

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday, April 15, 2026

Work Session 6:30 pm

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

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
2nd Vice-Chair Wendy Salvati
Daniel Tytko

Vice-Chair Richard Bigler
Jason Geasling
Keith Lukowski

Planning Board Members absent:

Jason Lahti

Town Officials Present

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

Other Interested Parties Present:

David A. Carr, PB
Dr. Mohan Devgun

Colin Brogan

Jason Utzig

Mark Velocci

Item 1

Dynabrade, Inc.
Commercial

Requests Development Plan approval of a
Conceptually approved 40,000 sqft 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 an existing 15.7-acre property containing a light manufacturing and office facility located in the Commercial zone.

The applicant is requesting Development Plan approval of a Conceptually approved 40,000 sqft 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 sqft light manufacturing and office building on the adjacent parcel, 9035 Sheridan Drive. In June of 2025, the applicant formally withdrew that application, citing budgetary and timing issues concerning their Tonawanda subsidiary's lease/buy building agreement.

In October of 2025, the Town Board referred this new proposal to the Planning Board. In November of 2025, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In January of this year, the Planning Board issued a Negative Declaration under SEQRA, and Concept Plan approval subject to 15 conditions. In March, the Landscape Review Committee approved a final landscape plan. Most recently in April, the Engineering Department determined that the Development Plan meets all technical requirements.

The Planning Board has the authority to consider this Development Plan. An approval would constitute the final Board action prior to construction.

Present to represent this project are Jason Utzig with C&S Engineers, Marc Velocci with Silvestri Architects, and Colin Brogan with Dynabrade.

Noting that this proposed project has been reviewed thoroughly over the past months, Mr. Tytka asked how the project area would be enclosed in order to prevent debris and materials from spilling on to neighboring properties during the construction and dig phases.

Mr. Utzig stated that they have silk fence around the area where the proposed construction will be.

Mr. Tytka asked how runoff will be managed during the construction phase.

Mr. Utzig responded, stating that it is part of the construction that the contractor will manage the drainage throughout construction.

Mr. Tytka asked if there are any new mechanicals planned for the rooftop.

Mr. Velocci stated that there are 4 rooftop mechanicals, they will be added in to the mechanical design plans and submitted to the Building Department.

Mr. Tytka confirmed that there is no additional septic system planned for this project, and that the existing system will be utilized.

In regard to Public Participation, no one spoke.

With no one wishing to be heard, Public Participation was closed for this item.

ACTION:

Motion by Daniel Tytka, seconded by Gregory Todaro, to **approve** the Dynabrade **Development Plan**, located at 8989 Sheridan Drive, per the submitted plan by C&S Companies, dated March 2026, and to **approve** the **Final Architectural** drawings by Silvestri Architects, dated September 30th, 2025, all subject to the following conditions being met:

1. Applicant meeting the requirements of the Town Building Department fire code compliance review, and associated conditions.
2. Applicant meeting any additional requirements of the Town Engineering and Building Departments, and any associated conditions, prior to any permits being obtained for construction on the property.
3. Subject to Erie County Health Department and New York State Department of Environmental Conservation approval, if required, for the proposed on-site sanitary facilities.
4. Applicant meeting the requirements of the Town Landscape Committee Approval on March 10th, 2026, and associated conditions, including but not limited to, the management of all landscaping in perpetuity and replacement, in-kind, should there be any deterioration, or death, or disease to plantings.
5. All site lighting shall comply with the Town Code, be dark sky compliant and shielded to prevent spillage onto adjoining properties. No building lighting shall extend above the roofline and no new freestanding lighting shall be elevated above 15'. All lighting shall be turned off no later than one hour after business hours apart from any security lighting as called out on the approved site lighting plan.
6. Addition to be constructed per the labeled materials with colors consistent to the existing building, and building materials to be used shall be of industry standard high quality for durability and appearance.
7. Any exposed mechanicals shall be shielded from view by approved screening and/or landscaping.
8. Any dumpster or totes shall be enclosed to Town standard, and enclosure shall remain closed at all times when not in use. Garbage service shall occur in conformance with Town Code. No garbage or debris shall accumulate outside of the dumpsters or totes.
9. Building and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
10. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas, and all parking areas shall be curbed except for any pedestrian access ramp areas.
11. No outside storage or display of any kind on the property unless same shall have been pre-approved by the Town, including, but not limited to vehicles, goods, materials, and debris.
12. No additional business operations or operators without proper application made by the applicant and with review and approval by the Town.
13. Any permanent signage subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Town Planning Office.
14. Subject to Open Space, and any other applicable fees as required by Town Code.

The applicants have heard, understand, and agree with the conditions.

Keith Lukowski	Aye	Daniel Tytko	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 2

Sikh Cultural & Educational Society of WNY Commercial	Requests Change-In-Use approval for a proposed house of worship as a rehabilitation to a former retail & office building at 8550 Sheridan Drive.
---	--

DISCUSSION:

Mr. Bleuer introduced this project at 8550 Sheridan Drive, located on the north side of Sheridan Drive, east of Harris Hill Road.

It is an existing 6.2-acre property in the Commercial and Restricted Business zones, containing a former retail and office building.

The applicant is requesting a Change-In-Use for a proposed house of worship as a rehabilitation of the existing building and property.

The building façade will be refreshed with new windows, trim detailing, and rooftop mechanical screening. Additional landscaping and street trees are proposed throughout the site.

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

Present to represent this request are design engineer David Carr, and Dr. Mohan Devgun with the Sikh Cultural & Educational Society of WNY.

Mr. Carr added that they plan to reseal and repave the parking lot, and re-striping it including handicapped parking spaces. There are an additional 5 trees being installed, along with foundation plantings around two sides of the building. There is a flag pole proposed to go in to the front of the building, as well as an existing sign that will be removed and replaced with a tree.

