PLANNING BOARD MARCH AGENDA

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

PUBLIC HEARING:

1. **P.B. File #30-2022, "Moeller" proposed 2-Lot Subdivision, located on the North side of Ellicott Road between 7800 & 7850 Ellicott Road, across the street from Benning Road, 2.31 Acres, Zoned R-1.** (A portion of SBL#185.00-4-32.) Petitioner is requesting Planning Board Preliminary Plat Plan Approval. Pre-Application Findings were granted on 11/10/2022.

REGULAR BUSINESS:

1. **P.B. File #33-21, 3185 Orchard Park Road, located on the east side of Orchard Park Road, north of Delta Sonic, (Existing building will be demolished), Zoned B-2.** (SBL#152.16-4-14) "Jim's Steak-Out" is Seeking Planning Board recommendation to Town Board for a Building Permit and Site Plan Approval to construct a 2,810-sq.ft. Restaurant Building with a Drive-Through, and associated site improvements. Town Board referred to Planning and Conservation Boards on 8/03/2022. Conservation Board approved Landscaping Plan 12/06/2022.

2. **P.B. File #24-2022, Chase Bank,** Vacant Out-Parcel property, west side of Top's Fueling Station, east side of Star Buck's, located in the Tops Plaza, 3201 Southwestern Boulevard, Zoned B-2. (SBL#152.16-7-1.1) Applicant is seeking Planning Board recommendation to Town Board for a Building Permit and Site Plan Approval to construct a 3,500-sq.ft. Building with a Drive-Through ATM. Town Board referred to Planning and Conservation Boards on 8/03/2022. Conservation Board approved Landscaping Plan 12/06/22.

NEW BUSINESS:

1. **P.B. File #05-2023, Big Tree Road Vacant Land, located on the south side of Big Tree Road, (Route 20A), west of Shadow Lane, Zoned R-3**. NYSEG Corporation, "Big Tree Substation", proposed fence project. (SBL#172.05-9-3)

2. **P.B. File #07-2023, 4109 North Buffalo, located on the east side of N. Buffalo Road, south of Sunset Lane, Zoned B3**. (SBL#161.14-2-10) Dennis Salemi, of "Research & Design" is requesting approval for an Outside Display renewal.

Harold Fabinsky, Planning Board Chairman   Dated: March 7, 2023