

Village of Webster  
Planning Board Meeting Minutes

Meeting Minutes of August 7, 2014

Community Meeting Hall  
29 South Avenue  
Webster, NY 14580

Present:

Peter Adams, Chris Krawiec, Peter Bowers, Kathy Bills, Judy Gurnett, Attorney David Mayer, Building/Code Enforcement Officer Will Barham, Secretary Carol Moranz

Absent: None

The meeting came to order at 7:30 pm.

**Motion was made** by Kathy Bills, seconded by Chris Krawiec to accept the minutes from the June 5, 2014 meeting. All in favor, none opposed, motion passes. There was no meeting in July 2014

1. Dr. James Gleason, 246 South Ave., Tax ID # 080.18-1-6. Application to install a 20 square foot monument sign at above referenced address. Applicant also seeks a 10' variance to place the sign 10' from the road right-of-way. Current zoning requires a 20' setback for signs from road right-of-way. Applicable zoning section: 175-34 (D) (3) Property zoned R1-13.6.

Applicant described need for sign in order to be seen in the neighborhood.

Opened to the Public:

No comments

Closed to the Public

C. Krawiec asked if sign will be illuminated. Applicant said yes it will be illuminated from the ground level.

**Motion was made** by Kathy Bills, seconded by Judy Gurnett to declare the Village of Webster Planning Board as lead agency. All in favor none opposed; motion passes.

**Motion was made** by Kathy Bills, seconded by Peter Bowers to declare as a Type II SEQR. All in favor none opposed, motion passes.

**Motion was made** by Judy Gurnett, seconded by Kathy Bills to approve a monument sign. All in favor none opposed; motion passes.

**Motion was made** by Kathy Bills, seconded by Chris Krawiec for a favorable recommendation to the Village of Webster Zoning Board of Appeals for a 10' setback variance to place a sign at 246 South Avenue in an R1-13.6 zoning area. All in favor none opposed, motion passes.

2. Louis Alaimo, 483 Wood Harbor Trail, owner 75-77 Woodstone Cir. Tax ID # 080.05-1-95. Application to place a 12' x 12' shed on above listed property for storage. Applicant seeks relief from current zoning regarding size of shed. Applicable zoning section 175-39 Accessory Structures. Property Zoned: R2-9.6.

Applicant described shed and placement on property. P. Adams stated that it is not very visible from the street and that the only issue with it is the size.

Opened to the Public  
No comments  
Closed to the Public

C. Krawiec asked what will happen to the shed, will Mr. Alaimo maintain it? He stated that yes he will and plans to be there for a long time. The shed will not be used to house a lot of junk. It will be used to store items for maintenance to buildings on the property.

**Motion was made** by Peter Bowers, seconded by Kathy Bills for a positive recommendation to the Village of Webster Zoning Board of Appeals for a 44' size variance for a 12' x 12' shed. All in favor none opposed; motion passes.

3. Matt Chatfield, owner 62 Park Ave., Tax ID #080.14-1-20. Application to erect a 140 square foot accessory structure 3' from all property lines. Applicant seeks relief from current zoning regarding size of accessory structures and distance from property lines. Current zoning allows 100 square feet for an accessory structure and is required to be 10' from all property lines. Applicable Zoning Section: 175-39. Property Zoned: R1-9.6.

Applicant stated that the intent is to move the structure as close as possible to the property line without becoming onerous to neighbors and also to allow mowing around the structure. Mr. Chatfield stated that he has spoken to both of his neighbors who had no stated objections and told them to come to the Planning and/or Zoning Board meetings if they would like.

P. Adams said that he did not have any problem with the structure at all – it is a nice shed.

Opened to the Public:  
No comments  
Closed to the Public

P. Adams asked if there will be electricity in the shed. Applicant said that there may be a power point in it at some point.

**Motion was made** by Chris Krawiec, seconded by Peter Bowers for a positive recommendation to the Village of Webster Zoning Board of Appeals for a 7' setback variance and a 40 square foot size variance for installation of a 140 square foot accessory structure. All in favor none opposed; motion passes.

