



TOWN OF CLARENCE
One Town Place
Meeting Notice
TOWN BOARD WORK SESSION
September 24, 2025 8:30am-9:30am



Meeting Agenda

1. Jonathan Bleuer, Director of Community Development

Public Hearings:

1. 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. Pro-Cut Property Services, LLC., 8325 Transit Road. Requests a Temporary Conditional Permit for the operation of a landscape business to the rear of property, in the Restricted Business zone.
3. Value Turf, LLC., 8337 Sheridan Drive. Requests a Temporary Conditional Permit for the addition to a detached accessory structure for business storage and operation, in the Restricted Business and Residential Single-Family zones.

Formal Agenda Items:

1. RMI Properties, LLC., 10594 Main Street. Requests consideration of a Special Exception Use Permit or a Temporary Conditional Permit for the installation and operation of a dog memorial park, in the Hollow Traditional Neighborhood District.
2. Annual Excavation Permit Renewals. Set a Public Hearing to consider annual renewal of Excavation Permits:
 - a. New Enterprise/Buffalo Crushed Stone, 8615 Wehrle Drive
 - b. Lakeside Sod, 6660 Goodrich Road
 - c. Michael Development, 10001 Wehrle Drive
 - d. Michael Development, 10051 Wehrle Drive

Work Session Items:

1. Visone Co. Site Development, LLC., 8560-8574 Main Street. Requests Public Hearings to consider Rezoning from Residential Single-Family to Traditional Neighborhood District and Special Exception Use Permits for a mixed-use project containing multiple-family housing and commercial space in structures greater than 10,000 sqft.

2. Spaulding Green Subdivision, SBL's 58.00-4-35.111 & 58.00-4-35.121. Requests Final Plat approval for phase 7B of a previously approved Major Subdivision, consisting of 19 sublots and the road dedication of approximately 1,045 linear feet of Longleaf Trail and 298 linear feet of Spaulding Green Parkway, in the Residential Single-Family zone.
3. Spaulding Green Subdivision, SBL's 58.00-4-35.111 & 58.00-4-35.121. Requests Final Plat approval for phase 8 of a previously approved Major Subdivision, consisting of 25 sublots and the road dedication of approximately 1,143 linear feet of Spaulding Green Parkway, in the Residential Single-Family zone.
4. Michael Plyter, 5605 Kraus Road. Requests a Public Hearing to consider Local Landmark status of the property, featuring a 1931 English Revival, Tudor Cottage.
5. Lawrence Tschopp, 10830 Main Street. Requests a Public Hearing to consider Local Landmark status of the property, featuring a 1911 Independent Order of Odd Fellows Hall.

2. Town Board Reports

TOWN OF CLARENCE
TOWN BOARD MEETING AGENDA
September 24, 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 September 10, 2025
5. Supervisor's Report
 1. Approve Northern Erie Sno-Seekers Snowmobile Trail for 2025-2026 Season
 2. Approve Promotional Appointment of Employee to Open Full – Time Auto Mechanic Crew Chief – Highway Department
 3. Set Public Hearings for 2026 Fire Contracts
 4. Declare Truck H-21 and Various Equipment & Parts to be sold at Auction – Highway Department
 5. Authorize Payment to Town of Amherst - Flood Gauge Metering Pursuant to Joint Funding Agreement
 6. Approve Resolution in Support of Congressman Langworthy's Energy Choice Act and in Opposition of Government-Mandated Natural Gas Bans
6. Councilman's Report
 - A. Councilman Peter DiCostanzo
 1. Approve Purchase of VSC Tire Machine and Tire Balancer - Parks Department
 2. Request for Three (3) Employees to Attend Municipal Arborists Tree Academy
 - B. Councilman Paul Shear
 1. Allocate funds from General Fund Balance to General Fund Conservation Budget – Tree Replacement
 2. Appoint Junior Planner Part-Time Seasonal Intern – Planning & Zoning Department

C. Councilman Daniel Michnik

1. Approve Updated Term Date for Transition from Youth Board Student to Youth Board Adult
2. Appoint Dog Control Officer Part – Time – Animal Control

D. Councilman Bob Altieri

7. Special Events:

1. Approve The Hollow Hashers Running Club “Run Through The Hollow” 5k, Saturday October 25, 2025, 10:00 a.m. – 12:00 p.m., Clarence Hollow and Clarence Bike Path
2. Approve Brookfield Country Club Fireworks Event Saturday October 11, 2025, 5120 Shimerville Road, 8:30 p.m. to 9:30 p.m.

8. Public Announcements

9. Department Reports

10. Public Hearing 10:15 a.m.: 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.
11. Public Hearing 10:20 a.m.: Pro-Cut Property Services, LLC., 8325 Transit Road. Requests a Temporary Conditional Permit for the operation of a landscape business to the rear of property, in the Restricted Business zone.
12. Public Hearing 10:25 a.m.: Value Turf, LLC., 8337 Sheridan Drive. Requests a Temporary Conditional Permit for the addition to a detached accessory structure for business storage and operation, in the Restricted Business and Residential Single-Family zones.
13. RMI Properties, LLC., 10594 Main Street. Requests consideration of a Special Exception Use Permit or a Temporary Conditional Permit for the installation and operation of a dog memorial park, in the Hollow Traditional Neighborhood District.
14. Annual Excavation Permit Renewals. Set a Public Hearing to consider annual renewal of Excavation Permits:
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15. Applications:

Clubhouse:

- A. Republican Party/Bologna October 9, 2025
- B. Clarence School's Family Support Center October 20, 2025
- C. Girl Scout Troop #31093 October 20, 2025

Legion Hall:

- A. Michael Andres October 3, 2025
- B. Nicole Blankenship October 12, 2025
- C. Kristen Wangler October 17, 2025
- D. Anthony Greico November 7, 2025
- E. Kristen Wangler November 15, 2025

Nature Center:

- A. Girl Scout Troop 30936 Multiple 2025 dates

16. Bills of: September 25, 2025

17. "For the Good of the Town"