

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: 5/4/2012
Re: May 9, 2012 Town Board Meeting Agenda

PUBLIC HEARINGS:

1. JOE VOELKL, 6041 TRANSIT ROAD.

A.

Location: East side of Transit Road, north of Clarence Center Road.

Description/History: Existing vacant land containing 9 +/- acres in the Commercial and Residential Single Family Zones.

Proposal: Applicant is proposing to develop an office park. Required approvals include a zoning change in conformance with previously adopted MP 2015 Amendments.

Master Plan: Master Plan 2015 Amendment of 2008 identified this property as Restricted Business.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final authority to approve zoning map changes.

Issues: The Planning Board has forwarded a recommendation to make the necessary Zoning Map changes to Restricted Business to accommodate the project as designed. A Negative Declaration under SEQRA was previously issued by the Town Board on the zoning change.

B.

Location: East side of Transit Road, north of Clarence Center Road.

Description/History: Existing vacant land containing 9 +/- acres in the Commercial and Residential Single Family Zones.

Proposal: Applicant is proposing to develop an office park. Required approvals include a Special Exception Use Permit for building size over 10,000 square feet and cumulative size of all structures exceeding 30,000 square feet.

Master Plan: Master Plan 2015 Amendment of 2008 identified this property as Restricted Business.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final authority to approve Special Exception Use Permits.

Issues: The Planning Board has forwarded a recommendation to approve the Special Exception Use Permit required for building size. A Negative Declaration under SEQRA was previously issued by the Town Board on the project as designed.

FORMAL AGENDA ITEMS:

1. AFFORDABLE SENIOR HOUSING OF NEW YORK, 8040 ROLL ROAD.

A. Location: North side of Roll Road, east of Transit Road.

Description/History: Existing vacant and residential property containing 9+/- acres in the Commercial and Residential Single-Family Zone.

Proposal: Applicant is proposing to develop a 3-story senior apartment complex containing 125 units with associated parking and landscaping.

Master Plan: The Town Board recently approved a Master Plan 2015 Amendment to allow for Commercial and Restricted Business Zoning on the property.

Reason for Town Board Action: Per the Zoning Law, the Town Board is the final authority for zoning amendments.

Issues: The Planning Board has forwarded a recommendation to proceed with the required Zoning Map amendments. A Negative Declaration under SEQRA was previously issued by the Town Board on the proposed zoning amendment. A public hearing will be required to consider the amendment to the Zoning Map.

B. Location: North side of Roll Road, east of Transit Road.

Description/History: Existing vacant and residential property containing 9+/- acres in the Commercial and Residential Single-Family Zone.

Proposal: Applicant is proposing to develop a 3-story senior apartment complex containing 125 units with associated parking and landscaping.

Master Plan: The Town Board recently approved a Master Plan 2015 Amendment to allow for Commercial and Restricted Business Zoning on the property.

Reason for Town Board Action: Per the Zoning Law, the Town Board is the final authority for issuing Special Exception Use Permits, required for multi-family housing in the Commercial and Restricted Business Zones.

Issues: The Planning Board has approved the Concept Plan as amended. A Negative Declaration under SEQRA was previously issued by the Town Board. The Planning Board has forwarded a positive recommendation to issue the Special Exception Use Permit on the project as amended. A Public Hearing will be required to consider the permit.

2. ADAMBOMB PRODUCTIONS, EASTERN HILLS MALL, 4545 TRANSIT ROAD.

Location: East side of Transit Road, north of Main Street.

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

Proposal: Applicant is proposing a day long special event in the Eastern Hills Mall parking Lot.

Reason for Town Board Action: Per the Special Event Law, the Town Board may approve community wide special events.

Issues: Public safety agency notification and building code requirements.

3. KURT FEATHER/DUFF'S FAMOUS WINGS, EASTERN HILLS MALL, 4545 TRANSIT ROAD.

Location: East side of Transit Road, north of Main Street.

Description/History: Existing vacant restaurant space within existing shopping mall located in the Major Arterial Zone.

Proposal: Applicant is seeking a Temporary Conditional Permit for outside dining.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final review and approval authority for Temporary Conditional Permits.

Issues: A public hearing is required to consider the permit.

WORK SESSION ITEMS:

1. METZGER CIVIL ENGINEERING, 8080 WEHRLE DRIVE.

Location: North side of Wehrle Drive, east of Transit Road.

Description/History: Existing vacant land located in the Commercial Zone and containing 13.82 +/- acres. A Concept Plan for an Office Park was previously approved by the Planning Board in 2001.

Proposal: Applicant is proposing to develop a market rate Multi-Family Housing Project.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve Multi-Family Residential projects with a Special Exception Use Permit.

Issues: Referral to the Planning Board would initiate a formal review of the proposal.

2. BROOKFIELD COUNTRY CLUB, 5120 SHIMERVILLE ROAD.

Location: West side of Shimerville Road, south of Greiner Road.

Description/History: Existing golf and country club located on 176 + acres in the Residential Single-Family Zone.

Proposal: Applicant is seeking approval for fireworks display permits on 5/27, 6/16, 7/4, 7/14 and 8/25.

Reason for Town Board Action: The Town Board has local authority to approve fireworks display permits.

Issues : Required applications, fees, site plans, insurance certificates and fire chief approvals are in the file.