

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: 6/22/2012
Re: June 27, 2012 Town Board Agenda Review

PUBLIC HEARINGS:

1. OPEN SPACE BOND ACT RENEWAL

FORMAL AGENDA ITEMS:

1. HARRIS HILL COMMONS

Location: West side of Harris Hill Road between Sheridan Drive and Greiner Road.

Description/History: Existing vacant land located in the Residential Single-Family Zone.

Proposal: Applicant is proposing to develop an Open Space Design Subdivision consisting of 70 +/- sublots on 62.73 +/- acres.

Master Plan: Area identified in a residential classification. Adjoining Sheridan Drive frontage located in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final authority to approve Open Space Design Developments.

Issues: Formation of a sewer district to service the project is the principal issue. Isolation of the adjoining frontage on Sheridan Drive and Greiner Road is another factor in framing a comprehensive review of the proposed project. Referral to the Planning Board would initiate a formal review of the proposal.

2. MAIN/BARTON MASTER PLAN 2015 AMENDMENT, 9105 and 9125 MAIN STREET.

Location: South side of Main Street at the intersection with Barton Road.

Description/History: Existing residential property located in the Residential Single-Family Zone.

Proposal: Applicant is seeking a Master Plan Amendment to allow for a commercial zoning classification on the two corner lots.

Master Plan: Area currently identified as residential per the original Map Cover for the White Acres Subdivision Approval.

Reason for Town Board Action: As stewards of Master Plan 2015, the Town Board has ultimate authority to amend the Future Land Use Map within MP 2015.

Issues: The Planning Board has forwarded a recommendation to amend the Future Land Use Map at 9105 and 9125 Main Street to identify commercial zoning. As a part of the recommendation it is identified that a specific zoning classification would be considered at a future date under a separate application for a change in use on the property. Limiting factors associated with the future land use of the property include lot size and required setbacks to adjoining residential properties as well as the lack of public sewers. A public hearing will be required to consider the amendment.

WORK SESSION ITEMS:

1. METZGER CIVIL ENGINEERING, 8080 WEHRLE DRIVE.

Location: North side of Wehrle Drive, east of Transit Road.

Description/History: Existing vacant land located in the Commercial Zone and containing 15 +/- acres. A Concept Plan for an Office Park was previously approved by the Planning Board in 2001.

Proposal: Applicant is proposing to develop a market rate Multi-Family Housing Project.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve Multi-Family Residential projects with a Special Exception Use Permit.

Issues: Referral to the Planning Board would initiate a formal review of the proposal.

2. REGENT COMPANIES, NORTH OF 8230 WEHRLE DRIVE.

Location: North side of Wehrle Drive, east of Transit Road.

Description/History: Existing commercial property located in the Commercial Zone and currently utilized as a driving range.

Proposal: Applicant is proposing to split the property and utilize the northern portion for a Senior Housing Project. The project will require an action under the Subdivision Law to create an additional lot and will also require a variance for unit density and a Special Exception Use Permit.

Master Plan: Area identified in a commercial classification and Multi-Family Residential will require a Special Exception Use Permit.

Reason for Town Board Action: Per the Zoning Law, the Town Board has ultimate authority to approve Multi-Family Residential with a Special Exception Use Permit.

Issues: Subdivision of Land, Unit Density and Sewer Capacity are the main issues. Referral to the Planning Board would initiate a formal review of the project,

3. LARRY ENGASSER, 8346 COUNTY ROAD.

Location: North side of County Road, east of Stahley Road.

Description/History: Existing previously approved 1-Lot Open Development Area located within the Swormville Traditional Neighborhood District.

Proposal: Applicant is seeking an amendment to the previously approved project to reduce the lot size and building size associated with the Open Development Area.

Master Plan: Area identified within the Swormville TND.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has the authority to grant variances to the Subdivision Law and specifically the Open Development Area regulations.

Issues: Supermajority approval of the variance requests for lot size reduction and building size reduction is required by the Town Board. The Planning Board has forwarded a recommendation on the variances and has previously approved the Open Development Area as designed.