

PLANNING BOARD FEBRUARY 2025 AGENDA 02/13/25

**COMMUNITY ACTIVITY CENTER
Large Meeting Room**

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

*****PLANNING BOARD MEMBERS WORK SESSION: 6:30 PM**

7:00 PM PUBLIC HEARING:

1. **P.B. File #37-21, 6940 Milestrip Road, Alliance Homes, proposed 23-Lot Single-Family Home Subdivision, located on the north side of Milestrip Road, west of Baker Road, across from the Town Compost Center, Zoned R2 and R3. (SBL# 153.17-1-8).** Preliminary Plat Plan Public Hearing.

REGULAR BUSINESS:

1. **P.B. File #27-22 – Birdsong Part 2, proposed 51 lot subdivision, located at the terminus of Rock Dove Lane, Zoned R-1 (SBL#s 173.11-1-15, 173.11-1-16, 173.02-1-2, 173.02-1-3).** Planning Board to seek Lead Agency Status. This is not a CMO.
2. **P.B. File #38-21 – Michael Development, proposed 12-Lot Single-Family Subdivision, located at the terminus of Woodhaven Road, Zoned R-2. (SBL#'s 162.05-2-22 & -23).** Planning Board to seek Lead Agency Status.
3. **P.B. File #37-24 – 50 Cobham Drive, located east of California Road and north of 20A, Zoned I-1. (SBL # 161.18-2-4.12).** The Krog Group is seeking Planning Board Approval for a Parking Expansion adding 98 parking spaces for a total of 205 spaces.
4. **P.B. File #34-24 - Lexington Heights (Birdsong Parts 4 & 5), located west of Transit Road and North of Jewett Holmwood, Zoned R-1 (SBL # 173.04-2-25.1).** Applicant requesting a SEQR Determination and Planning Board rezoning recommendation to the Town Board. Rezoning recommendation: proposed rezoning of 125 +/- acres from R-1 to R-1 with a Conservation Management Overlay.
5. **P.B. File # 36-24 – Buffalo Topsoil, located on the west side of North Benzing Road, south of Lake Ave, Zoned I-1, (SBL# 152.13-3-23.3).** Applicant is proposing a 44 foot by 80 foot warehouse/shop building to be used for storage for this proposed topsoil business.

CONCEPT REVIEW:

1. **P.B. File #39-24, V/L Taylor Road, northwest of New Taylor Road – Zoned R-D. (SBL#161.19-2-1).** Updated Proposal for a flex warehouse. Came before the Planning Board for a Concept Review in November 2024.