

Village of Webster
Planning Board Meeting Minutes

Meeting Minutes of November 7, 2013

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

Chairman Peter Adams, Matt Chatfield, Kathy Bills, Peter Bowers, Chris Krawiec,
Attorney David Mayer, Building Inspector/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 Matt Chatfield to accept the minutes from the October 3, 2013 meeting. All in favor, none opposed, motion passes.

1. 7 West Main Street - Owner: Marge Pickering. Property Tax ID #080.47.1-6. Application for a change of use. Applicant proposes to use lower level space for a fitness studio. Applicable Zoning section: 175-20 (B). Property zoned: Central Business.

Applicant stated she will be starting a yoga wellness center. Hours will likely be mornings and evenings but not past 7:30 pm. There will be no large signs needed at the site. She will be using approximately 1200 square feet of the building.

Opened to the Public

Jude Lancy – 51 Salori Ct. – is this from the lower level, entering from the back?

Applicant – yes

Closed to the Public

Motion was made by Matt Chatfield, seconded by Kathy Bills for a Type II action pursuant to SEQRA and a positive motion for a change of use. All in favor none opposed, motion passes.

2. 21 East Main Street, tenant: Mohinder Singh. Tax ID #080.47-1-17. Application for a change of use from a bike shop to a convenience store. Applicant seeks a parking waiver pursuant to section 175-33 (B) of Village Code. Applicable Zoning section: 175-20 (B). Property zoned: Central Business.

Applicant Mohinder Singh will be opening a convenience store and grocery store. It will be a corner store at Lapham Park and Main Street. Store will be approximately 1400-1500 square feet occupying just the front of the building.

Hours of operation: Monday – Friday 10:00 am – 9:00 pm and Saturdays from 10:00 pm – 8:00 pm. They might close earlier depending on the need and what customers want.

Peter Adams asked about signage. Applicant stated they will have two 2' x 10' signs. P. Adams asked that the signs not be backlit. Applicant said it will have two lights from above.

Chris Krawiec asked if they had ever been in the grocery store business before. Applicant said that he has worked in them in the past. C. Krawiec and applicant discussed deliveries and trash pickup issues. Chris K. said he had concerns about trash pickup, vermin, and the inconvenience to the upstairs tenants. It was noted that delivery trucks generally park in the center of the street to not impede traffic.

Matt Chatfield wanted to know if anyone has inspected the electric for the coolers. M. Singh said that everything will be inspected and up to code by an inspection company who worked in the bike shop in the building.

Applicant stated there will be no prepared foods and no deli foods. Many of the fruits and vegetables will come from applicant's trips to the various farmers' markets.

The Board and the applicant discussed various advertising opportunities.

Opened to Public

Jude Lancy – 51 Salori Ct. – She agrees, what has taken so long! She is very happy to see this going in to the Village – Welcome!

Rick Walters – 20 Elm St. – Asked about parking and traffic on Lapham Park. Perhaps they could be a sign across from the museum saying no parking. Will Barham asked Rick if he could come into the Village the next day to discuss this and would he please call the police when parking issues do happen. Peter Adams noted that parking spaces are well marked in the area. Mr. Walters asked that the Board include a recommendation for parking signage in the area. Matt Chatfield stated that it is now on the record for the meeting minutes.

Closed to the Public

Motion was made by Kathy Bills, seconded by Peter Bowers for a Type II action pursuant to SEQRA, a waiver for five (5) parking spots and approval for change of use. All in favor none opposed, motion passes.

3. Slal Real Estate Holdings LLC owners and developers of the Village Path Townhouse project off Lyon Drive propose to extend existing Village Path project into adjacent 5 acre parcel. Tax ID # 080.10-1-45.1. Application for a preliminary/final subdivision approval. Developer proposes to build five (5) townhouse-style buildings, four (4) with eight (8) units in each building and one

(1) building with six (6) units, for a total of thirty eight (38) units on a private drive. Applicable zoning section Article VI 175-14, 15. Property zoned: R2 – 9.6.

Applicants presented new drawings showing elevations from the entrance at Salori Court. They noted they have increased the landscaping and also provided updated trip generations for traffic for 38 single family units: 17 for the mornings and 20 for the evenings.

