

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
July 7, 2015

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS

1. **830 GRAVEL ROAD SUBDIVISION-** located at 830 Gravel Road. Applicant Combat Construction LLC is requesting **SKETCH PLAN REVIEW** for a 28 lot single-family subdivision to be developed as a cluster development. The total lands involve 18.8 acres having SBL # 079.00-1-3.11; 079.00-1-4.1 and 079.00-1-5.1. of which 16.8 acres will compose the subdivision 1 located in an R-3 District (Single Family District) under Sections 192-14 and 192-27 of the Code of the Town of Webster. **Proceed to Preliminary Approval**
2. **677 GRAVEL ROAD ACCESSORY BUILDING** – located at 677 Lake Road. Applicant, Jeffrey Waite, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 30 X 70 accessory building on a 2.0 acre parcel having SBL number 63.16-1-25 located in an R-3 District (Single Family Residential) under Section 225-36 of the Code of the Town of Webster **Approved**
3. **THE COUNTRY STORE** – Located at 1315 – 1319 Lake Road, Applicant, and Robert Fallone is requesting a **PRELIMINARY / PUBLIC HEARING / FINAL APPROVAL SITE and SUBDIVISION PLAN APPROVAL** to raze the existing Country Store and residence to construct a 6000.0 square foot building which will house a restaurant / convenience store with a canopied four fuel dispensers facility. Three apartments located above the restaurant /convenience store with associated parking. The complex area consists of a combined parcels of land totaling 1.38 acres located in R-1 District (Single Family) under Sections 228-5 & 8 and 192-17 & 18 of the Code of the Town of Webster. **Approved with conditions**
4. **PEN – WEB APARTMENTS** - located at 1141 Bay Road. Applicant Morgan Acquisitions, LLC is requesting **SKETCH PLAN REVIEW** to develop a 130 (multifamily) apartment unit Complex on 16.55 acres, comprised of the following parcels having SBL #093.06-01-9.1; #093.06-01-9.2; #093.06-01-13 and #093.06-.1-1. Located in an MHR District (Medium High Residential District) under Sections 192-14 and 228-4 of the Code of the Town of Webster. **Proceed to Preliminary Approval.**
5. **THE MEADOWS OF WEBSTER SIGN** – Located at the southeast corner of Phillips Road and Grand Meadows Way at the subdivision entrance , Applicant, Tra-Mac Builders is requesting **SIGN APPROVAL** for a 20.0 Square foot

freestanding subdivision sign, under Section 192-22 of the Code of the Town of Webster **Approved**

SCHEDULED MATTERS

- 1. TACO BELL RESTAURANT** - located on the west side of Hard Road, South of Route 104. At 919 Hard Road. Applicant Hospitality Syracuse, INC is requesting **PRELIMINARY / FINAL SITE AND SUBDIVISION PLAN APPROVAL** to construct a 2,342 square foot Taco Bell Restaurant on a 1.51 acre parcel having parcel number 079.11-1-12.1 located in an HC (High Intensity Commercial) District under Sections 228-5 & 8 AND 192-17 & 18 of the Code of the Town of Webster. **Approved with applicant having to return for Final Architectural Review**
- 2. GERRITZ SUBDIVISION** – Located at 1042 Klem Road, Applicant, Peter Gerritz is requesting a **PRELIMINARY / FINAL SUBDIVISION PLAN APPROVAL PUBLIC HEARING** to subdivide the existing 2.6 acre parcel SBL# 064.16-1-1, into 3 single family lots located in R-2 District (Single Family) under Sections 192-17 & 18 of the code of the Town of Webster. **Tabled to August 4th meeting**
- 3. 672 LAKE ROAD ACCESSORY BUILDING** – located at 672 Lake Road. Applicant, Patrick Fulkerson, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 23 X 30 accessory building (garage)on a 1.005 acre parcel having SBL# 048.20-1-18 located in an R-1 District (Single Family Residential) under Section 225-36 of the Code of the Town of Webster. **Approved**
- 4. DUKES BAR and GRILL Renovation** – Located at 2231 - 2235 Empire Boulevard. Applicant Anthony Ottaviani is requesting Site Plan Modification to construct two building entrance enclosures to the existing facility. Proposal located in the MC (Medium Commercial District) under Section 228-8 of the Code of the Town Of Webster. **Approved**

ADMINISTRATIVE MATTER:

1. Review minutes from June 16, 2015. **Approved**

William Rampe, Chairman
Webster Town Planning Board