

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday August 19, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 8:35 a.m.

Members of the Town Board present were Councilmembers Daniel Michnik, J. Paul Shear, Peter DiCostanzo, and Supervisor Patrick Casilio. Other Town officials present were Director of Community Development Jonathan Bleuer and Town Attorney Lawrence Meckler.

Director of Community Development - Jonathan Bleuer

PUBLIC HEARINGS: None

FORMAL AGENDA ITEMS:

7631 Transit Road, LLC.

This property is located at 7631 Transit Road. It is on the southeast corner of Transit Road and Wolcott Road. It is an existing 6.88-acre property in the Residential Business zone.

The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for a conceptually approved commercial retail building for Lenco Supplies.

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

Mattina Development, LLC.

SBL 44.00-1-55 is on the southwest corner of County Road and James Ryan Parkway. This is a proposed 3.36-acre subplot within the previously approved Cimato Industrial Business Park, located in the Industrial Business Park zone.

The applicant is requesting preliminary Conceptual review of a proposed commercial plaza. This project consists of two 1-story multi-tenant commercial buildings.

The applicant is currently constructing a previously approved commercial plaza on the southeast corner of County Road and James Ryan Parkway, which is a separate project.

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

Mattina Development, LLC.

SBL 44.00-1-55 is on the east side of James Ryan Parkway, south of County Road. It is a proposed 1.91-acre subplot within the previously approved Cimato Industrial Business Park.

The applicant is requesting preliminary Conceptual review of a proposed commercial and flex warehouse plaza. Additionally, the applicant is concurrently proposing another separate and distinct project on the southwest corner of county Road and James Ryan Parkway.

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

Flavors of India

This property is located at 4401 Transit Road. It is on the east side of Transit Road and north of Main Street. It's an existing 20-acre parcel in the Major Arterial zone, containing the existing Shops at Main/Transit Plaza.

The applicant is requesting consideration of a Temporary Conditional Permit for outside dining at the front of the existing business.

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

WORK SESSION ITEMS:

9740 Lapp Road, LCC.

This property is located at 9740 Lapp Road. It is an existing 57-acre vacant property within the Agricultural Rural Residential zone, previously approved to allow the creation of three frontage lots.

The applicant is requesting preliminary Conceptual review of a 4-lot Open Development Area, a 1-lot Minor Subdivision and a Lot Line Adjustment associated with 9780 Lapp Road. In total, this would result in 4 sub-five-acre frontage lots on Lapp Road, five-plus-acre Open Development Area lots on a single private drive accessing Lapp Road. It has been long planned and finally has a formal application in to us.

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

STEM Automotive

This property is located at 10575 Main Street on the south side of Main Street and west of Ransom Road. This is an existing 1-acre property located in the Hollow Traditional Neighborhood District. It contains an automotive repair business operating with a Temporary Conditional Permit.

The applicant is requesting preliminary Conceptual review of a building expansion for the existing business.

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

Supervisor Casilio states that all the pumps and tanks have been removed.

Jonathan Bleuer says they have not received any complaints, but only positive remarks from the community.

Zoe Restaurant

This property is located at 5701 Transit Road. It is on the east side of Transit Road south of Highland Farm Drive. It's an existing 1-acre property located in the Major Arterial zone, containing an existing restaurant. They wish to add outside dining. It would remove some landscaping and some foundation planting. He would add some hanging baskets.

A referral to the Planning Board would allow for a thorough review of this proposal. Alternatively, the Town Board could set a Public Hearing to consider this request.

Local Hollow Brewing (Shalooby Loofer Brewing)

This property is located at 10737 Main Street. It is on the south side of Main Street and west of Academy Street. It's an existing 0.4-acre parcel in the Hollow Traditional District. It contains a residence, a nano-brewery and outside dining which is operating with a Temporary Conditional Permit to be modified.

The applicant is purchasing Shalooby Loofer Brewing and changing the name to Local Hollow Brewing. They will be updating the property and the operation to now include seasonal pop-up live music within the outside dining area.

Jonathan says there will be painting, new signage and program changes.

Cimato Enterprises, Inc./Woodland Hills

SBL 70.07-6-11 is on the south side of Greiner Road and east of Harris Hill Road. It's a previously approved 77-lot Major Subdivision in the Residential Single-Family zone on approximately 58-acres.

The applicant is requesting Final Plat approval of phase 3, consisting of 20 residential sublots and the dedication of approximately 1,360 linear feet of Kandefer's Trail.

