

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday May 13, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 8:32 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:

8750 Main Street Associates, LLC.

This property is located at 8750 Main Street on the north side of Main Street and west of Overlook Drive. It is an existing 9.6-acre property in the Traditional Neighborhood District and Residential Single-Family zone. It contains a banquet facility and multiple-family housing.

The applicant requests Rezoning from Residential Single-Family to Traditional Neighborhood District and Special Exception Use Permit for a Conceptually approved project containing 50 multiple-family housing units within a 3-story structure to the rear of Samuel's Grands Manor property.

Patrick Casilio has recused himself from discussion on this property.

FORMAL AGENDA ITEMS: None

WORK SESSION ITEMS:

Karthigan Thavanesan

This property is located at 6571 Conner Road north of Stahley Road. It is a recently approved 4.61-acre vacant parcel split from 6591 Conner Road, in the Agricultural Rural Residential zone.

The applicant is requesting a Special Use Permit for an attached secondary living unit as part of new home construction. It is approximately 691sqft and proposed to be connected to the primary residence.

The Town Board has the authority to consider this request after setting and holding a Public Hearing. The Item may be referred to the Planning Board for a thorough review and recommendation.

Stephen Development

This is located at 10440 Main Street on the northeast corner of Hillcrest Drive. It is an existing 1.2-acre parcel containing a primary commercial structure, and three additional structures used for commercial and residential purposes, all located in the Hollow Traditional Neighborhood District.

The applicant is requesting Architectural approval of a façade rehabilitation for the primary commercial building. The building would be upgraded to include staining and painting of the existing brick, installation of entry overhangs, removal of awnings and introduction of lighting for future signage. The final step would be to have the adjacent structure painted and stained to match.

The Town Board holds the authority over architectural style in the Traditional Neighborhood District. A referral to the Planning board for recommendation or final action is an option.

Stephen Development

Location/Description:

- a. 8825 Main Street – Traditional Neighborhood District – Car Wash
- b. 9500 Main Street – Commercial – Willow Square
- c. 9735 Main Street – Commercial – Mixed-Use
- d. 10440 Main Street – Hollow Traditional Neighborhood District – Park Slope

The applicant requests consideration of Temporary Conditional Permits for food truck

parking and operation. Per the application, only one food truck will be permitted at a time per property, and operating hours will be between noon and 9:30pm.

The Town Board has the authority to consider these requests after setting and holding a Public Hearing.

416 Homez Inc.

This property location is 5945 Vincroft Drive. It is at the east side of Newhouse Road and south of Clarence center Road. It is an existing 22-acre parcel containing a senior living facility in the Planned Unit Residential District (PURD). The facility is made up of eleven duplex buildings, a congregate home complex and two detached garage buildings.

The applicant requests an amendment to the PURD to convert the Vincroft senior living facility into a non-age restricted multiple-family housing community. Such amendment is being sought to remove the age-restriction for the entire property, including all duplex buildings and congregate home.

The Town Board has the authority to amend the PURD.

John & Frances Melinda Nowak

This property is located at 4995 Bank Street. It is on the east side of Bank Street and north of Main Street. It is an existing 0.8-acre parcel containing an existing fire-damaged single-family residence and existing attached secondary living unit, located in the Residential Single-Family zone.

The applicant is requesting a Special Exception Use Permit for the allowance of an existing attached secondary living unit within the existing residence.

Upon review, it has been determined that the original 2004 addition floorplans and building permit description give no mention to a secondary living unit kitchen, which currently exists. With this information now known, the applicant is required to request and receive this approval prior to a Certificate of Occupancy being issued.

The Town Board has the authority to consider this request after setting and holding a Public Hearing.

TOWN BOARD REPORTS:

Supervisor Patrick Casilio

- We are still gathering information regarding garbage pickup. Amherst's contract is up soon and they are expecting a substantial increase in cost.
- Jerin has chased all the unleashed dogs down that were talked about at the last meeting.
- Jennifer is out at Michael's handing out certificates. We have 16 volunteer drivers.
- Some Motions to be discussed.

Councilman Peter DiCostanzo

- Motions to add summer Rec people and Pool attendants.

Councilman J. Paul Shear

- Motion to for a summer intern in Planning.

Councilman Daniel Michnik

- 2 motions.
- Cemetery project with McGreevy.

Councilman Robert Altieri

- Motion to appoint member to Library Board.
- Historic meeting to designate church and home.

