



TOWN OF CLARENCE
One Town Place
Meeting Notice
TOWN BOARD WORK SESSION
August 27, 2025 8:30am-9:30am



Meeting Agenda

1. Jonathan Bleuer, Director of Community Development

Public Hearings: None

Formal Agenda Items:

1. 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.
2. 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.
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. Severyn Development, 9585 The Maples. Requests a Public Hearing to consider 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.
5. Pro-Cut Property Services, LLC., 8325 Transit Road. Requests a Public Hearing to consider a Temporary Conditional Permit for the operation of a landscape business to the rear of property, in the Restricted Business zone.
6. Value Turf, LLC., 8337 Sheridan Drive. Requests a Public Hearing to consider a Temporary Conditional Permit for the construction of a detached accessory structure for business storage, in the Restricted Business and Residential Single-Family zones.

Work Session Items: None

2. Town Board Reports

TOWN OF CLARENCE
TOWN BOARD MEETING AGENDA
August 27, 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 Town Board Meeting held August 13, 2025
5. Supervisor's Report
 1. Motion to Appoint Laborer Part-Time to Laborer Part-Time Seasonal, Highway Department
6. Councilman's Report
 - A. Councilman Peter DiCostanzo
 - B. Councilman Paul Shear
 1. Motion to Rescind Appointment of Alternate Member for the Planning Board
 2. Motion to Appoint Alternate Member to Full Member for the Zoning Board
 3. Motion to Appoint Alternate Member to the Zoning Board
 - C. Councilman Daniel Michnik
 - D. Councilman Bob Altieri
7. Special Events: 1. Clarence Venom Baseball Fundraiser, Clarence Town Park, Main Pavilion, August 28, 2025, 6:00 p.m. to 10:00 p.m.
8. Public Announcements
9. Department Reports
10. 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.
11. 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.

12. 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.
13. Severyn Development, 9585 The Maples. Requests a Public Hearing to consider 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.
14. Pro-Cut Property Services, LLC., 8325 Transit Road. Requests a Public Hearing to consider a Temporary Conditional Permit for the operation of a landscape business to the rear of property, in the Restricted Business zone.
15. Value Turf, LLC., 8337 Sheridan Drive. Requests a Public Hearing to consider a Temporary Conditional Permit for the construction of a detached accessory structure for business storage, in the Restricted Business and Residential Single-Family zones.
16. Applications:
 - Legion Hall:
 - A. Eduardo Casas September 20, 2025
 - B. Aaron Aisen December 12, 2025
 - Nature Center:
 - A. Clarence Conservation Advisory Council September 27, 2025
17. Bills of: August 14, 2025
18. "For the Good of the Town"