



Town Board Agenda Review



To: Town Board Members

From: Jonathan Bleuer – Director of Community Development
Andrew Schaefer – Senior Planner

cc: Town Attorney / Clerk / Engineering / Building / Highway Departments
Planning Board

Date: May 22, 2026

Re: May 27, 2026 Town Board Meeting – Land Use Items

Public Hearings: None

Formal Agenda Items: Six

1. Lemon Auto Detailing

Location: 8145 Sheridan Drive. South side of Sheridan Drive, west of Helenwood Drive.

Description: Existing properties in the Restricted Business and Commercial zones, containing several principal and accessory structures, together with the primary businesses, Buck & Doe and Lemon Auto Detailing.

Proposal: The applicant requests renewal of an existing Temporary Conditional Permit (TCP) for automotive detailing and sales in the Restricted Business zone.

History: In April of this year, the Town Board held a Public Hearing to consider renewals of TCP’s, including Lemon Auto Detailing. At that time, the applicant was issued a 3-month extension, with a requirement that the applicant meet with the Planning Board Executive Committee (PBX) to consider mitigation measures. A directive was then given to the PBX to provide a recommendation back to the Town Board.

The PBX met with the applicant in May and provided the following recommendation; A 6’ tall wood privacy fence shall be installed from the front foundation line of the Lemon Auto building to the rear foundation line of the rearmost Rockledge Professional Park building, which is a distance of approximately 230’. It shall be the applicant’s discretion if the fence is to be placed on the east property line or set in from the property line, but vegetation is to be preserved to the greatest extent possible. Fence shall be installed within 3-months of Town Board renewal. Finally, no

vehicles shall be placed north, south, or east of the fence, and all vehicles shall be arranged in an orderly fashion within the lot area to the west of the fence.

Reason for Board Action: Town Board has the authority to consider this request.



Lemon Auto Detailing – Aerial Plan

2. 7 Brew

Location: 4301 Transit Road. East side of Transit Road, south of Main Street.

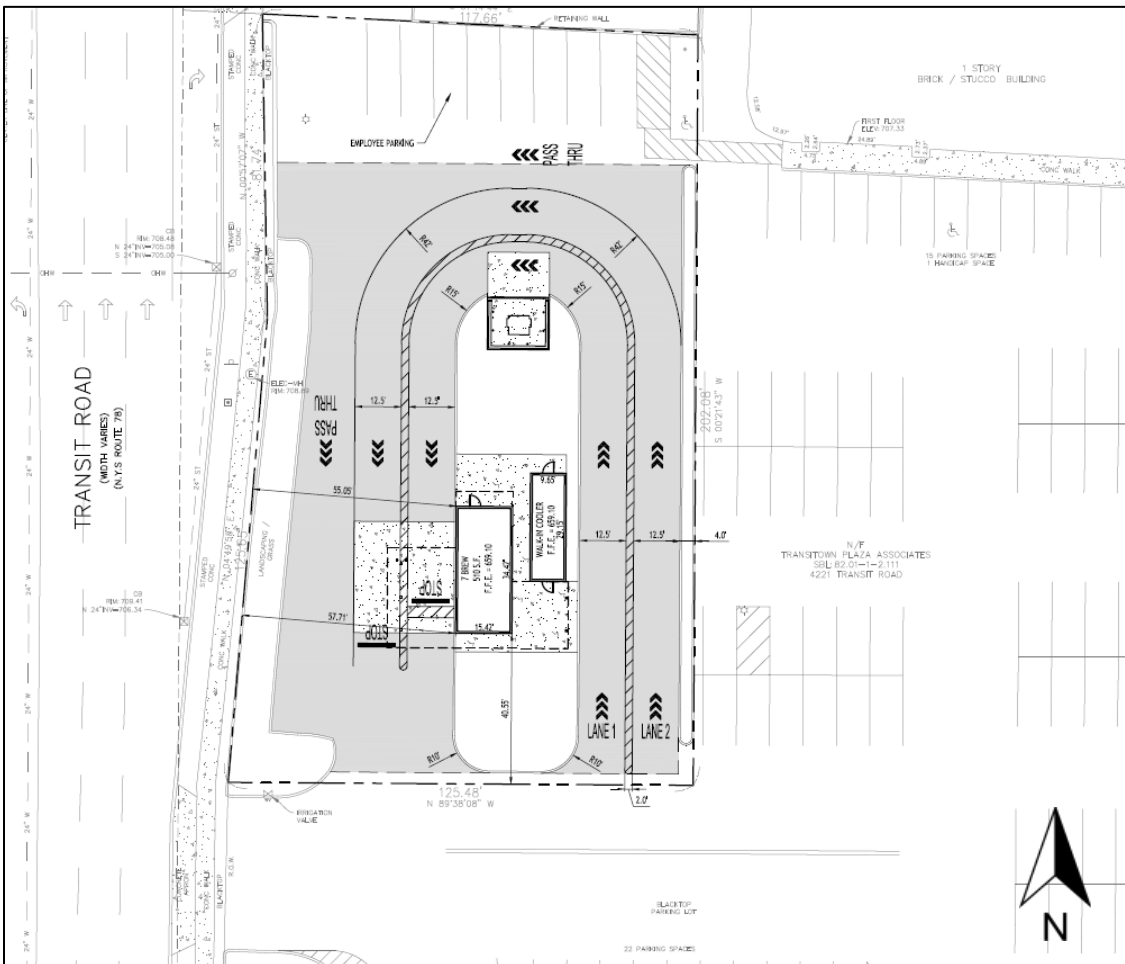
Description: Existing 23.5-acre parcel in the Major Arterial zone, containing the existing Transittown commercial plaza.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed drive-thru coffee stand. The project consists of an approximately 510 sqft building with a dual-lane drive-thru, adjacent 281 sqft cooler, and associated facilities.

