

**PLANNING BOARD NOVEMBER AGENDA 11/14/24**

**COMMUNITY ACTIVITY CENTER  
Large Meeting Room**

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

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

1. **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 construction of an 18 parking spot expansion of the parking lot for Thorn Avenue Animal Hospital. (SBL# 172.08-4-12)
2. **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.** Applicant is requesting a SEQR determination. (SBL#161.03-1-41)
3. **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.** Planning Board to re-examine 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.
4. **P.B. File # 38-24, 5200 Chestnut Ridge Road, Orchard Heights Senior Living, located on the west side of Chestnut Ridge Road, south of Ellicott Road, Zoned S-R.** Applicant is seeking Planning Board approval of a new sign. (SBL#184.08-1-1.1) A Variance was granted on 2/16/93.
5. **P.B. File #42-24, 3669 Southwestern Blvd. Mercy Ambulatory Center, Zoned I-1.** Applicant is seeking Planning Board Approval of directional signage to be located within the campus.
6. **Code Correction** – Planning Board to make a recommendation to the Town Board on a Code Correction.
7. **P.B. File #34-24, Lexington Heights (Birdsong Parts 4 & 5), located west of Transit Road and North of Jewett Holmwood, Zoned R-1.** Applicant is proposing rezoning From R-1 to R-1 with a Conservation Management Overlay. Planning Board to seek Lead Agency Status.

**CONCEPT REVIEW:**

8. **P.B. File #39-24, V/L Taylor Road, +/- 3.0 Acres, located on the east side of Taylor Road, north of 4121 Taylor Road, Zoned R-D.** Pleasant Acres West LLC. is requesting to construct a flex warehouse facility with ingress/egress onto Taylor Road. (SBL#161-19.-2-1)