

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday May 27, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 8:30 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

Jonathan Bleuer introduces Ethan as a new intern for the summer at the Planning and Zoning Department.

PUBLIC HEARINGS: None

FORMAL AGENDA ITEMS:

Lemon Auto Detailing

This property is located at 8145 Sheridan Drive. It's on the south side of Sheridan Drive, west of Helenwood Drive. It is an existing property in the Restricted Business and Commercial zone. It consists of several principal and accessory structures.

The applicant is requesting renewal of an existing Temporary Conditional Permit (TCP) for automotive detailing and sales in the Restricted Business zone.

The Town Board has the authority to consider this request.

7 Brew

The location of this property is 4301 Transit Road. It is the east side of Transit Road and south of Main Street. It is an existing 23.5-acre parcel in the Major Arterial zone, containing the existing Transitown commercial plaza.

The applicant is requesting preliminary Conceptual Review of a proposed drive-thru coffee stand. It would consist of an approximately 510sqft building with a dual-lane drive-thru, adjacent 281sqft cooler and associated facilities.

Jonathan Bleuer states the team will be at the meeting today from Ohio to present to the Board. They are prepared for all the questions to be asked regarding queuing. They understand the desire to keep all traffic off Transit Road and that is their desire as well. They have developed further detailed plans showing a stacking plan as well as a traffic control plan which they will describe to you this morning.

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

Patrick Casilio is hesitant with moving forward with this project with the entrance on Transit Road.

Daniel Michnik is also concerned as to how close the dry cleaners would be to the building and the traffic flow.

Karthigan Thavanesan

This property is located at 6571 Conner Road. It's located on the east side of Conner Road and 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 requests a Public Hearing to consider a Special Exception use Permit for a secondary living unit as part of a new home construction. The secondary unit would be approximately 691sqft and proposed to be connected to the primary residence via a port cochere.

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

John & Frances Melinda Nowak

This is located at 4995 Bank Street. It's located 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 requests a Public Hearing to consider a Special Exception Use Permit for the allowance of an existing attached secondary living unit within the residence. Upon review, the 2004 floorplans made no mention of the secondary kitchen, which currently exists. With this information now known, the applicant is required to request and receive 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.

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 request a Public Hearing to consider Temporary Conditional Permits for food truck parking and operation. Per the application, only one food truck will be permitted at 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.

Stephen Development

This property is located at 10440 Main Street on the northeast corner of Main Street and 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 requests Architectural approval of a façade rehabilitation for the primary commercial building, now known as Park Slope, on the corner of Main Street and Hillcrest Drive. The adjacent structure to the middle of the site would also be painted and stained to match.

The Town Board holds authority over architectural style in the Traditional Neighborhood District.

WORK SESSION ITEMS:

Joseph Daham

Located at Kenfield Road, SBL 29.00-1-24.1 is on the west side of Kenfield Road and north of Lapp Road.

This item was to be considered for a Special Exception use Permit for a secondary living unit, but has been removed by the residents.

DaNando

This property is located at 4401 Transit Rd. It's In the plaza on the corner of Transit Road and Main Street.

The applicant is requesting a Temporary Conditional Permit (TCP) for outside dining on the patio.

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

TOWN BOARD REPORTS:

Supervisor Patrick Casilio

- Motion for transfer of funds.
- Thanks to Tim Lavocat, for Fogelsonger Park and all the beautiful renovations.
- Meadowlakes fence quote update. Tim Lavocat said it should be up in July and Parks will be painting it.
- Will talk of bike trail and budgeting at meeting.
- Sidewalk update.

Councilman Peter DiCostanzo

- Motion for Jason to purchase of a mower.
- Motion for Chip to add staff.
- 11 houses built in April and 6 were over a million dollars.

Councilman J. Paul Shear

- Talk of a community vegetable garden on Countryside behind the houses. He talked to Dave Donahue to get a legal opinion. Wonders if leasing the land is an option.

Councilman Daniel Michnik

- YMCA – Youth Bureau classes for fitness June 1st through August 31st.
- Summerfest will be July 18th at Town Park.
- There are 2 openings for adult members for the youth board.
- The Senior Center is working on cleaning up the paths at the Nature Center.

Councilman Robert Altieri

- At the June 10th meeting Greenprint will be here and they will give their presentation.
- May 29th is the zoom meeting regarding the Fireworks in the Park event.

