

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: October 18, 2024

Re: October 23, 2024 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the October 23, 2024 Town Board Agenda:

Public Hearings: One

1. Annual Excavation Permit Renewals

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

- A. New Enterprise/Buffalo 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 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.

Formal Agenda Items: Five

1. Scott Irish-Bronkie

Location: 10594 Main Street. North side Main Street, west of Bank Street.

Description: Existing 0.27-acre property located in the Hollow Traditional Neighborhood District, containing a vacant structure built prior to 1950.

Proposal: The applicant is requesting consideration of a Demolition approval for the structure.

History: The applicant originally applied for demolition of the structure in September of 2020. In April of 2021, the Historic Preservation Commission presented initial research of the property/structure, and requested that the applicant consider putting a hold, or withdrawing the request for demolition to allow for further research and investigation. Thereafter, the applicant withdrew his application for demolition.

Concurrently, the applicant has faced Building Code violations for the structure. These violations have led to Justice Court review, spurring the applicant to seek additional mitigating measures. The applicant has submitted a structural analysis, asbestos reporting/abatement records, and other related documentation.

In June of 2023, the Historic Preservation Commission formally recommended Local Landmark Designation of the property/structure to the Town Board. The Town Board declined to pursue such designation.

In June of this year, the applicant re-applied for demolition of the structure. In August, the Historic Preservation Commission re-recommended Local Landmark Designation to the Town Board, and also recommended a Positive Declaration to the Town Board due to the historical significance of the structure.

In September the Town Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA), allowing for the appropriate time to take a hard look at the comments of the Historic Preservation Commission, contents of the project file, and consideration of the Town's relevant portions of Local Law. The Planning Office presented relevant portions of Local Law and past local precedent for consideration of the Town Board at the work session of October 9th.

Reason for Board Action: The Town Board has authority to act on this request, after a review and action through the State Environmental Quality Review Act (SEQRA).

<p><u>Application for Demolition</u></p> <p>Property Address: 10594 Main Street</p> <p>Current Ownership: RMI Properties, LLC</p> <p>Applicant: Scott Irish-Bronkie</p>	Historical Resources Survey:	Not Listed
	Zoned:	Hollow Traditional Neighborhood District
	Land Assessed Value:	\$33,000
	Total Assessed Value:	\$85,000
	Date of Original Construction:	1910 - Assessor Records
	Square feet Living Area:	1,120
	Stories:	1.5
	Number of bedrooms:	3
	Number of baths:	2



10594 Main Street Demolition Info

2. Tim Krantz

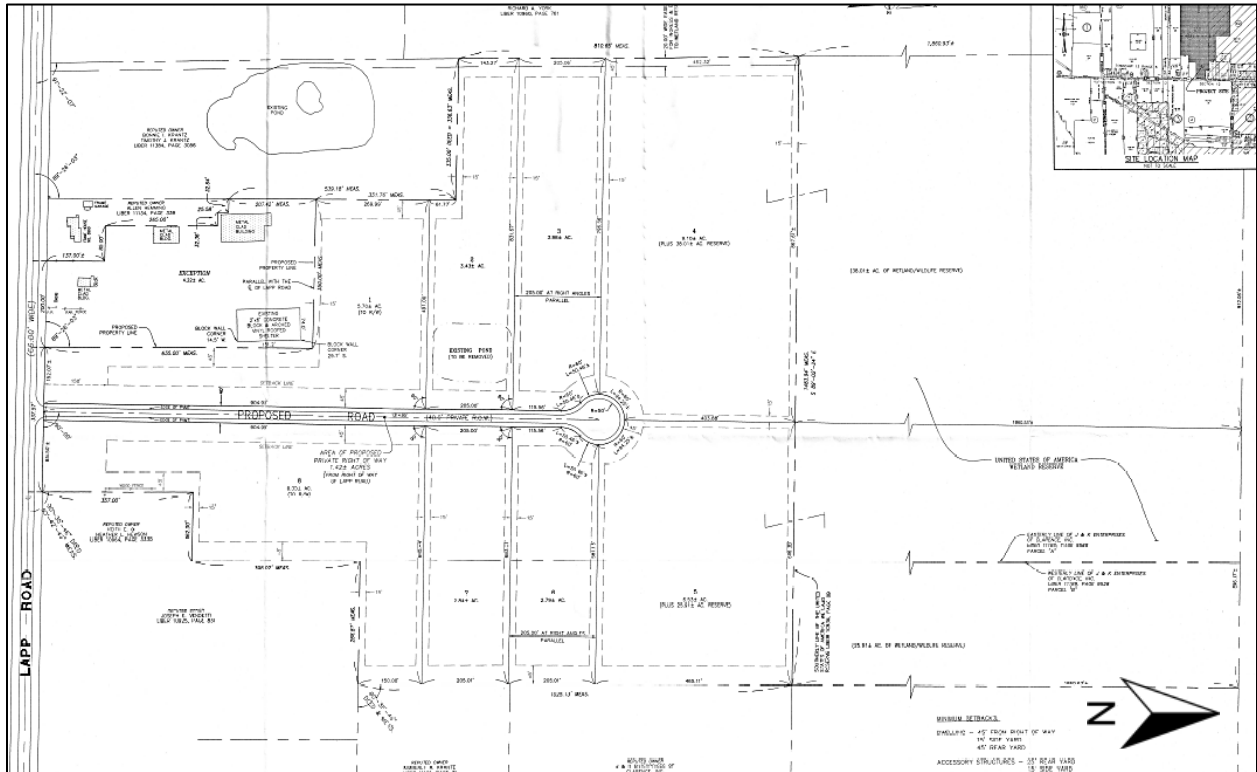
Location: 8960 Lapp Road. North side of Lapp Road, west of Heise Road.

