

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: June 3, 2016

Re: June 8, 2016 Town Board Agenda

Following is a review/analysis of the items listed on the June 8, 2106 Town Board Agenda:

PUBLIC HEARINGS:

1. 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: 5 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 , Ray Laks Acura and Capellino Buick/GMC

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.

2. TO CONSIDER A MORATORIUM ON GROUND MOUNTED SOLAR PANELS AND SOLAR FARMS.

FORMAL AGENDA ITEMS:

1. BRISTOL VILLAGE, 8455 CLARENCE CENTER ROAD.

Location: South side of Clarence Center Road, east of Newhouse Road.

Description/History: Existing long term care facility located in a Planned Unit Residential Development (PURD).

Proposal: Applicant is proposing additions to the memory care and assisted living portions of the existing use.

Master Plan: Area located in a PURD

Reason for Town Board Action: Per the Zoning Law, the Town Board has the authority to approve amendments within existing PURDS.

Issues: The Planning Board has taken an action under SEQRA to issue a Negative Declaration on the project and forwarded a recommendation on the proposed PURD Amendment.

2. THE OAK STAVE, 5989 TRANSIT ROAD.

Location: Southeast corner of Transit Road and Clarence Center Road.

Description/History: Existing retail plaza with restaurant/bar located in the Commercial Zone

Proposal: Applicant is proposing outside dining for new restaurant/bar.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board may consider outside dining via a Temporary Conditional Permit.

Issues: A public hearing will be required to consider the use. Hours of operation and noise should be addressed in the permit.

3. EASTERN HILLS MALL, 4545 TRANSIT ROAD.

Location: East side of Transit Road north of Main Street

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

Proposal: Applicant is proposing to hold a special event on Sunday mornings from 9 AM to 12 PM on the following dates: 6/19/16; 7/17/16; 8/21/16; 9/18/16; 10/16/16.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board may authorize large scale Special Event Permits

Issues: Parking, access and fire department coordination.

4. CLARENCE CENTER VOLUNTEER FIRE COMPANY, 9415 CLARENCE CENTER ROAD.

Location: South side of Clarence Center Road west of Goodrich Road.

Description/History: Existing Fire Company located in the Clarence Center TND

Proposal: Applicant is requesting a fireworks display permit for September 4, 2016.

Reason for Town Board Action: Per Local and State Law the Town Board has authority to issue fireworks display permits.

Issues: Event a part of the annual Clarence Center Labor Day Fair.

WORK SESSION ITEMS:

1. GERTIES RESTAURANT, 6010 GOODRICH ROAD.

Location: West side of Goodrich Road, north of Clarence Center Road.

Description/History: Existing restaurant with existing outside dining area located in the Clarence Center TND.

Proposal: Applicant is proposing to have live music as a part of outside dining activities.

Master Plan: Area identified in the Clarence Center TND.

Reason for Town Board Action: Per the Zoning Law the Town Board may consider outside dining and activities via a Temporary Conditional Permit.

Issues: Hours of outside activities and noise limitations.

2. SEAN HOPKINS/ROLL ROAD SUBDIVISION.

Location: North side of Roll Road, west of Martha's Vinyard Subdivision.

Description/History: Existing vacant land located in the Residential Single Family Zone and within Clarence Sewer District #2.

Proposal: Applicant is proposing to develop a 40+/- lot open space design subdivision.

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

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

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

3. CLARENCE HOLLOW ASSOCIATION

Location: Main Town Park

Description/History: Annual Hollowfest Celebration

Proposal: Applicant is seeking a permit for a fireworks display on July 4, 2016.

Reason for Town Board Action: Per Local and State Law the Town Board has authority to issue fireworks display permits.

Issues: Event is part of annual Hollowfest Event.