

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: February 5, 2021

Re: February 10, 2021 Town Board Meeting Planning Items

The following is a review of the Planning items on the February 10, 2021 Town Board Agenda:

Public Hearings: None

Work Session Items: None

Formal Agenda Items: Three

1. The Broadway Group LLC Retail Store

Location: 10340-10344 Main Street

Description/History: New Application on two adjacent vacant lots in the Traditional Neighborhood District.

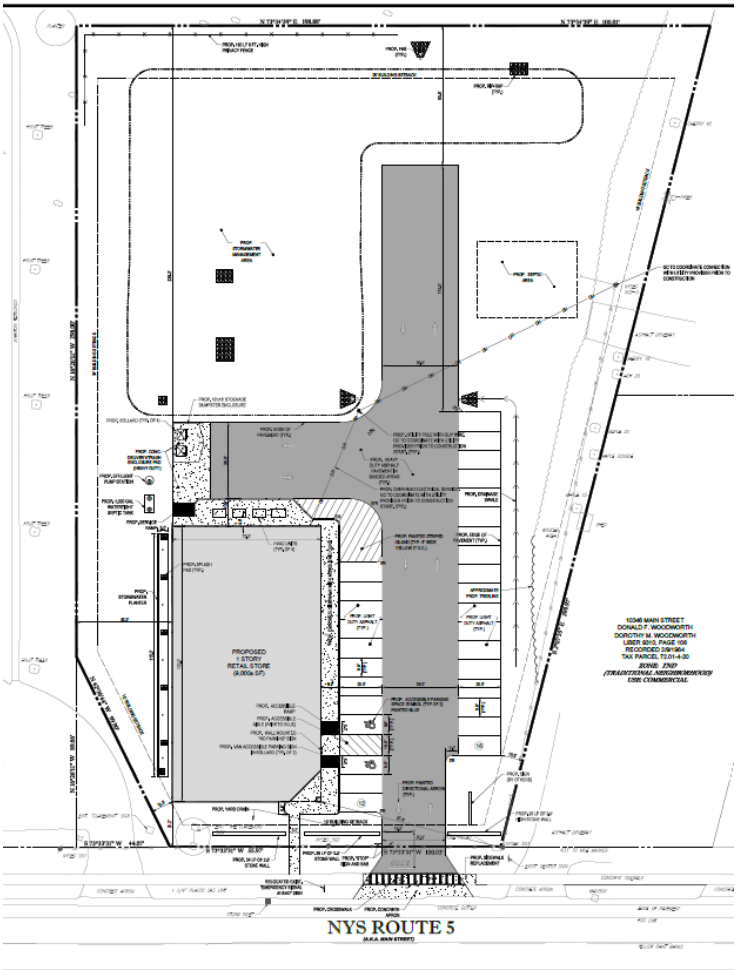
Proposal: Applicant is requesting approval to construct a 9,100 square foot retail building, parking and associated facilities.

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: As this project is located within the Traditional Neighborhood District, final architectural approval will be subject to Town Board Approval. During Planning Board review, the proposal will be coordinated with the Hollow Community Character Protection Committee.



Retail Store Render



Retail Store Site Plan

2. Arman Afshani Mixed Use

Location: Sheridan Drive SBL 70.16-4-3, south side of Sheridan, north side of Shimerville, east of the Sheridan/Shimerville intersection.

Description/History: New Application on a vacant parcel within the Restricted Business zone.

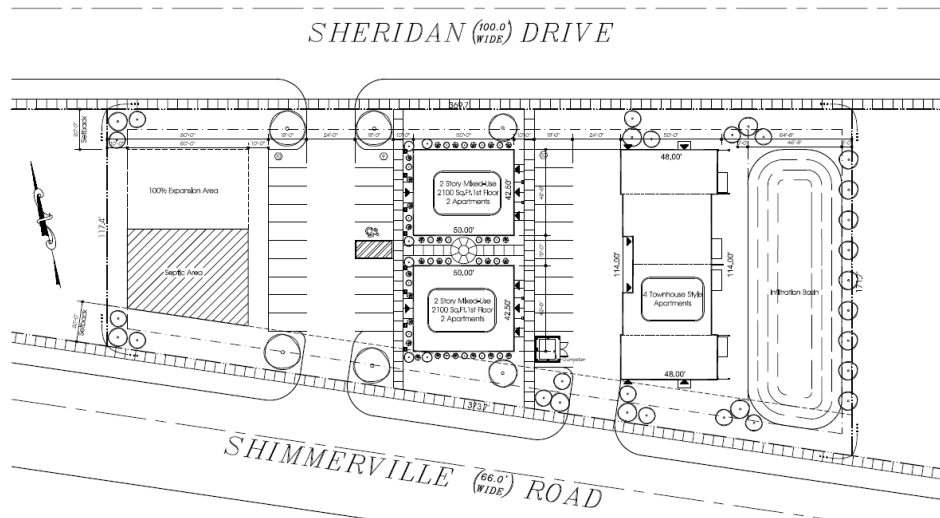
Proposal: Applicant is requesting approval to construct a mixed use project containing: two mixed use buildings, each featuring two apartments and 2,100 square feet of commercial space, and finally a four unit apartment building along with parking and associated facilities.

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: As this project contains multiple family housing, a public hearing will be required to consider a Special Exception Use permit by the Town Board.



Mixed Use Render



Mixed Use Concept Plan

3. Cams Cleaning Services Temporary Conditional Permit

Location: 8870 Sheridan Drive

Description/History: New Application on a former gas station parcel located in the Restricted Business zone.

Proposal: Applicant is requesting approval to operate an automotive detailing shop, which will include the storage of unlicensed vehicles on the property.

Reason for Town Board Action: A referral to the Planning Board will allow for review and recommendation.

Note: This parcel no longer allows for automotive uses. To consider such a use, a Temporary Conditional Permit is required after a public hearing is held by the Town Board. Since the parcel currently contains a pre-existing non-conforming automotive gas station, consideration may be given to reduce the non-conformity by options such as removing the gas canopy and fencing the area proposed for unlicensed automotive storage.



Sketch Plan