

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 22, 2022

Re: July 27, 2022 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the July 27, 2022 Town Board Agenda:

area left intentionally blank for formatting

Public Hearings: None

Formal Agenda Items: Three

1. Epic Motor Cars, LLC

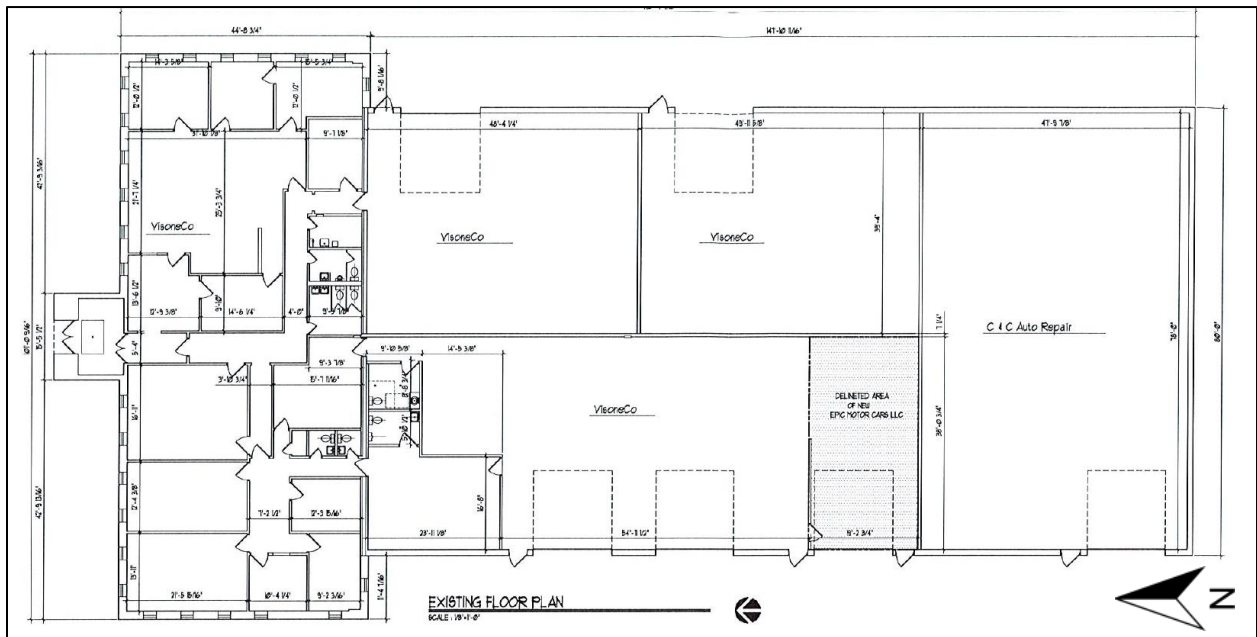
Location: 9825 & 9829 Main Street.

Description: Existing Commercial properties, containing existing buildings, and associated parking.

Proposal: The applicant is requesting a public hearing to consider a Temporary Conditional Permit for an automotive sales operation. The sales operation is proposed to occur within the existing building, containing approximately 4,000 sqft. Sales will be by appointment only, and the vehicles will be licensed, registered, and contain dealer plates. At time of application, the applicant had proposed all vehicles to be displayed indoors only. Since referral to the Planning Board, the applicant requested outside display of vehicles for sale.

The Planning Board has recommended approval, with conditions and no outside display. Prior to Planning Board recommendation, the applicant repaved and striped the parking lot, and brought the site into better order and cleanliness. Finally, the Landscape Committee approved a landscape plan which will result in the construction of a new berm and landscaping to buffer the pre-existing non-conforming construction yard.

Reason for Board Action: The Town Board has the authority set a public hearing to consider this request.



