

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: August 6, 2021

Re: August 11, 2021 Town Board Meeting - Planning Items

The following is a review of the Planning items on the August 11, 2021 Town Board Agenda:

Work Session Items: None

Public Hearings: None

Formal Agenda Items: Four

1. Sam & Alicia Baker

Location: 5895 Goodrich Road.

Description: Existing 1-acre Cornerstone Capital Wealth Management commercial parcel in the Traditional Neighborhood District.

Proposal: The applicants are requesting approval of a Special Event Permit for Wednesday, September 1st from 6pm to 9pm for a small concert with possible food trucks. No alcohol will be served.

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

2. DeRose Properties, LLC.

Location: 10678 Main Street.

Description: Existing 1-acre Morluski's Restaurant commercial parcel in the Traditional Neighborhood District.

Proposal: The applicant is requesting a Public Hearing to consider local Historic Landmark designation of the historic Clarence Church of Christ, constructed in 1876 and opened in 1877, now home to Morluski's Restaurant. The structure is a vernacular Romanesque Revival Church.

Reason for Town Board Action: The Town Board has the authority to schedule a Public Hearing.

Note: The applicant has voluntarily made this request, and the Clarence Historic Preservation Commission has thoroughly reviewed the application and made recommendation of local Historic Landmark designation for the following reasons: 1) Possesses special character, 2) Is identified with historic personages, 3) Embodies distinguishing characteristic, and 4) Represents an established and familiar visual feature in the neighborhood.



10678 Main Street Photograph

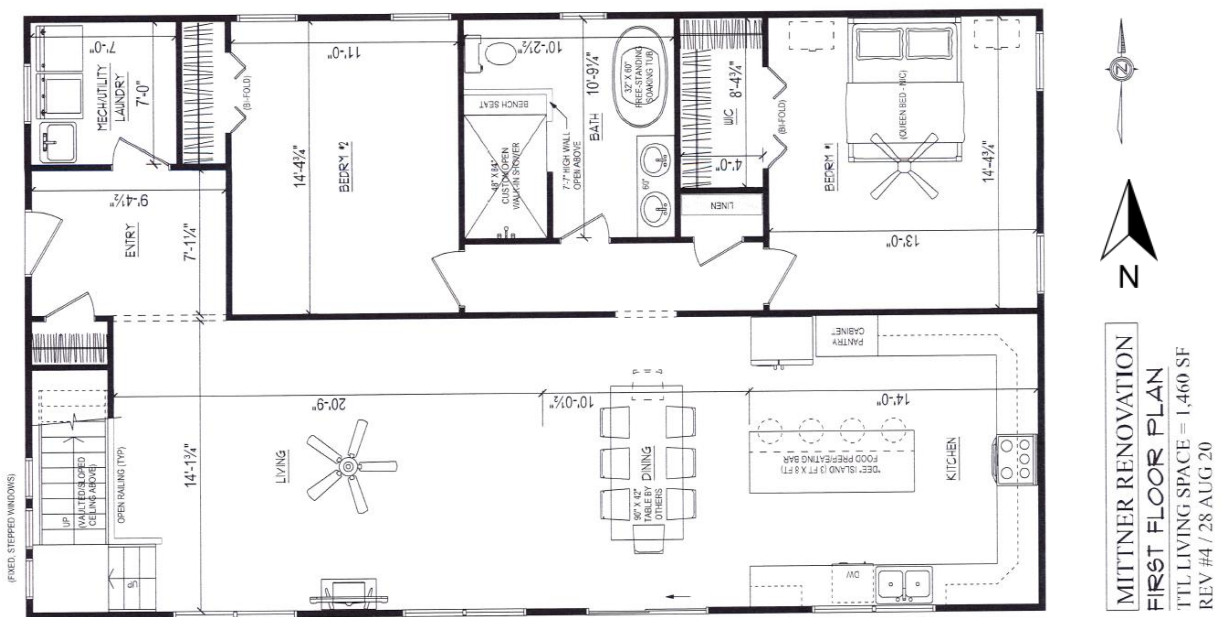
3. Linda Mittner

Location: 5079 Thompson Road.

Description/History: Existing .55 acre parcel in the Residential Single-Family zone containing a residence and multiple detached accessory structures.

Proposal: The applicant is requesting a Special Exception Use Permit for a secondary living unit to be located within the rear existing detached accessory structure.

Reason for Town Board Action: The Town Board has the ability to refer this application to the Planning Board for a thorough review and recommendation.



5079 Thompson Road Floorplan



WEST ELEVATION

5079 Thompson Road Elevation and Render

4. PB Investors, LLC.

Location: 5695 & 5731 Transit Road.

Description/History: Existing vacant parcels containing approximately 10 acres in the Major Arterial, Commercial and Restricted Business zones.

Proposal: The applicant is requesting preliminary conceptual review of a mixed-use project featuring commercial space and multiple-family housing. The layout of the proposal consists of the following:

- One 3-story mixed use building containing 22,575 sqft of commercial space on the 1st floor, and 67 total apartments on the 1st through 3rd floors.
- Six 4-unit multi-family buildings containing a total of 24 apartments.
- Five detached garage structures, each containing numerous garage bays.
- Associated facility parking, pool area, pool house, dog park, etc.

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

Note: The proposal will require a variance from the Zoning Board of Appeals for the 3rd floor of the mixed-use multiple-family housing building, and a variance to allow 15 more apartments than are allowed per code.



5695 & 5731 Transit Road Concept Plan