

# 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:** April 23, 2021

**Re:** April 28, 2021 Town Board Meeting Planning Items

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**The following is a review of the Planning items on the April 28, 2021 Town Board Agenda:**

Public Hearings: None

Work Session Items: None

Formal Agenda Items: Six

**1. Michael Miranda**

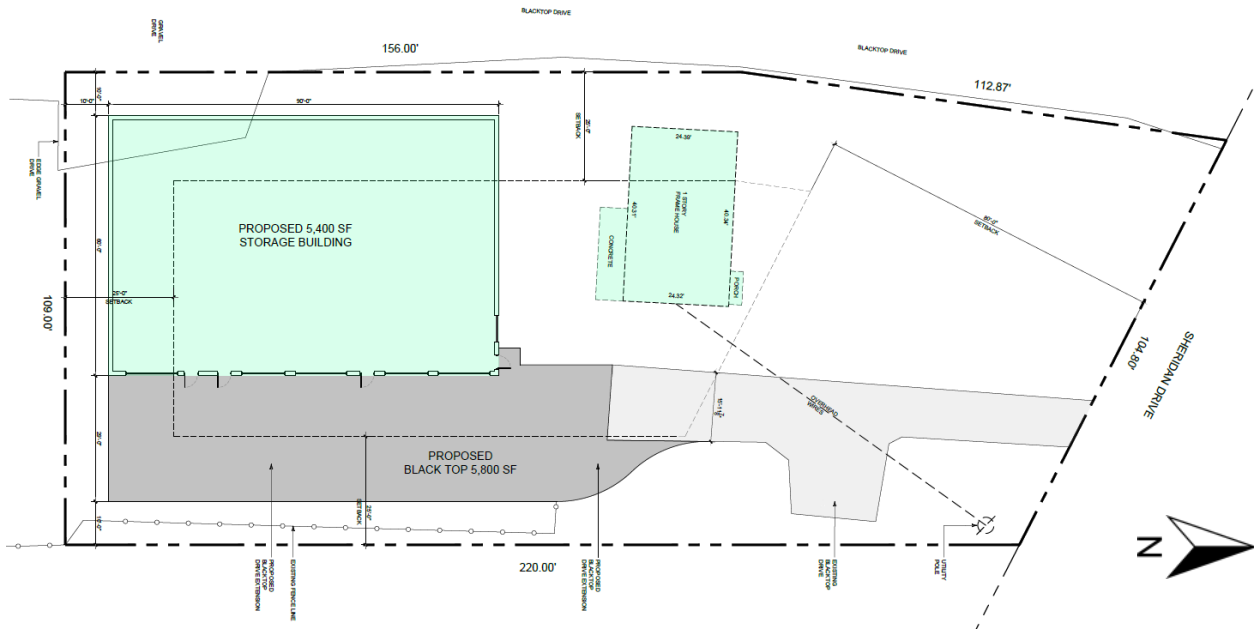
**Location:** 8955 Sheridan Drive

**Description/History:** Existing .6 acre lot in the Commercial zone with an existing small principle structure (home/office).

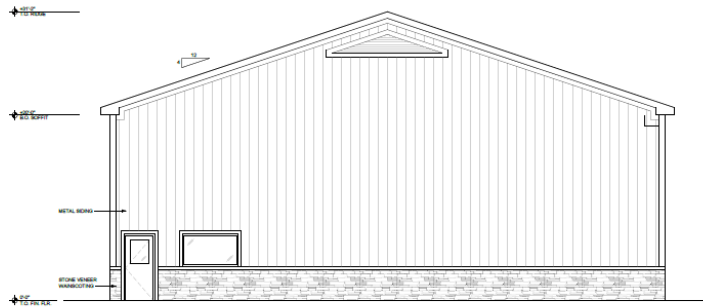
**Proposal:** The applicant is requesting approval to construct a 5,400 sqft accessory structure for personal storage to the rear of the lot behind the existing 1-story principle structure.

**Reason for Town Board Action:** A referral to the Planning Board would allow for a full review of this proposal.

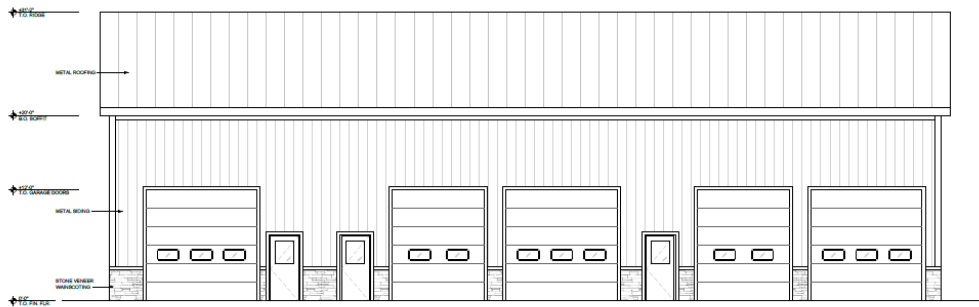
**Note:** Automotive uses are not allowable on Sheridan Drive. Mike Miranda does hold an active Temporary Conditional Permit for automotive service next door at 8925 Sheridan Drive. The applicant states that this proposal is not part of this automotive operation, and the proposed commercial accessory structure will be used for personal use only.