Motion by Supervisor Casilio, seconded by Councilman Altieri, to adjourn the work session at 9:32 a.m. and enter into Executive Session pursuant to §105 (1) 4 of the Open Meetings Law to discuss the 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 10:10 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 27, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 10:14 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 May 13, 2026.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri to approve the following transfer of funds in the 2026 General Fund Budget:

\$7,000.00 from account #001.1990.4023- Contingent to account #001.1320.4440– Consulting Services.

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

Motion by Supervisor Casilio, seconded by Councilman Michnik to appoint Kelly Wasiela to the position of Security Officer PT in the Parks at the hourly rate of \$20.00, effective June 8, 2026, 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.

Supervisor Casilio thanked the American Legion Post 838 and the Clarence Rotary Club for the great Ceremony on Monday, Memorial Day, for our Veterans. Additionally, thank you to Jason Holden, Parks Superintendent, and the Park Department, Tim Sayers, for helping to get the parks ready for the event. There was about 600 people at one time for the event who heard the history of some of our veteran's and what they did for our Country.

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to accept the quote of May 18, 2026 from MTE Equipment for the purchase of a Pro Turn 672 Kawasaki 1000 mower under the Sourcewell Contract, at an amount not to exceed \$15,897.96.

On the question, this will be paid out of 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 Shear upon the recommendation of the Pool Director, to make the following appointments to the 2026 Swimming Pool Staff, subject to receipt of all pre-employment paperwork and pre-employment requirements being met:

Lifeguard PT Seasonal \$19.5075 - Start Date: June 1, 2026:

Nathan Arnold	Katelynn Cox	Grant Hauer
Scarlett Ivanick	Henry Kraft	Jameson Oddy
Morgan Oddy	Meghan O'Neill	Ellyce Panus
Emily Priset	Jacob Putnam	Isabella Zinno

Clerk PT Seasonal \$18.3609 - Start Date: June 8, 2026:

Benjamin Selig

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

Councilman DiCostanzo reported that for the month of April on the residential single-family report there were eleven permits. Six of these houses are to be over \$1,000,000.00.

Motion by Councilman Michnik, seconded by Councilman Altieri for YMCA Fitness in the Parks, Fridays from 10:00 a.m. to 11:00 a.m., June 5 through August 28, 2026, in Clarence Town Park, 10405 Main Street by the Bandshell.

On the question, the Youth Bureau has notified the Parks Department and has assigned this event to take place by the Bandshell at the Main Town Park. A Certificate of Insurance that meets all of the requirements has been submitted and is on file.

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

Councilman Michnik mentioned there was a Clarence Youth Bureau meeting, Summerfest is set for July 18, 2026 from 4:00 p.m. to 8:00 p.m. at the Main Street Park, 10405 Main Street. The youth Bureau has two openings for the adult board members, application can be found online.

Councilman Altieri mentioned that this coming Friday, May 29, 2026 is a Fireworks in the Park zoom meeting at 9:30 a.m. Please let me know if anyone is interested in being a part of his important event.

Motion by Councilman Shear, seconded by Councilman Michnik to approve the request of the applicant, Clarence Citizens for Veterans, for a Special Event Permit for a “Red, White & Brews” Fundraiser to be held Saturday, June 20, 2026 from 5:00 p.m. to 10:00 p.m., that will be located at the Clarence Main Park Pavilion, 10405 Main Street, 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 must 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.

Lemon Auto Detailing at 8145 Sheridan Drive. South side of Sheridan Drive, west of Helenwood Drive. Existing properties in the Restricted Business and Commercial zones, containing several principal and accessory structures, together with the primary businesses, Buck & Doe and Lemon Auto Detailing. The applicant requests renewal of an existing Temporary Conditional Permit (TCP) for automotive detailing and sales in the Restricted Business zone. In April of this year, the Town Board held a Public Hearing to consider renewals of TCP’s, including Lemon Auto Detailing. At that time, the applicant was issued a 3-month extension, with a requirement that the applicant meet with the Planning Board Executive Committee (PBX) to consider mitigation measures. A directive was then given to the PBX to provide a recommendation back to the Town Board. The PBX met with the applicant in May and provided the following recommendation; A 6’ tall wood privacy fence shall be installed from the front foundation line of the Lemon Auto building to the rear foundation line of the rearmost Rockledge Professional Park building, which is a distance of approximately 230’. It shall be the applicant’s discretion if the fence is to be placed on the east property line or set in from the property line, but vegetation is to be preserved to the greatest extent possible. Fence shall be installed within 3-months of Town Board renewal. Finally, no vehicles shall be placed north, south, or east of the fence, and all vehicles shall be arranged in an orderly fashion within the lot area to the west of the fence. Town Board has the authority to consider this request.