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.

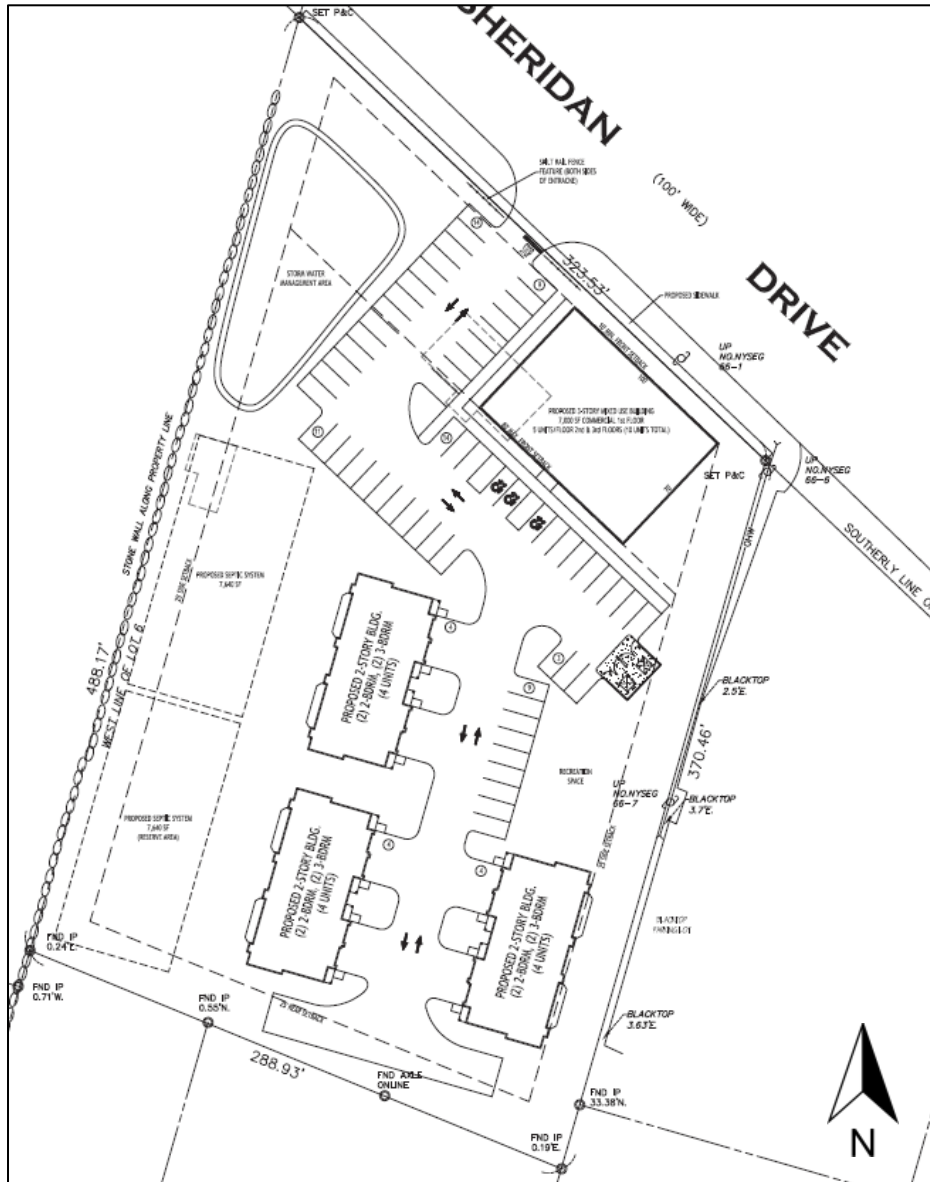
Proposal: The applicant is requesting preliminary Conceptual review of a proposed mixed-use project containing multiple-family housing and commercial space. The project consists of approximately 7,000 sqft of commercial space and 22 apartments, as follows:

