



# 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

**December 8, 2021 4:30pm**

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### Meeting Agenda:

#### 1. Jonathan Bleuer, Director of Community Development

##### Public Hearings:

1. Annual Review of Clarence 2030, the Town's Comprehensive Plan.
2. Rane Property Management. 7621-7631 Transit Road. Requests consideration of a Special Exception Use Permit for a mixed-use multiple-family housing project and a Temporary Conditional Permit for accessory structure storage units.
3. DMK Development - Clarence LLC. 8945 & 8965 Main Street. Requests consideration of 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.

**5:30 p.m.**

**Formal Agenda Items:** None

**4:30 p.m.**

##### Work Session Items:

1. AJ's Restaurant, 10250 Main Street. Requests consideration of a Temporary Conditional Permit for outside dining.
2. Michael Stapleton, 5035 Salt Road. Requests consideration of a Temporary Conditional Permit for a ceramics/pottery business.
3. Snappy Cleaners, 4301-4331 Transit Road. Requests consideration of Special Exception Use Permit for a dry cleaners drive-through facility.
4. Charles Pezzino, 8750 Main Street. Requests consideration of a Temporary Conditional Permit for an outside wedding venue in front of Samuel's Grande Manor.
5. George Smilanich. 8575 Roll Road. Requests consideration of a Temporary Conditional Permit for an automotive sales operation.

#### 2. Town Board Reports

**TOWN OF CLARENCE**  
**TOWN BOARD MEETING AGENDA**  
**December 8, 2021 at 5:30 P.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=OUVYYzdpeHdxWWZLNE5VOTRIRWhHZz09>

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 Geiger
3. Roll Call
4. Minutes of:
  - A. Work session and regular meeting held November 17, 2021
  - B. Work session held December 1, 2021
5. Supervisor's Report
  1. Approve the Inter-Municipal Highway Shared Services Agreement and Authorize Supervisor to Sign Agreement
  2. Award Additional Services during Construction and Additional Resident Inspection Services for Greiner, Salt and Schurr Roads Sanitary Sewer Project
  3. Set a Bid Date for Library Carpet Replacement Project.
  4. Transfer of Funds – 2021 Justice Budget
  5. Transfer Funds in the 2021 Law Budget.
6. Council Reports
  - A. Councilman Peter DiCostanzo
    1. Authorize Supervisor to Sign Lumsden McCormick LLP Engagement Letter for 2021 Audit Services.
    2. Authorize Supervisor to Sign Agreement for Financial Advisor to the Town
    3. Encumber Funds from 2021 General Fund budget
    4. Transfer of Funds in the 2021 Supervisor's Budget
  - B. Councilman Robert Geiger
    1. 2022 Intermunicipal Agreement between Clarence and Newstead – Shared Use of the Erie County Going Places Van –Authorize Supervisor to sign.
  - C. Councilman J. Paul Shear
    1. Authorize Supervisor to sign Grant Management Agreement
  - D. Councilman Daniel Michnik

7. Public Announcements – Received and filed the Erie County Water Authority Tariff effective January 1, 2022 with amendments (rate increases).
8. Department Reports
9. Public Participation (Agenda items only – limit of 3 minutes)
10. Public Hearing at 5:45 p.m. – To conduct the Annual Review of Clarence 2030, the Town’s Comprehensive Plan.
11. Public Hearing at 5:50 p.m. – Continuation of the Public Hearing left open from November 3, 2021 to consider the request of the applicant, Rane Property Management, for a Special Exception Permit for accessory structure units at 7621-7631 Transit Road.
12. Public Hearing at 5:55 p.m. – Continuation of the Public Hearing left open from November 3, 2021 to consider the request for rezoning of the rear of the parcels located at 8945 & 8965 Main Street from the Residential Single Family to Commercial for a conceptually approved Tractor Supply Company retail store as previously legally described.
13. Public Hearing at 6:00 p.m. – Continuation of the Public Hearing left open from November 3, 2021 to consider the request of the applicant, DMK Development Clarence LLC, for a Special Exception Use Permit for outside storage and display of merchandise for a conceptually approved Tractor Supply Company retail store at 8945 & 8965 Main Street.
  
14. Legion Hall Applications:
  - A. Donna Hazen - December 29, 2021
  - B. Kristin Sobieraj – January 29, 2022
  - C. Jackie Miller – February 27, 2022  
Park Pavilion Special Request:
  - A. Steve Biegner – December 24, 2021 Townview Pavilion
  
15. Bills of:
  - A. November 23, 2021
  - B. December 9, 2021
  
16. “For the Good of the Town” (limit of one minute)