

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
August 4, 2015

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS

1. GERRITZ SUBDIVISION – Located at 1042 Klem Road, Applicant Peter Gerritz is requesting a **PRELIMINARY / FINAL SUBDIVISION 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 September 1st meeting**

SCHEDULED MATTERS

- 1. 890 SHOEMAKER ROAD ACCESSORY BUILDING** – Applicant, Joanne Palmer, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 1129.0 square foot accessory building on 1.31 acre parcel having SBL number 064.01-1-38 located in an R-2 District (Single Family Residential) under Section 225-36 of the Code of the Town of Webster. **Board determined west side as rear setback. Approved**
- 2. 780 RIDGE ROAD BUILDING ADDITION** - located 780 Ridge Road. Applicant D. Viola Properties, LLC is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL / PUBLIC HEARING** to construct a (88 X88) 7744.0 square foot single-story addition. The applicant is also requesting a (SPECIAL USE PERMIT) or a determination to allow a Stair and Railing Sales and Service business within the complex property. on a 4.029 acre parcel having parcel number 079.17-1-13.11 located in an CO (Commercial Outdoor Storage District) under Sections 228-5 & 8 AND 192-17 & 18 of the Code of the Town of Webster. **Approved with conditions**
- 3. CAMBRIDGE COURT PHASE #5 SENIOR DEVELOPMENT** - Located west of Railroad Crossing, Applicant, Joseph Sortino is requesting to **FINAL SITE and SUBDIVISION PLAN APPROVAL** to construct 4 residential duplex buildings and a single family dwelling, totaling 9 townhouse units on 1.509 acres of land. On parcel SBL # 64.02-1-73.111 located in the OP District (Office Park) under the Code of the Town of Webster. **Approved**
- 4. 580 HOLT ROAD ACCESSORY BUILDING** – located at 580 Holt Road. Applicant, Edward Kramer, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 24 X 32.0 accessory building addition a covered 28 X12 (patio, deck) area located on 3.2 acre parcel having SBL# 064.12-2-4 located in an R-3 District (Single Family Residential) under Section 225-36 of the Code of the Town of Webster. **Approved.**

5. **PREMIER SPORTS COMPLEX** – Located at 701 Phillips Road. Applicant Sam Belshine is requesting **SKETCH PLAN REVIEW** To construct an 13,824 square foot dome addition to the existing domed building and an addition 25 parking spaces on 2.9 acres of land having SBL# 065.03-1-8 located in an IN District (Industrial) under Section 228-4 of the Code of the Town of Webster. **Proceed to Preliminary Approval**
6. **CISTERN MILLS WEST SIGN** – Located at the northwest corner of Hills Pond Road and Gravel Road at the subdivision entrance. Applicant, Combat Construction LLC. 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. **Tabled to September 15th. Goes to ZBA for variances**
7. **HARD ROAD LUXURY APARTMENTS**- located East side of Hard Road North of Route 104. The project applicants, Morgan Acquisitions, LLC and CDKAA Holdings, LLC, are requesting **PRELIMINARY / FINAL SITE and SUBDIVISION PLAN APPROVAL / PUBLIC HEARING** to Construct a 270 unit Luxury Apartment Complex consisting of 19 Apartment buildings with clubhouse with swimming pool facilities and associated parking. The project is located on 48.6 acres of land having SBL# 079.08-1-14 and SBL# 079.11-1-9.2 in an MHR District (Medium High Residential) under Sections 192-17 & 18 and 228-5 & 8 of the Code of the Town of Webster. **Preliminary Approval granted. Goes for Final Approval**
8. **PEN – WEB APARTMENTS** - located at 1141 Bay Road. Applicant Morgan Acquisitions, LLC is requesting a **DISCUSSION** 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 Section 192-14 and 228-4 of the Code of the Town of Webster **Board liked changes made. A letter will be sent to the Zoning Board of Appeals.**

ADMINISTRATIVE MATTER:

1. Review minutes from July 7, 2015. **Approved 5-0 Mr. Kosel did not attend last meeting and Mr. Anderson was absent from tonight's meeting.**

William Rampe, Chairman
Webster Town Planning Board