

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: November 15, 2024

Re: November 20, 2024 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the November 20, 2024 Town Board Agenda:

Public Hearings: One

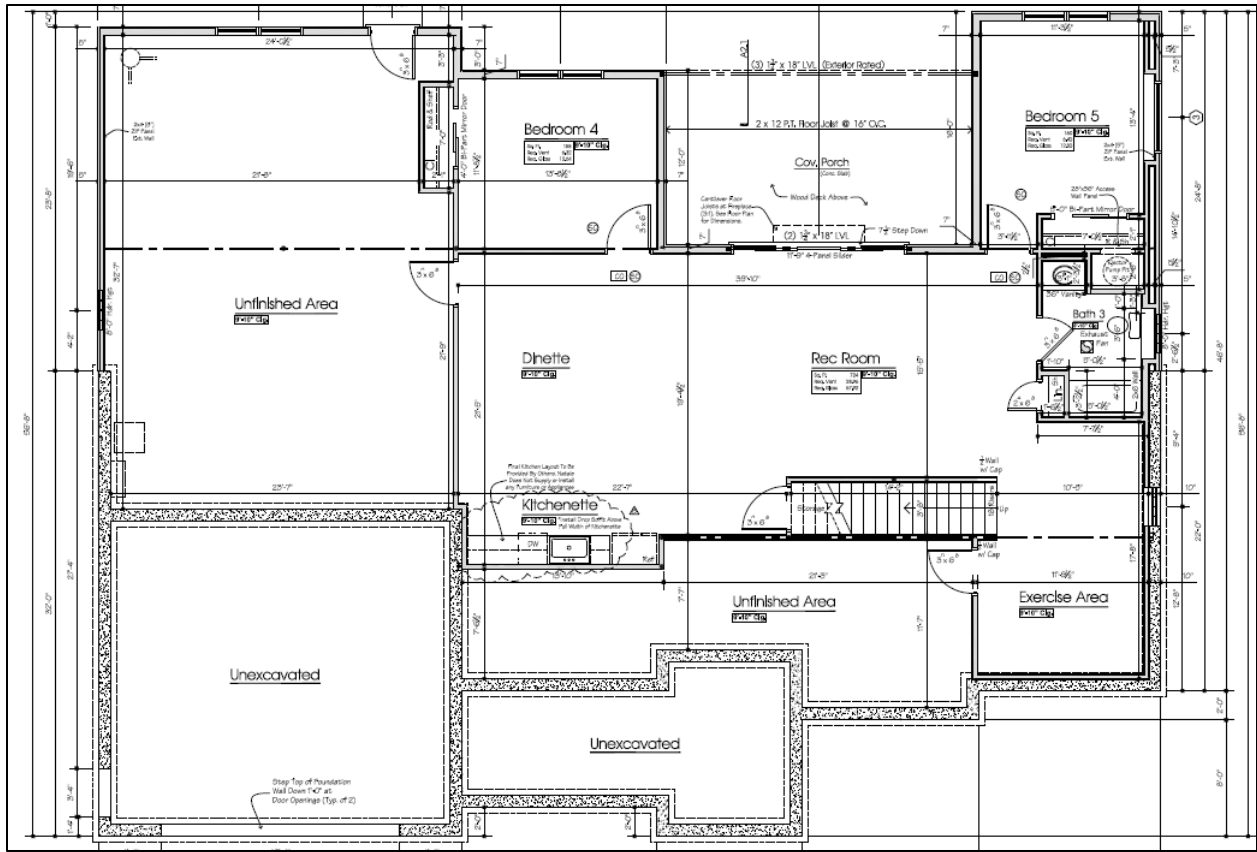
1. Natale Builders

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 holding a Public Hearing.



9800 Longleaf Trail Basement Floorplan



9800 Longleaf Trail Elevations

Formal Agenda Items: One

1. 5445 Transit Road, LLC.

Location: 5445 Transit Road. East side of Transit Road, south of Roll Road.

Description: Existing 13.7-acre property located in the Major Arterial and Residential Single-Family zones, containing an existing commercial plaza and associated facilities.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed expansion and redevelopment of an existing commercial plaza into a mixed-use project containing multiple-family housing.

