

**\*\* Corrected information on location or SBL# provided.**

## **PLANNING BOARD MAY AGENDA**

**COMMUNITY ACTIVITY CENTER  
Large Meeting Room**

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

### **Planning Board Members:**

**Your Work Session starts promptly at 6:30 P.M.**

### **REGULAR BUSINESS:**

- \*\*1. P.B. File #15-18, "Old Transit Road", Nexgen Development II LLC, proposed 26-Lot Subdivision, upon +/- 25-acres V/L located on the west side of Old Transit Road (former Nike Base), north of Michael Road, Zoned R-2. Planning Board to set Public Hearing date (6/9/22), for Preliminary Plat Plan Approval. Pre-Application Findings were made, and approved by the Planning Board, on 8/8/2019. (SBL #154.17-1-1.11)
2. P.B. File #32-2021, Best Brothers Development, 3538 California Road, located on the southwest corner of California and Milestrip Roads, Zoned I-1. Seeking Planning Board recommendation to Town Board for a Building Permit and Site Plan Approval to construct a Self-Storage Facility. Town Board referred to Planning and Conservation Boards on 9/1/2021. Conservation Board approved Landscaping Plan 2/1/22. (SBL #161.05-3-1.11)
- \*\*3. P.B. File #07-22, West Herr is requesting to rezone V/L located on the north side of Webster Road, between Breem Street and Deacon Road, Zoned R-2. Applicant is requesting Planning Board review and recommendation to Town Board to Rezone an 8.76-Acre parcel from R-2 Residential, to B-2 Commercial, for the purpose of vehicle storage, lot expansion, and make a SEQR Declaration, with Stipulations and a Coordinated Review. (SBL# 161.07-7-13.1)
4. P.B. File #09-18, Natalie Development, 5245 Murphy Road (former convent), located on the east side of Murphy Road, Zoned SR. Petitioner proposes to construct Senior Residential Apartment Units upon +/- 20-acres. (SBL#184.07-1-1.112) Proposed Senior Housing status update.

### **CONCEPT REVIEW:** Informational Purposes – No Action will be taken.

1. P.B. File #19-2022, 275 Thorn Avenue, located on the south side of Thorn Avenue, east of Duerr Road, Zoned B-2. Applicant is requesting to construct a Warehouse/Office Building, with associated Parking and Site Improvements. (SBL# 172.11-1-5)