

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: July 8, 2022

Re: July 13, 2022 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the July 13, 2022 Town Board Agenda:

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Public Hearings: One

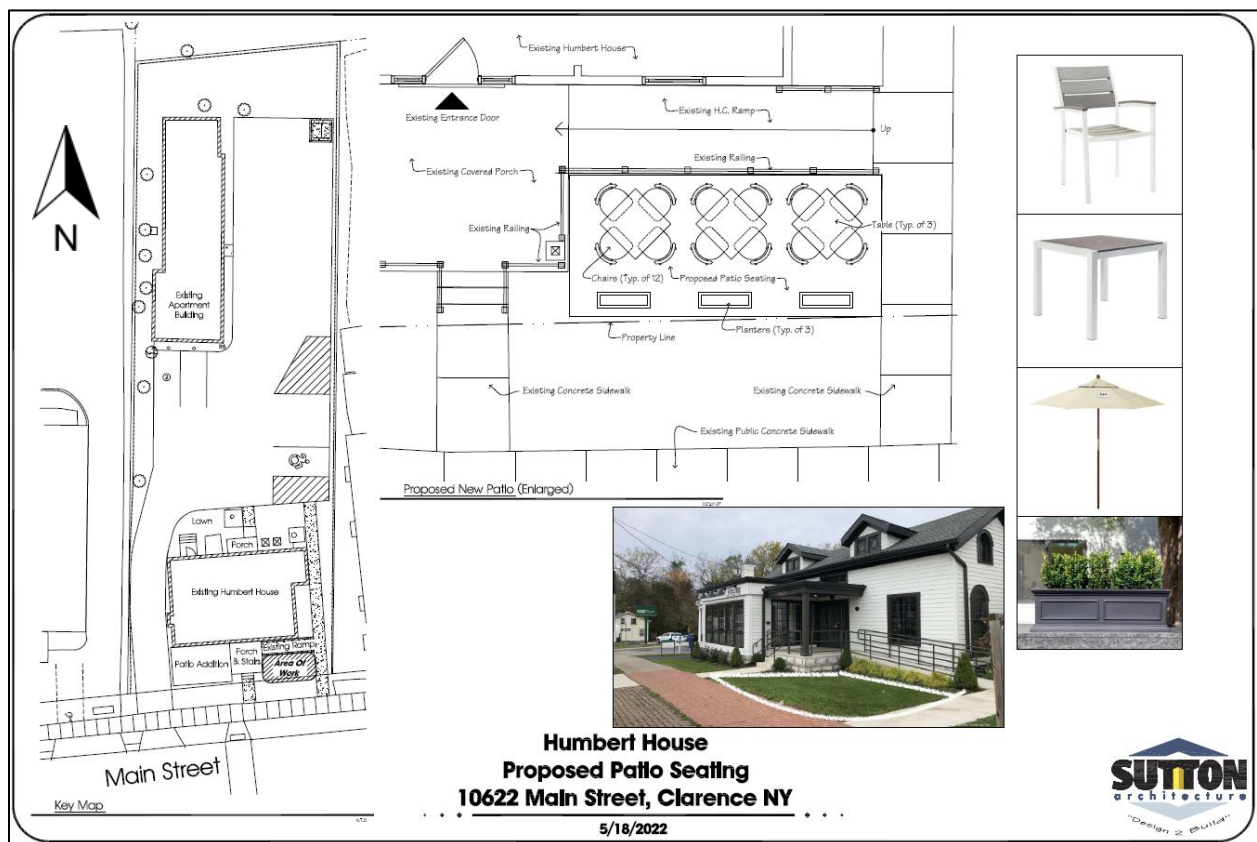
1. The Humbert House

Location: 10622 Main Street.

Description: Existing .35 acre parcel in the Clarence Hollow Traditional Neighborhood District containing an existing restaurant and rear apartments.

