

REGULAR TOWN BOARD MEETING

November 28, 2016

A G E N D A

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. . . .

1. Work Session – 10/13/2016
2. PH – Override Tax Levy Limit – 10/24/2016
3. 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

1. Liaison Report
 - a. Sewer Refund – Cimino
2. Legal
 - b. Article X – Association of Towns
3. Engineering
 - a. French Landing Dedication
4. Finance

COUNCILMAN BAX

1. Liaison Report
 - a. Police – Surplus Equipment

COUNCILWOMAN CERETTO

1. Liaison Report

COUNCILMAN GEIBEN

1. 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:
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Copy: T.B.
attys
masters
Pg. 11/23/16

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**

<u>R-2</u>	<u>ON THE NORTH SIDE</u>
<u>R-2</u>	<u>ON THE EAST SIDE</u>
<u>PUD</u>	<u>ON THE SOUTH SIDE</u>
<u>R-1</u>	<u>ON THE WEST SIDE</u>

7. **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

Copy: T.B.
attys
Masters
PJ 11/23/16

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

Anita Muzzi
Zoning Chairwoman

Town 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