

# memo

## **Town of Clarence Planning and Zoning**

To: Town Board Members  
From: James Callahan  
CC: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce  
Date: 11/1/2013  
Re: November 6, 2013 Town Board Agenda

---

Comments: Following is a review/analysis of the items listed on the 11/6/13 Town Board Meeting Agenda:

### **PUBLIC HEARINGS:**

#### **1. S&S AUTOBODY, 9727 COUNTY ROAD.**

**Location:** South side of County Road, east of Goodrich Road.

**Description/History:** Existing commercial building located on 1.2 +/- acres and in the Industrial Business Park Zone.

**Master Plan:** Area identified in an industrial zone.

**Proposal:** Applicant is proposing to relocate an existing collision shop on County Road to the new location.

**Reason for Town Board Action:** Per the zoning Law, the Town Board has approval authority for collision shops in the Industrial Business Park Zone with a Special Exception Use Permit.

**Issues:** Outside storage screening.

### **FORMAL AGENDA ITEMS:**

#### **1. TIM HORTON'S RESTAURANT, 9220 MAIN STREET.**

**Location:** Northeast corner of Main Street and Thompson Road.

**Description/History:** Existing restaurant located in the commercial Zone.

**Proposal:** Applicant is proposing an area for outside dining.

**Master Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board may consider the use with a Temporary Conditional Permit.

**Issues:** A public hearing is required prior to taking action on the request.

# memo

## 2. DOMENIC PIESTRAK/SPAULDING GREENS OPEN SPACE DESIGN SUBDIVISION.

**Location:** East side of Goodrich Road, north of Greiner Road.

**Description/History:** Existing open space design development identifying 380 +/- lots with a previously approved concept plan approval on the overall project.

**Proposal:** The applicant is proposing to amend the previously approved concept plan by including recently acquired sewer taps to increase the total number of lots and maintain the overall greenspace to meet Town Code.

**Master Plan:** Area identified in a residential classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final approval authority to approve/amend Open Space Design Developments.

**Issues:** An action under SEQRA will be required to amend the concept, identifying sewer taps, greenspace and lot configuration. Referral to the Planning Board would initiate a formal review of the proposal