

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1002 Ridge Road, Webster Town Community Building
November 21, 2017

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS:

1. **WATERVIEW AT WILLOW POINT** – located between 440 McEwen Drive and Willow Point Way. Applicant Mark IV Enterprises is requesting **PRELIMINARY APPROVAL / PUBLIC HEARING** to construct a five story building containing 98 apartments with associated parking spaces, on a 3.8 acres parcel having SBL #093.06-3-64.11. Located in an MHR District (Medium High Residential Zoning District) under Sections 228-4 of the Code of the Town of Webster.
REQUESTED TO TABLE THROUGH THE MONTH OF NOVEMBER
2. **STUDCO BUILDING SYSTEMS BUILDING ADDITION** - located at 1700 Boulter Industrial Parkway. Applicant Studco Building Systems, is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL PUBLIC HEARING**, to construct a 34,000.0 square foot manufacturing addition, 20,570.0 square foot concrete pad with canopy, on 8.97 acres on parcel number 066.03-1-6.116 located in an IN District (Industrial) under Section 228-5 and 228-8 of the Code of the Town of Webster. **Approved. Planning Board to be Lead Agency**
3. **TALL BIRCH GLEN (AKA - 300 WEBSTER ROAD SUBDIVISION)** - located at 300 Webster Road. Applicant R.B. Land Company, LLC, is requesting **PRELIMINARY / FINAL SITE and SUBDIVISION APPROVAL PUBLIC HEARING** for the establishment of 26 residential lots Cluster Development subdivision. Located on parcel number 0050.01-01-30 having 15.9 Acres, located in a in R-3 Districts (Single Family) under Section 192-17 & 18 and 228-5 & 8 of the Code of the Town of Webster. **Tabled to December 5th**

SCHEDULED MATTERS:

1. **BOY SCOUT TROOP 163** – located at 941 Hard Road (Bill Gray's). Applicant Robert Folts Jr. is requesting **APPROVAL** to hold its annual Christmas Tree Sale, which will commence on November 24, through December 25, 2017. The site is located in an HC District (High Intensity Commercial) under Section 228-8 of the Code of the Town of Webster. **Approved**
2. **THE SAUSAGE SHOP ADDITION(S)**- located at 800 Basket Road. Applicant Tony Costanza, is requesting **PRELIMINARY SITE PLAN APPROVAL / PUBLIC HEARING**, to construct a 14 X 62 East side addition as well as 24 X 50 two story addition on the north side of the existing facility, on 1.4 acres on parcel number 066.03-1-75 located in an LC-2 District (Low intensity Class 2) under Section 228-5 of the Code of the Town of Webster. **Approved. Needs variances from the Zoning Board of Appeals**
3. **1422 RIDGE ROAD COVERSION** - located at 1422 Ridge Road. Applicant Gary Spampinato, is requesting **PRELIMINARY SITE PLAN APPROVAL / PUBLIC HEARING**, to allow the conversion of a single family detached dwelling having a commercial use at the first floor, with an proposed apartment on the second story with associated parking spaces, on 0.3 acres on parcel number 080.02-1-13.1 located in an LC-2 District (Low intensity Class 2) under Section 228-5 of

the Code of the Town of Webster. **Tabled to January 16, 2018 meeting. Needs variances from the Zoning Board of Appeals.**

- 4. VISION NISSAN BUILDING ADDITION-** located at 785 Ridge Road. Applicant Vision Nissan is requesting **FINAL SITE PLAN APPROVAL** for the 4600.0 square foot building addition to the existing Vision Nissan building located on parcel number 079.17-01-020 located in a MC District (Medium Commercial District) under Section 228-8 of the Code of the Town of Webster. **Tabled to the December 5th meeting.**
- 5. SKETCHERS OUTLET SIGN –** Located at 927 Holt Road, Suite 100. Applicant Premier Signs is requesting **SIGN APPROVAL** for a 247.59 square foot façade sign, under Section 178-f of the Code of the Town of Webster. **Approved with condition sign must be inside the pillars.**

ADMINISTRATIVE MATTER:

1. Review minutes from October 17, 2017. **Approved**

William Rampe, Chairman
Webster Town Planning Board\