

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday March 11, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 8:31 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:

**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.

WORK SESSION ITEMS:

**Dillon Fitzgerald**

This property is located at 10926 Miland Road. It is on the north side of Miland Road west of Berghorn Road. It's an existing 6.8-acre parcel in the Agricultural Flood Zone.

The applicant is requesting preliminary conceptual review of proposed 1-lot Open Development Area (ODA). They are seeking numerous variances and waivers. This parcel has been split the maximum number of allowable times under a Minor Sub-Division. Any future splits would be considered a Major Sub-Division. They have stated they were not aware of this when they purchased it and want to put one additional house there.

Peter DiCostanzo asked if we have done this before. Jonathan says we have had waivers for our open development law.

Paul Shear asks if they are aware they can put the house across the street. Jonathan Bleuer says yes, they are aware, but not interested.

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

**2026 Temporary Conditional Permit Renewals**

All existing Temporary Conditional Permits are subject to renewal upon the conclusion of the previously approved term. Each Permit may be considered for renewal with a maximum term up to 5 years.

There are 17 potential renewals for 2026. Appropriate applications and fees are being collected.

There's a couple items Steve Leising has been working on. One being Lemon Auto at Buck and Doe on Sheridan. The site is very visible. Last year they were told to consider a privacy fence. They want to install a chain link fence with the plastic privacy slats that run through it. Paul Shear said they should be brought into discuss this. A more aesthetically pleasing option would be a wood privacy fence. Another is Noco Forestry which is on again off again. We were notified by NOCO that they will be ceasing operation of that business on County Road and will be selling that property. After that, an email was received saying they changed their plans, but no other information was provided. We are recommending that this permit expire and a violation will be issued for that site. Noco has been good to work with.

The Town Board has the authority to schedule a Public Hearing to consider these renewal requests.

TOWN BOARD REPORTS:

Supervisor Patrick Casilio

- Has a few motions.
- Several items for Executive Session.

- The Senior Center van needs a new transmission for \$6850.00. It's a 2023 so it's worth repairing now and the next vehicle we will look into a 3-year lease.
- The Rotary will be doing a walk through the graveyards.

Councilman Peter DiCostanzo

- Motion to sign dental agreement for white collar.
- Motion for a snowblower for the Parks Department.
- Motion to appoint Douglas Curella Jr. to the Assessment review Board.
- The fishing derby will be held April 4, 2026.

Councilman J. Paul Shear

- Motion for renewal of leased farmland.
- Received photos regarding turkey vultures on Elm Street and a request to look into it and do something about it.

Councilman Daniel Michnik

- No Motions.
- At the Historical meeting Joe McGreevy stated he would like to have the Declaration of Independence read at a Board Meeting after the 4<sup>th</sup> of July.

Councilman Robert Altieri

- Motion for the Lion's Club playground project.

Town Engineer Timothy Lavocat

- There will be bid date for the sidewalks within the next couple meetings.

Town Attorney Lawrence Meckler

- We do not need to do motions regarding town employees taking unpaid leave etc.

Motion by Supervisor Casilio, seconded by Councilman Altieri, to adjourn the work session at 9:22 a.m. and enter into Executive Session pursuant to §105 (1) f/h of the Open Meetings Law to discuss Employee History and 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 10:05 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, March 11, 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 25, 2026.

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

Paul & Dora Iskalo at 5125 Kraus Lane/SBL 71.02-2-26, east of Kraus Road, south of Stone Ledge Estates private drive. An existing 10.3-acre exception parcel located within the Stone Ledge Estates private subdivision in the Residential Single-Family zone. This exception parcel is commonly known as the “stable sub-parcel”, and has a history of agricultural operations. 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. In the late 1990’s, a private drive (known as Kraus Lane) was constructed off Kraus Road, to access four residential sublots. Between 1998 and 2001, a residence was built on each of the four sublots. In 2005, the DeRose’s received approval to subdivide their adjacent horse farm into four additional sublots accessing the same existing private drive. Thereafter, one residence was built on a subplot in 2006. In 2007, another subplot was split into two sublots and both were recognized as buildable, resulting in another one of the original four DeRose sublots becoming an exception parcel. This exception parcel is known as 5125 Kraus Lane/“stable sub-parcel”, and is the subject of this current request. Together these past actions have resulted in a total of five DeRose sublots, four of which are considered buildable from a Planning/Zoning perspective. Of the four buildable sublots, three remain vacant. Finally, between 2007 and 2026, there have been a series of lot line adjustments associated with the five DeRose sublots. A referral to the Planning Board would allow for a thorough review of this proposal.

