

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday February 25, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 8:33 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 and Town Attorney Lawrence Meckler.

Director of Community Development - Jonathan Bleuer

PUBLIC HEARINGS: None

FORMAL AGENDA ITEMS:

Woodview Construction / Homeview Properties

This property is located at 8955 Sheridan Drive. It is on the south side of Sheridan Drive, east of Shimerville Road. It's an existing 0.6-acre parcel in the Commercial zone.

The applicant is requesting consideration of an approximately 2,520sqft detached accessory structure for the storage of construction equipment and supplies.

A referral to the Planning Board would allow for a thorough review of this proposal.

WORK SESSION ITEMS:

Paul & Dora Iskalo

This property is located at 5125 Kraus Lane. It is east of Kraus Road and south of Stone Ledge Estates private drive. It's an existing 10.3-acre exception parcel located within Stone Ledge Estates private subdivision in the Residential Single-Family zone.

The applicant is requesting consideration to allow the current exception parcel, known as 5125 Kraus Lane / "stable sub-parcel", to be buildable as a single-family residential Open Development Area lot.

A referral to the Planning Board would allow for a thorough review of this proposal.

Tim Lavocat says they will need inspections as the previous ones are no longer compliant.

Paul Shear asks if they have enough room for a private road.

Jonathan Bleuer replies yes, they do. He also adds that Stone Ledge has been very involved with this.

TOWN BOARD REPORTS:

Supervisor Patrick Casilio

- Town purchasing 2 Silverado pick-up trucks from West Herr.
- Discussion of Battery Farms.
- Talk about protection of Single-Family home status.

Councilman Peter DiCostanzo

- NYC trip was very educational. He went to a lot of classes and learned a lot.
- Thursday is the State of Development.

Councilman J. Paul Shear

- No Motions
- RIT student has submitted insurance certificate and would like permission to reserve the Nature Center to film a horror movie. There will be a \$250.00 fee to do this.

Councilman Daniel Michnik

- Dog Control employee going to SPCA training.
- Went to meeting yesterday to discuss Youth Bureau's events this year. Very impressed with the work Dawn and Jessica are doing over there.
- Talked to Joe McGreevy about the project on the graveyards.
- Discussion about 250th Anniversary of the U.S.

Councilman Robert Altieri

- Fireworks in the Park meeting went well figuring out the food and rain dates.
- Library was questioning if they can/need more security cameras for a few blind spots they are worried about.
- Chamber Gala is March 19th.

Town Engineer timothy Lavocat

- Annual Storm Water Report is ready for review.

Motion by Supervisor Casilio, seconded by Councilman Altieri, to adjourn the work session at 9:41 a.m. and enter into Executive Session pursuant to §105 (1) h of the Open Meetings Law to discuss Acquisition of real property.

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

Janel A. Farolino
Deputy Town Clerk

Motion by Supervisor Casilio, seconded by Councilman Altieri, to adjourn the Executive Session at 10:00 a.m.

Upon roll call – Ayes: All; Noes: None. Absent: None. Motion carried. No action taken.

Regular meeting of the Town Board of the Town of Clarence was held on Wednesday, February 25, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

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

Motion by Councilman Shear, seconded by Councilman Michnik to approve the Work Session and Town Board minutes of February 11, 2026.

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

Supervisor Casilio brought agenda item number eleven up to discuss so the applicant didn't have to wait the entire meeting.

Woodview Construction/Homeview Properties at 8955 Sheridan Drive. South side of Sheridan Drive, east of Shimerville Road An existing 0.6-acre parcel in the Commercial zone, containing an existing principal structure used as professional office space. The applicant is requesting consideration of an approximately 2,520 sqft detached accessory structure for the storage of construction equipment and supplies. This item was on the Town Board work session agenda in June of 2025. At that time, the item was not advanced to a formal agenda due to concerns regarding size, architecture and use. The applicant has since reduced the size of the building from 6,120 sqft to 2,520 sqft, and committed to not rent the space out. A referral to the Planning Board would allow for a thorough review of this proposal.

Stan Barnas and Chris Santora were present to answer any questions from the board.

Supervisor Casilio stated that they think the building, in its present form, is still weak and will need improvements. There are questions about outside storage, please tell us what you plan on doing with the building.

Stan Barnas replied the building will be used for storing construction supplies like door and cabinets. There will be no delivery trucks dropping supplies off just items we need stored that we bring in.

Supervisor Casilio stated the fear is all of a sudden trailers, lawnmowers and half taken apart cars would be on the property. You have trailers for the business now correct.

Stan Barnas stated yes, we have two enclosed trailers that we park at that location already.

Supervisor Casilio stated the fear is if a tenant starts to park item there or using outside storage. Are you occupying the whole building.

Stan Barnas stated that the items there are for themselves and they are the only ones there.

