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Town of Clarence Planning and Zoning Department

To: Town Board Members
From: James Callahan
CC: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce
Date: 10/18/2013
Re: October 23, 2013 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the October 23, 2013 Town Board Meeting Agenda:

PUBLIC HEARINGS:

1. ANNUAL PUBLIC HEARING ON CDBG OPPORTUNITIES.

As a member of the Consortium of Erie County Governments, the Town is eligible to apply for CDBG monies under the County guidelines. Areas benefitting individuals and families that qualify under income limitations per US Department of HUD statutory requirements (80% of the median household income). All proposals shall be in conformance with community goals. The Town Board has final authority to prioritize concepts and make applications under the program. Previous applications have involved ADA compliance and accessibility issues. Projects for consideration include making sidewalks in various locations around the town that intersect county roads ADA compliant and the annual Rural Metro service grant.

FORMAL AGENDA ITEMS:

1. ROBERT CASTELLANI, 9854 KELLER ROAD.

Location: North side of Keller Road, east of Herr Road

Description/History: Existing residential property located in the Agriculture Rural Residential Zone, consisting of 19.98 +/- acres.

Proposal: Applicant is proposing to construct a pond on his property.

Master Plan: Area identified in an agricultural zone.

Proposal: Applicant is proposing to develop a pond.

Reason for Town Board Action: Per the Excavation Law, the town Board has final review and approval authority for ponds.

Issues: Engineering has reviewed the application and approved the design with conditions, including all spoils remaining on the property, total land disturbance of under 1 acre and the setbacks from all property lines to be a minimum of 100'.

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WORK SESSION ITEMS:

1. TIM HORTON'S RESTAURANT, 9220 MAIN STREET.

Location: Northeast corner of Main Street and Thompson Road.

Description/History: Existing restaurant located in the commercial Zone.

Proposal: Applicant is proposing an area for outside dining.

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 is required prior to taking action on the request.

2. 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.

Proposal: The applicant is proposing to amend the previously approved concept plan by including recently acquired sewer taps to increase the total number of lots and maintain the overall greenspace to meet Town Code.

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