

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: 2/17/2012
Re: February 22, 2012 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the 2/22/12 Town Board Agenda:

PUBLIC HEARINGS:

1. ANNUAL PUBLIC HEARING ON MASTER PLAN 2015

FORMAL AGENDA ITEMS:

1. NATHAN RAUPP, 9200 WEHRLE DRIVE.

Location: North side of Wehrle Drive, east of the West Shore Line Recreation Trail.

Description/History: Existing Automotive Repair Facility located on 7.6 +/- Acres in the Industrial Business Park Zone.

Proposal: Applicant is proposing to acquire the property and relocate an existing automotive repair operation to replace the existing operation/use on the property. Applicant's current operation exists at 4915 Ransom Road.

Master Plan: Area identified within the Industrial Business Park Zone.

Reason for Town Board Action: Per the Zoning Law, Automotive Repair Facilities may be permitted within the Industrial Business Park Zone only with a Special Exception Use Permit or Temporary Conditional Permit as Issued by the Town Board.

Issues: A public hearing will be required to consider the permit.

2. DAMON & MOREY, 5817 TRANSIT ROAD.

Location: East side of Transit Road, north of Highland Farms Drive.

Description/History: Existing vacant land consisting of 4.33 acres in the Major Arterial Zone.

Proposal: Applicant is proposing to develop an automotive collision shop with an automotives sales component.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final authority via a Special Exception Use Permit or Temporary Conditional Permit to allow for automotive uses in a commercial zone.

Issues: Referral to the Planning Board, if the Town Board identifies that the use is in keeping with the goals of the community, would initiate a comprehensive review of the project.

3. BENDERSON DEVELOPMENT, 5205 TRANSIT ROAD.

Location: East side of Transit Road, south of Greiner Road.

Description/History: Existing commercial structure, recently approved for a change in use to a Coffee Shop, located within the Major Arterial Zone.

Proposal: Applicant is proposing outside dining.

Master Plan: Area identified in a Major Arterial Zone.

Reason for Town Board Action: Per the Zoning Law, the Town Board may consider outside dining with a Temporary Conditional Permit.

Issues: A public hearing will be required to consider the permit.