

Memo

To: Town Board Members

From: Jonathan Bleuer, Junior Planner

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

Date: February 19, 2016

Re: February 24, 2016 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the February 24, 2016 Town Board agenda:

PUBLIC HEARINGS:

1. Annual Public Hearing on Master Plan 2015.

Location: Entire Town.

Description/History: 15th annual Public Hearing to review Master Plan 2015

Proposal: Public is given an opportunity to propose specific, general or structural amendments to the Master Plan, including re-zoning requests.

Master Plan: Chapter XI of Master Plan 2015 details the process of this annual review.

Reason for Town Board Action: The Town Board has the authority to table, refer or deny any proposal given.

Issues: The Town is currently developing a Comprehensive Plan that will replace the current Master Plan 2015 which is most likely in the final year of its existence.

FORMAL AGENDA ITEMS:

1. STEPHEN DEVELOPMENT / FOUNTAIN COURT MULTIPLE FAMILY HOUSING, 9560 MAIN STREET.

Location: North side of Main Street, east of Gunnville Road intersection.

Description/History: Existing vacant hotel located in the Commercial Zone. Property extends north and west into the Residential Single Family Zone.

Proposal: Applicant is proposing to demolish the hotel and construct a new mixed use building in the commercial zone and develop 3 large estate lots to the north of the property adjoining existing residential uses.

Master Plan: Area identified in a commercial corridor along Main Street and residential to the north.

Reason for Town Board Action: Per the Zoning Law the multiple family housing component will require a Special exception Use Permit. The Town Board will act as Lead Agency on this review.

Issues: The lack of public sewers will constrain the ultimate development of the site. Long term connections to a public sewer system is in the best interest of the community and any development on this site should identify this long term goal. Demolition of a structure built prior to 1950 should be referred to the Historic Preservation Commission for review and comment. The project will be considered a Type I Action under SEQRA.

2. Bammel Architects / Notorious D.O.G., 8625 Main Street.

Location: 8625 Main Street. South of Main Street, west of Circle Court.

Description/History: Existing commercial plaza in the Traditional Neighborhood District.

Proposal: Formerly an insurance agency, the Applicant is proposing to update the current façade and operate a retail pet sales and service business.

Master Plan: Area identified as the hamlet of Harris Hill.

Reason for Town Board Action: Per the Zoning Law, architecture approval is the purview of the Town Board in the Traditional Neighborhood District.

Issues: Consideration should be given to proposed building materials, and the overall integration into the existing character of the Harris Hill Hamlet.

WORK SESSION ITEMS:

None