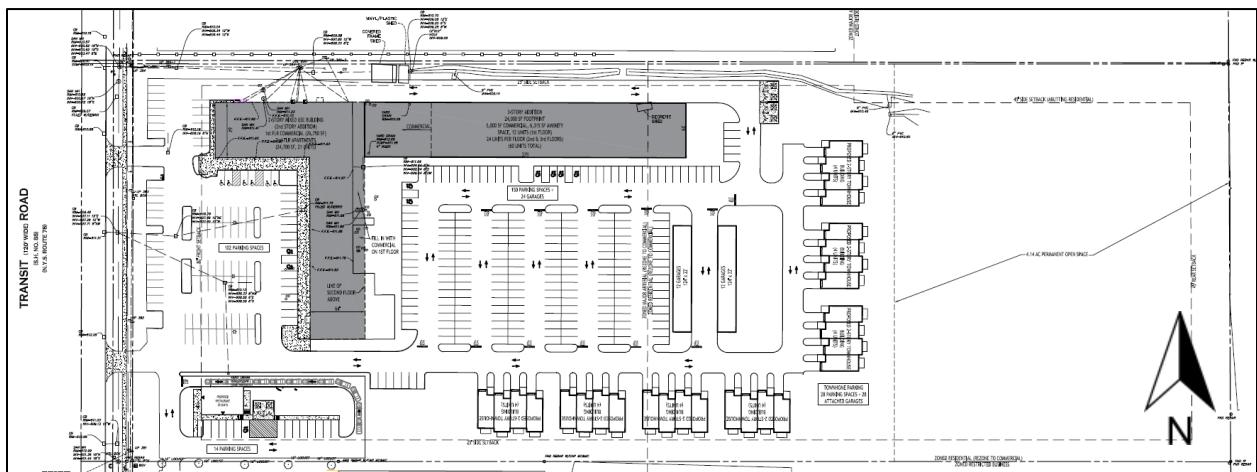
If approved, the project would result in a total of approximately 40,000 sqft commercial space, 26,750 sqft of which currently exists. 81 multiple family housing units are proposed throughout the site, with 53 of the units within the mixed-use building to the front of the site, and the remaining 28 units within seven townhouse buildings at the middle of the site. The rear of the site is proposed to remain natural, with approximately 4-acres preserved as permanent open space.

The rear addition of the mixed-use building is proposed to contain 3-stories, and the proposed standalone restaurant on the southwest corner of the site contains a drive-through lane.

Finally, the applicant is requesting that the property be rezoned to Commercial to accommodate this project.

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

Note: A variance will be required by the Zoning Board of Appeals to consider the third story of the mixed-use building.