Town Engineer Timothy Lavocat states on April 30, 2026 we had two bidders for the Sheridan Drive sidewalk project. The bids were higher than our estimates. There are a hundred items on this contract. Back in 2022 is when the original estimate was developed for this grant application. We are now dealing with 2026 dollars with everything that has happened from then until now. The initial bond authorization from a month and a half to two months ago. Based on those original projections this satisfied the DOT'S process. We then went out to bid and they came in higher. So, the reason for the additional Bond authorization resolution is an amendment to the prior one. Our share has gone up obviously, the conditions of the state DOT grant process is the town is responsible for anything over the original grant amount. That is the purpose of this authorization.

Peter DiCostanzo asks if our share has gone up.

Timothy Lavocat says yes, our share was originally \$900K and is now \$2.1M.

Patrick Casilio adds the cost of concrete has gone up significantly.

Motion by Supervisor Casilio, seconded by Councilman Shear, to adjourn the work session at 9:44 a.m. and enter into Executive Session pursuant to §105 (1) f of the Open Meetings Law to discuss Employee History.

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

Janel A. Farolino
Deputy Town Clerk

Motion by Supervisor Casilio, seconded by Councilman Shear, to adjourn the Executive Session at 10:10 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, May 13, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 10:15 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 DiCostanzo, seconded by Councilman Altieri to approve the Work Session and Town Board minutes of April 22, 2026.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik for the following resolution:

WHEREAS, the Town Board of the Town of Clarence, Erie County, New York, has heretofore duly authorized the construction of sidewalks along Sheridan Drive, at the estimated maximum cost of \$4,310,035, and said amount was appropriated for such purpose pursuant to the bond resolution adopted by the Town Board on May 14, 2025; and

WHEREAS, the estimated cost of said project has now been determined to be \$5,463,494, and it is necessary and in the public interest to increase the appropriation of the Town's share of the project by \$1,115,466 and to amend said bond resolution to increase the principal amount of bonds authorized from \$900,000 to \$2,015,466;

NOW, THEREFORE, be it

RESOLVED BY THE TOWN BOARD OF THE TOWN OF CLARENCE, IN THE COUNTY OF ERIE, NEW YORK (by the favorable vote of not less than two-thirds of all members of said Town Board) AS FOLLOWS:

Section (A) The bond resolution of said Town duly adopted by the Town Board on May 14, 2025, entitled:

“Bond Resolution of the Town of Clarence, New York, adopted May 14, 2025, authorizing the issuance of bonds in a principal amount not to exceed \$900,000 to finance the Town's share of the cost of construction of sidewalks along Sheridan Drive; stating the estimated maximum cost thereof is \$4,310,035, including the portion to be paid by the State of New York; and appropriating \$900,000 for the Town's share of the cost,” is hereby amended to read as follows:

BOND RESOLUTION OF THE TOWN OF CLARENCE, NEW YORK, ADOPTED MAY 14, 2025 AND AMENDED MAY 13, 2026, AUTHORIZING THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$2,015,466 TO FINANCE THE TOWN'S SHARE OF THE COST OF CONSTRUCTION OF SIDEWALKS ALONG SHERIDAN DRIVE; STATING THE ESTIMATED MAXIMUM COST OF THE PROJECT IS \$5,463,494, INCLUDING THE PORTION TO BE PAID BY THE STATE OF NEW YORK; AND APPROPRIATING \$2,015,466 FOR THE TOWN'S SHARE OF THE COST.

THE TOWN BOARD OF THE TOWN OF CLARENCE, IN THE COUNTY OF ERIE, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less than two-thirds of all the members of said Town Board) AS FOLLOWS:

Section 1. The Town of Clarence, in the County of Erie, New York (herein called the “Town”), is hereby authorized to issue bonds in a principal amount not to exceed \$2,015,466 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the “Law”), to finance the Town's share of the cost of construction of sidewalks along Sheridan Drive.

Section 2. The estimated maximum cost of the project, including preliminary costs and costs incidental thereto and the financing thereof, is \$5,463,494, including the portion to be paid by the State of New York, and \$2,015,466 is hereby appropriated for the Town's share of the

cost. The plan of financing includes the issuance of \$2,015,466 bonds to pay the Town's share of such cost, and the levy and collection of taxes on all the taxable real property in the Town to pay the principal of said bonds and the interest thereon as the same shall become due and payable. The balance of the cost of the project shall be paid by the State of New York.