- One 3-story mixed-use building fronting Sheridan Drive containing 7,000 sqft of commercial 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.

History: This proposal was previously on the Town Board work session agenda of September 25th. Due to comments received, the applicant has reduced the residential density by 2 units, while increasing the total amount of commercial space. Finally, the applicant has verified that the proposed mixed-use building will meet the underlying zoning maximum building height limit of 45'.

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 projects in the Commercial zone are limited to a maximum of 2-stories, and projects without access to a public sanitary sewer are limited to 16 residential units. To consider this proposal, variances will be required by the Zoning Board of Appeals.



Edge Development Concept Plan



Edge Development Mixed-Use Building Concept Render

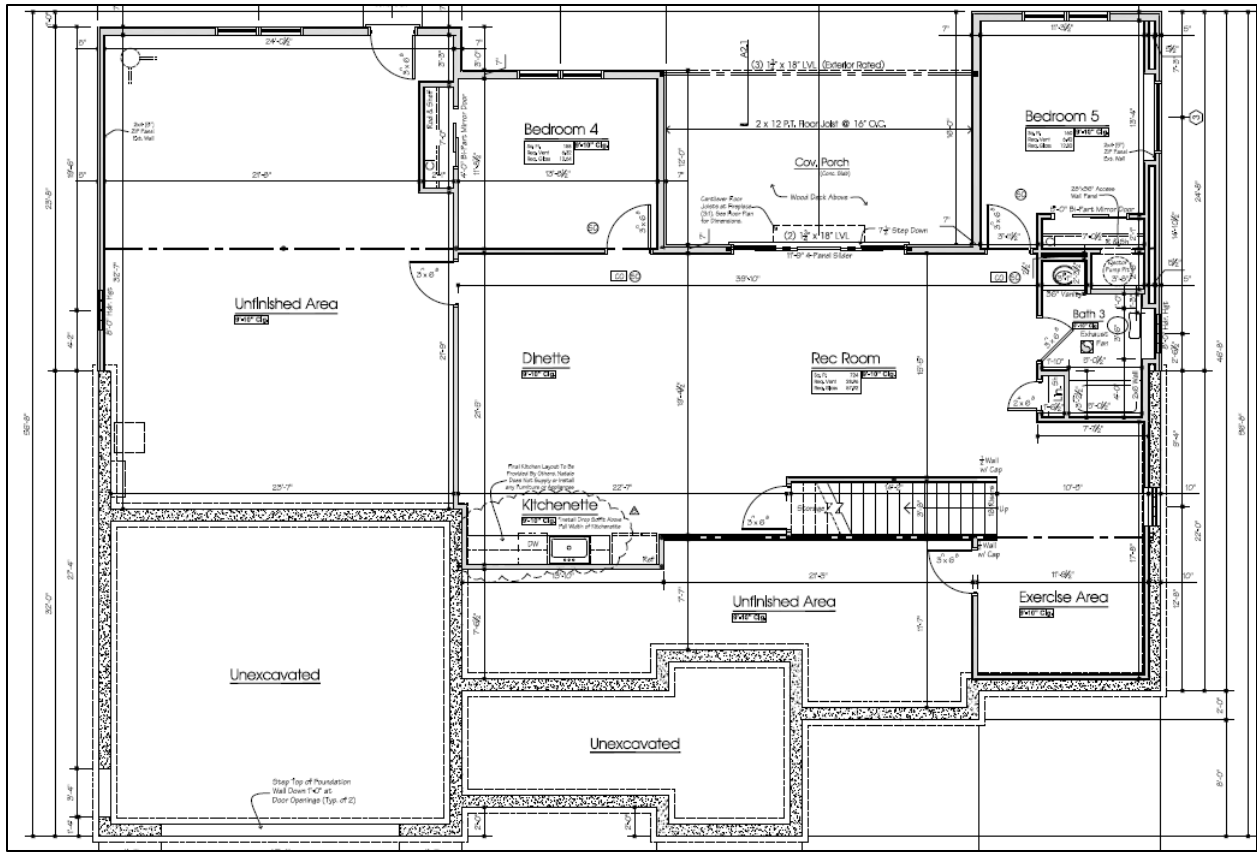
4. Natale Builders