5445 Transit Road Concept Plan



5445 Transit Road Mixed-Use Building Concept Render

Work Session Items: Three

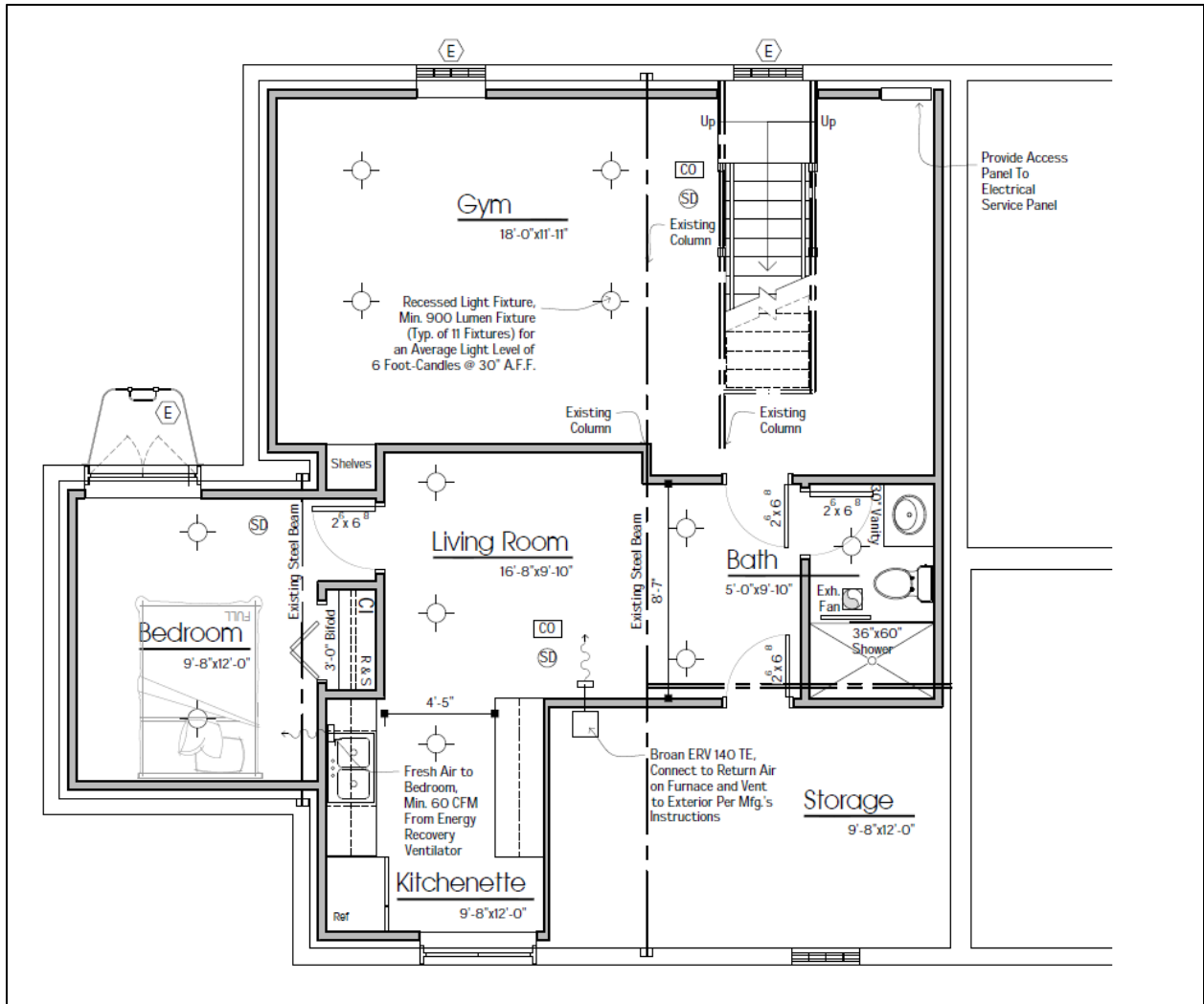
1. Kevin & Sara Cook

Location: 8969 Willyoungs Overlook. Southwest corner of Willyoungs Overlook and Harolds Harvest, in the Northwoods subdivision.

Description: Existing 0.33-acre parcel in the Residential Single-Family zone, containing a single-family residence.

Proposal: The applicant is requesting a Special Exemption Use Permit for the construction of a secondary living unit within the existing home's basement. No exterior addition to the home is proposed, and the secondary living unit is planned to be utilized by the applicant's parents.

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



8969 Willyoungs Overlook Basement Floorplan

2. Capretto Management LLC.

Location: James Ryan Parkway, SBL 44.00-1-55, proposed subplot 8. East side of James Ryan Parkway, south of County Road.

Description: Proposed subplot 8 is currently vacant and will contain 1.94-acres within the previously approved Cimato Industrial Business Park, in the Industrial Business Park zone.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed warehouse for personal use. The warehouse is proposed to be approximately 5,100 sqft, and feature a variety of composite and metal materials selected for durability and design. A single access is proposed to James Ryan Parkway.

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

Note: Building material samples are available for viewing in the Planning Office.



