

Memo

To: Town Board Members

From: Jonathan Bleuer – Director of Community Development
Andrew Schaefer – Junior Planner

cc: Town Attorney, Town Clerk, Town Engineer, Code Enforcement Officers, Planning Board Members

Date: June 21, 2024

Re: June 26, 2024 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the June 26, 2024 Town Board Agenda:

Public Hearings: None

Formal Agenda Items: Three

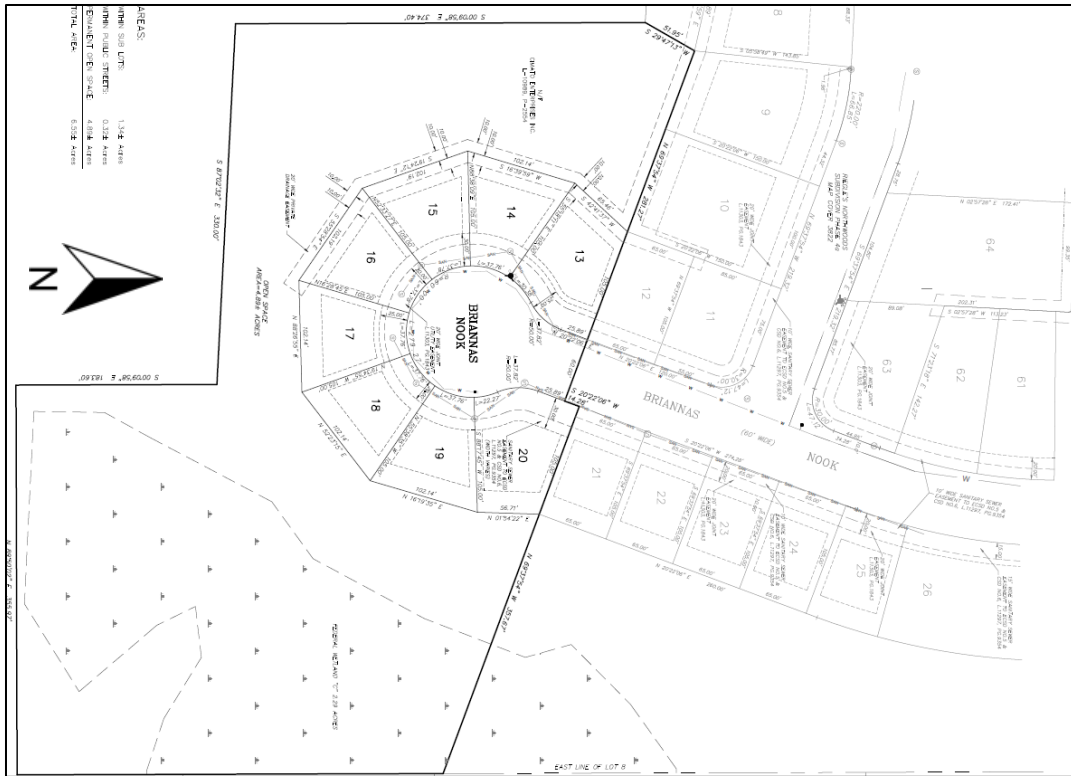
1. Northwoods Open Space Design Subdivision

Location: North of Greiner Road, east of Shimerville Road, south of Roll Road.

Description: Previously approved 151-lot subdivision in the Residential Single-Family zone on approximately 120-acres.

Proposal: The applicant is requesting final plat Approval of phase 2B, consisting of 8 residential sublots, and the road dedication of approximately 306 linear feet of Briannas Nook.

Reason for Board Action: Per the Zoning Law, the Town Board has final approval authority to approve a Final Plat. The Engineering Department is in the process of ensuring that the applicant has met the technical and Town requirements to consider this action.