Section 3. The following additional matters are hereby determined and declared:

- (a) The period of probable usefulness applicable to the object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a. 24 of the Law, is ten (10) years;
- (b) The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds may be applied to reimburse the Town for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department;
- (c) The proposed maturity of the bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of the sale of said bonds shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by general tax upon all the taxable real property within the Town. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds and provision shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and Section 168.00 of the Law, the powers and duties of the Town Board relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to the execution of agreements for credit enhancements, are hereby delegated to the Supervisor, the chief fiscal officer of the Town.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of publication of such resolution, or a summary thereof, are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution is subject to a permissive referendum and the Town Clerk is hereby authorized and directed, within ten (10) days after the adoption of this resolution, to publish or cause to be published, in full, in the official newspaper of the Town, having a general circulation within said Town, and posted on the sign board of the Town maintained pursuant to the Town Law, a Notice in substantially the following form appearing in Exhibit A hereto.

Section 8. The Town Clerk is hereby authorized and directed, after said bond resolution shall take effect, to cause said bond resolution to be published, in summary, in the official newspaper of the Town, having a general circulation within said Town, together with a Notice in substantially the form as provided by Section 81.00 of the Law.

Section (B) The amendment of the bond resolution set forth in Section (A) of this resolution shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond resolution as originally adopted, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond resolution, as so amended.

Section (C) Said bond resolution, as herein amended, is subject to a permissive referendum as therein provided. In the event that a valid petition protesting against said bond resolution, as amended, and requesting that it be submitted to the electors of said Town for their

approval or disapproval, is filed and the Proposition submitted therefor is defeated, the validity of the bond resolution adopted May 14, 2025, shall not be in any way affected and shall remain in full force and effect.

Section (D) The Town Clerk is hereby authorized and directed, after said bond resolution, as herein amended, shall take effect, to be published, in summary, in the official newspaper of the Town, together with a Notice in substantially the form as prescribed by Section 81.00 of the Local Finance Law of the State of New York.

On the question, Timothy Lavocat stated that the original quote was done 2022 as part of the DOT's grant process, we are four years later and have detailed design. We did receive and open bids for the project on April 30, 2026 and the results of those bids are reflected in this increased bond authorization.

Supervisor Casilio stated that this is for sidewalks on both sides of Sheridan Drive from Thompson and Main Street to Transit Road.

Timothy Lavocat stated that is correct, over 5 miles of sidewalk in total.

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

Motion by Supervisor Casilio, seconded by Councilman Shear to set a bid date of Friday, June 5, 2026, at 10:00 a.m., at the Office of the Town Clerk for removal of the Town's leaf compost from the Town's recycling area on Sheridan Drive. There will be only (1) bid price submitted per cubic yard loaded and hauled offsite by the successful bidder within 60 days from the time of the bid; successful bidder must supply any necessary insurance certification. The volume of the Leaf Compost pile is 3072 cubic yards.

On the question, bid packages will be available in the Office of the Town clerk and the Highway Department. All bids must be sealed and accompanied with a bid bond of \$100.00.

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

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo to approve request for Mary Kelley, Court Clerk and Sally Moore, Court Clerk, to attend Jury Trial Training, presented by the 8th Judicial District of Court Clerk and Magistrate Association, at the Elma Town Court, 1600 Bowen Road, Elma, NY 14059, on Saturday, June 6, 2026 from 10:00 a.m. to 12:00 p.m. This request is for wage compensation, tolls and mileage reimbursement.

On the question, there is no registration or seminar cost and they may use a Town of Clarence vehicle as well. .

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

Motion by Supervisor Casilio, seconded by Councilman Michnik at the request of the Highway Department Superintendent, he requests approval to send employees, Paul Englert and Joe Daigler, to attend the 2026 Highway School from June 1-June 3, 2026, at Ithaca College in Ithaca, NY with the use of a town vehicle. The registration fee is \$175.00 per person, with all reasonable and necessary expenses paid by the Town per the Town's Travel Policy.

On the question, this is a budgeted item.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri to appoint Carter Wojtaszczyk and Michael Cian to the open full-time Highway Department Laborer Step 1 positions to be paid at the union rate of \$29.1106 per hour as per the Town of Clarence Blue collar Unit #6771 contract regulations with a start date of Tuesday, May 26, 2026, subject to all pre-employment paperwork and requirements being met.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik appoint the following employees to the position of Security Officer PT Seasonal from the position of Security Officer PT at their current rate of pay effective May 14, 2026 through September 30, 2026:

Vincent Akiki Nichole Heh Kurt Krause
William O'Donnell.