Location: 9800 Longleaf Trail. North side of Longleaf Trail, in phase 7A of the Spaulding Green subdivision.

Description: Existing 0.34-acre parcel in the Residential Single-Family zone, with a residence soon to be constructed.

Proposal: The applicant is requesting a Special Exemption Use Permit for a walk-out basement kitchen / secondary living unit as part of the new residence construction, for personal use and guest entertainment.

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



9800 Longleaf Trail Basement Floorplan



9800 Longleaf Trail Elevations

5. Christopher & Lorissa Naugle

Location: 5024 Rockhaven Drive. North side of Rockhaven Drive, in the Spaulding Lake subdivision.

Description: Existing residence on a 0.59-acre parcel in the Planned Unit Residential Development zone.

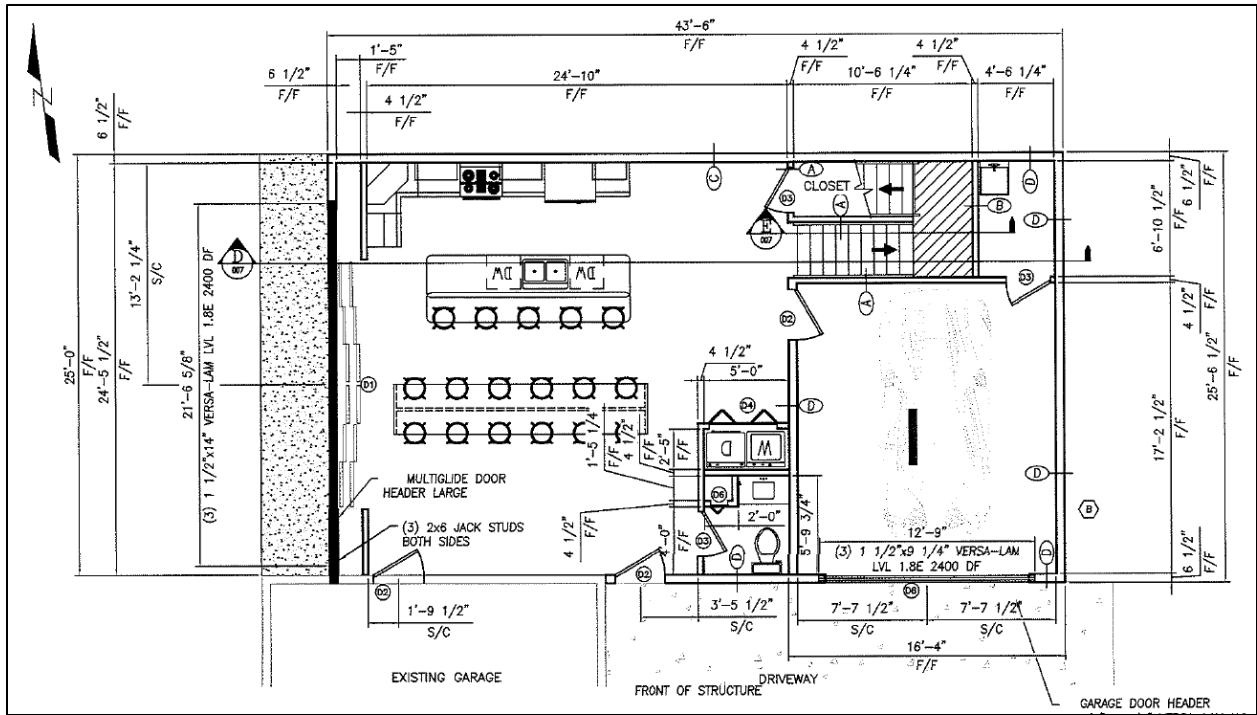
Proposal: The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence. The addition is proposed to create additional garage space, an in-law apartment, and backyard entertainment area.

