

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: 8/20/2012
Re: August 22, 2012 Town Board Meeting Agenda

PUBLIC HEARINGS:

1. JONATHON PRISET, 6425 SALT ROAD.

Location: East side of Salt Road, north of Keller Road.

Description/History: Existing single-family home located in the Agriculture Rural Residential Zone.

Proposal: Applicant is proposing to construct an in-law apartment addition to the existing home.

Master Plan: Area identified in an agricultural area.

Reason for Town Board Action: Secondary Living Units require a Special Exception Use Permit as issued by the Town Board after a required public hearing.

Issues: Applicant is aware of required conditions associated with the SEUP.

FORMAL AGENDA ITEMS:

1. BROOKFIELD COUNTRY CLUB, 5120 SHIMERVILLE ROAD.

Location: West side of Shimerville Road, between Greiner Road and Wenner Road.

Description/History: Existing Country Club located within the Residential Single-Family Zone.

Proposal: Applicant is proposing to hold fireworks displays for separate events on 9/2 and 9/21, 2012.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: The Town Board has local jurisdiction to approve display permits.

Issues: Application, insurance, fees and Fire Chief approvals are properly filed.

2. CLARENCE CENTER OVERLAY DISTRICT

Location: Clarence Center Hamlet area as identified on Planning Board approved district map.

Description/History: Existing hamlet area consisting of Traditional Neighborhood District and Residential Single-Family Zoning Districts.

Proposal: Create a Zoning Overlay to guide future permit approvals within the designated area of Clarence Center.

Master Plan: Area identified in the TND and Residential single Family Zones within Clarence Center Hamlet.

Reason for Town Board Action: Amendments to the Zoning Law are the authority of the Town Board.

Issues: A public hearing will be required to consider the proposed local law amendment.

3. ROBERT CONWAY/VICTORIAN MANOR, 8261 MAIN STREET.

Location: South side of Main Street, east of Westwood Drive.

Description/History: Existing motel located in the Harris Hill Traditional Neighborhood District.

Proposal: Applicant is proposing renovations to update the façade as well as add some parking structures to the rear.

Master Plan: Area identified in the Harris Hill TND.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve building permits and architectural changes in the TND Zone.

Issues: the proposed façade updates meet with minimum standards as established in the TND Zone. The proposed accessory structures meet all required setbacks in the TND Zone and will match the architectural style of the main building.

4. LOU VISONE, NORTH OF MAIN STREET BETWEEN THOMPSON ROAD AND GOODRICH ROAD.

Location: North side of Main Street, east of Thompson Road and west of Goodrich Road.

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

Proposal: Applicant is proposing a major subdivision.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has initial review authority on major subdivision reviews.

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

5. JIM DORIGO, 9775 COUNTY ROAD.

Location: South side of County Road within the Bopp Commercial Open Development Area east of Goodrich Road.

Description/History: Existing vacant parcel within the Bopp Commercial Open Development Area within the Industrial Business Park Zone.

Proposal: Applicant is proposing to develop a dog kennel.

Master Plan: Area identified within an Industrial Zone.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve uses in the Industrial Business Park Zone.

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

6. CARA MIA, 6429 TRANSIT ROAD.

Location: Northeast corner of Transit Road and Old Post Road.

Description/History: Existing retail plaza located within the Major Arterial Zone.

Proposal: Applicant is proposing to enclose a dog training area outside of the existing plaza building to expand current dog training operations.

Master Plan: Area identified as a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board may approve outdoor activities via a Temporary Conditional Permit.

Issues: The outdoor facility is for training and no overnight boarding is proposed.