

Memo

To: Clarence Town Board

From: James Callahan, Directory of Community Development

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

Date: October 22, 2015

Re: October 28, 2015 Town Board Agenda

Following is a review/analysis of the items listed on the October 28, 2015 Town Board Agenda.

PUBLIC HEARINGS:

1. Annual Public Hearing to Consider Funding Opportunities to benefit Low and Moderate Income Individuals under the Community Development Block Grant (CDBG) Program.

FORMAL AGENDA ITEMS:

1. **CLARENCE FIRE DISTRICT #1, 10355-10365 MAIN STREET.**

Location: South side of Main Street east of Shisler Road.

Description/History: Existing Firehouse located in the Traditional Neighborhood District and within the Clarence Hollow Overlay.

Proposal: Applicant is proposing to enlarge the existing facility by adding 3+ additional bays and additional service space as well as rehabilitation of existing space.

Master Plan: The property is located in the TND and within the Clarence Hollow Overlay.

Reason for Town Board Action: As the overall structure will exceed 10,000 square feet, a Special Exception Use Permit will be required. The Town Board has final approval authority for Special Exception Use Permits.

Issues: SEQRA has already been satisfied with the Fire District acting as Lead Agency. Referral to the Planning Board will initiate a formal review of the project.

2. BENDERSON DEVELOPMENT/EASTGATE PLAZA, 5175-5181 TRANSIT ROAD.

Location: East side of Transit Road between Sheridan Drive and Greiner Road,

Description/History: Two existing vacant commercial buildings, including a former restaurant and a former doctor's office, located in the Major Arterial Zone.

Proposal: The applicant is proposing to demolish the existing buildings and construct a new 19,260 square foot restaurant/retail building.

Master Plan: Area identified in a commercial zone.

Reason for Town Board Action: Per the Zoning Law, the Town Board has preliminary review authority to identify concerns prior to referring the proposal to the Planning Board for formal review and approval.

Issues: Referral to the Planning Board will initiate a formal review of the project.

WORK SESSION ITEMS:

1. JOE NIEMAN, 8400 COUNTY ROAD.

Location: North side of County Road west of Green Acres Road.

Description/History: Existing agriculture and residential property located in the Agriculture Rural Residential Zone.

Proposal: Applicant is proposing to operate a vehicle sales operation inside the existing accessory structure (barn) on the property.

Master Plan: Area identified in an agricultural area.

Reason for Town Board Action: Per the Zoning Law the Town Board may consider an automotive sales operation as an expanded home occupation in the Agriculture Rural Residential Zone with a Temporary Conditional Permit.

Issues: No outside display of vehicles for sale.