

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: January 17, 2025

Re: January 22, 2025 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the January 22, 2025 Town Board Agenda:

Public Hearings: Two

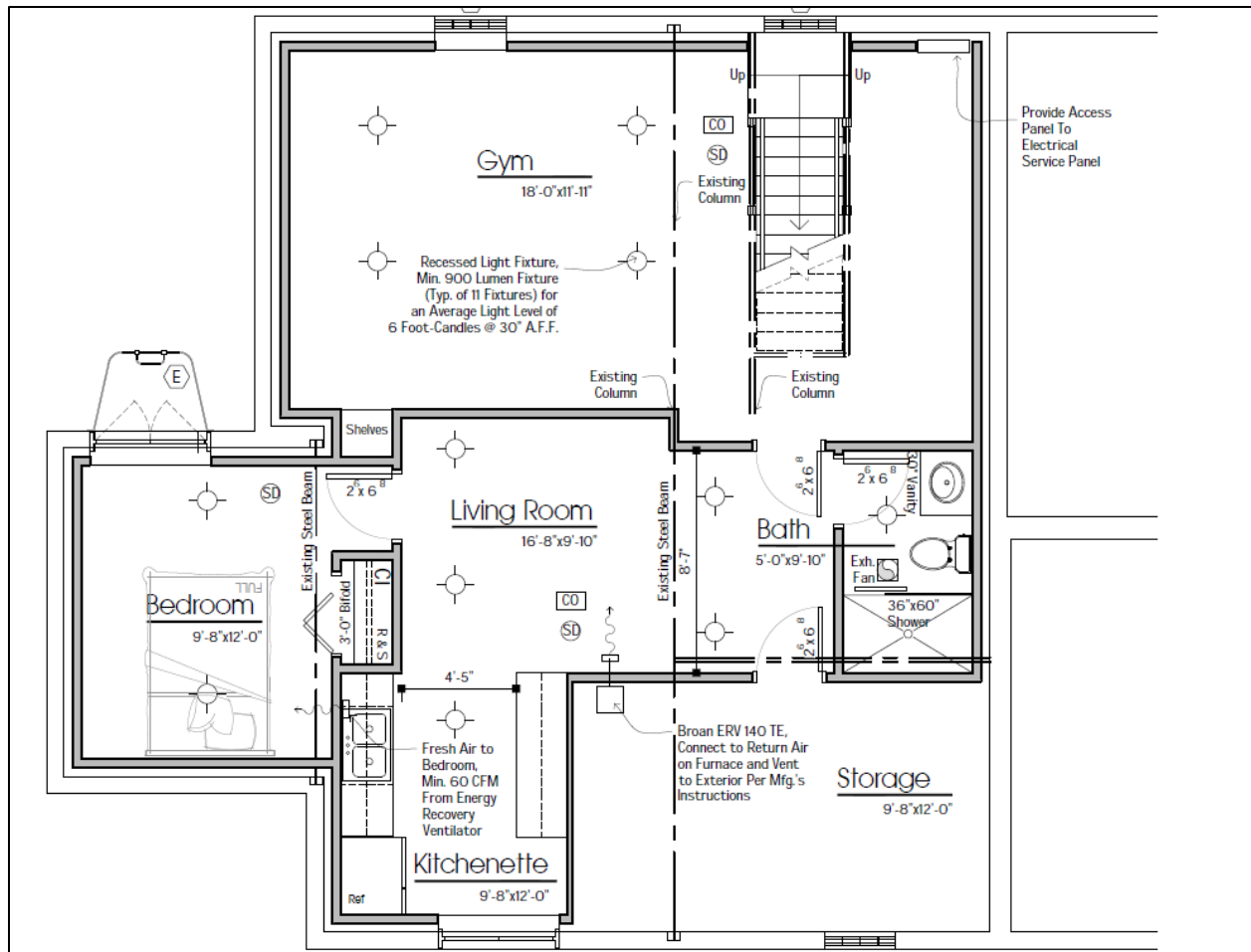
1. Kevin & Sara Cook

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 holding a Public Hearing.



8969 Willoughys Overlook Basement Floorplan

2. Our Lady of Peace Church

Location: 10946-10984 Main Street. Northwest corner of Main Street & Davison Road.

