

Memo

To: Town Board Members
From: James B. Callahan, Director of Community Development
CC: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce
Date: 10/4/2012
Re: October 10, 2012 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the October 10, 2012 Town Board Meeting Agenda:

PUBLIC HEARINGS:

1. STEIN RESIDENCE, 10700 BOYD DRIVE.

Location: North side of Boyd Drive, east of Sawmill Road.

Description/History: The applicant has requested to have their existing residence designated as a Local Historic Landmark. The Historic Preservation Commission has previously reviewed the residence and structure and has recommended unanimously that the Town Board approve the applicants request for designation as a Local Historic Landmark.

Proposal: Request for designation as a Local Historic Landmark. As per local law, a Public Hearing must be scheduled prior to approval by the Town Board.

Master Plan: Area identified within a residential classification.

Reason for Town Board Action: In association with the local Historic Preservation Law, the Town Board has the authority to designate Local Historic Landmarks after referral and recommendation of the Historic Preservation Commission.

Issues: The residence was originally constructed in 1947. The Commission felt that designation was appropriate as the residence is significant as a mid-twentieth century Colonial Revival home related to the post-World War II development of suburban estate houses that set the tone for contemporary residential subdivisions for those of more modest means. The structure was considered as a Contributing property toward the historical resources of the Town of Clarence as per the survey performed by the Clinton Brown Architecture Company.

FORMAL AGENDA ITEMS:

1. ROXBERRY SUBDIVISION PHASE 2/HELENWOOD DRIVE EXTENSION.

Location: South of Sheridan Drive, as an extension of Helenwood Drive.

Description History: Existing vacant land located in the Residential Single-Family and Restricted Business Zones. The property was previously approved for a single-family home subdivision on an extension of Sable Ct., a paper street located on the west side of Helenwood Drive.

Proposal: Applicant is proposing a new subdivision that would be an extension of Helenwood Drive to allow for 11 new single-family lots.

Master Plan: Area identified in a residential and restricted business classification and within Erie County Sewer District #5.

Reason for Town Board Action: Per the Subdivision Law, applications begin with a review and introduction to the Town Board.

Issues: Referral to the Planning Board would initiate a comprehensive review under SEQRA and Town Codes.

WORK SESSION ITEMS:

NORTHWOODS OPEN SPACE DESIGN SUBDIVISION.

Location: North side of Greiner Road between Shimerville Road and Thompson Road.

Description/History: Existing vacant land located in the Residential Single-Family Zone and outside of any existing sewer districts.

Proposal: Applicant is proposing to develop an Open Space design Subdivision and is currently within the SEQRA review process. Applicant has submitted a Draft Supplemental Environmental Impact Statement to address issues of environmental impact identified in the previously adopted scope of issues.

Master Plan: Area located within a residential zoning classification and outside of an existing sewer district.

Reason for Town Board Action: The Town Board has declared Lead Agency Status under SEQRA and has final authority to accept the DSEIS.

Issues: The Planning Board will be forwarding a recommendation on action to meet the requirements of SEQRA.