

**\*\*\*\* REVISED PLANNING BOARD MAY AGENDA****COMMUNITY ACTIVITY CENTER  
Large Meeting Room****4520 California Road  
Orchard Park, New York 14127****PLANNING BOARD MEMBERS WORK SESSION: 6:30 PM****OLD BUSINESS:**

1. P.B. File #17-24, 3009 Union Road, parking lot of Dollar General Store, south east corner of Michael and Union Roads, Zoned B-2. Keystone Novelties is requesting Planning Board approval for an Outdoor Tent Display to sell fireworks, 6/21/2024 through 7/05/2024. (SBL#152.12-2-7)
2. P.B. File #08-2024, 3847 Southwestern Boulevard, located on the south east corner of Southwestern Boulevard and Abbott Road, Zoned B-2. Bills' Babes, is requesting a two-year renewal for an Outdoor Display Permit for an Art/Craft Show in the Prohibition Restaurant parking lot. Tabled @ April Meeting. (SBL# 161.00-5-18).
3. P.B. File #11-2024, Tops Plaza, 3201 Southwestern Boulevard, "Bobs' Furniture", located in former Stein Mart store, Zoned B-2. Planning Board to review proposed signage. (SB#152.16-7-1.11)
4. P.B. File #04-2024, Ellicott Development, 4297 & 4309 Abbott Road, located on the south east corner of Abbott & Big Tree Roads, Route 20A, across from "Danny's South", Zoned B-2. Proposed "Crosby's", Fueling Facility and Convenience Store. (SBL#'s 172.05-1-1.1, 172.05-1-36.2) An Area Variance was granted on 1/16/24. Planning Board to adopt a resolution to seek Lead Agency Status for a Coordinated Environmental Review of the project.
5. P.B. File #02-2024, 200 Sterling Drive, located in the Sterling Park Industrial Center on the north side of Milestrip Road, south of Red Tail Drive, Zoned I-1. Community Healthcare Trust is requesting Site Plan Approval and a Building Permit to expand parking. (SBL#152.19-1-23)
6. P.B. File #20-2023, 4038 California Road, "Maple Grove Apartments", located on the west side of California Road, south of Ellis Road, Zoned R-4. Planning Board to adopt a resolution to seek Lead Agency Status for a Coordinated Environmental Review of the project to construct an Apartment Complex consisting of 54-Units. (SBL#161.03-1-41)
7. P.B. File #15-2024, 3740, Wayland Brewing Company, located at the Northwest corner of North Buffalo and Webster Roads, Zoned B-3. Petitioner is requesting an Outside Display Permit for live music on Thursday early evenings, and Sunday afternoons, and for other occasions, such as Festivals or Special Events. The music will not be amplified. Adjourned at April Planning Board meeting. (SBL#161.08-3-34.1)
8. P.B. File#19-2024, Birdsong "Part 2" Subdivision, proposed traditional subdivision, consisting of 51-Single Family Building Lots, Zoned R-1. Applicant is requesting Planning Board to make PreApplication Findings. (This is not a CMO.)

9. P.B. File #01-2024, 4956 & 4968 Chestnut Ridge Road, V/L north westerly corner of New Armor Duels and Chestnut Ridge Roads, Zoned B-2. Miranda Holdings, Inc. is requesting a "Special Exception Use Permit" to operate a Drive-through Service Facility for a proposed "Tim Hortons". Town Board referred to Planning Board on 3/6/2024. (SBL#'s 172.20-1-17 & 172.20-1-16)

**NEW BUSINESS:**

1. P.B. File #13-2024, V/L, Bruce Drive, located east of Scherff Road, on the south side of Bruce Drive. Proposed One-Lot Subdivision, 1.19 +/- Acres of Vacant Land. Applicant is requesting Planning Board to make PreApplication Findings. (SBL#185.03-3-9.2)

**CONCEPT REVIEW** - (No action will be taken)

1. P.B. File #14-2024, 3310 Southwestern, north side of Southwestern Boulevard, west of the "Five Corners", Zoned B-1. Mr. Brian Gilbride to present proposed plans to expand parking lot for a "Goldfish Swim" club. (Former auto parts store previously located here.) (SBL#152.16-6-1.112)