Epic Motor Cars Floorplan

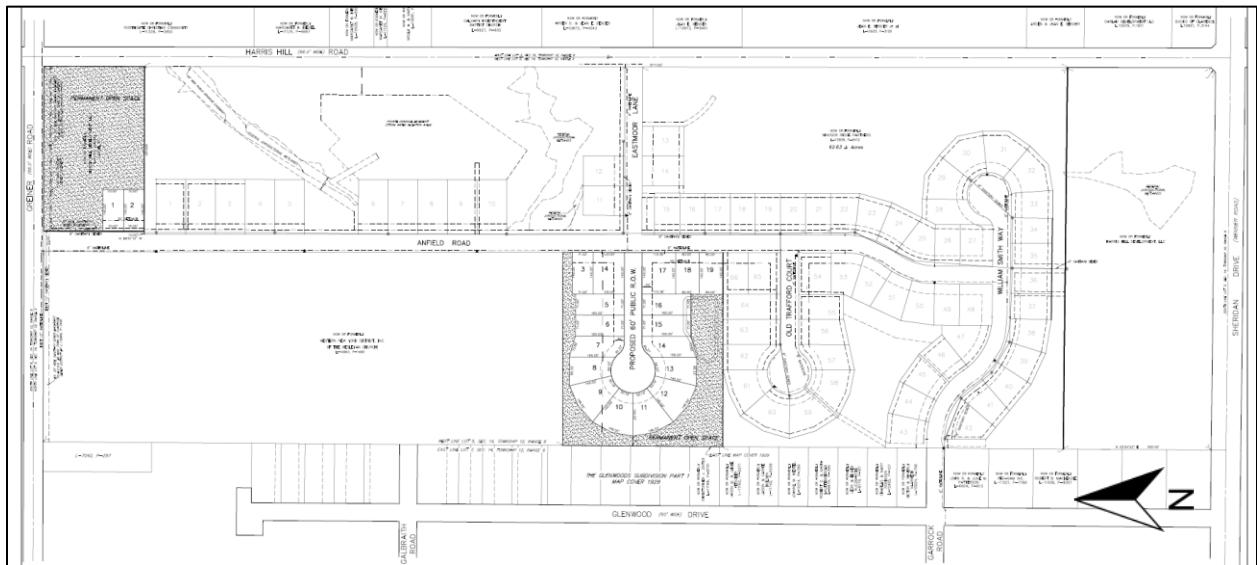
2. Harris Hill Commons Open Space Design Subdivision

Location: South side of Greiner Road, west side 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