On the question, this is for the purpose of working extended hours for the Parks Security Department through the summer months. The above-mentioned employees will return to the position of Security Officer PT status October 1, 2026.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri for approval to enter into a Polling Location Lease Agreement with the Erie County Board of Elections to permit the Clarence Senior Center at 4600 Thompson Road, Clarence, NY 14031, to be leased as a place to hold official voter registrations and conduct elections in accordance with the provisions of the New York State Election Law on:

Primary Election: Tuesday, June 23, 2026
General Election: Tuesday, November 3, 2026,

and to authorize the Supervisor to sign said Polling Location Lease Agreement.
Upon roll call – Ayes: All; Noes: None; Absent: None; Motion carried.

Motion by Supervisor Casilio, seconded by Councilman Shear the Town Board hereby authorizes the formation of the Clarence Town Park Clubhouse Restoration Committee under the direction of the Clubhouse Historian, Joseph McGreevy, effective May 13, 2026.

On the question, this is a committee that has been in place for almost 20 years that Joseph McGreevy will be watching over.

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

Motion by Supervisor Casilio, seconded by Councilman Shear to declare the following list of computer equipment as surplus, no longer needed for Town purposes, that will be disposed of accordingly as set forth by any state or local laws and/or rules and regulations:

Inventory #	Item	Serial number
771	20" LCE Monitor	Y30A6HA003731
837	Dell Optiplex Computer	4919808817
1060	Dell Optiplex 3020 Computer	DOTBJ52
1246	Dell Optiplex 3060 Computer	F31MFX2
1248	Dell Optiplex 3060 Computer	DHGKFX2
1249	Dell Optiplex 3060 Computer	DMTHFX2
1259	Dell Optiplex 3060 Computer	4ZWVNY2
1278	Dell 3070 Computer	71T9H03
1280	Dell Optiplex 3070 Computer	35M9H03
1298	Dell Optiplex 3070 Computer	6V8TY23
1313	Dell Ultra Sharp Monitor	BY30W03
1331	Dell Optiplex 7070	GBXQY23
1383	Dell Optiplex 3090 Computer	4RODNK3
1450	Dell Optiplex 3000 Computer	5GJWFT3
1656	HP LaserJet Pro 3001 Printer	VNB3B07873
	Toshiba Fax Machine E1803	2030548

On the question, this equipment is no longer working, cannot be repaired and the system has been replaced.

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

Supervisor Casilio stated that he will be reading an article that he wrote in this week's Clarence Bee, Thursday, May 14, 2026 edition, pertaining to the Refuse District in the Town of Clarence. This information is what we have been gathering for almost a year and still waiting to see how some Town's that are just starting, pan out in the process. For example, Hamburg has just started a district that isn't really up and running yet. I am just trying to keep up with the cost for everybody.

At a recent Town Board meeting in April, several residents addressed the Board to advocate for the establishment of a municipal garbage collection district. During these remarks, it was suggested that the Board had previously rejected such a district and that cost comparisons presented by the Town were inconsistent with data from other municipalities in Erie County. Some statements also alleged that the Town had misled the public.

Unfortunately, much of the information shared in support of these claims was either incomplete or inaccurate, resulting in a mischaracterization of the facts.

Public engagement is always encouraged. However, discussions of this nature must be grounded in accurate and verifiable information. Before bringing concerns to the media or attempting to shape public perception, it is important to ensure that the facts are fully understood and correctly presented.

As previously shared in Bee columns, the Town has engaged Drescher & Malecki, a respected CPA firm, to assist in evaluating this issue. The firm represents numerous municipalities that currently operate garbage collection districts and has been tasked with conducting an objective comparison of operational structures and associated costs. Their analysis focuses on communities comparable in size to Clarence. For example, the Town of Hamburg has recently established a district, though it is not yet fully operational, while the Town of Orchard Park has just completed a lengthy and complex process to secure a new vendor. Over the coming months, Drescher & Malecki will provide a comprehensive report for the Town Board's review.

It is also important to recognize that the financial landscape surrounding the creation of a district has changed significantly. When the Town previously considered a district approximately 20 years ago, financial conditions were more favorable. Nearly 3,800 residents participated in a vote.

Even with a then large windfall to our residents, the proposal was ultimately rejected by a margin of 333 votes. Even with lower projected costs, many residents expressed concerns such as: "Why fix something that isn't broken?"; "I already manage my garbage through my business"; and "Sharing services with neighbors is more cost-effective." There was also a strong sentiment favoring limited government involvement, a perspective that continues to resonate with many Clarence residents today.

