

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. **Approved**
2. **ALDI's ADDITION**- Located at 915 Ridge Road. Applicant ALDI Inc is requesting **FINAL SITE PLAN APPROVAL** to construct a 336 square foot addition of a cooler/freezer and remodel of the building canopy on 2.8 acres of land having SBL number 079.15-1-30.1 located in an MC District (Medium Commercial) under Section 228-8 of the Code of the Town of Webster. **Approved**
3. **THE COUNTRY STORE**- Located at 1315-1319 Lake Road. Applicant Robert Fallone is requesting a **SKETCH PLAN REVIEW** to review the existing Country Store and residence to construct a 4,000 square foot building which will house a restaurant/convenience store with a canopied four (4) fuel dispenser's facility. Four apartments located about the restaurant/convenience store with associated parking and garage. The complex area consists of a combined parcel of land totaling 1.38 acres located on an R-1 District (Single Family) under Section 228-4 of the code of the Town of Webster. **Goes to the ZBA for variances.**

SCHEDULED MATTERS

1. **LIGHTHOUSE BIBLE BAPTIST CHURCH ACCESSORY BUILDING** – located at 48 South Estates Drive. Applicant, Pastor James Guginor, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct a 24' x 48' pavilion on a 4.2 acre 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 **Approved**
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 LLC and 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. **Positive recommendation for the rezoning will be provided to the Town Board**

- 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.
Approved

ADMINISTRATIVE MATTER:

1. Review minutes from April 21, 2015. **Approved by a vote of 5-0 with Mr. Malta and Mr. Arena absent from tonight's meeting.**

William Rampe, Chairman
Webster Town Planning Board