

Memo

To: Town Board Members

From: Jonathan Bleuer, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Code Enforcement Officer, Planning Board

Date: April 9, 2021

Re: April 14, 2021 Town Board Meeting Planning Items

The following is a review of the Planning items on the April 14, 2021 Town Board Agenda:

Public Hearings: None

Work Session Items: None

Formal Agenda Items: Three

1. NextEra Energy Transmission NY, Inc.

Location: 4545 Transit Road, Eastern Hills Mall Rear Parking Lot.

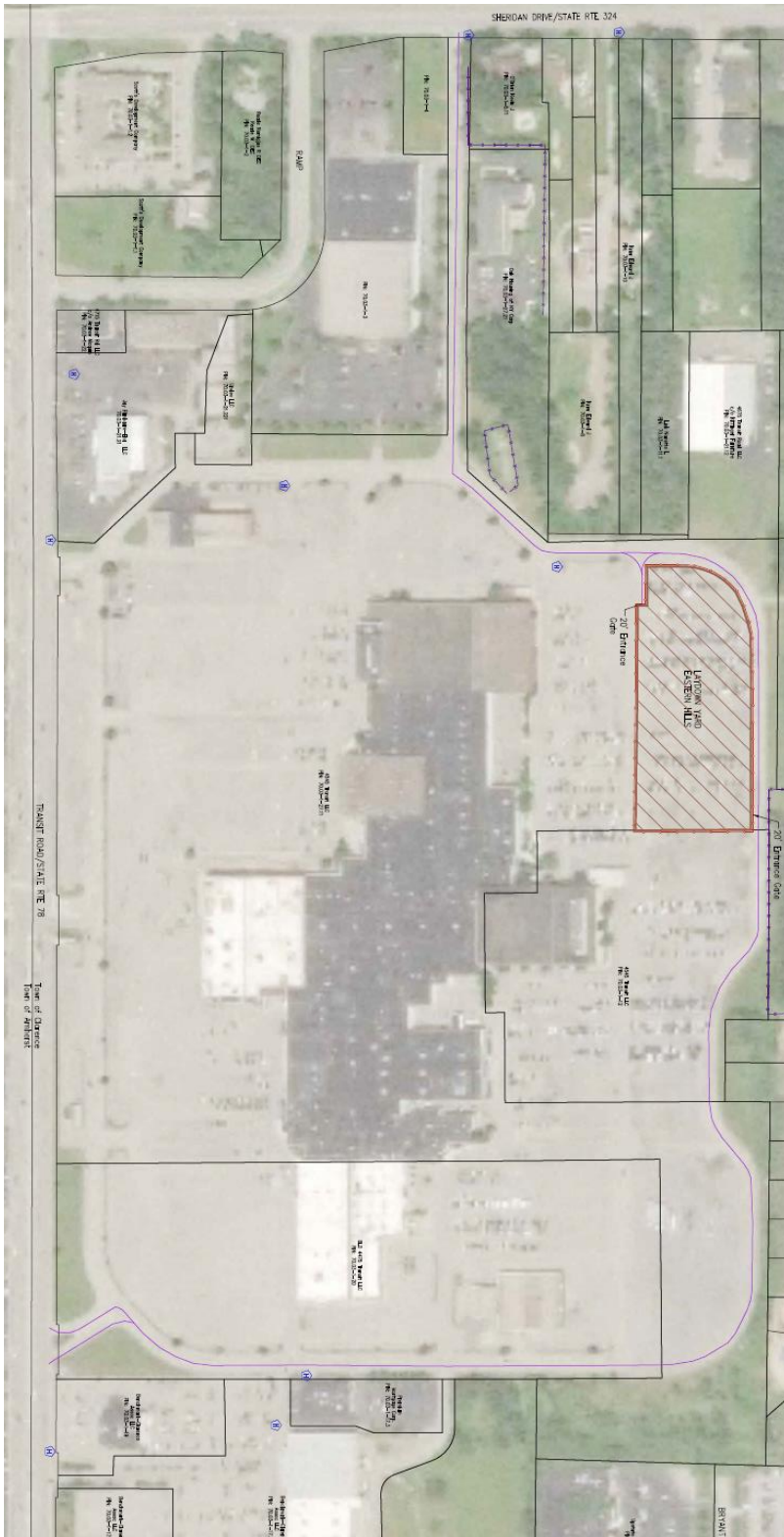
Description/History: Existing mall and parking lot in the Lifestyle Center zone.

Proposal: The applicant is requesting approval for a temporary construction laydown storage and staging area. This area will contain equipment and tools required for the construction of NextEra's Empire State 345 kV Transmission Line Project.

NextEra has negotiated a six month lease with the Eastern Hills Mall, with an option to extend for an additional six months. The anticipated completion date for the Empire State Line Project is June of 2022.

Hours of operation will be 7am-7pm Monday – Saturday. Existing parking lot lighting will be used. The area will be fully fenced with two access gates. Mall vehicular access will be maintained.

Reason for Town Board Action: The Town Board has the authority to authorize this temporary operation.



Site plan, laydown yard shown as red hashed area.

