

AGENDA  
THE PLANNING BOARD OF THE TOWN OF WEBSTER  
1000 Ridge Road, Webster Town Hall  
SEPTEMBER 6, 2016

Call to Order: 7:00 p.m.

**Pledge of Allegiance**

**Roll Call**

**TABLED MATTERS:**

1. **PANERA BREAD DRIVE THRU ADDITION AT WEBSTER TOWNE CENTER** - Located at 935 Holt Road, Applicant Panera, LLC, COR States Group. is requesting Review and approval of the Panera sign package under 178-4f of the Town of Webster Code and **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 .  
**Approved**
2. **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. **Approved**
3. **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 the October 18<sup>th</sup> meeting.**
4. **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 8.0acres 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.  
**Denied without Prejudice**
5. **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 2.0acres 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.  
**Denied without Prejudice**

**SCHEDULED MATTERS:**

1. **599 PHILLIPS ROAD OFFICE AND MINI STORAGE-** Located at 599 Phillips Road, Applicant Anex Properties, LLC. Is requesting a **PRELIMINARY/ FINAL SITE PLAN APPROVAL / PUBLIC HEARING** 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 228-5and 8 of the code of the Town of Webster. **Preliminary Approval granted. Tabled to September 20<sup>th</sup> meeting**
2. **1208 ORCHARD ROAD ACCESSORY BUILDING** - located at 1208 Orchard Road. Applicant, Sheri Eisman Spancer, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct 24 X 32 pole barn accessory building on a 5.942 acre parcel having SBL# 080.05-1-2.1 located in an R-3 District (Single Family) under Section 225-36 of the Code of the Town of Webster. **Approved**
3. **1676 Ridge Road Mini Storage** – Located at 1676 Ridge Road. Applicant Metro Development of Webster, LLC is requesting a **SKETCH PLAN REVIEW** to develop a mini storage facility consisting of four individual mini storage buildings totaling 26,400 square feet with associated driveways on 3.2 acres, having SBL #081.01-1-10. Located in an LC-2 District (Class - 2 Low Intensity Commercial District) under Sections 288-4 of the Code of the Town of Webster. **Proceed to Preliminary & Final Approval**
4. **FAIRFIELD INN & SUITES MARRIOTT SIGNS** – Located at 915 Hard Road, Applicant, Delmonte Hotel Group is requesting **SIGN APPROVAL** for three 94.5 square foot replacement facade signs, under Section 178-4f of the Code of the Town of Webster. **Approved**
5. **GNC SIGN** – Located at 1028 Ridge Road, Suite 10. Applicant, Kurt Wright is requesting **SIGN APPROVAL** for a 21.31 square foot facade sign, under Section 178-4f of the Code of the Town of Webster. **Approved**
6. **CISTERN MILLS SUBDIVISION-** located at 830 Gravel Road. Applicant Combat Construction LLC is requesting **EXTENSION OF 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 19.76 acres having SBL # 079.00-1-3.11; 079.00-1-4.1and 079.00-1-5.1. of which 16.8 acres will compose the subdivision located in an R-3 District (Single Family District) under Sections 192-18 and 228- 8 of the Code of the Town of Webster. **Approved**

**ADMINISTRATIVE MATTER:**

1. Reviewed minutes from August 16, 2016 **Approved**. Waiting for August 30, 2016 minutes. No Action taken on those.

William Rampe, Chairman  
Webster Town Planning Board