

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 20, 2021

Re: August 25, 2021 Town Board Meeting - Planning Items

The following is a review of the Planning items on the August 25, 2021 Town Board Agenda:

Public Hearings: Two

1. Matt Green / The Green Organization, Inc.

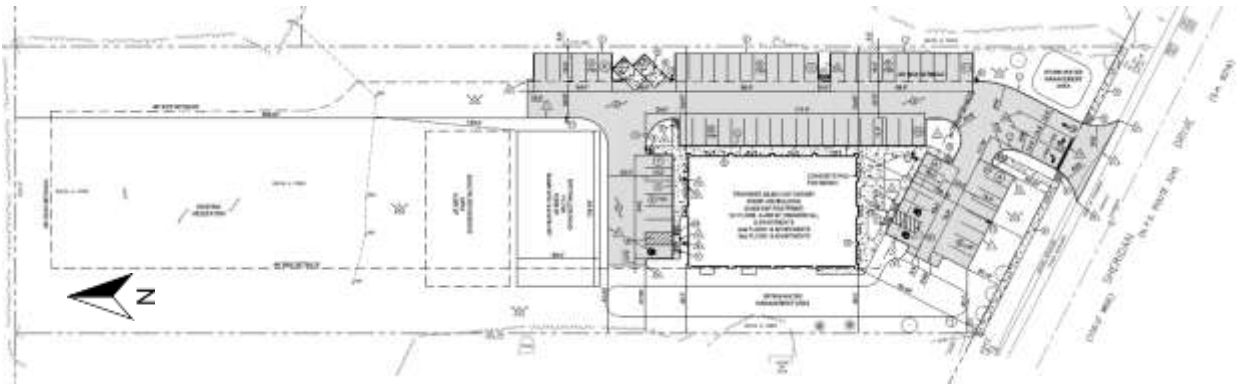
Location: 9150 Sheridan Drive

Description: Existing lot in the Commercial zone containing a residence.

Proposal: The applicant is requesting a Special Exception Use Permit for a mixed-use multiple-family housing project containing the following: 3-story mixed use building containing 18 multi-family units (2-1st floor, 8-2nd floor, 8-3rd floor) and 6,400 sqft of commercial space on the 1st floor.

Reason for Town Board Action: The Town Board has the authority to issue a Special Exception Use Permit after holding a Public Hearing.

Note: The Planning Board has issued a Negative Declaration under the State Environmental Review Act. The Zoning Board of Appeals has issued variances for the 3rd story and number of multiple family unit's proposed (18 vs. the previously allowable 16). The Planning Board has issued Concept Plan approval, Conceptual Architectural approval, and recommended the issuance of the Special Exception Use Permit. Finally, the Landscape Review Committee has issued approval of a landscape plan.