Description: Existing 18.8-acre parcel in the Hollow Traditional Neighborhood District containing a church campus featuring numerous buildings and facilities.

Proposal: The applicant is requesting Local Historic Landmark designation of the property. After a thorough review by the Clarence Historic Preservation Commission, they have recommended designation. The property features the original Our Lady of Peace church, built in 1922, and still used today for meetings and early voting. Additionally, The Commission found that the church campus possesses unique historic value as part of the cultural and social history of the Town.

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



Our Lady of Peace Church Campus Map



Our Lady of Peace Uriel Hall



Our Lady of Peace Church

Formal Agenda Items: Two

1. DB Tower Solutions, LLC.

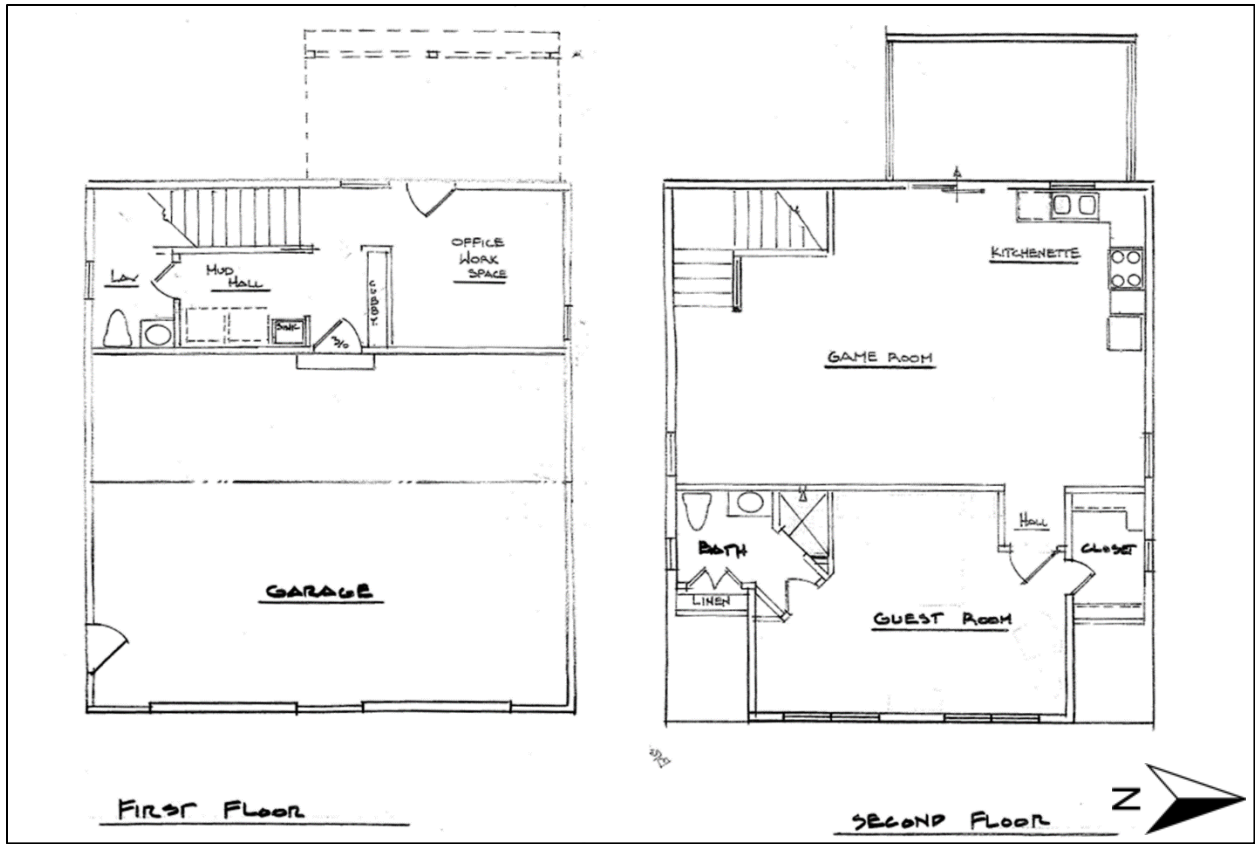
Location: 7360 Goodrich Road. West side of Goodrich Road, north of Lapp Road.

Description: Existing 10.5-acre parcel in the Agricultural-Rural Residential zone, containing a residence and multiple detached accessory structures.

