

Memo

To: Town Board Members
From: James B. Callahan, Director of Community Development
cc: Distribution List
Date: March 28, 2014
Re: April 2, 2014 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the 4/2/14 Town Board Agenda:

FORMAL AGENDA ITEMS:

1. SEAL & DESIGN, 4015 CASILIO PARKWAY

Location: East side of Gunnville Road, south of Wehrle Drive within the Casilio Industrial Business Park.

Description/History: Existing Industrial use located in the Industrial Business Park Zone.

Proposal: Applicant is proposing to construct an addition to allow for expansion of the operation.

Master Plan: Area identified in an industrial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve uses in the Industrial Zone.

Issues: An action under SEQRA will be required. Conditions of approval should identify required review and approval by Town Engineer and Building Department.

2. REGENT DEVELOPMENT, 8230 WEHRLE DRIVE.

Location: North side of Wehrle Drive, between Stonegate Apartments and Coventry Green Apartments.

Description/History: Existing golf dome and driving range, consisting of 15.5 +/- acres in the Commercial Zone.

Proposal: Applicant is proposing to develop a multiple family housing project on the driving range portion of the site.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve multiple family housing projects with a Special Exception Use Permit.

Issues: The Town Board will act as Lead Agency under SEQRA as the body with final approval authority. Referral to the Planning Board would initiate formal review of the project.

WORK SESSION 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. The applicant is proposing to table any action associated with Phase 10 and abide by previous approval to make Phase 10 the last phase for development.

Proposal: The applicant is proposing to amend the previously approved concept plan while maintaining the overall greenspace to meet Town Code. The newly submitted proposed amendment is to the previously approved Phases 4A and 4B.

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. NORTHWOODS OPEN SPACE DESIGN SUBDIVISION

Location: North side of Greiner Road, south side of Roll road between Shimerville and Thompson Roads.

Description/History: Existing vacant land consisting of 118 +/- acres located in the Residential Single Family Zone.

Proposal: Applicant is proposing to develop a 150 +/- lot Open Space Design Subdivision.

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 create an Open Space Design Overlay.

Issues: The applicant has submitted documentation to identify that sufficient capacity exists within the Heise-Brookhaven Trunk Sewer Line to accommodate the project. The Planning Board has forwarded a recommendation on the final Concept Plan with conditions. A public hearing will be required to create the Overlay Zone.

3. STUDENT TRANSPORTATION OF AMERICA, 8033 TRANSIT ROAD

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

Description/History: Existing heavy equipment/trucking operation located in the Restricted Business Zone.

Proposal: Applicant is proposing to utilize the existing facility for a school bus garage for vans and smaller busses.

Master Plan: Area located in commercial--Restricted Business Zone.

Reason for Town Board Action: While the proposed use is not specifically allowed in the Restricted Business Zone, the Town Board may consider a Temporary conditional Permit for the proposed operation.

Issues: The Planning Board has forwarded a recommendation to issue a Temporary Conditional Permit with numerous conditions.