

memo

Town of Clarence Planning and Zoning Department

To: Town Board Members
From: James Callahan, Director of Community Development
CC: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce
Date: 10/3/2013
Re: October 9, 2013 Town Board Meeting Agenda

Comments: Following is a review/analysis of the items listed on the October 9, 2013 Town Board Agenda

PUBLIC HEARINGS:

1. WOODLAND HILLS AND HARRIS HILL COMMONS

Location: East and west side of Harris Hill Road between Greiner Road and Sheridan Drive.

Description/History: Existing conceptually approved residential subdivisions consisting of 77 and 66 lots.

Master Plan: Area identified in a residential single family classification.

Proposal: Applicants are requesting the formation of a Town Sewer District to service the developments.

Reason for Town Board Action: The Town has the authority to create sewer districts per NYS Law.

Issues: Finalization of an agreement between the applicants and the Town to provide a mechanism and funding for a future trunk sewer line.

FORMAL AGENDA ITEMS:

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.

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

2. DOUGLAS KLOTZBACH, 8185-8195 SHERIDAN DRIVE.

Location: South side of Sheridan Drive, east of entrance to Eastern Hills Mall

Description/History: Existing residential and commercial property containing 6.2 +/- acres and located in the Restricted Business Zone.

Master Plan: Area identified in a commercial classification

Proposal: Applicant is proposing to develop a 90,000 +/- square foot professional office building with associated parking and landscaping.

Reason for Town Board Action: per the Zoning Law, the Town Board will have final review and approval authority via a Special exception Use Permit, based upon the size of the proposed building.

Issues: Size and scale of the proposed development, public sewer access, traffic and connectivity between projects in the vicinity.

WORK SESSION ITEMS:

1. ROBERT CASTELLANI, 9854 KELLER ROAD.

Location: North side of Keller Road, east of Herr Road

Description/History: Existing residential property located in the Agriculture Rural Residential Zone, consisting of 19.98 +/- acres.

Master Plan: Area identified in an agricultural zone.

Proposal: Applicant is proposing to develop a pond.

Reason for Town Board Action: Per the Excavation Law, the town Board has final review and approval authority for ponds.

Issues: Engineering has reviewed the application and approved the design with conditions, including all spoils remaining on the property, total land disturbance of under 1 acre and the setbacks from all property lines to be a minimum of 100'.