As per the Zoning Law, the Town Board has final approval authority to approve a Final Plat. The Engineering Department is in the process of ensuring that the applicant has met the technical and Town requirements necessary to consider this action.

TOWN BOARD REPORTS:

Supervisor Patrick Casilio

- We have bids that came in under budget for the Rec center. We should be done with the project by this time next year. We saved over one million dollars.
- Next Wednesday there will be an SRO officer hired.

Councilman Peter DiCostanzo

- Motion for Supervisor Casilio to apply for a grant from the Easthill Foundation for museum maintenance.
- Motion for people to attend the assessor's seminar.
- Met a woman who submitted an application for the Ethics Board. If she is accepted, she would be filling someone's term.
- Some trees came down at Sunset Park. They shaded a large sandbox. The sandbox has since been moved to another shaded area.
- Went downtown to a free fraud and budget class put on by the State Comptroller in the old County Hall.

Councilman J. Paul Shear

- John Hickey is running for a judge's seat.

Councilman Daniel Michnik

- Summerfest this Sunday from 12:00-4:00pm.

Councilman Robert Altieri: Absent

Motion by Peter DiCostanzo, seconded by Councilman Shear, to adjourn the work session at 9:30 a.m. and go into an attorney/client session.

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

Janel A. Farolino
Deputy Town Clerk

Motion by Peter DiCostanzo, seconded by Councilman Shear, to adjourn the attorney/client session at 9:45 a.m.

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

Regular meeting of the Town Board of the Town of Clarence was held on Wednesday, August 19, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Deputy Supervisor Peter DiCostanzo called the meeting to order at 10:08 a.m.

Members of the Town Board present were Deputy Supervisor Peter DiCostanzo. Councilmembers Daniel Michnik and Paul Shear. Other Town officials present were Director of Community Development Jonathan Bleuer and Town Attorney Lawrence Meckler. Councilman Bob Altieri and Town Engineer, Timothy Lavocat were absent. Supervisor Patrick Casilio was on a conference call and will be attending once completed.

Motion by Councilman Michnik, seconded by Councilman Shear to approve the Work Session and Town Board minutes of July 22, 2026.

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

Motion by Deputy Supervisor DiCostanzo, seconded by Councilman Shear for the following:

IT IS HEREBY RESOLVED, that after holding an open competitive bid on July 30, 2026 and based on the recommendation letter by Trautman Associates dated August 3, 2026, the Clarence Town Board accepts the lowest responsible bidder(s) and awards Prime Contracts for the Recreation Facility Project as follows:

1. Contract 1 - General Construction contract to Building Innovation Group, Inc. of East Rochester, NY for a total bid of \$2,853,985.00;
2. Contract 2 - Plumbing Construction Contract to J.R. Swanson Plumbing Co., Inc. of Niagara Falls, NY for a total bid of \$286,775.00;
3. Contract 3 - HVAC/Mechanical Construction contract to Greater Niagara Mechanical, Inc. of North Tonawanda, NY for a total bid of \$478,600.00; and
4. Contract 4 - Electrical Construction Contract to Billitier Electric, Inc. of Rochester, NY for a total bid of \$763,250.00.

BE IT FURTHER RESOLVED, that the Supervisor is authorized to sign and enter into Contracts and/or Agreement(s) with the aforementioned contractors for the respective accepted bid amounts, upon review and approval of the Town Attorney.

On the question, funds will be allocated from Capital Project No. 159.

Deputy Supervisor DiCostanzo stated that this is a project that the Town is doing with the old Highway building. It is being turned into a Recreation Center with an indoor facility and additional space to the overall building.

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

Motion by Deputy Supervisor DiCostanzo, seconded by Councilman Michnik for the following:

IT IS HEREBY RESOLVED, that upon the recommendation of the Town Engineer, the Town Board awards the Construction Phase Services for the Recreation Facility Project to Trautman Associates of Buffalo, New York in the amount of \$110,500.00 in accordance with the fee proposal dated November 26, 2025, and authorizes the Supervisor to sign and enter into an agreement with Trautman Associates of Buffalo upon review and approval of the Town Attorney.

On the question, funds will be allocated from Capital Project No. 159.