9150 Sheridan Drive Site Plan



9150 Sheridan Drive Architectural Render

2. Clarence Community & Schools Federal Credit Union

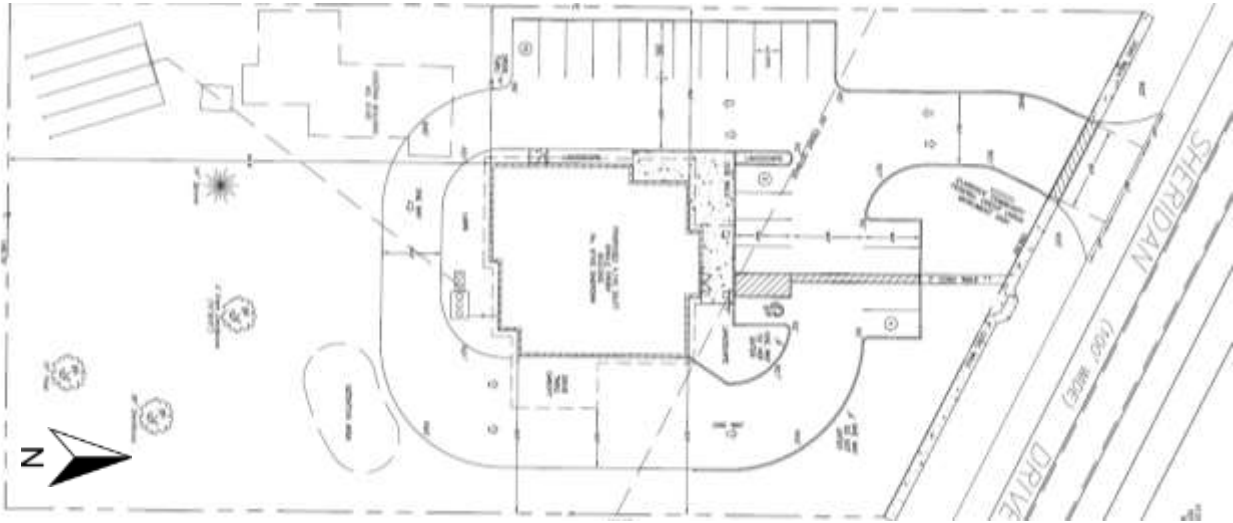
Location: 9145 Sheridan Drive

Description: Existing 1.27 acre parcel in the Commercial zone, containing an existing credit union building and associated facilities.

Proposal: The applicant is requesting a Special Exception Use Permit for a drive-through facility, associated with a conceptually approved new 4,142 sq. ft. credit union building. The existing credit union building will be demolished upon completion of the new building.

Reason for Town Board Action: The Town Board has the authority to issue a Special Exception Use Permit after holding a Public Hearing.

Note: The Planning Board has issued a Negative Declaration under the State Environmental Quality Review Act, Concept Plan Approval, Conceptual Architectural Approval, and a recommendation of a Special Exception Use Permit.



9145 Sheridan Drive Site Plan



9145 Sheridan Drive Architectural Render

Formal Agenda Items: Three

1. 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.

Since this item was last on a Town Board Agenda, the applicant has reduced the multi-family unit count by 6 units, lessening the required variance from 15 units to 9 units.

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 61 total apartments on the 1st through 3rd floors.
- Six 4-unit multi-family buildings containing a total of 24 apartments.
- Several 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 9 more apartments than are allowed per code.



5695 & 5731 Transit Road Concept Plan

2. Theodore Hallac

Location: 7149 Transit Road, southeast corner of Transit Road and Lapp Road.

Description: Existing 2.8 acre parcel located in the Swormville Traditional Neighborhood District, containing an existing salon building at the corner, and vacant land surrounding.

Proposal/History: The applicant is requesting final Architectural approval for the construction of a 7,500 sqft commercial building and associated parking and facilities.

This proposal has previously received a Negative Declaration under the State Environmental Quality Review Act, Concept Plan Approval and Conceptual Architectural Approval by the Planning Board in December of 2019. Finally, the Planning Board approved the Development Plan and recommended final Architectural approval to the Town Board in June of this year.

Reason for Town Board Action: The Town Board has the authority to approve final Architectural in the Traditional Neighborhood District.



7149 Transit Road Final Architectural Render

3. Clarence Center Volunteer Fire Company

Location: 9415 Clarence Center Road.

Description/History: Existing 20-acre Fire Department property.

Proposal: The applicant is requesting approval of a Fireworks Display Permit for Friday September 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.

Work Session Items: Four

1. Rane Property Management

Location: 7621-7631 Transit Road

Description/History: Existing lots in the Restricted Business zone containing the former Bitterman's automotive complex of buildings and two residential structures.

