

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: September 20, 2024

Re: September 25, 2024 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the September 25, 2024 Town Board Agenda:

Public Hearings: One

1. Jens Richter

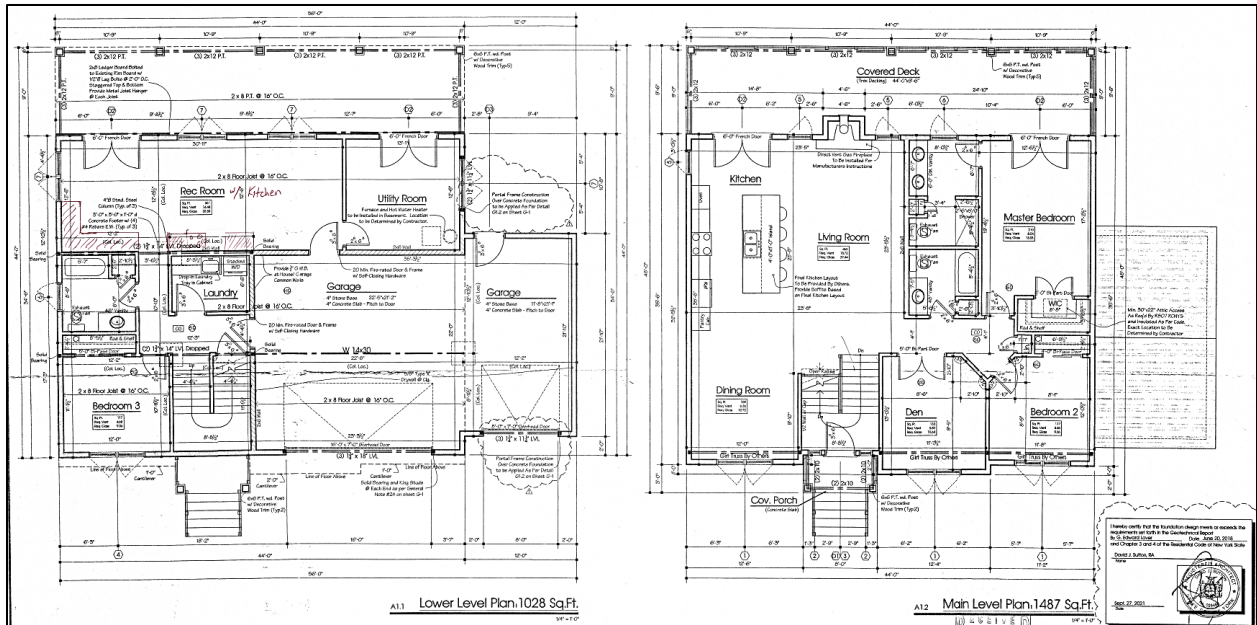
Location: 4775 Boncrest East. Northeast corner of Boncrest and Boncrest East.

Description: Recently constructed residence on a 0.44-acre parcel in the Residential Single-Family zone.

Proposal: The applicant is requesting a Special Exception Use Permit for a secondary living unit that was constructed as part of the residence construction.

History: The Building Department has determined that the residence contains a secondary living unit, and as such, requires the consideration of a Special Exception Use Permit.

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



4775 Boncrest East Floorplan

Formal Agenda Items: One

1. Annual Excavation Permit Renewals

Proposal: Consider the annual renewal of the following excavation permits:

- A. New Enterprise/Bufalo Crushed Stone, 8615 Wehrle Drive
- B. Lakeside Sod, 6660 Goodrich Road
- C. Michael Development, 10001 Wehrle Drive
- D. Michael Development, 10051 Wehrle Drive

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

Note: All required paperwork, including up-to-date tax bills, NYSDEC permits, bonding, and necessary fees have been collected and are on-file in the Planning Office.

Work Session Items: Three

1. Shaun Pierce

Location: 8191 Clarence Lane North. Southeast corner of Clarence Lane North and Gott Creek Trail.

