

Village of Webster
Planning Board Meeting Minutes

Meeting Minutes of March 6, 2014

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

Chairman Peter Adams, Peter Bowers, Chris Krawiec, Kathleen Bills, Judy Gurnett,
Building/Code Enforcement Officer Will Barham, Secretary Carol Moranz

Absent:

Attorney David Mayer

The meeting came to order at 7:30 pm.

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

1. Planning Board review of final plans for Village Path Extension located between Baker St. and Kircher Pk.

Peter Adams reviewed the requirements needed for final site plan approval. Costich Project Manager Michael Montalto showed the updated landscaping plans to the Board. Board reviewed the plans.

Motion was made by Chris Krawiec, seconded by Kathy Bills to accept the Final Site Plan approval as submitted. All in favor none opposed, motion passes.

2. Robert Bringley, P.E. of Marathon Engineering representing Greg Chambery, owner of parcel Tax ID #080.09-1-9.121. Applicant presenting sketch plan for proposed medical office building on 3.1 acre parcel. Property Zoned: West End Business.

Applicants stated that they have discussed their shared easement with the owner of World Gym. He is in agreement with the plans. Bob Bringley from Marathon Engineering showed a rendering the proposed building. There will be new curbing and sidewalks into the gym. Applicant will maintain the gym's approximately 16 parking spaces. It was noted that this area is zoned as West End Business and the project meets all of the requirements for that zoning district.

Applicant stated that they will not be touching the creek on the property. The project will have no impact on the elevation of the flood plain. It was also noted that both buildings will be one storey structures. They will be submitting more detailed plans to the Board.

Peter Adams asked about pushing the buildings closer to the road. We like to see parking in the rear for the West End District. Applicant said that would not allow for the drop-off area for patients. The landscaping will help buffer the parking. P. Adams said that we will have to make sure the landscaping is mature enough to buffer the parking area. Applicant agreed to do a long form Environmental Application (EAF) for SEQR.

P. Adams noted they will need to provide a rendering for the proposed second building to go with the site plan because it is a subdivision. Applicant should include the modified parking agreement with the gym owner with the proposed site plan as well. Board and applicant discussed location of various proposed sidewalk locations around the property.

Opened to the Public:

Rick Walter – Elm Street – asked about adding a crosswalk at the southwest corner of the building and a stop sign and a crosswalk by the gym area. Applicant said that could be added.

Matt Chatfield – WCCED- said they are excited to have the project and are very supportive. They feel that it is going to be a high quality product.
Closed to the Public

P. Adams said that a couple of Planning Board members might be willing to meet with the applicants before the next meeting to go over a preliminary plan if needed.

3. Discussion of Draft Planning Board response regarding North Ponds Phase IV

Draft recommendation was read by Peter Adams. He noted that both applicant and the Village Board should be open to a monetary amenity in place of a physical amenity to aid in further grant applications for transportation improvements in the North end of the Village corridor.

WCCED economic development specialist Matt Chatfield discussed funds that are available to enhance the investments that the DOT already has planned.

Attorney Reuben Ortenberg asked about flexibility within the amenities so that he can relay the information to the applicant. Peter Adams noted that it is a workable site plan. He said that the applicant may want to keep an open mind as far as monetary versus physical amenities as discussions progress with the Village Board.

Will Barham noted that this project alone will generate approximately \$60,000 in parks and recreation funds which could go toward land purchasing for parks.

Motion was made by Chris Krawiec, seconded by Kathy Bills to accept the finalized draft as revised to send to the Village Board. All in favor none opposed, motion passes.

Motion was made by Chris Krawiec seconded by Judy Gurnett to close the meeting at 8:45 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary

DRAFT