

# 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: 4/5/2012  
Re: April 11, 2012 Town Board Meeting Agenda

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PUBLIC HEARINGS:

**1. DOUG MITCHELL, 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 locate a Landscaping Company to the property. Proposed use would include outdoor storage of materials and equipment.

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

**Reason for Town Board Action:** Per the Zoning Law, operations that include an outdoor storage component will require a Temporary Conditional Permit as issued by the Town Board.

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

**2. BARB ERNST, 4765 RANSOM ROAD.**

**Location:** Northeast corner of Ransom Road and Boyd Road.

**Description/History:** Existing residential property located in the Residential Single-Family Zone.

**Proposal:** Applicant is seeking designation as a local historic landmark.

**Master Plan:** Area identified in a residential classification.

**Reason for Town Board Action:** Per the Local Historic Preservation Law, the Town Board has final authority to designate properties as historic landmarks.

**Issues:** The Historic Preservation Commission has forwarded a recommendation on the designation.

FORMAL AGENDA ITEMS:

**1. TOWNE MINI, 8230-8240 MAIN STREET.**

**Location:** Northwest corner of Main Street and Westwood Drive.

**Description/History:** Existing vacant property located in the TND and Commercial Zones.

**Proposal:** Applicant is seeking approval to develop an automotive sales/service operation. Action will require a Special Exception Use Permit from the Town Board.

**Master Plan:** Area identified in a commercial classification and at the western edge of the Harris Hill TND.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has authority to issue Special Exception Use Permits for Automotive Uses.

**Issues:** Referral to the Planning Board will initiate a formal review on the project.

**2. JOE VOELKL, 6041 TRANSIT ROAD.**

**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. Approvals required include a zoning change in conformance with previously adopted MP 2015 Amendments and a Special Exception Use Permit for building size and cumulative size of 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 zoning changes and Special Exception Use Permits.

**Issues:** A public hearing will be required for both the formal rezoning and the Special Exception Use Permit. These public hearings should be advertised and heard separately.

**3. ROCK THE BARN, 9015 MAIN STREET.**

**Location:** South side of Main Street, east of Shimerville Road.

**Description/History:** Existing vacant land/barn located in the Commercial and Restricted Business Zones.

**Proposal:** Applicant is proposing to conduct an annual special event scheduled for July 20 and 21, 2012.

**Master Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** Per the Special Event Law, the Town Board has authority to issue permits for Town Wide events and place conditions as needed.

**Issues:** Coordination with Emergency Services. Last year a resident from Barton Road registered a formal complaint about the late night noise (after 11:00 PM on both evenings).

**4. SPAULDING GREENS, LLC**

**Location:** East side of Goodrich Road, north of Greiner Road.

**Description/History:** Existing, previously approved open space design subdivision.

**Proposal:** Applicant is seeking approval to remove a portion of stripped topsoil that currently exists in separate piles on the property from road construction.

**Master Plan:** Area identified in a residential classification.

**Reason for Town Board Action:** Per the Excavation Law, the Town Board has final authority to approve topsoil removal from approved projects.

**Issues:** The applicant will need to provide assurance that adequate topsoil exists on site to accommodate full build out of homes.

WORK SESSION ITEMS:

**1. DRAFT FARMLAND PROTECTION PLAN:** A copy of the draft plan will be introduced.

**2. DAN SNYDER, 5655 NEWHOUSE ROAD.**

**Location:** Northeast corner of Roll and Newhouse Roads.

**Description/History:** Existing agriculture and residential property located in the Residential Single Family Zone.

**Proposal:** Applicant is seeking approval for a fireworks display permit for July 4, 2012.

**Reason for Town Board Action:** Per State Law, the Town Board may have authority to approve fireworks displays.

**Issues:** All fees, insurance, site plan and fire chief reviews are in the file.