Councilman DiCostanzo stated that as a general rule, the whole Town Board is very concerned with property maintenance and how properties look. Sheridan Drive is changing right now and this will be very visible so this is our chance to give our opinions and what we think it should look like.

Stan Barnas stated that he and Chris own Woodview and Chris owes Homeview and Greenview Landscaping so all the maintenance and upkeep would be completed by us. We have been doing business in Clarence for over 30 years so we will not let it go unkept.

Councilman Michnik stated that sometimes people get lazy and park things outside for long weekends or vacations. We are really against all this stuff just sitting out there where people can see it. I am in favor of making sure of that anything that is taken out there is taken care of and properly maintained. We have issues where we give you what you need, then you don't give back what we have asked.

Stan Barnas agreed, stating that for us and our customers, we have an image to maintain. We are not going to have stuff stored outside that is not appropriate or kept up. If we had to, we could put up a fence from the driveway to the neighbors so no one could see anything.

Supervisor Casilio stated you might have to.

Chris Santora asked if the board was ok with enclosed or open trailers.

Councilman Michnik stated that if this goes to the Planning Board, they will work with you on that. I am just stating that if we give you something and you don't follow it, what good is the arrangement that we have made.

Chris Santora additionally asked about the garage door, initially we had five and changed that to two. With five of these doors then we could put things inside the building like the trailers if you don't want them outside.

Stan Barnas stated that they are two units but owned by the same people with one business needing more space than the other.

Supervisor Casilio stated if there are five doors then there could be five tenants that is the concern.

Stan Barnas stated that Homeview has tenants and does flips so that is what the storage is for. We additionally buy cabinets and store those as well, with no rental out to anyone but us.

Councilman DiCostanzo asked if they have eight or nine employees, are they all parking there?

Stan Barnas stated that the employees all drive right to the job sites and we do not work on weekends. We have one office staff who will be there and then our vehicles.

Councilman Shear asked about the landscaping company and grass clipping not being allowed on the property.

Chris Santora stated the landscaping company is staying on Roll Road and has been there since 1994 and is completely separate. Occasionally we may need contracts signed and we would have this completed at the office so we will want to make sure everything is kept up. What we have already done to the inside of the building is very nice and plan to continue with the outside once we know where everything will be placed.

Jonathan Bleuer stated for clarification the professional office space in the existing structure is allowable however there are no approvals for anything beyond that. Fleet management, fleet storage onsite is not approved and is what we will work on going through the process. I will compare this to, on a much smaller scale, what we were able to do with Cortese Construction on Main Street. The front business was approvable, fit the zoning, however the back element does not fit the zoning where a special permit was needed for that. Additionally buffering, landscaping and potentially fencing depending what your fleet needs are. We will look at the whole thing and I would imagine we will be able to accommodate all of our needs together.

Councilman Altieri stated his only comment is you have done a great job explaining everything today, please do that with the Planning and Zoning Board as well, it really helps.

Motion by Councilman Shear, seconded by Councilman Altieri to refer the request of the applicant, Woodview Construction/Homeview Properties, to the Planning Board, for consideration of a detached accessory structure for storage of construction equipment and supplies, at 8955 Sheridan Drive, in the Commercial zone.

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

Supervisor Casilio asked the applicants if part of their business was plowing sidewalks with a different machine that they plow driveways with. We get requests all the time for people who need help taking their garbage out as they are elderly and their driveways are very long. Seems like you could make a business out of this in winter while plowing and in the summer while cutting lawn. Just a though this is not through the Town or a condition, I wanted to plant the seed as this is something the Town can't provide.

Motion by Supervisor Casilio seconded by Councilman DiCostanzo to authorize Supervisor Patrick Casilio to sign the ESI Employee Assistance Program (EAP) Renewal Agreement for the period of February 1, 2026 through January 31, 2027 subject to review and approval by the Town Attorney.

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

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo upon the recommendation of the Highway Superintendent, after reviewing all bids from multiple auto dealerships, to award bids and approve the purchase of the following vehicles for the Highway Department:

Two (2) - 2026 Chevrolet Silverado Trucks from West Herr Chevrolet at a cost of \$41,760.43 each as they were the lowest bid received. Vehicles will replace H-3 and H-4. Both vehicles will be paid from Highway Other Equipment Budget line 2.5110.0279.

One (1) - 2026 Ford F-55- from VanBortel Ford to replace H-7 at a cost of \$57,492.14 as it was the lowest bid received. Vehicle will be paid from Highway Equipment Budget line 2.5130.278 and the 2012 Ford F-350 will be sold at auction.

On the question, bids for all vehicles are available for review upon request. \$60,000.00 from Fund Balance will be allocated in the budget line to help pay for the two Chevrolet Silverado trucks; these funds were from the 2025 budget that couldn't be encumbered due to the bid process not being complete.

