

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: 8/3/2012
Re: August 8, 2012 Town Board Meeting Agenda

FORMAL AGENDA ITEMS:

1. CLARENCE CENTER VOLUNTEER FIRE COMPANY, 9415 CLARENCE CENTER ROAD.

Location: South side of Clarence Center Road, west of Goodrich Road.

Description/History: The fireworks Display is in association with the annual Labor Day Fair event held on the grounds of the CCVFC

Proposal: Applicant is seeking approval for a September 2, 2012 display.

Master Plan: Area identified within the Clarence Center TND

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

Issues: Required application, fees, site plans, insurance certificates and fire chief approvals are in the file.

2. JOSEPH SWIATEK, 6205 HEISE ROAD.

Location: East side of Heise Road, north of Clarence Center Road.

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

Proposal: Applicant is seeking approval to develop a secondary living unit as an addition to the existing home.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve secondary living units with a Special Exception Use Permit after a required public hearing.

Issues: A public hearing will need to be established. The applicant is aware of all code requirements for the use.

3. DOUGLAS ROBA, 5480 SALT ROAD.

Location: West side of Salt Road, north of Greiner Road.

Description/History: Existing single-family residential property located within the Agriculture Rural Residential Zone.

Proposal: Applicant is seeking approval to develop a secondary living unit as an addition to the existing home.

Master Plan: Area identified in an agricultural district.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve secondary living units with a Special Exception Use Permit after a required public hearing.

Issues: A public hearing will need to be established. The applicant is aware of all code requirements for the use.

WORK SESSION ITEMS:

1. 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.

2. 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.

3. 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.

4. 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.