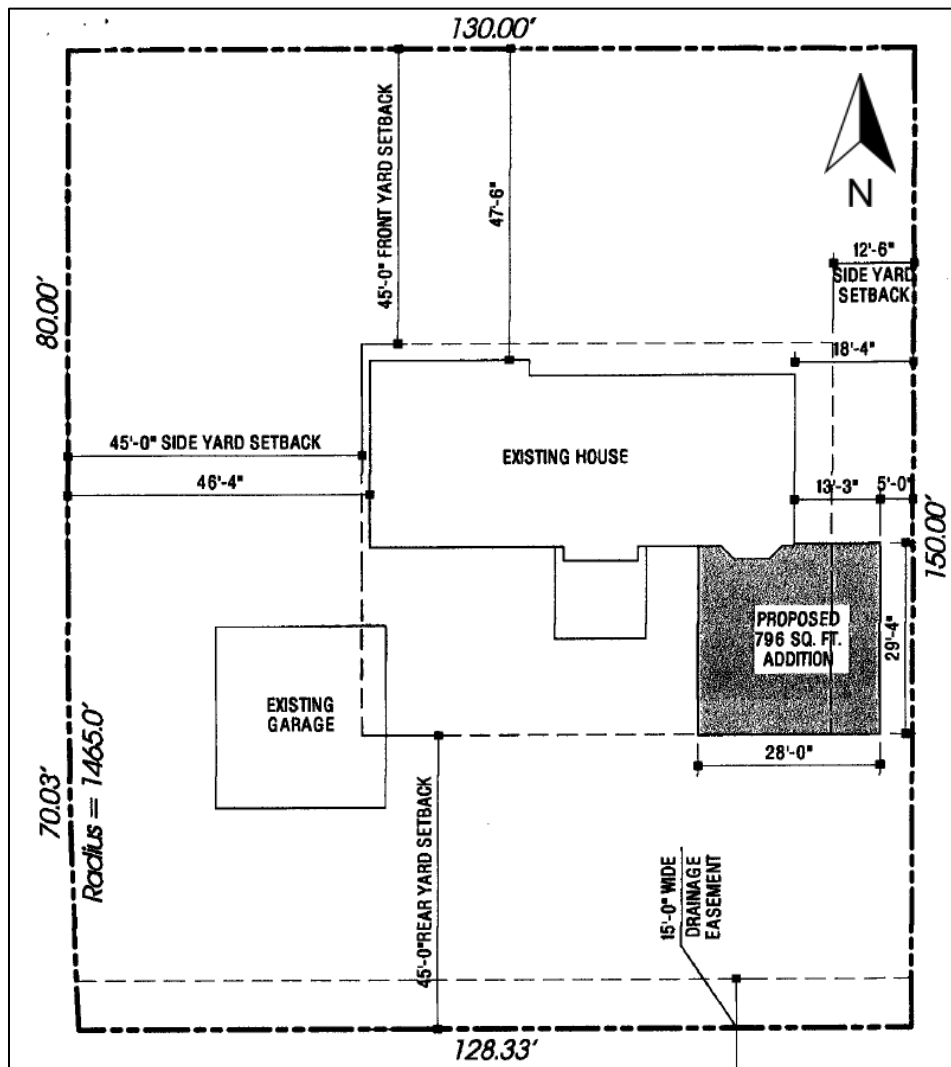
Description: Existing residence on a 0.44-acre parcel in the Residential Single-Family zone.

Proposal: The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence.