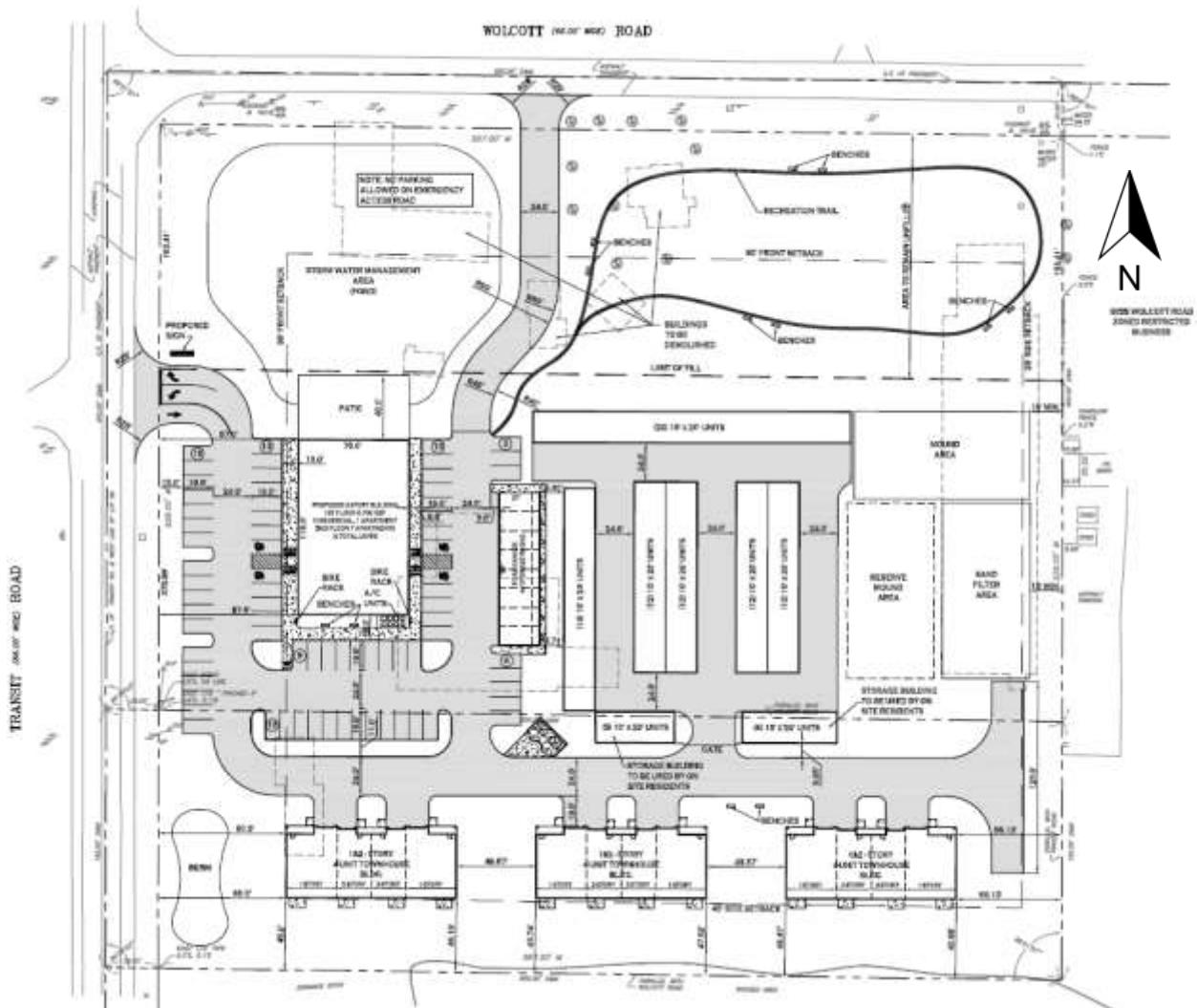
Proposal: The applicant is requesting a Public Hearing to consider a Special Exception Use Permit and Temporary Conditional Permit for a mixed-use multiple-family housing project containing the following:

- 6,700 sqft commercial space
- 20 multi-family residential units (8 in the mixed use building, 12 in the townhouse buildings)
- 8-car garage building
- 6 storage buildings
- Demolition of all existing structures on the property

As public self-storage is not allowable in this zone, the applicant is proposing private storage for use by their portfolio of properties only. The area will be fully fenced and gated, and is subject to approval through a Temporary Conditional Permit by the Town Board.

