

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: 4/19/2013
Re: April 24, 2013 Town Board Meeting

Following is a review of the items listed on the April 24, 2013 Town Board Meeting Agenda:

PUBLIC HEARINGS:

1. PROPOSED PROPERTY ACQUISITION ON CLARENCE CENTER ROAD, EAST OF STRICKLER ROAD.
2. ANNUAL RENEWAL OF TEMPORARY CONDITIONAL PERMITS

PREVIOUS 1 YEAR PERMIT RENEWALS

1. Welding and Fabricating, Inc., Edward Strickland, 5880 Salt Road
(Welding/Fabricating TCP) - Date of origin 6/28/2006
2. Sturdi Sheds, David Delagrange, 4545 Transit Road (Eastern Hills Mall)
(Outside Display TCP) - Date of origin 6/8/2011
3. CAM Services, Christopher Morgan, 10165 Main Street
(Outside Display TCP) – Date of origin 3/24/2010
4. EA Metzinger Trucking, Inc., Gene Metzinger, 8325 Transit Road
(Auto Service TCP) – 6/8/2011
5. McDuffie's Bakery, Brian Thomas, 9920 Main Street
(Outside Dining TCP) – Date of origin 7/13/2011
6. Zoe's Restaurant, Shelia Bailey, 5701 Transit Road
(Outside Dining TCP) – Date of origin 8/10/2011

PREVIOUS 5 YEAR PERMIT RENEWALS

1. Seitz Paving, Larry Engasser, 8346 County Road
(Paving Business TCP) – Date of origin 10/17/2001
2. GCR Landscaping, Gregory Ribbeck, 5750 Shimerville
(Landscaping Business TCP) – Date of origin 11/19/2001
3. Caffè Espresso, Rose Parlato, 4401 Transit Road
(Outside Dining TCP) – Date of origin 4/11/2001
4. Burghardt Landscaping, David Burghardt, 8694 Lapp Road
(Landscaping Business TCP) – Date of origin 5/23/2001

FORMAL AGENDA ITEMS:

1. SPAULDING GREENS OPEN SPACE DESIGN SUBDIVISION.

Location: Generally east of Goodrich Road and north of Greiner Road.

Description/History: Previously approved Open Space Design Development consisting of 380 +/- lots and 50% open space.

Proposal: Applicant is seeking an amendment to the original concept to place a hold on previously approved phases 9 and 10 of the project and prioritize a new phase 11 consisting of 33 +/- patio home lots.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority for Open Space Design Subdivisions.

Issues: The Planning Board has forwarded a recommendation to approve the amended concept. A Negative Declaration under SEQRA was issued by the Town Board on 4/10/13.

2. DAVE SUTTON, 8825 SHERIDAN DRIVE.

Location: Southwest corner of Sheridan Drive and Overlook Drive.

Description/History: Existing mixed use property consisting of .68 acres and located within the Restricted Business Zone.

Proposal: Applicant is proposing to demolish the existing commercial structure and construct a new mixed use building identifying first floor commercial below two upscale apartments.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Approval: Per the Zoning Law, the Town Board has final authority to approve Multiple Family Housing with a Special Exception Use Permit.

Issues: A public hearing will be required to consider the use, identified as a Special Exception Use Permit for Multi-Family Housing. A Negative Declaration under SEQRA was issued by the Town Board on the project on 4/10/13.

3. TRANSITOWNE USA, EASTERN HILLS MALL, SPECIAL EVENT FOR JUNE2-11, 2013

Location: Parking lot on the west side of Eastern Hills Mall adjoining Transit Road.

Description/History: Existing parking lot located in the Major Arterial Zone.

Proposal: applicant is proposing a special event of outdoor display and sales of vehicles.

Master Plan: Commercial area

Reason for Town Board Action: Per the Special events Law, the Town Board has final approval authority for longer term special events with community impact.

Issues: Number of special events at Eastern Hills Mall and the procedures for allowing such events. Control of signs, banners and other devices to attract attention.

WORK SESSION ITEMS:

1. ROCK THE BARN, 9015 MAIN STREET.

Location: south side of Main Street, east of Shimerville Road.

Description/History: Existing vacant land located in the Restricted Business Zone.

Proposal: Annual 2-day concert and promotion for Meals on Wheels scheduled for July 20 and 21.

Reason for Town Board Action: Per the Special Events Law, the town Board has approval authority for large scale community wide events.

Issues: Coordination with emergency services.

2. DAY IN THE PARK, 10405 MAIN STREET.

Location: Clarence Main Park

Description/History: Existing Town Park

Proposal: Annual Fireworks Display.

Reason for Town Board Action: Per State Law, the Town Board has final approval authority for professional fireworks displays.

Issues: All fees, insurance and fire chief approvals have been submitted,

3. AUCTION DIRECT, EASTERN HILLS MALL.

Location: Parking lot on the west side of Eastern Hills Mall adjoining Transit Road.

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Proposal: applicant is proposing a special event of outdoor display and sales of vehicles.

Master Plan: Commercial area

Reason for Town Board Action: Per the Special events Law, the Town Board has final approval authority for longer term special events with community impact.

Issues: Number of special events at Eastern Hills Mall and the procedures for allowing such events. Control of signs, banners and other devices to attract attention.