Joe Giarratano of Lemon Auto Detailing and Ed Krier, property owner, were present to answer any questions.

Councilman Shear thanked the applicant for getting together with the board and compromising, it is appreciated.

Supervisor Casilio asked if they understood the conditions put forward.

Joe Giarratano and Ed Krier both replied yes.

Motion by Councilman Altieri, seconded by Councilman Shear to approve the request of the applicant, Lemon Auto Detailing, for Renewal of an existing Temporary Conditional Permit for Automotive Detailing, located at 8145 Sheridan Drive, in the Restricted Business Zone, subject to the following conditions:

1. Permit renewal shall be for 3 months.
2. Installation of a 6' tall wood privacy fence to be installed by the applicant within 3 months, running along the east property line in a north/south direction, from the front foundation line of the Lemon Auto building to the rear foundation line of the rearmost Rockledge Professional Park building, which is a distance of approximately 230'.
3. No placement of vehicles to the north, south or east of the fence.
4. All vehicles shall be arranged in an orderly fashion within the lot area to the west of the fence.
5. All prior conditions of approval remain in full force and effect.

On the question, Councilman Shear asked the applicant if they understand, heard and accept the conditions.

Joe Giarratano and Ed Krier both replied yes.

Jonathan Bleuer added that the applicant should visit the Planning and Zoning office to receive your fence permit and upon construction, reach out to our office for inspection.

Councilman Shear stated that the good side of the fence will be facing out.

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

7 Brew at 4301 Transit Road, East side of Transit Road, south of Main Street. An existing 23.5-acre parcel in the Major Arterial zone, containing the existing Transitown commercial plaza. The applicant is requesting preliminary Conceptual review of a proposed drive-thru coffee stand. The project consists of an approximately 510 sqft building with a dual-lane drive-thru, adjacent 281 sqft cooler, and associated facilities. A referral to the Planning Board would allow for a thorough review of this proposal. Note, that a drive-thru facility does require a Special Exception Use Permit consideration by you the Town Board. While Planning has the approval of concept and development plan review the Town would retain control of the Special Exception use consideration. There may be some additional considerations regarding variances, if this moves through to the Planning Board, they would conduct a thorough review and also make determinations on the required variances.

Jenn Krack, Ohio division of 7 Brew, Gaurav Aggarwal, owner, Jesse, manager of the local company and Anthony Pandolfe the architect were available for questions.

Anthony Pandolfe stated they are here for conceptual review with a referral to the Planning Board. This is 7 Brew drive-thru coffee stand, this is a drive-thru only establishment, there is no sit-down area and this is a drink only menu, no food. This operation helps to keep customers on site for as little time as possible, getting them in and out quickly. We will be making a revision to the site plan in front of you. There is a cross access with Pearl Vision, we will be closing that off and establishing some green space. This will not only prevent any cross access but provide green space as well. As mentioned, we will need a couple variances for this, the Planning Board will be going through the environmental SEQRA review. The stacking on site is 30 spaces and we did provide some traffic management planes should stacking exceed those 30 spaces. We did come up with a couple plans to have stacking on site so it does not spill out on to Transit Road. Employees will be out there in order to direct traffic around the plaza. As you can see on the plan, we are utilizing the existing parking lot along Transit Road, which you see with a lot of these plazas, it is rarely used. The parking spaces up near the road are almost always empty as people park closer to the plaza itself. If you have any questions, we are here to answer them for you, thank you.

Councilman Michnik addressed his concern with the current dry cleaners drive-thru, will you be cutting them off, where no one can come through that area.

Jenn Krack stated we are not, that remains open.

Anthony Pandolfe stated that there is no change to that and no issues.

Councilman DiCostanzo stated that most of their concerns is with traffic, can it spill out to Transit Road. Your place receives a lot of volume especially when you first open. Do you have any statistics from your business that says in the first six months stated its incredibly busy and then after six months how the volume is of when it dies down and becomes a regular location.