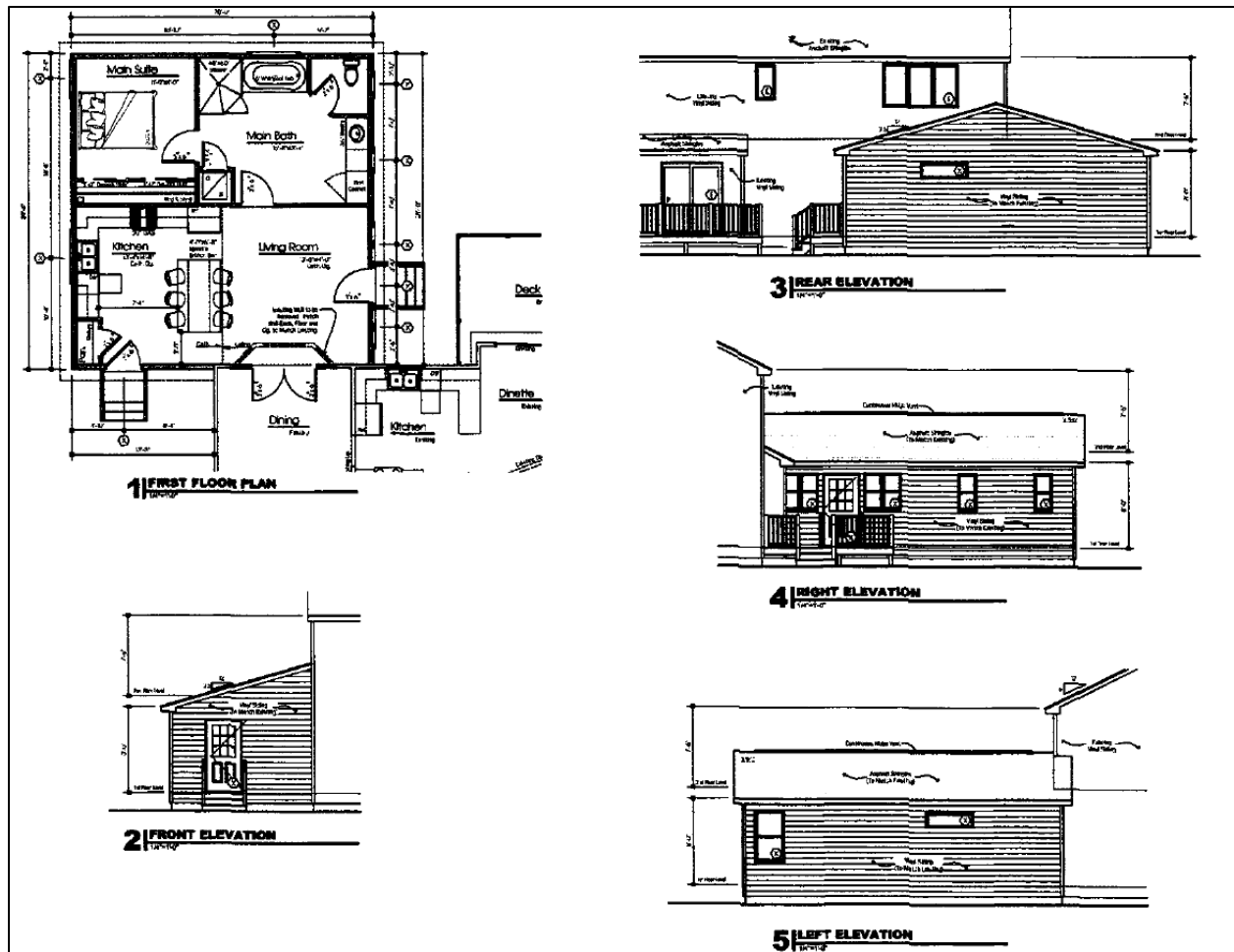
Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.

Note: The proposed secondary living unit addition is required to have a 12.5' side yard setback, however the proposal seeks a 5' side yard setback. Should the Town Board wish to consider this request, the applicant will be required to seek a 7.5' variance from the Zoning Board of Appeals.

The applicant previously received a variance from the Zoning Board of Appeals in 2000 to construct a detached accessory structure within the Gott Creek Trail front yard setback.