This proposal has previously received a Negative Declaration under the State Environmental Quality Review Act, Concept Plan Approval and Conceptual Architectural Approval by the Planning Board in April of this year. Finally, the Planning Board also recommended issuance of a Special Exception Use Permit and a Temporary Conditional Use Permit with conditions.

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



7621-7631 Transit Road Approved Concept Plan

2. Harris Hill Commons Mixed Use

Location: Sheridan Drive SBL # 70.11-5-1. North side of Sheridan Drive, west of Harris Hill Road.

Description/History: Existing 15-acre vacant parcel located in the Commercial and Restricted Business zones.

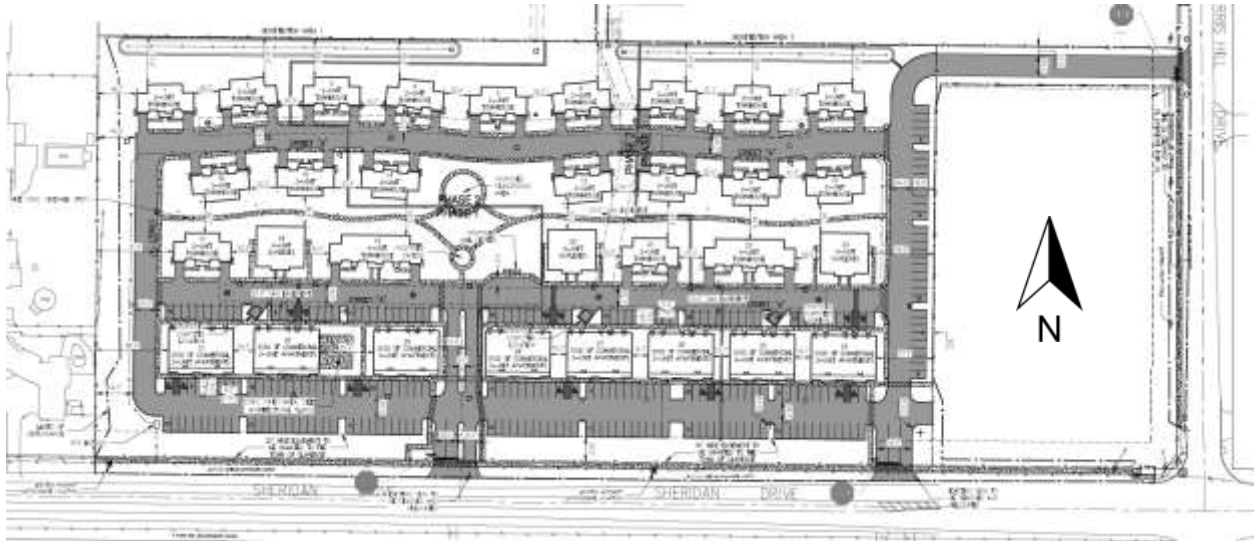
Proposal: The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for a mixed-use multiple-family housing project containing the following:

- 8 mixed use buildings, each with 3,100 sqft first floor commercial space and 3 second story apartments. (24 res units)
- 18 two unit townhouse buildings (36 res units)
- 2 four unit townhouse buildings (8 res units)
- 3 four unit duplex buildings (12 res units)

This results in a total of 80 residential units and 24,800 sqft of commercial space.

This proposal has previously received a Negative Declaration under the State Environmental Quality Review Act, Concept Plan Approval and Conceptual Architectural Approval by the Planning Board in December of 2020. Finally, the Planning Board also recommended issuance of a Special Exception Use Permit.

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



Harris Hill Commons Development Plan

3. West Herr Hyundai

Location: 5485 Transit Road.