4. Walter Baker of DSB Engineering 2394 Ridgeway Ave. Rochester, NY 14626 representing Railroad Street Webster LLC, Webster North LLC, and North Ponds Apartments LLC. Application for preliminary site plan and subdivision approval of approximately 3.4 acres. Applicant proposes to re-subdivide seven parcels into one and construct a 3 story 50-unit apartment building, two 6- unit townhouse style apartments, and two 4-unit townhouse style apartments. Application is being reviewed under the Village Incentive Zoning Law. Property Zoned: Neighborhood Business.

Applicant's attorney Reuben Ortenberg said that the baggage depot details will be worked out separately with the Village of Webster Historic Commission. He noted that the applicant will be converting seven different lots into one lot.

Applicant's engineer Walt Baker described the lot and building designs. He noted that there will be one 3 story 50 unit apartment building, two 6 unit townhouse style apartment buildings and two 4 unit townhouse style apartment buildings. He also described the lighting, road access, water mains (12" mains), fire hydrant locations, sidewalk locations, the dumpster enclosure and that the sanitary lines will be along North Avenue.

J. Gurnett asked if they would add stop signs at the intersection of Kittelberger Park and Breno Drive. Applicant stated yes they could.

P. Adams asked if the retention pond is big enough for a fountain. Yes it is. Will Barham said that they do work quite well adding oxygen to the water.

C. Krawiec wanted to know where the primary entrance to the 3 story building will be located. Applicant stated it will be on Railroad Street and that they are still looking at entrance locations. J. Fahey noted that he may add another entry on the East side of the building.

C. Krawiec also asked where Morgan is going to put the snow when it accumulates. Applicant said it will be picked up and carted away if needed.

W. Barham asked if the dumpster location access for Waste Managed will be difficult with the parking area right there. Applicant said that they are considering adding a trash room in the building to help alleviate the amount of trash pickup required.

Opened to the Public:

Matt Chatfield – 62 Park Avenue – said that the entrance should be near the parking area especially for senior citizens. J. Fahey noted that there will be four entrances to the building.

Darrell Byerts – 36 Elm Street – asked if there will be an elevator in the building. Applicant stated that yes there will be and it will be all ADA compliant and will be able to accommodate a stretcher.

Rick Walter – 20 Elm Street – what will be the order of the construction? Applicant said that has not been determined yet. Everything will be going up at around the same time.

Dave Keilon – unknown address – Said he is glad he won't be living there.

Karl Laurer – Historic Preservation Committee – wondered if the utilities will be brought over to the baggage depot. It will have to be discussed with Morgan Management.

John Cahill – 220 Judson Street – When will construction begin? Applicant said possibly spring of 2015.

Closed to the Public

W. Barham said that it looks like the footprint will remain the same. RG&E would like to see the plans I am sure; the sooner the better.

Board went over of a list of items needed from the applicant:

- Elevations – full set will be needed
- Photos from a pedestrian's perspective
- Street lights
- Stop signs
- Sidewalk connections
- Gravel trail connected to the trail system
- Landscaping
- Pond
- Fire Commission approval
- Dumpster location- decision if a compactor will be used
- Entrances
- 

**Motion was made** by Kathy Bills, seconded by Judy Gurnett for the positive approval of the submitted preliminary site plan and the preliminary subdivision for seven parcels into one parcel. All in favor none opposed; motion passes.

5. Michael Mammano III of Clinton Signs representing Xerox 800 Phillips Road, Tax ID # 065.19-1-1. Application to erect a freestanding/ monument sign approximately 100 square feet on Xerox campus at the corner of Mitcheldean Drive and Denham Road. Applicable zoning section: 175-34 (D) (3). Property zoned General Industrial.

Applicant stated the proposed sign will be an exact duplicate of the sign on Phillips Road.

P. Adams stated that he will need a rendering or print showing the exact location with distances to road for the new sign. He told applicant he will have to come back to the Planning Board and then he will need a variance from the Zoning Board as well for the number of signs requested.

Application was tabled until the September 4, 2014 meeting.

**Motion was made** by Judy Gurnett, seconded by Chris Krawiec to close the meeting at 8:55 pm. All in favor, none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz  
Planning Board Secretary