

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: 2/8/2013
Re: February 13, 2013 Town Board Meeting Agenda

PUBLIC HEARINGS:

1. DAVID CHRISTOPHER, 7615 GOODRICH ROAD.

Location: East side of Goodrich Road, south of Delaware Road.

Description/History: Existing vacant land consisting of 35.85 +/- acres and located in the Agriculture Flood Zone.

Proposal: Applicant is proposing to develop a residential home and to house an expanded home occupation consisting of a landscaping business in a detached accessory structure.

Master Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the Zoning Law, an expanded home occupation will require approval via a Temporary Conditional Permit.

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

WORK SESSION ITEMS:

1. SPAULDING GREENS PHASE 2B.

Location: East of Goodrich Road, north of Greiner Road as an extension of Meadowglen Drive and Garden Walk in the Spaulding Greens Open Space Design Subdivision.

Description/History: Previously approved extension of the Spaulding Greens Subdivision consisting of 9 new residential building lots.

Proposal: Applicant is seeking approval to have the Final Plat approved and the newly constructed Town Roads dedication for public use. The plat includes 9 sublots and approximately 240 linear feet of Garden Walk and 280 linear feet of Meadowglen Drive.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: The Town Board has final authority to approve Final Plats and to accept newly constructed roads for public dedication.

Issues: The Town Engineer has reported that all requirements for dedication have been submitted and accepted as complete.

2. ALEX PETERS/KRAFTMASCHINE, 9265 MAIN STREET.

Location: South side of Main Street, east of Thompson Road.

Description/History: Existing commercial structure located in the Commercial Zone.

Proposal: Applicant is proposing to utilize the rear of the existing commercial building to operate a high end automotive service use.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, an automotive service use within the Commercial Zone may be approved with a Temporary Conditional Permit.

Issues: The use is proposed within the rear of the existing commercial space. Limited and small scale operation will not require a large amount of outdoor storage—use almost exclusively inside the garage area. A public hearing will be required to consider the permit.

3. DOUG WEBSTER/PEAK MOTION, 8916 SHERIDAN DRIVE.

Location: North side of Sheridan Drive, east of Shimerville Road.

Description/History: Existing commercial building located within the Restricted Business Zone. Currently the property is utilized as a detail shop and former collision shop.

Proposal: Applicant is proposing to develop a machine shop with the space. No outdoor storage/display is proposed. No exterior changes.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board may consider a use of the property that is not specifically enumerated as an allowed use via a Temporary Conditional Permit.

Issues: No exterior change to the existing structure, other than signage is proposed. A public hearing will be required to consider the use.

4. JEFF VANMARTER, 10425 KELLER ROAD.

Location: South side of Keller Road, east of Strickler Road.

Description/History: Existing residential use located on 37 +/- acres in the Agriculture Rural Residential Zone.

Proposal: Applicant is proposing to create a one lot Open Development Area to allow for another residential home on the property.

Master Plan: Area identified in an agricultural classification.

Reason for Town Board Action: per the Zoning Law, applications are initially presented to the town board for preliminary review.

Issues: A significant amount of wetlands exist on the property. Referral to the Planning Board would initiate a coordinated/comprehensive review of the proposal.