

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: October 6, 2016

Re: October 12, 2016 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the 10/12/16 Town Board Agenda:

FORMAL AGENDA ITEMS:

1. RAY GARCIA, 8714 STAHLEY ROAD

Location: North side of Stahley Road west of Conner Road.

Description/History: Existing vacant lot located within the Residential Single Family Zone

Proposal: Applicant is seeking approval to construct a home with a secondary living unit.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board may consider secondary living units via a Special Exception Use Permit.

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

WORK SESSION ITEMS:

1. STEPHEN DEVELOPMENT/FOUNTAIN COURT MIXED USE PROEJCT, 9560 MAIN STREET.

Location: North side of Main Street, north and east of Gunnville Road.

Description/History: Existing vacant motel and property located in the Commercial and Residential Zones.

Proposal: Applicant is proposing to demolish the motel and construct a new mixed use development including 24 total apartment units and commercial space along the Main street frontage. The project also includes a 2-lot Open Development Area to the north that will provide a buffer to adjoining large lot residential uses.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority to allow for multiple family residential uses via a Special Exception Use Permit.

Issues: A public hearing is required to consider the Special Exception Use Permit. The ZBA has granted an area variance to allow for the 24 total residential units and the Planning Board has forwarded a recommendation on the project.