

REVISED AGENDA, ITEM #4, ALDI'S SIGNAGE REQUEST WAS REMOVED.

## **PLANNING BOARD JUNE AGENDA**

**COMMUNITY ACTIVITY CENTER  
Large Meeting Room**

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

### **Planning Board Members:**

**Your Work Session starts promptly at 6:30 P.M.**

### **PUBLIC HEARING:**

1. **7:00 P.M. PUBLIC HEARING, P.B. File #-11-2023, Two-Lot Subdivision, V/L, 8.97 +/- Acres Scherff Road, Zoned A-1.** Alliance Homes (AAR Holdings) is seeking Preliminary Plat Plan Approval, per §121-10 of the Town Code. Pre-Application Findings were made, and approved by the Planning Board on 4/13/23.

### **REGULAR BUSINESS:**

1. **P.B. File #17-2023, Proposed Two-Lot Subdivision, 65 & 66 "Coventry Lane", Zoned R-1.** Applicant is seeking Planning Board approval of Pre-Application Findings. (SBL#173.07-4-48)
2. **P.B. File #18-2023, "Meadows Subdivision" located at Bridal Path Lane, west side of Freeman Road.** Applicant is seeking approval of a Subdivision Identification sign, "Meadows of Highland".
3. **P.B. File 36-2021, Smarty Pants, located at 3940 California Road, Zoned B-2.** Applicant is asking permission to add a fence, as required by NYS DOH for outside play activities.
4. **P.B. File #26-2022, Proposed Royal Wash Development LLC, V/L at Northeast corner of Abbott & Milestrip Roads, Zoned B-2.** Applicant is seeking recommendation from the Planning Board to the Town Board for a "Special Exception Use Permit". (SBL#'s 152.17-1-8 & 9)

### **CONCEPT REVIEW:**

1. **P.B. File #15-2023, Mr. Joseph Deck to discuss proposed project for V/L, 3636 South Benzing Road Zoned I-1.**