Capretto Personal Use Warehouse Render

3. Leonard Deni

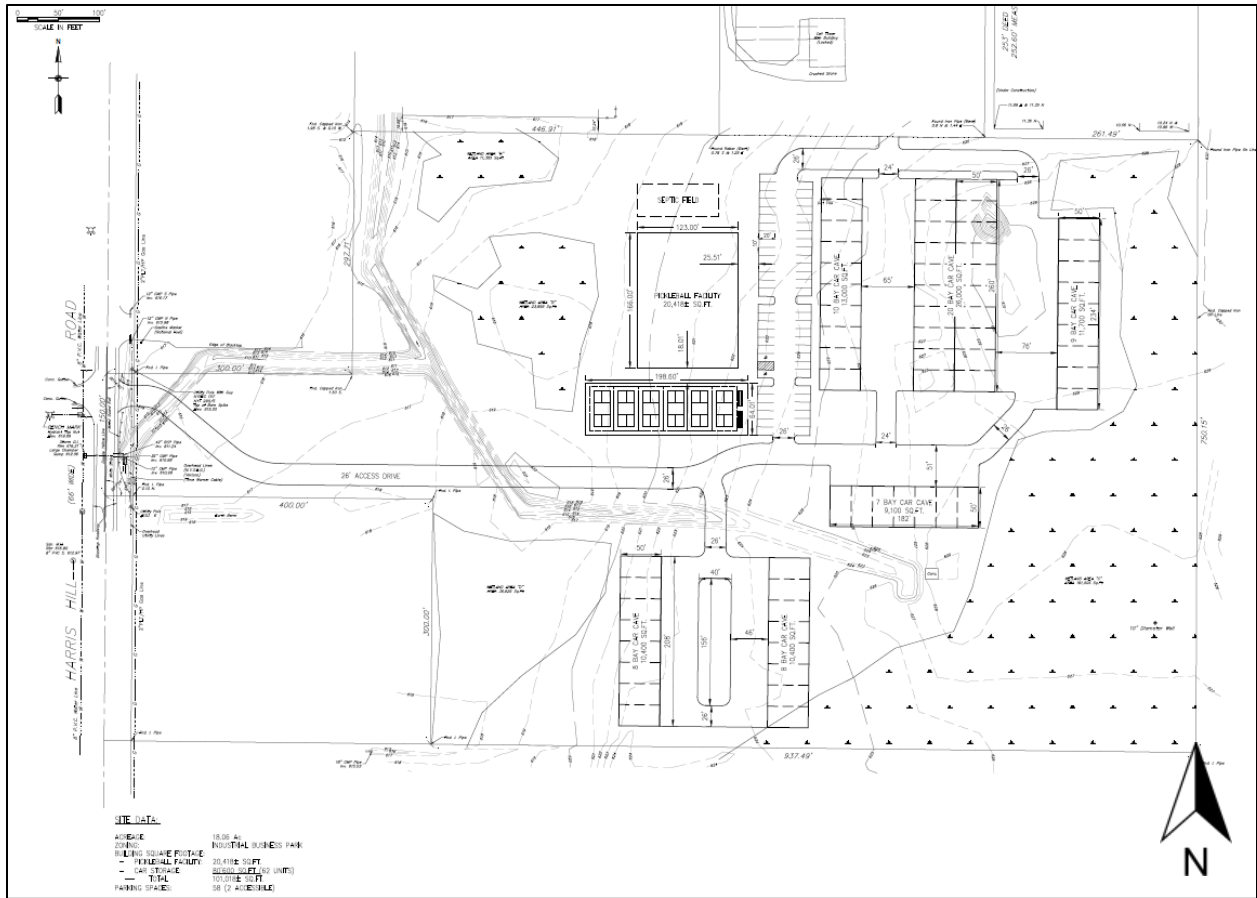
Location: Harris Hill Road, SBL 57.11-3-5.2. East side of Harris Hill Road, south of Roll Road.

Description: Existing 18-acre vacant parcel in the Industrial Business Park zone.