Proposal: The applicant is requesting a Temporary Conditional Permit for outside dining. The outdoor dining area is proposed for the front of the building, containing approximately 3 tables, with weighted planter boxes to buffer Main Street.

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



Humbert House Outside Dining Site Plan

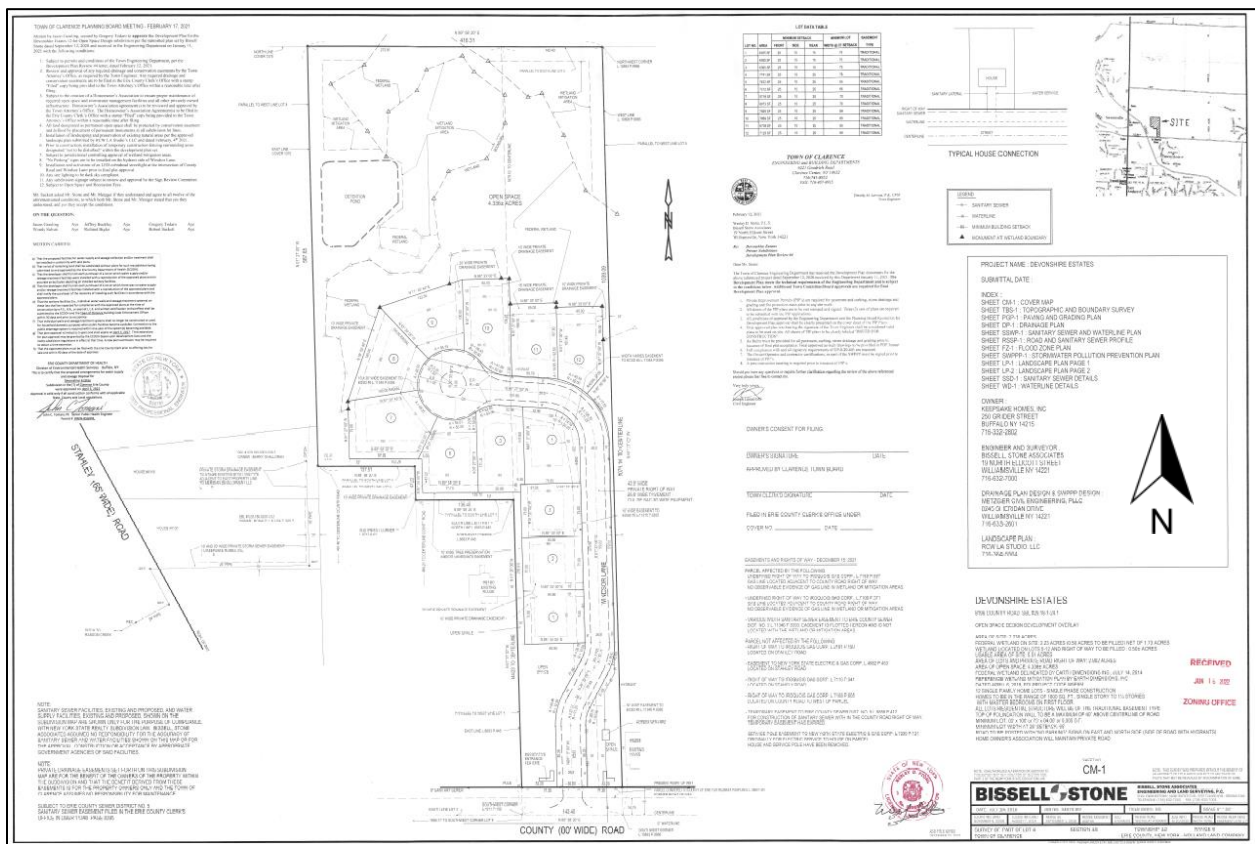
2. Devonshire Estates

Location: County Road SBL 29.18-1-24.1, north side of County Road, east of Stahley Road.

