REGULAR TOWN BOARD MEETING November 28, 2016

AGENDA

Please turn off cell phones, pagers and electronic devices/ Assistive Listening Devices available for the Hearing Impaired

PLEDGE OF ALLEGIANCE	
SILENT REFLECTION	
AGENDA APPROVAL	
RESIDENTS STATEMENTS	
DEPARTMENT HEAD STATEMENTS	
APPROVAL OF MEETING MINUTES	 Work Session – 10/13/2016 PH – Override Tax Levy Limit – 10/24/2016 RTBM – October 24, 2016
AUDIT PAYMENT	Councilman Bax
OLD BUSINESS	Commission / Committee / Board Appointment Bereavement Leave Policy – Catalano Street Light – Scovell and Lauren Court – No response Street Light Request – Model City Road – No response Williams – Soil Removal - Seaman
NEW BUSINESS	Clerk's Correspondence
SUPERVISOR BRODERICK	 Liaison Report Sewer Refund – Cimino Legal Article X – Association of Towns Engineering French Landing Dedication Finance
COUNCILMAN BAX	 Liaison Report a. Police – Surplus Equipment
COUNCILWOMAN CERETTO	1. Liaison Report
COUNCILMAN GEIBEN	 Liaison Report a. Rezoning request – Washington Drive b. Use Variance – Sign – French Landing entrance
COUNCILMAN MORREALE	1. Liaison Report

a. One-Lot Subdivision - Albright Road

Prepared By: Sean W. Hopkins, Esq. Hopkins Sorgi & Romanowski PLLC 5500 Main Street, Suite 343 Williamsville, New York 14221

Tel: 716.510-4338

E-mail: shopkins@hsr-legal.com

St. 11/23/16 masters

FEE DUE	
DATE PAID	
RECEIPT #	*********
HEARING DATE	

APPLICATION FOR REZONING

1	APPLICANT: NAME Woods at Blairville LLC c/o Sean Hopkins, Esq. [Authorization Form provided at
	ADDRESS 5500 Main Street, Suite 343, Williamsville, New York 14221 Exhibit A]
	TELEPHONE 510-4338 - E-mail: shopkins@hsr-legal.com
2.	LOCATION OF PROPERTY FOR WHICH REZONING IS REQUESTED (TAX LOT NUMBER) 0.29 Acre Parcel of Vacant Land on Washington Drive [SBL No. 88.13-1-23] - A copy of the
	survey of the parcel of vacant land is provided at Exhibit "C".
3.	PRESENT ZONING R-2
4.	ZONING REQUESTED Planned Unit Development District ("PUD")
.5.	NAMES OF ABUTTING OWNERS AND OWNERS DIRECTLY ACROSS ADJOINING STREETS (INCLUDING THOSE IN OTHER MUNICIPALITIES) See Parcel Report of Vacant Land to be Rezoned at Exhibit "D" followed by print outs from Niagara County GIS of the abutting properties and the parcel on the opposite of Washington Drive. A list of the contiguous parcels with ownership information is provided at Exhibit "E".
6.	ADJACENT ZONING IS R-2 ON THE NORTH SIDE R-2 ON THE EAST SIDE PUD ON THE SOUTH SIDE R-1 ON THE WEST SIDE
7.	IS PROPOSED ZONING CHANGE CONSISTENT WITH THE MASTER PLAN?

 IS PROPOSED ZONING CHANGE CONSISTENT WITH THE MASTER PLAN? EXPLAIN.

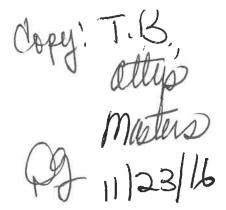
Yes. The proposed rezoning of the 0.29 acre vacant parcel that is currently zoned R-2 to PUD is consistent with the Master Plan and previous land use decisions since the adjacent parcel at 830 Oriole Drive is zoned PUD and the integration of the parcel into the proposed expansion of the Woods at Blairville residential project will be preferable in terms of aesthetics and community character of a duplex as expressly permitted by Section 360-55B of the Zoning Code.

[NOTE: A Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") is provided at Exhibit "B". The project is an Unlisted Action pursuant to SEQRA since it does not cross any of the thresholds for a Type I action contained in 6 NYCRR Part 617.4.]



TOWN OF LEWISTON

1375 Ridge Road Lewiston, New York 14092 (716) 754-8213 www.townoflewiston.us



November 23, 2016

Honorable Town Board 1375 Ridge Road Lewiston, NY 14092

Dear Supervisor Broderick and Councilmembers:

The Zoning Board of Appeals meeting in regular session on November 10, 2016, reviewed a request from Forbes Homes, Inc. for a use variance from Section 360-179, Sign in the public right-of-way at the corner of Lower River Road and Wolf Run for a subdivision sign.

The Zoning Board approved the use variance with the following conditions: 1. Approval required from the Town Board. 2. A hold harmless agreement required and submitted to the Town Board and Zoning Board within 30 days. No change to the characteristics of the temporary sign for 3 years. Any changes to the sign require Zoning Board approval.

Sincerely,

ZONING BOARD OF APPEALS

Anita Muzzi

Zoning Chairwoman

Jown Board 11/28/16



TOWN OF LEWISTON

1375 Ridge Road Lewiston, New York 14092 (716) 754-8213 www.townoflewiston.us

November 18, 2016

Honorable Town Board 1375 Ridge Road Lewiston, NY 14092

Supervisor Broderick and Councilmembers:

The Planning Board meeting in regular session on November 17, 2016, reviewed a one-lot subdivision request from Roger Mawhiney for property located at 2820 Albright Road, SBL# 90.00-3-33.

The Planning Board classified the subdivision as a minor to be treated as a minor subdivision. The recommend approval of the subdivision as presented. Attached is the recommendation from the Environmental Commission.

Sincerely,

PLANNING BOARD

William Conrad
Planning Chairman