Town of Clarence

One Town Place, Clarence, NY 14031

Planning Board Minutes

Wednesday, October 7, 2026

Work Session 6:30 pm

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of Minutes

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Shear led the Pledge of Allegiance.

Planning Board Members present:

Chairman Robert Sackett	Vice-Chair Richard Bigler
Gregory Todaro	Jason Geasling
Keith Lukowski	

Planning Board Members absent:

Wendy Salvati	Daniel Tytka

Town Officials Present

Director of Community Development Jonathan Bleuer
Senior Planner Andrew Schaefer
Councilman Paul Shear
Councilman Bob Altieri
Deputy Town Attorney David Donohue

Other Interested Parties Present:

Karen Knavel	Patrick Jenkins	Dennis W. Steszewski	John Braddell
Zach Braddell	Michael Braddell	Ryan Sandner	Jake Metzger
Charles Kelkenberg			

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the minutes of meeting held on August 19, 2026 as written.

Keith Lukowski	Aye	Jason Geasling	Abstain	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Item 1

Lakeside Sod Supply Co., Inc. *Industrial Business Park*	Requests Site Plan and Architectural approvals for a detached accessory structure at 6660 Goodrich Road.

DISCUSSION:

Mr. Bleuer introduced this project at 6660 Goodrich Road, located on the west side of Goodrich Road, south of County Road.

It is an existing 23.3-acre property in the Industrial Business Park zone, containing a sod, seed, fertilizer, & soil company.

The applicant is requesting Site Plan and Architectural approvals for the construction of a detached accessory structure. The metal structure is approximately 8,000 sq. ft., and proposed to be used for machinery storage and maintenance.

The Town Board referred this project to the Planning Board in September of this year.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act (SEQRA).

Note: The applicant holds an active Excavation Permit for turf farming and ancillary operations, as reviewed and approved by the Town Board on an annual basis.

Present to represent this project were Zach Braddell, Mike Braddell, and John Braddell from Lakeside Sod Supply Co., Inc. adding that the purpose of this proposed building is to store their equipment, as their inventory has increased. They work ground until late in the season, then at that point they need to do repairs and maintenance on their equipment, but they are unable to get any of it inside. This means they are outside working on the equipment during the winter months.

Mr. Geasling thanked Mr. Braddell for explaining the purpose of the building, and asked what the overall height is of the proposed building.

Mr. Braddell responded that it is 27’ high.

Mr. Geasling asked what the building materials are.

Mr. Braddell responded that it is a pole barn with a metal roof and metal siding.

Mr. Geasling asked what the visibility is of the building from Goodrich Road and County Road.

Mr. Braddell stated that it sits approximately 500’-600’ back from the roads, and there are two buildings in front of it.

Mr. Geasling noted that is from Goodrich Road, and it is exponentially more from County Road. It is pretty shielded from both streets.

In regard to Public Participation, the following resident spoke:

1. Ryan Sandner of 9420 Pine Meadow Drive:
   - will there be any lights on the proposed building left on past business hours that shine toward his property
   - is approval given for this project at this meeting, or is this just a meeting to discuss it

Chairman Sackett stated that this meeting is for approval of building of the building.

2. Dennis W. Steszewski of 9430 Pine Meadow Drive:
   - will there be any sound mitigation in place for the property behind this proposed building, in terms of the beeping
   - what will the adjacent pad be used for that is on site

With no one else wishing to speak, Public Participation was closed for this item.

In regard to the lighting and effects on the neighbors, Mr. Braddell stated that all of the lighting will be downward facing. There will not be a light on the southwest corner of the proposed building, but will be on the warehouse next to it, which will be facing north. It will all be shielded, and dark-sky compliant.

Chairman Sackett asked about the stone pad.

Mr. Braddell stated that the proposed building will go on the stone pad.

Mr. Braddell addressed the sounds that Mr. Steszewski referred to, noting that he has what is called "passive beepers" coming tomorrow for the trucks, they are more of a light noise, not the typical beeping that is heard. It is supposed to be white noise that does not travel.

Mr. Braddell added that all of the supplies that they use for blending will go on the south side of the pad, all the operation will be on the north side.

Chairman Sackett reiterated the permits for soil blending comes from the Town Board.

