

**PLANNING BOARD MARCH 2025 AGENDA 03/13/25****COMMUNITY ACTIVITY CENTER  
Large Meeting Room****4520 California Road  
Orchard Park, New York 14127****\*\*\*PLANNING BOARD MEMBERS WORK SESSION: 6:30 PM****REGULAR BUSINESS:**

1. **P.B. File #44-24, Median of Norwood and Stoughton Lane**, Kelly and David Denz are requesting Planning Board Approval of two subdivision signs for Forest Creek Estates where Norwood and Stoughton Lanes meet East Quaker Street. Received a Variance to allow two signs on 2/18/25
2. **P.B. File #37-19, V/L Milestrip Road, "Bend Creek" Subdivision, proposed single family Subdivision, located on the north side of Milestrip Road, across from Diller Drive, Zoned R-3.** Planning Board to Seek Lead Agency Status.
3. **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.
4. **P.B. File #36-24, Buffalo Topsoil, 3340 North Benzing Rd., 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.
5. **P.B. File #03-24, 10 Cobham Drive, located in the Krog Industrial Center, Zoned I-1,** "Mission Systems Orchard Park Inc.", (previously known as "Carleton Controls"), Zoned I-1, is requesting Planning Board approval of a 49,500 square foot warehouse addition and a parking expansion. (SBL#'s 161.18-2-5.2, 161.18-2-2 & 161.18-2-1)
6. **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.
7. **P.B. File #24-21, V/L located on the west side of Burton Road at Powers Road, Zoned R-2 and A-1.** "Cornell Cooperative Extension of Erie County" (CCE) is requesting Planning Board Approval for an Educational Facility with an Agricultural Campus, including associated Site and Utility improvements, (SBL#184.15-1-5.13)

**CONCEPT REVIEW:**

1. **P.B. File #2-25, 3385 Orchard Park Rd., located on the east side of Orchard Park Rd., south of Southwestern Blvd., Zoned B-2.** Ms. Jessica Radon is proposing a parking expansion with a net increase of 19 parking spaces for a total of 78 parking spaces. (SBL# 152.20-4-1) This project will require a Variance from the Zoning Board of Appeals, and Approval from the Architectural Overlay District.
2. **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 review a Site Plan Alteration involving garages. (SBL#161.03-1-41)