

PLANNING BOARD FEBRUARY AGENDA

**COMMUNITY ACTIVITY CENTER
Large Meeting Room**

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

Planning Board Members:

Your Work Session starts promptly at 6:00 P.M.

REGULAR BUSINESS

1. **7:00 Public Hearing** for P.B. File #34-2019, Quaker Lake Terrace, proposed 18-Lot Subdivision V/L located at the end of Quaker Lake Terrace, Zoned R-1. (SBL# 173.00-1-2.11) Pre-Application Findings were made on 2/13/20. Applicant is seeking Planning Board Preliminary Plat Plan Approval, per Section 121-10 of the Town Code, and a SEQR determination.
2. **P.B. File #04-2022, V/L, Lake Avenue, located between 6007 and 5971 Lake Avenue.** (SBL #152.15-1-16) Applicant is requesting to Rezone property from I-1 to R-3. Town Board referred to Planning Board on 2/2/22.
3. **P.B. File #31-2021, 6131 Newton Road, located on the north side of Newton Road, near Burton Road, Zoned A-1.** (SBL#184.00-4-13.121) "Holy Face Chapel" is requesting Planning Board recommendation to Town Board for Site Plan Approval, and Issuance of a Building Permit, for a Retreat Center. Town Board referred to Planning Board on 9/1/21. Conservation Board approved Landscape Plan on 10/5/2021.
4. **P.B. File #02-2022, 6145 West Quaker Street, located on the south side of West Quaker Street, East of Thorn Avenue, Zoned B-2.** Kitchen Tune-Up is requesting a "Change of Use Permit" to operate a Kitchen Showroom and Sales Floor. (SBL# 172.08-4-28.2) Town Board referred to Planning Board on 1/19/22.
5. **P.B. File #03-2022, V/L Bussendorfer Road, Proposed 3-Lot Subdivision, Located on the east side of Bussendorfer Road, north of Armor Duells Road, Zoned R-2.** (SBL# 172.00-2-8.21) Applicant is requesting Planning Board Pre-Application Findings.

CONCEPT REVIEW

1. **P.B. File #50-08, #13-10, Birdsong Subdivision, various parts (#2, #6, #7, #8) with various zoning designations (R-1, CMO).** Applicant to present proposed changes and updates.