Northwoods Phase 2B – Final Plat

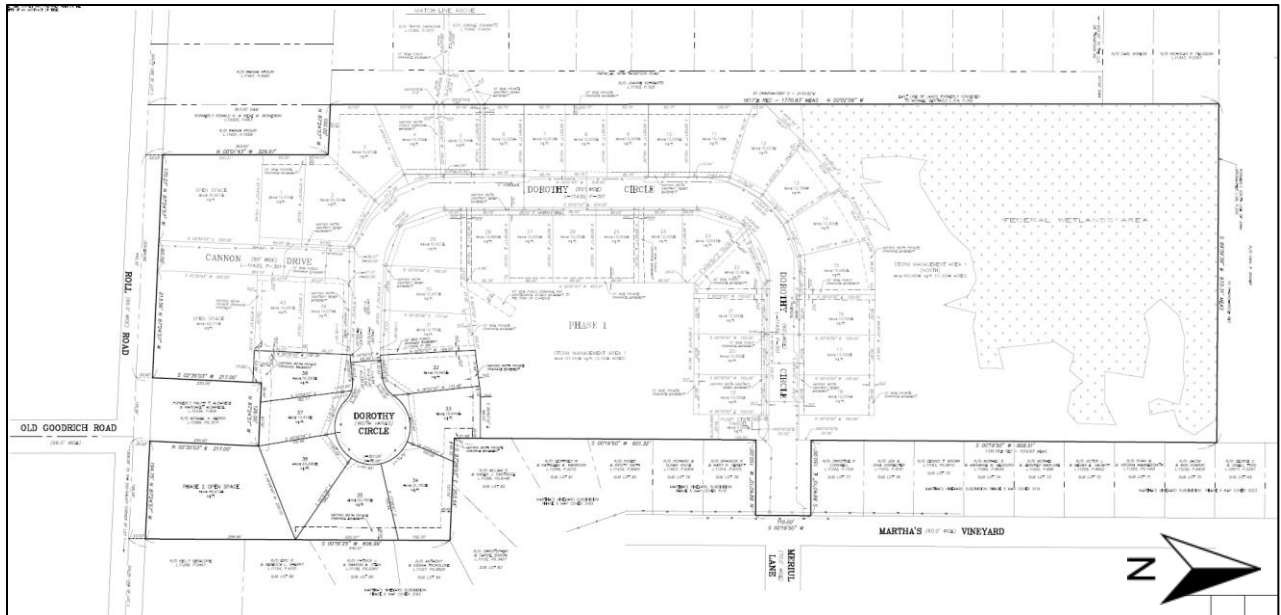
2. Cannon Woods Open Space Design Subdivision

Location: North of Roll Road, west of Martha’s Vineyard.

Description: Previously approved 40-lot subdivision in the Residential Single-Family zone on approximately 34.1-acres.

Proposal: The applicant is requesting final plat approval of phase 2, consisting of 7 residential sublots, and the road dedication of approximately 388 linear feet of Dorothy Circle.

Reason for Board Action: Per the Zoning Law, the Town Board has final approval authority to approve a Final Plat. The Engineering Department is in the process of ensuring that the applicant has met the technical and Town requirements to consider this action.



Cannon Woods Phase 2 – Final Plat

3. Rob's Topico Pizza

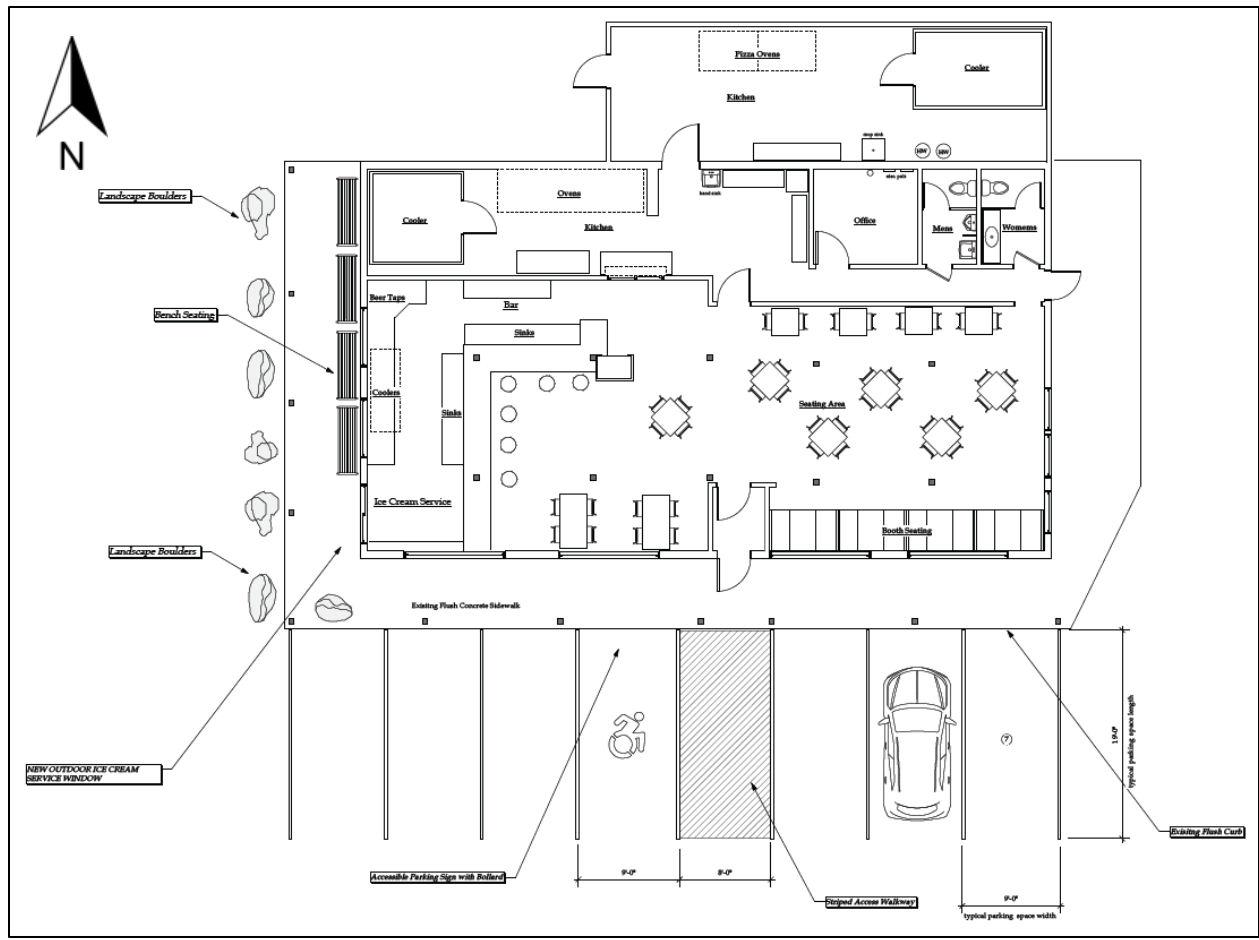
Location: 10250 Main Street. Northeast corner of Main Street and Strickler Road.

