

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 4, 2024

Re: October 9, 2024 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the October 9, 2024 Town Board Agenda:

Public Hearings: None

Formal Agenda Items: Two

1. Annual Community Development Block Grant Program

Proposal: Consider potential funding needs for the Federal Community Development Block Grant request. Based on comments received, the Town has currently identified the following project for consideration:

1. Rural Transit Services, Inc.

Reason for Town Board Action: The Town Board has authority to set and hold a public hearing.

2. Shaun Pierce

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

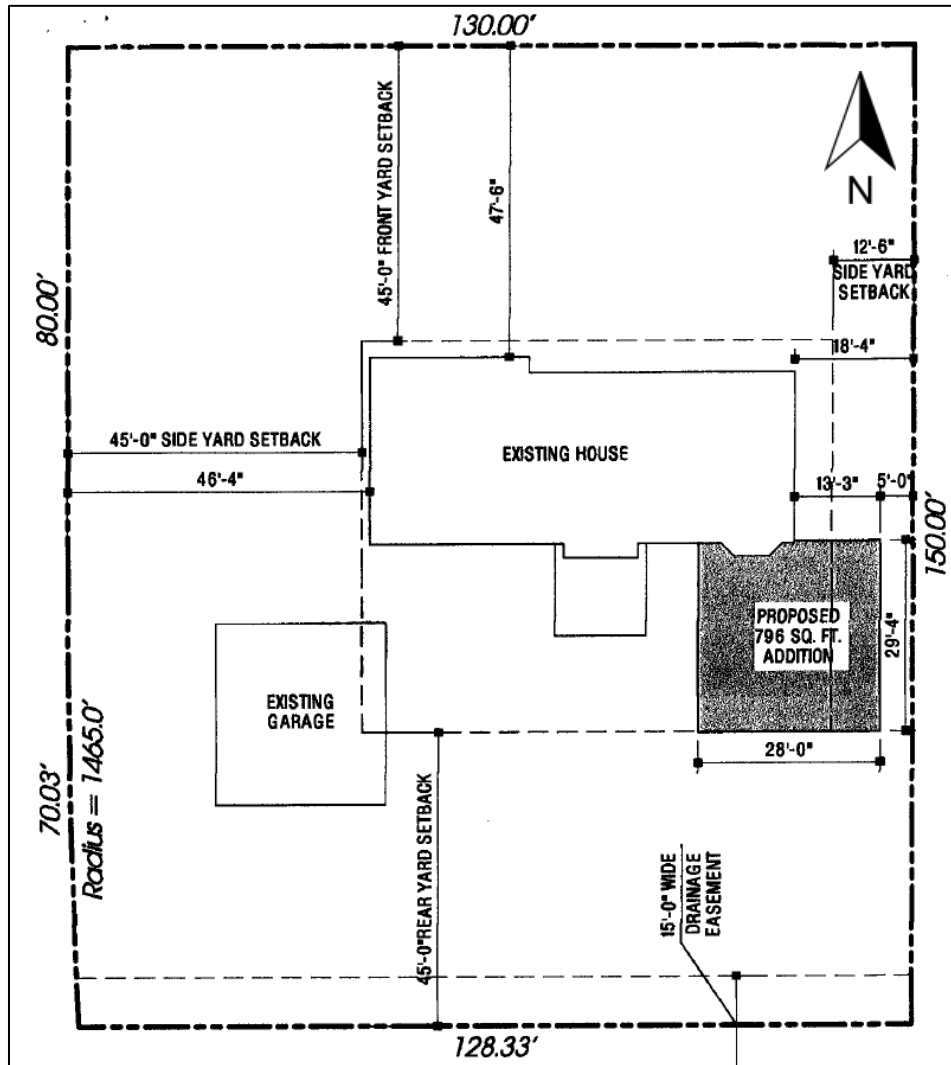
Description: Existing residence on a 0.44-acre parcel in the Residential Single-Family zone.

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.

