

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 6, 2015

Re: February 11, 2015 Town Board Meeting Agenda

No Public Hearings or Formal Agenda Items

Following is a review/analysis of the items listed on the 2/11/15 Town Board Meeting Work Session Agenda:

1. SEVENTEEN HUNDRED PROPERTIES, 8353 MAIN STREET.

Location: Southeast corner of Main Street and Susan Drive.

Description/History: Existing vacant land located in the Residential Single Family Zone. A use variance was granted in 2007 by the ZBA to allow for a commercial use as a nail salon. Conditions of the variance approval identified that any change in use would require approval by the Town Board.

Proposal: Applicant is proposing to develop a 1 story professional office building for a property management business.

Master Plan: Area identified in the Harris Hill Traditional Neighborhood District.

Reason for Town Board Action: Per the use variance granted to allow for a commercial use, the Town Board has final approval authority for any change in use.

Issues: The Planning Board has forwarded a recommendation to issue a Negative Declaration under SEQRA and to approve the change in use as designed.

2. TOWNE MASERATI, 8215 MAIN STREET.

Location: South side of Main Street, east of Transit Road behind the BMW Dealership.

Description/History: Existing previously approved office use located in the Commercial Zone and within Erie County Sewer District #5.

Proposal: Applicant is proposing to develop a Maserati Dealership at this location.

Master Plan: Area identified in a commercial district.

Reason for Town Board Action: Per the Zoning Law the Town Board has approval authority via a Special Exception Use Permit for automotive uses.

Issues: The property previously underwent an environmental review for the office use. The Town Board will be Lead Agency on this modification. All setbacks and bulk requirements are per code. The existing office space on the parcel will remain. The Planning Board has forwarded a recommendation to approve the change-in-use. A public hearing will be required to consider a Special Exception Use Permit.

3. REGENT DEVELOPMENT/WEHRLE DOME APARTMENTS, 8230 WEHRLE DRIVE.

Location: North side of Wehrle Drive east of Transit Road.

Description/History: Existing driving range located in the Commercial Zone.

Proposal: Applicant is proposing a mixed use project including 112 units of multiple family housing.

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

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve multiple family housing projects with a Special Exception Use Permit.

Issues: The ZBA has granted a use variance to allow for 112 residential units. A Negative Declaration under SEQRA has been issued by the Town Board and by the ZBA on the actions. The Planning Board has approved the Concept Plan and architectural style of the amended design. A public hearing is required to consider the SEUP.

4. DOMENIC PIESTRAK/SPAULDING GREEN OPEN SPACE DESIGN SUBDIVISION.

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

Description/History: Existing previously approved Development Plan for extension of streets within the Spaulding Green Development to connect to Greiner Road. Phase includes approximately 2200 linear feet of Glenview Drive with 30+/- sublots.

Proposal: Applicant is seeking Final Plat approval and road dedication.

Master Plan: Area identified in a residential classification and as a part of the Heise Brookhaven Trunk Sewer development and within Clarence Sewer District #4.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has final approval authority for final plats and public road dedications.

Issues: The Town Highway Superintendent and Town Engineer must approve the construction.

5. MICHAEL DEVELOPMENT, SOUTHWEST CORNER OF WEHRLE DRIVE AND SHISLER ROAD.

Location: Southwest corner of Wehrle Drive and Shisler Road.

Description/History: Proposed Industrial Business Park located in the Industrial Business Park Zone.

Proposal: Applicant is seeking environmental review of the submitted design.

Master Plan: Area identified in an industrial classification.

Reason for Town Board Action: As ultimate proposed use will require outside storage the Town Board has final approval authority and is considered Lead Agency under SEQRA.

Issues: The Town Board has identified concerns relative to the submitted design and the Planning Department has forward a letter to the applicant to address these concerns. Concerns related to visual impacts and architectural style must be addressed prior to initiating coordinated review.