

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: June 18, 2021

Re: June 23, 2021 Town Board Meeting - Planning Items

The following is a review of the Planning items on the June 23, 2021 Town Board Agenda:

Work Session Items: None

Public Hearings: None

Formal Agenda Items: Four

1. Charles Pezzino, Samuel's Grande Manor

Location: 8750 Main Street

Description: Existing banquet facility in the Traditional Neighborhood District.

Proposal/History: The applicant is requesting consideration of a 24-unit multiple family housing project to the rear of the existing Samuel's Grande Manor property. Two 33' tall buildings are proposed, each containing a ground parking floor and two floors of residential units. Each structure is 29,997 square feet, containing parking and 12 residential units.

This request has been scaled back since the item was last on your agenda in April of 2021. At that time the proposal consisted of 40-units, within two 46,200 square foot buildings. That proposal would have required rezoning and variances. The updated proposal eliminates the need for the rezoning and variances.

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



Samuel's Grande Manor Multi-Family Housing Concept Plan



Samuel's Grande Manor Multi-Family Housing Concept Render

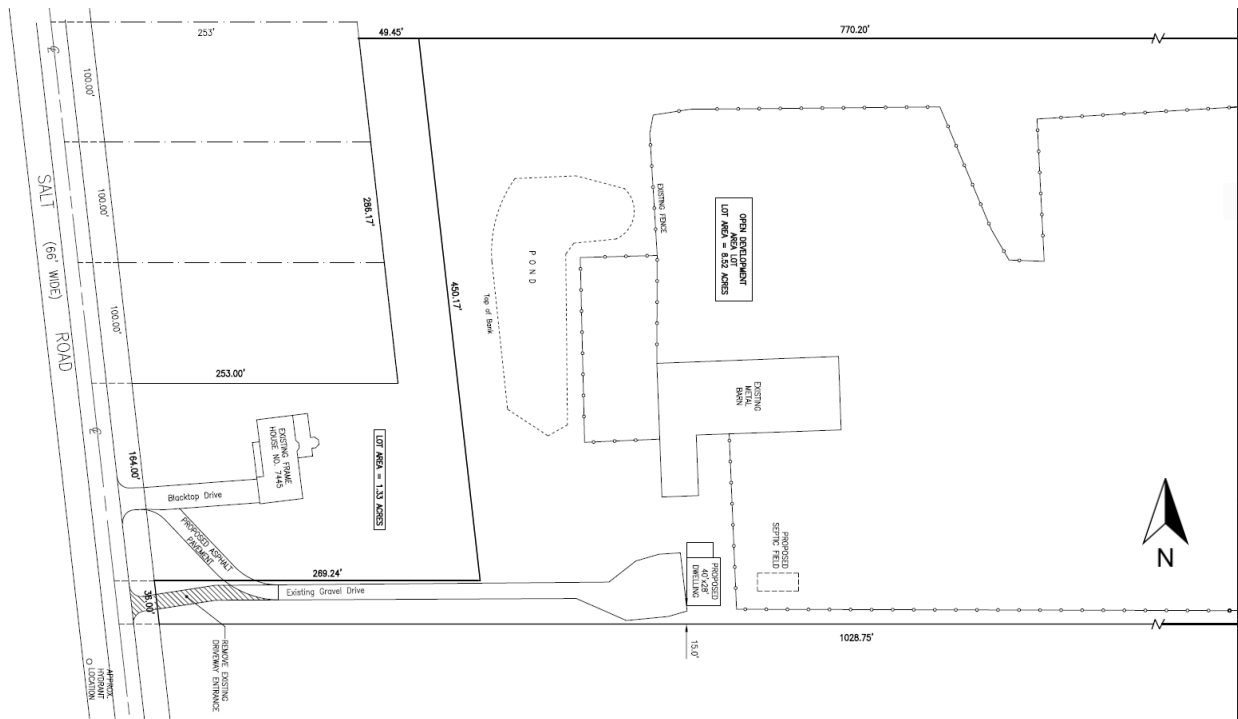
2. Kim Griswold

Location: 7445 Salt Road

Description/History: Existing 9.7 acre parcel located in the Agricultural Rural Residential, zone containing a single family residence and horse farm.

Proposal: The applicant is requesting preliminary conceptual review of one lot Open Development Area. The proposed Open Development lot is proposed to be approximately 8.5 acres, and include the existing horse farm, with area designated for a new single family residence. The existing frontage lot would retain approximately 1.33 acres and the existing residence.

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



7445 Salt Road Concept Plan

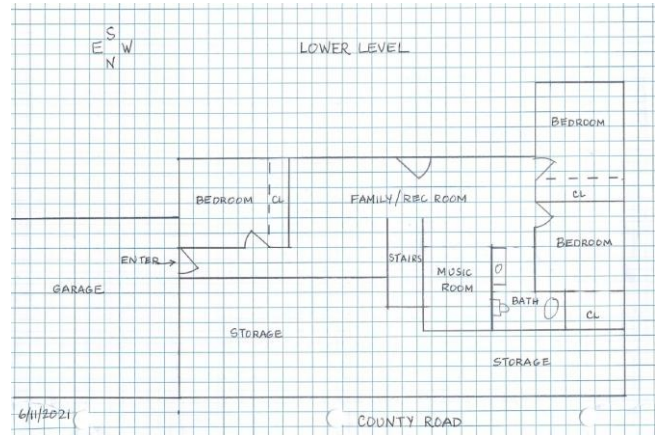
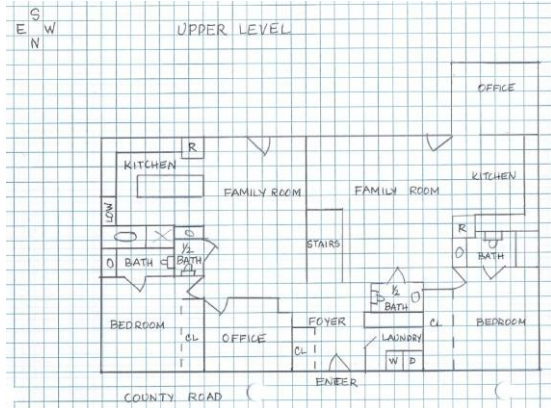
3. Jon and Judy Kemp

Location: 10445 County Road.

Description/History: Previously approved vacant lot, approximately 5-acres 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: A referral to the Planning Board would allow for a review of this proposal.



10445 County Road Concept Plan Upper and Lower Levels

Upper level 2040 square feet total

Left side living space 856 square feet

Right side living space 1024 square feet

Common area, foyer and laundry room, 160 square feet

Lower level 2040 square feet total

1292 square feet finished common area

748 square feet unfinished storage and mechanical

4. Brookfield Country Club

Location: 5120 Shimerville Road.

Description/History: Existing 177 acre country club facility in the Community Facility zone.

Proposal: The applicant is requesting approval of a Fireworks Display Permit for Saturday July 3rd, 2021.

Skylighters of New York is the licensed operator for this event. Necessary insurance, licensing, bonding and Fire Chief Approval paperwork is on file in the Planning Office.

Reason for Town Board Action: The Town Board has authority to approve this request.