Pierce Secondary Living Unit Site Plan



Pierce Secondary Living Unit Floorplan and Elevations

2. Tim Krantz

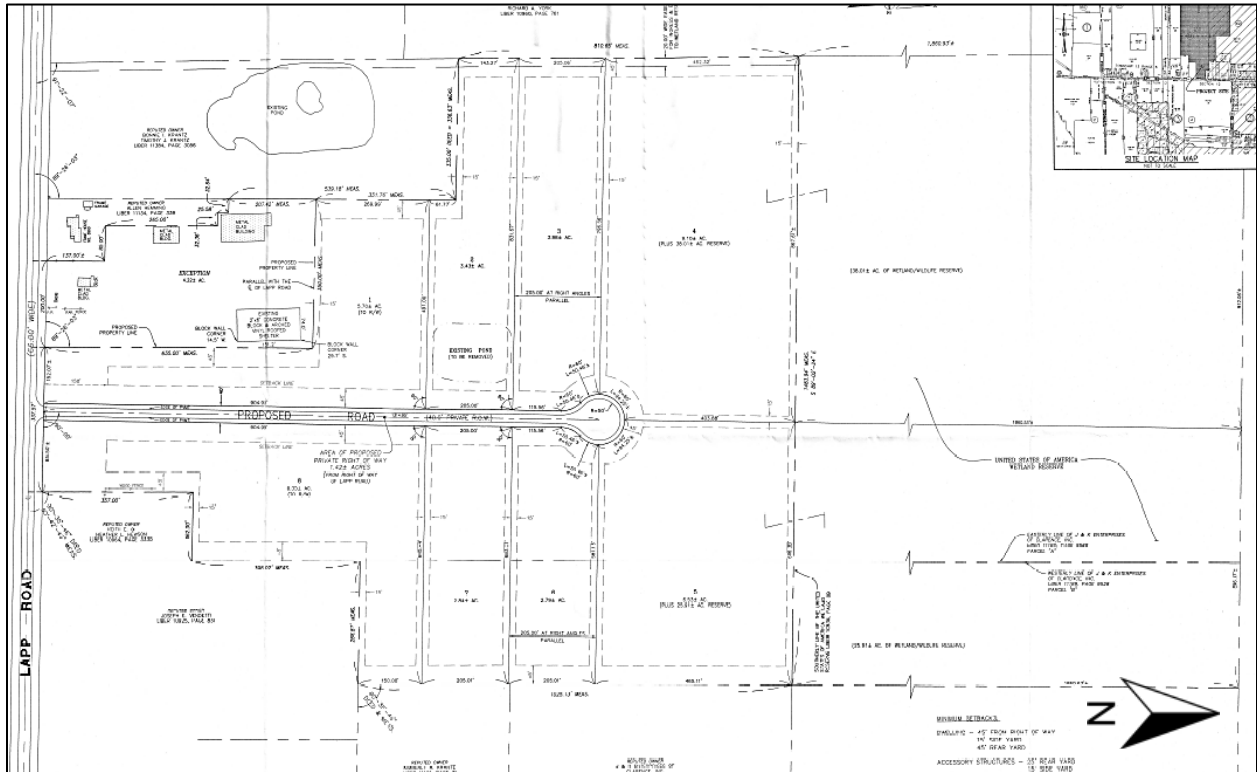
Location: 8960 Lapp Road. North side of Lapp Road, west of Heise Road.

Description: Existing 90-acre property located in the Agricultural Rural-Residential zone and Agricultural-Floodzone, containing C.J. Krantz Organics; a topsoil, mulch, compost, and stone operation.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed 8-lot major subdivision, Sunset Meadows. One private vehicular access point to Lapp Road is proposed. The smallest proposed lot is 2.79-acres, while the largest lot is 47.11-acres.

The existing business operation is proposed to remain on a 4.22-acre exception parcel.

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



Sunset Meadows Concept Plan

3. Edge Development, LLC.

Location: 9105 Sheridan Drive. South side of Sheridan Drive, west of Main Street.

Description: Existing 2.8-acre vacant property located in the Commercial zone.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed mixed-use project containing multiple-family housing and commercial space. The project consists of approximately 5,250 sqft of commercial space and 24 apartments, as follows:

- One 3-story mixed-use building fronting Sheridan Drive containing 5,250 sqft of commercial and 2 apartments on the first floor, and 10 total apartments on floors 2-3.
- Three 2-story residential townhome buildings to the rear, each containing 4 units.

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



Edge Development Mixed-Use Building Concept Render