

The Work Session meeting of the Town Board of the Town of Clarence was held on Wednesday August 26, 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

PUBLIC HEARINGS: None

FORMAL AGENDA ITEMS:

9740 Lapp Road, LLC.

This property is located at 9740 Lapp Road on the east end of Goodrich Road. It is an existing 57-acre vacant parcel within the Agricultural Rural Residential zone and has been 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 with 9780 Lapp Road.

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

Jonathan commented that it is well designed and there have been several meetings to ensure policy compliance.

Councilmen Shear inquired about the lot going further back and Jonathon Bluer responded with the fact the rear end would be transferred to a property he owns to the east.

STEM Automotive

The location of this property is 10575 Main Street. It is on the south side of Main Street and the west side of Ransom Road. It is an existing one-acre parcel located in the Hollow Traditional Neighborhood District and 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 automotive repair business. The proposed expansion would consist of approximately 1600sqft to include three new repair bays behind the existing building.

Jonathan Bleuer states that the owner did remove the gas element from this historic gas station and emphasized that the owner would keep in line with the current architectural style.

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

Councilmen Shear inquired about whether the high doors are needed for the three new repair bays.

Supervisor Casilio suggests that the owner carry the peak roof with the trusses across the top of the gas station to tie in with the current architectural design.

Zoe Restaurant

This property is located at 5701 Transit Road. It is on the east side of Transit Road and south of Highland Farms Drive. It is an existing 1-acre property located in the Major Arterial zone, containing an existing restaurant.

The applicant requests a Temporary Conditional Permit for outside dining. The outside dining area is proposed to be in front of the existing building, fenced in featuring planter boxes and an awning.

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

Supervisor Casilio noted that there might not be enough parking.

Councilman Shear commented that he bought the building to the south and that perhaps that is where more parking would eventually exist.

Woodview Construction & Homeview Properties

This is located at 8955 Sheridan Drive, on the south side of Sheridan Drive and east of Shimerville Road.

The applicant requests a Temporary Conditional Permit (TCP) for outside storage of fleet vehicles and trailers within a screened and gated stone parking lot proposed to the rear of a recently approved and soon to be constructed 960sqft detached accessory structure.

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

Jonathon Bleuer commented it is a really good design with a rear stone parking lot that would be screened by the residential style garage building and the outside storage will be constructed together with the accessory structure. They also have a significant landscape plan that was approved by the Landscape committee.

This is a short-term plan as they are looking to move.

WORK SESSION ITEMS:

Donna Truman

Located at 6065 Goodrich Road on the east side of Goodrich and north side of Maple Street.

This item is being considered as a Local Historic Landmark as per the applicant's request. The Clarence Historic Preservation Commission has recommended designation.

Jonathon Bleuer confirmed it is constructed of modern vinyl siding on this early 20th century Greek Revival home.

There are questions surrounding how many additions have been put on over the years.

Supervisor Casilio commented that perhaps the windows were replaced.

Jonathon Bleuer further explained that we encourage the historic commission to seek like minded individuals to preserve their properties.

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

AJ's Tree Service

This property is located at 9865 County Road. This is on the south side of County Road, west of Strickler. This is an existing 47-acre vacant parcel located in the Industrial and Agricultural-Rural Residential zones.

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

- Looking for a 4th SRO (SRO's getting awards in other school districts)
- Zoom meeting on cyber-attacks pertaining to:
 - Better protection
 - New procedures, like logging off by 10pm
 - Mandatory training (about 15 minutes, on computer usage)

Councilman Peter DiCostanzo

- Friday, September 11 the firemen are doing a remembrance service at the Wesleyan Church (25 years)
- 9-11- Brothers of Mercy 5k
- Good joint- town school board meeting
- Audit- stay with current company
 - Audit committee working to bring proposed price down
- Noting the application in from the ROTC for the Nature Center

Councilman J. Paul Shear

- Nothing to report.

Councilman Daniel Michnik

- September 8, 2026 at the Clubhouse- Historical Society hosting an event titled: Honoring our Vets

Councilman Robert Altieri

- The Lion's Club has been working hard on the new playground.

Timothy Lavocat notes the pre-construction meeting for the Rec center will be full speed ahead after Labor Day.

Motion by Supervisor Casilio, seconded by Councilman Shear, to adjourn the work session at 9:08 a.m. and enter into Executive Session pursuant to §105 (f) of the Open Meetings Law to discuss employee history.

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

Rachel M. Guadagno
2nd Deputy Town Clerk

Motion by Supervisor Casilio, seconded by Councilman Shear, to adjourn the Executive Session at 9:45 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, August 26, 2026 at the Clarence Town Hall, One Town Place, Clarence, New York.

Supervisor Patrick Casilio called the meeting to order at 10:06 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 Michnik to approve the Work Session and Town Board minutes of August 19, 2026.

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

Motion by Supervisor Casilio, seconded by Councilman Shear upon the recommendation of the Superintendent of Highways to declare the following Highway Department equipment as surplus no longer needed for Town purposes: (1) H-550-1995 Gehl Skid Loader, serial number 20382.