P. Adams said that he does want a new traffic study to protect the interests of the Village and the applicants. I did call about 1-2 weeks after the last Board meeting and requested a new traffic study. The trip generations do not take into affect the increase in traffic in the area in the last seven years. But that being said, we can move forward.

Slal stated they do feel they have addressed all the issues brought to them. The project is below the required density for what the property is zoned. They would like the Board to go forward and approve the final subdivision tonight.

Kathy Bills inquired about guest parking. Applicant said twelve additional spots have been added to the site plan.

P. Adams discussed the conditional negative declaration and the letters received from the public. He noted that the public comment portion of the project is done. Everything presented is up to Village Code – no variances will be needed. Board discussed the addition of the pocket park. Applicant said that they would maintain it, unless the Village wanted an easement in order to take care of it; however the Village would probably not want to pay for that.

M. Chatfield said that he wanted a more visual rendering of the project than what has been provided by the applicant in order to determine the visual impact. I just wanted a CAD drawing showing how the elevations would fit with the neighborhood. I am trying to understand how is the scale and proportion of this project in comparison to the existing development.

The Board then discussed the massing and density issues again. C. Krawiec said that he could envision what this project would look like from the provided renderings. I can envision that you are not going to see the majority of this project in the trees with the buffer all the way around the project as proposed. This project has to stand on its own merits even though it is an extension off of an existing project. If we don't want this, we should have changed the zoning for the area long ago to say we don't want townhouses in here anymore. This fits within the letters of the Code. What would become of this parcel if it doesn't become this? In all likelihood, nothing. You cannot get access off of Kircher Park. If there is too much traffic or people are speeding down the roads, those are enforcement issues that have to be taken up with the police. That is not something that the Village Planning Board can control. You are not going to put

individual properties in that area. Curb cuts will not be allowed. The parcel is deadlocked.

K. Bills stated that she wished they would take out another house from each section. M. Chatfield asked what the dollar magnitude is. The applicant noted there will be approximately six million dollars going into the Village.

P. Adams said that there has been nothing presented that would change the affects of the environmental assessment. We do need to act on the EAF tonight.

Opened to the Public

Peter Elder – 59 Dunning Ave. – discussed the Comprehensive Plan that addressed that area.. P. Adams said that he interpreted that section was not applicable as it was never followed through on and did not become law. I don't think it applies.

Gene VerSchneider – 93 Kircher Park – there are still complaints from current Salori Court residents. P. Adams – these other complaints have been remediated. This parcel sooner or later will be developed and it will increase traffic.

Cindy VerSchneider – 93 Kircher Park – resents the comment about the taxes because we have paid taxes for over 40 years. You will be losing taxes when people move. Chris Krawiec asked if that will mean that those houses will become forever vacant. We will not be losing taxes as the new owners will be paying taxes. Attorney David Mayer stated that the tax issues are not in the purview of this Board.

Jude Lancy – 51 Salori Ct. – asked about the curb cuts. P. Adams said that the DOT would not allow a curb cut on Lyon Drive.

Terry Slitt- 63 Kircher Pk. – concerned that you won't see the buildings and that these will be rental units. Renters are not as conscientious. The thinking today is to go "green" but it seems that the Village seems to be going in the opposite direction.

Closed to the Public

Motion was made by Chris Krawiec, seconded by Kathy Bills to lift the conditional negative declaration on the Environmental Impact Statement. All in favor none opposed, motion passes.

P. Adams noted that we will still need a motion on preliminary and final subdivision approval on the current site plan. M. Chatfield asked the applicant if they could add a sidewalk on the north side and adjust the spacing of lights and trees to give a more village feel to the project. This would provide a more uniform streetscape with lighting by dropping the wattage and shielding it properly. Applicant said they could do Village standard lights which would make people feel safer in the area. Revised drawings must be submitted to the Board.

Motion was made by Kathy Bills, seconded by Peter Bowers for a positive recommendation for the preliminary site plan and subdivision approval which includes landscaping of evergreens behind buildings 100, 200 and 300, sidewalks on both sides, north side sidewalks, and two more light poles. All in favor none opposed, motion passes.

Peter Adams said that we will see the applicant next month with final site plans.

Motion was made by Matt Chatfield seconded by Peter Bowers to close the meeting at 9:40 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary