

**CLARENCE TOWN BOARD
DRAFT RESOLUTION ON BUILDING CAP**

WHEREAS, the Town of Clarence has established a residential building cap to ensure that growth within the community can be accommodated via the provision of adequate public facilities and services, and WHEREAS, the established building cap has been maintained via Town Board resolution with support through goals established within Master Plan 2015, and

WHEREAS, the established residential building cap has limited growth to 240 new single family residential building permits within any calendar year, and

WHEREAS, a Negative Declaration under the State Environmental Quality Review Act (SEQRA) identifies that the Town may reduce the overall number of permits issued in any calendar year, per a Master Plan 2015 amendment reviewed in 2006, and

WHEREAS, the number of Multiple Family Residential Units will have similar impacts within the community and a limit on such units would also be consistent with Master Plan 2015 goals,

NOW THEREFORE, BE IT RESOLVED, that the Clarence Town Board identifies the following limits to residential development within any given calendar year:

Total residential permits:	225 units
Single Family Homes within Subdivisions: (includes permitted duplexes and quadplexes within Open Space Design Developments/PURDS counted as 2 units and 4 units respectively) (If no Multiple Family Housing Permits are issued within a calendar year, the cap on single-family residential may be raised up to the 225 permit cap limit)	100-225 units
Single Family Homes Outside of Subdivisions: (includes permitted duplexes counted as 2 units)	25 units
Multiple Family Residential Units and Manufactured Housing Units: (Senior Housing Units to count as .75 of a unit)	100 units

BE IT FURTHER RESOLVED, that these limits be enforced by the Town of Clarence Building Department at the time of building permit issuance with such limits being established in a calendar year beginning January 1st of any given year.