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



7 Brew – Transit Road Elevation



7 Brew – Site Plan

3. Karthigan Thavanesan

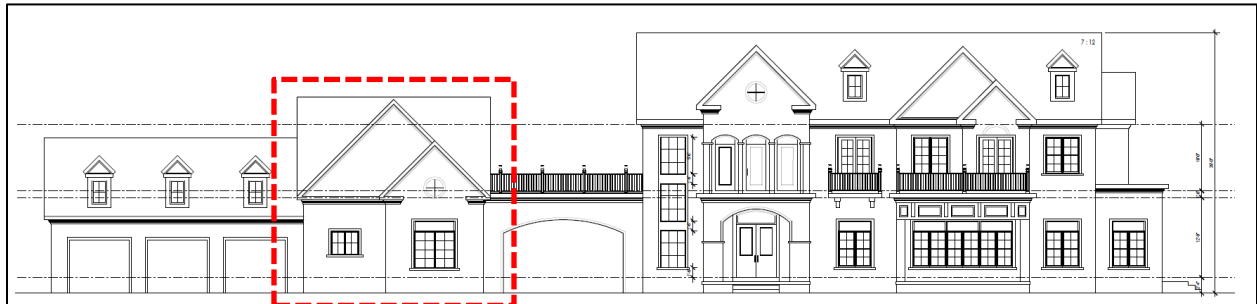
Location: 6571 Conner Road. East side of Conner Road, north of Stahley Road.

Description: Recently approved 4.61-acre vacant parcel split from 6591 Conner Road, in the Agricultural Rural Residential zone.

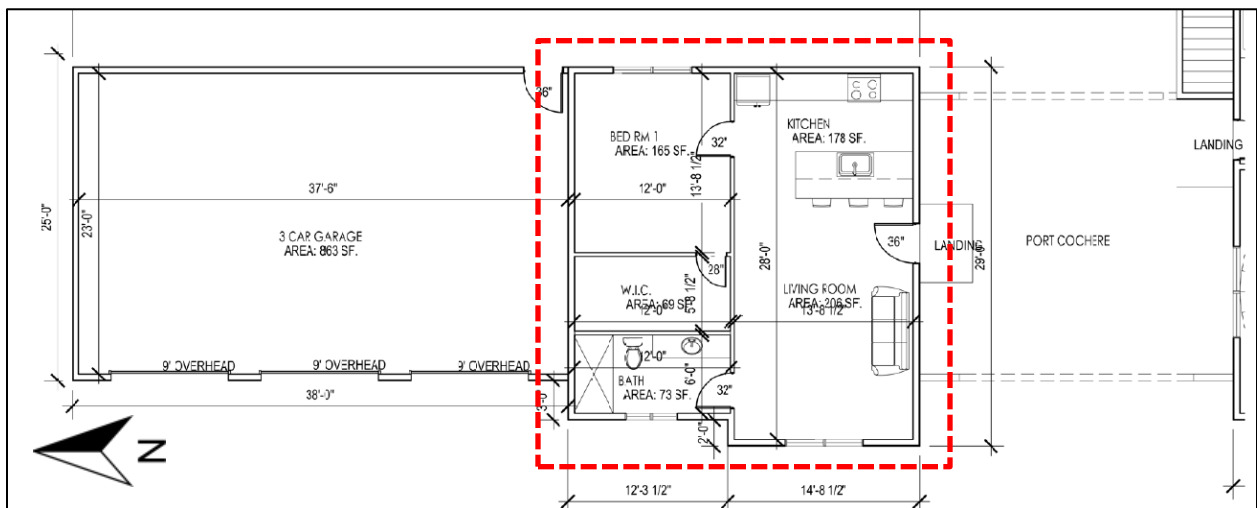
Proposal: The applicant requests a Public Hearing to consider a Special Exception Use Permit for an attached secondary living unit as part of new home construction. The secondary living unit is approximately 691 sqft and proposed to be connected to the primary residence via a port cochere. The application states that the in-law suite will be utilized by an elderly mother and father.

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

Note: The main residence is proposed to have a roof ridge height of 39', which will require a 4' variance from the Zoning Board of appeals.



