

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 21, 2016

Re: April 27, 2016 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the April 27, 2016 Town Board Agenda:

FORMAL AGENDA 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. Referral to the Planning Board will initiate the formal review of the project.

2. ENTERPRISE AUTOMOTIVE, 6755 TRANSIT ROAD.

Location: Southeast corner of Transit Road and County Road.

Description/History: Existing automotive sales 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 has forwarded a recommendation on the architectural upgrades, with conditions.

3. BEVILACQUA 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.

WORK SESSION ITEMS:

1. ROCKY'S BIG CITY GAMES AND SPORTS BAR, 4545 TRANSIT ROAD.

Location: East side of Transit Road, north of Main Street, within the Eastern Hills Mall.

Description/History: Existing restaurant/bar within the Eastern Hills Mall and the Major Arterial Zone.

Proposal: Applicant is proposing a new façade for the restaurant/bar.

Master Plan: Area identified in a commercial classification.

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

Issues: Architectural style and building materials.

2. NATALE BUILDERS/CREEKWOOD MEADOWS OPEN SPACE DESIGN DEVELOPMENT.

Location: North side of Roll Road west of Newhouse Road.

Description/History: Existing vacant land located in a residential single family classification and within Erie County Sewer District #5. A previously approved Open Space Design Development was approved in 2006.

Proposal: Applicant is proposing a modification to the previously approved design to accommodate 30 residential lots on a private road system.

Master Plan: Area identified in a residential single family classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority on Open Space Design Developments.

Issues: The Planning Board has forwarded a recommendation on the project with conditions.

3. BRISTOL VILLAGE, 8455 CLARENCE CENTER ROAD.

Location: South side of Clarence Center Road, east of Newhouse Road.

Description/History: Existing long term care facility located in a Planned Unit Residential Development (PURD).

Proposal: Applicant is proposing to add duplex units and additions to the memory care and assisted living portions of the existing use.

Master Plan: Area located in a PURD

Reason for Town Board Action: As the PURD Zoning no longer exists, per the Zoning Law, the Town Board has the authority to approve amendments within existing PURDS.

Issues: The Planning Board has taken an action under SEQRA to issue a Negative Declaration on the project and forwarded a recommendation on the proposed PURD Amendment.

4. BRAUNSCHEIDL LGS PROPERTY SERVICES, 9610 COUNTY ROAD.

Location: North side of County Road east of Goodrich Road.

Description/History: Existing vacant property located in the Industrial Business Park Zone.

Proposal: Applicant is seeking approval to construct a new commercial structure in the Industrial Business Park Zone to accommodate an existing property management service company.

Master Plan: Area identified in an industrial zone.

Reason for Town Board Action: Per the Zoning Law the Town Board has the opportunity to review new proposals prior to forwarding to the Planning Board for formal review and approval.

Issues: The Planning Board has issued a Negative Declaration on the project, approved the Concept Plan and has forwarded a recommendation on the use.

5/6/7/8. EASTERN HILLS MALL, 4545 TRANSIT ROAD.

Location: East side of Transit north of Main Street.

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

Proposal: 4 separate automotive dealerships in the vicinity are seeking formal permission to store excess inventory on the mall parking lots. The dealerships are Transitowne Dodge, West-Herr Chevrolet, Mercedes-Benz and Ray Laks Acura.

Master Plan: Area identified in a commercial classification

Reason for Town Board Action: Per the Zoning Law, the Town Board has sole authority to approved automotive uses.

Issues: Permitting may be considered via a Temporary Conditional Permit. Limits on the numbers and terms of storage should be defined.