

Memo

To: Town Board Members

From: Jonathan Bleuer, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Code Enforcement Officer, Planning Board

Date: May 21, 2021

Re: May 26, 2021 Town Board Meeting Planning Items

The following is a review of the Planning items on the May 26, 2021 Town Board Agenda:

Work Session Items: None

Public Hearings: Three

1. William Marfurt III

Location: 4635 Greenbriar Road

Description/History: Existing residence in the Residential Single Family zone.

Proposal: The applicant is requesting 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: To hold a Public Hearing and consider final approval. The Planning Board has recommended approval subject to conditions.

2. Eric & Naomi Sakovics

Location: 4575 Ransom Road

Description/History: vacant lot in the Agricultural Rural Residential zone

Proposal: The applicant is requesting a public hearing to allow a Special Exception Use Permit for the construction of a secondary living unit as part of new home construction.

Reason for Town Board Action: To hold a Public Hearing and consider final approval. The Planning Board has recommended approval subject to conditions.

3. Rosario Carubba

Location: 5755 Newhouse Road

Description/History: Existing residence in the Residential Single Family zone.

Proposal: The applicant is requesting a public hearing to allow a Special Exception Use Permit for the construction of a secondary living unit within the existing residence in place of an existing indoor pool.

Reason for Town Board Action: To hold a Public Hearing and consider final approval. The Planning Board has recommended approval subject to conditions.

Formal Agenda Items: Two

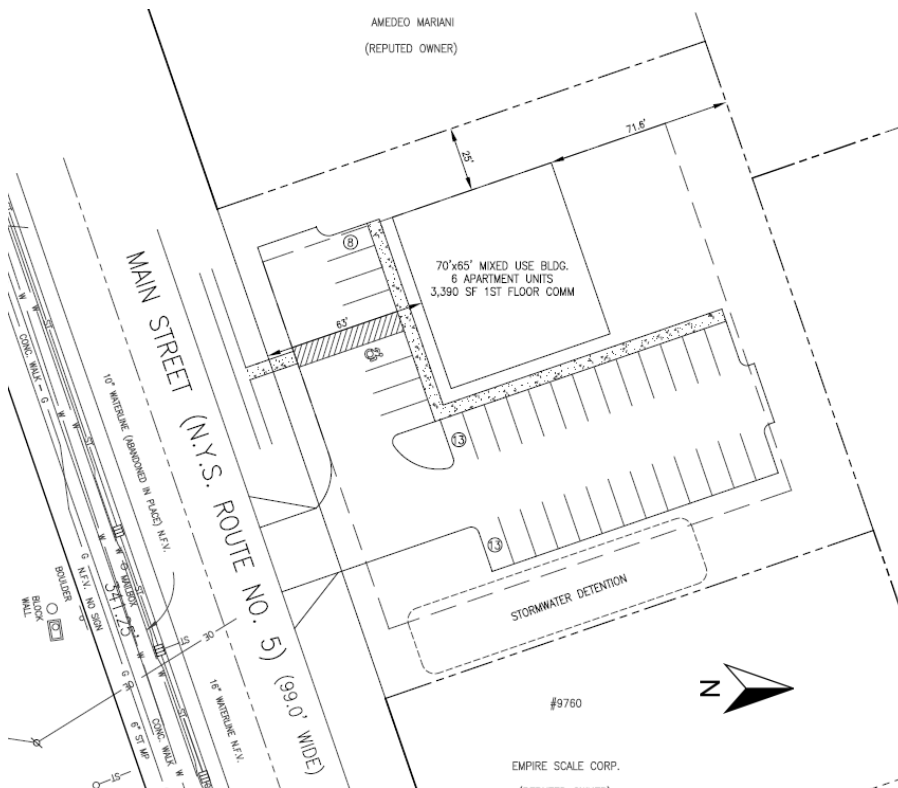
4. Stephen Development

Location: 9740 Main Street, north side between 9734 and 9760 Main Street.

