

# Memo

**To:** Town Board Members

**From:** James B. Callahan, Director of Community Development

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

**Date:** March 21, 2014

**Re:** March 26, 2014 Town Board Agenda

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

**1. 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, however the latest information provided from the Heise Brookhaven Corporation identifies only 55 edu's for this portion of the 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.

**2. 10,100 COUNTY ROAD PROPERTIES, 10,100 COUNTY ROAD**

**Location:** North side of County Road west of Strickler Road.

**Description/History:** Existing vacant land located in the Industrial Business Park Zone. Previously, full Development Plan approval was granted to the owner to develop a 6 building industrial business park in December of 2007. No action has been taken to initiate construction of the approved project. A new owner has now come forward and is requesting approval for an amended development plan.

**Proposal:** Applicant is proposing to amend the original site plan to replace two warehouse/office combination buildings with one 5000 square foot warehouse building and one 5160 square foot office building. Overall parking spaces would increase by 2 stalls.

**Master Plan:** Area identified in an industrial area.

**Reason for Town Board Action:** Original approval of the project received development plan approval by the Town Board.

**Issues:** Subject to review and approval by the Town Engineer for PIP Permits and Building Department approvals for building permits.

### 3. KENYON'S, 8250 MAIN STREET.

**Location:** Northeast corner of Main Street and Westwood Road.

**Description/History:** Existing gas station located in the Traditional Neighborhood District.

**Proposal:** Applicant is proposing to demolish the existing structures on the property and to construct a new convenience store, gas fueling station, new underground gas tanks and including a Tim Horton's Drive-thru.

**Master Plan:** Area identified in the Harris Hill Traditional Neighborhood District.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final approval authority for gas stations, and architectural style in the TND and issuing a Special Exception Use Permit for the drive-thru.

**Issues:** A public hearing will be required to consider the Special Exception Use Permit. The Planning Board has forwarded a recommendation on the Concept Plan and for issuance of a Special Exception Use Permit.

### 4. TOM WILCOX, 9700 MAIN STREET.

**Location:** North side of Main Street east of Spaulding Lake Drive.

**Description/History:** Existing commercial building located in the Commercial Zone.

**Proposal:** Applicant is proposing to operate a used vehicle sales office within a portion of the building and identifying 3 parking spaces within the existing parking lot.

**Master Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board may consider the use with a Temporary Conditional Permit.

**Issues:** A public hearing will be required to consider the permit.

**WORK SESSION ITEMS:**

**1. 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. The applicant is proposing to table any action associated with Phase 10 and abide by previous approval to make Phase 10 the last phase for development.

**Proposal:** The applicant is proposing to amend the previously approved concept plan while maintaining the overall greenspace to meet Town Code. The newly submitted proposed amendment is to the previously approved Phases 4A and 4B.

**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.

**2. NORTHWOODS OPEN SPACE DESIGN SUBDIVISION**

**Location:** North side of Greiner Road, south side of Roll road between Shimerville and Thompson Roads.

**Description/History:** Existing vacant land consisting of 118 +/- acres located in the Residential Single Family Zone.

**Proposal:** Applicant is proposing to develop a 150 +/- lot Open Space Design Subdivision.

**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 create an Open Space Design Overlay.

**Issues:** The applicant has submitted documentation to identify that sufficient capacity exists within the Heise-Brookhaven Trunk Sewer Line to accommodate the project. The Planning Board has forwarded a recommendation on the final Concept Plan with conditions. A public hearing will be required to create the Overlay Zone.

**3. STUDENT TRANSPORTATION OF AMERICA, 8033 TRANSIT ROAD**

**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 Planning Board has forwarded a recommendation to issue a Temporary Conditional Permit with numerous conditions.

**4. SEAL & DESIGN, 4015 CASILIO PARKWAY**

**Location:** East side of Gunnville Road, south of Wehrle Drive within the Casilio Industrial Business Park.

**Description/History:** Existing Industrial use located in the Industrial Business Park Zone.

**Proposal:** Applicant is proposing to construct an addition to allow for expansion of the operation.

**Master Plan:** Area identified in an industrial classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has authority to approve uses in the Industrial Zone.

**Issues:** An action under SEQRA will be required. Conditions of approval should identify required review and approval by Town Engineer and Building Department.

**5. REGENT DEVELOPMENT, 8230 WEHRLE DRIVE.**

**Location:** North side of Wehrle Drive, between Stonegate Apartments and Coventry Green Apartments.

**Description/History:** Existing golf dome and driving range, consisting of 15.5 +/- acres in the Commercial Zone.

**Proposal:** Applicant is proposing to develop a multiple family housing project on the driving range portion of the site.

**Master Plan:** Area identified in a commercial classification.

**Reason for town Board Action:** Per the Zoning Law, the Town board has authority to approve multiple family housing projects with a Special Exception Use Permit.

**Issues:** The town Board will act as Lead Agency under SEQRA as the body with final approval authority. Referral to the Planning Board would initiate formal review of the project.