

AGENDA  
THE PLANNING BOARD OF THE TOWN OF WEBSTER  
1000 Ridge Road, Webster Town Hall  
April 15, 2014

Call to Order: 7:00 p.m.

**Pledge of Allegiance**

**Roll Call**

**TABLED MATTERS**

1. **ARBOR CREEK SUBDIVISION aka (STATE ROAD TOWNHOUSE DEVELOPMENT) -** located near 1534 State Road. The project applicant, Pride Mark Homes, is requesting **PRELIMINARY SUBDIVISION AND SITE PLAN REVIEW, PUBLIC HEARING** to construct a 116-unit townhouse development, with an associated clubhouse accommodations. The development to be located on 25.968 acres of a 113.305-acre parcel having parcel number 080.040-1-2.1. With the remaining 87.337 acres, being dedicated parkland. Located in an MHR District (Medium High Residential) under Sections 192-17 and 228-5 of the Code of the Town of Webster.
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.
- 3 **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

**SCHEDULED MATTERS:**

1. **248 WEBSTER ROAD ACCESSORY BUILDING –** located at 248 Webster Road. Applicant, Patrice Rayton, is requesting **PRELIMINARY /FINAL APPROVAL / PUBLIC HEARING** to construct a 30.0 x 25.0 garage (out building) on a 1.3 acre parcel having SBL number 050.01-1-34.4 located in an R-1 District (Single Family Residential) under Section 225-36 of the Code of the Town of Webster.

**ADMINISTRATIVE MATTER:**

1. Review minutes from April 1, 2014.

William Rampe, Chairman  
Webster Town Planning Board