David Chiazza, of Iskalo Development Company, was present on behalf of the applicant to answer any questions. There are four lots in total, three which have been sold and this is the last lot that was originally used to stable horses which was an exception that is no longer there. If this lot is approved there will be 60-feet of frontage and will share a driveway that is existing. The homeowners association is in favor of this request with a condition on a 30-foot strip that connects to the Pineledge subdivision remains untouched and the associations.

Councilman DiCostanzo clarified this is just the strip between the two lots.

David Chiazza replied, yes.

Supervisor Casilio asked if this was code compliant if it stays the way it is now or tied with the HOA.

Jonathan Bleuer stated that that will be extensively reviewed with the Planning Board, I can not confidently say this is code compliant at this time and this would have to be investigated.

Motion by Councilman Shear, seconded by Councilman Altieri to refer the request of the applicants, Paul & Dora Iskalo, to the Planning Board, for consideration to allow a current exception parcel, SBL 71.02-2-26 in Stone Ledge Estates, to be buildable as an Open Development Area lot in the Residential Single-Family zone.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik to set a bid date for Thursday, April 2, 2026 at 10:00 a.m. for the Residential Post Top Street Lighting Purchase.

On the question, bid documents will be available per the published Notice to Bidders.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri to declare the following Toshiba copier from the Planning Office as surplus:

-EStudio 3015AC Serial #: CNKL52544, ID# 7564

On the question, the surplus copier is no longer needed for Town purposes and will be sold or disposed of as set forth by any state or local laws and/or rules and regulations.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri to set a bid date for March 24, 2026 at 10:00 a.m. to submit sealed bids to the Town Clerk for the following copier:

-EStudio 3015AC Serial #: CNKL52544, ID# 7564

On the question, the minimum bid is \$300.00. More information on the copier will be available in the Supervisor's Office.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik to declare the following Toshiba copier from the Sheriff's Office as surplus:

-EStudio 3005AC Serial #: CFJF60138

On the question, the surplus copier is no longer needed for Town purposes and will be sold or disposed of as set forth by any state or local laws and/or rules and regulations.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri to declare the following list of five (5) vehicles, one (1) trailer and other various items as surplus equipment no longer needed for Town purposes and to be removed from the Town's inventory:

List of vehicles & items declared as surplus:

H-10	2012	Ford F150 Pickup Truck	VIN#1FTBF2B68CEA17012
H-16	2007	Ford SD Crew Cab DRW 4x2	VIN#1FTWW32Y37EA51762
H-18	2010	Ford F150 Pickup Truck	VIN#1FTNF1EV4AKE39562
H-27	2000	Freightliner AWD FL-70 Dump	VIN#1FV2HLBB2YHB56773
H-28	2000	Freightliner AWD FL-70 Dump	VIN#1FV2HLBBOYHB56772
H-574	2010	Bri-Mar Mixing Trailer	VIN#43YDC1624AC080620

Other various small power and gas tools to be declared as surplus.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to authorize the Town Supervisor to sign the CSEA Employee Benefit Funds Agreement for Dental & Vision Plans for White-Collar Unit commencing January 1, 2026 through December 31, 2029.

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

Motion by Councilman DiCostanzo, seconded by Councilman Shear to accept the quote dated February 23, 2026 from Guthrie Heli-Arc, Inc., Quote #18514 for the purchase of a 2020 Westa Rotary Snowblower for the Parks Department, at an amount not to exceed \$7,000.00.

On the question, the purchase will be made with funds from the Parks Other Equipment budget line 001.7110.0279.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to appoint Douglas Curella, Jr. to the Assessment Review Board effective October 1, 2025 for a five-year term to expire September 30, 2030.

On the question, Supervisor Casilio stated this is a thankless job.

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

Councilman DiCostanzo congratulated the Planning and Zoning Department, Jonathan Bleuer and Andrew Schaefer, as well as the Clarence Chamber of Commerce on the State of the Development on Thursday March 5, 2026 at the Clarence Town Hall. Additionally, there is a catch and release Fishing Derby put on by the Clarence Recreational Department April 4, 2026 8:30 a.m. – 10:30 a.m. at the Main Street Park Pond behind the Clubhouse, free for kids 15 and under. Lastly, again it is political petitioning time again, all parties are out getting signatures, please be kind.

Motion by Councilman Shear, seconded by Councilman Altieri to authorize the Supervisor to sign the annual renewal releases for agriculture proposes to continue to farm Town owned property as follows:

Kreher's Poultry Farm for properties located on Salt and Greiner Road. Anchor Farms for the properties located on Salt (boarded by Clarence Center Road and Howe Road) and Keller Road, Krause Road and Herr Road parcel. And John Kelkenberg for the property on Keller Road; and

To authorize the Supervisor to sign a new lease for the property located at 0 Martin Road, formally known as Smith Farm for John Kelkenberg (approximately 66.53 acres).

