



TOWN OF CLARENCE

Meeting Notice



This work session will NOT be streamed on ZOOM

TOWN BOARD WORK SESSION

Town Board Conference Room

One Town Place, Clarence, NY

October 13, 2021 8:30am

Meeting Agenda:

1. Jonathan Bleuer, Director of Community Development

Public Hearings:

1. Annual Excavation Permit Renewals. Consider Annual Renewal of Excavation Permits:
 - a. New Enterprise/Buffalo Crushed Stone, 8615 Wehrle Drive
 - b. Emeritus Holdings, 10051 Wehrle Drive
 - c. Lakeside Sod, 6660 Goodrich Road
 - d. Michael Development, 10001 Wehrle Drive
2. Annual Community Development Block Grant Program. Consider potential funding needs for Federal Community Development Grant request.
3. Harris Hill Commons Mixed Use. Sheridan Drive / Harris Hill SBL # 70.11-5-1. Consider a Special Exception Use Permit for a mixed use multiple-family housing project.

Formal Agenda Items:

1. Rane Property Management. 7621-7631 Transit Road. Requests Public Hearings to consider a Special Exception Use Permit for a mixed-use multiple-family housing project and a Temporary Conditional Permit for accessory structure storage units.
2. DMK Development - Clarence LLC. 8945 & 8965 Main Street. Requests Public Hearings to consider a Special Exception Use Permit for outside storage and display of merchandise and a Rezoning of the rear of the parcels from Residential Single Family to Commercial for a conceptually approved Tractor Supply Company retail store.
3. Set a Public Hearing to consider a Local Law to Opt-Out of allowing Cannabis Retail Dispensaries and On-Site Consumption Sites as authorized under the New York State Marijuana Regulation and Taxation Act (MRTA), §131 - Local opt-out.

Work Session Items:

1. Stephen Development – North. 9740 Main Street. Requests a Public Hearing to consider a Special Exception Use Permit for a mixed use multiple-family housing project.
2. Stephen Development – South. 9745 Main Street. Requests a Public Hearing to consider a Special Exception Use Permit for a mixed use multiple-family housing project.
3. George Smilanich. 8575 Roll Road. Requests approval of a Temporary Conditional Permit for an automotive sales operation.
4. Shawn Anderson. 8091 Westphalinger Road. Requests approval of a pond permit.
5. Tarpon Towers II, LLC. 6879 Salt Road. Requests review of a proposed 149' tall telecommunication tower.

2. Town Board Reports

TOWN OF CLARENCE
TOWN BOARD MEETING AGENDA
October 13, 2021 at 9:00 A.M.
(THIS MEETING IS BEING TAPED)

Note: In Person Meeting at the Town Hall Auditorium

Available on Zoom for **Viewing Only**

Join via link:

<https://zoom.us/j/97596572706?pwd=OUVYYzdpeHdxWWZLNzE5VOTRIRWhHZz09>

or Join via phone: +1 646 876 9923, Meeting ID: 975 9657 2706, Passcode: 14031

1. Call meeting to order
2. Pledge to the flag – Councilman Peter DiCostanzo
3. Roll Call
4. Minutes of: A. Work session and regular meeting held September 22, 2021
B. Work session held October 6, 2021
5. Supervisor's Report
 1. Allocate Drainage Fund Balance for Highway Department purchases for Drainage Projects
 2. Appoint Security Officer PT
 3. Consider request of Unpaid Time Off
 4. Declare various equipment as Surplus from the Highway Department
6. Council Reports
 - A. Councilman Peter DiCostanzo
 - B. Councilman Robert Geiger
 - C. Councilman J. Paul Shear
 1. Appoint Steven Leising to position of Zoning Inspector – Permanent
7. Public Announcements
8. Department Reports
9. Public Participation (Agenda items only – limit of 3 minutes)
10. Public Hearing at 9:15 a.m. – To consider the Annual Excavation Permit Renewals for the following:
 1. New Enterprise/Buffalo Crushed Stone, 8615 Wehrle Drive
 2. Emeritus Holdings, 10,051 Wehrle Drive
 3. Lakeside Sod, 6660 Goodrich Road
 4. Michael Development, 10,001 Wehrle Drive

11. Public Hearing at 9:20 a.m. - To provide an opportunity for public input to the citizens of the Town to express community development and housing needs and possible projects that would benefit low and moderate income persons residing in the Town of Clarence
12. Public Hearing at 9:25 a.m. - To consider the request of the applicant, Harris Hill Commons, for a Special Exception Use Permit for a mixed use multiple-family housing project located on Sheridan Drive, (North side of Sheridan Drive, west of Harris Hill Road) on a 15+/- acre vacant parcel in the Commercial and Restricted Business Zone for a total of 80 residential units and 24,800 +/- sq. ft. of Commercial Space
13. Rane Property Management - Requests public hearings to consider a Special Exception Use Permit for a mixed-use multiple-family housing project and a Temporary Conditional Permit for accessory structure storage units at 7621-7631 Transit Road
14. DMK Development - Requests public hearings to consider a Special Exception Use Permit for outside storage and display of merchandise and a Rezoning of the rear of the parcels from Residential Single Family to Commercial for a conceptually approved Tractor Supply Company retail store at 8945 & 8965 Main Street
- Clarence LLC
15. Set a Public Hearing to consider a Local Law to Opt-Out of allowing Cannabis Retail Dispensaries and On-Site Consumption Sites as authorized under the New York State Marijuana Regulation and Taxation Act (MRTA), §131 – Local Opt-Out
16. Clubhouse Applications
 - A. Girl Scouts – 2021 & 2022 Monthly Meetings
 - B. Girl Scouts – Dec. 4, 2021
 - C. Clarence Hollow Association – Dec. 13, 2021
 - D. Girl Scout Troop 31093 – 2021 & 2022 Monthly Meetings
- Legion Hall Applications
 - A. Antonino Collana – Nov. 7, 2021
 - B. Josena Dziama/Maria Bassig – Nov. 14, 2021
 - C. Lydia Albrecht – Dec. 30, 2021
 - D. Girl Scouts – March 8, 2022
17. Bills of:
 - A. September 30, 2021
 - B. October 14, 2021
18. “For the Good of the Town” (limit of one minute)