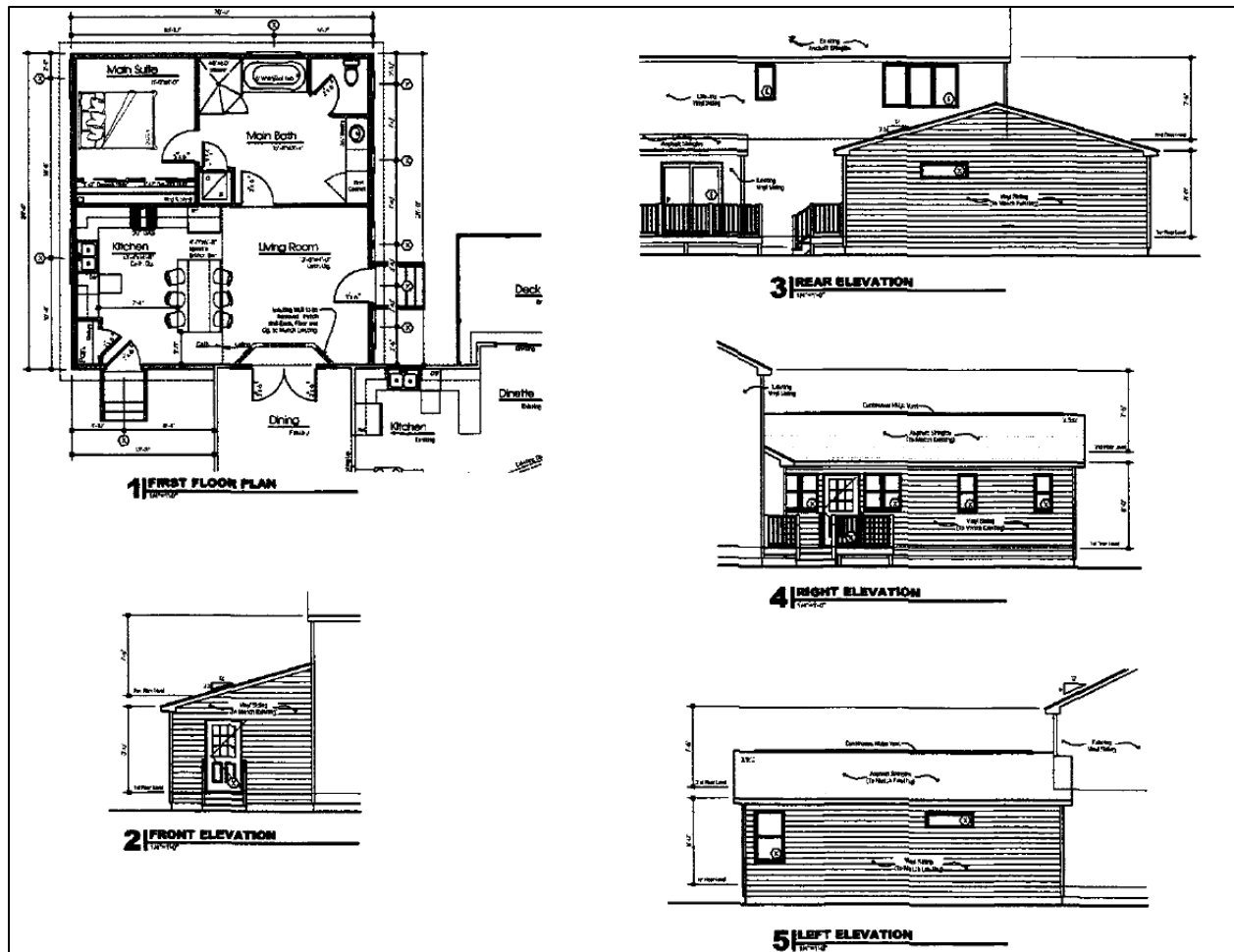
Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.

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

Work Session Items: Four

1. 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 7,000 sqft of commercial space and 24 22 apartments, as follows:

- One 3-story mixed-use building fronting Sheridan Drive containing 5,250 7,000 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.



