

**Town of Clarence  
Planning and Zoning**

# Memo

**To:** Town Board Members

**From:** James Callahan, Director of Community Development

**cc:** Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

**Date:** February 6, 2020

**Re:** February 12, 2020 Town Board Meeting Agenda

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Following is a review/analysis of the items listed on the February 12, 2020 Town Board Meeting:

PUBLIC HEARINGS:

**1. JEFF PALUMBO/CANNONWOODS SUBDIVISION**

**Location:** North side of roll Road, west of Martha's Vineyard.

**Description/History:** Existing vacant land located in the Residential Single Family Zone and within Clarence Sewer District #2

**Proposal:** Applicant is proposing to develop a forty lot Open Space Design Development.

**Comprehensive Plan:** Area identified in a single family residential zone and within Clarence Sewer District #2

**Reason for Town Board Action:** Per the Zoning Law the Town Board has final approval authority for Open Space Design Subdivisions.

**Issues:** The Planning Board has forwarded a recommendation on the 40 lot design. The applicant has amended the concept to meet the 200' setback requirement from the Martha's Vineyard Right-of-Way.

## 2. TOWN OF CLARENCE TREE MANAGEMENT PLAN

The Town has now completed a draft tree inventory and management plan in conjunction with consultant Davey Resource Group. The proposal is to adopt this plan as a component of Clarence 2030.

### FORMAL AGENDA ITEMS:

1. **CODE REVISIONS—SEE ATTACHED DESCRIPTION OF PROPOSED CODE UPDATES AS FORWARDED FROM THE PLANNING BOARD.**

### WORK SESSION ITEMS:

1. **PETER LAMPERELLI, 10900 MAIN STREET.**

**Location:** North side of Main Street, east of Schurr Road.

**Description/History:** Existing vacant parcel (recently torn down structure) located within the Clarence Hollow TND and Overlay and within Clarence Sewer District #9.

**Proposal:** Applicant is proposing to develop a new mixed use project including commercial space and seven (7) residential units.

**Comprehensive Plan:** Area identified within the Clarence Hollow Traditional Neighborhood District.

**Reason for Town Board Action:** Per the Zoning Law the Town Board will have final approval authority for uses in the TND and for Multiple Family Housing via a Special Exception Use Permit.

**Issues:** Referral to the Planning Board will initiate a formal review of the project.

2. **STEVE JACOBS, 8855 WOLCOTT ROAD.**

**Location:** South side of Wolcott Road east of Kenfield Road.

**Description/History:** Existing vacant parcel containing 10.9 +/- acres in the Agriculture flood Zone.

**Proposal:** Applicant is proposing to construct a new home with an expanded home occupation of a tree service.

**Comprehensive Plan:** Area identified in an agricultural classification and within the density flood zone.

**Reason for Town Board Action:** Per the Zoning Law the Town Board may approve expanded home occupations in the Agricultural Zone via a Temporary Conditional Permit.

**Issues:** The Planning Board has forwarded a recommendation on the proposed TCP, with conditions. A public hearing will be required to consider the permit.

**3. SEAN HOPKINS/HARRIS HILL COMMONS, NORTHWEST CORNER OF SHERIDAN DRIVE AND HARRIS HILL ROAD.**

**Location:** North side of Sheridan Drive, west of Harris Hill Road.

**Description/History:** Existing vacant land located in the Commercial and Restricted Business Zones and within Clarence Sewer District #10. A previous conceptual plan was referred to the Planning Board on August 19, 2019.

**Proposal:** Applicant has amended the previously reviewed plan to include smaller mixed use buildings along Sheridan Drive with an increase from 6 buildings with 4 residential units each to 8 buildings with 3 residential units each and amended the rear to include mostly 2-family townhouse type units. The overall number of apartments has increased from 76 to 80.

**Comprehensive Plan:** Area identified in a commercial classification and within Clarence Sewer District #10.

**Reason for Town Board Action:** With the proposed change in the number and type of units, the project will need to be reviewed by all involved agencies.

**Issues:** The Planning Board had previously initiated coordinated review under SEQRA and with the proposed changes, the project will need be reviewed by all involved agencies. Referral back to the Planning Board will restart the review process with the updated plan.