

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: March 5, 2021

Re: March 10, 2021 Town Board Meeting Planning Items

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

Public Hearings: None

Work Session Items: None

Formal Agenda Items: Two

1. Cannon Woods Subdivision – Jeff Palumbo

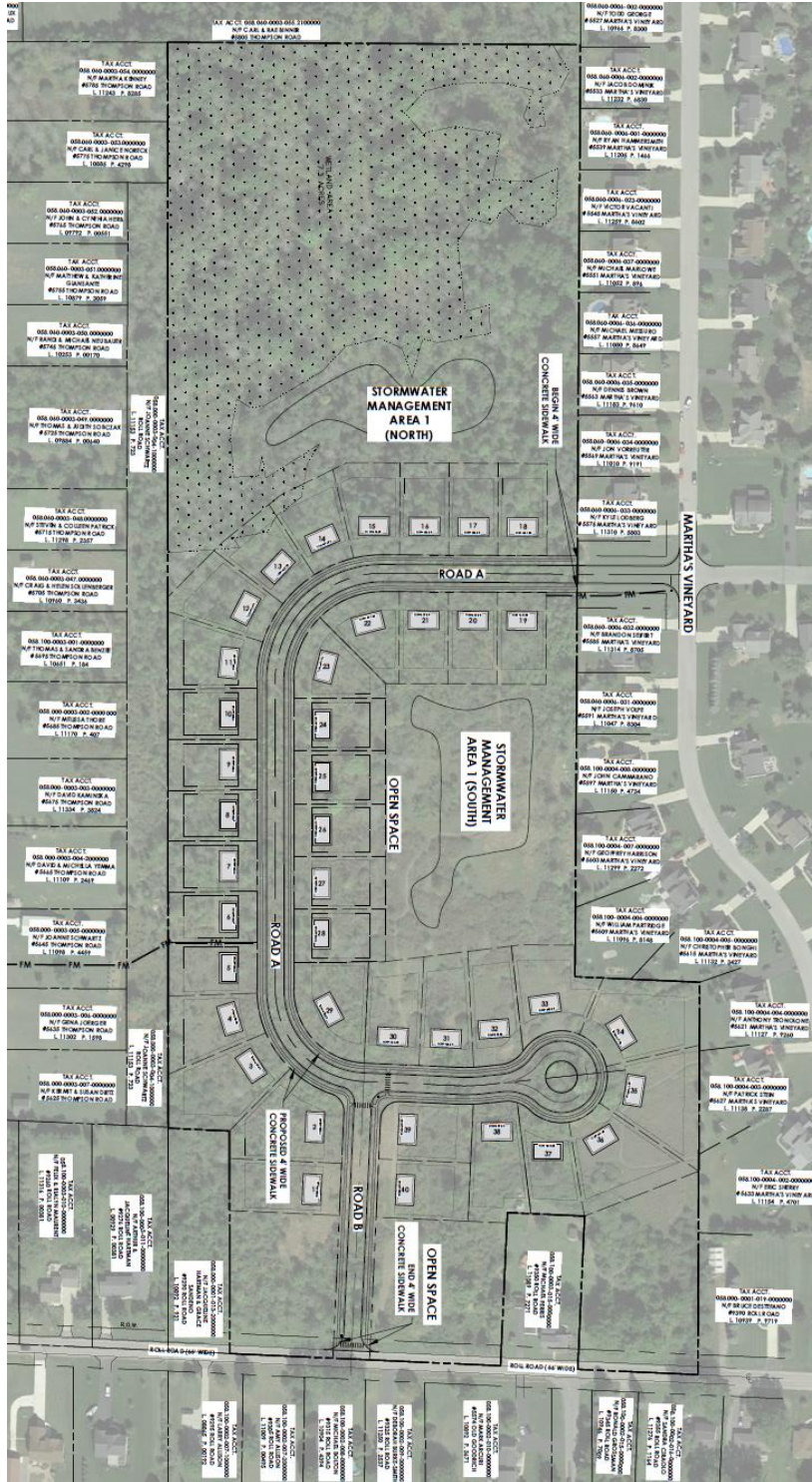
Location: Roll Road SBL 58.10-3-14, north side of Roll Road, west of Martha's Vineyard.

Description/History: This proposal has received Concept Plan approval by the Planning Board after a thorough environmental review. Town Engineering has reviewed the preliminary grading and drainage plan to ensure compliance with all Town and State standards. The applicant has since added sidewalks to both sides of all newly proposed streets within the development per current Town Code. This request was last on the Town Board agenda on 2-12-2020, where a Public Hearing was held, closed and then the matter was tabled. Neighbor notifications have been sent to all nearby property owners informing them of this meeting.

Proposal: The applicant is requesting Open Space Design Development Overlay approval for a conceptually approved 40-lot residential subdivision.

