

Planning Board



The Town of Grand Island

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FOR TOWN BOARD AGENDA: DECEMBER 15, 2014

MEMO

**TO:** Town Board  
**FROM:** Planning Board  
**DATE:** December 9, 2014  
**RE:** LIGHTHOUSE POINTE  
62 DAY DEFAULT REQUIREMENT  
MORATORIUM

The Planning Board discussed the 62 day default requirement. After 62 days, which would be January 31, 2015, the project would be approved.

Mr. Westfall explained that the Town Board could still approve the plan, approve with conditions or deny.

Mr. Hopkins stated in a telephone conversation that they will submit, in writing, a request for a 60 day extension.

The Board commented that during this extension, other avenues could possibly be explored. If all parties are willing to stop and work things out, maybe there is a better plan out there.

Councilman Aronica stated that he hasn't seen anything in writing and because they first heard about it late on Friday, the Town Board hasn't even discussed the matter.

There was a discussion on striking or modifying the 62 day default requirement from the Code. The Board likes the fact that there is a time limit, but possibly have the discretion to change the time limit.

**The Planning Board is not in favor of doing away with the 62 day default requirement but suggest exploring language for future "out" clauses.**

The Board discussed a 3 month moratorium on R-2 developments. It may be a time to see how the R-2 zoning is working, but this may not be completed in 3 months, and it could hold up other projects.

**It was the Board's unanimous opinion that the moratorium is unnecessary.**

/ae

Robert Starzynski  
Chairman