Description: Previously approved 12-lot Open Space Design subdivision in the Swormville Traditional Neighborhood District on approximately 7.2 acres.

Proposal: The applicant is requesting final plat approval for this single phase development, containing 12 residential building lots on a private drive known as Windsor Lane, which is approximately 912 linear feet with access to County Road. The Engineering Department has signed off on the conditions of final plat.

Reason for Board Action: Per the Zoning Law, the Town Board has final authority to approve a Final Plat.



Devonshire Estates Final Plat

Work Session Items: Two

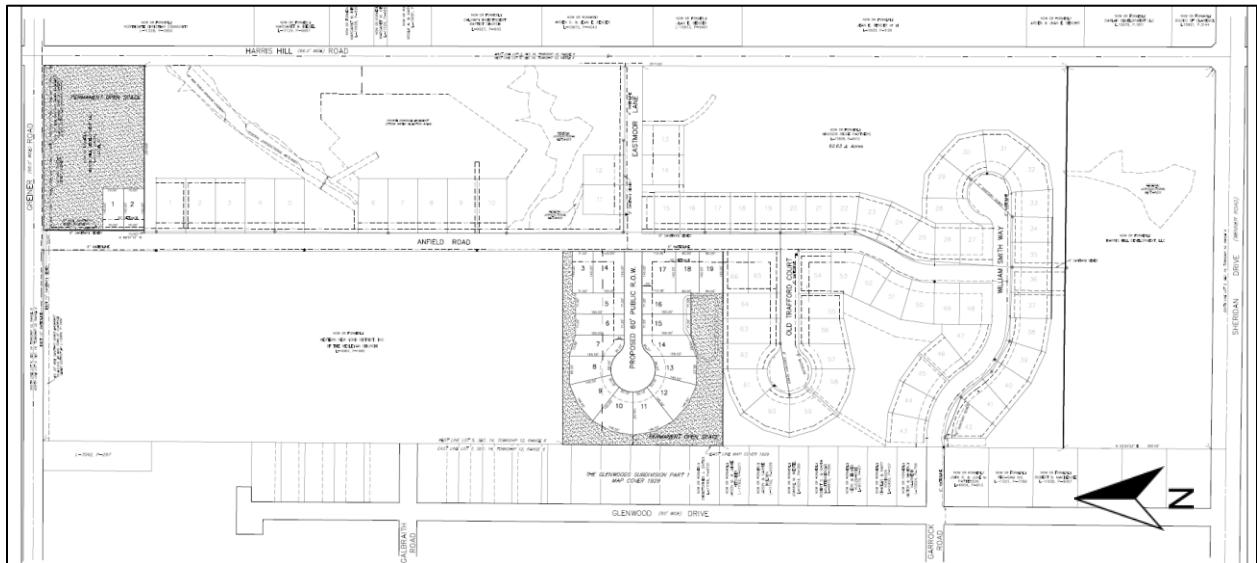
1. Harris Hill Commons Open Space Design Subdivision

Location: South side of Greiner Road, west of Harris Hill Road.

Description: Previously approved 66-lot Open Space Design subdivision in the Residential Single Family zone on approximately 62 acres.

Proposal: The applicant is requesting preliminary conceptual review of a density increase to allow an additional 19 lots, as a phase 4 expansion of the previously completed subdivision. The applicant has gained control of an additional 8.10 acres from the adjacent church parcel.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review under the State Environmental Quality Review Act.



