

# Memo

To: Town Board Members  
From: James B. Callahan, Director of Community Development  
CC: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce  
Date: 3/23/2012  
Re: March 28, 2012 Town Board Meeting Agenda

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## FORMAL AGENDA ITEMS:

### 1. ANNUAL RENEWAL OF EXISTING TEMPORARY CONDITIONAL PERMITS: (see separate spread sheet for details)

- a. Hoemann Auto, 8310 Goodrich Road, Automotive Service
- b. Towne Mini, 8200-8230 Main Street, Automotive Display
- c. Autobahn Collision, 8200 Main Street, Automotive Collision
- d. Miranda Automotive, 8925 Sheridan Drive, Automotive Service
- e. K&A landscaping, 8925 Sheridan Drive, Outdoor Storage
- f. William Richer III, 9855 Martin Road (County Road), Roadside Stand
- g. Rocco's Pizza, 5433 Transit Road, Outside Dining
- h. Calhoun Automotive Detail, 8145 Sheridan Drive, Automotive Detail Shop
- i. Louie's Car Clinic, 9393 Main Street, Automotive Sales
- j. GC Supply Inc., 9992 Main Street, Outside Display
- k. Sweet Melody's, 8485 Transit Road, Outside Dining
- l. At Your Service Car Care, 9620 County Road, Automotive Service
- m. Gianni Mazias, 10325 Main Street, Outside Dining

### 2. METZGER CIVIL ENGINEERING, 10976 STAGE ROAD.

**Location:** South side of Stage Road, east of Schurr Road.

**Description/History:** Existing vacant property consisting of 39 +/- acres in the Residential Single-Family Zone.

**Proposal:** Applicant is proposing to develop a 4-lot Open Development Area.

**Master Plan:** Area identified within a residential single-family classification.

**Reason for Town Board Action:** Per the Subdivision Law, the Town Board provides initial direction prior to initiating a formal review process through the Planning Board.

**Issues:** There exists a considerable amount of wetlands on the property. There is no sewer district at this location. Referral to the Planning Board would initiate formal review and attempt to address concerns from adjoining property owners.

WORK SESSION ITEMS:

**1. TOWNE MINI, 8230-8240 MAIN STREET.**

**Location:** Northwest corner of Main Street and Westwood Drive.

**Description/History:** Existing vacant property located in the TND and Commercial Zones.

**Proposal:** Applicant is seeking approval to develop an automotive sales/service operation. Action will require a Special Exception Use Permit from the Town Board.

**Master Plan:** Area identified in a commercial classification and at the western edge of the Harris Hill TND.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has authority to issue Special Exception Use Permits for Automotive Uses.

**Issues:** Referral to the Planning Board will initiate a formal review on the project.

**2. JOE VOELKL, 6041 TRANSIT ROAD.**

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

**Description/History:** Existing vacant land containing 9 +/- acres in the Commercial and Residential Single Family Zones.

**Proposal:** Applicant is proposing to develop an office park. Approvals required include a zoning change in conformance with previously adopted MP 2015 Amendments and a Special Exception Use Permit for building size and cumulative size of structures exceeding 30,000 square feet.

**Master Plan:** Master Plan 2015 Amendment of 2008 identified this property as Restricted Business.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final authority to approve zoning changes and Special Exception Use Permits.

**Issues:** A public hearing will be required for both the formal rezoning and the Special Exception Use Permit. These public hearings should be advertised and heard separately.

**3. ROCK THE BARN, 9015 MAIN STREET.**

**Location:** South side of Main Street, east of Shimerville Road.

**Description/History:** Existing vacant land/barn located in the Commercial and Restricted Business Zones.

**Proposal:** Applicant is proposing to conduct an annual special event scheduled for July 20 and 21, 2012.

**Master Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** Per the Special Event Law, the Town Board has authority to issue permits for Town Wide events and place conditions as needed.

**Issues:** Coordination with Emergency Services. Last year a resident from Barton Road registered a formal complaint about the late night noise (after 11:00 PM on both evenings).