

# 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:** May 17, 2024

**Re:** May 22, 2024 Town Board Meeting – Land Use Items

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**The following is a review of the Land Use items on the May 22, 2024 Town Board Agenda:**

Public Hearings: None

Formal Agenda Items: None

Work Session Items: Two

**1. KD Associate Buffalo, Inc. (KD Landscaping)**

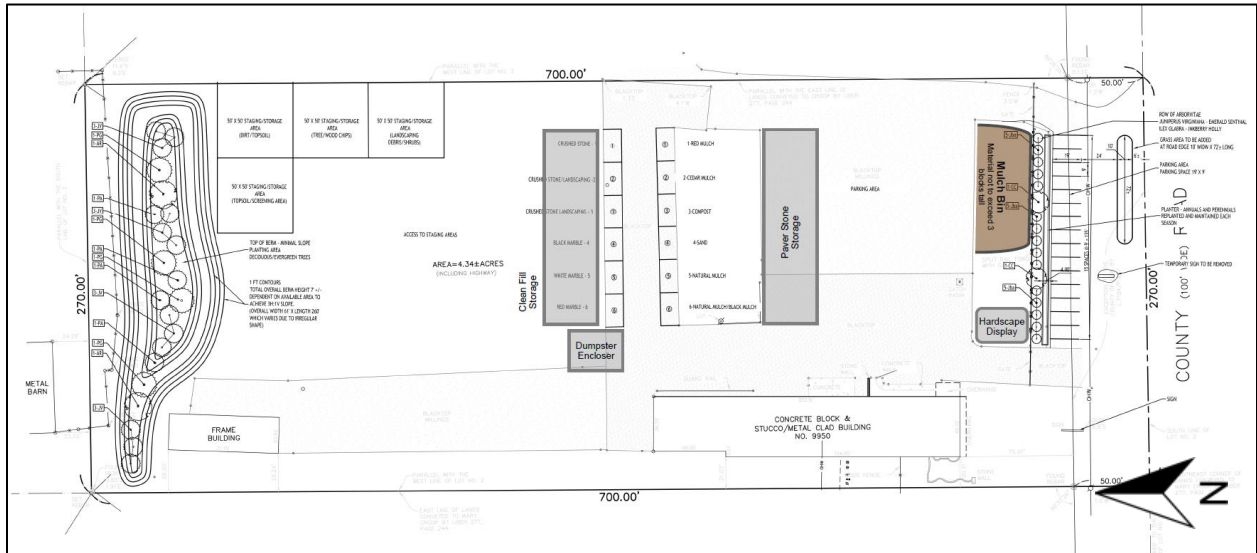
**Location:** 9950 County Road. North side of County Road, west of Strickler Road.

**Description:** Existing 4.1-acre parcel in the Industrial Business Park zone, containing principal / accessory structures, and shop yard areas, formerly home to J.F. Krantz Nursery Inc..

**Proposal:** The applicant is requesting a Public Hearing to consider a Temporary Conditional Permit (TCP) for outside storage to operate a landscaping, snowplowing, and property maintenance business in the Industrial Business Park zone.

**History:** The Town Board referred this proposal to the Planning Board on October 11<sup>th</sup>, 2023. Since that time, the applicant has modified the proposal per comments received. Such modifications include a proposed planted berm to the rear of the site, aesthetic improvements to the front of the site, and site operation organization and designations. The Planning Board recommended issuance of this TCP with a series of 13 conditions on January 10<sup>th</sup>. On May 14<sup>th</sup>, the Landscape Review Committee approved a Final Landscape Plan.

**Reason for Board Action:** The Town Board has the authority to consider this request after setting and holding a Public Hearing.



KD Landscaping Sketch Plan

## 2. Griffon Gastropub

**Location:** 5445 Transit Road. East side of Transit Road, south of Roll Road.

**Description:** Existing 13.75-acre property in the Major Arterial and Residential Single-Family zones, containing an existing shopping plaza wholly located in the Major Arterial zone.

**Proposal/History:** The applicant is requesting a modification to the existing Temporary Conditional Permit for outside dining. The previously approved outside dining area is planned to be located in front of the existing restaurant on the previously expanded sidewalk area; to include a new aluminum folding door system for entry, awning, stone clad steel bollards, knee wall panels, and tables / chairs.

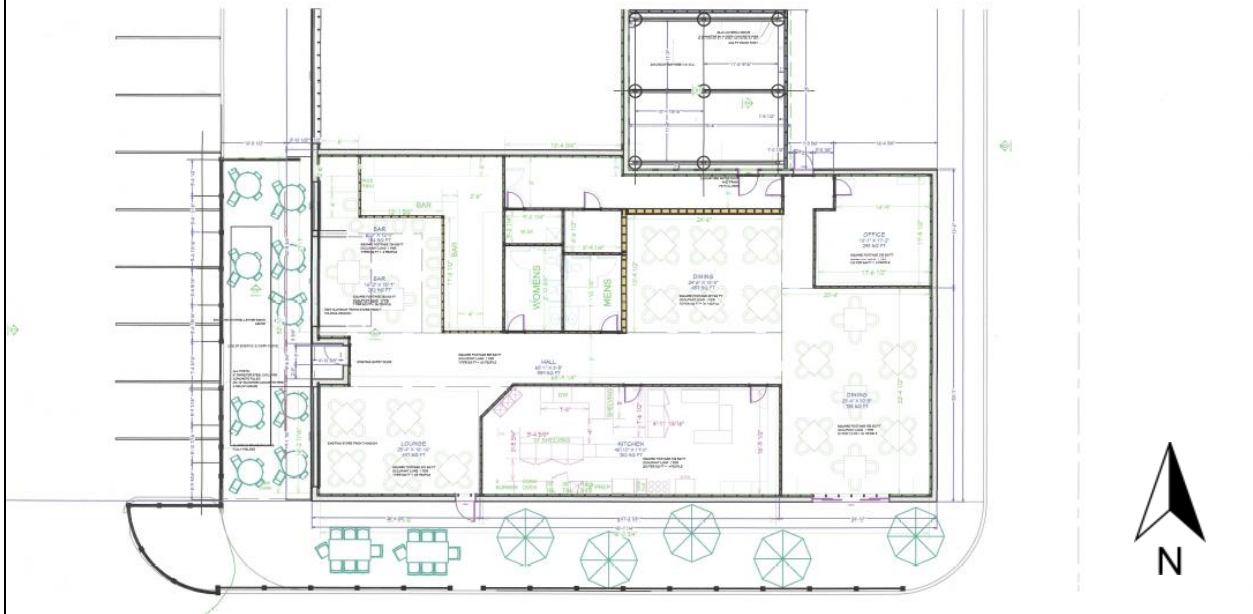
The new plaza owner is currently in the Landscape Review stage for a parking lot reconfiguration. Such reconfiguration will include the installation of an expanded sidewalk area on the south side of the building. The applicant is now proposing to expand the outside dining along the south side of the building, to mimic the planned front outside dining area.

**Reason for Board Action:** The Town Board has the authority to consider this request.



3 patio 24  
 RENDERING  
 SCALE: NOT TO SCALE

4 RENDERING  
 SCALE: NOT TO SCALE



*Griffon Gastropub Outside Dining Plan and Renders*