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

Motion by Deputy Supervisor DiCostanzo, seconded by Councilman Shear for the following:

IT IS HEREBY RESOLVED, that upon the recommendation of the Town Engineer, the Town Board awards the Construction Management Services for the Recreation Facility Project to Architecture Unlimited, LLC of Clarence, New York, in the amount of \$176,000.00 in accordance with the scope of work proposal dated November 22, 2025, and authorizes the Supervisor to sign and enter into an agreement with Architecture Unlimited, LLC, upon review and approval of the Town Attorney.

On the question, funds will be allocated from Capital Project No. 159.

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

Motion by Deputy Supervisor DiCostanzo, seconded by Councilman Michnik for the following:

BE IT RESOLVED, that Patrick Casilio, as Supervisor of the Town of Clarence, is hereby authorized and directed to submit an application to accept funds from the East Hill Foundation, in an amount not to exceed \$15,000.00, and to enter into and execute an agreement with the East Hill Foundation for such financial assistance to the Town of Clarence for the maintenance of the Clarence Historical Museum in accordance with requirements for application for said funding.

On the question, the Grant is for a term of 5 years and if granted would be paid to the Town of Clarence in 5 equal installments of \$3,000.00 per year for a total amount of \$15,000.00.

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

Motion by Deputy Supervisor DiCostanzo, seconded by Councilman Shear that at the request of the Town of Clarence Assessor, to have Assessor Staff employees, Trina Boller and Alicia Baker, virtually attend a one-day hybrid class via Zoom, intended to provide a knowledge of RPSv4 Custom Reports and Letters, presented by the NYS Assessors Association, on Friday, August 21, 2026 from 9:00 a.m. to 4:00 p.m. (EDT).

On the question, this is a budgeted item, and the class cost is \$120.00 per attendee. Both employees will log on for class during work hours, and cameras are required to be on at all times during the class in order to receive full Continuing Education Hours/Re-Certification Credits.

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

Deputy Supervisor DiCostanzo thanked the Parks Department for the new sand box they put in at the Harris Hill Sunset Park. The sandbox needed repairing and some trees came down which put the sandbox in direct sunlight not making the children's and parents happy in that area. The new sandbox is in and shaded, thank you to the Parks Department for the work.

Motion by Councilman Shear, seconded by Councilman Michnik for the following:

IT IS HEREBY RESOLVED, that the Town Board approves Agreement Amendment No. 2 to the Fogelsonger Park Improvements Project Professional Services Contract between the Town of Clarence and Wm. Schutt Associates in the added amount of \$19,386.00 for the expanded scope of services as described in the Wm. Schutt Associates Agreement Amendment dated July 30, 2026.

On the question, funds will be allocated from Capital Project No. 154.

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

Supervisor Casilio joined the meeting in person at 10:16 a.m.

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo upon the recommendation and request of the Superintendent of Highways, Jamie Dussing, Michael Minor is appointed to position of Working Crew Chief Promotional from the position of Heavy Motor Equipment Operator in the Highway Department at Step 1 of the Blue-Collar Unit Contract at the hourly rate of \$40.3152 effective as of August 13, 2026.

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

Motion by Councilman Michnik, seconded by Councilman Shear to approve request for Mary Kelley, Court Clerk, to attend the State Association of Magistrates Court Clerks' 46th Annual Conference, to be held in Albany, NY, from September 27 through September 30, 2026. This request is for wage compensation, mileage, parking, reasonable travel expenses, conference registration fee, and lodging.

On the question, the conference registration fee is \$100.00. The conference hotel package at The Desmond Hotel in Albany, NY, which includes a three-night stay and all meals, is \$946.00 for single occupancy.

Supervisor Casilio added if they would like to use a Town of Clarence pool car, they have the option to if they choose.

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

Motion by Councilman Michnik, seconded by Councilman DiCostanzo for the following:

IT IS HEREBY RESOLVED, that after holding an open competitive bid on July 28, 2026, the clarence Town Board accepts and awards the Clarence Hollow Decorative Post Top Street Lighting Purchase bid to Illuminating Expressions Distribution LLC of Rochester, NY for a quantity of 36 LED custom post top heads at a total cost of \$87,120.00; and be it

FURTHER RESOLVED, that the Supervisor is authorized to sign and issue a purchase order for the bid amount upon review and approval of the Town Attorney.

On the question, funds will be allocated from General Fund Balance to Budget Line 1.5182.4383 Maintenance of Street Lights in the amount of \$87,120.00.

Supervisor Casilio added these lights are already outdated, we call them the gas lights and we need to make decisions on them for the future.

