

Memo

To: Town Board Members

From: Jonathan Bleuer, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Code Enforcement Officers, Planning Board Members

Date: February 18, 2022

Re: February 23, 2022 Town Board Meeting - Planning Items

The following is a review of the Planning items on the February 23, 2022 Town Board Agenda:

Public Hearings: None

Formal Agenda Items: One

1. Snappy Cleaners

Location: 4301-4331 Transit Road.

Description: Existing commercial shopping plaza known as Transitown Plaza in the Major Arterial zone.

Proposal: The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for a drive-through facility, to operate a dry cleaners business. The business is proposed to be located in the Transitown outparcel building, closest to Main Street, in the former Goodwill space. The drive-through lane is proposed to be located on the west side of the building, adjacent to Pearle Vision.

History: The Planning Board has recommended approval, with conditions.

Reason for Town Board Action: The Town Board has the authority to consider this request, after a Public Hearing.

Work Session Items: Three

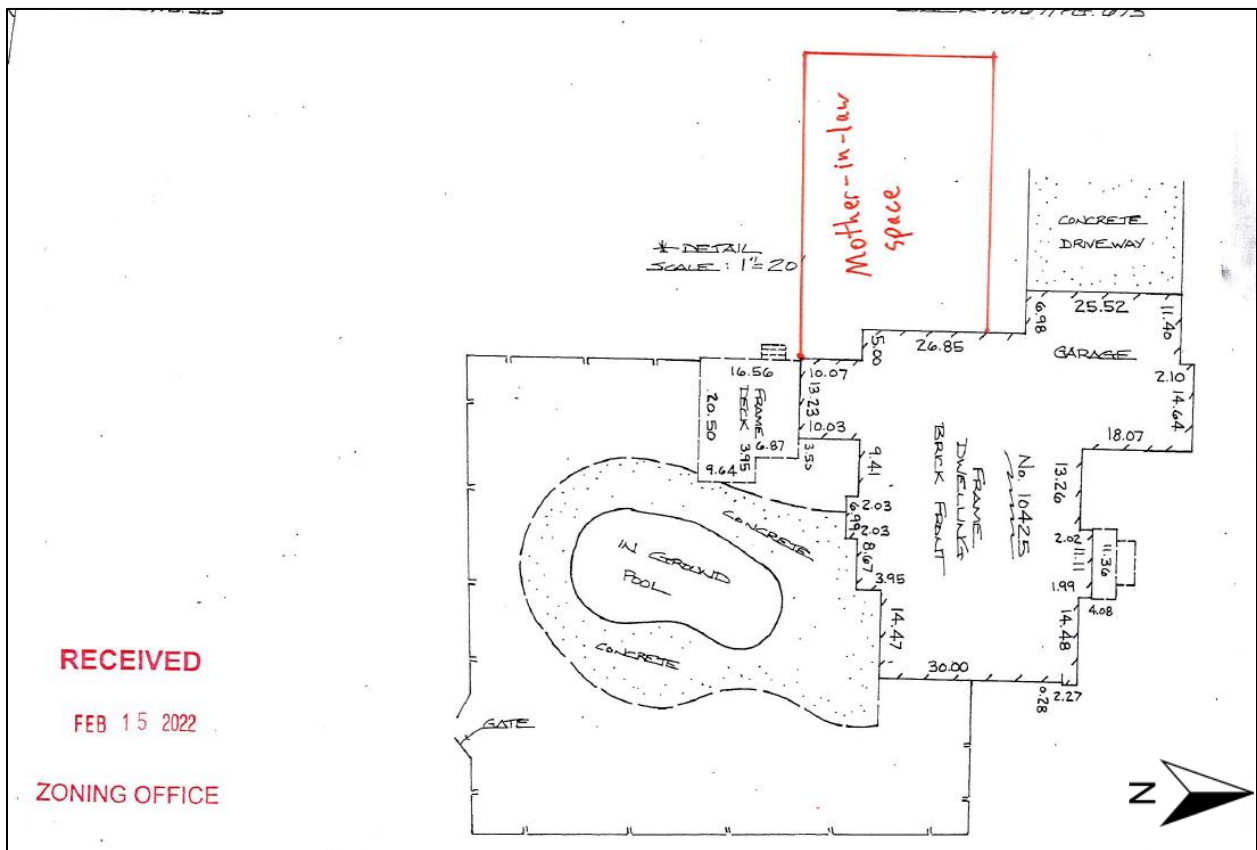
1. John Langworthy II

Location: 10425 Keller Road.

Description: Existing residence in the Agricultural Rural Residential zone.

Proposal: The applicant is requesting consideration of a public hearing to allow a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence.

Reason for Town Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.



10425 Keller Road – Site Plan

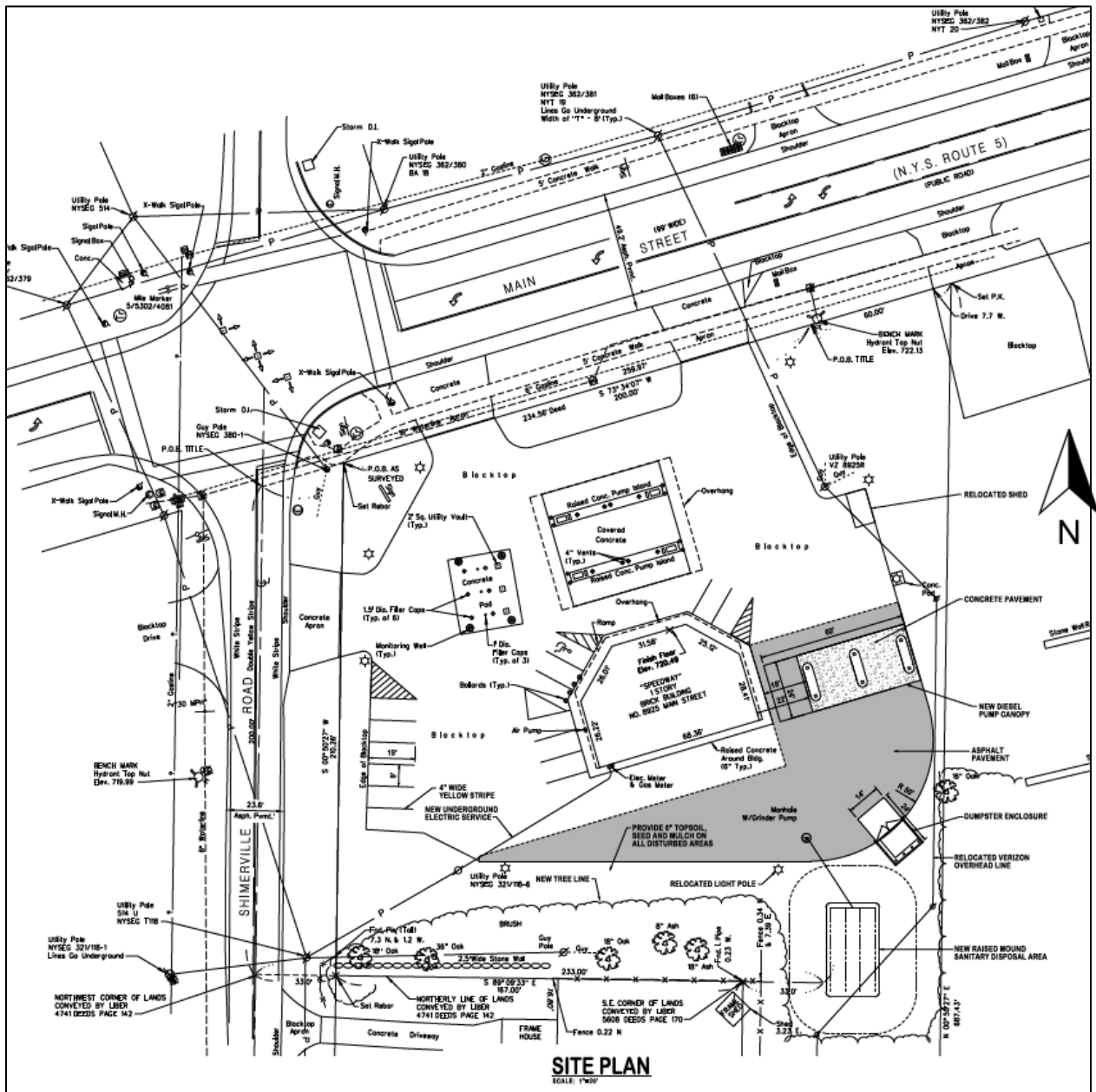
2. Joe's Kwik Marts, LLC.