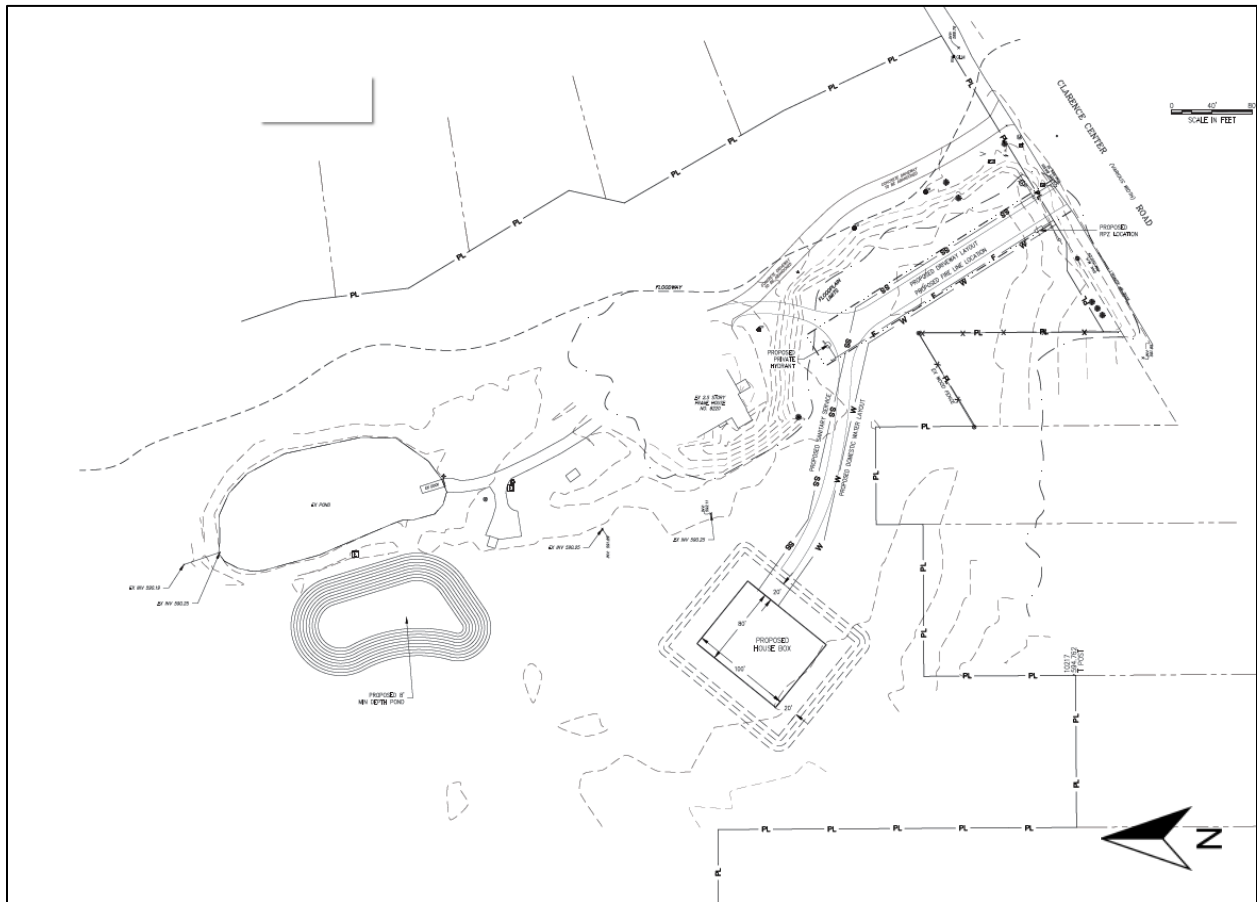
3. Robert Tesmer

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

Work Session Items: Two

1. Dominic Piestrak – Clarence Center Open Space Design Subdivision

Location: South side of Clarence Center Road, east of Herr Road.

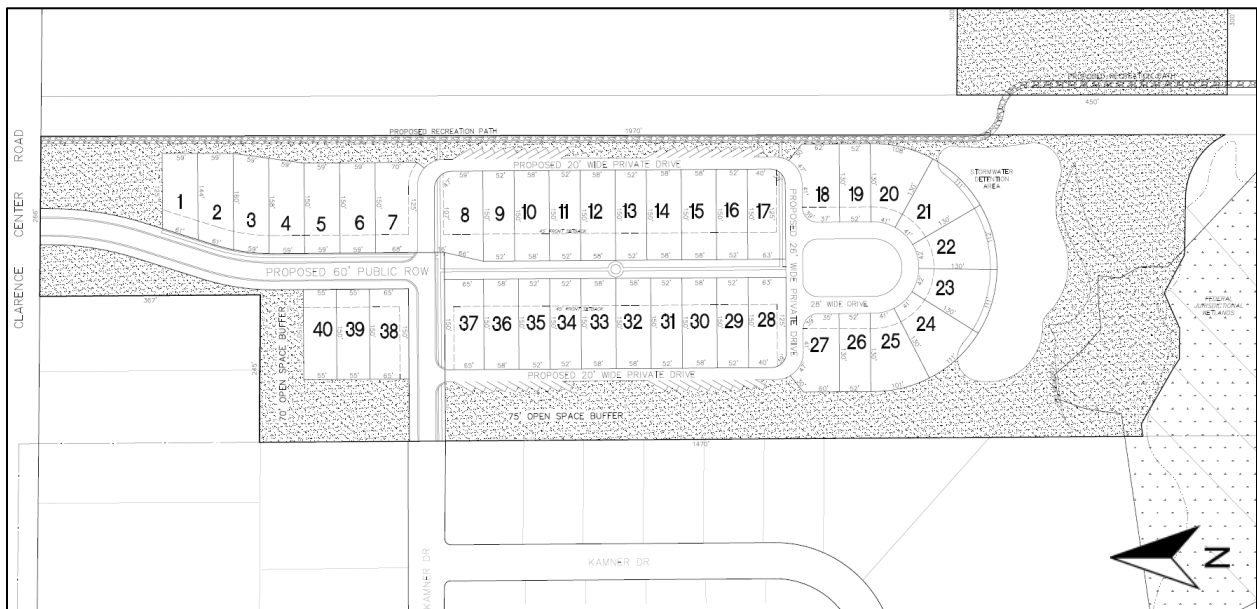
Description: Existing vacant parcel containing approximately 21 associated acres in the Residential Single-Family zone and Clarence Sewer District # 2.

