

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: July 2, 2015

Re: July 8, 2015 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the July 8, 2015 Town Board Agenda:

PUBLIC HEARINGS:

1. ZONING LAW AMENDMENT (CHAPTER 229)

Location: Restricted Business Zone

Description/History/Proposal: To add an exception to the Special Exception Use Permit section to allow for small scale retail uses within Mixed Use Projects in the Restricted Business Zone.

Reason for Town Board Action: The Town Board has final authority to approve Local Law Amendments after a required public hearing and adequate notice.

Issues: An action under SEQRA will be required. The Planning Board has forwarded a recommendation to issue a Negative Declaration under SEQRA and approve the amendment as prepared.

2. SATELLITE, ANTENNAS AND TOWERS LOCAL LAW AMENDMENT (CHAPTER 173)

Location: Entire Town

Description/History/Proposal: To amend Chapter 173, Satellite, Antennas and Towers Local Law to add a section dealing with Wind Energy Conversion Systems (WECS)

Reason for Town Board Action: The Town Board has final authority to approve Local Law Amendments after a required public hearing and adequate notice.

Issues: An action under SEQRA will be required. The Planning Board has forwarded a recommendation to issue a Negative declaration under SEQRA and approve the amendment as prepared.

FORMAL AGENDA ITEMS:

1. ROCK THE BARN, 9015 MAIN STREET.

Location: South side of Main Street, East of Shimerville Road

Description/History: 11th annual 2-day Special Event

Proposal: Applicant is requesting approval to hold a two day special event, featuring live music.

Reason for Town Board Action: Special Events shall be allowed by a permit issued by the Town Board.

WORK SESSION ITEMS:

1. HERITAGE MINISTRIES/VINECROFT SENIOR HOUSING, 5945 VINECROFT DRIVE.

Location: East side of Newhouse Road south of Clarence Center Road.

Description/History: Existing senior housing complex consisting of a congregate home and 9 duplex units.

Proposal: Applicant is requesting approval to construct two additional duplexes or four units on the existing campus.

Master Plan: Area identified in a Planned Unit Residential Development (PURD) identifying a maximum density of 3 units per acre.

Reason for Town Board Action: The PURD Zoning is approved based upon a site plan. Any amendment to the overall site plan/PURD requires approval of the Town Board.

Issues: The Planning Board has scheduled a meeting for July 15 to provide a recommendation on this action as well as any necessary action under SEQRA.