Gaurav Aggarwal, we have some national data and from existing stands that we have opened in western New York. The traffic actually drops in the first 90 days from when we opened a stand close by. This stand will be kind of middle of Lockport and Amherst, we have already seen in Lockport that the traffic was not as crazy as Maple and Bailey in Amherst or in

Niagara Falls. In Amherst, that corner is a very tight busy corner and the first 7 Brew stand in Western New York. Opening day, we do community hours for free drinks and the first Saturday after we open is swag day which is our busiest day where we have a mitigation plan for that. After that we have a normal pattern and this stand will be the fifth one in the area. We have been visiting the plaza and there is plenty of space if there is any overflow which is only typically within the first opening week.

Councilman DiCostanzo reiterated that if you have anything that you could send up to review that would be appreciated.

Gaurav Aggarwal stated the busiest days are opening day, swag day and Mother's Day. We did not see as high of numbers once we opened additional stand in Lockport and Niagara Falls.

Councilman DiCostanzo stated that he wouldn't be as concerned with the number of cars, it is the traffic mitigation you would have to do. I don't care if you serve a million cars there, good for you, I just don't want you to screw up our roads and traffic. I would like to know how bad it was mitigating the traffic when the stands first opened.

Gaurav Aggarwal stated that the good thing about this is that the site plan is we are allowing for more cars to be stacked. We are in constraints at the other locations where here we have open land that is always empty to keep cars moving. Our time from ordering to drink in hand is 7 minutes on average.

Councilman Altieri asked about the entrance off of Transit Road is really close to 7 Brew, I perceive, on a really busy day, traffic backed up onto Transit Road with the entrance being so close.

Gaurav Aggarwal stated that this is the mitigation plan we show for traffic. This is what we use for Niagara Falls, where we are close to the road and the curb cut making sure there is no back up.

Councilman Altieri reiterated what Councilman DiCostanzo stated, we can't have a traffic back up on Transit Road, that would be a disaster.

Jesse, manager of the local company, stated that this is significantly more que spacing than we have in Niagara Falls. If we don't stack the single row with red lines, we can fit another 14 to 16 cars which will allow us to put almost 60 cars in a line and keep them off of Transit Road on these busy days.

Supervisor Casilio stated, I am sorry, but I don't have any confidence in that at all, that you will be out there with flashlights directing people. The north entrance has to go away, is that possible.

Anthony Pandolfe stated that would kill the project for us.

Supervisor Casilio said I just don't have the confidence of people coming out there with flashlights and cones directing traffic. Let's be real about it, we don't want the Maple Road problem that you have. I would like to know all the addresses of the stores that you have so I can go and take a look at them, if we have a lot of variance's we may not want to move forward with it. I would also like to know if the variances are minor or not. Do you need the parking spaces behind the building for employee. Is this still going to be a sea of blacktop or are you curbing those stacking lanes and landscaping, I would like to see a better detail drawing on that. I hope you are successful and always busy but and if cars struggle to get in our out with no set of rules struggling to make turns. If you want to stay at this location on the property, I think that that entrance has to go away. I don't know if that is DOT regulated or by the owners, if a turning lane needs to be made, does this require DOT approval.

Jonathan Bleuer stated that the NYSDOT will be viewing this project as part of the review.

Supervisor Casilio stated you are going to be successful there, you are going to be busy, you can't compare us to Niagara Falls. I think that store is going to be the busiest store for you, which is good for you. We have to make sure that traffic is taken care of. One of you in an interview, when Maple Road opened, implied that it was a Town of Amherst problem and put police officers out there to direct traffic, I think they were contracted to do that correct.

Gaurav Aggarwal apologized for that miss communication.

Supervisor Casilio stated it is what it is we don't and can't regulate our traffic out on a state road. I want some foresight on what will happen out there so we don't have those problems that you had on Maple Road.

Gaurav Aggarwal replied that he totally agrees with that and he cannot control the media asking workers questions that they don't know what experience they have. One thing I will say about 7 Brew that is different than any other is we don't have any dine in or sit in area, all we control is the experience. It is to our detriment that any car that drives thru has a bad experience with traffic, safety or anything.

Supervisor Casilio asked what the running time is right now on an order.

Gaurav Aggarwal stated it is under seven minutes from when we take the order to when you receive the drink.

Supervisor Casilio said that is long. This is none of my business and it is obviously working for you.

Gaurav Aggarwal stated that this is on average on the maximum amount of time, people may take less than a minute depending on what they order. We pride ourself on giving customized drinks and fast service. We have people taking your order, no speaker boxes.