Based on preliminary findings, the cost of establishing a municipal district would be approximately \$320 per year, which is slightly less than what private haulers charge now. The municipal contracts though are for less services than what our residents have currently with a private hauler. A key cost breaker for municipal districts is the provision of bulk pickup services. It is either unavailable or there is an extra charge for bulk pickup which if used puts you over the cost of a private service.

At present, Waste Management costs \$462 a year with recycling every other week. There is an additional charge for bulk pickup. Modern Disposal costs \$544 a year and includes recycling and one bulk pickup per week. Both companies offer military and senior citizen discounts. Additionally, the suspension of service for those who spend winters in another state, though available from private vendors is not offered in most Town districts. The municipal charge for garbage collection is annually and is on your property tax bill making it impossible to adjust for those not needing the service.

There is no silver bullet when it comes to municipal districts. Vendors are not going to enter into multiyear contracts if they are not making money. In one Town, a vendor opted out of a planned extension because even though a rate was in the contract, they wanted even higher compensation for their services. Typically, contracts include a Consumer Price Index adjustment, which usually results in an annual increase in the range of 3% to 5%. There are other provisions for additional charges like fuel and tipping fees increases which allows the hauler to charge more for their service.

Of particular concern is the potential fiscal impact on the Town's budget. In the first year alone, implementing a district could increase Town expenditures by as much as four million dollars, which in our Town budget would exceed New York State's 2% tax cap. The Town would have to finance that money with a loan until they were reimbursed through your tax bill. Surpassing this cap could result in many residents possibly losing their STAR property tax credit. The Town would more than likely have to absorb due to the CPI provisions cost increases of \$250,000 every year. To stay below the tax cap after the district inception to balance the budget the extra expense may have to come from another Town service like parks or highway. As someone who has consistently maintained Town budgets below the tax cap, I have serious concerns about the long-term sustainability of absorbing these ongoing cost increases and the trickle-down effect on the Town budget. Closing out existing private contracts would also create a significant financial burden for our residents.

The Town Board remains committed to conducting a thorough, fact-based evaluation of this issue and ensuring that any decision reflects both fiscal responsibility and the best interests of our residents. When Drescher & Malecki finishes their comprehensive review, I look forward to bringing the information to you.

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to appoint the following as employees for the 2026 Summer Recreation Season, as Recreation Attendants PT Seasonal, at the budgeted rate of pay of \$17.7862 per hour, effective June 16, 2026, subject to all pre-employment paperwork and requirements being met:

Allison Glaude	Emily Glaude	Marissa Spear
Sydney Spear	Matthew Tenbrink	Sean Tenbrink
Travis Unocic	Zachary Walline	

Appoint the following as employee for the 2026 Summer Recreation Season, from Recreation Specialist Part-time to Recreation Specialist Seasonal, at the budgeted rate of pay of \$21.4452 per hour, effective June 16, 2026, subject to all pre-employment paperwork and requirements being met:

Kelly Rusin

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik upon the recommendation of the Recreation Director, to make the following appointments to the (returning) 2026 Swimming Pool Staff, subject to receipt of all pre-employment paperwork and pre-employment requirements being met:

Lifeguard PT Seasonal (Senior) \$22.0893 - Start Date: May 18, 2026:

Miranda Edmondson

Lifeguard PT Seasonal (Head) \$20.6550 - Start Date: June 1, 2026:

Austin Parlato	Ashley Podgorski	Eva Wolfley
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Lifeguard PT Seasonal \$19.8517 - Start Date: June 1, 2026:

Ava Amuso	Avery Collins	Matt Cox
Samantha Engler	Keegan Floss	Jacob Fulcher
Ian Gawron	Molly Kinnan	Jackson Korn
Carter Leach	Jake Overholt	Kyle Priset

Clerk PT Seasonal \$18.7042 - Start Date: June 8, 2026:

Julia Arroyo	Trevor Galas
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Upon roll call – Ayes: All; Noes: None; Absent: None; Motion carried.

Motion by Councilman Shear, seconded by Councilman Altieri upon the recommendation of the Director of Community Development, Jonathan Bleuer, to appoint Andrew Schaefer to the position of Senior Planner in the Planning and Zoning Office, changing his status from Junior Planner as he has successfully passed the civil service examination and has scored number one (1) in the Town of Clarence, effective as of May 13, 2026, with the rate of pay of \$43.6987 per hour.