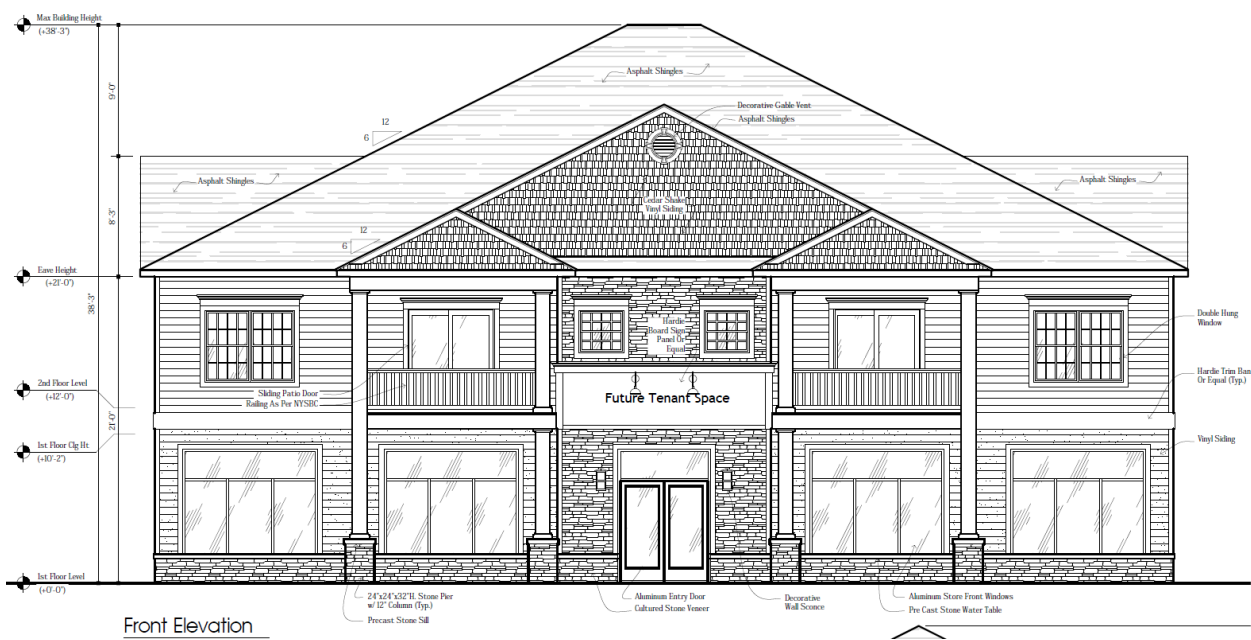
Description/History: Existing .92 acre vacant parcel located in the Commercial zone.

Proposal: The applicant is requesting preliminary conceptual review of a mixed use project featuring a single 2-story building containing 3,390 sq. ft. of commercial space and one residential unit on the first floor, and five residential units on the second floor.

