

PLANNING BOARD APRIL 10, 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. **P.B. File #38-21, Proposed 12-Lot Single-Family Subdivision, "Woodhaven Subdivision", located between Woodhaven Road and Diller Drive, north of Webster Road, Zoned R-2 (SBL# 162.05-2-22, 162.05-2-23).** Planning Board is holding a required Public Hearing to review submitted Preliminary Plat Plans.

REGULAR BUSINESS:

1. **P.B. File #37-21, 6940 Milestrip Road, Alliance Homes is proposing "Belle Creek Subdivision" a 23-Lot Single-Family Subdivision, located on the north side of Milestrip Road, west of Baker Road, across from the Town Compost Center, Zoned R-2 and R-3. (SBL# 153.17-1-8).** Planning Board to Accept Lead Agency Status.
2. **P.B. File #19-24, "Birdsong Part 2", proposed 51-Lot Subdivision, located at the terminus of Rock Dove Lane, Zoned R-1 (SBL#s 173.11-1-15, 173.11-1-16, 173.02-1-2, 173.02-1-3).** Planning Board to accept Lead Agency Status. This is not a Conservation Management Overlay District (CMO).
3. **P.B. File #41-24, V/L Windward Drive, Zoned I-1, located on the east side of Windward Drive south of Lake Avenue. (SBL# 152.14-2-24.11, 152.14-2-24.12).** Applicant is seeking Planning Board approval to construct an additional 83-parking spaces. Note: A portion of this property was rezoned for this project. (Ingress/egress is located on Windward Drive)
4. **P.B. File #04-25, 3892 Southwestern Boulevard, located on the north-west side of Southwestern Boulevard, west of Abbott Road, Zoned DR-2.** Mr. Jack Kuebler, of "Homedog LLC", is seeking renewal of an Outside Display Permit. Note: A Variance is required from the Zoning Board of Appeals for renewal of the permit. (SBL# 161.09-4-25).

CONCEPT REVIEW:

1. **P.B. File #1-25, 2784 Southwestern Boulevard, located on the northwest corner of Southwestern Boulevard and Reserve Road, Zoned B-2 (SBL #153.06-1-22).** Ms. Amy Kotarski is requesting to convert an existing duplex in this Business Zone to a "Private Practice" office.