

# 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: 6/21/2013  
Re: June 26, 2013 Town Board Meeting

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## **PUBLIC HEARINGS:**

### **1. MULTIPLE FAMILY DWELLING AMENDMENT TO ZONING LAW**

**Location:** Commercial, Restricted Business and Traditional Neighborhood District Zoning Classifications

**Description/History:** Proposed amendment to the Zoning Law involving a modification to the Special Exception Use Permit requirements for Multiple Family Dwellings. Numerous proposals have been reviewed and the proposed amendment would better define the parameters under which multiple family dwellings could be considered for approval. In addition, the Town Board is considering an amendment to the residential building cap to limit the total number of permits issued in a calendar year.

**Master Plan:** The proposed amendments are consistent with Master Plan 2015, identifying multiple family dwellings as uses that would be allowed in commercial zoning classifications.

**Proposal:** The proposed amendment would restrict mfr to Commercial, Restricted business and TND zones and require a commercial component to ensure that valuable commercial property is retained for commercial and not residential uses.

**Reason for Town Board Action:** The Town Board has authority to make Zoning Amendments. The building cap is a policy matter for Town Board consideration.

**Issues:** A public hearing is required before action can be taken.

## **FORMAL AGENDA ITEMS:**

### **1. WATERFORD VILLAGE, LLC.**

**Location:** North side of Roll Road, west of Rinaldo Circle.

**Description/History:** Previously approved Phase within the Waterford Village PURD.

**Proposal:** Applicant is proposing to dedicate the most recent addition to the PURD that will include approximately 700 Linear Feet of Wicklow Manor and 11 residential building lots in the Waterford Estates.

**Master Plan:** Area identified in a residential classification and within the Waterford Planned Unit Residential District (PURD).

**Reason for Town Board Action:** The Town Board has final approval authority to dedicate Town Roads and accept Final Plats.

**Issues:** The Town Engineer and Highway Superintendent will have to approve the road construction.

## **2. ZOE RESTAURANT, 5701 TRANSIT ROAD.**

**Location:** East side of Transit Road, south of Highland Farms Drive.

**Description/History:** Existing restaurant located in the Commercial Zone.

**Proposal:** applicant is seeking approval to reopen the outside dining at the restaurant. A public hearing was held and the renewal application was tabled pending completion of a required landscape area along Transit Road.

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

**Reason for Town Board Action:** Per the Zoning Law, outside dining permits uses may be allowed with a Temporary Conditional Permit as approved by the Town Board.

**Issues:** Landscaping has been completed and a public hearing has been held on the request, the Town Board is free to take action on the request,