On the question, Supervisor Casilio congratulated Andrew.

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

Motion by Councilman Shear, seconded by Councilman Altieri upon the recommendation of the Director of Community Development, Jonathan Bleuer, to appoint Ethan Paley to the planning intern position of Junior Planner Part Time Seasonal effective May 26, 2026, and concluding on August 7, 2026, with a budgeted rate of \$22.9499 per hour, subject to receipt of all pre-employment paperwork and pre-employment requirements being met.

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

Motion by Councilman Michnik, seconded by Councilman Shear to appoint Jack Merlino to the Clarence Hollow Community Character Protection Board effective May 13, 2026 with a term to expire December 31, 2026.

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

Motion by Councilman Michnik, seconded by Councilman Altieri to appoint Rachel Seibert to the Clarence Senior Center Board effective May 13, 2026 with a 3-year term to expire December 31, 2028.

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

Councilman Michnik commented on the meeting that was held last evening at the Clarence Town Park Clubhouse. Joseph McGreevy put on a presentation about the people who are buried in the cemeteries who are Revolutionary War Veterans. He did a great job, thank you for all that you do for the town.

Motion by Councilman Altieri, seconded by Councilman Michnik to appoint Mary Quigley to the Clarence Library Board effective April 22, 2026 with a term to expire December 31, 2028.

On the Question, Mary Quigley is filling the term vacated by Dawn Olczak which had an expiration date of December 31, 2028.

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

Proclamation read by Councilman Altieri as follows:

WHEREAS, The Month of May is designated as “National Preservation Month” and

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character; and

WHEREAS, historic preservation is relevant for communities and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals to preserve the heritage that has shaped us; and

WHEREAS, residents are encouraged to seek out, learn about and celebrate our heritage.

NOW, THEREFORE, BE IT

RESOLVED, that the Clarence Town Board recognizes the members of the Town of Clarence Historic Preservation Commission for their dedication to the preservation of the Historic Heritage of the Town of Clarence; and be it further

RESOLVED, that the Clarence Town Board hereby proclaims May 2026 as “National Preservation Month” in the Town of Clarence.

Motion by Councilman Altieri, seconded by Councilman Michnik to approve the request of the applicant, Town of Clarence/Bob Altieri, for a Fireworks Display Permit for Monday, June 29, 2026 at 10:00 p.m. with a rain date of Tuesday, June 30, 2026 at 10:00 p.m.

On the question, approval for the Fireworks Display Permits are subject to receipt of all the appropriate paperwork, fees, insurance and fire chief approvals which are on file in the Planning and Zoning Office.

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

Motion by Councilman Shear, seconded by Councilman Altieri to approve the request of the applicant, Brookfield Country Club, for a Fireworks Display Permit for Friday, July 3, 2026 at 10:00 p.m. with a rain date of Sunday July 5, 2026, at 10:00 p.m.

On the question, approval for the Fireworks Display Permits are subject to receipt of all the appropriate paperwork, fees, insurance and fire chief approvals are on file in the Planning and Zoning Office.

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

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to approve the request of the applicant, Bobbi Sedor, for a Special Event Permit for a “Block Party” to be held

Saturday, September 12, 2026 from 4:00 p.m. to 7:00 p.m., that will be located in the Marcos Hideaway Cul-de-Sac for the Northwoods Community, as per the submitted map, subject to meeting all conditions of the Special Event Permit, Memorandum of Agreement, and any other requirements of the Town of Clarence including receipt of the required Certificate of Insurance naming the Town of Clarence as an additional insured from the applicant.

On the question, all Food Trucks for this event be licensed in accordance with chapter 147 of the Town of Clarence Town Code and be properly insured.