Proposal: The applicant is requesting a Special Exemption Use Permit for the construction of a secondary living unit within an existing detached accessory structure (garage). The existing garage is proposed to contain a bathroom, work space, and the garage on the first floor, and a game room, a kitchenette, a guest room, and bathroom on the second floor.

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

Note: There is currently an active short-term residential rental permit on file for the principal residence on the property.



DB Towers Solutions – Proposed Garage Floor Plan



DB Towers Solutions – Street View

2. Benderson Development Company, LLC.

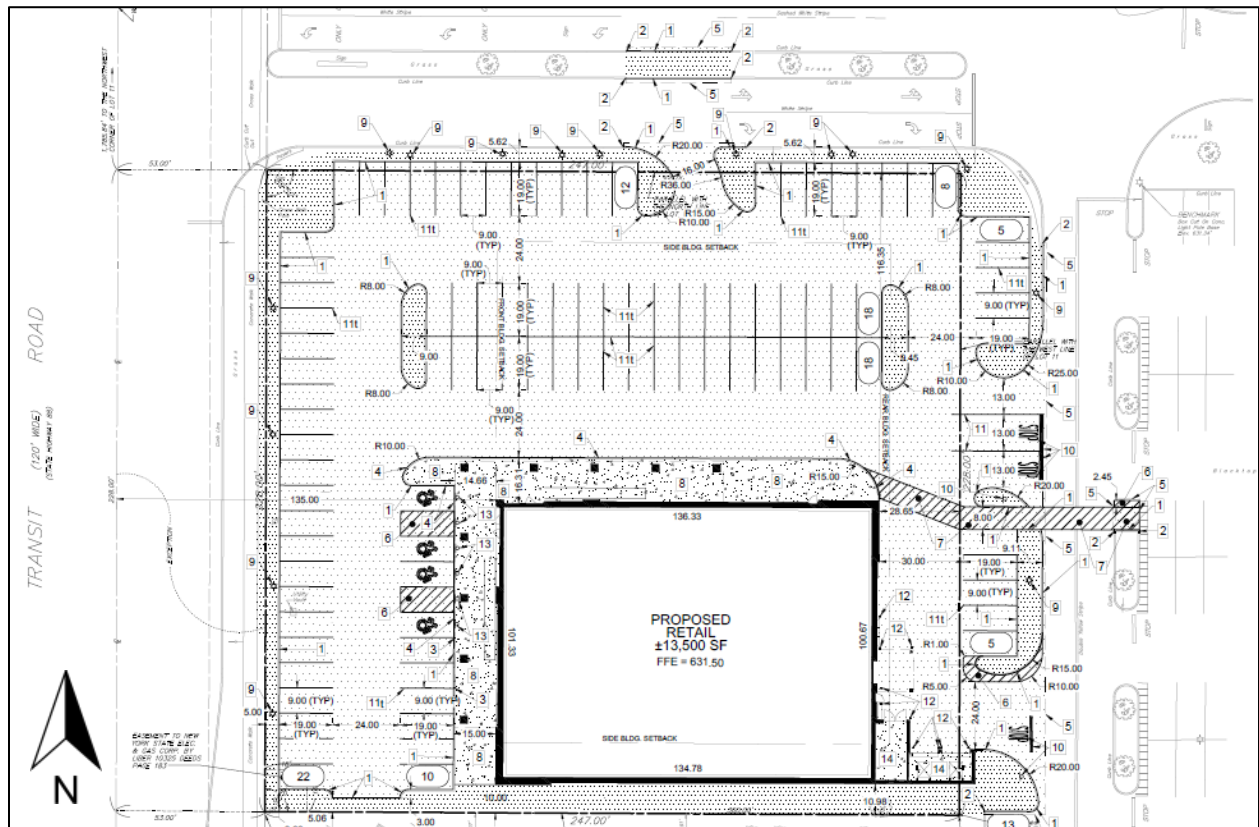
Location: 5017 Transit Road. East side of Transit Road, north of Sheridan Drive.

