

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: April 7, 2016

Re: April 13, 2016 Town Board Meeting Agenda Review

Following is a review/analysis of the items listed on the April 13, 2016 Town Board Agenda:

PUBLIC HEARINGS:

1. ZOE RESTAURANT, 5701-5711 TRANSIT ROAD.

Location: East side of Transit Road north of Roll Road.

Description/History: Existing restaurant located in a multiple structure property in the Major Arterial Zone.

Proposal: Applicant is proposing to relocate the existing restaurant to the adjacent commercial structure on the property and update the exterior finishes and façade. Applicant is also requesting outside dining at the new restaurant location.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority for outside dining. The architectural style and site plan amendments have been approved with conditions by the Planning Board at their April 6, 2016 meeting.

Issues: The site plan identifies 9 tables and 36 seats on the proposed patio area. Background music and hours of operation should be detailed.

FORMAL AGENDA ITEMS:

1. DUNN TIRE, 6585 TRANSIT ROAD.

Location: East side of Transit Road north of Miles Road.

Description/History: Existing commercial structure located on 1.87 +/- acres in the Commercial Zone.

Proposal: Applicant is proposing to renovate and add on to the existing commercial structure to accommodate a new Dunn Tire store.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority for automotive uses via a Special Exception Use Permit.

Issues: The Planning Board has issued a Negative Declaration on the project and approved the site plan with numerous conditions. The Planning Board has also forwarded a recommendation for a Special Exception Use Permit. A variance for a front yard setback is on the Zoning Board of Appeals Agenda of April 12, 2016. A public hearing will be required to consider the Special Exception Use Permit.

2. BAMMEL ARCHITECTS / NOTORIOUS D.O.G., 8625 MAIN STREET.

Location: 8625 Main Street. South of Main Street, west of Circle Court.

Description/History: Existing commercial plaza in the Traditional Neighborhood District.

Proposal: Formerly an insurance agency, the Applicant is proposing to update the current façade and operate a retail pet sales and service business.

Master Plan: Area identified as the hamlet of Harris Hill.

Reason for Town Board Action: Per the Zoning Law, architecture approval is the purview of the Town Board in the Traditional Neighborhood District.

Issues: Consideration should be given to proposed building materials, and the overall integration into the existing character of the Harris Hill Hamlet. The Planning Board has forwarded a recommendation on the proposed architectural style.

WORK SESSION ITEMS:

1. TOWNE BMW, 8215 MAIN STREET.

Location: South side of Main Street, east of Transit Road.

Description/History: Existing Automotive Sales and Service Operation located in the Commercial Zone.

Proposal: Applicant is proposing a complete renovation of the existing structure with a new façade and site plan amendments.

Master Plan: Area identified in a commercial classification along the Main street corridor.

Reason for Town Board Action: Per the Zoning Law the Town Board has an opportunity to comment on commercial upgrades prior to formal review and approval by the Planning Board.

Issues: Architectural style, building materials and landscaping.

2. ENTERPRISE AUTOMOTIVE, 6755 TRANSIT ROAD.

Location: Southeast corner of Transit Road and County Road.

Description/History: Existing automotive sales and leasing operation located in the Traditional Neighborhood District.

Proposal: Applicant is proposing a small addition and a façade update to the existing structure.

Master Plan: Area identified in the Swormville TND

Reason for Town Board Action: Per the Zoning Law, the Town Board has final review and approval authority for architectural style in the TND.

Issues: The proposed addition will meet all setbacks and the existing use is allowed via a Special Exception Use Permit that is currently valid. The Planning Board will be reviewing the elevations and forwarding a formal recommendation.

3. BEVLACQUA DEVELOPMENT, 6031 TRANSIT ROAD.

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

Description/History: Existing Buggy Wash carwash located on 1.37 acres in the Commercial Zone.

Proposal: Applicant is proposing to demolish the existing carwash and construct a new retail plaza with drive-thru restaurant that will connect to the owner/applicants new (previously conceptually approved) office park to the east.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board will have final approval authority for the drive-thru via a Special Exception Use Permit.

Issues: Referral to the Planning Board to review and approve the site plan will initiate formal review of the proposal.