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

8750 Main Street Associates, LLC. at 8750 Main Street and SBL 70.20-4-3.12. North side of Main Street, west of Overlook Drive. An existing 9.6-acre property in the Traditional Neighborhood District and Residential-Single-Family zone, containing a banquet facility and multiple-family housing. The applicant requests Rezoning from Residential Single-Family to Traditional Neighborhood District and a Special Exception Use Permit for a Conceptually approved project containing 50 multiple-family housing units within a 3-story structure to the rear of the Samuel's Grande Manor property. In 2021, the property owner Charles Pezzino proposed a 40-unit project. After a thorough Town review and project modification, a 24-unit project was Conceptually approved. In 2023, the property owner deemed the project cost prohibitive, and proposed a 20-unit project. During the Town's thorough review, the applicant ceased to pursue that project. Since then, the property owner has entered into an agreement with the current project sponsor who is now proposing 50 units. The Town Board referred the proposal to the Planning Board in May of 2025. At that time, the proposal included two 3-story multiple-family buildings containing 51 residential units. Thereafter, the applicant addressed comments received and modified the proposal to one 3-story, 50-unit building resembling a brownstone community set along a private tree-lined street corridor. In September of 2025, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In February of this year, the Planning Board issued a Negative Declaration under SEQRA. In March, the Zoning Board of Appeals issued a Variance for the size of the building. In April, the Planning Board issued Concept Plan approval, subject to sixteen conditions, and recommendations of Rezoning and a Special Exception Use Permit. The Town Board has the authority to consider this request after holding these Public Hearings.

Sean Hopkins was present on behalf of the applicant and also attending the meeting was Rich and Pat McNamara. As Jonathan indicated this is the first of two public hearings, for this request, we are asking the Town Board to rezone the northern most portion of this site. This permits existing residential single-family classifications to TND which of course is not the predominant classification in that area, but a majority of the site is zoned that. We have evaluated other options which would not require the rezoning. However, by adding that in, it improves the project lay out, allowing us to create a much more vibrant community. This would include street scape, proper road alignment and much more so we feel this is a minor request that is well vetted with many of the boards. Negative declaration plan and concept plan approval have already been given as well. We are hoping to break ground and start construction in August of this year.

Councilman DiCostanzo asked what the property to the north was.

Jonathan Bleuer stated that the property to the north is owned by the Clarence Central School District.

Don Campagna, representing 8777 Main Street LLC, was present and lives in the area wondering what the traffic control study was for. Connection Drive is right across from the exit of this property, what are the plans for traffic control? You have 50 units being added plus other services in and out of there, what kind of traffic control will be there. Main Street over the years has continued to get busier, it is not a problem at this point, making a left had turn out of Connection for people who use the road to access Main Street, I want to make sure it is not going to become a problem, thank you.

Kathy Phalen, a resident, questioned if the proposed application was a septic system or would it be connected to the sewers. My property is along the creek that is the drainage for the property by the Overlook/Boncrest section. I already have some issues with water flooding my yard and the water from this property would drain into this area.

Patricia Grupka, Assistant Superintendent of Finance and Operations for Clarence School's, was present and thankful to the board for the opportunity to discuss this. While there is a lot of forest behind that building, with the growth that we are doing, that we are appreciative of, the growth that supports our school and the tax rate. We are concerned that we will have to build out at Sheridan Hill and we will need some of that back space for ourselves. Even though it is forested, it is open access and periodically do find people wondering back there. We are

wondering if the builder would consider privacy fencing and trees to make sure that that property is isolated from our school. Our student play on the playground back in that area, while they are supervised, I do have concerns for the students and the community when they are back playing. If you could please consider privacy fencing I would appreciate that.

Sean Hopkins commented on the traffic, stating that they did provide detailed information to the New York State Department of Transportation that was reviewed as part of the Environmental Review that this project will not have any significant adverse traffic impacts. Obviously, there are existing driveways there that they are going to be utilizing, the routing plan was discussed with code enforcement and additionally complies with the emergency code access as well. Traffic has been thoroughly reviewed as part of the overall project. In terms of sanitary sewer versus septic, we will be using septic and it will be in the back corner of the property. Communication with Erie County Health Department has begun and the application for Developmental Plan Approve has been filed, we will need their approval. In terms of drainage, this will be on site as requirements of the DEC as well as the Town of Clarence, this system has been designed to also include any water that is currently on the site. To the comments in terms of the school, we would be reluctant to clear the vegetation on the back of the site and replace that with a privacy fence. Our goal would be to preserve as much of that vegetation as we could and I think the physical buffer would remain in place.

Jonathan Bleuer added on as part of the developmental review, there will be a required landscape plan submitted and reviewed by our landscape review committee which we have representatives with us today hearing these comments. They will take into consideration fencing, landscaping, a combination of that and work with the applicant to ensure that those desires are met.

Sean Hopkins added that they would be welcome to communicate with the school directly before we come back to the Planning Board.

Councilman Altieri added that he lives in the Harris Hill area using the streets there and understand residents concerns. Main Street and Harris Hill are busy streets, we need to be careful coming out of them. Connection is used as a cut through to people who don't even live in the area. They have done a thorough traffic review.