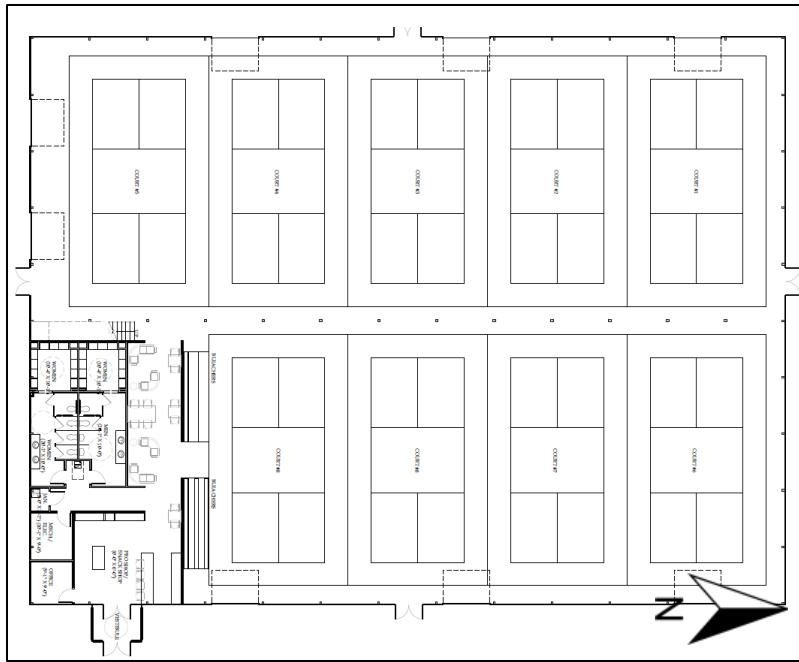
Proposal: The applicant is requesting preliminary Conceptual review of a proposed automotive self-storage and sport courts facility, with single access to Harris Hill Road, and the ability for cross access to 8575 Roll Road. The project is proposed to comprise of the following:

- Automotive Self Storage: Six “car cave” buildings, for up to 62 storage bays, each with the ability to contain garage area, studio space with kitchenette and bathroom, and upper mezzanine level.
- Sport Courts Facility: One approximately 20,500 sqft building, containing nine pickleball courts and associated amenities, together with six outdoor pickleball courts.

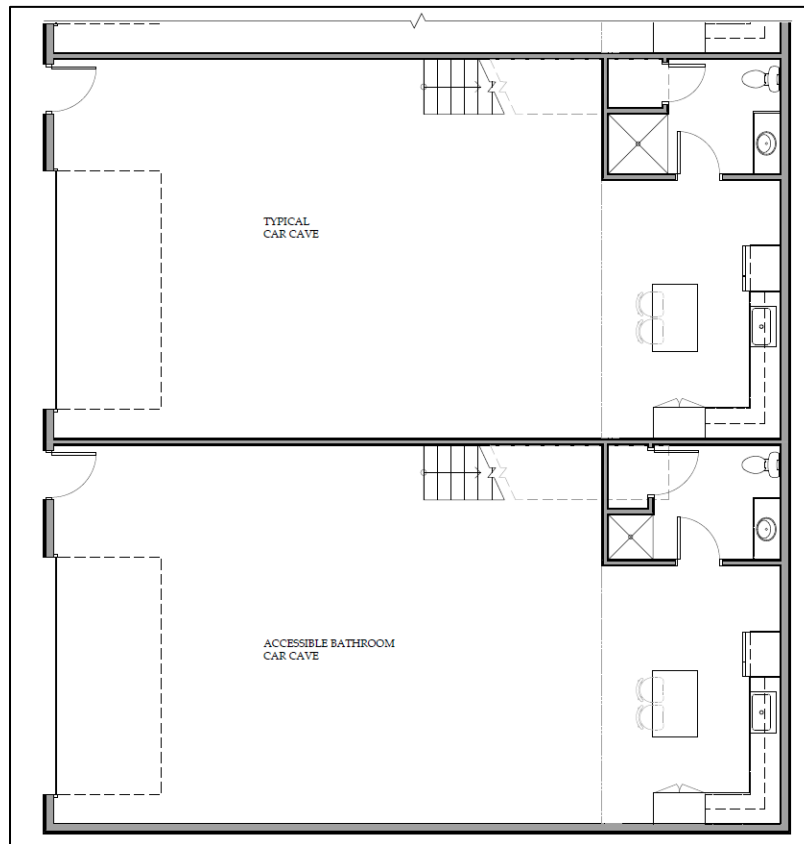
Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.



Deni Automotive Self Storage and Sports Facility Concept Plan



Deni Pickleball Facility Concept Floorplan



Deni Car Cave Typical Concept 1st level Floorplans