Harris Hill Commons Open Space Design Subdivision Phase 4 Concept Plan

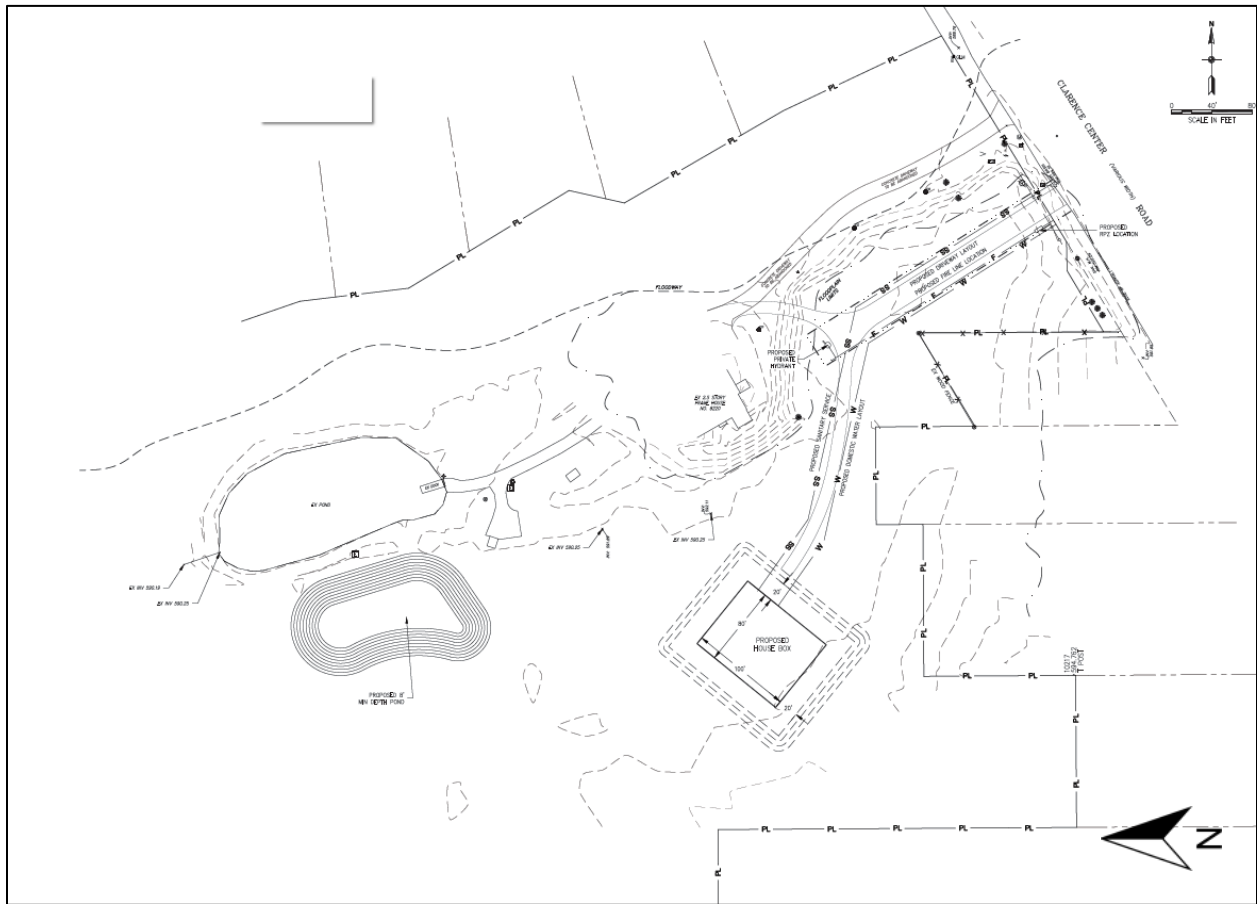
2. Robert Tesmer

Location: 8220 Clarence Center Road. North side of Clarence Center, east of Stahley Road.

Description: Existing 23-acre lot located in the Residential Single Family zone containing an existing single family home.

Proposal: The applicant is requesting preliminary conceptual review of a 1-lot Open Development Area for construction of a single-family residence, including a pond. The new home would be located to the west of the existing home, and the new pond would be located to the west of the existing pond.

Reason for Town Board Action: A referral to the Planning Board would allow for a thorough review under the State Environmental Quality Review Act.



Tesmer 1-lot Open Development Area and Pond Proposal