

AGENDA  
THE PLANNING BOARD OF THE TOWN OF WEBSTER  
1000 Ridge Road, Webster Town Hall  
May 20, 2014

Call to Order: 7:00 p.m.

**Pledge of Allegiance**

**Roll Call**

**TABLED MATTERS**

1. **TACO BELL-WEBSTER PLAZA-** Located on Hard Road at the corner of Van Ingen Drive. Applicant B.A.G Investments Inc. is requesting **PRELIMINARY/ FINAL SITE PLAN REVIEW, PUBLIC HEARING** to construct a 2,460 square foot Taco Bell Restaurant on the northwest corner of Webster Plaza on Parcel Number 079.15-1-3.1 located in an HC (High Intensity Commercial) District under Section 228-5&8 of the Code of the Town of Webster. **Preliminary Approval Granted. Final Approval tabled to June 3<sup>rd</sup> meeting.**
2. **PUBLISHERS PARKWAY SENIOR HOUSING PROJECT-** Located on the west side of Hard Road, south of Publisher Parkway. Applicant: Morgan Management, is requesting **PRELIMINARY / FINAL SITE PLAN REVIEW, PUBLIC HEARING** to construct a senior development, a 75 units in a three-story building, and 135 ranch style townhouse units senior rental units with associated pool and clubhouse accommodations. The development is located on 27 acres of land, having parcel number 079.06-01-32.122. Located in an OP District (Office Park) under Sections 228-5&8 of the Code of the Town of Webster. **Approved.**
3. **1044 SUNSET TRAIL ACCESSORY BUILDING WITH APARTMENT –** Located at 1044 Sunset Trail. Applicant Kathy Bello is requesting **PRELIMINARY/ FINAL SITE PLAN REVIEW, PUBLIC HEARING** to construct a 26 X 29.67 accessory building with a second story apartment having 547.0 square feet where 461.3 square feet are permitted pursuant to Town Code 225-49.1 C (3) on a 0.413 acre parcel having SBL Number 078.18-1-69.1 located in an MHR District (Medium High Residential) under Section 228-36 of the Code of the Town of Webster. **Approved**

**SCHEDULED MATTERS:**

1. **WHITING ROAD SUBDIVISION** - located south of 600 Whiting Road. The applicant, Louis Sirianni, is requesting **PRELIMINARY / FINAL SUBDIVISION AND SITE PLAN APPROVAL** to construct 13-lot single-family subdivision, the proposal to be located on 11.4 acres having parcel SBL number 064.14-2-9.131. Located in an R-2 District (Single Family Residential) under Sections 192—17 & 18 AND 228-5 & 8 of the Code of the Town of Webster. **Only Preliminary Approval granted.**
2. **WENDY'S AT RIDGE COMMONS –** Located at 987 Ridge Road l. Applicant 962 Ridge Road, LLC, is requesting **PRELIMINARY SITE PLAN APPROVAL, PUBLIC HEARING** to construct a 3310 square foot restaurant building with associated parking on a 1.53-acre parcel having SBL Number 079.15-01-16.002. This proposal would also involve offsite improvements such as a service road and parking spaces to adjacent properties 961, 1013 and 1015 Ridge Road. Located in an MC District (Medium Commercial) under Section 228-5 of the Code of the Town of Webster. **Tabled to June 3<sup>rd</sup> meeting.**
3. **UNO'S SIGNS –** Located at 931 Holt Road, Applicant, Gupp Signs is requesting **SIGN APPROVAL** for the replacement of three façade signs totaling 175.5 sq ft. under Section 178-4f of the Code of the Town of Webster. **Approved.**
4. The discussion of the Memorandum of Understanding for the westerly service road for the Webster Golf Tee. **Letter citing new conditions will be sent to Planning Board Chairman for signature.**

**ADMINISTRATIVE MATTER:**

1. Review minutes from May 6, 2014. **Approved.**

William Rampe, Chairman  
Webster Town Planning Board