Location: 8925 Main Street

Description: Pre-existing non-conforming gas station located in the Traditional Neighborhood District.

Proposal: The applicant is requesting approval to construct a diesel fueling station on the property, including new fuel islands, canopy structure, and associated pavement and utility facilities.

Reason for Town Board Action: A referral to the PB would allow for a thorough review of this proposal.



8925 Main Street – Site Plan

3. George Smilanich

Location: 8575 Roll Road.

Description: Existing 4.5 acre parcel containing a warehouse, associated parking, greenspace, and cell tower, all located in the Industrial Business Park zone.

Proposal: The applicant is requesting consideration of a Temporary Conditional Permit for an automotive sales operation, to include allowance of up to ten (10) vehicles displayed for sale at a given time, within the parking area in front of the existing warehouse building.

History: The applicant was previously issued a Temporary Conditional Permit for an automotive sales operation in May of 2015, for one year with conditions. In August of 2016, the Temporary Conditional Permit was renewed for one additional year, with discussion of past violations. In June of 2017, the Temporary Conditional Permit was not renewed due to continuous documented violations.

Since that time, the Town has brought forward alleged violations on the property against the applicant. These alleged violations have led to a dismissal with conditions, prior to a past adjournment in contemplation of dismissal, and a guilty plea by the applicant.

This item was tabled by the Town Board on October 27th, 2021, to allow for a site inspection of the property by the Planning Office, upon the agreement of the applicant.

The applicant will provide progress reports to the Planning Office, and the Planning Office will relay that information to the Town Board at each Work Session.

List of Previous Site Visits and Work Sessions since original tabling by the Town Board:

Site Visit – October 27th, 2021. Documenting the presence of openly stored unlicensed vehicles.

Work Session – November 2nd, 2021. No Action, awaiting compliance.

Site Visit – December 7th, 2021. Documented the presence of openly stored unlicensed vehicles.

Approximately 18 unlicensed vehicles have been removed and are no longer illegally openly stored. The Planning Office did document two unlicensed vehicles openly stored behind the building, and two plow trucks. The applicant stated that one plow truck will be removed, the other will have a dealer plate, and the two unlicensed vehicles to the rear will be placed in an accessory structure or removed.

Work Session – December 8th, 2021. No Action, awaiting compliance.

Site Visit – January 18th, 2022. Documented the presence of openly stored unlicensed vehicles.

Since the last site visit an unlicensed plow truck has been removed. Two unlicensed vehicles remain openly stored behind the building.

Work Session – January 19th, 2021. No Action, awaiting compliance.

Site Visit – February 8th, 2022. Documented the presence of openly stored unlicensed vehicles.

Two unlicensed vehicles remain openly stored behind the building.

Work Session – February 9th, 2022. No Action, awaiting compliance.

Site Visit Planned – February 22nd, 2022.

Reason for Town Board Action: Once the site is brought into conformance, a referral to the Planning Board would allow for a thorough review of this proposal.