On the question, the surplus equipment will be sold through auction and then removed from the Highway Department inventory list.

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

Motion by Supervisor Casilio, seconded by Councilman DiCostanzo upon the recommendation of the Town Engineer, Timothy Lavocat, to approve the request of Erie County Department of Public Works to connect the existing Highway Maintenance Building located at 5105 Salt Road to the existing public sewer on Salt Road subject to the execution of an Out of District Customer Agreement with Clarence Sewer District No. 9. The Out of District Customer Agreement is to be reviewed and approved by the Town Engineer and Town Attorney prior to execution.

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

Motion by Supervisor Casilio, seconded by Councilman Altieri to appoint Ronald Jentz to the position of Special Patrol Officer-RPT at the rate of \$46.7687 hourly, equivalent to \$55,000.00 annually, per the agreement between the Clarence Central School District and the Town of Clarence for the provision of Special Patrol Officer Services, as of September 1, 2026, subject to receipt of all pre-employment paperwork and pre-employment requirements being met. The Special Patrol Officer may carry or possess the approved firearm while on duty with a license issued pursuant to the penal law.

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

Councilman DiCostanzo mentioned tonight is the Music in the Center in Clarence Center at the pavilion on Goodrich Road by the bike path. The event is from 6:00 p.m. until 9:00 p.m. with food trucks and is a great event that is family oriented. Friday, September 11, 2026 the Brother's of Mercy will be having their 5K run which leads right into their Oktoberfest which is another great event to attend. Friday September 11, 2026 additionally at 7:00 p.m. the Clarence Newstead Presidents Association will be having a memorial service at the Eastern Hills Wesleyan Church. Additionally, he thanks the Clarence School District for hosting the annual joint School Board meeting.

Councilman Michnik mentioned that Tuesday September 8, 2026 the Historical Society will be having an event Honoring our Veterans by Greg Kinal at the Town Park Clubhouse at 7:00 p.m.

Councilman Altieri mentioned that the Clarence Lion's are continuing to work hard on the playground on Goodrich Road, still planning on braking ground sometime early 2027.

Motion by Councilman DiCostanzo, seconded by Councilman Altieri to approve the request of the applicant, Meet in The Center Merchants, Inc./Adam Cacciotti, for a Special Event Permit for the "Meet in The Center Fall Fest", on Goodrich Road, between Clarence Center Road and Maple Street, and on Clarence Center Road between Long Street and Goodrich Road, on Saturday, September 19, 2026 from 4:00 p.m. to 9:30 p.m., with road closures from 1:00 p.m. to 10:30 p.m., subject to meeting all conditions of the Special Event Permit, Memorandum of Agreement, any Building Department and Emergency Management conditions, a list of all of the

vendors and submitting the required insurance certificate(s) naming the Town of Clarence as an additional insured to be reviewed and approved by the Town Attorney.

On the question, the several block radius 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 event is underway and staff shall be at all crossings to safely direct traffic). The streets will be closed on September 19, 2026, from 1:00 p.m. to 10:30 p.m. for set up and dismantle, however, the actual event hours of operation are from 4:00 p.m. until 9:30 p.m..

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

Motion by Councilman Altieri, seconded by Councilman Shear to approve the request of the applicant, Clarence Hollow Association, for a Special Event Permit for the “HollowFest Fall Festival,” to be held on Saturday, October 3, 2026 from 10:00 a.m. to 9:00 p.m. at the Clarence Town Park, 10405 Main Street, subject to meeting all conditions of Special Event Permit, the Memorandum of Agreement requirements, the Building Department Operating Permit including the requirements allowing food trucks to operate in the Town of Clarence as per the Building Department, Emergency Management conditions, a list of all of the vendors who must submit a Certificate of Insurance naming the Town as an additional insured and the Clarence Hollow Association submitting the required insurance certificate(s) naming the Town as an additional insured which must include liquor liability to be reviewed and approved by the Town Attorney’s Office.

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. Applicant will be the sole vendor serving alcohol and must include Host Liquor Liability coverage on their Certificate of Liability Insurance. Bring your own bottle or self-service will not be permitted.

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

9740 Lapp Road, LLC. at 9740 Lapp Road. North side of Lapp Road, east of Goodrich Road. An existing 57-acre vacant parcel 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, 4 five-plus-acre Open Development Area lots on a single private drive accessing Lapp Road, and the transfer of backland from 9740 Lapp Road to 9780 Lapp Road. A referral to the Planning Board would allow for a thorough review of this proposal.

Thomas Reynolds of Nussbaumer & Clarke was present on behalf of the applicant to answer any questions.

Motion by Councilman Shear, seconded by Councilman Altieri to refer the request of the applicant, 9740 Lapp Road, LLC, to the Planning Board for 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, 4 five-plus-acre Open Development Area lots on a single private drive accessing Lapp Road, and the transfer of backland from 9740 Lapp Road to 9780 Lapp Road, in the Agricultural Rural Residential zone.

