Town of Clarence

One Town Place, Clarence, NY 14031

Planning Board Minutes

Wednesday, November 12, 2025

Work Session 6:30 pm

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of Minutes

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Shear led the Pledge of Allegiance.

Planning Board Members present:

Chairman Robert Sackett	Vice-Chair Richard Bigler
2nd Vice-Chair Wendy Salvati	Gregory Todaro
Jason Geasling	Jason Lahti
Daniel Tytka	Keith Lukowski, Alt.

Town Officials Present:

Director of Community Development Jonathan Bleuer
Junior Planner Andrew Schaefer
Councilman Paul Shear
Councilman Bob Altieri
Deputy Town Attorney David Donohue

Other Interested Parties Present:

Colin Brogan

Motion by Richard Bigler, seconded by Wendy Salvati, to **approve** the minutes of meeting held on September 17, 2025, as written

Daniel Tytka	Aye	Jason Lahti	Abstain	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Motion by Richard Bigler, seconded by Wendy Salvati, to **approve** the minutes of meeting held on October 1, 2025, as written

Daniel Tytka	Aye	Jason Lahti	Abstain	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Motion by Wendy Salvati, seconded by Richard Bigler, to **approve** the minutes of meeting held on October 15, 2025, as written

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Abstain
Gregory Todaro	Abstain	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 1

William Wilcox
Industrial Business Park

Requests Rescission of the previously approved use of a landscape business, and relief from the requirement of a perimeter fence at 9367 County Road.

DISCUSSION:

Mr. Bleuer introduced this project at 9367 County Road, located on the south side of County Road, west of Goodrich Road.

It is an existing 5-acre property containing a recently constructed warehouse and office facility in the Industrial Business Park zone.

The applicant is requesting Rescission of the previously approved use of a landscape business, and relief from the requirement of a perimeter fence.

The applicant has listed the property for-sale, and is seeking these actions in order to obtain a Certificate of Occupancy to allow for a clean sale of the property. These actions render the property vacant from a Zoning perspective, and any proposed use of the property will require Town review and approval.

In August of 2022, the Planning Board approved the Wilcox Development Plan, subject to fifteen conditions. Since then, the applicant has constructed the project with the original intent of operating a landscape business on the property. Prior to project completion, the landscape business was closed, and the property was listed for-sale. Most recently in October of this year, the Landscape Review Committee approved an amended and interim landscape plan for the property, which the applicant has successfully completed.

The Planning Board has the authority to act on this request.

Mr. Wilcox was present to represent his request, adding that the building is not vacant; he is in the process of selling his equipment, and is storing it there as it sells. It is only staying as long as it takes to sell each piece, which is well underway.

Mr. Lahti asked if there is anything else that Mr. Wilcox needs to complete to meet the requirements of the Planning Board.

Mr. Wilcox responded no; he has done all that he has been tasked with doing.

Chairman Sackett asked Mr. Wilcox if he currently has a temporary Certificate of Occupancy to store his equipment in the building.

Mr. Wilcox responded that he is unsure; this has been quite the process.

Chairman Sackett advised the Town Attorney relative to the storage of equipment on the property to discuss this with Mr. Wilcox. He is unsure if there is a Certificate of Occupancy and the legality of storing equipment.

Chairman Sackett stated that it is not with the jurisdiction of the Planning Board to issue Certificates of Occupancy.

Mr. Bleuer interjected, explaining that he has been in contact with the Building Department and they are prepared upon an approval at this meeting tonight, to work with the applicant to provide the necessary Certificate of Occupancy.

Mr. Bleuer stated that they have had discussions with Mr. Wilcox regarding the items inside the structure that they expect to slowly cease as he is able to sell his equipment. When the term 'vacant' is used in this setting, it refers to a zoning use perspective, not necessarily that the building is void of all items.

Mr. Bleuer noted that they do have this understanding with Mr. Wilcox; there will be no business operation on this property if tonight's request is granted.

Mr. Wilcox stated that he has already completed multiple sales, it is continuously moving forward.

In regards to Public Participation, no one spoke.

ACTION:

Motion by Jason Lahti, seconded by Richard Bigler to **Rescind** the previously approved use of a landscape business at the property, located at 9367 County Road, subject to the following conditions:

1. Applicant meeting the requirements of the Town Building Department prior to issuance of a Certificate of Occupancy.
2. No business operations or operators on the property without proper application made by the applicant and with review and approval by the Town.
3. Applicant meeting the requirements of the amended and interim Landscape Committee Approval on October 14th, 2025, and associated conditions, including but not limited to, the

maintenance of all landscaping in perpetuity and replacement, in-kind, should there be any or death or disease.

