

Village of Webster  
Planning Board Meeting Minutes

Meeting Minutes of December 4, 2014

Community Meeting Hall  
29 South Avenue  
Webster, NY 14580

Present:

Peter Adams, Kathy Bills, Judy Gurnett, Chris Krawiec, Peter Bowers

Attorney David Mayer, Secretary Carol A. Moranz

Absent: Building/Code Enforcement Officer Will Barham

The meeting came to order at 7:30 pm.

**Motion was made** by Peter Bowers, seconded by Kathy Bills to accept the minutes from the November 6, 2014 meeting. All in favor none opposed, motion passes.

1. Bell Atlantic Mobile of Rochester, L.P. d/b/a/ Verizon Wireless. Application for a Special Use Permit to construct and operate a small cell wireless Telecommunications facility on the rooftop of an existing building owner by Martin Kaptein at 1 West Main Street, tax ID # 080.47-1-8. Applicable zoning section: 175-20 (C); 175-30 (c).Property zoned: Central Business.

Robert Brenner – Nixon Peabody – representing Verizon Wireless stated that the small cell wireless facility provides better capacity. It will be a single round antenna mounted on the rooftop. They are seeking a positive recommendation to the Zoning Board of Appeals.

P. Adams stated that they are just an advisory board to the ZBA in this case. You do not need any variances. Applicant confirmed the height of the tower is 37 feet. It was also noted that they do have engineering reports to substantiate the install and the antenna itself. Applicant stated it will be a cantina mounted on a pole and the box is in the basement of the building. There will be a generator plug with a portable generator outside serviced by Verizon. The basement is used by the owner only. The building owner is having the conduit installed and it will blend with the building.

P. Adams asked - there is no battery backup in the basement, there are no hazardous materials? Applicant stated that is correct. Mr. Adams asked about the distance from the antenna to the lot line. Village Code 175-30D states there is a setback requirement of 40' from the property line. This applies to ground level. P. Adams said he would suggest applicant gets a measurement for the Zoning Board of Appeals.

J. Gurnett asked if this will be camouflaged at all. Typically they are not per the applicant. It will look similar to an HVAC device.

P. Adams asked how close to the chimney is it? Will it interfere with any venting? He said they should also have those measurements for the ZBA as well.

Opened to the Public

No comments

Closed to the Public

**Motion was made** by Kathy Bills, seconded by Chris Krawiec for a positive recommendation to the Village of Webster Zoning Board of Appeals for a special use permit for a cell antenna on 1 West Main Street with conduit matching the building and requested dimensions regarding distances to boundary line. All in favor none opposed, motion passes.

2. Curtis Brothers Properties, LLC. Application for a 524 square foot addition to the "Friendly's" building located at 1210 Ridge Road for a proposed "Mark's Pizzeria." Applicant seeks zero setback variance because proposed addition crosses the Town/ Village boundary line. Applicable zoning section: 175-23.2. Property Zoned: West End Business District.

Applicant is looking to add a 524 square foot addition to 1210 Ridge Road. Steven Carriny – engineer for Mark's Pizzeria – stated the will need to expand the back of building for the kitchen of Mark's Pizzeria. A couple of parking places will be eliminated; however there is plenty of parking on the side of the building. It will be constructed with real 4" brick. The applicant will match it as closely as they can to the existing building. There are no plans on putting a drive up window in the facility. The total square footage of the building will be 2,228' + 386' for the cooler and the 524' addition equaling 3,138 square feet total. There are 64 parking spaces available. The addition will be used for a kitchen.

Opened to the Public

No comments

Closed to the Public

The Village of Webster Zoning Board of Appeals will do the SEQR and the variance.

**Motion was made** by Chris Krawiec, seconded by Judy Gurnett for a positive recommendation to the Village of Webster Zoning Board of Appeals for a 20' setback variance. All in favor none opposed, motion passes.

3. Matt Tomlinson of Marathon Engineering, representing Greg Chambery, owner of 14 East Main Street. Application for a re-subdivision of property from 4 East Main Street (tax ID # 080.47-1-13) to 14 East Main Street (tax ID # 080.47-1-14) to increase the size of the existing parking lot. Approximately 0.11 acres are proposed to be conveyed from 4 East Main Street to 14 East Main Street for this purpose. Applicable zoning section: 137-2. Property zoned: Central Business

Matt Tomlinson of Marathon Engineering stated 0.11 acres will be conveyed from 4 East Main Street to 14 East Main Street to increase the size of the parking lot. The Village easement covers the east side of the quadrangle.

C. Krawiec – should the language of the easement be looked at again? Per D. Mayer, this will be an improvement so the easement should stay the same. Applicant stated that it is such a small change it really shouldn't change the assessment of either property. The use will be the same as well.

Opened to the Public

Peter Elder – 59 Dunning Avenue – would it be possible to extend the provision?

D. Mayer stated that we will need to look at what easements and agreements the Village has.

Closed to the Public

P. Adams – I recommend we table this until the January meeting to find out about the agreement and the Village easements. We will need to look at the wording of the deed and the wording of the easement. David Mayer will look into this.

Applicant agreed to table the item until the January meeting to be held at 7:00 pm on January 7, 2014.

**Motion was made** by Judy Gurnett, seconded by Chris Krawiec to close the meeting at 8:25 pm. All in favor, none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz  
Planning Board Secretary