Motion by Councilman Shear, seconded by Councilman Michnik to close the public hearing.

Upon roll call – Ayes: Councilman Altieri, Councilman Michnik, Councilman Shear, Councilman DiCostanzo; Noes: None; Absent: None; Recused: Supervisor Casilio Motion carried.

Motion by Councilman Michnik, seconded by Councilman Altieri resolved, that after a Public Hearing held at the duly convened Town Board Meeting on May 13, 2026, and after all interested parties having been heard, the Clarence Town Board hereby approved the request of the applicant, 8750 Main Street Associates, LLC, to rezone the rear of the property, located at 8750 Main Street & SBL 70.20-4-3.12, from Residential Single-Family to Traditional Neighborhood District, per the recommendation of the Planning Board.

Upon roll call – Ayes: Councilman Altieri, Councilman Michnik, Councilman Shear, Councilman DiCostanzo; Noes: None; Absent: None; Recused: Supervisor Casilio Motion carried.

Jonathan Bleuer stated as previously mentioned, this is to consider a Special Exception Use Permit for multi family housing per the Town Law requirements.

Sean Hopkins was present on behalf of the applicant, as stated this is for the accepting of a Special Exception Use Permit because the project does include multi family housing. The building is on the northern portion of the site and required a variance as it accedes more than 30,000 sqft. It's design has two separate buildings, this project, in my opinion, will be something different in the Town of Clarence. We are really trying to create more of a community feel and see that a lot of effort has been made with the architectural design, style and various materials, horizontal and vertical articulation, landscaping, entrances on the first floor and direct access parking. We think this is a great layout, we appreciate the impute that we did receive during the review process and are requesting acceptance of this Special Exception User Permit.

Motion by Councilman Shear, seconded by Councilman Michnik to close the public hearing.

Upon roll call – Ayes: Councilman Altieri, Councilman Michnik, Councilman Shear, Councilman DiCostanzo; Noes: None; Absent: None; Recused: Supervisor Casilio Motion carried.

Motion by Councilman Shear, seconded by Councilman Altieri resolved, that after a public hearing held at the duly convened Town Board meeting on Wednesday, May 13, 2026, and after all interested parties having been heard, the Clarence Town Board hereby approves the request of the applicant, 8750 Main Street Associates, LLC, for Special Exception Use Permit, located at 8750 Main Street & SBL 70.20-4-3.12, for a Special Exception Use Permit for a project containing multiple-family housing to the rear of the Samuel's Grande Manor Property.

Upon roll call – Ayes: Councilman Altieri, Councilman Michnik, Councilman Shear, Councilman DiCostanzo; Noes: None; Absent: None; Recused: Supervisor Casilio Motion carried.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the applications as follows: Legion Hall: Richard Lafountain may 18, 2026; Clarence Log Cabin Quilters June 20, 2026 and William Neff September 12, 2026. Clubhouse: Cub Scout pack 27 June 13, 2026. Nature Center: Clarence Recreation Department: July 13-17, 2026 & August 3-7, 2026.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Bill Pay of April 23, 2026 as follows: General Funds \$204,320.40; Highway Funds \$165,177.63; Water Funds \$1,372.25; Central Alarm Funds \$231.09; Fire Protection Districts \$4,698.66; Drainage Funds \$419.04; Lighting Funds \$8.99; Sewer Funds \$508.45; and Capital Funds \$62,623.30 for a total bill pay of \$439,359.81.

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 May 7, 2026 as follows: General Funds \$182,017.35; Highway Funds \$74,600.16; Drainage Funds \$1,679.58; Sewer Funds \$200.00; Capital Funds \$101,628.13 and Special Revenue Funds \$1,300.00 for a total bill pay of \$361,425.22.

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

Councilman DiCostanzo stated that it was great to see the bike path used so much with the nice weather this past weekend, bikers, walkers, strollers and dog walkers. The shelter on Goodrich Road as well for water bottle fill ups and the bathroom.

Supervisor Casilio added that sometimes we catch a lot of flack when we have projects, like the bike path on Wehrle Drive, that people were critical of and now seeing people using the sidewalks and bike paths.

With no further business, Supervisor Casilio adjourned the meeting at 11:04 a.m. in honor of a fellow Town Supervisor, Joe Emminger, who is retiring. He was a great mentor for me with his experience, knowledge and how he handled things with the public. All of a sudden, now I am the most senior Supervisor in our group of 23 people.

Karen Lang
Town Clerk