
INTEROFFICE MEMORANDUM

TO: TOWN BOARD MEMBERS
FROM: JAMES B. CALLAHAN, DIRECTOR OF COMMUNITY DEVELOPMENT
SUBJECT: FEBRUARY 12, 2014 TOWN BOARD MEETING AGENDA
DATE: FEBRUARY 6, 2014
CC: TOWN ATTORNEY, TOWN CLERK, TOWN ENGINEER, SENIOR CODE ENFORCEMENT OFFICER, PLANNING BOARD MEMBERS, CHAMBER OF COMMERCE

Following is a review/analysis of the items listed on the February 12, 2014 Town Board Agenda:

PUBLIC HEARINGS:

1. JEFF BROWNE, 5850 KRAUS ROAD.

Location: West side of Kraus Road, south of Clarence Center Road.

Description/History: Existing single family residential home located in the Agriculture Rural Residential Zone.

Proposal: Applicant is proposing to construct a secondary living unit on the property.

Master Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to issue Special Exception Use Permits.

Issues: All requirements as listed in the Zoning Law related to Secondary Living Units must be met.

FORMAL AGENDA ITEMS:

1. BROTHERS OF MERCY, 4520 RANSOM ROAD.

Location: Northwest corner of Ransom Road and Bergtold Road.

Description/History: Existing multiple family residential, rehab center, nursing home located in the Restricted Business Zone.

Proposal: To construct additional multiple family senior residential units with long term plans for assisted living and other ancillary commercial uses on 25 +/- acres on the 126 +/- acre campus.

Master Plan: Area identified as a restricted business campus.

Reason for Town Board Action: Per the Zoning Law, Multiple Family Residential uses will require a Special Exception Use Permit as issued by the Town Board.

Issues: The Planning Board has forwarded a recommendation for Concept Approval and to approve the SEUP. A Zoning Variance has been granted by the ZBA to allow for 3-story structures in the Restricted Business Zone.

2. DOMENIC PIESTRAK/SPAULDING GREENS OPEN SPACE DESIGN SUBDIVISION.

Location: East side of Goodrich Road, north of Greiner Road.

Description/History: Existing open space design development identifying 380 +/- lots with a previously approved concept plan approval on the overall project.

Proposal: The applicant is proposing to amend the previously approved concept plan by including recently acquired sewer taps and maintain the overall greenspace to meet Town Code.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority to approve/amend Open Space Design Developments.

Issues: An action under SEQRA will be required to amend the concept, identifying sewer taps, greenspace and lot configuration. Referral to the Planning Board would initiate a formal review of the proposal

3. RON GRIMM, 8196 COUNTY ROAD.

Location: North side of County Road, east of Stahley Road.

Description/History: Existing vacant land consisting of 7.2+/- acres in the Traditional Neighborhood District and within the Erie County Sewer District #5.

Proposal: Applicant is proposing to develop a 12 lot Open Space Design Subdivision.

Master Plan: Area identified within the Swormville TND

Reason for Town Board Action: Per the Subdivision Law, the Town board has an opportunity to provide preliminary review and comment on the style of a proposed subdivision prior to a formal review.

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

WORK SESSION ITEMS:

1. BENDERSON DEVELOPMENT/EASTGATE PLAZA, 5033-5183 TRANSIT ROAD.

Location: East side of Transit Road south of Greiner Road.

Description/History: Existing commercial plaza located in the Major Arterial Zone.

Proposal: Applicant is proposing to construct an access road from Greiner Road to the Plaza.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has an opportunity to provide preliminary review and comment on the proposed site plan amendment.

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

2. BLISS CONSTRUCTION/WATERFORD CAMPUS, ROLL ROAD.

Location: North side of Roll Road west of Dana Marie Parkway

Description/History: Previously approved Development Plan identifying commercial space with residential multi-family. 92 sewer taps (equivalent dwelling units) have been approved for this portion of the Waterford PURD.

Proposal: Applicant is proposing to redesign the Campus area to eliminate the commercial uses and provide a redesigned multiple family residential project.

Master Plan: Area identified in a residential classification and within the Waterford PURD.

Reason for Town Board Action: Per the Zoning Law, the town board has approval authority for PURD Amendments.

Issues: Overall sewer capacity and density of the design should be thoroughly analyzed. An action under SEQRA will be required. Referral to the Planning Board will initiate a coordinated review.

3. JOHN ROZLER/STUDENT TRANSPORTATION OF AMERICA.

Location: East side of Transit Road north of Wolcott Road.

Description/History: Existing heavy equipment/trucking operation located in the Restricted Business Zone.

Proposal: Applicant is proposing to utilize the existing facility for a school bus garage for vans and smaller busses.

Master Plan: Area located in commercial--Restricted Business Zone.

Reason for Town Board Action: While the proposed use is not specifically allowed in the Restricted Business Zone, the town Board may consider a Temporary conditional Permit for the proposed operation.

Issues: The proposed use of a school bus garage is not a permitted use in this zone. The issue of traffic on this 2 lane stretch of Transit Road will be of concern.

4. METZGER CIVIL ENGINEERING, 5731 TRANSIT ROAD.

Location: East side of Transit Road north of Roll Road and south of Highland Farms Drive.

Description/History: Existing vacant land located in the Major Arterial/Commercial and Restricted Business Zones.

Proposal: Applicant is proposing a mixed use project with a 30,000 +/- square foot commercial project along the frontage and a Senior Housing project to the rear.

Master Plan: Area recently amended to extend the depth of the Commercial and Restricted Business Zones.

Reason for Town Board Action: As the project will involve a multiple family housing component, a Special exception Use Permit is required as issued by the Town Board.

Issues: The Town Board will be the Lead Agency on this project. Referral to the Planning Board will initiate a formal review process.