Description/History: Existing 1.3-acre parcel located in the Major Arterial zone, containing an existing commercial structure and associated parking. The structure formerly contained an Applebee's Restaurant. In 2022, the site was proposed to contain a quick service restaurant and drive-through facility, which was ultimately never approved due to unsolved traffic pattern / flow issues.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed 13,500 sqft retail grocery store with associated facilities. Three (3) access points are proposed for the site, all of which would be through the existing Eastgate Plaza. The building would feature a variety of materials including brick, stone, and hardiboard siding.

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

Note: The proposed retail building is proposed to have a 10' 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.



5017 Transit Road Concept Plan



5017 Transit Road Concept Elevations

Work Session Items: Four

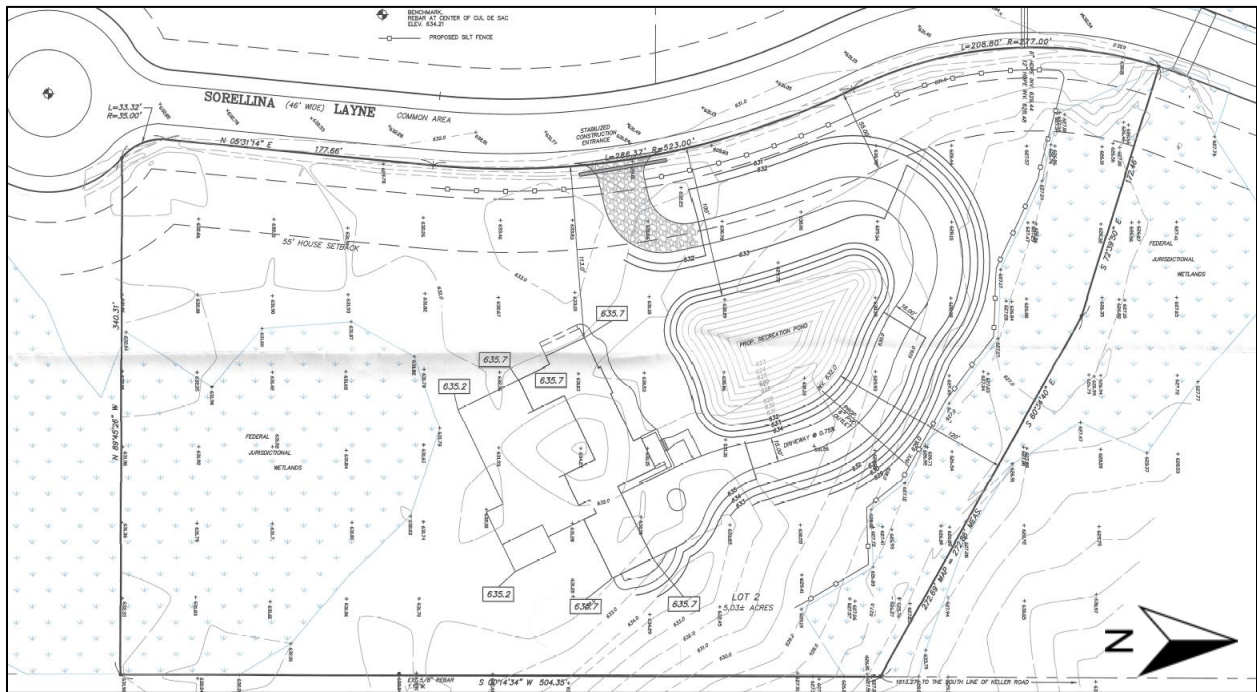
1. R.E. McNamara Inc.

Location: 6175 Sorellina Layne. East side of Sorellina Layne, south of Keller Road.

Description: Existing 5-acre residential building lot in a previously approved Open Development Area with private drive, in the Agricultural-Rural Residential zone.

Proposal: The applicant is requesting approval to construct a pond of approximately 0.5-acres for recreational purposes, adjacent to a planned residential home.

Reason for Board Action: The Town Board has the authority to consider this request after Engineering review and approval.



