

# 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: December 10, 2015

Re: December 16, 2015 Town Board Meeting Agenda

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Following is a review/analysis of the items listed on the 12/16/15 Town Board Agenda:

**FORMAL AGENDA ITEMS:**

**1. JEFF PALUMBO, WOODLAND HILLS SUBDIVISION**

**Location:** South side of Greiner Road east of Harris Hill Road.

**Description/History:** Previously approved 77 lot subdivision located in the Residential Single Family Zone.

**Proposal:** Applicant has allowed a wetland permit to lapse and the resulting wetland expansion will impact the approved design. Whether a full redesign is proposed or the elimination of the lots now impacted by wetlands will need to be determined.

**Master Plan:** Area identified in a residential single family designation.

**Reason for Town Board Action:** Per the Subdivision Law, the Town Board will guide the review process for any proposed amendments.

**Issues:** Applicant will present concepts on how to address the additional wetlands on the property. Referral to the Planning Board to detail any amendments would initiate formal review.

**WORK SESSION ITEMS:**

**1. CLARENCE FIRE DISTRICT #1, 10355-10365 MAIN STREET.**

**Location:** South side of Main Street east of Shisler Road.

**Description/History:** Existing Firehouse located in the Traditional Neighborhood District and within the Clarence Hollow Overlay.

**Proposal:** Applicant is proposing to enlarge the existing facility by adding 3+ additional bays and additional service space as well as rehabilitation of existing space.

**Master Plan:** The property is located in the TND and within the Clarence Hollow Overlay.

**Reason for Town Board Action:** As the overall structure will exceed 10,000 square feet, a Special Exception Use Permit will be required. The Town Board has final approval authority for Special Exception Use Permits.

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