

PLANNING BOARD JULY 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.

1. **7:00 P.M. PUBLIC HEARING, 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.** Applicant is seeking Preliminary Plat Plan Approval, per §121-10 of the Town Code. Pre-Application Findings were made, and approved by the Planning Board, on 8/8/2019.

REGULAR BUSINESS:

1. **P.B. File #16-22, 3864 Abbott Road, O'Neil's parking lot, located on the west side of Abbott, south of Southwestern Blvd. Road, Zoned B-2.** (SBL#161.00-5-11) Applicant is requesting Planning Board approval for an Outside Display to allow a Flea Market to operate at this site. Board tabled this item at their June 9, 2022 meeting.
2. **P.B. File #05-2022 Woodridge Park Association, 10 Hastings Drive, Zoned R-3.** Applicant is requesting Planning Board approval of proposed Subdivision signage, per §144-37 B (1) of the Town Code. The Zoning Board of Appeals granted an Area Variance on 6/21/22 for size of signage.
3. **P.B. File #06-2022, 260 Redtail Road, Located on the west side of Redtail Road, south of Windward Road, Zoned I-1.** (SBL# 152.18-2-4) Excelsior Orthopedics is Seeking Planning Board recommendation to Town Board for a Building Permit and Site Plan Approval to construct a 10,000-sq.ft. Addition to their existing building, and proposed expansion of their parking lot. Town Board recommended to Planning and Conservation Boards on 2/16/2022. Conservation Board approved Landscape Plan on 5/03/2022.
4. **P.B. File #05-2021, 3330 Orchard Park Road, V/L located on the west side of Orchard Park Road, south of Rte. 20, across from the Hammocks, Zoned B-2.** (SBL#152.16-6-3 & 152.16-6-2). InSite Real Estate Development Services, LLC is seeking Planning Board recommendation to Town Board for a Building Permit and Site Plan Approval to construct an "Aldi's Grocery Store". Town Board referred to Planning and Conservation Boards on 2/5/20; Zoning Board of Appeals granted an Area Variance on 7/20/2021; Conservation Board approved Landscaping Plan on 2/01/2022.
5. **P.B. File #20-18, Ellicott Development Company, Vacant Land, located west of North Buffalo Road, south of Webster Road, various Rezoning Requests & Patio Home Development.** Planning Board to declare themselves "Lead Agency Status" for this project.

EVERY PRESENTATION MUST BE ACCOMPANIED BY THE PETITIONER OR AN AUTHORIZED REPRESENTATIVE. ALL RELEVANT DOCUMENTS PERTAINING TO EACH PLANNING BOARD FILE ARE AVAILABLE FOR REVIEW IN THE PLANNING OFFICE.