Description/History: Existing automotive sales and service facility in the Major Arterial District.

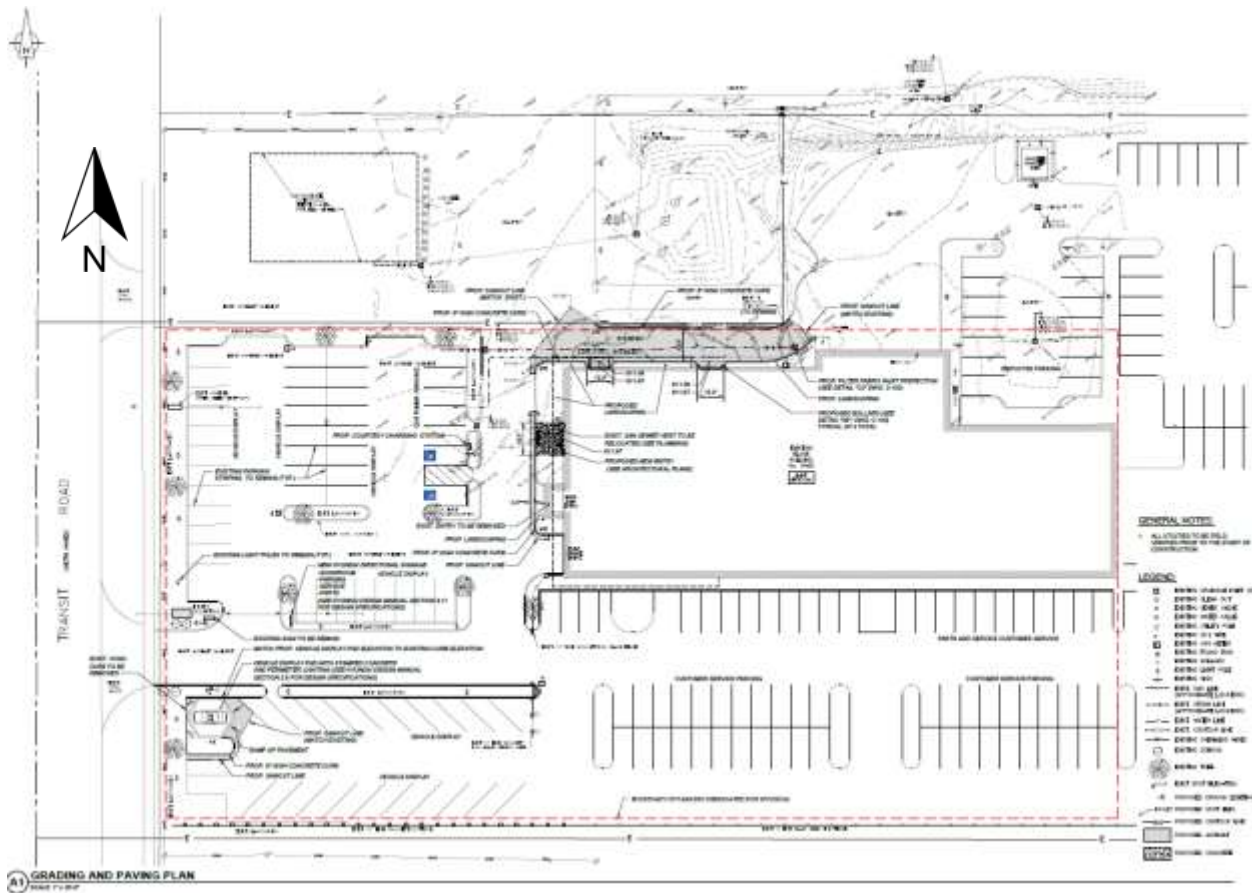
Proposal: The applicant is requesting referral to the Planning Board for consideration of a façade alteration and site modifications. Site modifications consist of two new drive ramps for vehicle access to the showroom on the north side, and a vehicle display pad along the Transit Road frontage.

