

# 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: September 17, 2015

Re: September 23, 2015 Town Board Meeting Agenda

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Following is a review/analysis of the items listed on the September 23, 2015 Town Board Meeting Agenda:

**1. KEEPSAKE HOMES, 8196 COUNTY ROAD.**

**Location:** North of County Road, East of Stahley Road.

**Description/History:** Existing 7.24 acres of vacant land, located in the Traditional Neighborhood District.

**Proposal:** Applicant is requesting to construct a 12-lot Open Space Design Development.

**Master Plan:** Area identified as a Traditional Neighborhood District.

**Reason for Town Board Action:** An Open Space Design Development Overlay requires Town Board Approval.

**Issues:** The Planning Board recommended to the Town Board a Negative Declaration under State Environmental Quality Review Act and an Open Space Design Development Overlay Approval for a 12-lot single family residential development at their Planning Board Meeting of 7-15-15. A Public Hearing will be required to consider an Open Space Design Development Overlay.

**2. JANICE CARSON, 10589 MAIN STREET.**

**Location:** South side of Main Street, west of Ransom Road.

**Description/History:** Existing commercial structure located in the TND Zone and within the Clarence Hollow Overlay. Currently there is an office building in the front and a detail operation to the rear, operating under a TCP. In 2009, the Town Board took no action on a request for an automotive sales operation, requesting that the applicant clean up the property.

**Proposal:** Applicant is proposing to sell vehicles at this location.

**Master Plan:** Area located in the TND and within the Clarence Hollow Overlay.

**Reason for Town Board Action:** Per the Zoning Law the Town Board may consider automotive sales via a Temporary Conditional Permit.

**Issues:** The Town Board did not act on a similar request in 2009 and asked the applicant to clean up the property. The property has been improved since the 2009 request and the applicant is seeking consideration for an automotive sales operation. Details on display area and number of vehicles should be detailed.

**3-4. RUSSELL SALVATORE JR., 6449 TRANSIT ROAD.**

**Location:** East side of Transit Road, north of Old Post Road.

**Description/History:** Existing residential structure located in the Major Arterial zone. A 2008 Master Plan 2015 amendment identified that the property should be identified in a Restricted Business Zone to guide future growth.

**Proposal:** Applicant is proposing to demolish the existing residential structure and construct a new mixed use building with approximately 6700 +/- square feet of commercial space and 8 residential multi-family apartments.

**Master Plan:** Area recommended for Restricted Business per the 2008 amendment.

**Reason for Town Board Action:** Per the Zoning Law the Town Board has final authority to amend the Zoning Map and to issue Special Exception Use Permits.

**Issues:** The Planning Board has forwarded a recommendation to amend the zoning to Restricted Business per the approved Master Plan 2015 amendment from 2008 and to issue a Special Exception Use Permit on the project as designed. A recommendation under SEQRA is also a part of the Planning Board recommendation.

**WORK SESSION ITEMS:**

**1. ESSEX GREENS AT WATERFORD PHASE 2 FINAL PLAT.**

**Location:** North side of Roll Road, east of Dana Marie Parkway.

**Description/History:** Previously approved Patio Home project within the Waterford PURD.

**Proposal:** Applicant is seeking final plat approval for Phase 2 of Essex Greens at Waterford. This phase includes 27 patio home lots along private roads.

**Master Plan:** Area identified with the Waterford PURD

**Reason for Town Board Action:** Per the Subdivision Law, the Town board has final acceptance authority for public infrastructure.

**Issues:** Town Engineer approval and sign-off on the completed infrastructure.