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

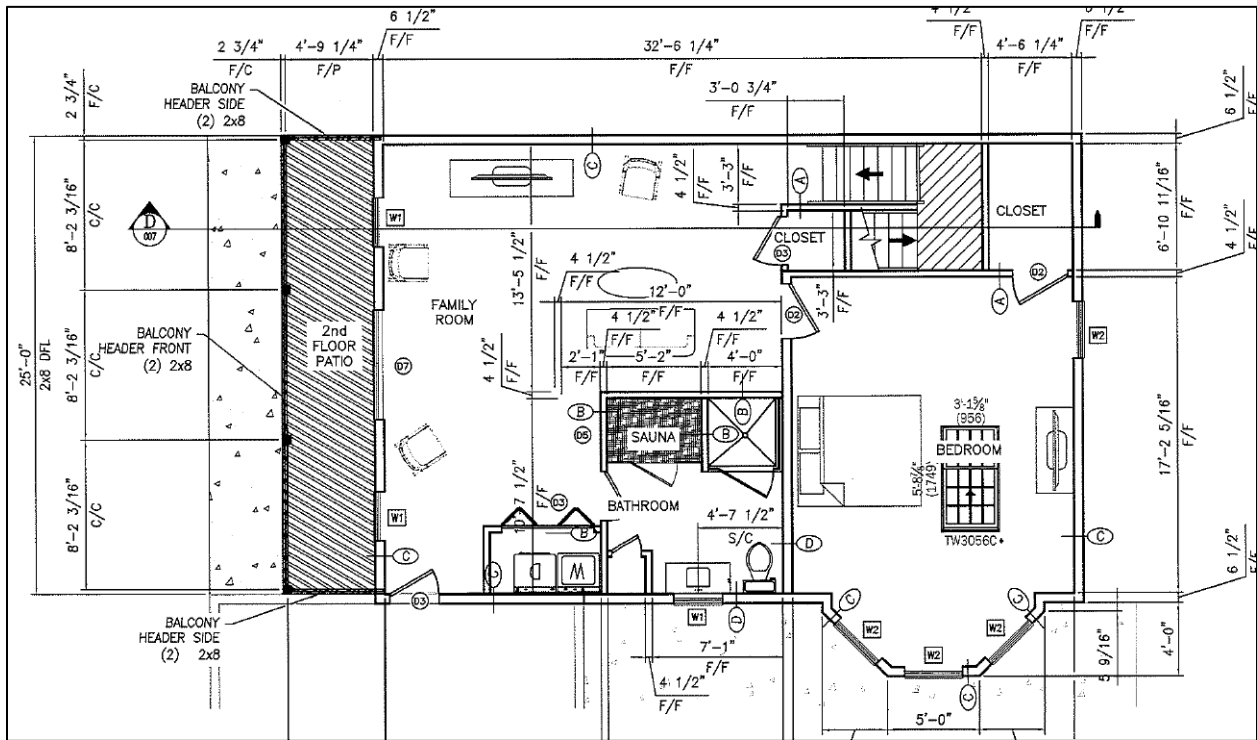
Note: The proposed secondary living unit addition is proposed to have a 5' side yard setback. Should the Town Board wish to consider this request, the applicant will be required to seek a variance from the Zoning Board of Appeals.



