

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
May 3, 2016

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS

1. **STEVE'S CUSTOM CANVAS SITE PLAN** – located at 765 County Line Road. Applicant, Steven Palis , is requesting **SKETCH SITE PLAN REVIEW** to construct a 6760 square foot building with associated parking, on a 0.61 acre parcel, having SBL# 86.030-01-48.1 located in an LC-2 District (Class 2 Low Intensity Commercial) under Section 228-4 of the Code of the Town of Webster. **Go to the ZBA for Variances**

2. **GERRITZ SUBDIVISION** – Located at 1042 Klem Road, Applicant, and Peter Gerritz is requesting a **PRELIMINARY / FINAL APPROVAL / PUBLIC HEARING** to subdivide the existing 2.6 acre Parcel SBL# 064.16-1-1, into 3 single family lots located in an R-2 District (Single Family) under Sections 192-17 and 18 of the code of the Town of Webster. **Tabled to May 17th**

3. **370 WHITING ROAD ACCESSORY BUILDING** – located at 370 Whiting Road. Applicant, Eleur Tsyupa, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 60 X 120 (Riding arena and horse stables) accessory building on a 9.52 acre parcel having SBL# 49.03-1-30.1 located in an LL District (Large Lot Single Family) under Section 225-36 of the Code of the Town of Webster. **Additional information requested Tabled to May 17th.**

SCHEDULED MATTERS :

1. **PANERA BREAD DRIVE THRU ADDITION AT WEBSTER TOWNE CENTER** - Located at 935 Holt Road, Applicant Panera, LLC, COR States Group. is requesting an **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct an 370 square foot addition with a drive thru on 3.43 acres of land having SBL number 079.12-01-18 located in an HC District (High Intensity Commercial District) under Section 228-16 of the Code of the Town of Webster. **Applicant requested Tabled to June 7th meeting**

2. **974 MAPLE DRIVE ACCESSORY BUILDING** – located at 974 Maple Drive. Applicant, Bradley and Charity Kohlmeier, are requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 48 X 32 (barn) accessory building with a 10 X 48 covered patio area on a 5.94 acre parcel having SBL# 078.15-1-6.1 located in an R-3 District (Single Family) under Section 225-36 of the Code of the Town of Webster . **Approved**

3. **675 COUNTY LINE ROAD ACCESSORY BUILDING** – located at 675 County Line Road. Applicant, Joe Marrapese, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 40 X 48 (barn) accessory building on a 3.47 acre parcel having SBL# 066.03-1-36.2 located in an LL District (Large Lot Single Family) under Section 225-36 of the Code of the Town of Webster . **Approved**

4. **1814 TRELIS CIRCLE ACCESSORY BUILDING** – located at 1814 Trellis Circle. Applicant, Robert Hunt, are requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 25 X 26 (pool house) accessory building on a 6.01acre parcel having SBL# 051.01-1-58 located in an LL District (Large Lot Single Family) under Section 225-36 of the Code of the Town of Webster . **Approved**
5. **AJ’S TAP AND STEAKHOUSE OUTDOOR DINNING AREA** - Located at 2235 Empire Boulevard. Applicant John and Anthony Entertainment LLC..is requesting **to AMEND the SITE PLAN PRELIMINARY / FINAL SITE PLAN APPROVAL / PUBLIC HEARING** to construct a outdoor dining area at the western side of the restaurant. Located on a 2.09 acre parcel having SBL# 078.20-1-56.11 located in an MC District (Medium Intensity Commercial) under Section 228-5 and 8 of the Code of the Town of Webster. **Approved**
6. **1659 STATE ROAD ENERGY TOWER** – Located at 1659 State Road. Applicant Bob Bechtold is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL / PUBLIC HEARING** for the construction of a 105 wind tower (Energy Tower) on a 80.0 acre parcel having SBL# 081.03-1-23.1 located in an LL District (Large Lot Single Family) under Section 95-19 C and 228-5 and 8 of the Code of the Town of Webster.
Resolve the Open Space Agreement Contract issue. Tabled to May 17th
7. **PUBLISHERS PARKWAY SENIOR HOUSING PROJECT**– Located on the west side of Hard Road, south of Publisher Parkway. Applicant: Morgan Management is requesting **ONE YEAR MEANINGFUL CONSTRUCTION EXTENSION of FINAL SITE PLAN APPROVAL** to construct a senior housing development, a 75 units in a three-story building, and 135 ranch style townhouse units senior rental units with associated pool and clubhouse accommodations. The development is located on 27 acres of land, having parcel number 079.06-01-32.122. Located in an OP District (Office Park) under Sections 228-8 of the Code of the Town of Webster. **Approved to May 19, 2017**

ADMINISTRATIVE MATTER: Review minutes from April 5, 2016 **Approved**
: APPROVED 36.66 sq. ft. CVS Pharmacy sign at 1050 Ridge Road.

William Rampe, Chairman
Webster Town Planning Board