

Village of Webster
Planning Board Meeting Minutes

Meeting Minutes of February 6, 2014

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

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

The meeting came to order at 7:30 pm.

Peter Adams gave recognition and thanks to Matt Chatfield – outgoing Planning Board member- for his expertise and seven years of service to the Village community. P. Adams then welcomed new Planning Board member Judy Gurnett.

Motion was made by Kathy Bills, seconded by Peter Bowers to accept the minutes from the January 2, 2014 meeting. All in favor, none opposed, motion passes.

1. 1. Greg Cody, owner Brimont Bistro, 24 West Main St. Tax ID #080.47-1-40. Applicant seeks relief from current zoning regarding setback distance for an accessory structure. Applicant also seeks relief from zoning for additional sign approximately 2' x 3' to be located on northwest side of building. Applicable Zoning sections: 175-21 (D), 175-34 (D) (2). Property zoned: Central Business Charles Marvin – representative for Greg Cody, Brimont Bistro – stated that they were going to be installing a second 3' x 3' sign on the west side of the building. The light fixture will be repaired. It will be a wooden painted sign with a frame. P. Adams informed Mr. Marvin that they will need a picture of the sign to present to the Zoning Board. He also discussed with applicant the 10' x 10' shed requirements.

Open to Public -
No comments
Closed to Public

Motion was made by Chris Krawiec, seconded by Kathy Bills for a conditional positive recommendation to the Zoning Board (with the requirement that applicant provide a picture of proposed sign and that it should look like the current sign) for a variance for a second sign, 3' x 3' in size, and an 8' rear and 8' side yard setback variance for a 10' x 10' shed structure. All in favor none opposed, motion passes.

2. By referral from Village Board, Planning Board to review North Ponds Incentive Zoning matter. This is strictly a review of amenities and incentives.

Attorney Jerry Goldman gave a review of the project, noting that it will have 70 units total within the Neighborhood Business District. Applicant plans to restore the exterior of the baggage depot on the site back to its original historic look. This building will be kept as a shell in its current location. There will also be an information plaque in front of the building for trail users. A pocket park will be constructed with 12 parking spots available for public use. In addition, a 5 foot sidewalk will be installed along the south and east sides of the entire project. An offsite bathroom at the Schantz Park location has also been discussed.

P. Adams stated we are not discussing site plans at this point. If approved, it will come back to the Planning Board for a full site plan review at a later date.

Board discussed rent – applicant stated that rents would be from \$1,200 - \$1,500 a month for the townhouses. Apartment rentals will be approximately \$800 - \$1,000 per month.

Applicant showed a rendition showing the elevations of the project from various street views.

The pocket park will be managed by the owners and will be open to the public. It will be a respite area with possibly benches and bike racks. It has not been fully designed yet. The baggage depot will not be used for storage of any kind. It will remain empty.

P. Adams said that his hope is that although there is no retail in this project, it might very well bring in retail to the area for potentially 140 new residents.

Opened to the Public

Rick Walter – 20 Elm St. – is this project designed for downsizers? Applicant stated that yes it is. Stated that the bathroom should be in the pocket park on the property where it could be used by the public.

Tony Ange – 75 Kittleberger Park – can the empty bagged depot be leased to the Village? Can there be an open air building similar to baggage depot? P. Adams said he will make a note of that for the report for the Village Board.

Attorney Jerry Goldman said that the pocket park really is not that big to put addition items into it and noted that bathrooms truly are a public facility and could not be maintained by the owners. It becomes problematic for a private entity to assume the liability. It needs to be administered by the Village.

Darrell Byerts – 36 Elm St. – asked if sidewalks on North Avenue will be extended right to the curb. Applicant stated that it will be the street, then the curb line, then 8' green space and then the sidewalk. They will not be cutting any trees. Applicant will be removing the 4' sidewalks and putting in the 5' sidewalks.

Closed to the Public

Attorney David Mayer noted that we don't have to wait 62 days. P.Adams stated that this Board can make a motion on whether to go with the proposed amenities and incentives and make our recommendations to the Village Board, positive, negative or any changes.

W. Barham asked if it is the Planning Board's responsibility tonight just to review the proposed amenities or do they have the ability to ask for different amenities? P. Adams stated that his interpretation is that we cannot ask for changes. Our charge here is to review the incentives and amenities, make a recommendation to the Village Board whether they fit the project, and write a report going forward.

D. Mayer said the Board should appoint someone to make a draft, circulate it and at the next regular meeting make a motion to adopt it. P. Adams said that he would do the draft.

Motion was made by Chris Krawiec seconded by Kathy Bills to close the meeting at 8:37 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary