

**PLANNING BOARD JUNE WORK SESSION AGENDA 6/13/24**

**COMMUNITY ACTIVITY CENTER  
Large Meeting Room**

**4520 California Road  
Orchard Park, New York 14127**

**PLANNING BOARD MEMBERS WORK SESSION: 6:30 PM**

1. **P.B. File #17-24, Keystone Novelties, 3009 Union Road parking lot of Dollar General Store, south east corner of Michael and Union Roads, Zoned B-2.** Keystone Novelties is requesting Planning Board approval for an Outdoor Tent Display to sell fireworks, 6/21/2024 through 7/05/2024 tabled @ April & May meeting. (SBL# 152.12-2-7)
2. **P.B. File #11-24, Tops Plaza, 3201 Southwestern Boulevard, "Bobs' Furniture", located in former Stein Mart store, Zoned B-2.** Planning Board to review signage directing customers to the rear entrance for furniture pickup. (SBL# 152.16-7-1.11)
3. **P.B. File #26-23 Fox Run Senior Living Facility, 1 Fox Run Lane, Zoned B-2.** Applicant is seeking Planning Board approval for Pre-Application findings for three (3) Senior Living apartment additions. (SBL# 172.00-1-1.111) Note: denied Area Variances requested on 11/21/23.
4. **P.B. File #04-24, Crosby's, 4297 & 4309 Abbott Road, located on the south east corner of Abbott & Big Tree Roads, Route 20A, across from "Danny's South", Zoned B-2.** Ellicott Development is seeking a "Special Exception Use Permit" to allow a "Drive-thru Facility" and an "Automotive Service Station" in a B-2 Zone. Note: Variance was granted for driveways on 1/16/24. (SBL#'s 172.05-1-1.1, 172.05-1-36.2)
5. **P.B. File #12-24 (previous P.B. File #15-23) 3636 South Benzing Road, located on the west side of South Benzing Road, North of an existing Commercial Plaza, Zoned I-1,** Joe Deck is requesting approval to eliminate phasing on a previously approved project. (SBL# 161.06-1-8).
6. **P.B. File #24-24, 3050 Orchard Park Road, located on the west side of Orchard Park Road, north of Weiss Street, Zoned B-2,** Southtowns Radiology is requesting Outside Display approval to place a trailer at the rear of the business for a PET/CT unit. (SBL# 152.12-3-2.111)
7. **P.B. File #20-23, 4038 California Road, "Maple Grove Apartments", located on the west side of California Road, south of Ellis Road, Zoned R-4.** Planning Board to declare themselves Lead Agency for this project. (SBL# 161.03-1-41)