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



9740 Main Street Concept Plan



9740 Main Street Concept Elevation

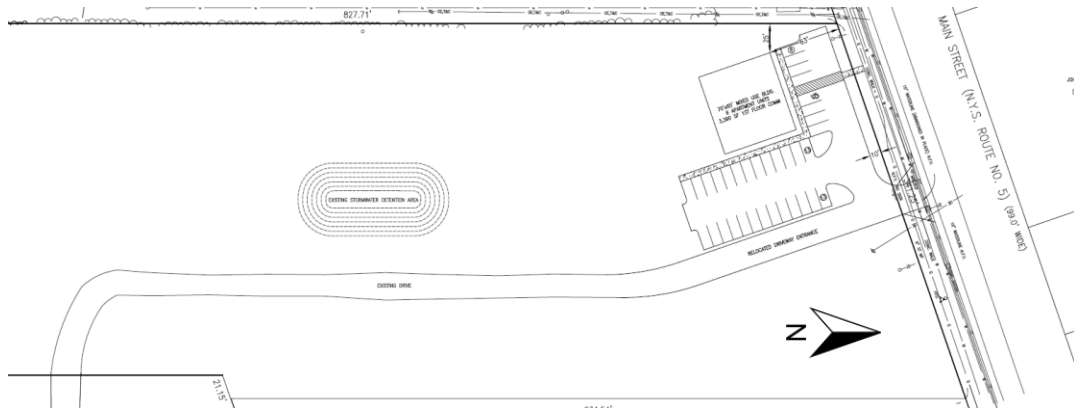
5. Stephen Development

Location: 9745 Main Street, south side.

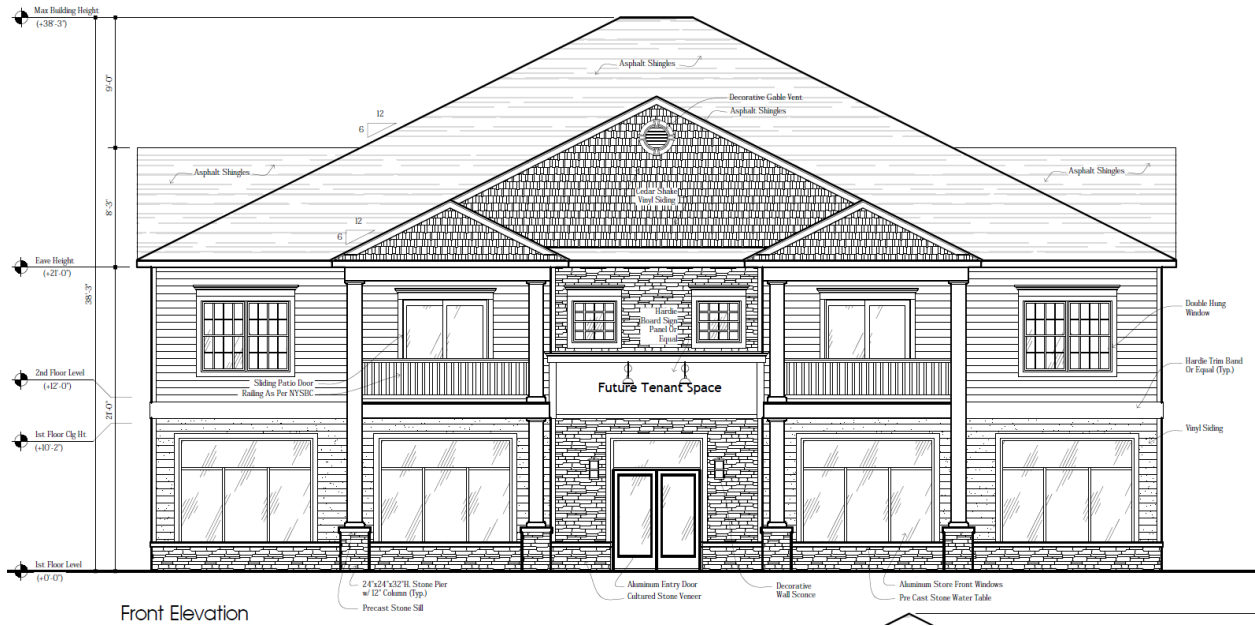
Description/History: Existing 6.26 acre parcel located in the Commercial zone, containing an existing principle and accessory structure proposed for demolition as part of this project. The parcel also contains a recently blocked temporary access road to Rock Oak Estates.

Proposal: The applicant is requesting preliminary conceptual review of a mixed use project featuring a single 2-story building containing 3,390 sq. ft. of commercial space and one residential unit on the first floor, and five residential units on the second floor. The proposal also includes a shared access point for the proposed mixed use building and Rock Oak Estates.

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



9745 Main Street Concept Plan



9745 Main Street Concept Elevation