

**\*\*\*Revised\*\*\* PLANNING BOARD JANUARY AGENDA 1/09/25**

**COMMUNITY ACTIVITY CENTER  
Large Meeting Room**

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

**\*\*\*PLANNING BOARD MEMBERS WORK SESSION: 6:00 PM**

**REGULAR BUSINESS:**

1. **P.B. File #45-24, Vacant Land Bunting Road, located near the intersection of Draught Road and Bunting Road and extending to Newton Road, Zoned A-1.** Applicant is seeking Planning Board approval of Pre-Application Findings for this proposed 4-lot subdivision on an 11.82+/- acre parcel. (SBL#184.00-5-10.11)
2. **P.B. File #03-24, 10 Cobham Drive, located in the Krog Industrial Center, Zoned I-1,** "Mission Systems Orchard Park Inc.", (previously known as "Carleton Controls"), Zoned I-1, is requesting Planning Board recommendation for the adjacent Vacant Land they own, Zoned R-3, be rezoned to I-1. (SBL#'s 161.18-2-2 & 161.18-2-1)
3. **P.B. File #1-23, 3856 Taylor Road, located on the west side of Taylor Road, south of Southwestern Blvd, Zoned I-1.** Joseph DeMarco Jr. is requesting Planning Board recommendation of approval to construct a 50-ft. x 240-ft. Office/Warehouse Building, 1.3-acres, Zoned I-1. (SBL#161.00-5-31). A Variance was granted by the Zoning Board of Appeals for a 30 foot front setback on 2/21/23
4. **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 accept Lead Agency Status.

**CONCEPT REVIEW:**

1. **P.B. File #46-24, Harvest Hill Golf Course, 3052 Transit Road, Harvest Hill Golf Course, located near the 9<sup>th</sup> hole green, Zoned R-2 and R-3.** Applicant is requesting to construct a "caretaker's dwelling" (SBL #153.08-2-6.111)
2. **P.B. File #43-24, 4117 Abbott Road, located on the northwest corner of Abbott Road and Allen Street, Zoned DR-2.** Golden Armor Properties is proposing the demolition of an existing home, and the phased development of two, two-story commercial buildings. (SBL#161.17-3-9.1)

Harold Fabinsky, Planning Board Chairman

Dated: 12/31/24

**\*\*\*\*The Work Session start time was corrected 1/6/25**