6571 Conner Road – Front Elevation



6571 Conner Road – Secondary Living Unit and Primary Residence Garages Floorplan

4. John & Frances Melinda Nowak

Location: 4995 Bank Street. East side of Bank Street, north of Main Street.

Description: Existing 0.8-acre parcel containing an existing fire-damaged single-family residence and existing attached secondary living unit, located in the Residential Single-Family zone.

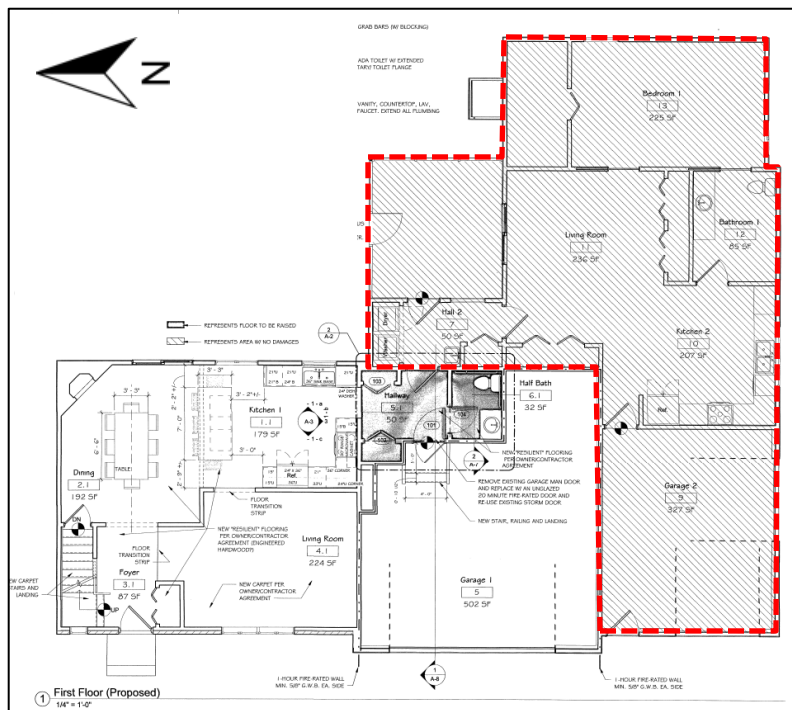
Proposal: The applicant requests a Public Hearing to consider a Special Exception Use Permit for the allowance of an existing attached secondary living unit within the existing residence.

History: The single-family home was originally constructed in 1976. The attached secondary living unit was constructed in 1994. Due to a house fire suffered in 2025, the applicants are working with the Building Department to gain permits for the reconstruction and rehabilitation, as required.

Upon review, it has been determined that the original 2004 addition floorplans and building permit description give no mention to a secondary living unit kitchen, which currently exists. With this information now known, the applicant is required to request and receive this approval prior to a Certificate of Occupancy being issued.

In an effort to allow the necessary reconstruction and rehabilitation work to occur without delay, these actions are being worked on concurrently.

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



4995 Bank Street – 1st Floor Floorplan

5. Stephen Development

Location / Description:

- a. 8825 Main Street – Traditional Neighborhood District – Car Wash
- b. 9500 Main Street – Commercial – Willow Square
- c. 9735 Main Street – Commercial – Mixed-Use
- d. 10440 Main Street – Hollow Traditional Neighborhood District – Park Slope

Proposal: The applicant requests a Public Hearing to consider Temporary Conditional Permits for food truck parking and operation. Per the application, only one food truck will be permitted at a time per property, and operating hours will be between noon and 9:30pm.

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

6. Stephen Development

Location: 10440 Main Street. Northeast corner of Main Street and Hillcrest Drive.

Description: Existing 1.2-acre parcel containing a primary commercial structure, and three additional structures used for commercial and residential purposes, all located in the Hollow Traditional Neighborhood District.

Proposal: The applicant requests Architectural approval of a façade rehabilitation for the primary commercial building, now known as Park Slope, on the corner of Main Street and Hillcrest Drive. The building would be upgraded to include staining and painting of the existing brick, installation of entry overhangs, removal of existing awnings, introduction of gooseneck lighting for future wall signage, and architectural façade lighting. Finally, the adjacent structure to the middle of the site would also be painted and stained to match.

Reason for Board Action: The Town Board holds authority over architectural style in the Traditional Neighborhood District.

Note: The Clarence Hollow Community Character Protection Board has reviewed this proposal, and provided comment. The applicant has made alterations to the proposal per comments received.



10440 Main Street – Front Facade Render

Work Session Items: One

1. Joseph Daham

Location: Kenfield Road, SBL 29.00-1-24.1. West side of Kenfield Road, north of Lapp Road.

Description: Recently approved 5-acre vacant parcel to be split from the parent parcel, in the Agricultural Rural Residential zone.

Proposal: The applicant requests consideration of a Special Exception Use Permit for an attached secondary living unit as part of new home construction. The residence contains approximately 6,996 sqft of total finished area, with approximately 1,481 sqft assigned to the secondary living unit. The application states that the in-law suite will be utilized by a family member.

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

