

Memo

To: Town Board Members

From: Jonathan Bleuer, Junior Planner

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

Date: April 24, 2015

Re: April 29, 2015 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the April 29, 2015 Town Board Agenda:

FORMAL AGENDA ITEMS:

1. TEMPORARY CONDITIONAL PERMIT RENEWALS (SEE SEPARATE SPREAD SHEET)

2. COBBLESTONE CENTER PHASE II, 8584 & 8590 SHERIDAN DRIVE.

Location: North side of Sheridan Drive east of Harris Hill Road.

Description/History: Existing day care facility with a conceptually approved office component located on 5.25 +/- acres in the Restricted Business Zone.

Proposal: Applicant is proposing to modify the previously approved Concept Plan to amend the office building portion of the project. The applicant is proposing two mixed use structures in place of the previously approved office space. The mixed use spaces will include multiple family housing as well as potential medical office suites and small-scale retail uses.

Master Plan: Area identified in a restricted business corridor.

Reason for Town Board Action: Modification to the previously approved project will now require a Special Exception Use Permit for multiple family housing portion of the project.

Issues: Referral to the Planning Board will initiate formal review of the project.

3. MCGUIRE DEVELOPMENT, 5989 TRANSIT ROAD.

Location: Southeast corner of Transit Road and Clarence Center Road.

Description/History: Existing vacant and residential property located in the Commercial Zone. Proposal has received a recommendation for a Negative Declaration under SEQRA and Concept Plan Approval from the Planning Board Meeting of 4-1, subject to a setback variance granted by the Zoning Board. A setback variance was granted by the Zoning Board on 4-14.

Proposal: Applicant is proposing to demolish the existing residential structure and construct a new commercial plaza with Tim Horton's Drive-thru.

Master Plan: Area identified in a Commercial Zone.

Reason for Town Board Action: The Town Board is Lead Agency under SEQRA and will have final approval authority for the land use via a Special Exception Use Permit for the Drive-thru Facility.

Issues: A public hearing will be required to consider the Special Exception Use Permit.

4. HARRIS HILL COMMONS, PHASE 1.

This item has been removed from the agenda, PIP permits have been issued, and Clearing will take place in accordance to active permits.

~~**Location:** West of Harris Hill Road and South of Greiner Road~~

~~**Description/History:** Previously Development Plan Approved Open Space Design Subdivision.~~

~~**Proposal:** Applicant is requesting a Clearing, Filling and Grading Permit for Phase I that would allow for the removal of specific trees that could be potential bat nesting habitat. If a project requires an Army Corp. of Engineers (ACOE) Permit, these trees will not be permitted for removal after May 2nd.~~

~~**Master Plan:** Area identified in a Residential Zone.~~

~~**Reason for Town Board Action:** A Clearing, Filling and Grading permit will require review and approval of the Town Board.~~

~~**Issues:** The ACOE permit will restrict activities after May 2nd. Any identified trees must be removed prior to this date or be left undisturbed throughout the building season.~~

WORK SESSION ITEMS:

1. MEMORIAL PARK EXPANSION

Location: West of Kraus Road and north of Clarence Center Road.

Description/History: Preliminary Concept Plan created by Wendel Companies for the potential future expansion of Memorial Park. Mark Mistretta, Principle at Wendel, will be present to present this plan and discuss.

2. ERIC LIPKE, 6595 MEGHAN ROSE WAY

Location: South of County Road.

Description/History: Existing Single Family Residence located within an Open Development.

Proposal: Applicant is requesting a Public Hearing to consider a Special Exception Use Permit for a detached Secondary Living Unit.

Master Plan: Area identified in an Agricultural Rural Residential Zone.

Reason for Town Board Action: A Public Hearing will need to be set in order to consider a Special Exception Use Permit.

Issues: The Building Department issued a permit for the construction of a detached accessory structure (garage space below, game room above). During the construction process, the second floor area took on characteristics of a Secondary Living Unit. The Building Department is holding the issuance of the final C/O until the Town Board grants the applicant a Special Exception Use Permit for a Secondary Living Unit.

3. HOLLOW BISTRO, 10641-10647 MAIN STREET

Location: South of Main Street, east of Ransom and west of Sawmill Road.

Description/History: Existing Restaurant located in the Traditional Neighborhood District. Proposed addition Concept Plan and Architectural Style Recommended for approval by the Planning Board on 4-22-15.

Proposal: Applicant is requesting 2,000 (+/-) square feet of additional restaurant space attached to the existing building.

Master Plan: Area identified in a Traditional Neighborhood District.

Reason for Town Board Action: To consider approval of Site Plan and Architectural Style for proposed addition.

Issues: Any approvals will be subject to Building and Engineering approvals as well as NYS DOT approvals. The Planning Board requested that the applicant consider more historically sensitive features on the addition's entrance area. The Planning Board also requested that the applicant consider options to provide a landscaped buffer at the rear of the property in an effort to buffer adjacent neighbors in the rear. Finally, the Planning Board requested that the rearmost entrance be better equipped to accommodate pedestrian ingress and egress.