

**Town of Clarence
Planning and Zoning**

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: July 17, 2015

Re: July 22, 2015 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the July 22, 2015 Town Board Agenda:

FORMAL AGENDA ITEMS:

1. VINECROFT/HERITAGE MINISTRIES, 5945 VINECROFT DRIVE.

Location: East of Newhouse Road, South of Clarence Center Road.

Description/History: Existing 62 unit retirement community, containing 44 apartments and 9 duplexes on 21.84 acres.

Proposal: Applicant is requesting approval to construct two additional duplexes (4 units) on the existing campus.

Master Plan: Area identified in a Planned Unit Residential Development (PURD) identifying a maximum of 3 units per acre.

Reason for Town Board Action: The PURD Zoning is approved based upon a site plan. Any amendment to the overall site plan/PURD requires approval of the Town Board.

Issues: The Planning Board recommended to the Town Board a Negative Declaration under the State Environmental Quality Review Act and an Amendment to the PURD zoning for the construction of 2 additional duplexes (4 units) at their Planning Board Meeting of 7-15-15.

WORK SESSION AGENDA ITEMS:

1. ESSEX GREENS/WATERFORD PLANNED UNIT RESIDENTIAL DEVELOPMENT.

Location: North of Roll Road, West of Dana Marie Parkway

Description/History: Existing Planned Unit Residential Development containing the Commons, Estates, Greens, Landings and Campus.

Proposal: Applicant is requesting to construct 6 residential single family lots (6 units) in place of 5 duplex lots (10 units). This proposal reduces the original approval of 10 units to 6 units.

Master Plan: Area identified in a Planned Unit Residential Development (PURD).

Reason for Town Board Action: The PURD Zoning is approved based upon a site plan. Any amendment to the overall site plan/PURD requires approval of the Town Board.

Issues: The Planning Board recommended to the Town Board an Amendment to the PURD zoning for the construction of 6 residential single family lots in place of the previously approved 5 duplex lots on their Planning Board Meeting of 7-15-15. This proposal is in conformance with the original Final Findings for the Overall Waterford PURD, therefore no action under the State Environmental Quality Act is required.

2. ANDY & RON GRIMM, 8196 COUNTY ROAD.

Location: North of County Road, East of Stahley Road.

Description/History: Existing 7.24 acres of vacant land, located in the Traditional Neighborhood District.

Proposal: Applicant is requesting to construct a 12-lot Open Space Design Development.

Master Plan: Area identified as a Traditional Neighborhood District.

Reason for Town Board Action: An Open Space Design Development Overlay requires Town Board Approval.

Issues: The Planning Board recommended to the Town Board a Negative Declaration under State Environmental Quality Review Act and an Open Space Design Development Overlay Approval for a 12-lot single family residential development at their Planning Board Meeting of 7-15-15. A Public Hearing will be required to consider an Open Space Design Development Overlay.