Edge Development Mixed-Use Building Concept Render

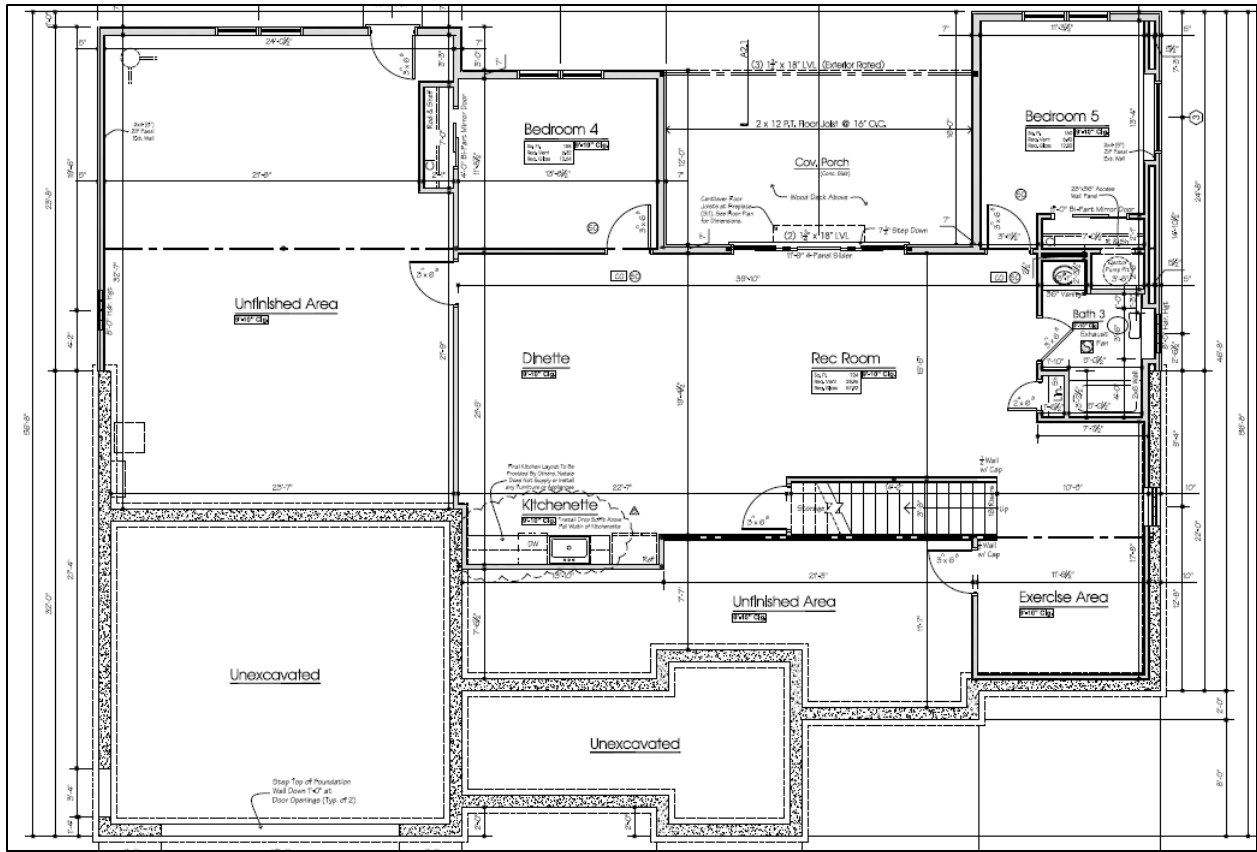
2. Natale Builders

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

3. Christopher & Lorissa Naugle

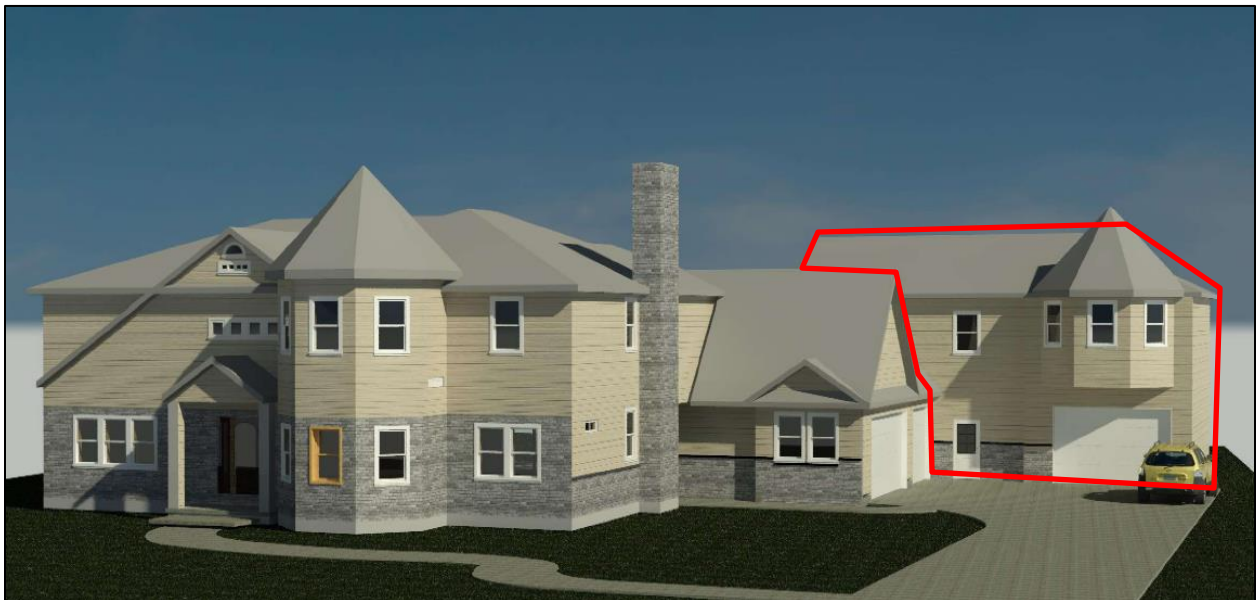
Location: 5024 Rockhaven Drive. North side of Rockhaven Drive, in the Spaulding Lake subdivision.

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. Alternatively, the Town Board has the authority to consider this request after setting and holding a Public Hearing.

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

4. 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. During this Work Session, the Planning Office will present relevant portions of Local Law and past local precedent for consideration of the Town Board.

Reason for Board Action: The Town Board has authority to act on this request at the upcoming formal meeting of October 23rd, 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