Naugle Secondary Living Unit Render



Naugle Secondary Living Unit First Floor floorplan



Naugle Secondary Living Unit Second Floor floorplan

Work Session Items: One

1. R&D Contracting Inc.

Location: SBL 70.15-3-19.11. South Side of Sheridan Hill Drive to the current terminus of Boncrest West.

Description: Existing vacant land of approximately 14-acres located in the Residential Single-Family zone.

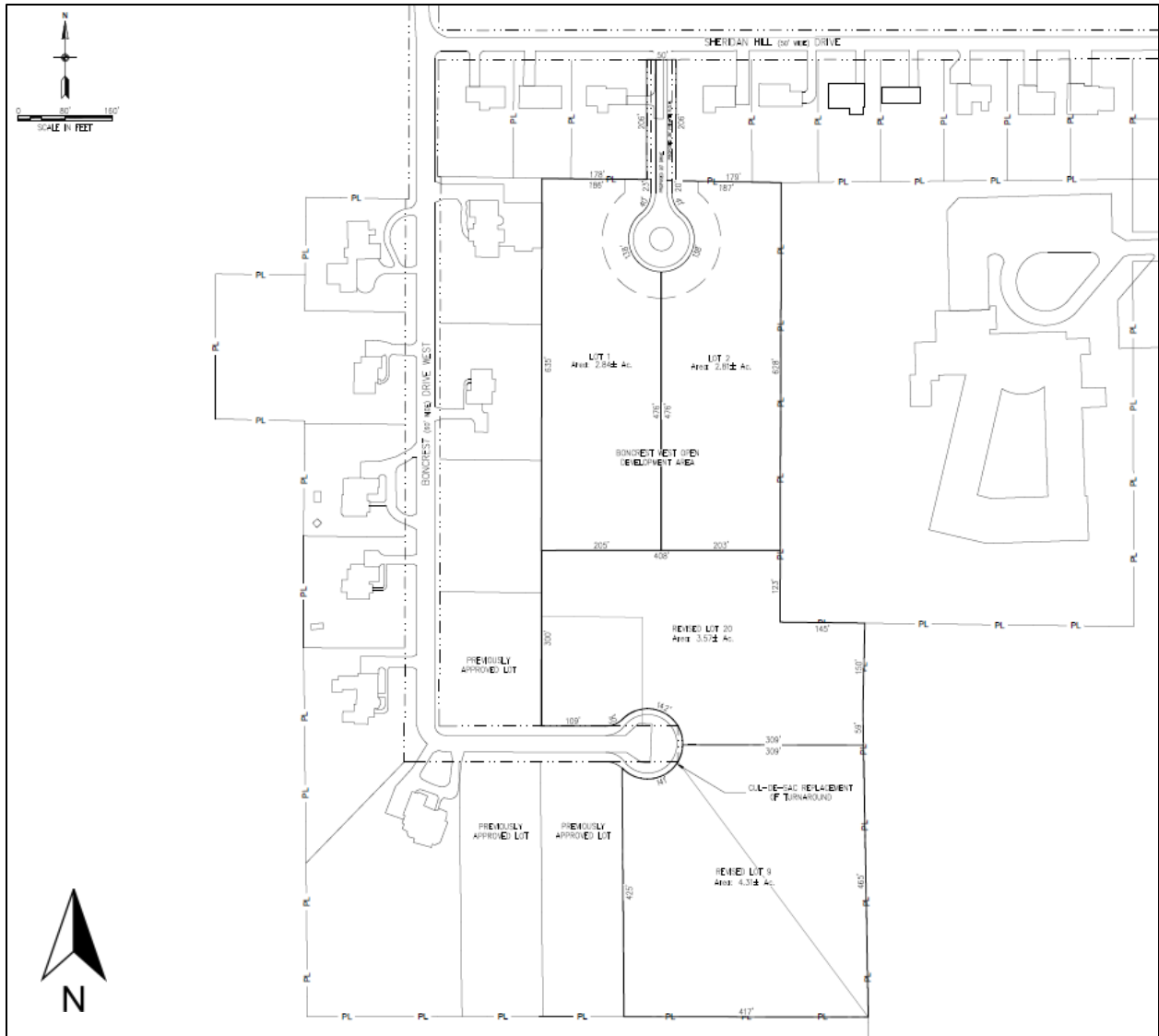
History: The Boncrest West subdivision extension was originally planned for 24 residential sublots, with a u-shaped public road configuration to Sheridan Hill Drive. The westerly portion of the u-shaped road was constructed, and a total of 14 sublots were approved. The eastern portion of the u-shaped road was never constructed, and 10 of the planned sublots were never approved.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed 2-lot residential Open Development Area on approximately 6.11-acres, with a single private drive access to Sheridan Hill Drive. The 2-lot proposal encompasses an area previously planned for 8 sublots.

