
INTEROFFICE MEMORANDUM

TO: TOWN BOARD MEMBERS
FROM: JAMES CALLAHAN, DIRECTOR OF COMMUNITY DEVELOPMENT
SUBJECT: NOVEMBER 20, 2013 TOWN BOARD MEETING AGENDA
DATE: NOVEMBER 15, 2013
CC: TOWN ATTORNEY, TOWN CLERK, TOWN ENGINEER, SENIOR CODE ENFORCEMENT OFFICER, CHAMBER OF COMMERCE

Following is a review/analysis of the items listed on the November 20, 2013 Town Board Agenda:

FORMAL AGENDA ITEMS:

1. DOMENIC PIESTRAK/SPAULDING GREENS OPEN SPACE DESIGN SUBDIVISION.

Location: East side of Goodrich Road, north of Greiner Road.

Description/History: Existing open space design development identifying 380 +/- lots with a previously approved concept plan approval on the overall project.

Proposal: The applicant is proposing to amend the previously approved concept plan by including recently acquired sewer taps to increase the total number of lots and maintain the overall greenspace to meet Town Code.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority to approve/amend Open Space Design Developments.

Issues: An action under SEQRA will be required to amend the concept, identifying sewer taps, greenspace and lot configuration. Referral to the Planning Board would initiate a formal review of the proposal

2. GARY GUGINO, 8320 MAIN STREET.

Location: North side of Main Street, between Arondale and Westwood Roads.

Description/History: Existing commercial use and business located within the Traditional Neighborhood District Zone.

Proposal: Applicant is seeking approval to construct an accessory structure.

Master Plan: Area identified in the Harris Hill TND

Reason for Town Board Action: Per the Zoning Law, construction within the TND Zone is subject to Town Board approval.

Issues: Applicant is intending to construct the accessory structure to the rear (north) of the existing garage and this location will be mostly not visible from Main Street.

3. BUFFALO EXTERMINATING, 7841 TRANSIT ROAD.

Location: East side of Transit Road, north of Wolcott Road.

Description/History: Existing commercial property consisting of office and warehouse buildings located within the Restricted Business Zone.

Proposal: Applicant is seeking approval to operate his exterminating business at this location. Application includes the development of a front yard parking area to park Buffalo Exterminating vehicles.

Master Plan: Area identified in a commercial area.

Reason for Town Board Action: As the proposed use will involve outside parking of vehicles, the Town Board may consider the development and location of a proposed parking lot.

Issues: The Town Board had identified that a parking lot in the front yard area would not be acceptable to park business vehicles. The applicant has asked for an opportunity to present the request to determine if an acceptable solution can be developed.

WORK SESSION ITEMS:

1. MIKE BASIL, 10780 MILAND ROAD.

Location: north side of Miland Road, east of Salt Road.

Description/History: Existing residential property located in the agriculture Rural Residential Zone.

Proposal: Applicant is proposing a fireworks display for December 22, 2013.

Master Plan: Area identified in an agricultural area.

Reason for Town Board Action: Per the NYS Law, the Town Board has authority to issue fireworks display permits.

Issues: Application, insurance certification and bonds, fees and fire chief approvals are in the file.

2. KAREN NAPPO, 8805 LAPP ROAD.

Location: South side of Lapp Road east of Green Acres Road.

Description/History: Existing residential property located within the Agriculture Rural Residential Zone.

Proposal: Applicant is proposing to develop a 5-Lot Open Development Area.

Master Plan: Area identified in an agricultural zone.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has an opportunity to comment on initial proposals.

Issues: Residents in this vicinity have recently been notified by the NYSDEC that a NYS Wetland area is included within their property lines. Applicant is seeking review of a project to determine the parameters associated with the newly designated NYS Wetland areas.

3. JOEL CASTLEVETERE, 4840 GOODRICH ROAD.

Location: West side of Goodrich Road, north of Main Street and as an extension of Hunting Valley Road South.

Description/History: Existing residential property located in the Residential Single Family Zone.

Proposal: Applicant is seeking approval to create an additional residential building lot off the existing dead end at Hunting Valley Road South.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Mechanisms available to create a lot as proposed include extension of Hunting Valley Road South to provide adequate public road frontage or Open Development Area with access from Hunting Valley Road South. Both options involve Town Board review.

Issues: Applicant is seeking an expedited approval so as to begin construction ASAP.