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

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to approve an unpaid leave of absence for Full-Time Laborer Parks Department employee David Wisnoski for the purpose of a family vacation from July 27, 2026 through and including August 7, 2026.

On the question, this was disclosed by the employee during the interview process and prior to being appointed to the Parks Laborer Full-Time position.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the request for Town of Clarence Assessor, Mary Morris, to attend the following two (2) virtual training courses sponsored by the New York State Association on Professional Development and offer Continued Education hours required for recertification:

1. Course one: "IDA/PILOT Case Study," March 6, 2026, at a cost of \$120.00
2. Course two: "Artificial Intelligence for the Assessor," March 20, 2026, at a cost of \$120.00.

On the questions, the total cost for both courses are \$240.00 and the funds are available within the 2026 Assessor's Budget. We encourage any additional training for their jobs.

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

Councilman DiCostanzo mentioned that Jonathan Bleuer and the Planning Department with the Clarence Chamber of Commerce are putting on the State of Development March 5, 2026 at 8:30 a.m. at the Town Hall One Town Place Clarence, N.Y. 14031. This will be available through YouTube.

Motion by Councilman Michnik, seconded by Councilman Altieri to approve Animal Control employee, Jerin Becker, to take all reasonable and necessary trainings sponsored by the Erie County SPCA to become a Peace Officer.

On the question, the costs associated with these trainings will be paid for from the 2026 Animal Control Budget.

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

Councilman Michnik mentioned that on March 10, 2026 at the Clubhouse at 10405 Main Street, Doug Kohler will be having a presentation on the Automobile Club starting at 7:00 p.m.

Councilman Altieri mentioned that they had the first meeting for the Fireworks in the Park event, June 29, 2026 and they are off to a good start. The Clarence Chamber of Commerce Gala is March 19, 2026 and the tables are filling up.

Motion by Councilman Altieri, seconded by Councilman Michnik to approve the request of the applicant, the Clarence Chamber of Commerce, for a Special Event Permit for the "Taste of Clarence" to be held on Monday, August 3, 2026 from 12:00 p.m. to 8:00 p.m. at the Clarence Town Park, 10405 Main Street, subject to meeting all conditions of Special Event Permit, the Memorandum of Agreement requirements, any Building Department and Emergency Management conditions, a list of all of the vendors and submitting the required insurance certificate(s) naming the Town as an additional insured to be reviewed and approved by the Town Attorney's Office.

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

Karen Lang, Town Clerk mentioned Monday, March 2, 2026 is pavilion day. This is the first day you can rent a pavilion for the 2026 season which is May 9, 2026 through October 11, 2026. The Town Clerks office will open that day only at 8:00 a.m. taking reservation on a first come first serve basis. Only one reservation per resident will be taken on the 2nd, additional

rentals can be made on the 3rd. You must be a Clarence resident with a current driver's license reflecting this. The Supervisor has agreed to come in prior to 8:00 a.m. at an undisclosed time to let resident in from the elements. If you have any questions, please feel free to contact the Town Clerk's office.

Councilman DiCostanzo asked about Fogelsonger Park on Greiner Road being fully rentable and if any additional work would be going on there.

Timothy Lavocat, Town Engineer stated that the final grating top soil and restoration of the grass.

Supervisor Casilio stated that he will be coming in earlier than 8:00 a.m. but I don't have an exact time of when I will arrive as I know some residents come the night before. This will only let you come in from outside and wait.

Councilman DiCostanzo stated that it is petition time for the political process and all parties will be out collecting signatures if someone is knocking on your door. This is a heads up as they are not selling anything.

Timothy Lavocat, Town Engineer, announced that the Town of Clarence 2025 Stormwater Annual Report is complete and is available for public review and comment at the Engineering Department and is also available on the Town website. Any public comments are to be submitted in writing to the Engineer Department.

The Stormwater annual report has been developed in compliance with USEPA Stormwater Phase 2 requirements.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the applications as follows: Legion Hall: Kristen Wangler March 15, 2026, Dana Craven March 22, 2026, Daisy Troop 33566 March 23, 2026, Rachael Goldsmith March 29, 2026 and Tyler Skowronski June 28, 2026. Clubhouse: Historic Preservation Commission April 22, 2026

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 February 12, 2026 as follows: General Funds \$189,999.47; Highway Funds \$88,280.53; Drainage Funds \$1,832.00; Lighting Funds \$733.98; Sewer Funds \$1,247.41 and Capital Funds \$10,205.82 for a total bill pay of \$292,299.21.

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

With no further business, Supervisor Casilio adjourned the meeting at 10:37 a.m. in honor of Barb McCarthy, the wife of Paul McCarthy who is most notable for holding the Town Supervisor position. Also, in honor of Susan Lehner who was a school teacher at the Clarence Middle School.

Karen Lang
Town Clerk