. Appoint Two Employees Promotional Positions Full-Time, Heavy Motor Equipment Operator Highway Department
 3. Appoint Two Employees Promotional Positions Full-Time, Motor Equipment Operator – Highway Department
 4. Appoint Employee Promotional Position Full-Time Automotive Mechanic - Highway Department
 5. Appoint Employee Promotional Position Assistant Full-Time Auto Mechanic– Highway Department
 6. Approve Town of Clarence to Pay Annual Fire Hydrant Maintenance Fee for Two (2) New Hydrants
 7. Authorize Supervisor to Enter Into & Sign Agreement for Addition of One (1) Special Patrol Officers
 8. Appoint Two (2) Special Patrol Officers
 9. Approve Salary Increase for Two (2) Current Special Patrol Officers at Request of Clarence Schools
 10. Approve Unpaid Leave of Absence for Highway Department Employee
 11. Motion to Declare Two (2) Vehicles Surplus to Be Sold at Auction
6. Councilman's Report
 - A. Councilman Peter DiCostanzo
 1. Approve Adding Title of Assistant to the Assessor Full Time to the Town of Clarence Civil Service Inventory

2. Appoint Employee to the Assistant to the Assessor Full-Time
3. Amend June 11, 2025 Motion to Approve Resolution of Support of Harriet Tubman Underground Language Scenic Byway Nomination and Corridor Management Adoption Plan

B. Councilman Paul Shear

C. Councilman Daniel Michnik

1. Motion to Rescind July 9, 2025 Appointment of One (1) of the Two (2) Adults to the Youth Board

D. Councilman Bob Altieri

1. Motion to Rescind the Dog Control Officer Full Time from the July 23, 2025 Town Board Meeting

7. Special Events: 1. Clarence Hollow Association's Annual Fall Fest, Clarence Town Park, October 4, 2025, 12:00 p.m. -11:00 p.m.

8. Public Announcements

9. Department Reports

10. Public Hearing 10:15 a.m.: Local Law #1 to Amend Chapter 143 of the Town Code

11. Stephen Development, 9030 Main Street. Requests a Public Hearing to consider a Temporary Conditional Permit for food truck parking and operation within the existing Clarence Driving Range parking lot in the Commercial zone.

12. CAM Services, 10165 Main Street. Requests consideration of a building addition for an expansion of existing business operations in the Traditional Neighborhood District and Commercial zones.

13. VisoneCo Site Development, LLC., 4880 Ransom Road. Requests 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.

14. Applications:

Clubhouse:

- A. Erie County Board of Elections September 17-19, 2025
- B. Clarence Senior Center November 12, 2025

Legion Hall:

- A. Heather Milone August 31, 2025
- B. Angela Perrine September 25, 2025
- C. Geri Salvo October 11, 2025
- D. Jaclyn Baker November 1, 2025
- E. George Emerling November 2, 2025

Nature Center:

- A. Clarence Conservation Advisory Council August 11, 2025
- B. Western NY Land Conservancy August 27, 2025
- C. Canisius University Army ROTC September 25, 2025

15. Bills of: July 31, 2025

16. "For the Good of the Town"