

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
September 3, 2013

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS

1. **TOWNE CENTER AT WEBSTER (LA FITNESS)** - located on the southwest corner of Holt and Ridge Road, South of Rt. 104. Applicants Angelo Ingrassia, and Morgan-Holt LLC are requesting **PRELIMINARY/ FINAL SITE PLAN REVIEW, PUBLIC HEARING** to CONSTRUCT 35,000 square foot facility and 30,721 square foot building of three retail and service businesses space on a 13.0 acres of land for parcel number 79.12-1-19.12 located in an HC District (High-Intensity Commercial) under Section 228-5 and 8 of the Code of the Town of Webster. **Tabled from August 20, 2013 meeting.**

SCHEDULED MATTERS:

1. **COASTAL VIEW SUBDIVISION, LOT #221, #222 AND #R223** - located at Coastal View Drive. Applicant: Aristo Development is seeking to **AMEND FINAL APPROVAL PUBLIC HEARING** to re-subdivide the lot areas for Lot #201 from 24602.0 sq.ft. to 24,471.0 sq.ft. Lot #222 from 22,221.0 sq.ft. to 21,761 sq.ft... Lot #R223 from 24,026.0 sq.ft. to 24,617.0 sq.ft. Having parcel numbers 036.03-1-72; 036.03-1-76; and 036.03-1-74 respectively. The proposal is located in a WD (Waterfront Development District) under Section 192-18 of the Town Code of Webster.
2. **575 SHIPBUILDERS CREEK ACCESSORY BUILDING** - located at 575 Shipbuilder Creek Road. Applicant George Forsyth is requesting **PRELIMINARY / FINAL APPROVAL PUBLIC HEARING** to construct a 925.0 square foot accessory building on parcel number 048.19-01-026 located in an R-1 District (Single Family Residential) under Section 335-36 of the Code of the Town of Webster.
3. **STATE ROAD TOWNHOUSE DEVELOPMENT** - located near 1534 State Road. The Town Board has requested the Planning Board to **REVIEW AND PROVIDE RECOMMENDATION for the REZONING of LANDS from R-3 District (Single Family Residential) to MHR District (Medium High Residential)**. The project applicant, Pride Mark Homes, is requesting the rezoning of a parcel of land totaling 118.8 acres having SBL# 080.40-01-2.1 under Section 225.5.1 of the Code of the Town of Webster. In addition, the **SKETCH SUBDIVISION PLAN REVIEW** consists of 31 townhouse buildings containing 116 units, located on 24.0 acres of land with the remaining 94.8 acres of lands designated to be dedicated open space under Section 192-14 of the Code of the Town of Webster.
4. **INTERNATIONAL AUTO STORAGE BUILDING** - located 644 Ridge Road. Applicants Frank Morelli and Ramy Eskander are requesting **SKETCH SITE**

PLAN REVIEW to construct a 50' X 100' storage building on 1.86 acres of land for parcel number 78.20-01-31.21 located in an MC District (Medium-Intensity Commercial) under Section 228-4 of the Code of the Town of Webster.

5. **ST. ANN'S HOME AND HEART LOWER LEVEL SIGN** - Located at 696 Ridge Road, Applicant, Mary Mc Dowell, is requesting **SIGN APPROVAL** for a 16.0 square foot **façade** sign, under Section 178-4f of the Code of the Town of Webster.
6. **WEBSTER COMFORT CARE SIGN** - Located at 700 Holt Road, Applicant, Webster Comfort Care, is requesting **SIGN APPROVAL** for a 10.0 square foot free standing sign, under Section 178-4f of the Code of the Town of Webster.
7. **TWISTED SCIZZORZ SALON AND BARBER SIGNS** - Located at 790 Ridge Road, Applicant, David R. Gambino, is requesting **SIGN APPROVAL** a 15.0 square foot **façade sign** and **9.48 square foot** a free standing sign insert, under Section 178-4f of the Code of the Town of Webster.
8. **BERG RACING SITE PLAN** - Located at 1610 Boulter Industrial Parkway applicant John Wisberg, is seeking a **ONE YEAR MEANINGFUL CONSTRUCTION EXTENSION** of the original September 4, 2012 Final Site Plan Approval. To construct a 13,500 square foot building with associated parking and staging areas on 3.6 acres of land having parcel number 066.03-1-6.004 located in an IN District (Industrial) under Section 228-5 & 8 of the Code of the Town of Webster.

ADMINISTRATIVE MATTER:

1. Review minutes from August 20, 2013.

Should applications not be heard by 10:30 p.m., the Planning Board reserves the right to move outstanding applications to the following meeting of September 17, 2013.

William Rampe, Chairman
Webster Town Planning Board