



Town Board Agenda Review

Town of Clarence
Planning and Zoning

To: Town Board Members

From: Jonathan Bleuer – Director of Community Development
Andrew Schaefer – Junior Planner

cc: Town Attorney / Clerk / Engineering / Building / Highway Departments
Planning Board

Date: February 20, 2026

Re: February 25, 2026 Town Board Meeting – Land Use Items

Public Hearings: None

Formal Agenda Items: One

1. Woodview Construction / Homeview Properties

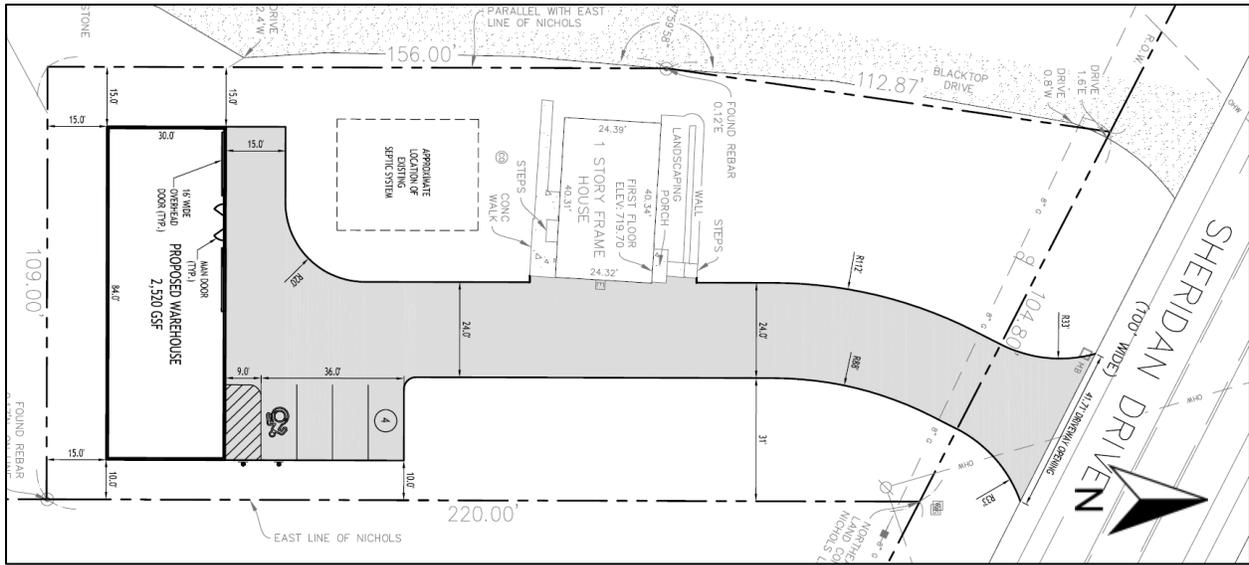
Location: 8955 Sheridan Drive. South side of Sheridan Drive, east of Shimerville Road.

Description: Existing 0.6-acre parcel in the Commercial zone, containing an existing principal structure used as professional office space.

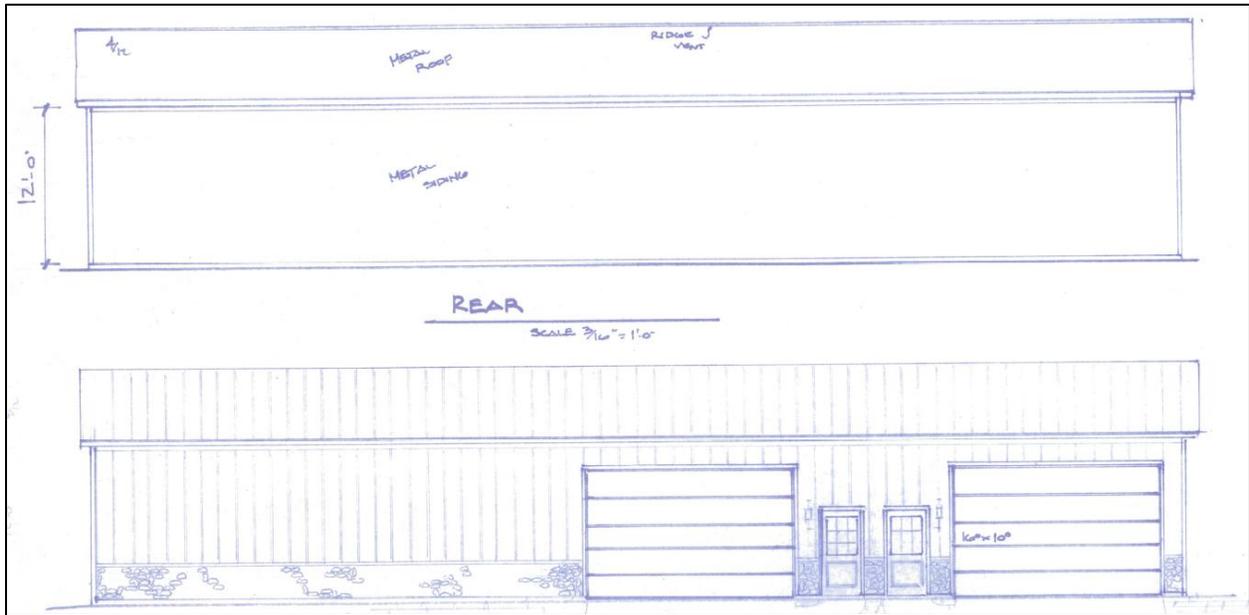
Proposal: The applicant is requesting consideration of an approximately 2,520 sqft detached accessory structure for the storage of construction equipment and supplies.

History: This item was on the Town Board work session agenda in June of 2025. At that time, the item was not advanced to a formal agenda due to concerns regarding size, architecture and use. The applicant has since reduced the size of the building from 6,120 sqft to 2,520 sqft, and committed to not rent the space out.

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



8955 Sheridan Drive – Updated Site Plan



8955 Sheridan Drive – Updated Elevations

Work Session Items: One

1. Paul & Dora Iskalo

Location: 5125 Kraus Lane / SBL 71.02-2-26. East of Kraus Road, south of Stone Ledge Estates private drive.

Description: Existing 10.3-acre exception parcel located within the Stone Ledge Estates private subdivision in the Residential Single-Family zone. This exception parcel is commonly known as the “stable sub-parcel”, and has a history of agricultural operations.

Proposal: The applicant is requesting consideration to allow the current exception parcel, known as 5125 Kraus Lane / “stable sub-parcel”, to be buildable as a single-family residential Open Development Area lot.

History: In the late 1990’s, a private drive (known as Kraus Lane) was constructed off Kraus Road, to access four residential sublots. Between 1998 and 2001, a residence was built on each of the four sublots.

In 2005, the DeRose’s received approval to subdivide their adjacent horse farm into four additional sublots accessing the same existing private drive. Thereafter, one residence was built on a subplot in 2006. In 2007, another subplot was split into two sublots and both were recognized as buildable, resulting in another one of the original four DeRose sublots becoming an exception parcel. This exception parcel is known as 5125 Kraus Lane / “stable sub-parcel”, and is the subject of this current request. Together these past actions have resulted in a total of five DeRose sublots, four of which are considered buildable from a Planning/Zoning perspective. Of the four buildable sublots, three remain vacant.

Finally, between 2007 and 2026, there have been a series of lot line adjustments associated with the five DeRose sublots.

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



Stone Ledge Estates – Parcel View