Miranda Site Plan



SIDE ELEVATION  
SCALE: 1/4"=1'-0"



FRONT ELEVATION  
SCALE: 1/4"=1'-0"

Miranda Elevations

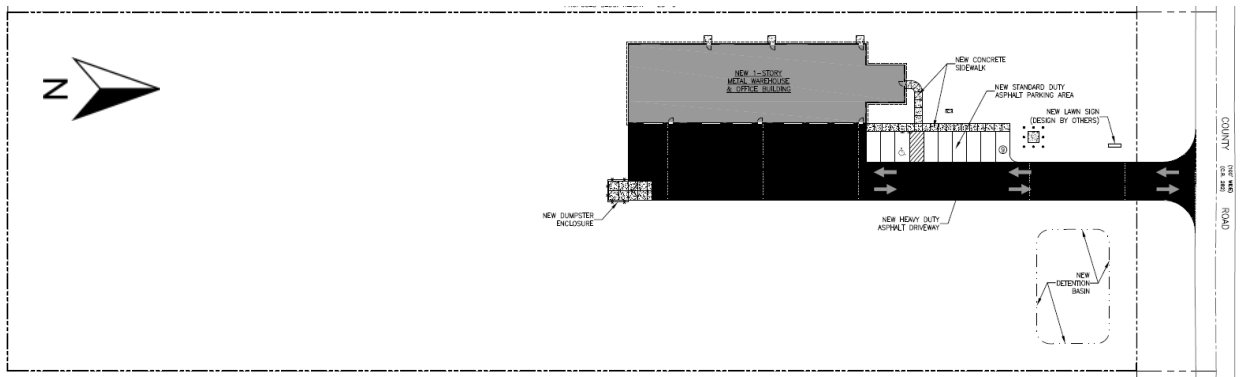
## 2. GMA Concrete Design

**Location:** 9377 County Road

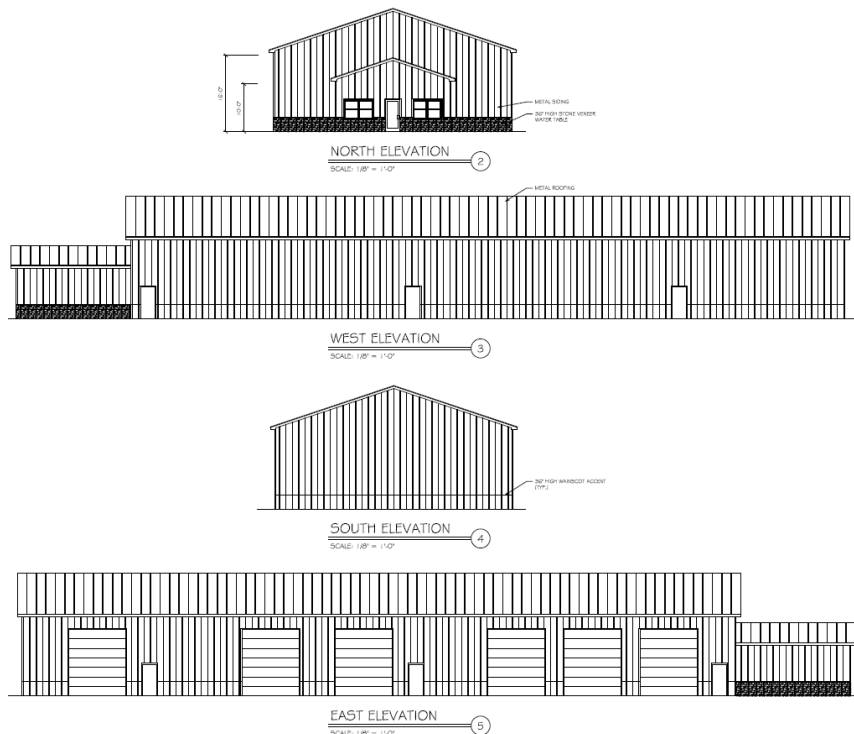
**Description/History:** Newly created 3.7 acre vacant parcel in the Industrial Business Park zone. Recently split from the Braddell Lakeside Sod Farm.

**Proposal:** The applicant is requesting consideration of an 8,100 sqft warehouse / office building with associated parking. The owner is expanding their business operation and needs warehouse space for storage of equipment and construction vehicles.

**Reason for Town Board Action:** A referral to the Planning Board would allow for a full review of the proposal.



GMA Concept Plan (above) and elevations (below)



**3. Mike Hora**

**Location:** 8100 Lapp Road

**Description/History:** Existing residence in the Agricultural Rural Residential zone.

**Proposal:** The applicant is requesting a public hearing to allow a Special Exception Use Permit for the construction of a secondary living unit within a proposed carriage house accessory structure.

**Reason for Town Board Action:** To set a Public Hearing.

**4. William Marfurt III**

**Location:** 4635 Greenbriar Road

**Description/History:** Existing residence in the Residential Single Family zone.

**Proposal:** The applicant is requesting a public hearing to allow a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence.

**Reason for Town Board Action:** To set a Public Hearing.

**5. Eric & Naomi Sakovics**

**Location:** 4575 Ransom Road

**Description/History:** vacant lot in the Agricultural Rural Residential zone

**Proposal:** The applicant is requesting a public hearing to allow a Special Exception Use Permit for the construction of a secondary living unit as part of new home construction.

**Reason for Town Board Action:** To set a Public Hearing.

**6. Rosario Carubba**

**Location:** 5755 Newhouse Road

**Description/History:** Existing residence in the Residential Single Family zone.

**Proposal:** The applicant is requesting a public hearing to allow a Special Exception Use Permit for the construction of a secondary living unit within the existing residence in place of an existing indoor pool.

**Reason for Town Board Action:** To set a Public Hearing.