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

Note: Once referred, the Planning Board will have full approval authority for this request.



Hyundai Proposed Front Elevation



Hyundai Proposed Site Plan

4. Steven & Diane Bianchi

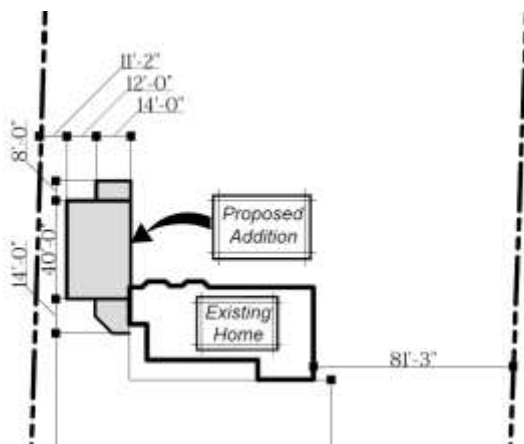
Location: 6570 Conner Road.

Description/History: Existing 5-acre lot in the Agricultural Rural Residential zone containing an existing residence.

Proposal: The applicant is requesting a public hearing to allow a Special Exception Use Permit for the construction of a secondary living as an addition to the existing residence.

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

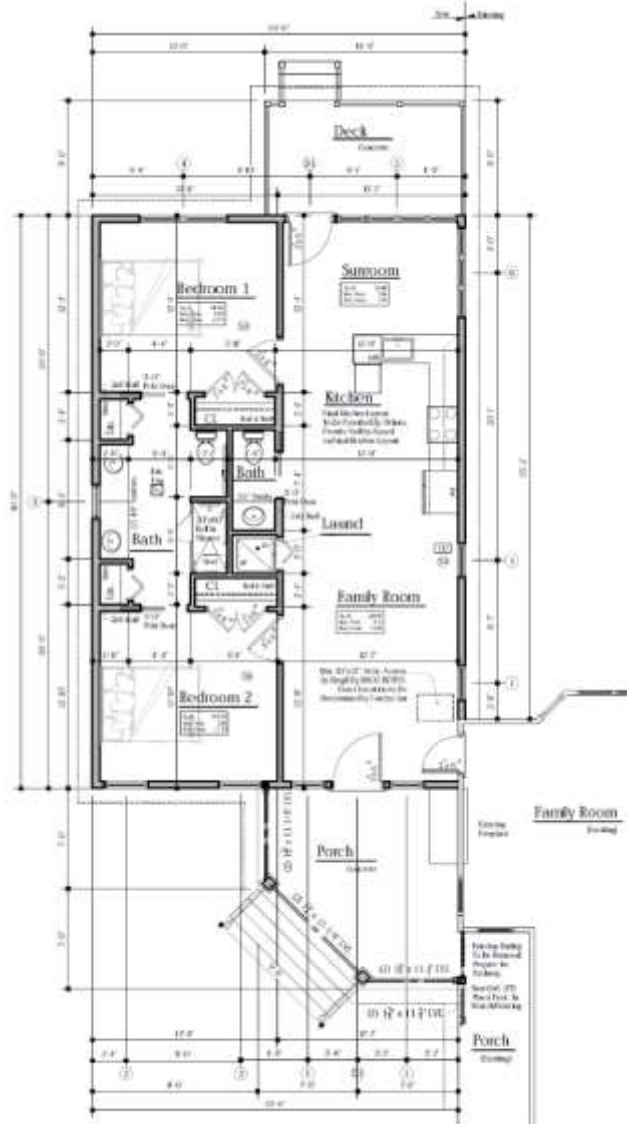
Note: The proposal requires a Variance from the Zoning Board of Appeals to allow a reduced side yard setback (11' proposed, 15' required) for the construction of the attached secondary living unit.



3 FRONT ELEVATION



4 REAR ELEVATION



1 FLOOR PLAN

6570 Conner Road