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

Councilman Michnik mentioned that this Sunday August 23, 2026 is Summerfest at the Main Street Clarence Town Park 10405 Main Street from 12:00 p.m. until 4:00 p.m.

Motion by Councilman DiCostanzo, seconded by Councilman Shear the Clarence Town Board hereby approves the request of the applicant, the Clarence Center Volunteer Fire Company Benevolent Association Inc., for a Special Event Permit for the Annual Labor Day Fair and Parade and for a Fireworks Display Permit subject to all conditions of the Special Event Permit, the Special Events Memorandum of Agreement, the Town of Clarence Operating Permit requirements, and the Public Display of Fireworks Permit being met, including all required insurance certificates and proofs of insurance having been submitted to the appropriate departments.

On the question, the annual event will take place as follows:

Friday, September 4, 2026 from 5:00 p.m. to 11:00 p.m. (Fireworks at 10:00 p.m.);

Saturday, September 5, 2026 from 11:00 a.m. to 11:00 p.m.;

Sunday, September 6, 2026 from 11:00 a.m. to 11:00 p.m.; and

Monday, September 7, from 11:00 a.m. to 5:00 p.m. (Parade at Noon).

The Special Event Permit and Public Display of Fireworks requirements have all been met.

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

Motion by Councilman DiCostanzo, seconded by Councilman Shear to approve the request of the applicant, Brothers of Mercy, for a Special Event Permit for the “Brothers of Mercy - Oktoberfest and 5K Run/Walk” to be held at 4520 Ransom Road on Friday, September 11, 2026 from 4:00 p.m. to 10:00 p.m., subject to meeting all conditions of the Special Event Permit, Memorandum of Agreement and the receipt of the required Certificate of Insurance naming the Town of Clarence as an additional insured from the applicant.

On the question, the Route for the event is as per the submitted map. All the appropriate agencies will be notified including the Clarence Highway Department. The applicant will obtain any permits they may need from Erie County and New York State for use of their highways, if applicable. Street closures shall only be temporary while the race is crossing the roadway. Event staff shall be at all crossing to safely direct traffic.

Councilman DiCostanzo added that this is in conjunction with their Oktoberfest which is at night. This is a great event that I have attended, if you like German food and Culture this is a great event to attend, the runners can go right in the tent to eat and drink after the run.

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

Motion by Councilman DiCostanzo, seconded by Councilman Shear to approve the request of the applicant, the Town of Clarence, for a Special Event Permit for the “9/11 Memorial Service” to be held on Friday September 11, 2026 from approximately 6:00 p.m. to 9:00 p.m. at the Eastern Hills Wesleyan Church with road closures per the submitted map, subject to meeting all conditions of the Special Event Permit, Memorandum of Agreement, as well as any other Town requirements.

On the question, Anfield Rd will be closed from Greiner Rd to the entrance for the church as per the submitted map. All the appropriate agencies will be notified including the Clarence Highway. Street closures shall only be temporary during the Memorial Service at Eastern Hills Wesleyan Church. If required, event staff will be at all crossing to safely direct traffic. The insurance and policy coverages are currently in place.

Supervisor Casilio stated that it has been 25 years but feels like it was yesterday. Some people are losing focus and some don’t even believe it happened, our local fire companies and first responders thought after 25 years it would be great to do this event and that church can handle that many people.

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

Motion by Councilman Michnik, seconded by Councilman DiCostanzo to accept the quote from Guthrie Sales & Service for the purchase of a 2025 Western Star Vacall Vacuum Truck for a purchase price not to exceed \$614,238.40 from Sourcewell Contract # 101221-GRD.

On the Question, this will be paid by allocating the Highway Fund Balance in the amount of \$114,238.40 to account number 2.5110.279 (Other Equipment); \$100,000.00 from Stormwater Management Fees; and the remaining \$400,000.00 will be paid from General Fund Balance and then reimbursed from a Grant.

Supervisor Casilio stated that we have tens of thousands of receivers that are cleaned every year per the DEC requirements on our streets that we are responsible for. The water ultimately ends up in Tonawanda Creek, that’s why we fall under DEC regulations. We did get a grant for this truck and are taking funds out of our General Contract as well as selling the existing truck we have. It is a lot of money and there are contractors but a lot of municipalities of our size have truck as we are responsible to suck out all the receivers. I think there are 13 or 14,000 receivers and how many of them can you do in one day versus the number of days in a year. I do want to talk to the Highway Superintendent about delivery, there is a substantial charge to get this truck into Clarence and sales tax, I believe, is from Genesee County.