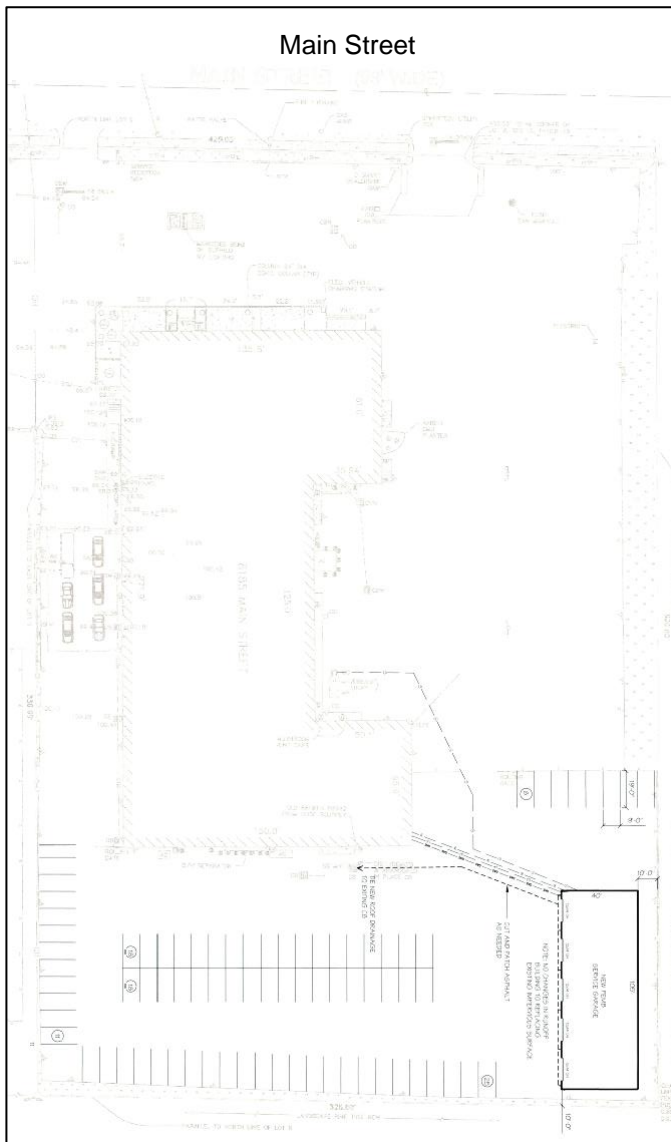
2. Mercedes Benz of Buffalo

Location: 8185 Main Street

Description/History: Existing automotive facility located in the Commercial zone.

Proposal: The applicant is requesting consideration of a 4,200 sqft detached accessory structure to be used as a service garage. The automotive service garage is proposed to be located on the southeast corner of the existing rear parking lot. The façade facing Main Street is proposed to match the existing dealership façade.

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



Site plan, accessory structure shown on lower right.

3. Charles Pezzino, Samuel's Grande Manor

Location: 8750 Main Street

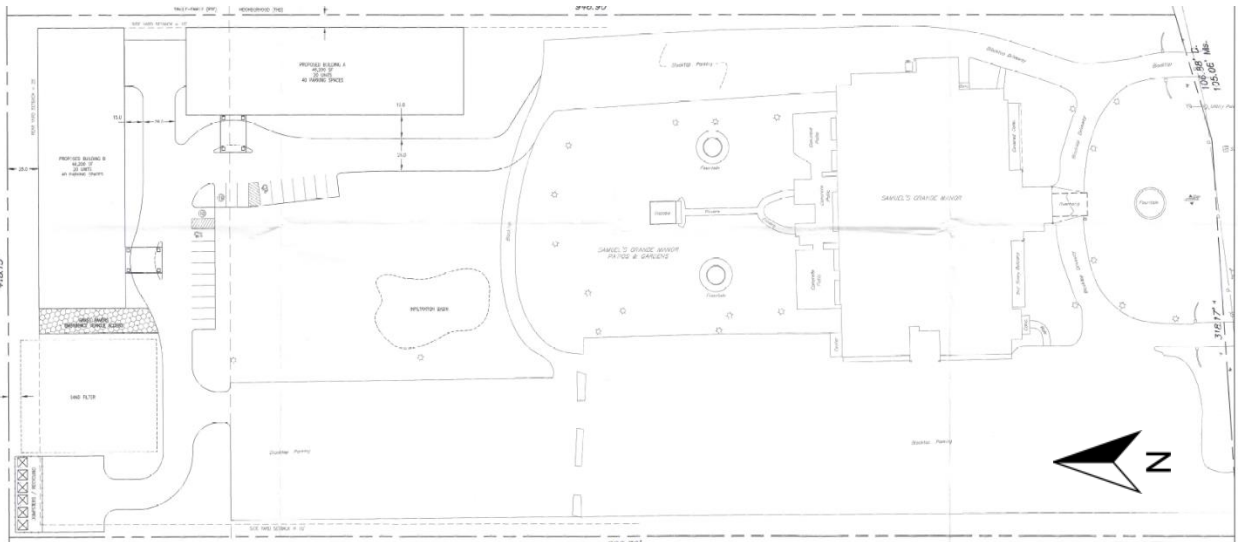
Description/History: Existing banquet facility in the Traditional Neighborhood District.

Proposal: The applicant is requesting consideration of a 40-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 46,200 sqft.

Reason for Town Board Action: A referral to the Planning Board will allow for preliminary conceptual review, including a full environmental review under SEQRA.

Note: The rear 150' of the parcel is zoned Residential Single Family. To consider this project in its current form, an extension of the Traditional Neighborhood District would be required. Furthermore, buildings in the Traditional Neighborhood District are limited to no greater than 30,000 sqft with a Special Exception Use Permit. To consider this project in its current form, a variance would be required from the Zoning Board of Appeals.

Finally, consideration must be given to the amount of proposed residential units proposed for an on-site septic system, as the DEC and Erie County Health Department may be critical of such proposals due to environmental concerns.



Concept plan and elevation

