

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
August 16, 2016

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLEDMATTERS:

1. **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. **Denied without Prejudice**
2. **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. **Requested to be Postponed to 9/6/16**

SCHEDULED MATTERS:

1. **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 **ONE YEAR EXTENSION OF 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. **Approved**
2. **HARD ROAD SENIOR HOUSING SECTION #2 A & B** - located on the east side of Hard Road, north of 860 Hard Road. Applicant, CDS Monarch, Inc is requesting **ONE YEAR EXTENSION OF FINAL SITE and SUBDIVISION PLAN APPROVAL / PUBLIC HEARING** 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 192-14of the Code of the Town of Webster **Approved a six month extension with conditions.**
- 3 **INTERGROW GREENHOUSES, INC. BUILDING** – located at Northeast corner of Salt and State Road intersection. Applicant, Intergrow Greenhouses Inc. is requesting **PRELIMINARY / FINAL SITE PLAN and SUBDIVISION APPROVAL / PUBLIC HEARING** to construct 74 .0 acres of greenhouses with a management building housing offices, mechanical facilities, packaging and storage area, with shipping .This facility will be associated with a150 parking spaces. The total complex will comprise of two parcels having SBL# 081.03-1-1 and 081.03-1-4 totaling 114.0 acres, located in an LL District (Large Lot Single Family) under Section 228-5 & 8 AND 192-17 & 18 of the Code of the Town of Webster. **Tabled to August 30th**

4. **549 RIDGE ROAD WAREHOUSE-** Located at 549 Ridge Road. Applicant US Ceiling Corp is requesting **PRELIMINARY / FINAL SITE PLAN / PUBLIC HEARING** to construct a 50 x123 (6000.0 square feet) Pole barn style warehouse on a 1.7 acre parcel having SBL# 078.19-2-27 located in a LMR (Low Medium Residential District) under Section 228-5 & 8 of the Town of Webster. **Request to be postponed to Oct. 4, 2016**
- 5 **STONEBRIDGE SUBDIVISION – SECTION #4** - located east of Shallow Brook Terrace. Applicant Visca Builders is requesting **FINAL SITE AND SUBDIVISION APPROVAL** to develop ELEVEN (11) residential building lots, as a Cluster Development, on 14.5 acres of land on parcel having SBL number 080.17-3-4.111, located in an R-3 District (Single Family Residential District) under Sections 228-8, 192-18 and 192-27 of the Code of the Town of Webster. **Request to be postponed to Sep. 6, 2016**
6. **HANSEN’S K-9 TRAINING ACADEMEY** – located at 758 Ridge Road. Applicant, Debbie Hansen requesting **INTERPERTATION** that the doggy day care and training is similar to other uses and same character permitted in the district. Parcel area 0.5 acres of land having parcel number 079.17-1-84 located in an CO District (Commercial Outdoor Storage) under Sections 225-19 A-7 of the Code of the Town of Webster. **Approved**
7. **599 PHILLIPS ROAD OFFICE AND MINI STORAGE-** Located at 599 Phillips Road, Applicant Anex Properties, LLC. Is requesting a **SKETCH PLAN SITE PLAN REVIEW** to construct a 5750 square foot contractor’s office w and warehouse, 3600 square foot storage and warehouse rental space, and two 10120 square foot climate controlled storage buildings with associated parking. On a 2.8 acres parcel having SBL# 065.010-1-26 located in an IN District (Industrial) under section 228-4 of the code of the Town of Webster. **Proceed to Preliminary & Final Approval.**
8. **MAVIS DISCOUNT TIRE - Located at 40 Webster Commons Boulevard** Applicant Goddard Development Partners IV LLC. Are requesting a **SKETCH PLAN SITE and SUBDIVISION PLAN REVIEW** to construct a 6800 square foot automotive service building with associated parking, on 1.186 acres of a 2.62 acre parcel having SBL# 079.16-1-24.23 located in an MC District (Medium Commercial) under section 228-4 and 192-14 of the code of the Town of Webster. **Proceed to Preliminary & Final Approval**
9. **COASTAL VIEW SUBDIVISION SECTION #4** – Located west of 362 Coastal View Drive The applicant, Lake Landing, L.L.C., is requesting **FINAL SUBDIVISION and SITE PLAN APPROVAL** to construct a 6-lot single-family subdivision with associated open space land, the proposal to be located on 6.121 acres having parcel SBL number 036.03-1-8.004 and 036.03-1-1.002, Located in an WD District (Water Front Development) under Sections 192-18 AND 228-8 of the Code of the Town of Webster. **Approved with conditions.**

ADMINISTRATIVE MATTER:

1. Review minutes from July 19, 2016. **Approved**

William Rampe, Chairman
Webster Town Planning Board\