

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
July 19, 2016

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS:

1. **ROCHESTER REGIONAL HEALTH IMMEDIATE CARE SIGNS** – Located at 1065 Ridge Road, Applicant, Ulrich Sign Co. is requesting **SIGN APPROVAL** for a 33.0 square foot replacement free standing sign, and 31.9 square foot façade sign under Section 178-4f of the Code of the Town of Webster. **Approved**
2. **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 foot wind tower (Energy tower) on an 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. **Tabled to August 16 meeting.**
3. **WEBSTER COMMUNITY SOLAR 2000kw** - Located at 1659 State Road. Applicant Bob Bechtold is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL / PUBLIC HEARING** for the construction of a solar panel array which would encompass approximately 8.0 acres of an 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. **Tabled to September 6 meeting.**
4. **WEBSTER COMMUNITY SOLAR PILOT** - Located North of 1708 State Road. Applicant Bob Bechtold is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL / PUBLIC HEARING** for the construction of 120 driven pier solar panel array which would encompass approximately 2.0 acres of a 79.8 acre parcel having SBL# 081.03-1-5.11 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. **Tabled to September 6 meeting.**
6. **PEN – WEB APARTMENTS** - located at 1141 Bay Road. Applicant Morgan Acquisitions, LLC is requesting **PRELIMINARY/ FINAL SUBDIVISION and SITE PLAN APPROVAL / PUBLIC HEARING** to develop a 102 (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 228-5 of the Code of the Town of Webster. **Tabled to August 16th meeting.**

SCHEDULED MATTERS:

1. **795 COUNTY LINE ROAD ACCESSORY APARTMENT** – located at 795 County Line Road. Applicant, Planet Homes of Rochester LLC., is requesting a **WAIVER/PUBLIC HEARING** for the continued existence of a 463.0 square foot accessory apartment where a maximum of 424.0 square feet is permitted per Code of Town of Webster, Section 225-49.1-C.(3). Accessory apartment is located in the detached building on a 19000 square foot parcel of land being less than twice the required lot area (6.0 acres) of the zoning district located Providing front access, where no front access is permitted per the Code of the Town of Webster, Section 225-49.1-C.(10). Located in an LL District (Large Lot Single Family Residential) in the Town of Webster. **Approved three waivers.**

2. **1750 SCHLEGEL ROAD ACCESSORY BUILDING AND RESUBDIVISION** – located at 1750 Schlegel Road Applicant, Gary Volger, is requesting **PRELIMINARY /FINAL APPROVAL RESUBDIVISION AND SITE PLAN/ PUBLIC HEARING** to construct 30 X 30 (barn) accessory building on a 3.57 acre parcel. Combining 1750 and 1752 Schlegel Road properties into one lot Parcels having SBL# 066.01-1-32 and 66.01-1-34.12 located in an R-3 District (Single Family) under Section 225-36 and 192 17 & 18 of the Code of the Town of Webster. **Approved with conditions.**

3. **WEBSTER RETAIL SITE PLAN** - Located at 1128 Ridge Road, Applicant Quattro Development is requesting **SKETCH SITE PLAN REVIEW**, to construct 3500 square foot single retail building with associated parking on 0.59 acre parcel, having SBL# 066.03-01-048.1 under Section 228-4 of the Code of the Town of Webster. **Applicant urged to consider obtaining additional properties.**

ADMINISTRATIVE MATTER:

1. Review minutes from July 5, 2016. **Approved**

William Rampe, Chairman
Webster Town Planning Board

The Town of Webster's Planning Board will NOT be meeting on Tuesday August 2nd. The next meeting is scheduled for Tuesday August 16th.