

AGENDA  
THE PLANNING BOARD OF THE TOWN OF WEBSTER  
1000 Ridge Road, Webster Town Hall  
June 17, 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 **SIGNAGE APPROVAL AND 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. **Tabled to July 1<sup>st</sup> meeting.**
2. **MAVIS TIRE DEVELOPMENT** – Located at 1030 Ridge Road Applicant Rhinebeck Realty, LLC. is requesting **SKETCH SITE PLAN REVIEW** to construct a 6,800 square foot Mavis retail / service building with associated parking on a 1.5 acres land having SBL Number 079.15-1-5 located in an HC (High Intensity Commercial) District under Section 228-4 of the Code of the Town of Webster **Tabled to July 1<sup>st</sup> meeting.**

**SCHEDULED MATTERS:**

1. **WHITING ROAD SUBDIVISION** - located south of 600 Whiting Road. The applicant, Louis Sirianni, is requesting **FINAL SUBDIVISION** 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. **Approved**
2. **PICTURE PARKWAY SENIOR HOUSING** – located on the east side of Hard Road, north of Picture Parkway. Applicant Morgan Hard Road, LLC. is requesting **PRELIMINARY / PUBLIC HEARING/FINAL SITE PLAN APPROVAL** to construct a senior development, a 74 units in a three-story building, 16 four-unit buildings, and 6 duplex buildings, totaling 150 senior rental units with associated pool and Community Center accommodations. The proposed development is located on 27 acres of land, having parcel number 064.19-2-20.12. Located in an OP District (Office Park) under Sections 228-5&8 of the Code of the Town of Webster. **Tabled to July 1<sup>st</sup> meeting.**
3. **735 GRAVEL ROAD SUBDIVISION** - located at 735 Gravel Road. Applicant, 735 Gravel Road LLC, is requesting **PRELIMINARY SUBDIVISION / SITE PLAN APPROVAL / PUBLIC HEARING** for 34 single-family lot subdivision to be considered to be developed under Cluster Development. Located on 21.5 acres of land having parcel numbers 063.20-1-018.1 and 063.20-1-17 located in a R-3 District (Single Family District) under Sections 228-5; 192-17 AND 192-27 of the Code of the Town of Webster. **Approved.**

4. **CROWN CASTLE CELL TOWER AT 1005 BAY ROAD** – located at 1005 Picture Parkway. Applicant, Crown Castle USA is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL/PUBLIC HEARING** to replace, an existing cell tower with a 199.0 foot self – support cell tower on 19.6 acres of land. Having parcel number 079.07-1-10 located in an OP District (Office Park) under Section 228-5 and 228-8 of the Code of the Town of Webster. **Application withdrawn.**
5. **VISION NISSAN AUTO DEALERSHIP EXPANSION** - located at 733 AND 755 Ridge Road. Applicant Vision Automotive Group, LLC., are requesting **SKETCH PLAN REVIEW and SITE PLAN REVIEW** for the building addition (entrance enclosure) and to combine an 0.738 acre neighboring parcel to the existing 6.93 acre dealership parcel to expand the display parking area. Located on parcels number 079.17-01-23.1 and 079.17-01-27 located in a MC District (Medium Commercial District) under Section 228-4 and 192-14 of the Code of the Town of Webster **Goes to Preliminary Approval. Apply for required Variances.**
6. **KNUCKLEHEAD CRAFT BREWING LLC SIGN** – Located at 426 Ridge Road, Applicant, Len Dummer is requesting **SIGN APPROVAL** for the 24 square foot sign panel replacement of freestanding sign under Section 178-4f of the Code of the Town of Webster. **Approved**
7. **BRIARWOOD SUBDIVISION SECTION #2** – located between Woodsvie Drive and Greensboro Drive, Applicant Gerber Homes, is requesting a **90-DAY EXTENSION for FINAL SITE PLAN AND SUBDIVISION APPROVAL** to develop 16 residential building lots, as a Cluster Development, on 22.3 acres of land. On parcel having SAL number 050.20-01-038.111, located in an R-2 District (Single Family Residential District) under Sections 228-8, 192-18 and 192-27 of the Code of the Town of Webster. **Approved**

**ADMINISTRATIVE MATTER:**

1. Review minutes from June 3, 2014. **Approved**

William Rampe, Chairman  
Webster Town Planning Board