

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

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

Date: May 5, 2016

Re: May 11, 2016 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the May 11, 2016 Town Board Agenda:

PUBLIC HEARINGS:

1. DUNN TIRE, 6585 TRANSIT ROAD.

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

Description/History: Existing commercial structure located on 1.87 +/- acres in the Commercial Zone.

Proposal: Applicant is proposing to renovate and add on to the existing commercial structure to accommodate a new Dunn Tire store.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority for automotive uses via a Special Exception Use Permit.

Issues: The Planning Board has issued a Negative Declaration on the project and approved the site plan with numerous conditions. The Planning Board has also forwarded a recommendation for a Special Exception Use Permit. A variance for a front yard setback has been granted by the Zoning Board of Appeals. Action on the Special Exception Use Permit may occur after the required public hearing.

FORMAL AGENDA ITEMS:

1. ROCKY'S BIG CITY GAMES AND SPORTS BAR, 4545 TRANSIT ROAD.

Location: East side of Transit Road, north of Main Street, within the Eastern Hills Mall.

Description/History: Existing restaurant/bar within the Eastern Hills Mall and the Major Arterial Zone.

Proposal: Applicant is proposing a new façade for the restaurant/bar.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has an opportunity to comment on the upgrades prior to formal review by the Planning Board.

Issues: Architectural style and building materials.

2. NATALE BUILDERS/CREEKWOOD MEADOWS OPEN SPACE DESIGN DEVELOPMENT.

Location: North side of Roll Road west of Newhouse Road.

Description/History: Existing vacant land located in a residential single family classification and within Erie County Sewer District #5. A previously approved Open Space Design Development was approved in 2006.

Proposal: Applicant is proposing a modification to the previously approved design to accommodate 30 residential lots on a private road system.

Master Plan: Area identified in a residential single family classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority on Open Space Design Developments.

Issues: The Planning Board has forwarded a recommendation on the project with conditions.

3. BRAUNSCHEIDEL LGS PROPERTY SERVICES, 9610 COUNTY ROAD.

Location: North side of County Road east of Goodrich Road.

Description/History: Existing vacant property located in the Industrial Business Park Zone.

Proposal: Applicant is seeking approval to construct a new commercial structure in the Industrial Business Park Zone to accommodate an existing property management service company.

Master Plan: Area identified in an industrial zone.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority for new uses in the Industrial Business Park Zone.

Issues: The Planning Board has issued a Negative Declaration on the project, approved the Concept Plan and has forwarded a recommendation on the use.

4. DAY IN THE PARK, 10405 MAIN STREET.

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

Description/History: Clarence Town Park

Proposal: Day in the Park is requesting a Fireworks Display Permit

Reason for Town Board Action: Per State and Local Law, the local municipality has the authority to approve fireworks display permits

Issues: All application materials, fees, insurance, bonds, contractor identification and site plans are in the file.

5/6/7/8. EASTERN HILLS MALL, 4545 TRANSIT ROAD.

Location: East side of Transit north of Main Street.

Description/History: Existing shopping mall located in the Major Arterial Zone.

Proposal: 4 separate automotive dealerships in the vicinity are seeking formal permission to store excess inventory on the mall parking lots. The dealerships are Transitowne Dodge, West-Herr Chevrolet, Mercedes-Benz and Ray Laks Acura.

Master Plan: Area identified in a commercial classification

Reason for Town Board Action: Per the Zoning Law, the Town Board has sole authority to approve automotive uses.

Issues: Permitting may be considered via a Temporary Conditional Permit. Limits on the numbers and terms of storage should be defined.

WORK SESSION ITEMS:

1. DAVIS TIBURZI, 6855 TRANSIT ROAD.

Location: East side of Transit Road, north of County Road

Description/History: Existing vacant land located in the Swormville Traditional Neighborhood District (TND). The property contains 2.0 +/- acres.

Proposal: Applicant is proposing a mixed use development including multiple family housing, single units and commercial uses.

Master Plan: Area identified in the Swormville TND

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority via a Special Exception Use Permit for multiple family housing in a TND.

Issues: Referral to the Planning Board will initiate coordinated review on the project.

