

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
April 2, 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, a 72 units in a three-story building, 17, four unit buildings, and 6 duplex buildings, totaling 152 senior rental units 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 May 7th.**
2. **DOYLE SUBARU BUILDING ADDITION-** located at 740 Ridge Road. Applicant Michael Doyle is requesting **PRELIMINARY SITE PLAN APPROVAL / PUBLIC HEARING and ARCHITECTURAL REVIEW** for the building facade modification and a 1824.0 square foot building addition to the existing Doyle Subaru building located on parcel number 079.17-01-007.1 located in a CO District (Commercial Outdoor Storage District) under Section 228-5 and 228-3 A of the Code of the Town of Webster. **Approved with conditions.**

SCHEDULED MATTERS:

1. **1775 TEBOR ROAD** – Located north of 700 Basket Road at the southeast corner Tebor Road AND Basket Road intersection. Applicant Roman Melnik, is requesting **PRELIMINARY SITE PLAN APPROVAL / PUBLIC HEARING AND PHASE ONE FINAL SITE PLAN APPROVAL** 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. Located in a IN District(Industrial Zoning District)Under Section 228-5 and 8 of the Code of the Town of Webster. **Preliminary Site Plan Approved.**
2. **RELIANT COMMUNITY CREDIT UNION** – Located at 870 Holt Road, Applicant Reliant Community Credit Union is requesting **PRELIMINARY SITE PLAN APPROVAL / PUBLIC HEARING / FINAL SITE PLAN APPROVAL** for the construction of a 4000 square foot building with associated parking area on 1.85 acres having parcel number 070.08-1-72. The proposal is located within the OP District (Office Park District), under Section 228-8 of the Code of the Town of Webster. **Approved**
3. **CREEK’S EDGE SUBDIVISION, PHASE ONE (FORMALLY) COASTAL**

VILLAGE SUBDIVISION - located along the north side of Lake Road, west of Phillips Road and Coastal View Drive. Applicant Hegedorn Associates is requesting **FINAL SITE PLAN AND SUBDIVISION APPROVAL**, for the proposed residential development, consisting of four semi detached dwellings and 18 town house units. Located on 10.56 acres of land having parcel number 036.030-01-008.1. Located in a WD District (Water Front Development District) under Section 192-18, 228-8 respectively of the Code of the Town. **Tabled Indefinitely.**

4. **PROVIDENCE ESTATES SUBDIVISION, SECTION #4, LOT #403** - located at 1462 PROVIDENCE DRIVE. Applicant: John Gasbarre of G. H. Builders is seeking to **AMEND FINAL APPROVAL** to re-subdivide the lot areas from 20.910.0 square feet to 26058.0 square feet having parcel number 050.030-01-068.001. Proposal is located in a Cluster Development, R-1 District (Single Family District) under Section 192-18 of the Town Code of Webster. **Approved.**

ADMINISTRATIVE MATTERS:

1. Review minutes from March 19, 2013.-**Approved**
2. Mr. David Hart and Mr. David Malta agreed to represent the Planning Board at an upcoming Article 78 hearing along with Mr. Sekharan.

William Rampe, Chairman
Webster Town Planning Board