Mr. Carr stated that there is a dryvit system that will go in at the entire front of the building. There will be two colors – white around the windows, and tan behind it on the base.

Mr. Carr added that there will be an 8 ft. sphere going in above the main entrance, as a religious feature. Two of the rooftop units will be screened, and will also add a skylight above the main bookstore which will now become the prayer room.

They are converting the rear storage area in the back right corner in to a three-bedroom apartment for visiting clergy, Mr. Carr explained.

Mr. Carr continued to review changes and additions that are proposed to be made inside the building.

Dr. Devgun explained the activities and hours that are proposed for the proposed temple. Adding that the Sikh Cultural & Educational Society of WNY was established in 1980, and for the last several years has operated out of 6569 Main Street, in Williamsville.

Dr. Devgun continued to explain their purpose, which includes to establish, maintain, and conduct a temple, and to carry out teachings. They will also hold educational classes related to the Sikh religion, hold religious congregation and prayers, and to hold special Sikh related functions and festivals.

Dr. Devgun stated that premises will be open daily from 6:30 a.m. to 9:00 p.m. for any individual congregation members to come and pray. The main service, open to all congregation members, will be open Sundays from 9:00 a.m. to 2:00 p.m. with the exception of special occasions or functions.

Mr. Devgun added that the size of the Sunday congregation is approximately 150-200 members, but on special occasions or functions, attendance tends to be higher.

Dr. Devgun continued to explain the building and activities.

Mr. Lukowski asked if there will be a fence around the proposed dumpster, to enclose it as per Town of Clarence code.

Mr. Carr responded yes.

Mr. Lukowski asked if speakers will be used during prayer, and will these speakers be outside.

Dr. Devgun stated that if they have any speakers, they will not be outside, they will all be inside the building.

Referring to the dilapidated tree in the middle of the parking lot, Mr. Lukowski asked if it will be replaced or removed.

Dr. Devgun stated that they will do whatever the Town sees fit, and asks them to do.

Mr. Geasling asked about parking, and if the striping is replacement in kind except for the area where the existing sign is. He understands the sign is being removed.

Mr. Carr reiterated that the sign is coming down and they will landscape the area.

Mr. Geasling asked about the parking area in the middle, behind the island. It is shown as spaces all the way to the end, and asked what the distance is between the spaces.

Mr. Carr responded that the depth is whatever is existing.

Mr. Geasling explained that the island where the existing sign is, backs in to the 24 ft., if that is a 2-way drive area, there will not be much width there for two cars to pass in the parking lot.

Mr. Carr explained that the island will be cut back to make it the same all the way across.

Discussion continued regarding cutting the island back.

In regard to Public Participation, no one spoke.

With no one wishing to speak, Public Participation was closed for this item at this time.

ACTION:

Motion by Keith Lukowski, seconded by Wendy Salvati, to **approve** the Sikh Cultural & Educational Society of WNY **Change-In-Use** to a house of worship, located at 8550 Sheridan Drive, per the submitted plan set by David A. Carr, P.E., dated March 15th, 2026, and January 2nd, 2026, all subject to the following conditions being met:

1. Subject to Town Building and Engineering Departments review and approvals, as required, prior to any permits being obtained for construction on the property.
2. Applicant meeting the fire code standards and requirements of the Town Fire Inspector.
3. Subject to Erie County Health Department and New York State Department of Environmental Conservation approval, if required, on any additions or modifications to the on-site sanitary facilities.
4. Per the commitment letter of the applicant, received in the Town Planning Office on January 26th, 2026, the applicant shall remove the existing non-conforming freestanding sign and install the required and approved landscaping within 6 months of this approval. Such landscaping shall be planted per the Town's Tree Management Plan, and be maintained in perpetuity, and replaced in-kind, should there be any deterioration, or death, or disease to plantings.
5. Per the commitment letter of the applicant, received in the Town Planning Office on January 26th, 2026, the applicant shall facilitate the building façade improvements and mechanical screening per the approved plan set, including material type and color, prior to Certificate of Occupancy being issued by the Town Building Department. Building materials to be used shall be of industry standard high quality for durability and appearance.
6. Per the commitment letter of the applicant, received in the Town Planning Office on January 26th, 2026, the residence shall only be used by visiting ministers and the house of worship minister and their immediate family.
7. All site lighting shall comply with the Town Code, be dark sky compliant and shielded to prevent spillage onto adjoining properties. No building lighting shall extend above the roofline and no new freestanding lighting shall be elevated above 15'. All lighting shall be turned off no later than one hour after business hours apart from any necessary security lighting.
8. Any dumpster or totes shall be enclosed to Town standard, and enclosure shall remain closed at all times when not in use. Garbage service shall occur in conformance with Town Code. No garbage or debris shall accumulate outside of the dumpsters or totes.
9. Building and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
10. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
11. No outside operation, display or storage on the property without proper application made by the applicant and review and approval by the Town.
12. No additional future property uses or operators without proper application made by the applicant and review and approval by the Town.

13. Any future proposed permanent signage will be subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Town Planning Office.
14. Subject to Open Space, Recreation, and any other applicable fees as required by Town Code.

The applicants have heard, understand, and agree to the conditions.

ON THE QUESTION:

Mr. Lukowski stated that this proposal has been deemed a Type 2 action by the Town, and therefore requires no further environmental review nor action under the State Environmental Quality Review Act.

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

MOTION CARRIED

Meeting **adjourned** at 8:31 p.m. with a motion by Wendy Salvati.

MOTION CARRIED

Amy Major
Senior Clerk Typist