Reason for Town Board Action: Before a Development Plan review commences for this proposal, the applicant seeks final Overlay approval to allow the subdivision to proceed as an Open Space Design Development. This approval ensures that the development preserves a minimum of 50% permanent greenspace.

Note: If Open Space Overlay is granted for this proposal, the project will still require a complete technical Engineering review, Development Plan Approval by the Planning Board and future Final Plat Approval(s) by the Town Board.



updated concept plan showing sidewalks

2. Heise and County Road Subdivision – John Krantz

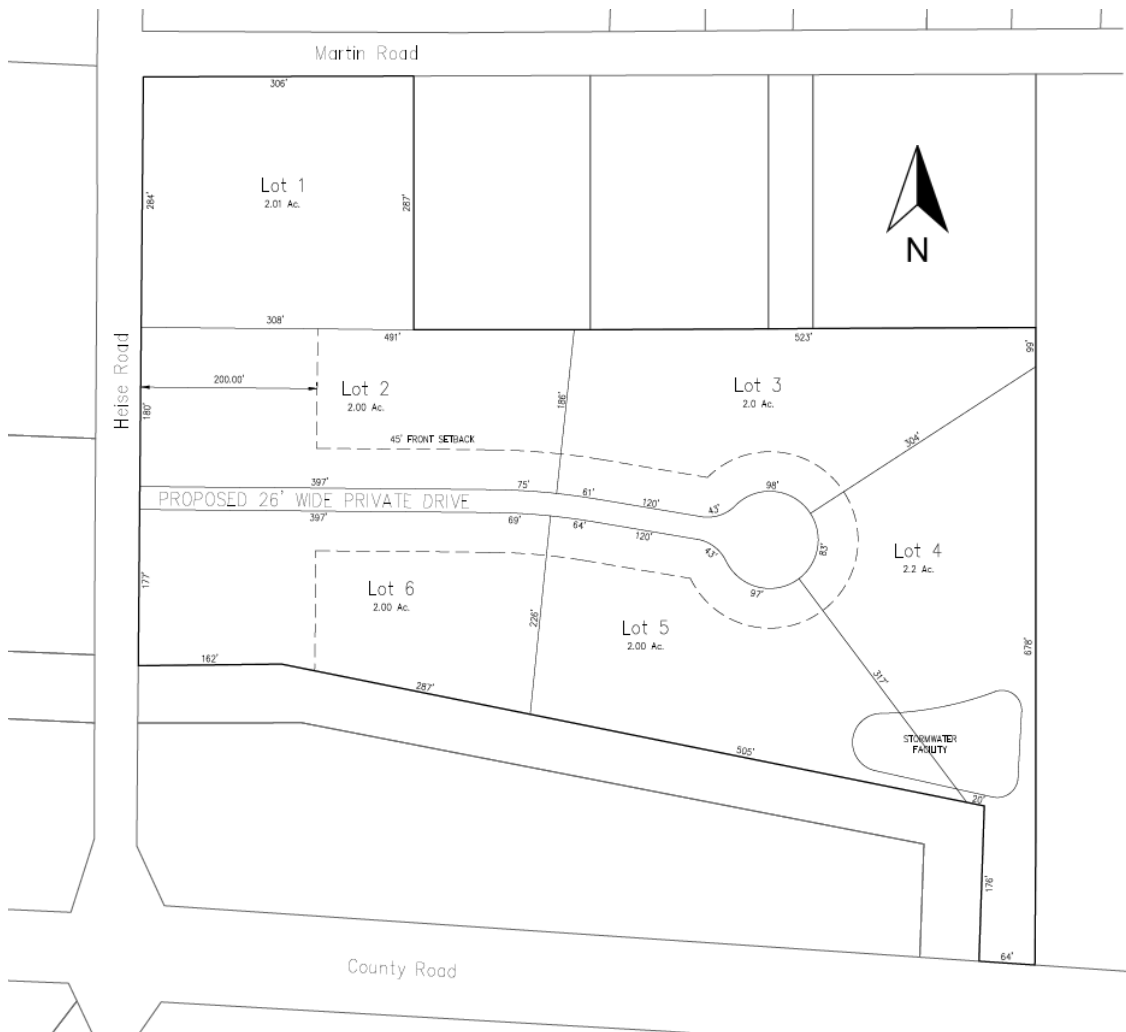
Location: Martin Road SBL 30.00-3-56, east side of Heise Road, north of County Road and south of Martin Road.

Description/History: New Application on a vacant parcel within the Agricultural Rural Residential zone.

Proposal: Applicant is requesting preliminary conceptual review of a proposed 6-lot Open Development Area with the main private drive accessing Heise Road.

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: per the Subdivision Law, a public hearing by the Town Board will be required to consider Concept Plan Approval, therefore the Planning Board will act as a recommending body until the Development Plan review stage.



concept plan