

# 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:** July 3, 2024

**Re:** July 10, 2024 Town Board Meeting – Land Use Items

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The following is a review of the Land Use items on the July 10, 2024 Town Board Agenda:

Public Hearings: One

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

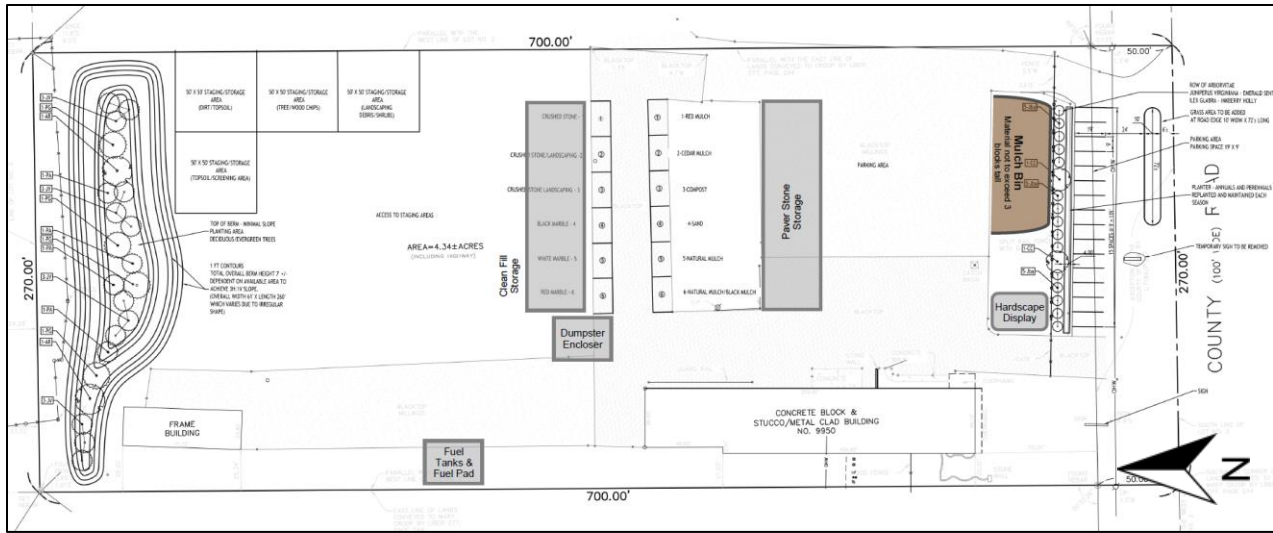
**Location:** 9950 County Road. North side of County Road, west of Strickler Road.

**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 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. Finally, the Planning Department worked with the applicant to determine acceptable and recommended hours of operation for certain business operations to the rear of the site.

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



KD Landscaping Sketch Plan

Formal Agenda Items: One

**1. 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 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*



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

Work Session Items: Two

**1. Visone Co. Site Development, LLC.**

**Location:** 8560-8575 Main Street. North side Main Street, east of Harris Hill Road.

**Description:** Six existing parcels totaling approximately 7- acres, located in the Traditional Neighborhood District and Residential Single-Family zones.