On the question, the leases are for a period of one year. All leases are subject to review and approval of the Town Attorney.

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

Motion by Councilman Michnik, seconded by Councilman Shear to authorize an increased salary for the Town Historian. It is recommended that the annual salary for Town Historian be increased to \$8,000.00. The Town Historian has substantially increased the activities of the position and this increase is commensurate with the additional duties.

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

Councilman Michnik stated that last evening at the Town Park Clubhouse, Douglas Kohler, put on a program about the former Automobile Club in 1957 was very interesting and was well attended.

Supervisor Casilio stated that some of the Board was there last night while others had various meeting, the program was very interesting to attend.

Motion by Councilman Altieri, seconded by Councilman Shear, Pursuant to Article 8 of the Environmental Conservation Law, to accept the Part 1 Environmental Assessment Form and approve the Part 2 & 3 Environmental Assessment Forms as prepared and to issue a Negative Declaration on the planned Clarence Lions Club All Inclusive Playground at Town Place Park, SBL 58.14-1-8. This Unlisted Action involves the installation of playground and associated facilities.

After thorough review of the plans, Environmental Assessment Forms, and comments from involved and interested parties, it is determined that the proposed will not have a significant negative impact on the environment.

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

Motion by Councilman Shear, seconded by Councilman Altieri to approve the request for a Special Event Permit for the Garden Friends of Clarence Plant Sale to be held on Saturday, May 16, 2026 from 9:00 a.m. to 1:00 p.m. in the Large Pavilion at the Clarence Town Park, 10405 Main Street, subject to meeting all conditions of the Special Event Permit requirements, the Memorandum of Agreement, 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.

Motion by Councilman Altieri, seconded by Councilman Shear to approve the request of the applicant, Ellen Rich-Snitzer, on behalf of JDS Foundation, for a Special Event Permit for the "Wiffle Ball Tournament Fundraiser" to be held on Sunday, June 14, 2026, from 8:00 a.m. to 6:00 p.m., at Meadowlakes Park, 8550 Clarence Center Road, subject to meeting all conditions of the Special Event Permit, the Memorandum of Agreement requirements including submitting the required insurance certificate(s) naming the Town as an additional insured to be reviewed and approved by the Town Attorney's Office.

On the question, all Food Trucks for this event must be licensed in accordance with Chapter 147 of the Town of Clarence Town Code and be properly insured. Applicant will be the sole vendor serving alcohol and must include Host Liquor Liability Coverage on their Certificate of Liability Insurance. Bring your own bottle or self-service will not be permitted.

Timothy Lavocat stated the food truck process is underway and most of them are complying to the new code.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the applications as follows: Legion Hall: CSEA Union – April 2, 2026; Bethan Zimmerman – April 18, 2026; Crystal Zimbardi – May 3, 2026; Heather Milone – May 31, 2026; Karen Wiesmore – June 27, 2026. Clubhouse: Clarence Chamber of Commerce - Multiple Dates.

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 26, 2026 as follows: General Funds \$175,717.16; Highway Funds \$174,079.04; Water Funds \$453,694.08; Fire Protection Districts Funds \$3,020,807.77; Lighting Funds \$349.90; Sewer Funds \$652,372.61 and Capital Funds \$35,684.41 for a total bill pay of \$4,512,704.97.

On the question, Councilman DiCostanzo stated this is a large bill pay to the having to owe Erie County Water for the hydrate maintenance, Amherst for the sewer and the fire company contracts.

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

Councilman DiCostanzo stated that the Town of Amherst voted on Monday to advance the Peanut Line paving. Now, I believe, they have to get a grant due to the amount of money this will cost and if it happens you will be able to ride a bike or walk from the Town of Newstead all the way to Down Town Buffalo.

Supervisor Casilio stated that the Town of Clarence is 218 years old today. The Town of Clarence was formed and I am very proud now to be the Supervisor of this Town, heading in the right direction, along with our founding father's being conservative, as we are today.

Councilman Michnik added that he and the Town Historian, Joseph McGreevy, are looking at a plan to restore some of the cemeteries in the Town of Clarence that have fallen into disrepair.

Supervisor Casilio congratulated the Town of Clarence as well as everyone living in it for making it 218 years.

With no further business, Supervisor Casilio, closed the meeting at 10:38 a.m.

Karen Lang  
Town Clerk