Councilman Shear stated they are then standing outside taking the order.

Gaurav Aggarwal stated correct at the entrance of the line.

Jesse, manager of the local company, stated there are two line and on average we are at about five and a half minutes with a goal to keep it under seven minutes. Once we take your order, we also take the make and model of the vehicle with the last three digits of your license plate number so we can run these drinks out. We have several cars that get their drinks in less than five minutes with fewer cars that get their drinks in less than seven minutes. It only takes about 40 seconds to make a coffee and I can make more than one at a time.

Councilman Shear asked how do you pay.

Councilman Altieri asked when do you pay, when you order or at pick up.

Jesse, manager of the local company, stated that you can pay with card at the time of order or with cash when you get your coffee, this is just like a Chick-Fil-A. We won't take cash at the time of order but about half way through the line we will.

Councilman Shear asked then on a busy day how long will it take a car to get through.

Jesse, manager of the local company, stated that it all depends on what is ordered and the quantity. Our associates are trained to talk and walk with the cars through the lanes to keep them moving. In a perfect operation a car with slowly crawl through the entire process. An example, on Memorial Day at the Amherst location we had about \$17,000.00 in sales where they ran in five minutes of service.

Councilman Shear asked if there was a menu somewhere, like a board. As the new guy I don't have a clue as to what you have.

Gaurav Aggarwal stated that we have many boards on the property and you can tell us you tried something somewhere else to find a comparison.

Councilman Shear stated that 20,000 items on one menu is a long menu.

Supervisor Casilio reverted back to the sea of black top and asked don't we want to see that curbed in and landscaping around. Are we hiding that or no time to get the drawings together.

Anthony Pandolfe stated that is you look at the drawing the shaded part is the blacktop is existing. The part in the middle between the building and the dumpster is all new green space that is currently not there.

Supervisor Casilio commented shouldn't that all be curbed in. What stops a customer from wandering and saying its taking too long.

Anthony Pandolfe stated yes there is a curb and landscaping along that side too.

Supervisor Casilio asked about the other blacktop part.

Anthony Pandolfe stated that is employee parking.

Supervisor Casilio asked if they could park someplace else verses putting landscape there, separating yourself from Pearl Vision.

Jenn Krack stated that there will be no cross access to Pearl Vison along that property line. We can look at how many parking spaces are needed and perhaps move a few. Additionally, I wanted to point out that there is a lot of directional marking in the drive-thru. As the one in the group only having two 7 Brews coming from Ohio, I have recently visited the sites to see how they operate and they are very similar. The navigation as a customer is very clear and guide you through completion. The pass through allows any person in that second lane to get through. Say you just want a coffee but the person ahead of you wants seven milkshakes and six smoothies, that allows you to get your beverage when it is brought out to you and exit the site.

Councilman Michnik asked what happens when someone in the outside lanes to make a left hand turn and there is traffic coming in and out, won't that back up your line going from seven minutes to ten minutes.

Jenn Krack stated that there should be enough space as that is an exit only with a right and a left-hand turn lane. They are further back so that should create enough space to get into one of those lanes.

Supervisor Casilio stated that he is not ready to move forward on this project because, again I question that entrance.

Jenn Krack stated that this has all been carefully thought and went through engineers. We want to make sure we are working with all agencies and want to make everyone happy. We want to be successful and not operate poorly or be a problem for any of our neighbors or State and local agencies.

Supervisor Casilio stated that he is not confident that this project will work in the format it is in right now. I would like for you to come back in two weeks and see if there is a different location on that property that you can go to. What you have might work in two years from now, I don't think it works right now or for when you open up, being realistic about it. Like I said before there are a few things I would like to look at before moving this project forward as well as the variances. I would also like to spend some time on Maple Road, as Niagara Falls is not a comparison.

Gaurav Aggarwal stated that the Maple Road location is different from this location in that there is no pass thru lane there.

Supervisor Casilio stated that the reason he wants to go to that location is because you stated that things slow down after 90 days and I want to see how slowed down it is. Cars were lined up for an hour down the center of Maple Road, are you telling they aren't lined up anymore.

Gaurav Aggarwal stated they are not lined up like that anymore, that was only for swag day.

Supervisor Casilio asked what does that mean again to you.

Gaurav Aggarwal stated that is the first Saturday after opening where we give to the community.