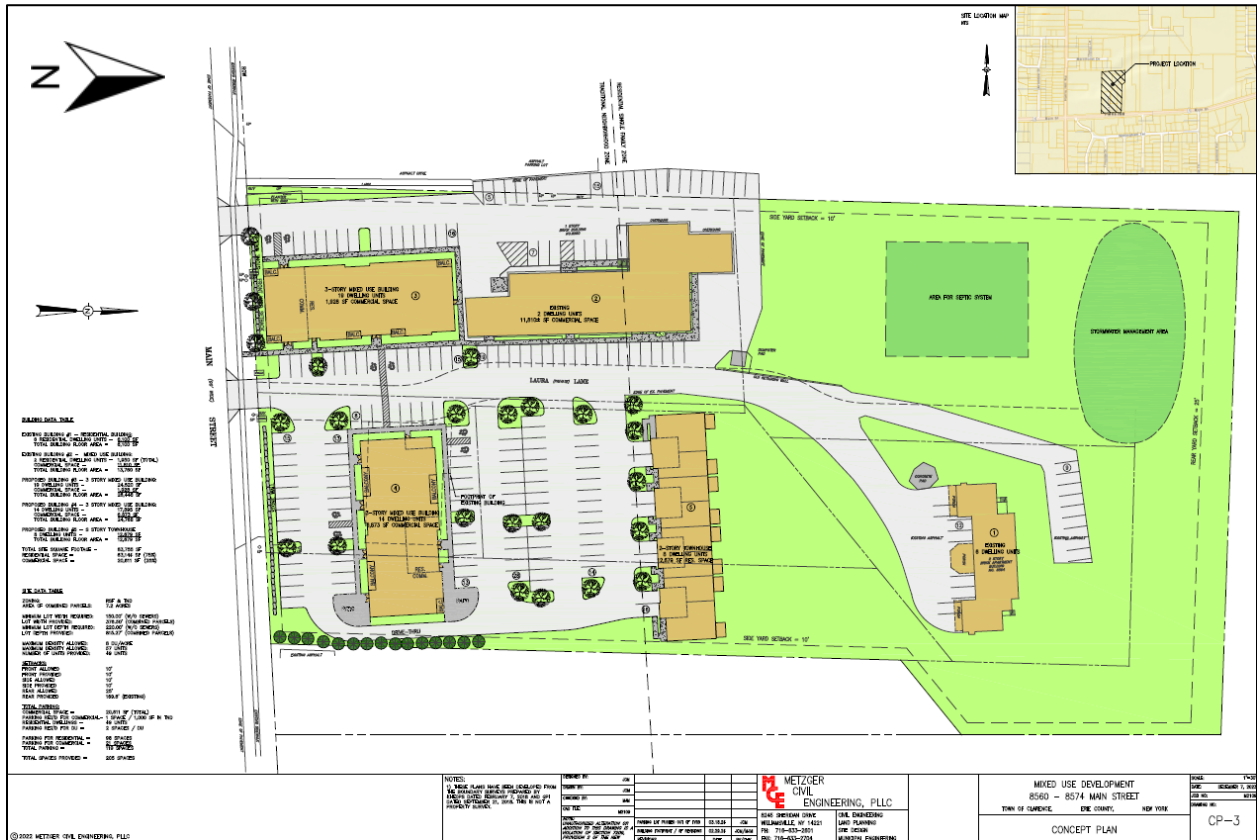
**Proposal:** The applicant is requesting preliminary conceptual review of a proposed mixed-use project containing multiple-family housing and commercial space. Three new structures are proposed; two three-story mixed-use structures along Main Street, and one townhome structure at the middle of the site. Two existing structures are to remain, the rear apartment building and the rear portion of the western plaza building.

This would result in a total of 49 apartments, 41 newly proposed; and a total of 20,611 sqft of commercial space, 8,801 sqft newly proposed.

**History:** This proposal was previously on the Town Board work session agenda of April 10<sup>th</sup>. Since that time, the applicant and project architect met with the Planning Department, and modified the architectural style of the proposed mixed-use buildings per comments received. The proposed buildings now feature gable pitched roofs, and a mixture of building materials and façade elements.

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

**Note:** Per 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.



Visone Co. Site Development, LLC. Concept Plan



Visone Co. Site Development, LLC. Concept Color Render 1



Visone Co. Site Development, LLC. Concept Color Render 2

## 2. Lucas James

**Location:** 9485 Main Street, SBL 71.15-2-2.1. South side of Main Street, west side of Gunnville 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 24<sup>th</sup>. Since that time, the applicant has modified the proposal per comments received. The building has 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.

Most recently, this proposal was on the Town Board work session agenda of June 26<sup>th</sup>. At that time a secondary building design was shown from the applicant, with a gable pitched roof.

**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



*Skyline Hotel & Restaurant Concept Color Rear Render*



*Skyline Hotel & Restaurant Concept Color Front Render OPTION 1*





*Skyline Hotel & Restaurant Concept Color Front Render OPTION 2*