

Village of Webster
Planning Board Meeting Minutes
Meeting Minutes of March 2, 2017

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present: Chris Krawiec, Kathy Bills, Peter Bowers, Building Insp./Code Enforcement Officer
Will Barham, Atty. David Mayer, Deputy Clerk Jo O'Neill

Absent: Judy Gurnett, Sherri Licata

Meeting came to order at 7:30pm.

Chris Krawiec asked the board to review the minutes from February 8, 2017.

Motion: Kathy Bills made a motion to accept the minutes as written. Seconded by Peter Bowers. All were in favor. Motion passed.

1) Application:

Greg Chambery, owner of Maplewood Nursing Home, 100 Daniel Drive, Tax ID # 080.09-1-19. Maplewood is applying for a Final review and approval for a building addition in conjunction with a reconfiguration of the existing units and common space; no new units will be added. The project includes a building addition of 15,000+/- square feet with an outdoor courtyard, a new access drive, a new main entrance with a porte-cochere, additional parking spaces, as well as walking trail and a gazebo near the new storm water management facility. One variance will be required: the rear building setback is proposed at 15 feet versus the required 20 feet. Applicant also seeks relief from current zoning regarding number of signs and location of sign to required setback. Property zoned: Neighborhood Business. Applicable zoning sections: 175-20A.(3)(b); 175-54D.(2) & (3)(a).

Chris Krawiec informed the applicant that two board members were absent, consequently the three board members present would all have to vote in favor of their application for it to pass.

Presentation: Greg Chambery indicated that he wanted to proceed with the application. He gave a brief history of Maplewood Nursing Home, and discussed the plan for the expansion and renovation of their building. The addition will include 14 new large patient rooms, a coffee shop and café, and reconfiguring the entrance. They will not be increasing the number of patients they care for, but merely renovating the current smaller rooms into larger ones, and moving some of the residents into the new larger rooms being built. The larger rooms are needed for the increasing needs of equipment used to care for their residents. They have met with the Fire Marshall, who is "on board" with what they are doing in terms of access for emergency vehicles.

Also present on behalf of Maplewood Nursing Home was Scott Fiske with Pardi Partnership Architects, Peter Gorman with Marathon Engineering, and Doug McCord with McCord Landscaping.

Peter Gorman indicated that they have made the requested changes from the Preliminary site plan review, which included lining out the parking space in front of the entrance to the

walkway around the “pond” (storm water management system), and providing a landscaping plan. The parking areas will include one with 65 spaces and one with 13 spaces. They are also planning on installing a monument sign near the Dean Springs Dr. entrance, and will be looking for a variance for the number of signs and setback from the road. They received a variance back on January 19, 2017 for a side yard setback variance of the building. They have also met with Mark IV for easements for the sanitary and storm sewer connections, and expect to get them in the next few days.

Doug McCord presented a landscaping plan for around the new area, and indicated it would be similar in design to the front of the building. The plan will include evergreens, flowering shrubs, benches and box planters. There will be a vinyl 6ft. screen fence with a gate around the pond area, with plantings and shade and flowering trees around the whole site.

Will Barham asked about needing room around the pond (storm water management system) for maintenance access. He indicated where the forebay is located on their map.

P. Gorman replied that they will rearrange the plan as needed to make sure there will be adequate access. He then added that the monument sign will require two variances: one for the distance of 5ft from the road instead of 20ft, and a second for having two signs on the property. The Planning Board has already made a negative declaration pursuant to SEQR as an unlisted action.

W. Barham commented that the Village will require a 2-3yr. maintenance bond for the storm water management system. Peter Gorman and Jake Singly have been discussing the connection to sanitary sewers. Mark IV’s connection goes into a pump station. They will need to determine if the pump station can handle the additional flow. The site plan approval will need to be conditional on the appropriate sewer connection.

Atty. David Mayer expressed that there shouldn’t be any other concerns, but the Planning Board needs to make a recommendation to the ZBA regarding the new sign.

Open to the Public:

Rick Walter inquired as to what color the fence around the pond would be, and if it will be where the original Dean Spring was.

D. McCord replied that the fence will match the trim on the building, gray/mauve, with lattice on top.

G. Chambery commented that it is a slightly different spot from where the original spring was. They have tested the area around there and there are no problems.

Closed to the Public:

C. Krawiec reiterated that the board will need to make a motion on the site plan and a recommendation to the ZBA regarding the sign.

Motion: Peter Bowers made a motion for a positive recommendation to the Zoning Board of Appeals for the number of signs and sign setback variance.
Seconded by Kathy Bills. All were in favor. Motion passed.

Motion: Kathy Bills made a motion for a final site plan approval with the condition that the sanitary sewer pump station details be agreed upon between Maplewood Nursing Home and the Village of Webster. Seconded by Peter Bowers. All were in favor. Motion passed.

C. Krawiec thanked Maplewood's representatives for coming. He then mentioned some training opportunities coming up, and asked for a motion to adjourn the meeting.

Motion to Adjourn: Peter Bowers made a motion to adjourn the meeting.
Seconded by Kathy Bills. All were in favor. Meeting adjourned at 8:00pm.

The next Planning Board Meeting is scheduled for 7:30pm on April 6, 2017.

Respectfully submitted,
Jo O'Neill, Deputy Clerk