Anthony Pandolfe spoke on the variance's stating that two of them that they need pertain to the minimum sizes of the building which is 1000 sqft and we are at 510 sqft., the building is smaller than what the code is set at. The other one is the set back from the center line of Transit Road of 135 feet and we are at 123 feet, I believe. In my opinion those variances are not too substantial and I believe there are not any others needed.

Jonathan Bleuer stated that until we coordinate, we are not going to know the DOT's thoughts. If and when this gets to the Planning Board, they will coordinate an environmental review and send it out to DOT who has 30 days to respond and we know they will correspond. Until we do, I cannot speak to that.

Supervisor Casilio asked about the architecture of the building, usually we spend about an hour on that alone but we were more concerned about on this project.

Jonathan Bleuer stated that it is going to be a big thing with the Planning Board that we don't need to bring this up at this stage. We have had these generic conversations so they are aware of what is to come.

Supervisor Casilio asked if there was only one prefab style or are there others they can decide on. It would help you a lot if you got multiple pictures to go through for them to see. What were the hours of operation for Transit Road.

Jesse, manager of the local company, stated Sunday through Thursday 5:30 a.m. until 10:00 p.m. Friday and Saturday 5:30 a.m. until 11:00 p.m. with peek time from 9:00 a.m. until 12:00 p.m.

Supervisor Casilio stated he would like to table the project.

Councilman Michnik agreed.

Motion by Supervisor Casilio, seconded by Councilman Altieri to table the request of the applicant, 7 Brew, for consideration of a preliminary conceptual review of a proposed drive-thru coffee stand at 4301 Transit Road in the Transitown Plaza in the Major Arterial Zone.

On the question, Supervisor Casilio stated he really sees a problem with that entrance, maybe it would help if it was wider, as everyone seems to struggle there.

Jonathan Bleuer stated the next Town Board Meeting is, June 10, 2026. He encourages the applicant to reach out to the Planning and Zoning Office for a list of requests by this board and then get you back in the que for June 10, 2026.

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

Karthigan Thavanesan (Han) at 6571 Conner Road. East side of Conner Road, north of Stahley Road. Recently approved 4.61-acre vacant parcel split from 6591 Conner Road, in the Agricultural Rural Residential zone. The applicant requests a Public Hearing to consider a Special Exception Use Permit for an attached secondary living unit as part of new home

construction. The secondary living unit is approximately 691 sqft and proposed to be connected to the primary residence via a port cochere. The application states that the in-law suite will be utilized by an elderly mother and father. Town Board has the authority to consider this request after setting and holding a Public Hearing. Note, the main residence is proposed to have a roof ridgeline height of 39', which will require a 4' variance from the Zoning Board of appeals.

Karthigan Thavanesan, owner, and David Fleming, of DRF Design Architect were present to answer any questions.

Supervisor Casilio asked if the Town Board had any questions, we have spent a lot of time on this and this is to just set a public hearing.

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to set a public hearing for Wednesday June 24, 2026 at 10:15 a.m. to consider the request of the applicant, Karthigan Thavanesan, for a Special Exception Use Permit for the construction of an attached secondary living unit as part of new home construction, located at 6571 Conner Road, in the Agricultural Rural Residential zone.

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

John & Frances Melinda Nowak at 4995 Bank Street. East side of Bank Street, north of Main Street. 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 requests a Public Hearing to consider a Special Exception Use Permit for the allowance of an existing attached secondary living unit within the existing residence. The single-family home was originally constructed in 1976. The attached secondary living unit was constructed in 1994. Due to a house fire suffered in 2025, the applicants are working with the Building Department to gain permits for the reconstruction and rehabilitation, as required. 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. In an effort to allow the necessary reconstruction and rehabilitation work to occur without delay, these actions are being worked on concurrently. Town Board has the authority to consider this request after setting and holding a Public Hearing.

Melinda Nowak was present to answer any questions.

Motion by Councilman Michnik, seconded by Councilman Shear to set a public hearing for Wednesday June 24, 2026 at 10:20 a.m. to consider the request of the applicants, John and Frances Melinda Nowak, for a Special Exception Use Permit for the allowance of an existing attached secondary living unit within the existing residence, located at 4995 Bank Street, in the Residential Single-Family zone.

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

Councilman Michnik stated he is recusing himself from agenda items 15 and 16.

Stephen Development:

- 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.

Paul Stephen II and Connor Stephen were present to answer any questions.