6175 Sorellina Layne Pond Grading Plan

2. Custom Controllerzz

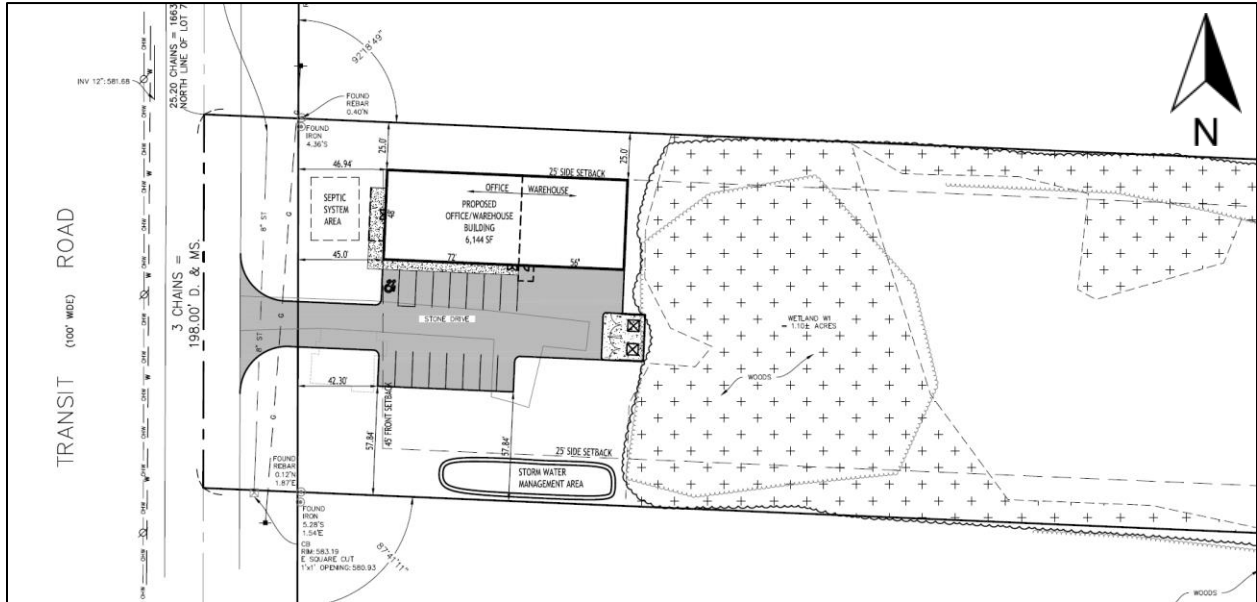
Location: 8003 Transit Road. East side of Transit Road, north of Wolcott Road.

Description: Existing 12-acre vacant parcel located in the Restricted Business zone and Agricultural Floodzone.

Proposal: The applicant is requesting preliminary Conceptual Review of a proposed office / warehouse facility wholly located in the Restricted Business zone. The proposed structure is

approximately 6,144 sqft, with 3,456 sqft planned for office and assembly, and 2,688 sqft planned for warehousing of merchandise.

