

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: February 26, 2016

Re: March 2, 2016 Town Board Meeting Agenda Review

Following is a review/analysis of the items listed on the March 2, 2016 Town Board Meeting Agenda:

PUBLIC HEARINGS:

1. TOWNE AUTOMOTIVE GROUP, 8226 MAIN STREET.

Location: North side of Main Street west of Westwood Road, adjoining the Main-Transit Plaza.

Description/History: Existing commercial plaza located in the Commercial Zone.

Proposal: Applicant is proposing to add on to the existing structure and utilize the site for a new Maserati and Alfa Romeo Automobile Dealership.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the proposed automotive use will require a Special Exception Use Permit as issued by the Town Board.

Issues: The Planning Board has approved the site plan and forwarded a recommendation to grant a Special Exception Use Permit for the proposed use as designed.

FORMAL AGENDA ITEMS:

1. ZOE RESTAURANT, 5701-5711 TRANSIT ROAD.

Location: East side of Transit Road north of Roll Road.

Description/History: Existing restaurant located in a multiple structure property in the Major Arterial Zone.

Proposal: Applicant is proposing to relocate the existing restaurant to the adjacent commercial structure on the property and update the exterior finishes and façade. Applicant is also requesting outside dining at the new restaurant location.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority for outside dining. The architectural style and site plan amendments are the purview of the Planning Board in the Major arterial Zone.

Issues: Parking and Landscaping issues may be addressed as a part of the overall project review.

WORK SESSION ITEMS:

1. BRAUNSCHEIDL LGS PROPERTY SERVICES, 9610 COUNTY ROAD.

Location: North side of County Road east of Goodrich Road.

Description/History: Existing vacant property located in the Industrial Business Park Zone.

Proposal: Applicant is seeking approval to construct a new commercial structure in the Industrial Business Park Zone to accommodate an existing property management service company.

Master Plan: Area identified in an industrial zone.

Reason for Town Board Action: Per the Zoning Law the Town Board has the opportunity to review new proposals prior to forwarding to the Planning Board for formal review and approval.

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

2. ENTERPRISE AUTOMOTIVE, 6755 TRANSIT ROAD.

Location: Southeast corner of Transit Road and County Road.

Description/History: Existing automotive sales and leasing operation located in the Traditional Neighborhood District.

Proposal: Applicant is proposing a small addition and a façade update to the existing structure.

Master Plan: Area identified in the Swormville TND

Reason for Town Board Action: Per the Zoning Law, the Town Board has final review and approval authority for architectural style in the TND.

Issues: The proposed addition will meet all setbacks and the existing use is allowed via a Special Exception Use Permit that is currently valid.

3. BRISTOL VILLAGE, 8455 CLARENCE CENTER ROAD.

Location: South side of Clarence Center Road, east of Newhouse Road.

Description/History: Existing long term care facility located in a Planned Unit Residential Development (PURD).

Proposal: Applicant is proposing to add duplex units and additions to the memory care and assisted living portions of the existing use.

Master Plan: Area located in a PURD

Reason for Town Board Action: As the PURD Zoning no longer exists, per the Zoning Law, the Town Board has the authority to approve amendments within existing PURDS.

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

4. WINDSOR RIDGE PARTNERS/HARRIS HILL COMMONS.

Location: West side of Harris Hill Road south of Greiner Road.

Description/History: Existing previously approved subdivision located in the Residential Single Family Zone.

Proposal: Applicant has completed the installation of infrastructure per the approved Development Plans for Phase I of Harris Hill Commons and is seeking Final Plat Approval for the phase which includes approximately 2220 linear feet of Anfield Road and approximately 560 linear feet of Eastmoor Road to accommodate 16 residential building lots.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has final approval authority for final plats and final acceptance authority for publicly dedicated roads.

Issues: The Town Highway Superintendent and Town Engineer have reviewed and approved the infrastructure installation.