ACTION:

Motion by Jason Geasling, seconded by Richard Bigler, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Forms as prepared and to **issue** a **Negative Declaration** on the proposed Lakeside Sod project at 6660 Goodrich Road. This Unlisted Action involves the construction of an approximately 8,000 sq. ft. detached accessory structure. After thorough review of the submitted plans, documents, meeting minutes, and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Motion by Jason Geasling, seconded by Richard Bigler, to **issue Site Plan** and **Architectural** Approvals for the Lakeside Sod detached accessory structure located at 6660 Goodrich Road per the submitted plans received in the Planning Office on August 19th and September 29th, 2026, all subject to the following conditions being met:

1. Applicant meeting the requirements of the Engineering and Building Departments, including Fire Inspector, and all associated conditions, prior to any permits being obtained for site work activity or construction on the property.
2. Subject to the issuance of permits from outside agencies, if required, and any associated conditions.
3. Structure to be constructed per the labeled materials, and such materials to be used shall be of industry standard high quality for durability and appearance. The structure colors shall be per the rendered colors.
4. Structure and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
5. All structure lighting shall be dark sky compliant and shielded to prevent spillage onto adjoining properties. No lighting shall be elevated above the roof ridge lines and all lighting shall be turned off no later than one hour after business hours except for any necessary security lighting.
6. Access drives shall be kept in a maintained condition, that prevents excessive dust.
7. Any future proposed structure or site modifications subject to Town review.
8. All prior Town site actions and approvals remain in full force and effect.
9. Any permanent signage subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Town Planning Office.
10. Subject to Open Space, and any other applicable fees as required by Town Code.

The applicants have heard, understand, and agree to the conditions.

ON THE QUESTION:

The applicant has provided testimony of their ongoing efforts to reduce operational impacts to adjacent property owners. These measures will continue to be monitored through the Town Board's annual Excavation Permit review and renewal process.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Item 2

Estate of Carl Jenkins	Requests a Minor Subdivision of land to create one (1) new lot at 7161 Salt Road.
Agricultural Rural Residential	

DISCUSSION:

Mr. Bleuer introduced this project at 7161 Salt Road, located on the east side of Salt Road, north of Lapp Road.

An existing 4.2-acre parcel in the Agricultural Rural Residential zone, containing a single-family residence and multiple detached accessory structures.

The applicant is requesting a Minor Subdivision of land to create one (1) new lot of record. The layout of the lot split will result in:

- New Parcel: Approximately 2.48 vacant acres with a frontage of approximately 348' on Salt Road.
- Parent Parcel: Approximately 1.71 acres with a frontage of approximately 495' on Salt Road, and would retain the single-family residence and accessory structures.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act (SEQRA).

Karen Jenkins Knavel and Patrick Jenkins were present to represent this request.

In regard to Public Participation, no one spoke.

With no one wishing to speak, Public Participation was closed for this item.

ACTION:

Motion by Keith Lukowski, seconded by Gregory Todaro, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Forms as prepared and to **issue** a **Negative Declaration** on the proposed Estate of Carl Jenkins Minor Subdivision at 7161 Salt Road. This Unlisted Action involves a lot split to create one (1) new lot in the Agricultural Rural Residential zone. After thorough review of the submitted documents and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Motion by Keith Lukowski, seconded by Gregory Todaro, to **approve** the Estate of Carl Jenkins **Minor Subdivision** at 7161 Salt Road, per the submitted application received in the Planning Office on September 21st, 2026, subject to the following conditions:

1. Subject to Erie County Department of Public Works approval for access to the newly created lot.
2. Review and approval by the Town Building and Engineering Departments for any future construction on the property.
3. Review and approval by the Erie County Health Department for any future on-site sanitary facilities for the property.

4. Should any drainage easements be required by the Town to address on-site drainage issues on the properties, appropriate easements shall be submitted by the applicant and reviewed and approved by the Town Engineering, Highway and Legal Departments. If required, applicant shall file same in the Erie County Clerk's office and provide a stamped "FILED" copy to the Town Attorney's Office after recording and prior to any permits or approvals being issued for the properties.
5. Subject to Open Space, Recreation and any other applicable fees as required by Town Code.

The applicants have heard, understand, and agree to the conditions.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Item 3

Canine Kennels of Clarence *Industrial Business Park*	Requests Site Plan and Architectural approvals for a principal structure addition at 9785 County Road.

DISCUSSION:

Mr. Bleuer introduced this project at 9785 County Road, located on the east side of Killdeer Lane, south of County Road.

It is an existing 2-acre parcel located in the Industrial Business Park zone, containing an existing dog kennel facility.

The applicant is requesting Site Plan and Architectural approvals for the construction of an expansion to the facility. The metal building expansion is approximately 2,400 sq. ft., and proposed to house additional dog boarding kennels.

The original facility was approved by the Planning Board in 2013, and constructed shortly thereafter. In 2018, the Town authorized an approximately 2,000 sq. ft. non-kennel addition, which was constructed shortly thereafter. The Town Board referred this proposal to the Planning Board in September of this year.

