

# 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 19, 2021

**Re:** March 24, 2021 Town Board Meeting Planning Items

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**The following is a review of the Planning items on the March 24, 2021 Town Board Agenda:**

Public Hearings: None

Work Session Items: None

Formal Agenda Items: One

**1. Spaulding Green Subdivision – Dominic Piestrak**

**Location:** Greiner Road SBL 58.00-4-35.1. East of Goodrich Road and West of Glenview Drive.

**Description/History:** Spaulding Green is a conceptually approved 380 lot Open Space Design Development subdivision approved by the Town in 2008. A significant portion of the project has been developed, including numerous approved amendments to the original plan over the years. One such amendment has been to allow the reduction of lot sizes throughout the development, resulting in more lots in certain phases. This has resulted in phase 8 and 9 becoming exception areas, where the approved density of 380 lots no longer allows for the full buildout of the entire subdivision.

**Proposal:** The applicant is requesting a Density Increase approval to allow an additional 25 lots within the subdivision, from 380 lots to 405. This proposed density increase would allow for Phase 8 to be constructed as it was originally conceptually approved.

The applicant's rationale for such a request is that additional adjacent lands have been acquired since the original Environmental Impact Statement was developed, allowing for additional lots per the Town's density calculation requirements for Open Space Design.

**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:** If no such a Density Increase is approved, Phase 8 must still be constructed, either as simply a road connection, or a road connection with lots relocated from another yet-to-be constructed phase within the 380 lot threshold.



*updated concept plan showing 405 lots (380 currently approved)*