

AGENDA
PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
November 1st, 2011

Call to Order: 7:00 PM

Roll Call

TABLED MATTERS:

1. **JAGUAR LAND ROVER AUTO DEALERSHIP** – located at 765 Ridge Road. Applicant, Walt Baker, is requesting **SITE PLAN MODIFICATION APPROVAL** for a vehicle display pad, building façade modifications, with proposed trellis and service drive canopies including the review of proposed signage on parcel number 079.170-01-22 located in a MC District (Medium Commercial) under Section 228--8 of the Code of the Town of Webster. **Approved Site Plan. Signage to return for review.**
2. **FIRESTONE COMPLETE AUTO CARE** – located at 901 Ridge Road. Applicant, Kirk Wright, is requesting **SIGN APPROVAL** for 54.6 square foot façade sign under Section 178-4F of the Code of the Town of Webster. **Approved**

SCHEDULED MATTERS:

1. **ACCESSORY APARTMENT** – located at 524 Adams Valley Circle. Applicant, Megan Verzulli, is requesting a **WAIVER/PUBLIC HEARING** to allow the existing 660 square foot accessory apartment where 612 square feet is permitted located in an R-2 District (Single Family) under Section 225-49.1 of the Code of the Town of Webster. **Approved**
2. **WEBSTER EARLY LEARNING CENTER** – located at 369 Phillips Road. Applicant, Joseph Hanna, is requesting **PRELIMINARY RE-SUBDIVISION** and **SITE PLAN APPROVAL/PUBLIC HEARING** to incorporate approximately 58 feet southern portions of Lots #32 and #33 of Nottingham Groves Subdivision which contain existing parking facilities and an accessory building being utilized by the daycare to the existing 369 Phillips Road parcel (050.03-2-23). Also consolidating the remainder of Lots #32 and #33 having parcels numbers 050.03-2-(24 and 25), into a single residential parcel. This proposal is located in an R-3 Single Family Zoning District under Section 192.17 & 228.5 of the Code of the Town of Webster. **Granted Preliminary and Final Approval.**
3. **WEBSTER PARKING LOT EXPANSION**- Located at 980 Ridge Road. Applicant B.A.G. Webster #198 LP, is requesting **FINAL APPROVAL** to combine 1.325 acres from parcel number 079.11-1-1- to the existing 15.7 acres having a parcel number 079.15-1-3 for parking lot expansion. Proposal is located in an HC District (High Intensity Commercial) under Section 193-18 and 228-8 of the Code of the Town of Webster. **Approved**
4. **PORTLAND PEDIATRIC**- Located at 1100 Crosspointe Lane Suite D. Applicant, Portland Pediatric is requesting **SIGN APPROVAL** for a 19.8 square foot façade sign under Section 178.4F of the Code of the Town of Webster. **Approved**
5. **HOLY TRINITY CHURCH**- Located at 1460 Ridge Road. Applicant, Holy Trinity Church is requesting **SIGN APPROVAL** for a 24 square foot free-standing sign under Section 178-4F of the Code of the Town of Webster. **Approved**

Administrative Matters:

- Review of October 18th, 2011 meeting minutes.- **Approved**
- Discussion matter regarding extending the Special Use Permit for Monarch Senior Project from 1 to a 5 year term. **Approved.**

William Rampe, Chairman
Webster Town Planning Board