REGULAR MEETING NO. 20

AGENDA

Peter J. Marston –Supervisor
Thomas A. Digati - Councilman
Daniel F. Kilmer – Councilman
Jose A. Garcia – Councilman
Rhonda G. Diehl - Councilwoman
Patricia A. Frentzel - Town Clerk
Peter C. Godfrey - Town Attorney

TOWN BOARD OF THE TOWN OF GRAND ISLAND

Grand Island Town Hall
2255 Baseline Rd. — Grand Island, New York 14072

Date: November 2, 2026
Time: 8:00 P.M.

HEARING IMPAIRED LISTENING DEVICES AVAILABLE ON REQUEST

In the event of a fire or other emergency, please follow the exit signs that are provided in this room and throughout Town Hall.

	TITLE:	DISPOSITION:
	ZOOM INFO: Join Zoom Meeting https://us02web.zoom.us/j/81733615987 *Link on Town's Website: grandislandny.gov	
I	**ROLL CALL:** Town Clerk	
II	**INVOCATION:** St. Martin-in the-Fields Episcopal Church	
III	**PLEDGE:** Councilwoman Rhonda G. Diehl	
IV	**CERTIFICATE OF APPRECIATION:** Years of Service to the Town of Grand Island	
V	**PUBLIC COMMENTS:** - AGENDA ITEMS ONLY	
VI	**PUBLIC HEARINGS:** 1. 2027 Town of Grand Island – Preliminary Budget 2. Authorize Supervisor to Sign Land Option & Lease Agreement – CC Internal Development LLC (CleanCapital) – Portion of 1600 Whitehaven Road A. SEQRA B. Land Option & Lease Agreement 3. Special Use Permit Application – Richard Hyman, 3396 Wallace Drive – Home Occupation – Bakery	
VII	**MINUTES:** 1. Approve Minutes of Workshop Meeting #32, October 16, 2026 2. Approve Minutes of Workshop Meeting #33, October 19, 2026 3. Approve Minutes of Regular Meeting #19, October 19, 2026	
VIII	**CONSENT AGENDA:** 1. Meeting Minutes – Board of Architectural Review – September 15, 2026 2. Meeting Minutes – Planning Board – October 13, 2026	

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	TITLE:	DISPOSITION:
	COMMUNICATIONS – OTHER TOWN OFFICIALS:	
IX	**TOWN CLERK – PATRICIA ANDERSON FRENTZEL:**	
	1. AX Extender Conversion to Instream GO-IO	
X	**TOWN ATTORNEY – PETER GODFREY:**	
	1. Sol Source – Baseline BESS 1, LLC and Baseline BESS 2, LLC (Sol Source Baseline BESS 1 & 2) A. SEQRA Intent to Serve as Lead Agency B. GML 239-m Refer to Erie County Planning and Planning Board	
	2. Authorize Supervisor to Sign Agreement – Battery Energy Storage Systems and Solar Project Review Services	
XI	**DEPARTMENT OF ENGINEERING & WATER RESOURCES – ROBERT H. WESTFALL:**	
	1. Delinquent Water and Sewer Accounts for 2027 Taxroll 2. Preliminary Plat Approval – Love Road and Baseline Road Subdivision – 17 Units A. Refer to Town Advisory Boards B. Set Public Hearing C. SEQRA-Declare Intent for Lead Agency and Authorize Engineering Commencement of SEQR Process and send County Referral	
XII	**SENIOR WATER TREATMENT PLANT OPERATOR – G. CODY CLARKE:**	
	1. Request Authorization to Advertise for Bids – Water/Wastewater Chemical – 2027 Bids	
XIII	**SENIOR WASTEWATER TREATMENT PLANT OPERATOR – TIMOTHY BURNS:**	
	1. Award Bid – West Clarifier Drive Install	

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XIV	**CODE ENFORCEMENT OFFICE:** 1. Special Use Permit Renewal – Jennifer Tirone, 993 Whitehaven Road – Keeping of up to 4 Agricultural Animals on 5.9 Acres – 2026 2. Special Use Permit Renewal – Jennifer Tirone, 993 Whitehaven Road – Keeping of up to 4 Agricultural Animals on 5.9 Acres – 2027 3. Special Use Permit Renewal – Standard Solar Inc., 1611 Whitehaven Road – Solar Array Project 4. Special Use Permit Renewal – National Fuel Land Department, 1589 Stony Point Road – Natural Gas Regulator-Metering Station 5. Special Use Permit Renewal – Speedway #9882, 2024 Grand Island Boulevard – Convenience Store (Modified Space) 6. Special Use Permit Renewal – Allyson Gracie, 4776 East River Road – Home Occupation – Acupuncture 7. Special Use Permit Renewal – Christopher Fiels, 2249 Bush Road – Home Occupation, Dog Training Facility 8. Special Use Permit Renewal – WNY Towing by Marty's, Inc., 1733 Baseline Road – Motor Vehicle Repair Shop 9. Tower Permit Renewal – Crown Castle International Corp. – 85 Carl Road 10. Tower Permit Renewal – American Tower Corporation – 423 Ransom Road 11. Tower Permit Renewal – American Tower Corporation – 1639 West River Road 12. Special Use Permit Renewal – T. Duffy MacGuire, 3062 Whitehaven Road – Bed & Breakfast 13. Special Use Permit Renewal & Agricultural Issue – 1750 East River Road A. Correspondence – Code Enforcement Officer	

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XV	**PLANNING BOARD:** 1. Preliminary Plat Approval – The Links at River Oaks (PDD) – Subdivision No. 36.15 (f.k.a. Golfview Properties) A. Correspondence – Planning Board 2. Preliminary Plat Approval - Park Place Patio Homes, 66 Lots – Revised Submission A. Correspondence – Planning Board 3. Local Law Intro #3 of 2026 – Amending the Town of Grand Island Code to add Chapter 251 to establish the policy and procedure for the conservation and management of Street Trees and Public Trees on Grand Island – Refer to Town Advisory Boards A. Correspondence – Planning Board	
XVI	**REPORT OF THE AUDIT COMMITTEE:**	
XVII	**UNFINISHED BUSINESS:** 1. Special Use Permit Application – Jaclyn Weld, 1235 Ransom Road – Home Occupation – Personal Trainer A. Correspondence – Planning Board	
XVIII	**PUBLIC COMMENTS:**	
XIX	**FROM THE BOARD:**	
XX	**MEMORIAL ADJOURNMENT:** Jean Bleich	