

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: 12/14/2012
Re: December 19, 2012 Town Board Agenda

PUBLIC HEARINGS:

1. KITTINGER FURNITURE, 4675 TRANSIT ROAD.

Location: East side of Transit Road, south of Sheridan Drive behind the Eastern Hills Mall.

Description/History: Existing outparcel of Eastern Hills Mall currently occupied by a Roller Rink and containing 2.8 +/- acres and located in the Commercial Zone.

Proposal: Applicant is proposing to renovate the property and relocate a light manufacturing furniture company. Proposal will include a new structure in addition to the renovation of the existing structure and surrounding parking area.

Master Plan: Area identified within a commercial classification and within Erie County Sewer District #5.

Reason for Town Board Action: Proposed use will require a Special Exception Use Permit for cumulative building size and for the light manufacturing operation. Per the Zoning Law, the Town Board will have final approval authority to approve a Special Exception Use Permit after a required public hearing.

Issues: The Planning Board has forwarded a formal recommendation to approve the Special Exception Use Permit. A Negative Declaration under SEQRA has been issued by the Town Board.

FORMAL AGENDA ITEMS:

1. JEHOVAH'S WITNESSES, NORTHEAST CORNER OF ROLL ROAD AND SHIMERVILLE ROAD.

Location: Northeast corner of Roll Road and Shimerville Road.

Description/History: Existing vacant land consisting of 4.5 +/- acres in the residential Single Family Zone.

Proposal: Applicant is proposing to construct and develop a new worship hall (Kingdom Hall) with associated utility extensions, drainage facilities, parking and landscaping.

Master Plan: Area identified in a Single Family Residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has the opportunity to review the project before a formal review occurs.

Issues: Per the Zoning Law, a church under 10,000 square feet is allowed in the Residential Single Family Zone. Referral to the Planning Board would initiate a formal review of the proposal.

WORK SESSION ITEMS:

1. DAVID CHRISTOPHER, 7615 GOODRICH ROAD.

Location: East side of Goodrich Road, south of Delaware Road.

Description/History: Existing vacant land consisting of 35.85 +/- acres and located in the Agriculture Flood Zone.

Proposal: Applicant is proposing to develop a residential home and to house an expanded home occupation consisting of a landscaping business in a detached accessory structure.

Master Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the Zoning Law, an expanded home occupation will require approval via a Temporary Conditional Permit.

Issues: A public hearing will be required to consider the use.

2. SPAULDING GREENS PHASE 5.

Location: East of Goodrich Road, north of Greiner Road as an extension of Meadowglen Drive in the Spaulding Greens Open Space Design Subdivision.

Description/History: Previously approved extension of the Spaulding Greens Subdivision consisting of 21 new residential building lots.

Proposal: Applicant is seeking approval to have the Final Plat approved and the newly constructed Town Roads dedication for public use.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: The Town Board has final authority to approve Final Plats and to accept newly constructed roads for public dedication.

Issues: Final review and approval from the Town Engineer and Highway Superintendent on the newly constructed roads will be required prior to formal dedication.