

AGENDA
PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
May 17th, 2011

Call to Order: 7:00 PM

Roll Call

TABLED MATTERS:

1. **NORTH PONDS VILLAGE – SENIOR HOUSING DEVELOPMENT** – located at 822 Holt Road. Applicant, 822 Holt Road LLC, is requesting **PRELIMINARY SITE PLAN APPROVAL/PUBLIC HEARING** to construct a 66 unit three (3) story senior housing building, two (2) 24 unit, three (3) story senior housing buildings and maintenance and enhancement of the existing building on the Holt Road frontage which will be utilized for offices located on 7.403 acres on parcel number 079.08-1-6 located in an OP District (Office Park) under Section 228-5 of the Code of the Town of Webster.
2. **MCDONALDS RESTAURANT** – located at 1135 Ridge Road. Applicant, Wegman Companies, LLC, is requesting **FINAL SUBDIVISION SITE PLAN APPROVAL** to construct a 4,195 +/- square foot restaurant with a drive thru window, a 2,800 +/- square foot restaurant with a drive thru window and associated site improvement on 3.5 acres on parcel numbers 079.16-1-022.001 and 079.16-1-022.002 located in a MC District (Medium Commercial) under Section 228-8 and 225-18 of Code of the Town of Webster.

SCHEDULED MATTERS:

1. **AUTO SALES DEALERSHIP** – located at 1021 Five Mile Line Road. Applicant, Haldun Ince, is requesting **CONCEPT SITE PLAN REVIEW/PUBLIC HEARING** to modify the existing vacant residential house for an auto dealership including office modification, removal of existing garage, modify driveway and add customer, inventory and employee parking on 0.74 acres on parcel number 079.18-1-1 located in a CO District (Commercial Outdoor) under Section 228-4 of the Code of the Town of Webster.
2. **FOUR LOT SUBDIVISION** – located at 679 Lake Road. Applicant, David Moretti, is requesting **CONCEPT REVIEW** to subdivide property into four (4) – two (2) acre minimum single family lots on 8.84 acres on parcel number 048.04-1-7 located in an LL District (Large Lot) under Section 225-14 of the Code of the Town of Webster.
3. **WAIVER FOR DETACHED ACCESSORY APARTMENT** – located at 280 Phillips Road. Applicant, Wilma Brucker, is requesting a waiver for a detached accessory apartment in order to construct a 12' x 16' (192 square foot) sunroom on 4 acres on parcel number 050.02-1-39.1 located in R-2 District (Single Family Residential) under Section 225-49 of the Code of the Town of Webster.
3. **WEBSTER WOODS PLAZA** – located at 801-815 Ridge Road. Applicant, Richard Rosen, is requesting **SIGN APPROVAL** for a monument sign under section 178-4F of the Code of the Town of Webster.

Administrative Matters:

- Review of May 3rd, 2011 meeting minutes.

William Rampe Jr. Chairman
Webster Town Planning Board

Should applications not be heard by 10:30, the Planning Board reserves the right to move those to the following meeting June 7th, 2011.