

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: 11/9/2012
Re: November 14, 2012 town Board Meeting Agenda

Following is a review/analysis of the items listed on the November 14, 2012 Town Board Meeting Agenda:

FORMAL AGENDA 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. A public hearing will be required to consider the Special Exception Use Permit.

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 4/5 lots.

WORK SESSION ITEMS:

1. JANICE CARSON, 10589 MAIN STREET.

Location: South side of Main Street, west of Ransom Road.

Description/History: Existing automotive detailing operation located in the Clarence Hollow Traditional Neighborhood District (TND).

Proposal: Applicant is seeking a permit to allow for automotive sales on the premises.

Master Plan: Area identified within the Clarence Hollow TND/Overlay District.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to issue Temporary Conditional Permits for automotive sales operations.

Issues: Number and location of vehicles for sale/display. A public hearing will be required to consider the permit.

2. MULTIPLE FAMILY RESIDENTIAL HOUSING OVERLAY ZONE.

Location: Commercial, Restricted Business and Traditional Neighborhood District Zones.

Description/History: Proposed Overlay Zone based upon concepts that have been reviewed and recommended by the Town Board and Planning Board.

Master Plan: Multiple Family Residential uses have been allowed within the Town Zoning Law under a Special Exception Use Permit in the Major Arterial, Commercial, Restricted Business and Traditional Neighborhood District zoning classifications.

Proposal: The proposed Overlay Zone will limit Multiple Family Residential Uses to Commercial, Restricted Business And TND Zones with a Zoning Overlay District. Further restrictions for unsewered lands are detailed within the proposed code.

Reason for Town Board Action: Per the zoning Law, the Town Board has final authority to approve Zoning Law amendments.

Issues: A public hearing will be required to consider the adoption of the proposed Overlay Zone.