

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
August 5, 2014

Call to order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTER:

1. **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. **Approved.**

SCHEDULED MATTERS:

1. **WEBSTER SOCCER FIELDS** - located on Boulder Industrial Parkway. Applicant Webster Soccer Association is requesting **PRELIMINARY/PUBLIC HEARING/FINAL SITE PLAN APPROVAL** to construct a multi-field soccer complex, parking and a restroom on 38.6 acres of land having parcel number 66.03-1-6.001 located in an IN District (Industrial) under Section 228-5 and 228-8 of the Code of the Town of Webster. **Approved**
2. **SOLAR PROJECT** – located at 1103 Salt Road. Applicant Heritage Christian Services is requesting **PRELIMINARY APPROVAL/ PUBLIC HEARING** to construct a solar photovoltaic array consisting of 800 solar modules covering 0.8 acres on 13 acres of land. Parcel number 95.02-1- 4 under Section 95-16 and 228-5&8 of the Code of the Town of Webster. **Tabled to September 2nd meeting.**
3. **COHEN ESTATES** – located at 198 & 202 Webster Road. Applicant Darren Yehl and John Santoli are requesting **PRELIMINARY/ FINAL/PUBLIC HEARING** to re-subdivide Lot # 2 Cohen Estates to add 26’ of land to 198 Webster Road under Section 228-5 and 228-8 of the Code of the Town of Webster. **Approved.**
4. **WENDY’S AT RIDGE COMMONS** – located at 987 Ridge Road. Applicant 962 Ridge Road LLC is requesting **FINAL APPROVAL** to construct a 3,310 square foot restaurant building with associated parking on a 1.53 acre parcel having SBL# 79.15-1-16.002. 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 228-8 of the Code of the Town of Webster. **Approved**
5. **735 GRAVEL ROAD SUBDIVISION**- located at 735 Gravel Road. Applicant Gravel Road LLC is requesting **FINAL SUBDIVISION AND SITE PLAN APPROVAL** for a 34 lot single family subdivision to be developed under cluster development. Located on 21.5 acres of land having parcel number 063.20-1-18.1 and 063.20-1-17 located in an R3 District (Single Family District) under Sections 225-8, 192-18 and 192-27 of the Code of the Town of Webster. **Tabled**

pending the outcome of legal litigation.

6. **ARBOR CREEK SUBDIVISION-** located near 1534 State Road. The applicant, Pride Mark Homes, is requesting **FINAL SUBDIVISION AND SITE PLAN APPROVAL** for Phase I to construct 24 townhouses and clubhouse. The development will be located on 8.76 acres of a 113.3 acre parcel having parcel number 080.-04-1-2.1 located in an MHR District (Medium High Residential District) under Section 192.18 and 228-8 of the Code of the Town of Webster. **Approved**
7. **SOUTH BEACH TAN SIGN** – Applicant Vital Signs is requesting **SIGN APPROVAL** for a 68 square foot façade sign at 2186 Empire Blvd under Section 178-4f of the Code of the Town of Webster. **Approved**
8. **CHERRY RIDGE SIGN-** Applicant ID Sign Systems is requesting **SIGN APPROVAL** for a 69 square foot sign that would be mounted on the canopy roof of the Community Center at 900 Cherry Ridge Blvd under Section 178-4f of the Code of the Town of Webster. **Approved**
9. **AMF EMPIRE LANES SIGNS-** Application AMF Empire Lanes is requesting **SIGN APPROVAL** for an 80.0 square foot monument sign and 90.0 square foot façade sign at 2400 Empire Blvd under Section 178-4f of the Code of the Town of Webster. **Tabled to the September 2nd meeting.**

ADMINISTRATIVE MATTER: Review minutes from the July 15, 2014 meeting. - **Approved**

Anthony Casciani, Acting Chairman
Webster Town Planning Board