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



8003 Transit Road Concept Plan



8003 Transit Road Concept Render

3. Kelkenberg Homes

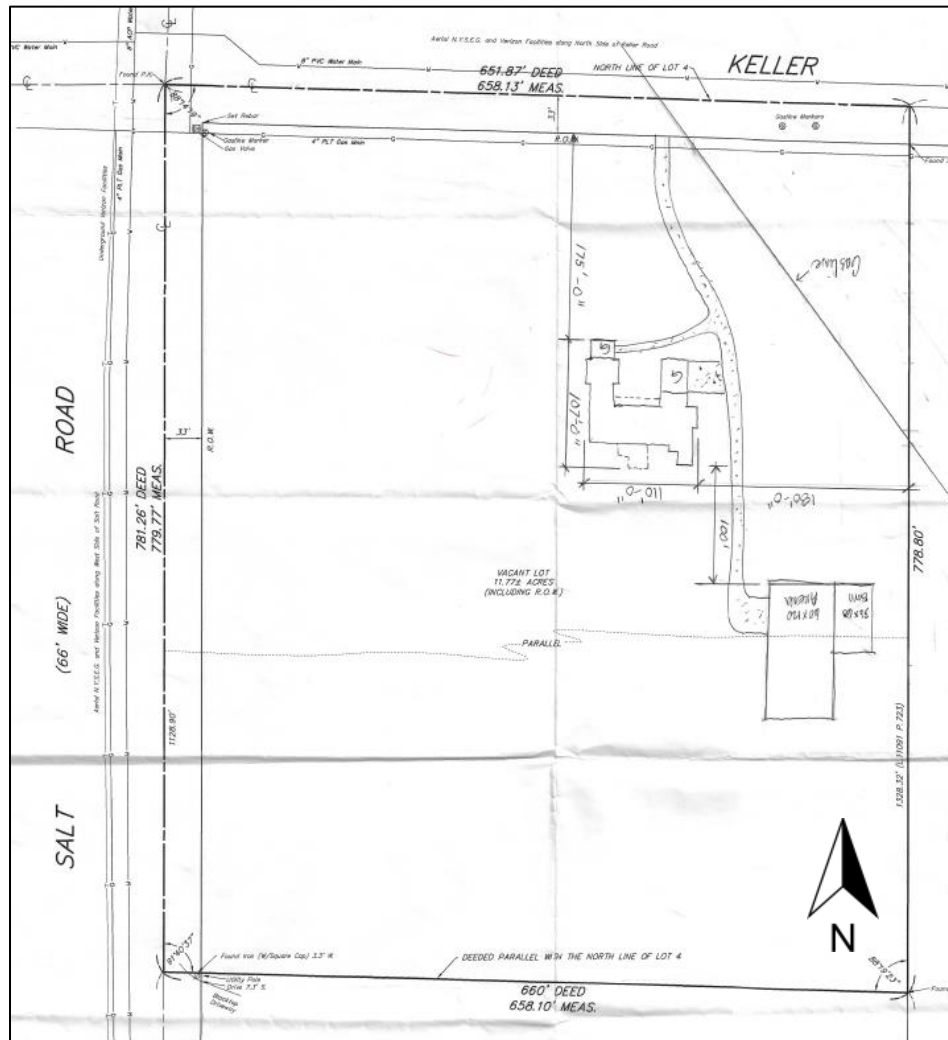
Location: Southeast corner of Keller Road and Salt Road, SBL 45.00-2-51.13.

Description: Existing 10.7-acre vacant parcel located in the Agricultural-Rural Residential zone.

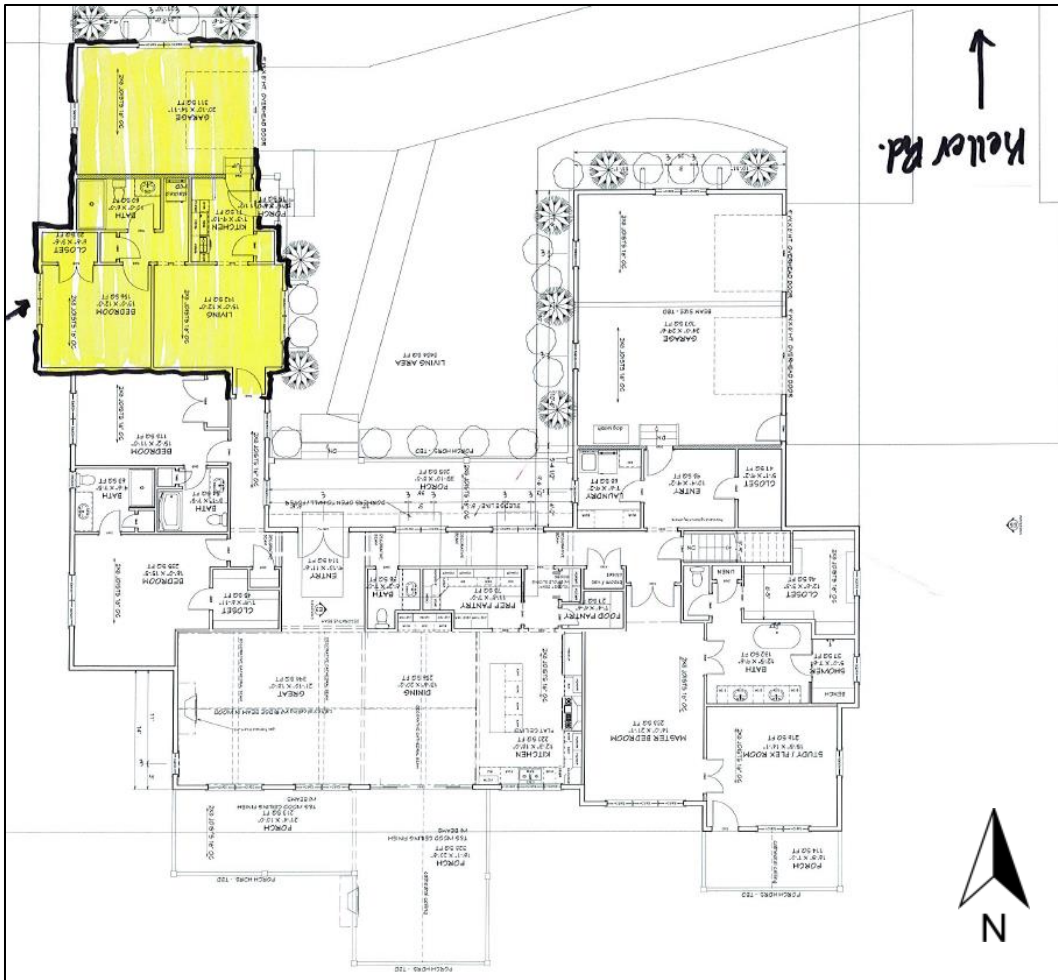
Proposal: The applicant, on behalf of Robert Fenstermaker, is requesting a Special Exemption Use Permit for an attached secondary living unit as part of a new residence construction with access to Keller Road.

