



TOWN OF CLARENCE
One Town Place
Meeting Notice
TOWN BOARD WORK SESSION
August 12, 2026 8:30am-9:30am



Meeting Agenda

8:30am

1. Jonathan Bleuer, Director of Community Development

Public Hearings:

1. 7631 Transit Road, LLC., 7631 Transit Road. Requests a Special Exception Use Permit for a Conceptually approved commercial retail building in excess of 10,000 sqft for LENCO Supplies, in the Restricted Business zone.

Formal Agenda Items:

1. Mattina Development, LLC., southwest corner of County Road and James Ryan Parkway, SBL 44.00-1-55. Requests preliminary Conceptual review of a proposed commercial plaza, in the Industrial Business Park zone.
2. Mattina Development, LLC., east side of James Ryan Parkway, SBL 44.00-1-55. Requests preliminary Conceptual review of a proposed commercial and flex warehouse plaza, in the Industrial Business Park zone.
3. Flavors of India, 4401 Transit Road. Requests a Public Hearing to consider a Temporary Conditional Permit for outside dining in front of the existing business at the Shops at Main/Transit, in the Major Arterial zone.

Work Session Items:

1. 9740 Lapp Road, LLC., 9740 Lapp Road. Requests preliminary Conceptual review of a proposed 4-lot Open Development Area and 1-lot Minor Subdivision, in the Agricultural Rural Residential zone.
2. STEM Automotive, 10575 Main Street. Requests preliminary Conceptual review of a building expansion for an existing automotive repair business operating with a Temporary Conditional Permit, in the Hollow Traditional Neighborhood District.
3. Zoé Restaurant, 5701 Transit Road. Requests consideration of a Temporary Conditional Permit for outside dining in front of the existing restaurant, in the Major Arterial zone.

4. Local Hollow Brewing (formerly Shalooby Loofer Brewing), 10737 Main Street. Requests a modification of a Temporary Conditional Permit for outside dining, in the Hollow Traditional Neighborhood District.
5. Cimato Enterprises, Inc., SBL 70.07-6-11. Requests Final Plat approval for phase 3 of a previously approved Major Subdivision, Woodland Hills, consisting of 20 sublots and the road dedication of approximately 1,360 linear feet of Kandefer's Trail, in the Residential Single-Family zone.

TOWN OF CLARENCE
TOWN BOARD MEETING AGENDA
August 12, 2026 at 10:00 A.M.

Meeting Live Streamed on YouTube*

YouTube: @ClarenceNY | www.youtube.com/@ClarenceNY

*Work sessions not live streamed. The Town reserves the right to continue in-person meeting without live stream should technical issues arise.

1. Call the Meeting to Order
2. Pledge to the Flag – Lead by Councilman Michnik
3. Roll Call
4. Minutes of the Work Session and Town Board Meeting minutes held July 22, 2026
5. Supervisor's Report
 1. Request for Court Clerk to attend the New York State Association of Magistrates Court Clerk 46th Annual Conference.
 2. Award Bid for the Clarence Hollow Decorative Post Top Street Lighting Purchase.
 3. Award Bids and to Enter into (4) Prime Contracts for the Recreation Facility Project as follows:
 1. Contract 1 - General Construction Contract
 2. Contract 2 - Plumbing Construction Contract
 3. Contract 3 – HVAC/Mechanical Construction Contract
 4. Electrical Construction Contract
 4. Award the Construction Phase Services for the Recreation Facility Project
 5. Award the Construction Management Services for the Recreation Facility Project
 6. Agreement Amendment No. 2 to the Fogelsonger Park Improvements Project Professional Services Contract between the Town of Clarence and Wm. Schutt Associates for the expanded scope of services as described in Wm. Schutt Associates Agreement Amendment dated July 30, 2026.
6. Councilman's Report
 - A. Councilman Peter DiCostanzo
 1. Allow Supervisor to Apply for a Grant from the East Hill Foundation for Funding for the Maintenance of the Clarence Historical Museum.
 2. Request approval for (2) Assessor Staff Employees to Virtually Attend a NYS Assessors Association One-Day Class via Zoom

B. Councilman Paul Shear

C. Councilman Daniel Michnik

D. Councilman Bob Altieri

7. Special Events: 1. Annual Labor Day Fair, Parade & Fireworks September 4 - September 7, 2026 – Clarence Center Volunteer Fire Company Benevolent Association.

2. Brother's of Mercy Oktoberfest and 5K Run/Walk – September 11, 2026

8. Public Announcements

9. Department Reports

10. Added Motions

11. Public Hearing 10:15 a.m.: 7631 Transit Road, LLC., 7631 Transit Road. Requests a Special Exception Use Permit for a Conceptually approved commercial retail building in excess of 10,000 sqft for LENCO Supplies, in the Restricted Business zone.

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13. Mattina Development, LLC., east side of James Ryan Parkway, SBL 44.00-1-55. Requests preliminary Conceptual review of a proposed commercial and flex warehouse plaza, in the Industrial Business Park zone.

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15. Applications:

Legion Hall:

A. Michael Dunn August 14, 2026

B. Sandra Pavlock October 4, 2026

C. Kelli Grieco November 13, 2026

Clubhouse:

A. Girl Scout Troop 33566 Multiple Dates

B. Girl Scouts December 5, 2026

Nature Center:

A. Canisius University Army ROTC September 24, 2026 & October 1, 2026

16. Bills: July 30, 2026

17. "For the Good of the Town"