PLANNING BOARD NOVEMBER AGENDA

COMMUNITY ACTIVITY CENTER   **4520 California Road**
Large Meeting Room   **Orchard Park, New York 14127**

Planning Board Members:
Your Work Session starts promptly at 6:30 P.M.

PUBLIC HEARINGS:

1. **7:00 P.M., Public Hearing**, P.B. File #25-23, V/L Angle Road, James & Deborah Smith, located on the west side of Angle Road, North of Milestrip Road, Zoned R-2. Pre-Application findings were made on 10/12/2023. Board to hold public hearing for merger of two lots and Preliminary Plat Plan approval. (SBL#s 153.19-1-11.2 & 153.19-1-14.3)

2. **7:00 P.M., Public Hearing**, P.B. File #09-2018, 5245 Murphy Road, Natalie Development, proposed Senior Housing Complex, located on the east side of Murphy Road, Zoned SR (Senior Housing). Pre-Application Findings were made on 10/12/2023. Board to hold public hearing for Preliminary Plat Plan approval. (SBL#184.07-1-1.112)

3. **Set Public Hearing** for Preliminary Plat Plan approval, P.B. File #17-2023, Coventry Lane, 2-Lot Subdivision, located at 65 & 66 Coventry Lane, Zoned R-1. Pre-Application Findings were granted 6/08/2023. (SBL#173.07-4-48)

REGULAR BUSINESS:

1. **P.B. File #28-2023**, Arch Cutting Tools, 5720 Ellis Road, located on the north side of Ellis Road, Zoned I-1. Applicant is seeking to construct a 4,200 square foot warehouse addition to an existing building, and additional employee parking (former North American Carbide). (SBL# 161.03-1-13.1 & 161.03-1-14.1)

2. **P.B. File #31-2023**, V/L Powers Road, Zoned R-2. Gengo is seeking PB Pre-Application Findings. The Zoning Board of Appeals granted a Variance on 8/15/2023 to divide property into (2) two-parcels with 97.72 width. (SBL#184.00-2-11.1)

CONCEPT REVIEW:

1. **P.B. File#21-2023**, V/L Angle Road, located on the east side of Angle Road, south of Michael Road and north of Milestrip Road, Zoned R-2. Applicant to discuss a proposed 49-Lot subdivision.

Harold Fabinsky, Planning Board Chairman   Dated: November 3, 2023