Proposal: The applicant is requesting an Open Space Overlay for a conceptually approved 40 lot Open Space Design subdivision, with access to Clarence Center Road and Kamner Drive. Of the approximately 21 acres associated with this proposal, approximately 11.5 acres are proposed to be preserved as permanent open space, and protected by a conservation easement.

The access from Clarence Center Road and Kamner Drive are proposed to be public, while the remainder of the subdivision rights-of-way are proposed to be private. The applicant has proposed a publicly accessible recreational trail on the east side of the subdivision, linking Clarence Center Road to the existing recreational trail in the Spaulding Green subdivision to the south.

The Planning Board has recommended the creation of this Open Space Overlay, which will require the applicant to preserve a minimum of 50% of the project site as permanent open space.

Reason for Board Action: The Town Board has the authority set a public hearing to consider this request.



Clarence Center Open Space Design Subdivision Approved Concept Plan

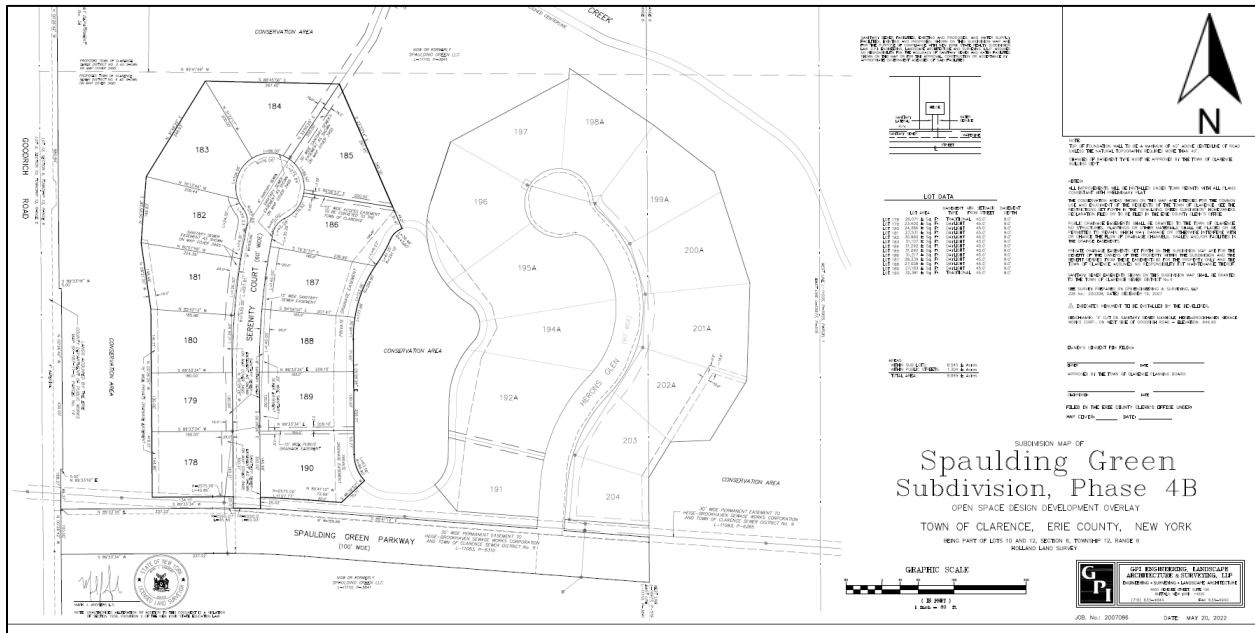
2. Spaulding Green Open Space Design Subdivision

Location: East of Goodrich Road, south side of Spaulding Green Parkway.

Description: Previously approved 380-lot subdivision in the Residential Single-Family zone on approximately 400 acres.

Proposal: The applicant, Jurek Builders, is requesting final plat approval for the Development Plan approved Phase 4b, consisting of 13 residential building lots and the road dedication of approximately 960 linear feet of Serenity Court. The Engineering Department has not yet signed off on the conditions of final plat, and this item will not be placed on a formal Town Board agenda until that happens.

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



Spaulding Green Phase 4b Draft Final Plat