

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
May 5, 2015

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS

1. **KIDDIE ACADEMY SIGN** – Located at 369 Phillips Road. Applicant, David Shuman is requesting **SIGN APPROVAL** for a 24.0 square foot free standing replacement sign under Section 178-4f of the Code of the Town of Webster.
2. **THE COUNTRY STORE** – Located at 1315 – 1319 Lake Road, Applicant, Robert Fallone is requesting a **SKETCH PLAN REVIEW** to raze the existing Country Store and residence to construct a 4000.0 square foot building which will house a restaurant / convenience store with a canopied four fuel dispensers facility. Four apartments located above the restaurant /convenience store with associated parking and garage. The complex area consists of a combined parcels of land totaling 1.38 acres located in R-1 District (Single Family) under section 228-4 of the code of the Town of Webster.

SCHEDULED MATTERS

1. **LIGHTHOUSE BIBLE BAPTIST CHURCH ACCESSORY BUILDING** – located at 48 Southe Estates Drive. Applicant, Paster James Guginor, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct a 24 X 48 pavilion on a 4.2 a acres parcel having SBL number 094.07-1-2 located in an MHR District (Medium High Residential) under Section 225-36 of the Code of the Town of Webster
2. **HARD ROAD LUXURY APARTMENTS**- located East side of Hard Road North of Route 104. The Town Board has requested the Planning Board to **review and provide recommendations for the Rezoning of Lands** which would permit the development of the proposed apartment complex. The project applicants, Morgan Acquisitions,LLCand CDKAA Holdings, LLC, are requesting rezone two parcels of land totaling 48.6 acres from OP District (Office Park) to MHR District (Medium High Residential). The parcels having SBL# 079.08-1-14 and SBL# 079.11-1-9.2 under Section 225.5.1 of the Code of the Town of Webster.
3. **NUTCRACKER FAMILY RESTAURANT SIGN** – Located at 2159 Empire Blvd. Applicant, Vasilios Bil Trakosis is requesting **SIGN APPROVAL** for a –52.5 square foot façade sign under Section 178-4f of the Code of the Town of Webster.

ADMINISTRATIVE MATTER:

1. Review minutes from April 21, 2015.

William Rampe, Chairman
Webster Town Planning Board