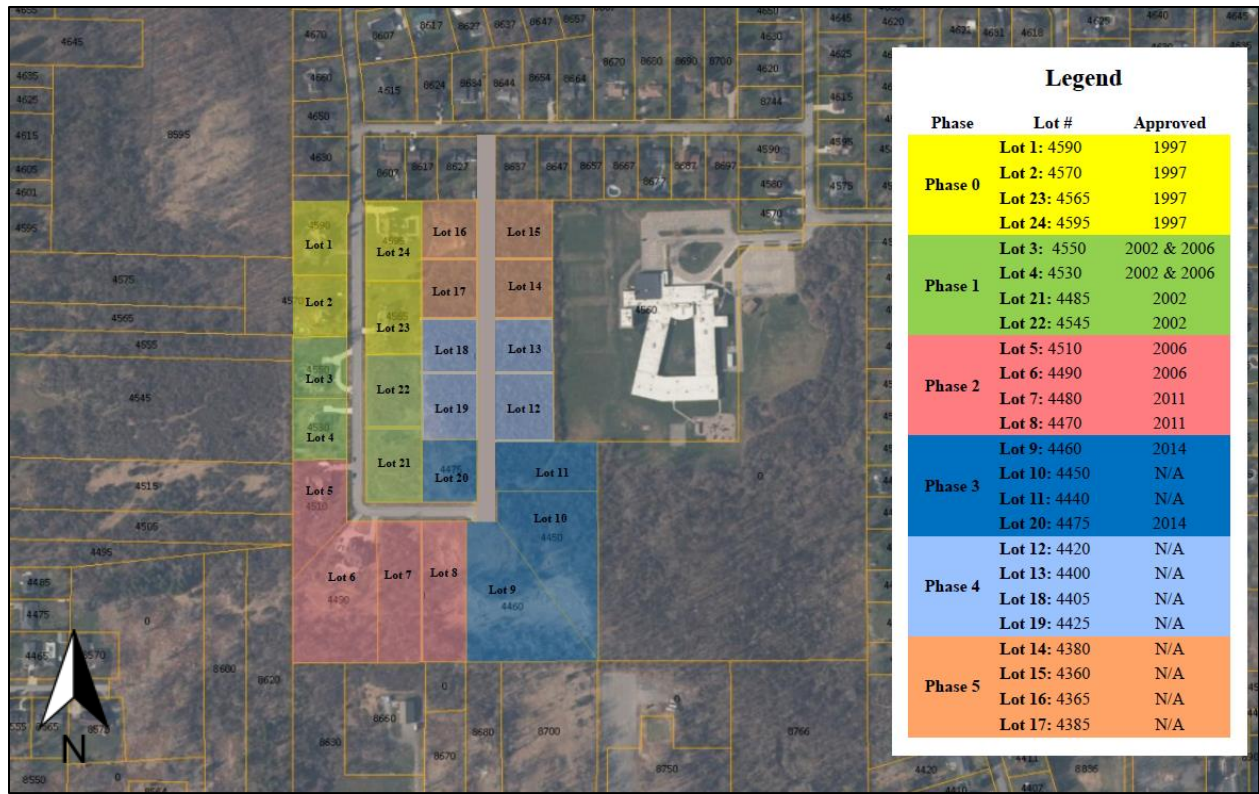
Finally, the existing public t-stub terminus of Boncrest West is proposed to be converted into a code compliant cul-de-sac circle, with lot line revisions allowing for 2 residential sublots, encompassing an area previously proposed to contain 4 residential sublots, 2 of which were approved.

If approved, this would result in the area containing 16 residential sublots, down from the original 24 planned, and 14 approved.

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



R&D Contracting Concept Plan



Boncrest West Extension Historical Plan