Description: Existing +/- 1-acre parcel in the Clarence Hollow Traditional Neighborhood District containing an existing restaurant.

Proposal: The applicant is requesting a Public Hearing to consider a Temporary Conditional Permit (TCP) for outside dining. The outdoor dining area is proposed to exist within the covered sidewalk area to the west end of the building, containing bench style seating and protected by landscape boulders, with the addition of an ice cream order and delivery window. Hours of operation would not exceed 10:00pm.

History: The Town Board referred this proposal to the Planning Board in April. Since that time, the applicant has modified the proposal per comments received. Such modifications include the reduction of outside dining area to meet ADA requirements, addition of landscape boulders, and the relocation of the ice cream order and delivery window to the west side of the building. The Planning Board recommended issuance of this TCP with a series of 11 conditions on June 19th.

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



Rob's Topico Pizza Site Plan

Work Session Items: Two

1. Lucas James

Location: 9485 Main Street, SBL 71.15-2-2.1. South side of Main Street, west side of Gunville Road, north side of North Melinda Drive.

Description: Existing 9.5-acre vacant parcel in the Commercial and Residential Single-Family zones.

Proposal: The applicant is requesting preliminary conceptual review of a proposed 34-room boutique hotel and restaurant, called the Skyline Hotel & Restaurant. The structure is proposed to be 3-stories and approximately 39' tall at the highest point.

History: This proposal was previously on the Town Board work session agenda of April 24th. Since that time, the applicant has modified the proposal per comments received. The building has

draft

been moved closer to Main Street to comply with the required front yard setback, color renders were produced to clarify building details, and contact was made with the Erie County Health Department regarding future requirements associated with the proposed on-site sanitary system.

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

Note: This proposal will be subject to review and consideration by the Erie County Health Department and New York State Department of Conservation regarding the proposed on-site sanitary facilities.



Skyline Hotel & Restaurant Updated Concept Plan

draft



Skyline Hotel & Restaurant Concept Color Renders

2. Natale Development

Location: 8080 & 8112 Wehrle Drive. North side of Wehrle Drive, east of Transit Road.

Description: Existing 14.5-acre vacant property in the Commercial zone, and within Erie County Sewer District # 5.

Proposal: The applicant is requesting preliminary conceptual review of a proposed mixed-use project containing multiple-family housing and commercial space. 134 residential units and 58,759 sqft of commercial space are proposed, throughout six 3-story buildings.

History: This property holds Development Plan approval for a 5-lot commercial business park, issued in 2020. The approval prohibits residential development on-site. Should the applicant proceed with this proposal, the prior Development Plan approval shall be rescinded by the Town.

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

Note: Per the Town code, multiple-family housing proposals are limited to 2-stories, regardless of building height. The proposed third-story of each building will require variance consideration from the Zoning Board of Appeals.



Natale Mixed-Use Color Concept Plan

draft



Natale Mixed-Use Concept Color Elevation (showing central buildings connected via floors 2 & 3)