

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
September 17, 2013

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

SCHEDULED MATTERS:

1. **INTERNATIONAL AUTO STORAGE BUILDING** - located 644 Ridge Road. Applicants Frank Morelli and Ramy Eskander are requesting **PRELIMINARY/FINAL APPROVAL/PUBLIC HEARING** 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 228-5&8 of the Code of the Town of Webster. **Approved**
2. **PUBLISHERS PARKWAY SENIOR HOUSING PROJECT**– located on the west side of Hard Road, south of Publisher Parkway. Applicant: Morgan Management is requesting **PRELIMINARY/FINAL APPROVAL/PUBLIC HEARING** to construct a senior development, a three-story building containing 75 units, and 135 ranch style townhouse senior rental units with associated pool and clubhouse accommodations. The development is located on 27 acres of land, having parcel number 079.06-01-32.122. Located in an OP District (Office Park) under Sections 228-5&8 of the Code of the Town of Webster. **Tabled to October 1st meeting**
3. **TACO BELL-WEBSTER PLAZA**- located on Hard Road at the corner of Van Ingen Drive. Applicant B.A.G Investments Inc., is requesting **SKETCH SITE PLAN REVIEW** to construct a 2,460 square foot Taco Bell Restaurant on the northwest corner of Webster Plaza on Parcel Number 079.15-1-3.1 located in an HC (High Intensity Commercial) District under Section 228-4 of the Code of the Town of Webster. **Proceed to Preliminary.**
4. **THE CARRIAGES AT CEDAR ROCK (FORMALLY HATCH ROAD TOWNHOUSES)** – located on the east side of Hatch Road at 1070; 1076; and 1082 Hatch Road. Applicant, Landers Management, LLC is seeking to extend **for ONE YEAR FINAL APPROVAL** for the Carriages at Cedar Rock to construct 10 townhouse buildings containing 44 units on 8.65 acres of land having parcel numbers 079.17-1-33.0; 079.17-1-37 and 079.17-1-38.1 located in an LMR District (Low Medium Residential) and MC District(Medium Intensity Commercial) under the under Sections 228-4 and 192-14of the Code of the Town of Webster. **Approved**
5. **HERTZ CAR RENTAL**- located at 2111 Empire Boulevard. Applicant Hertz Car Rental is requesting **SIGN APPROVAL** for a 116.85 square foot façade sign under Section 178-4F of the Code of the Town of Webster. **Tabled to October 1st meeting.**

6. **ST. ANN'S COMMUNITY AT CHERRY RIDGE AT 900 CHERRY RIDGE BOULEVARD.** Applicant St. Ann's Community at Cherry Ridge is requesting **SIGN APPROVAL** for a replacement monument sign under Section 178-4F under the Code of the Town of Webster. **Approved**

7. **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. **Approved**

The following item was added at the hearing.

8. **EMPIRE VISIONWORKS SIGN** Applicant: Visionworks
Drawing: 1034 Dated: 8/19/13 Revision: None
Approved with condition that sign be reviewed by Engineering Department

ADMISTRATIVE MATTERS: Review minutes from the September 3, 2013 meeting.
Approved.

The Attorney for Willowpoint Home Owners Association requested to meet with the Board regarding the shared-maintenance of Willowpoint Way through Phase I. The Board agreed to meet with this attorney.

The owner for Mona Lisa requested from the Board to add an 8' x 10' walk-in cooler. The Board agreed that the applicant should appear before the board.

David Hart, Acting Chairman
Webster Town Planning Board