

Village of Webster
Planning Board Meeting Minutes

Meeting Minutes of May 1, 2014

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

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

The meeting came to order at 7:30 pm.

Motion was made by Peter Bowers, seconded by Chris Krawiec to accept the minutes from the April 3, 2014 meeting. All in favor, none opposed, motion passes.

1. Robert Bringley, P.E. of Marathon Engineering representing Greg Chambery, owner of parcel on Barrett Drive, Tax ID #080.09-1-9.121. Applicant seeking subdivision and final site plan approval. Property Zoned: West End Business.

Greg Chambery stated that the University of Rochester would like the larger building first instead of the smaller one. The smaller one will not fit their needs.

Bob Bringley, Marathon Engineering – the new plan shows the lining up of the two buildings. It will have the same number of parking spaces. SFR did a traffic analysis and is submitted with this application. They stated that 70-90 trips will be generated in the A.M. and P.M. peaks. This will not have a significant impact on Barrett Drive. They also noted that the offsets of the intersections were sufficient.

Applicant also added a bio- retention area to meet the “green” requirements. We are now presenting the building elevation for the larger, southern building. The U of R will occupy the entire 14,000 square foot building.

Peter Adams asked for a description of the landscaping plans. B. Bringley stated there will be approximately 100 different species of plants throughout the site. The street trees will be elms with 2” – 3” calipers. There will be a mixture of larger shade trees with smaller ornamentals with the hedges. The species we will be introducing are native to Monroe County. There will be ornamental grasses as well.

Chris Krawiec – I see a stop sign and a stop bar are at the entrance to the southern building. Can the applicant move the stop sign and stop bar to where

the 4' radius bar is, to allow for better traffic flow? Applicant stated that yes; they could change that stop sign location and agreed to move it.

Board and applicant discussed the safety bench around the retention ponds. C. Krawiec asked if there are any concerns about children accessing the retention ponds. The first 15 feet of the water bench will be 0" – 12". Applicant said the property and the user will both be insured. The pond is also very small so it won't be as attractive to children. The fact that it is private property and that it is heavily maintained should discourage children from entering the area. The vegetation will fill in over time. It keeps the geese away and it keeps the kids away as well. The creek acts as a deterrent as well.

Open to the Public

Gordon Hartley – 240 London Rd. – asked about installing a bridge over the creek. Per the April meeting discussion, P. Adams stated again the liability issue on private property and that it is in a flood zone. There is also an existing sanitary sewer easement on the property so typically it is frowned upon to build things on top of existing easements.

Closed to the Public

Motion was made by Kathy Bills, seconded by Judy Gurnett to declare the Planning Board as lead agency for the State Environmental Quality Review for this project. All in favor, none opposed, motion passes.

The Board then went over the submitted long Environmental Assessment Form.

Motion was made by Chris Krawiec, seconded by Kathy Bills to declare a negative declaration on SEQR. All in favor, none opposed, motion passes.

Motion was made by Kathy Bills, seconded by Chris Krawiec to declare an unlisted action pursuant to SEQR. All in favor, none opposed, motion passes.

Motion was made by Kathy Bills, seconded by Judy Gurnett to approve final site plan and subdivision. All in favor, none opposed, motion passes.

Motion was made by Peter Bowers, seconded by Chris Krawiec for a positive recommendation to the Zoning Board of Appeals for the variance to change the size of the parking spaces to 9' x 18'. All in favor, none opposed, motion passes.

Motion was made by Kathy Bills, seconded by Judy Gurnett to close the meeting at 8:20 pm. All in favor, none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary