

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
January 7, 2014

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

Organizational meeting . Tony Casciani was elected Vice Chairman and David Arena re-elected Secretary of the Planning Board.

TABLED MATTERS

1. **PUBLISHERS PARKWAY SENIOR HOUSING PROJECT**– Located on the west side of Hard Road, south of Publisher Parkway. Applicant: Morgan Management, is requesting **PRELIMINARY/ FINAL SITE PLAN REVIEW, PUBLIC HEARING** to construct a senior development, a 75 units in a three-story building, and 135 ranch style townhouse units 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 the January 21rd meeting.**
2. **TACO BELL-WEBSTER PLAZA**- Located on Hard Road at the corner of Van Ingen Drive. Applicant B.A.G Investments Inc. is requesting **PRELIMINARY/ FINAL SITE PLAN REVIEW, PUBLIC HEARING** 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 228-5&8 of the Code of the Town of Webster. **Tabled to the January 21rd meeting.**

SCHEDULED MATTERS:

1. **DAIRY QUEEN CHILL & GRILL** - Located on the west side of Hard Road south of Fairfield Inn opposite Van Ingen Drive. Applicant Operation Brain Freeze Webster, LLC. is requesting **SKETCH SITE PLAN REVIEW**, to construct a 3329.0 square foot Dairy Queen Restaurant with associated parking spaces comprised of lots having SBL Numbers 079.15-1-15.1; 079.15-1-14; 079.15-1-13; and 079.15-1-21.1 located in an HC (High Intensity Commercial) District under Section 228-4 of the Code of the Town of Webster. **Tabled to the January 21rd meeting.**
2. **CAMBRIDGE COURT PHASE #4 SENIOR DEVELOPMENT** - Located west of Railroad Crossing, Applicant, Joseph Sortino is requesting **FINAL SITE and SUBDIVISION PLAN APPROVAL** to develop 13 residential duplex buildings totaling 26 townhouse units on 4.4 acres of land on parcel number 064.20-1-73 located in an OP District (Office Park) under Sections 228-8 and 192-17 of the Code of the Town of Webster. **Tabled to January 21rd meeting**
3. **SPEEDY'S CLEANERS SIGN** - Located at 900 Holt Road, Applicant Nick Johnson, is requesting façade sign of 28.62 square feet. Pursuant to Section 178-7D of the Code of the Town of Webster. **Approved.**
4. **MARINA AUTO OUTLET SIGN** - Located at 771 Ridge Road, Applicant American Auto Stock INC., is requesting 31.21 square foot freestanding sign insert. Pursuant to Section 178-7D of the Code of the Town of Webster. **Approved**

ADMINISTRATIVE MATTER:

1. Review minutes from December 17, 2013. **Approved**

William Rampe, Chairman
Webster Town Planning Board