

PLANNING BOARD JUNE 12, 2025 AGENDA

**COMMUNITY ACTIVITY CENTER
Large Meeting Room**

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

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

7:00 P.M. PUBLIC HEARING:

1. **7:00 P.M. Public Hearing**, P.B. File #15-2018, "Nexgen" (Old Transit Road Subdivision), located on west side of Transit Road, 800-ft. north of Milestrip Road, proposed 26-Lot Subdivision, upon 25.141 +/- acres Vacant Land, Zoned R-2. Pre-Application Findings were made on 8/18/19. Applicant is seeking Planning Board Preliminary Plat Plan approval. (SBL #198.00-4-25)

REGULAR BUSINESS

2. **P.B. File #07-2025, 260 Redtail Road**, located in the southwest corner of Windward & Redtail Roads, Zoned I-1. Genesis Development & Construction LLC is seeking to construct a 7,348 sq.ft. addition to an existing Medical Building and the construction of three (3) additional parking spaces for "Excelsior Orthopedics". (SBL#152.18-2-4)
3. **P.B. File #46-2024, 3052 Transit Road**, "Harvest Hill" Golf Course, located on the west side of Transit Road, north of Michael Road, Zoned R-2 and R-3. Applicant is requesting to construct a "Caretaker's dwelling located near the 9th Hole Green. (SBL #153.08-2-6.111)
4. **P.B. File #12-2025, 3766 Abbott Road**, "Windom Community Church" is seeking Planning Board approval of proposed Light Pole installation. (SBL #161.09-2-15.1)

CONCEPT REVIEW: NO ACTION WILL BE TAKEN

1. **P.B. File #43-24, 4177 Abbott Road, located on east side of Abbott Road, north of Lake Avenue, Zoned DR-2**. Mr. Joseph Iafallo to discuss proposed Two-Phase Commercial redevelopment project in a DR-2 Zone. Will require Zoning Board of Appeals approval for Setback Variance(s). (SBL #161.17-3-9.1)
2. **P.B. File #03-2023, 3715 Southwestern Boulevard, south side of Southwestern Boulevard, west of Taylor Road, Zoned I-1**. Mr. Joseph DeMarco Jr. to discuss project for a proposed Legal Cannabis Dispensary with a drive-thru. (SBL #161.00-5-29)