



Town Board Agenda Review



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: March 6, 2026

Re: March 11, 2026 Town Board Meeting – Land Use Items

Public Hearings: None

Formal Agenda 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.

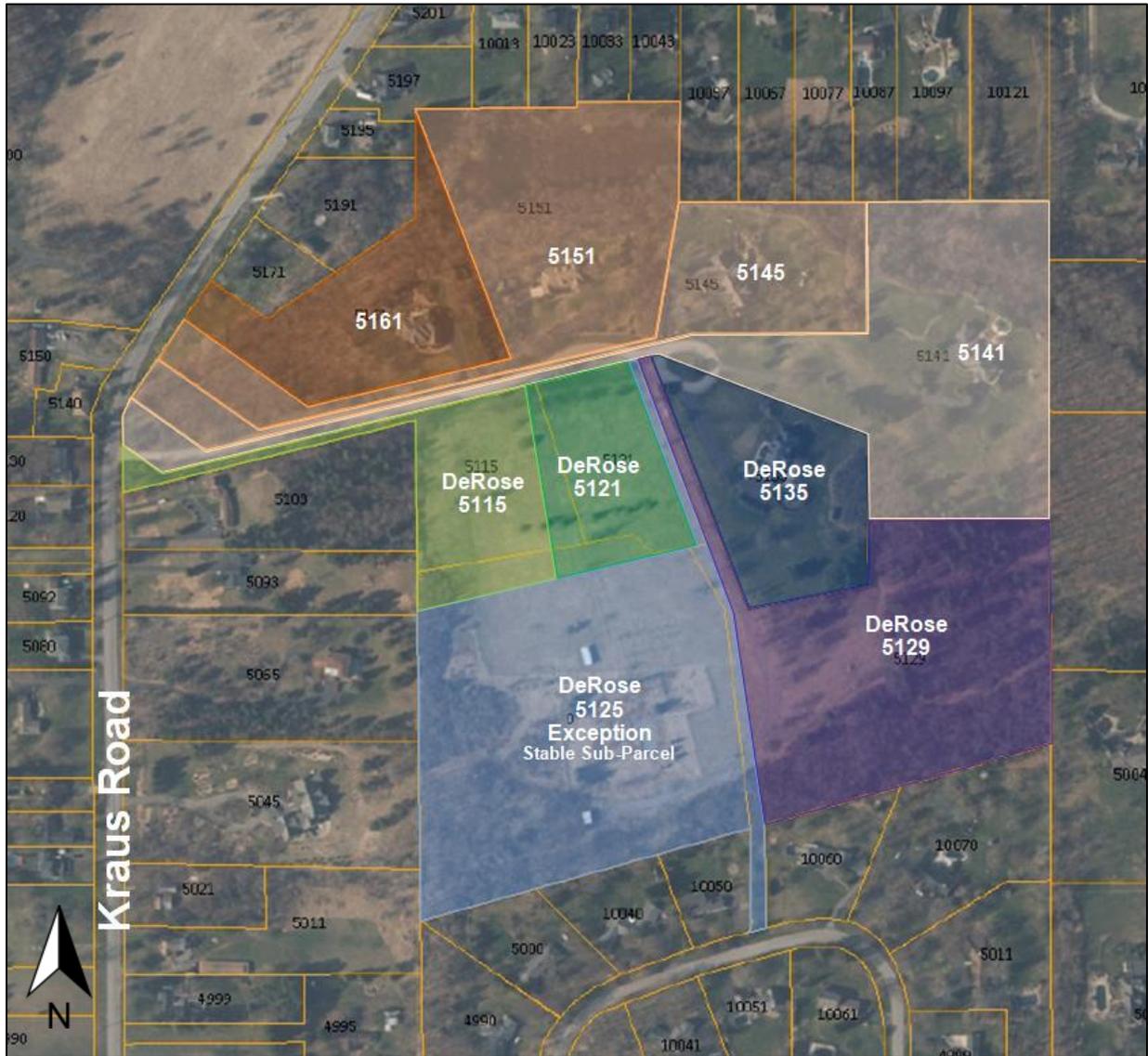
History: In the late 1990’s, a private drive (known as Kraus Lane) was constructed off Kraus Road, to access four residential sublots. Between 1998 and 2001, a residence was built on each of the four sublots.

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

Work Session Items: Two

1. Dillon Fitzgerald

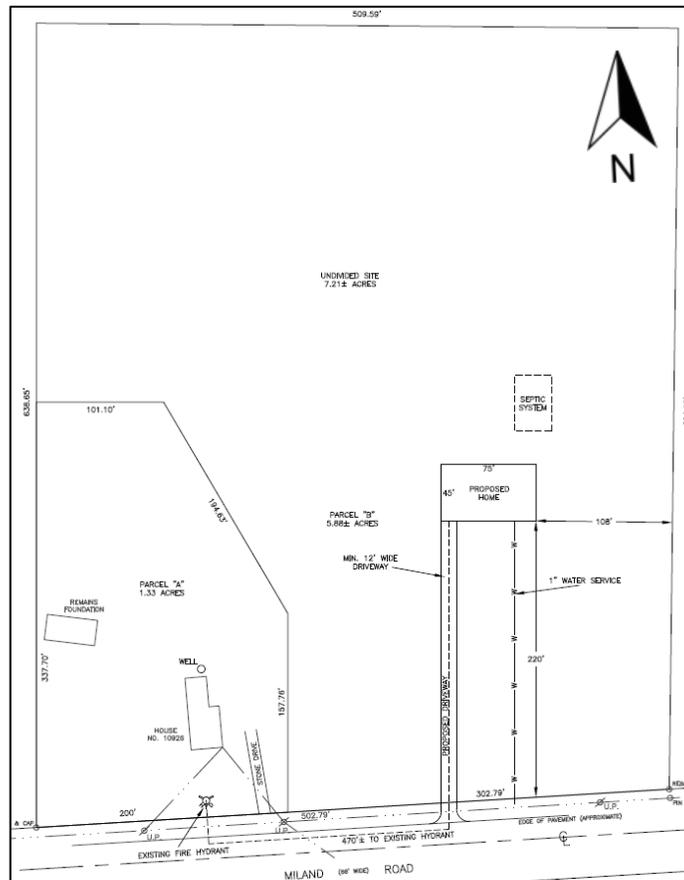
Location: 10926 Miland Road. North side of Miland Road, west of Berghorn Road.

Description: Existing 6.8-acre parcel in the Agricultural Floodzone, containing a residence on the west side of the lot.

Proposal: The applicant is requesting preliminary conceptual review of proposed 1-lot Open Development Area (ODA). The existing residence is to remain on a 1.33-acre parcel, while the ODA lot would be comprised of the remaining land, with the proposed home set back approximately 220'.

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

Note: The applicant is seeking relief from ODA standards as it relates to driveway width, emergency access, and waterline size.



10926 Miland Road – Concept Plan

2. 2026 Temporary Conditional Permit Renewals

Location: Varies

Description: All existing Temporary Conditional Permits are subject to renewal upon the conclusion of the previously approved term. Each Permit may be considered for renewal with a maximum term up to 5 years.

Proposal: The Planning Office has developed a renewal list with 17 potential renewals for 2026. The renewal list is on file in the Planning Office, and appropriate applications and fees are being collected.

Reason for Board Action: The Town Board has the authority to schedule a Public Hearing to consider these renewal requests.