

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

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS

1. **WEBSTER TOWNE CENTER, LA FITNESS RESUBDIVISION** - Located at 929 Holt Road within the Towne Center at Webster Plaza. Applicant Morgan-Holt, LLC, is requesting **PRELIMINARY AND FINAL SUBDIVISION APPROVAL / PUBLIC HEARING** to establish 3 parcels of land Lot R-1A having 11.510 acres, Lot R-1B having 10.779 acres and Lot R-1C having 0.708 acres. The parent parcel having the following SBL numbers 079.12-1-19.12, located in an HC District (High intensity Commercial District) under Sections, 192-18 of the Code of the Town of Webster.

Request to Table to Dec. 17, 2013

2. **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.

Request to Table to Dec. 3, 2013

SCHEDULED MATTERS:

1. **185 PHILLIPS ROAD ACCESSORY BUILDING** – located at 185 Phillips Road. Applicant, Francis Dodd, is requesting **PRELIMINARY/FINAL APPROVAL / PUBLIC HEARING** to construct a 30' x 36 Pole Barn on parcel number 050.01-1-66 located in an LL District (Large Lot Single Family Residential) under Section 335-36 of the Code of the Town of Webster.

Approved with conditions.

2. **WEBSTER TOWNE CENTER, LA FITNESS SIGN** - Located at 929 Holt Road within the Towne Center at Webster. Applicant Morgan-Holt, LLC, is requesting two monument sign inserts of 15.0 square feet and 30.0 square feet located on Holt and Ridge Roads respectively. Pursuant to Section 178-7D. Of the Code of the Town of Webster.

Request to Table to Dec. 17, 2013

3. **BJ'S COVERED CART CORRALS** – Located at 950 Ridge Road. Applicant BJ's Wholesale Club, INC is requesting **TO AMEND FINAL SITE APPROVAL** to permit covers on existing cart return corrals. On parcel number 079.15-1-1.312. Located in a HC District (High Intensity Commercial District) under Section 228-8 of the Code of the Town of Webster.

Tabled to December 3rd meeting

4. **MAVIS DISCOUNT TIRE-** located on 1145 Ridge Road. Applicant Rhinebeck Realty, LLC. is requesting **SKETCH SITE PLAN REVIEW** to construct a 6,760 square foot Mavis retail / service building with associated parking on a 1.64 acres land having SBL Number 079.16-1-22.003 located in an MC (Medium Intensity Commercial) District under Section 228-4 of the Code of the Town of Webster.

Applicant advised to seek the use variance.

5. **LAKE BREEZE SUBDIVISION PHASE #4** – located between Route 250 and Phillips Road south of Lake Road and north of Gallant Fox Lane. Applicant, Redstone Builders Inc, is requesting to **FINAL SITE AND SUBDIVISION PLAN APPROVAL** to construct 18 single-family residential lots on 30.282 acres of land having parcel numbers 050.01-1-55.12 and 050.01-1-57.1 located in an R-2 District (Single Family Residential) under the Cluster Development under Sections 228-8 and 192-27 of the Code of the Town of Webster.

Approved with conditions.

ADMINISTRATIVE MATTERS:

1. Discussion of Cambridge Court is requested a remediation Plan for buffer encroachment.
Board approved a remediation Plan for buffer encroachment
2. Discussion of amending Stoney Point Landing Subdivision Final Approval regarding proposed Land Sale of Open Space. **Required the appropriate Board Approval**
3. Review Meeting Minutes from October 15, 2013. **Approved.**

William Rampe, Chairman
Webster Town Planning Board