4. Applicant shall no longer be obligated to install the previously approved perimeter security fence due to the rescission of the previously approved use. All other prior conditions of site and building Development Plan approval shall remain in full force and effect.

Mr. Wilcox has heard, understands, and agrees to these conditions.

ON THE QUESTION:

The applicant William Wilcox has listed the property for-sale, and is seeking these actions in order to obtain a Certificate of Occupancy to allow for a clean sale of the property. These actions render the property vacant from a Zoning perspective, and any proposed use of the property will require Town review and approval.

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 2

Dynabrade, Inc. Commercial	Requests Conceptual review of an approximately 40,000 sq. ft. light manufacturing and office addition to the rear of the existing facility at 8989 Sheridan Drive.

DISCUSSION:

Mr. Bleuer introduced this project at 8989 Sheridan Drive, located on the south side of Sheridan Drive, west of Main Street.

It is a 15.7-acre property containing a light manufacturing and office facility in the Commercial zone.

The applicant is requesting Conceptual review of an approximately 40,000 sq. ft. light manufacturing and office addition to the rear of the existing facility. The addition would be constructed with CMU block, and also contain new loading bays.

In 2024, the applicant proposed a 90,000 sq. ft. light manufacturing and office building on the adjacent parcel, 9035 Sheridan Drive. In June of this year, the applicant formally withdrew that application, citing budgetary and timing issues concerning their Tonawanda subsidiary's lease/buy building agreement. In October, the Town Board referred this new proposal to the Planning Board.

The initiation of a coordinated review under the State Environmental Quality Review Act (SEQRA) will allow for involved agency and interested party comment.

Jason Utzig with C&S Engineers, Colin Brogan with Dynabrade, and Mark Velocci with Silvestri Architects were present to represent this project.

Mr. Tytka asked what caused the change in plans.

Mr. Brody explained that ultimately, they realized that the cost of the project as well as timing with their subsidiary in Tonawanda, it was not going to work out with the original plans. They no longer had a need for 90,000 sq. ft.

Mr. Tytka asked what business will be conducted in the warehouse, and if there will be any excessive noise.

Mr. Brody responded that it will be light manufacturing, no excessive noise will occur.

Referring to the extensive amount of metal in the previous plans, Mr. Tytka noted that this amended plan appears to have materials to match the current building.

Mr. Velocci with Silvestri Architects stated that the proposed addition will match the existing building.

Mr. Tytka asked if the current septic system will be able to handle the capacity of the proposed addition.

Mr. Utzig responded yes; they will submit the information in Development Plan review, he did the review and can confirm that there is capacity to support the proposed addition.

Recognizing that it is early in the review process, Mr. Tytka asked if there are plans to clear-cut any of the trees on the north side of the property.

Mr. Utzig stated that there will not be any clear-cutting, the proposed addition will extend to the limits of the current tree line. There will be some brush to the rear of the property that will be cleared in order to install a new stormwater retention area.

Mrs. Salvati asked where the existing septic system is.

Mr. Utzig stated that it is in front of the building, not clearly indicated on survey that is shown.

In regard to the lighting on the proposed building, Mr. Todaro asked if there will be any change from what is on the existing building.

Mr. Utzig stated that the building-mounted lights will be similar to what is existing, and will be dark-sky compliant. As far as the parking lot light standards, they do not have the full plans yet, but they will be dark-sky compliant, downward facing, and compliment the current light pole fixtures.

Mr. Todaro asked about the mechanicals, and if they will be on the roof.

Mr. Brody responded that the rooftop units will be on the roof.

Mrs. Salvati asked if this proposed project will entail hiring new employees, she sees that there is additional parking proposed.

Mr. Brody stated that they will be re-locating the entire work force from the Lockport location to this proposed site, increasing by approximately 40 employees.

In regard to Public Participation, no one spoke.

ACTION:

Motion by Daniel Tytka, seconded by Gregory Todaro, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and to seek Lead Agency status and **commence a coordinated review** among involved and interested agencies on the Dynabrade, Inc. project at 8989 Sheridan Drive. This Unlisted Action involves the proposed construction of an approximately 40,000 sq. ft. light manufacturing and office addition to the rear of the existing facility in the Commercial zone.

ON THE QUESTION:

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Meeting **adjourned** at 7:18 p.m. with a motion by Gregory Todaro.

Amy Major
Senior Clerk Typist