Councilman Altieri reiterated that only one food truck could be at any location at any time, correct.

Paul Stephen II replied, hypothetically, there could be one food truck at each distinct property at the same time. This is open only to members of Clarence Creative Kitchen so we don't anticipate this ever happening. Anyone can come to the food trucks however it is limited to our food trucks working with us.

Motion by Councilman Shear, seconded by Councilman Altieri to set a public hearing for Wednesday June 24, 2026 at 10:25 a.m. to consider the request of the applicant, Stephen Development, for Temporary Conditional Permits for food truck parking and operation on the following properties:

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

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

Stephen Development at 10440 Main Street. Northeast corner of Main Street and Hillcrest Drive. 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 requests Architectural approval of a façade rehabilitation for the primary commercial building, now known as Park Slope, on the corner of Main Street and Hillcrest Drive. The building would be upgraded to include staining and painting of the existing brick, installation of entry overhangs, removal of existing awnings, introduction of gooseneck lighting for future wall signage, and architectural façade lighting. Finally, the adjacent structure to the middle of the site would also be painted and stained to match. The Town Board holds authority over architectural style in the Traditional Neighborhood District. A referral to the Planning Board for recommendation or final action is an option. The Clarence Hollow Community Character Protection Board has reviewed this proposal, and provided comment. The applicant has made alterations to the proposal per comments received.

Paul Stephen II and Connor Stephen were present to answer any questions.

Councilman Shear stated this is a terrific update.

Supervisor Casilio mentioned we keep losing diners on Main Street, Campfire Grill, your tenant mentioned lightly doing something.

Paul Stephen II stated Wandering Cup is new café opening where the old Vibe was. She is not going to have food per say but will be having pastries and things of that nature. She is looking to have an innovative family orientated coffee shop, she has some really cool ideas. My first thought was, another coffee shop, but the hollow is underserved with coffee shops so I think she is going to do great there. I had talked to the owner of Andy's on Sheridan however the opportunity was a little too early as we had just bought the building. Potentially, when Janet of Clarence Country Doughnuts retires, that could be a great space and we would be all ears for that.

Supervisor Casilio stated you would probably have to build an outside wall and put a kitchen system in depending on what she was having.

Paul Stephen II stated that the doughnut shop does have a hood system in the small kitchen that she has.

Supervisor Casilio stated that we are just a little light for dinners in the Main Street area specifically.

Motion by Councilman Altieri, seconded by Councilman Shear to approve the request of the applicant, Stephen Development, for architectural approval of a façade rehabilitation for the existing commercial building, located at 10440 Main Street, now known as Park Slope, in the Hollow Traditional Neighborhood District, subject to the following conditions:

1. Applicant meeting any requirements of the Town Building Department, and any associated conditions, prior to any permits being obtained.
2. No site modifications without application, and review and approval by the Town.
3. The adjacent structure at the middle of the site shall be painted and stained to match.
4. No painted murals or advertising signage without application, and review and approval by the Town.
5. All building lighting shall be Town code compliant, dark sky compliant, and shielded to prevent spillage to adjoining properties.
6. Façade rehabilitation shall be consistent with depicted colors as approved, and building materials to be used shall be of industry high quality for durability and appearance.
7. Building shall be maintained as approved, in perpetuity, and any deficiencies shall be repaired or replaced as approved.
8. Subject to applicable fees as required by Town Code.

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

Councilman DiCostanzo asked what kind of food trucks does he have to offer the Clarence residents in the four locations previously mentioned.

Paul Stephen II stated, well we all know the hot dog guy, Street Cravings, Filipino food, steaks and barbeque and an ice cream, a variety of different things.

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the applications as follows: Legion Hall: Rachael Goldsmith June 14, 2026; Anward Hossain June 21, 2026 and August 16, 2026; Lisa Prefontaine September 6, 2026; Diane Palmeri November 8, 2026 and Thomas and Tracy Field November 14, 2026. Clubhouse: Cub Scout Pack 568 June 7, 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 May 21, 2026 as follows: General Funds \$637,961.47; Highway Funds \$133,966.22; Drainage Funds \$42,165.00; Lighting Funds \$792.75; Sewer Funds \$282.63 and Capital Funds \$68,105.30 for a total bill pay of \$883,273.37.

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

With no further business, Supervisor Casilio adjourned the meeting at 11:16 a.m.

Karen Lang
Town Clerk