

# 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: 10/19/2012

Re: October 24, 2012 Town Board Meeting Agenda

---

## **PUBLIC HEARINGS:**

### **1. ANNUAL PUBLIC HEARING ON COMMUNITY DEVELOPMENT BLOCK GRANT UTILIZATION.**

**Location:** Areas benefitting individuals and families that qualify under income limitations per United States Department of HUD statutory requirements (80% of the median household income).

**Description/History:** As a member of the Consortium of Erie County Governments, the Town is eligible to apply for CDBG monies under the County guidelines.

**Master Plan:** All proposals shall be in conformance with community goals.

**Reason for Town Board Action:** The Town Board has final authority to prioritize concepts and make applications under the program.

**Issues:** Previous applications have involved ADA compliance and accessibility issues.

## **FORMAL AGENDA ITEMS:**

### **1. NORTHWOODS OPEN SPACE DESIGN SUBDIVISION.**

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

**Description/History:** Existing vacant land located in the Residential Single-Family Zone and outside of any existing sewer districts.

**Proposal:** Applicant is proposing to develop an Open Space design Subdivision and is currently within the SEQRA review process. Applicant has submitted a Draft Supplemental Environmental Impact Statement to address issues of environmental impact identified in the previously adopted scope of issues.

**Master Plan:** Area located within a residential zoning classification and outside of an existing sewer district.

**Reason for Town Board Action:** The Town Board has declared Lead Agency Status under SEQRA and has final authority to accept the DSEIS. Per SEQRA timeframes, action must be taken to determine the acceptability of the Draft within a 45 day period.

**Issues:** The Planning Board has forwarded a recommendation on action to meet the requirements of SEQRA. The Planning Board recommendation identifies a number of deficiencies in the draft that will need to be updated prior to public review. These deficiencies are identified in the Planning Board minutes of the October 17, 2012 meeting.

**WORK SESSION ITEMS:**

**1. KITTINGER FURNITURE, 4675 TRANSIT ROAD.**

**Location:** Northeast corner of the Eastern Hills Mall in the former Rolling Rink.

**Description/History:** Existing Roller Rink located 2.8 +/- acres in the Commercial Zone.

**Proposal:** Applicant is proposing to acquire the building and change the use to a furniture manufacturing facility. The action will include an addition to the existing building. The use of the property for a light manufacturing facility will require a Special Exception Use Permit.

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

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has authority to approve Special Exception Use Permits.

**Issues:** Site Plan approvals on the change in use and building addition will be a function of Planning Board approvals. Referral to the Planning Board will initiate a formal review process.

**2. KEVIN CURRY/FAIRFIELD PARK, EAST HOWARD DRIVE PUBLIC ROAD EXTENSION.**

**Location:** West side of Roxbury Drive, south of Main Street as a westerly extension of East Howard Drive.

**Description/History:** Existing vacant land at the extension of a paper street owned by the Town of Clarence. The Planning Board has previously recommended a private road Open Development Area that was tabled at the Town Board meeting of 9/22/10.

**Proposal:** The applicant is now proposing a public road extension of East Howard Drive to service 5 lots at the end of the new cul-de-sac.

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

**Reason for Town Board Action:** Per the Subdivision Law, the formal review of a project begins with introduction to the Town Board. The Town Board is responsible for public road dedications.

**Issues:** Public versus private road to service 5 lots.