

# 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: 7/19/2013  
Re: July 24, 2013

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## FORMAL AGENDA ITEMS:

### 1. BILL LORENZ, 4715 HARRIS HILL ROAD.

**Location:** East side of Harris Hill Road, south of Sheridan Drive.

**Description/History:** Existing single family residential home in the Residential Single Family Zone.

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

**Proposal:** Applicant is seeking a permit to construct an in-law apartment.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board may consider the proposed secondary living unit with a Special Exception Use Permit.

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

## WORK SESSION ITEMS:

### 1. MCGUIRE DEVELOPMENT, 8321 MAIN STREET.

**Location:** South side of Main Street, west of Susan Drive.

**Description/History:** Existing residential property consisting of 2.3 +/- acres and located in the Traditional Neighborhood District.

**Master Plan:** Area identified within the Harris Hill TND

**Proposal:** Applicant is proposing to demolish the existing structures and construct a new 19,000 +/- square foot professional office building.

**Reason for town board Action:** Per the Zoning Law, the Town Board has authority to issue Special Exception Use Permits for structures greater than 10,000 square feet in the TND.

**Issues:** The Planning Board has forwarded a recommendation on the project. A public hearing is required to consider the request.

## 2. NORTHWOODS OPEN SPACE DESIGN SUBDIVISION.

**Location:** North side of Greiner Road between Shimerville Road and Thompson Road.

**Description/History:** Existing vacant agricultural land located within the Residential Single Family Zone.

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

**Proposal:** Applicant is proposing to develop a 148 +/- lot Open Space Design Subdivision. The final step in the SEQRA review process is the adoption of a Final Findings Statement.

**Reason for Town Board Action:** The town Board is Lead agency under SEQRA and makes the final determinations and findings associated with the development proposal.

**Issues:** The Planning Board has forwarded a recommendation on the Final Findings Statement.

## 3. SPAULDING GREENS LLC, PHASE 2C.

**Location:** Southeasterly extension of Meadowglen Drive

**Description/History:** Previously approved concept plan for Spaulding Greens Open Space design Development

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

**Proposal:** Applicant is seeking Final Plat Approval for Phase 2C for 18 Patio Home Lots and the Dedication of Two Patio Home Courts.

**Reason for Town Board Action:** Per the Subdivision Law, the Town Board has final authority to dedicate new streets and accept Final Plats.

**Issues:** Town Engineer and Highway Superintendent approval of the street construction.