

# Memo

**To:** Town Board Members

**From:** Jonathan Bleuer, Director of Community Development

**cc:** Town Attorney, Town Clerk, Town Engineer, Code Enforcement Officer, Planning Board

**Date:** January 25, 2021

**Re:** January 27, 2021 Town Board Meeting Planning Items

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**The following is a review of the Planning items on the January 27, 2021 Town Board Agenda:**

Public Hearings: None

Work Session Items: None

Formal Agenda Items: Six

**1. Dr. Greg Daniel / Legacy Woods Subdivision Final Plat Approval Phase 1.**

**Location:** West side of Newhouse Road between Roll Road and Clarence Center Road.

**Description/History:** Previously approved 50 lot Open Space Design Subdivision.

**Proposal:** Applicant is requesting final plat approval for Phase 1, consisting of 11 residential building lots, and the public road dedication of approximately 782 linear feet of Red Hawk Trail.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final approval authority to approve a Final Plat.

**Note:** The Clarence Highway and Engineering Departments have cleared Phase 1 for Final Plat consideration.

**2. Clarence Community & Schools Federal Credit Union New Building**

**Location:** 9145 Sheridan Drive

**Description/History:** New application.

**Proposal:** Applicant is requesting approval of a new credit union building to be located in front of their existing credit union building. Once the new building is constructed, the applicant will demolish the old building.

**Reason for Town Board Action:** An environmental review is required under the State Environmental Quality Review Act. A referral to the Planning Board will allow an environmental review to commence.

**Note:** Once a referral is made by the Town Board, the Planning Board will have full authority on the proposal.

**3. Horvath Towers & Verizon Wireless Telecommunication Tower**

**Location:** 5380 Strickler Road, north of Greiner Road.

**Description/History:** New application.

**Proposal:** Applicant is requesting a 124' tall telecommunication tower within the Agricultural Rural Residential zone.

**Reason for Town Board Action:** A full environmental review is required under the State Environmental Quality Review Act. A referral to the Planning Board will allow an environmental review to commence.

**Issues:** Within the Agricultural Rural Residential zone, the max allowable height is limited to 100'. A variance would be required by the Zoning Board of Appeals for this proposed 124' tower prior to a Special Exception Use Permit is to be considered by the Town Board.

**4. Rosario Carrubba Secondary Living Unit**

**Location:** 5755 Newhouse Road

**Description/History:** New application.

**Proposal:** Applicant is requesting a secondary living unit to be located within the existing principle structure, where an in-ground indoor pool was previously located. This property is located within the Residential Single Family zone.

**Reason for Town Board Action:** A Special Exception Use Permit will be required by the Town Board, and a referral to the Planning Board allow a thorough review of the proposal.

**5. Eric & Naomi Sakovics Secondary Living Unit**

**Location:** 4575 Ransom Road

**Description/History:** New application.

**Proposal:** Applicant is requesting a secondary living unit, as part of proposed new residential single family home to be located on a currently vacant lot in the Agricultural Rural Residential zone.

**Reason for Town Board Action:** A Special Exception Use Permit will be required by the Town Board, and a referral to the Planning Board allow a thorough review of the proposal.

**6. William Marfurt III Secondary Living Unit**

**Location:** 4635 Greenbriar Road

**Description/History:** New application.

**Proposal:** Applicant is requesting a secondary living unit as an addition to the existing principle structure located in the Residential Single Family zone.

**Reason for Town Board Action:** A Special Exception Use Permit will be required by the Town Board, and a referral to the Planning Board allow a thorough review of the proposal.