

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
February 19, 2013

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED ITEMS:

1. **PICTURE PARKWAY SENIOR HOUSING** – located on the east side of Hard Road, north of Picture Parkway. Applicant: Morgan Hard Road, LLC. is requesting **PRELIMINARY/PUBLIC HEARING/FINAL SITE PLAN APPROVAL** to construct a senior development totaling 152 senior units, 72 units in a three-story building, 17, four unit buildings, and 6 duplex buildings, with associated pool and clubhouse accommodations. Development is located on 27 acres of land, having parcel number 064.19-2-20.12. Located in an OP District (Office Park) under Sections 228-5&8 of the Code of the Town of Webster. **Tabled to the March 5th Meeting.**

SCHEDULED MATTERS:

1. **COASTAL VILLAGE SUBDIVISION** - located along the north side of Lake Road, west of Phillips Road and Coastal View Drive. Applicant Hegedorn Associates is requesting **PRELIMINARY SITE AND SUBDIVISION APPROVAL / PUBLIC HEARING AND AN CONSISTENCY DETERMINATION OF THE WATERFRONT REVITALIZATION DISTRICT**, for the proposed residential development, consisting of 30 semi detached dwellings and 25 town house units. Located on 22.38 acres of land having parcel number 036.030-01-008.1. Located in a WD District (Water Front Development District) under Section 192-17, 228-5 and Chapter 222 respectively of the Code of the Town. **Approved 21 townhouses and 34 single family semi-detached units.**
2. **1775 TEBOR ROAD** – Located north of 700 Basket Road at the southeast corner Tebor Road intersection. Applicant Roman Melnik, is requesting **SKETCH SITE PLAN REVIEW** to develop a phased project construct two 21,000 square foot buildings. The initial phase consisting of a 10,500 trucking terminal building with associated parking on a 4.67-acre parcel of land having parcel number 068.03-01-24.12. under Section 228-4 of the Code of the Town of Webster. **Proceed to overall Preliminary Approval**
3. **AMC WEBSTER 12 MOVIE THEATER** – locate at 2190 Empire Boulevard, Applicant AMC THEATERS is requesting **Architectural Review** for proposed building façade to the existing facility and sign approval for a façade and monument sign. Located in the MC (Medium Intensity Commercial) District, under Section 228-3 A and 178-f, of the Town Code. **Tabled to March 5th meeting**

ADMINISTRATIVE MATTER:

1. Review minutes from February 5, 2013. **Approved**
2. **Approved a 8X8 shed Located at 855 Publisher Parkway adjacent to the existing accessory building for the collection of donated clothing must be screened by fencing to the west.**
3. **Approved the two dumpsters located at the northeast corner of the eastern most lot. Dumpster enclosure to match the building.**

David Hart, Acting Chairman
Webster Town Planning Board