The secondary living unit is proposed to contain approximately 700 sqft of living space, and 311 sqft attached garage space, all used by an elder parent.

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



Keller and Salt Home Concept Foundation Plan



Keller and Salt Home Concept Floorplan



Keller and Salt Home Concept Render

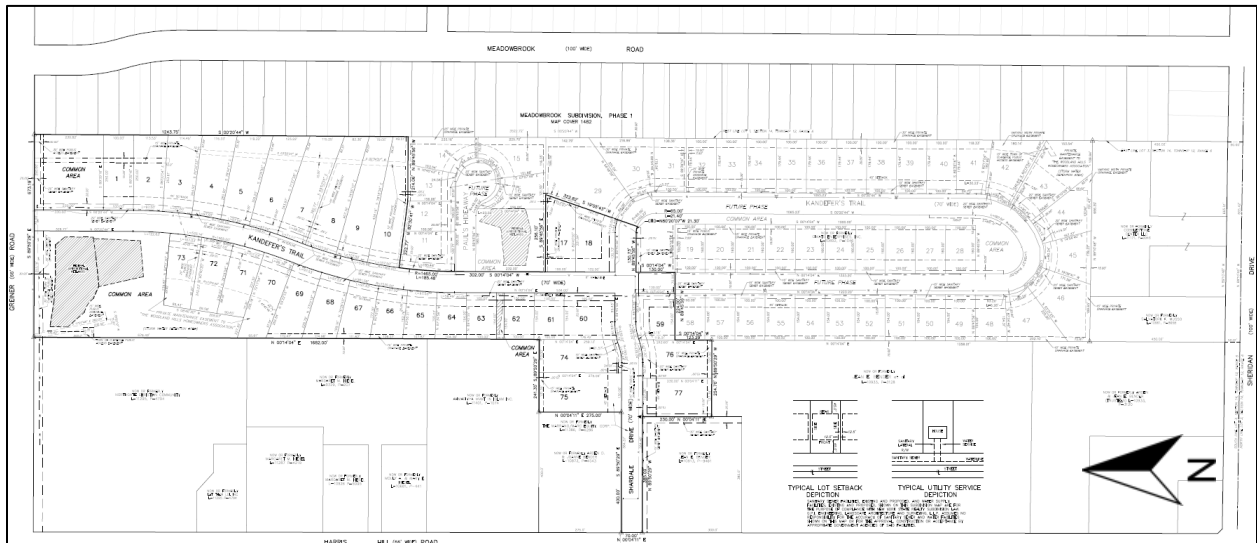
4. Woodland Hills

Location: SBL 70.11-4-3.111. South side of Greiner Road, east side of Harris Hill Road.

Description: Previously approved 77-lot major subdivision in the Residential Single-Family zone on approximately 58-acres.

Proposal: The applicant is requesting final plat Approval of phase 1, consisting of 31 residential sublots, and the road dedication of approximately 2,200 linear feet of Kandever's Trail and 1,040 linear feet of Shardale Drive.

Reason for Board Action: Per the Zoning Law, the Town Board has final approval authority to approve a Final Plat. The Engineering Department is in the process of ensuring that the applicant has met the technical and Town requirements necessary to consider this action.



Woodland Hills – Phase 1 Final Plat