

*****REVISED***PLANNING BOARD SEPTEMBER AGENDA 9/12/24****COMMUNITY ACTIVITY CENTER
Large Meeting Room****4520 California Road
Orchard Park, New York 14127****PLANNING BOARD MEMBERS WORK SESSION: 6:15 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 #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. Applicant is seeking Planning Board Preliminary Plat Plan Approval. Pre-Application Findings were made on 8/8/24. (SBL#161.00-3-28.1)
- *3. P.B. File # 23-24, 6293 Webster Road, located on the south side of Webster Road, west of North Buffalo Street, Zoned R-3. Kaitlyn A. Schneider is requesting Planning Board Preliminary Approval for this 1-Lot subdivision. Pre-Application Findings were made on 7/11/24. Two Variances were granted for front and side setbacks on **8/20/2024**. (SBL# 161.00-3-27.1)

REGULAR BUSINESS:

1. Rezoning to DR-2, Planning Board to provide feedback to the Town Board on the proposed rezoning of approximately 584.98 Acres to Development and Research 2, a new Zoning Designation.
2. P.B. File #30-24, V/L Behm Road, located on the south side of Behm Road, west of Davis Road, proposed 5-Lot, 88.430 +/- acre Subdivision, Zoned A-1. James A. Atkinson is requesting Planning Board make Pre-Application findings. (SBL# 198.00-4-12.1)
2. P.B File #26-24, Milestrip Road, located on the north side of Milestrip Road, west of Transit Road, proposed 4-Lot, 4.94 +/- acre Subdivision, Zoned R-2. Applicant is requesting Planning Board make Pre Application findings.
3. P.B. File #27-24, 3740 North Buffalo Street, Wayland Brewery, previously the American Legion, Zoned B-3. Applicant is seeking Planning Board approval of a planned fence. AOD approval was granted on 8/21/2024. (SBL#161.08-3-34.1)
4. P.B. File #38-23, 4000 California Road, located on the west side of California Road, across from Ellis Road, Zoned 1-1. Joe Demarco is requesting Planning Board Site Plan Approval of an 11,400 square foot warehouse. (SBL# 161.03-1-5.11)
5. P.B. File #22-24 V/L Bussendorfer Road, located on the west side of Bussendorfer Road, north of Armor Road, Zoned R-2. Bill Tuyn is seeking Planning Board approval of the merger of two tax parcels to create a buildable lot. (SBL #s 172.00-2-1.31 & 172.00-2-1.41)

CONCEPT REVIEW:

6. P.B. File #03-24, 10 Cobham Drive, located in the Quaker Centre Industrial Park, on the east side of Cobham Drive, Zoned I-1. Eaton Mission Systems is seeking to construct a multi-phased project. (SBL#161.18-2-5.2, 161.18-2-2, & 1621.18-2-1)