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

STEM Automotive at 10575 Main Street. South side of Main Street, west of Ransom Road. An existing 1-acre parcel located in the Hollow Traditional Neighborhood District, containing an automotive repair business operating with a Temporary Conditional Permit (TCP). The applicant is requesting preliminary Conceptual review of a building expansion for the existing automotive repair business. The expansion is proposed to consist of approximately 1,600 sqft, to house three new repair bays behind the existing building. Upon recommendation of the Planning Board, the Town Board issued a TCP for this business operation in July of 2023, subject to eleven conditions. The TCP was renewed in 2025 for three years. A referral to the Planning Board would allow for a thorough review of this proposal.

Matthew Goehle, owner, was present to answer any questions.

Supervisor Casilio mentioned some inconsistencies in the design, one of the things I had mentioned was either a flat top garage addition or a shingled roof over the almost historical service station that you have. The Planning Board will want to discuss that with you.

Councilman Shear stated that the Planning Board may also have a question on the 12 ft. doors as well.

Jonathan Bleuer stated that he believes the intent is 12 ft. wide 14 ft tall.

Motion by Councilman Michnik, seconded by Councilman Shear to refer the request of the applicant, STEM Automotive, to the Planning Board for conceptual review of a building expansion for the existing automotive repair business at 10575 Main Street on the south side of Main Street west of Ransom Road. The expansion is proposed to consist of approximately 1,600 square feet, to house three new repair bays behind the existing building, in the Hollow Traditional Neighborhood District.

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

Zoé Restaurant at 5701 Transit Road. East side of Transit Road, south of Highland Farms Drive. An existing 1-acre property located in the Major Arterial zone, containing an existing restaurant. The applicant is requesting consideration of a Temporary Conditional Permit for outside dining. The outside dining area is proposed to be in front of the existing building, within a fenced area featuring planter boxes and awning. The property/business has a history of additions and modifications. Town Board has the authority to consider this request after setting and holding a Public Hearing.

Mike Berger of Sutton Architecture and Alex Pozantidis, owner, were present to answer any questions. We are seeking a recommendation to use outdoor dining patio use, an addition to the existing building for four or five tables of outdoor dining.

Supervisor Casilio stated that we are pushing the envelope with the parking as you would be losing parking spaces correct.

Mike Berger stated it is more of a readjustment more than anything.

Motion by Councilman Shear, seconded by Councilman Altieri to set a public hearing for Wednesday September 23, 2026 at 10:15 a.m., to consider the request of the applicant, Zoé Restaurant, for a Temporary Conditional Permit for Outside Dining at 5701 Transit Road in front of the existing business in the Major Arterial zone.

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

Woodview Construction & Homeview Properties at 8955 Sheridan Drive. South side of Sheridan Drive, east of Shimerville Road. An existing 0.6-acre parcel in the Commercial zone, containing an existing principal structure used as professional office space. The applicant is requesting a Temporary Conditional Permit (TCP) for outside storage of fleet vehicles and trailers within a screened and gated stone parking lot proposed to the rear of a recently approved and yet-to-be constructed 960 sqft detached accessory structure. This applicant was first on the Town Board work session agenda in June of 2025. At that time, the request was not advanced to a formal agenda due to concerns regarding detached accessory structure size, architecture, and use. The applicant then reduced the size of the structure from 6,120 sqft to 2,520 sqft and committed to not renting the space out, resulting in a referral from the Town Board to the Planning Board in February of this year. Since that time, the applicant has addressed further comments received, and reduced the size of the structure to 960 sqft. In August, the Landscape Review Committee approved a final landscape plan, and the Planning Board issued Site Plan and Architectural approvals, subject to twelve conditions, and the recommendation of this TCP, subject to four conditions. Town Board has the authority to consider this request after setting and holding a Public Hearing.

Stan Barnas, owner, was present to answer any questions.

Supervisor Casilio thanked the applicant for the reconstructing of this project and all of your hard work.

Motion by Councilman Altieri, seconded by Councilman Michnik to set a public hearing for Wednesday, September 23, 2026 at 10:20 a.m., to consider the request of the applicant, Woodview Construction & Homeview Properties, for a Temporary Conditional Permit for outside storage of fleet vehicles and trailers within a screened and gated stone parking lot proposed to the rear of a recently approved and yet-to-be constructed 960 square foot detached accessory structure, at 9055 Sheridan Drive, on the south side of Sheridan Drive, east of Shimerville Road in the Commercial zone.

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

Motion by Councilman DiCostanzo, seconded by Councilman Michnik to approve the applications as follows: Legion Hall: Terryann Krawczak October 3, 2026, Albert Weber October 11, 2026 and Maria Cosentino October 17, 2026. Clubhouse: Clarence Schools Family Support Center October 2, 2026 & October 19, 2026. Nature Center: Canisius University Army ROTC October 15, 2026 and Clarence Schools Family Support Center October 23 & 24, 2026

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

With no further business, Supervisor Casilio adjourned the meeting at 10:25 a.m.

Karen Lang
Town Clerk