

AGENDA  
THE PLANNING BOARD OF THE TOWN OF WEBSTER  
1000 Ridge Road, Webster Town Hall  
September 1, 2015

Call to Order: 7:00 p.m.

**Pledge of Allegiance**

**Roll Call\**

**TABLEDMATTERS**

1. **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.

**SCHEDULED MATTERS**

1. **CISTERN MILLS SUBDIVISION**- located at 830 Gravel Road. Applicant Combat Construction LLC is requesting **PRELIMINARY / FINAL SUBDIVISION AND SITE PLAN APPROVAL PUBLIC HEARING** 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 192-17 & 18 and 228-5 & 8 of the Code of the Town of Webster.
2. **MARINNA DODGE SITE PLAN** – Located at-941 and 943 Ridge Road, Applicant Marina Doge, Chrysler, Jeep, is requesting a **PRELIMINARY SITE and SUBDIVISION PLAN APPROVAL PUBLIC HEARING** to combine 1011 Shoecraft Road property with 943 Ridge Road parcel to extend the outdoor staging area for 99 additional parking spaces and provide a vehicular connection to 941 Ridge Road property. Involving parcels having SBL# 079.15-1-22.102; 079.15-1-26.21; and 079.15-1-24.1 located in MC District (Medium Commercial) under section 228-5 and 192-17 of the code of the Town of Webster.
3. **1088 ROTHWOOD DRIVE SUBDIVISION** –Location 1088 Rothwood Drive. Applicant Stephen and Kathleen Hackler are requesting **PRELIMINARY / Final SUBDIVISION PLAN APPROVAL PUBLIC HEARING** to subdivide their property to adjacent neighboring properties involving the following properties 1116; 1120; 1124; 1128; 1132 and 1136 Ohstrom Park. Parcels are located in an R-1 District (Single Family) Under Section 192-17 and 18 of the Code of the Town of Webster
4. **HARD ROAD SENIOR HOUSING PHASE #2A and 2B** - located on the east side of Hard Road, north of 860 Hard Road. Applicant, CDS Monarch, Inc is requesting **FINAL SITE AND SUBDIVISION PLAN APPROVAL** to construct a two story apartment building containing 48 units each with associated parking spaces. Situated on 13.214 acres of land having parcel number 079.07-01-21.2 located in an OP District (Office Park) under the under Sections 228-8 and 192-14 of the Code of the Town of Webster.
5. **WEBSTER TOWN CENTER EXPANSION** – Located at 927 and 929 Holt Road. Applicant Morgan-Holt, LLC. Is seeking **SKETCH PLAN REVIEW** to develop such property by proposing development of a 6,472 square foot outbuilding at the southeast corner of 929 Holt Road, SBL#

079.12-1-121, and a 10,172 square foot addition to the north side of the existing retail space at 927 Holt Road, SBL# 079.12-1-19.122. of the Town Center at Webster, Located in an HC District (High Intensity Commercial) under Section 228-4 of the Code of the Town of Webster.

6. **THE MEADOWS SUBDIVISION SECTION #2** – located at the southeast corner of Phillips and Schlegel Roads. Applicant, Tom Thomas of 800 Phillips Road, LLC, is requesting **FINAL SITE and SUBDIVISION APPROVAL** for the construction 18 patio home lots on 5.96 acres on parcel numbers 065.02-1-0.211 located in an R-3 District (Single Family Residential) under Section 228-8; 192-18 and 192-27L of the Code of the Town of Webster
7. **DOYLE SUBARU SIGN** – Located at 740 Ridge Road. Applicant Michael Doyle is requesting **SIGN APPROVAL** for a 33.9 square foot pylon sign as an replacement to the existing pylon sign under section 178-4f of the Code of the Town of Webster.
8. **549 RIDGE ROAD WAREHOUSE**- Located at 549 Ridge Road. Applicant US Ceiling Corp is requesting **SKETCH PLAN REVIEW** to construct a 5000.0 square foot on a 1.7 acre parcel having SBL# 078.19-2-27 located in a LMR (Low Medium Residential District) under Section 228-4 of the Town of Webster
9. **TARGET SOLAR ROOF PANELS** – Located at 1050 Ridge Road. Applicant Greenskies Renewable Energy is requesting approval for the installation of a Solar Photovoltaic System on Target department stores’ roof top. Located in a HC District (High Intensity Commercial) under Section 228-10 F of the Code of the Town of Webster.
10. **C & C DANCE of WEBSTER SIGN** – Located at 696 Ridge Road. Applicant Jennifer Bechtold is requesting **SIGN APPROVAL** for a 15.0 square foot façade sign and a 4.5 square foot insert panel sign to the existing freestanding sign under section 178-4f of the Code of the Town of Webster.
11. **WEBSTER PLAZA LOADING DOCK and LIBRARY SITE PLAN**.- Discussion

**ADMINISTRATIVE MATTER:**

1. Review minutes from August 4, 2015.

William Rampe, Chairman  
Webster Town Planning Board