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

Motion by Councilman DiCostanzo, seconded by Councilman Shear to accept the quote of July 29, 2026 from Power Mole Trenchless for an Electric Line Locator with Camera, at an amount not to exceed \$14,212.88. This is a Sole Source Provider.

On the question, this purchase will be expended from the Street Light budget line 001.5182.4383.

Supervisor Casilio stated, without the Town Engineer here, I believe we have somewhere in the 1000's for a number of Pilot Lights that we maintain. The first contact for a street light that is out is our Parks Department

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to accept the quote of August 5, 2026 from Chafee Ward Equipment for an Mi-T-M Series, Belt Drive Portable Hot Water Pressure Washer, at an amount not to exceed \$11,599.00. Chafee Ward Equipment submitted the lowest quote.

On the question, this purchase will be expended from the Parks Equipment budget line 001.7110.0279.

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

Jonathan Bleuer commented to the online audience, we are aware that you are staring at a wall right now but glad you can still hear us. Per the agenda the Town reserves the right to continue in-person meetings without live stream should any technical issues arise and we are doing everything we can to get that corrected.

With that being said, due to the cancellation of the Town Board Meeting on August 12, 2026 this is a formality to represent this item to set a public hearing.

7631 Transit Road, LLC at 7631 Transit Road. Southeast corner of Transit Road and Wolcott Road. An existing 6.88-acre property in the Restricted Business zone. Formerly home to Bitterman's Automotive complex of buildings and two residential structures, all of which have since been demolished, apart from one warehouse building on the east side of the property. The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for a Conceptually approved commercial retail building in excess of 10,000 sqft for LENCO Supplies. The building is proposed to contain 43,800 sqft and be centered on the property, fronting Transit Road. The northwest corner of the property is reserved for an outparcel/lease area. The southern portion of the property is proposed to be a natural open space area. Finally, the existing warehouse building on the east side of the property is proposed to be preserved, rehabilitated, and used as part of the business operation. In 2023, Rane Property Management received Town approval to construct a mixed-use project containing commercial space, multiple-family housing, and accessory structures on the property. This construction never occurred and the property has since been sold. The Town Board referred this new proposal to the Planning Board in January of this year. In February, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In May, the Planning Board issued a Negative Declaration under SEQRA. In June, the Zoning Board of Appeals issued a Use Variance for this retail operation. In July, the Planning Board issued Concept Plan approval, subject to nineteen conditions, and the recommendation of a Special Exception Use Permit. Town Board has the authority to consider this request after setting and holding a Public Hearing.

Motion by Councilman Shear, seconded by Councilman Michnik to set a public hearing for September 9, 2026 at 10:15 a.m., to consider the request of the applicant, 7631 Transit Road, LLC, for a Special Exception Use Permit for a Conceptually approved commercial retail building in excess of 10,000 sq. ft. for LENCO Supplies, at 7631 Transit Road in the Restricted Business zone.

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

Mattina Development, LLC. at SBL 44.00-1-55. Southwest corner of County Road and James Ryan Parkway. Proposed 3.36-acre subplot within the previously approved Cimato Industrial Business Park, located in the Industrial Business Park zone. The applicant is requesting preliminary Conceptual review of a proposed commercial plaza. The project consists of two 1-story multi-tenant commercial buildings. One building is approximately 8,000 sqft, and the other is approximately 10,900 sqft to include a drive-through facility. The applicant is currently constructing a previously approved commercial plaza on the southeast corner of County Road and James Ryan Parkway, which is a separate and distinct project. Additionally, the applicant is concurrently proposing another separate and distinct project on the east side of James Ryan Parkway. A referral to the Planning Board would allow for a thorough review of this proposal.

Ari Golberg, Council representing the applicant as well as Chris Wood of Carmina Wood, Joe Mattina, owner, were present to answer any questions. This is the same development team and developer as action number one and because we went through the Town's rigorous review plan, we have a lot of efficiencies of design and look forward to get into the projects to fine tune each design.

Supervisor Casilio stated that he often tells people that this is what they are looking for. I do want to make sure in the Town Engineers absence, that you do understand that the sewer capacity might not be there. You might have to wait for the parallel line that is going in right now, that could take a year or two to finish, questioning you getting up to the Peanut Line. We have several projects that are waiting for sewer capacity approval so I want the applicant to be aware of this.

Ari Goldberg stated that they are aware if this and saw some of the prior comments from the Work Session, based on the user proposed, it might be some avenues for us to move quicker than other project but obviously those are in the details that we look forward to getting into.

Supervisor Casilio sated yes, I forgot to mention that as well.

Motion by Councilman Shear, seconded by Councilman Michnik to refer the request of the applicant, Mattina Development, LLC, to the Planning Board for conceptual review of a proposed commercial plaza, at the Southwest Corner of County Road and James Ryan Parkway, SBL 44.00-1-55, in the Industrial Business Park zone.

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

Mattina Development, LLC.at SBL 44.00-1-55. East side of James Ryan Parkway, south of County Road. Proposed 1.91-acre subplot within the previously approved Cimato Industrial Business Park, located in the Industrial Business Park zone. The applicant is requesting preliminary Conceptual review of a proposed commercial and flex warehouse plaza. The project consists of one 1-story 5,100 sqft multi-tenant commercial building fronting James Ryan Parkway, and two 1-story 5,760 sqft flex warehouse buildings in the rear. Vehicular cross access is proposed to the commercial plaza currently being constructed on the southeast corner of County Road and James Ryan Parkway. The applicant is currently constructing a previously approved commercial plaza on the southeast corner of County Road and James Ryan Parkway, which is a separate and distinct project. Additionally, the applicant is concurrently proposing another separate and distinct project on the southwest corner of County Road and James Ryan Parkway. A referral to the Planning Board would allow for a thorough review of this proposal.

Ari Golberg, Council representing the applicant as well as Chris Wood of Carmina Wood, Joe Mattina, owner, were present to answer any questions.

Motion by Councilman Michnik, seconded by Councilman DiCostanzo to refer the request of the applicant, Mattina Development, LLC, to the Planning Board for conceptual review of a proposed commercial and flex warehouse plaza, on the east side of James Ryan Parkway, SBL 44.00-1-55, in the Industrial Business Park zone.

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

Flavors of India at 4401 Transit Road. East side of Transit Road, north side of Main Street. An existing 20-acre parcel in the Major Arterial zone, containing the existing Shops at Main/Transit plaza. The applicant is requesting consideration of a Temporary Conditional Permit for outside dining to the front of the existing business. A grouping of tables would be placed in front of the business, behind the existing protective bollards. The Town Board has the authority to consider this request after setting and holding a Public Hearing.

Kala Chima, owner, was present to answer any question.

Motion by Councilman Shear, seconded by Councilman Michnik to set a public hearing for Wednesday September 9, 2026 at 10:20 a.m., to consider the request of the applicant, Flavors of India, for a Temporary Conditional Permit for outside dining at 4401 Transit Road in front of the existing business at the Shops at Main/Transit in the Major Arterial zone.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the applications as follows, Legion Hall: Sandra Pavlock October 4, 2026, Kelli Grieco November 13, 2026 and Justine Irish December 20, 2026. Clubhouse: Girl Scout Troop 33566 Multiple Dates, Girl Scouts December 5, 2026. Nature Center: Canisius University Army ROTC September 24, 2026 & October 1, 2026.

On the question, Councilman DiCostanzo asked if we have had any negative feedback on the ROTC group.

Supervisor Casilio stated, no we have had none.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the Bill Pay of July 30, 2026 as follows: General Funds \$243,846.47, Highway Funds \$190,438.10, Water Funds \$1,032.00; Fire Protection Districts \$41,138.58; Drainage Funds \$95,647.85; Sewer Funds \$724.42; Capital Funds \$86,663.11 and Agency Funds \$2,230.00 for a total bill pay of \$661,720.53.

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

Motion by Councilman DiCostanzo, seconded by Councilman Shear to approve the Bill Pay of August 13, 2026 as follows: General Funds \$204,888.94; Highway Funds \$84,230.99; Drainage Funds \$10,805.78; Lighting Funds \$778.16 and Capital Funds \$67,130.77 for a total bill pay of \$367,834.64.

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

Motion by Supervisor Casilio, seconded by Councilman Shear to adjourn the Town Board meeting at 10:41 a.m. and enter into Executive Session pursuant to §105 (1) C of the Open Meeting Law to discuss information relating to current or future investigation or prosecution of a criminal offense which would imperil effective law enforcement if disclosed.

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

Karen Lang
Town Clerk

Motion by Supervisor Casilio, seconded by Councilman Shear, to adjourn the Executive Session at 11:12 a.m.

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