

PLANNING BOARD AUGUST AGENDA 8/8/24**COMMUNITY ACTIVITY CENTER
Large Meeting Room****4520 California Road
Orchard Park, New York 14127****PLANNING BOARD MEMBERS WORK SESSION: 6:30 PM****7:00 P.M. PUBLIC HEARINGS:**

1. P.B. File #13-2024, V/L, Bruce Drive, located east of Scherff Road, on the south side of Bruce Drive. Proposed One-Lot Subdivision, 1.19 +/- Acres of Vacant Land. Applicant is seeking Planning Board Preliminary Plat Plan Approval. Pre-Application findings were made on 5/9/24. (SBL#185.03-3-9.2)
2. P.B. File #34-2019, Quaker Lake Terrace, proposed 18-Lot Subdivision V/L located at the end of Quaker Lake Terrace, Zoned R-1. Applicant is seeking Planning Board Final Plat Plan Approval, Pre-Application Findings were made on 2/13/20. Preliminary Plat Plan Approval was granted in 2/10/22. (SBL# 173.00-1-2.11)

REGULAR BUSINESS:

1. P.B. File #07-08 (#50-07), Forest Creek Part 2B, Vacant Land located off of Norwood Lane, Zoned R-1. Planning Board to review proposed 5 "Non-conforming Lots" in this proposed subdivision.
2. P.B. File #20-24, Webster Road, located on the south side of Webster Road, west of North Buffalo Street, proposed 5- Lot, 1.17+/- acre Subdivision, Zoned R-3. Planning Board to make Pre-Application Findings. (SBL#161.00-3-28.1)
3. P.B. File #28-24, 3329 Southwestern Boulevard, Advanced Auto Parts, located on the northeast side of Southwestern Blvd, south of Lake Avenue. Applicant is requesting an Outside Display for "Country Fresh Farms", 4-Day Meat Sale, August 21-24, 2024. (SBL# 152.16-6-1.112)
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. Applicant is requesting a SEQR determination. (SBL#'s 172.05-1-1.1, 172.05-1-36.2) An Area Variance was granted for this project on 1/16/2024 by the Zoning Board of Appeals.

CONCEPT REVIEW:

1. P.B. File #25-24, V/L Lake Avenue, located on the north side of "Sterling 45 Medical Building", and on the south side of Lake Avenue. Applicant is seeking to rezone a .99 acre portion of this 3.43 +/- acre parcel from R-3 to I-1 to allow an 83 parking space parking addition for an approved medical building (access through Windward Road). (SBL# 152.14-2-24.11)
2. P.B. File # 29-24, 188 Thorn Avenue, located on the north side of Thorn Avenue, east of Duerr Road, Zoned B-2. Planning Board to review proposed 18 parking spot expansion of the parking lot for Thorn Avenue Animal Hospital. (SBL# 172.08-4-12)
3. P.B. File #20-2023, 4038 California Road, "Maple Grove Apartments", located on the west side of California Road, south of Ellis Road, Zoned R-4. Planning Board to discuss the number of Apartments per building. (SBL#161.03-1-41)