

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: Jim Callahan, Director of Community Development

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

Date: February 21, 2020

Re: February 26, 2020 Town Board Meeting

Following is a review/analysis of the items listed on the February 26, 2020 Town Board Agenda:

PUBLIC HEARING:

1. CHARLES KELKENBERG, SOUTH SIDE OF MARTIN ROAD WEST OF GOODRICH ROAD.

Location: 9295 Martin Road.

Description/History: Existing vacant building lot located in the Agriculture Rural Residential Zone.

Proposal: Applicant is seeking a permit to construct a single family home with a secondary living unit.

Comprehensive Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board may allow secondary living units via a Special Exception Use Permit.

Issues: The applicant is aware of the deed restriction requirements to protect the single family home character of the area. The applicant, working with the Planning Board Executive Committee, has presented an amended architectural style to soften the appearance of a duplex style home.

FORMAL AGENDA 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.

4. MIKE HORA, 8100 LAPP ROAD

Location: North side of Lapp Road, east of Transit Road.

Description/History: Existing single family home currently under construction and located in the Agriculture Flood Zone.

Proposal: Applicant is proposing to construct a carriage house with a secondary living unit.

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 consider the secondary living unit via a special Exception Use Permit.

Issues: A public hearing will be required to consider the permit.

WORK SESSION ITEMS:

1. MILAND ROAD LLC, 10795 MILAND ROAD.

Location: south side of Miland Road west of Berghorn Road.

Description/History: Existing agricultural and residential property consisting of 35 +/- acres in the Agriculture rural Residential Zone.

Proposal: Applicant is proposing to construct a pond on the property.

Comprehensive Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the Excavation Law, the town Board has final approval authority for ponds.

Issues: The Town Engineer has approved the design as meeting Town requirements.

2. JOSEPH & NANCY CORIGLIANO, 6155 SALT ROAD.

Location: East side of Salt Road north of the Peanut Line Trail

Description/History: Existing residential property containing 8.3 +/- acres and located in the Agriculture Rural Residential Zone

Proposal: Applicant is proposing to construct a pond on the property

Comprehensive Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the excavation Law, the Town Board has final approval authority for ponds.

Issues: The Town Engineer has approved the design as meeting town requirements.