

******* REVISED PLANNING BOARD MARCH 14 AGENDA**

**COMMUNITY ACTIVITY CENTER
Large Meeting Room**

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

PLANNING BOARD MEMBERS WORK SESSION: 6:30 PM**PUBLIC HEARINGS @ 7:00 P.M.**

1. P.B. File #23-2023, Armor Duells Road, "5640 Armor Duells Road", proposed 3-Lot Subdivision, V/L, 16.2 +/- Acres, located on the north side of Armor Duells Road, east of Bussendorfer Road, Zoned R-2. Petitioner is seeking Planning Board Preliminary Plat Plan Approval and a SEQR determination. (SBL#17200-2-15.1)
2. P.B. File #31-2023, Powers Road, "Gengo," proposed 2- Lot Subdivision, V/L 5.0 +/- Acres located on the south side of Powers Road, Zoned R-2. Petitioner is seeking Planning Board Preliminary Plat Plan Approval and a SEQR determination. NOTE: The Zoning Board of Appeals granted an Area Variance on 8/15/2023. (SBL#184.00-2-11.1)

REGULAR BUSINESS:

1. P.B. File #06-2024, Sturdi-Built Sheds, 2881 Southwestern Boulevard, located on the south side of Southwestern Boulevard, Zoned B-2. Petitioner is requesting Board approval of an Outdoor Display Permit renewal. (SBL#153.06-2-3)
2. P.B. File # 36-2023, Birdsong Subdivision, Parts 2, 4, 5, 7, & 8, Zoned R-1. Petitioner is requesting a Rezoning from R-1 to R-1 with Conservation Management Overlay District status (CMO). Planning Board to declare themselves "Lead Agency" for this project. (SBL#173.04-2-25.11)
3. 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. Planning Board to adopt a resolution to seek Lead Agency Status for a Coordinated Environmental Review of the project to construct an Apartment Complex consisting of 54-Units. (SBL#161.03-1-41)
4. P.B. File #01-2024, 4956 & 4968 Chestnut Ridge Road, V/L north westerly corner of New Armor Duells and Chestnut Ridge Roads, Zoned B-2. Miranda Holdings, Inc. is requesting a "Special Exception Use Permit" to operate a Drive-through Service Facility for a proposed "Tim Hortons". Town Board referred to Planning Board on 3/6/2024. (SBL#'s 172.20-1-17 & 172.20-1-16)

CONCEPT REVIEW – (No action will be taken – 10 Minute time limit for presentations.)

1. P.B. File #02-2024, 200 Sterling Drive, located in the Sterling Park Industrial Center on the north side of Milestrip Road, south of Red Tail Drive, Zoned I-1. Community Healthcare Trust is requesting Site Plan Approval and a Building Permit to expand parking. (SBL#152.19-1-23)
2. P.B. File #26-2023, Fox Run, One Fox Drive, located on south east side corner of Big Tree Road (Route 20A) and California Drive, Zoned B-2. Proposed expansion within their complex. (SBL#172.00-1-1.111)
3. P.B. File #02-2024, Ellicott Development, 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. Proposed "Crosby's", Fueling Facility and Convenience Store. (SBL#'s 172.05-1-1.1, 172.05-1-36.2) An Area Variance was granted on 1/16/24.