The Planning Board has the authority to act on this request, after an action through the State Environmental Quality Review Act (SEQRA).

Present to represent this request with Metzger Engineering was Jake Metzger, along with Charles Kelkenberg with Kelco Construction.

Mr. Metzger added that it is a successful business in the town, with the need to expand.

Mr. Todaro asked what the total number of additional dogs are that can be brought on to the property with the proposed expansion.

Mr. Metzger stated that he believes it is 40 additional dogs with the expansion.

Mr. Todaro asked how the barking and other noises will be controlled with the proposed expansion.

Mr. Kelkenberg stated that there is fencing outside, other than when they are inside there is insulation and panels that muffle the noise.

Mr. Todaro asked how odor and waste is controlled.

Mr. Kelkenberg stated that they currently have a pretty sizable septic system, with another tank that they have pumped regularly.

Mr. Todaro asked if the dog waste goes through the septic.

Mr. Kelkenberg stated that a portion of it goes through septic, and the other portion goes through a tank which they keep pumping.

Mr. Todaro asked if there is a dumpster on site, and where it is located.

Mr. Kelkenberg is unsure if they use a dumpster, or if they do, where it is located.

Although he is unable to speak on the specifics of the business, Mr. Metzger is sure that there are dumpsters on site that will continue to be utilized.

Mr. Todaro asked Mr. Metzger if he knows where it is located on the property.

Mr. Metzger does not know.

Mr. Kelkenberg stated that all of the dog food is stored inside, but he is unsure what they do when disposing of the boxes.

Mr. Todaro asked where the lighting on the proposed building is located and how it is set up.

Mr. Metzger stated that it is all dark-sky compliant, he believes individual entrances and exits are illuminated. He does not believe there is any other outside lighting that is needed.

Mr. Todaro is unaware of how close any residences are to the south side of the proposed building, and whether any lighting on the building will affect them.

Mr. Metzger reiterated that lighting is dark sky compliant. It is a 2-acre site, he does not believe that there are any nearby residences to the south. It is in an industrial area.

Mr. Todaro asked if there are any plans for landscaping.

Mr. Kelkenberg stated that there are no plans for that at this point.

Mr. Todaro added that they will most likely need to go through the Landscape Committee.

In regard to Public Participation no one spoke.

With no one wishing to speak, Public Participation was closed for this item.

ACTION:

Motion by Gregory Todaro, seconded by Richard Bigler, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Forms as prepared and to **issue** a **Negative Declaration** on the proposed Canine Kennels of Clarence project at 9785 County Road. This Unlisted Action involves the construction of an approximately 2,400 sq. ft. principal structure addition. After thorough review of the submitted plans, documents, meeting minutes, and Environmental Assessment Forms, it is determined that the proposed action will not have a significant negative impact on the environment.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Motion by Gregory Todaro, seconded by Richard Bigler, to **issue Site Plan** and **Architectural** Approvals for the Canine Kennels of Clarence principal structure addition located at 9785 County Road per the submitted site plans received in the Planning Office on September 2nd, 2026, all subject to the following conditions being met:

1. Applicant meeting the requirements of the Engineering and Building Departments, including Fire Inspector, and all associated conditions, prior to any permits being obtained for site work activity or construction on the property.
2. Subject to the issuance of permits from outside agencies, if required, and any associated conditions.
3. Addition to be constructed per the labeled materials, and such materials to be used shall be of industry standard high quality for durability and appearance. The addition colors shall be per the rendered colors to match the existing building.
4. Structure and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
5. All drive and parking areas shall be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
6. All site lighting shall be dark sky compliant and shielded to prevent spillage onto adjoining properties. No lighting shall be elevated above the roof ridge lines.
7. Any outside dumpsters or totes shall be fully enclosed by Town approved screening, and shall remain closed at all times when not in use. Garbage service shall occur in conformance with Town Code. No garbage or debris shall accumulate outside of dumpsters or totes.
8. Any future proposed building or site modifications subject to Town review.
9. No additional future business operations or operators unless reviewed and approved by the Town.
10. All prior site standards and conditions of approval remain in full force and effect.
11. Any permanent signage subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Town Planning Office.

12. Subject to Open Space, and any other applicable fees as required by Town Code.

ON THE QUESTION:
Mr. Todaro stated that the applicant should work with the Planning Office on the site location of a dumpster, if there is one.

The applicants have heard, understand, and agree to the conditions.

Keith Lukowski	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Meeting **adjourned** at 7:28 p.m. with a motion by Gregory Todaro

MOTION CARRIED

Amy Major
Senior Clerk Typist