

Memo

To: Town Board Members

From: [Your Name]

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

Date: September 3, 2015

Re: September 9, 2015 Town Board Agenda

Following is a review/analysis of the items listed on the September 9, 2015 Town Board agenda:

1. **COBBLESTONE CENTER PHASE 2, 8584-8590 SHERIDAN DRIVE.**

Location: North side of Sheridan Drive east of Harris Hill Road.

Description/History: Existing Doodle Bugs Day Care Center located in the Restricted Business Zone. Phase 2 of this development was previously approved under a Special Exception Use Permit to allow for 2 office buildings in front of the existing day care center.

Proposal: Applicant is proposing to amend the Special Exception Use Permit to allow for 2 mixed use buildings instead of the previously approved office buildings.

Master Plan: The recent amendment to the Restricted Business Zone Special Exception Use Permits may allow for small scale retail as an acceptable use in the commercial portion of the mixed use buildings.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final review authority for Approval of Special Use Permits and amendments thereto.

Issues: The Planning Board has forwarded a recommendation on the project as well as an action under SEQRA. A public hearing will be required to consider the amendment.

2. WATERFORD CAMPUS/LANDINGS AMENDMENT TO THE EXISTING WATERFORD VILLAGE PLANNED UNIT RESIDENTIAL DEVELOPMENT.

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

Description/History: Previously approved Planned Unit Residential Development (PURD). The campus/landings portion originally included 100 +/- units of residential housing and 20,000 +/- square feet of commercial space.

Proposal: The proposed amendment would completely eliminate the commercial square footage and reduce the residential component to 77 units.

Master Plan: Area approved as a PURD under the Clarence Hollow Pollution Abatement Environmental Impact Statement.

Reason for Town Board Action: As a PURD is a specific site plan approved zoning classification, any amendments must be approved by the Town Board.

Issues: The Planning Board has forwarded a recommendation to approve the amended design along with an action under SEQRA. A public hearing will be required to consider the proposed amendment.