

Present: Chris Krawiec, Peter Bowers, Judy Gurnett, Sherri Licata, Kathy Bills, Deputy Clerk Jo O'Neill

Absent: Atty. David Mayer, Building Insp./Code Enforcement Officer Will Barham

Meeting came to order at 7:34pm.

Chris Krawiec asked the board to review the minutes from August 3, 2017.

Motion: Judy Gurnett made a motion to accept the August 3, 2017 meeting minutes as written. Seconded by Kathy Bills. All were in favor. Motion passed.

1) **Application:** Michael Mammano of Clinton Signs, INC., representing 40 North Avenue, tax ID # 080.09-1-44. Application to install a 28 square foot free standing business directory sign. Applicant seeks relief from current zoning regarding required distance from street line pursuant to section 175-D(3); D(3)a. Property zoned Central Business.

C. Krawiec noted that the applicant was not here, and continued with the second applicant.

2) **Application:** Barry S. Barone, representing Todd and Michelle King of 37 Meadow Drive, Tax ID # 080.18-2-13. Applicant is rebuilding house after fire and seeks to build a larger garage and add a front porch. Applicant seeks relief from current zoning regarding the square footage of garages. Current code allows a maximum of 600 sf; the applicant is requesting 720 sf. Applicant also seeks relief from current zoning regarding the front setback distance. Current code allows 40' (feet); applicant requests 35' (feet) to accommodate proposed new front porch. Applicable zoning sections: 175-59 Accessory structures; 175- 11C Front yards. Property zoned: R1-13.6.

Presentation: Barry Barone, representing the King's, indicated that when they discussed rebuilding their house, it was more cost effective to take the house down and rebuild it to code, using the existing foundation. Their architect designed new plans which included a larger garage (24' x 30') and added a front porch instead of just a "stoop". The garage will be a two car garage with some extra storage area in the back. Mr. Barone provided copies of the survey map, and indicated that the original house was a cape, but the new house will be a two story. The driveway was also moved to incorporate a front load garage.

Judy Gurnett inquired as to whether they have notified the neighbors.

B. Barone indicated that they sent out 75 notices to the neighbors, and have not received any negative comments.

Sherri Licata mentioned that she lives in the neighborhood, and thinks it will look great.

Chris Krawiec asked if they are saving the basement.

B. Barone replied that they are repairing and saving the basement. All the plumbing connections, etc. are still there. They are adding egress windows for the basement.

Open to the Public:

Rick Walter, 20 Elm St., expressed that he loves the idea of a larger garage and front porch. It adds to the neighborhood.

C. Krawiec agreed. Vehicles are larger, and people need storage for snow blowers, lawn mowers, etc. The lot is also a good size, so there's no issue with lot coverage.

B. Barone added that it's nicer to have larger garages than adding a shed in the back yard.

Closed to the Public:

There was no further discussion.

Chris Krawiec then asked the board for motions on this application.

Motion: Kathy Bills made a positive recommendation for a Type II action pursuant to SEQR. Seconded by Judy Gurnett. All were in favor. Motion passed.

Motion: Judy Gurnett made a positive recommendation to the Zoning Board of Appeals for a 120sf variance for the attached garage at 37 Meadow Drive. Seconded by Kathy Bills. All were in favor. Motion passed.

Motion: Sherri Licata made a motion for a positive recommendation to the Zoning Board of Appeals for a 5ft setback variance for a front porch at 37 Meadow Drive. Seconded by Peter Bowers. All were in favor. Motion passed.

Presentation regarding a proposed color palette for the Central Business District:

Ed Atkisson, Chairman of the Historic Preservation Commission (HPC), provided some background information on the Commission. They have succeeded in getting the Harmony House on the NYS and National registries of Historic Places, and the Pioneer Cemetery is recognized by the Village as a historic place. They have future plans to install fencing at the corners of the cemetery. In the 1980's they researched properties in the Village known as the "Top 130 Study" in which they noted 130 structures in the Village with significant architectural value. Then last year Jude Lancy started looking into favorable colors for the Central Business District. She met with professionals at Sherwin Williams, explained what we're looking for, and they helped to design a color palette of 16 colors to establish guidelines for the Central Business District. The Commission would like to amend the Village's design guidelines to incorporate this color palette.

J. Gurnett inquired as to whether the colors would apply to the façade or the entire buildings, to which Ed replied just the façade.

C. Krawiec commented that there are enough varieties of colors to choose from. He also added that the guidelines are suggestions, and owners would still have some latitude when choosing colors for their buildings.

E. Atkisson, a commercial architect, noted that sometimes people want to stand out, but there still needs to be guidelines. The Village of Webster Design Guidelines mention materials to be used for buildings, but there is no mechanism to control or recommend colors. There is a provision under "Property Improvement Permits" that states any change in façade material, color or design greater than 200sf in aggregate within an 18 month period, is supposed to fall under the design guidelines. People can however, change their building's colors without needing a permit. We can provide new business owners with the color palette as guidelines and encourage them to select a color within the palette.

C. Krawiec inquired as to whether a business in the Central Business District can just paint their building any color without needing a permit or some sort of approval.

E. Atkisson replied that yes they can. The guidelines primarily come into play with new businesses, but they are still just voluntary recommendations.

Kathy Bills explained that they tried to do this years ago, but people didn't want it. They didn't want to be told what colors they can paint their buildings/houses. Then there is also a potential issue between the owners of the buildings and the business owners renting the buildings, trying to agree on colors.

E. Atkisson indicated that he will be talking with the BID as well, to make sure they are onboard with the color palette. Originally, they picked out "brick" colors as a basis for the palette.

C. Krawiec expressed that he has not heard any opposition to the recommended color palette.

E. Atkisson indicated that he would like to get some sort of a motion from the Planning Board in support of the proposed color palette.

J. Gurnett reiterated that the color palette would just be a recommendation, and businesses would not have to follow it. Existing businesses would not even have to get approval of a new color. She would like to see the recommended colors become part of our code, to be able to enforce the approved colors.

C. Krawiec replied that the first step is to accept these 16 recommended colors into our design guidelines.

E. Atkisson also commented that he is expecting to go before the Village Board as well to get their consensus regarding the colors.

J. Gurnett asked if we could exclude any of the proposed colors?

E. Atkisson replied that yes we can, however the copies that were handed out may be slightly different than the actual proposed colors, due to being skewed when copied.

C. Krawiec then asked the board for a motion regarding the color palette.

Motion: Kathy Bills made a motion for a positive recommendation to the Village Board to consider the color palette presented to be added to the Village of Webster design guidelines. Seconded by Peter Bowers. All were in favor. Motion passed.

E. Atkisson then brought up the issue of demolition permits. The HPC must review and determine that a property has no architectural/historical value before the Planning Board can issue a demolition permit. He indicated that the HPC needs time to do research on the property, which can take an additional 30 days.

C. Krawiec responded that Will Barham should notify the HPC first to make a determination before the application comes before the Planning Board. With recent applications, it became a timing issue.

Jo O'Neill explained that the HPC meets on the third Thursday of the month, and the Planning Board meets on the first Thursday of the month. There is not enough time to get a notice in the paper after the HPC meets in order to have a Public Hearing at the next Planning Board meeting. Consequently, the applicant would have to wait until the following month for the Planning Board to approve the demolition permit.

E. Atkisson will discuss the procedure and timing with Will Barham.

C. Krawiec then mentioned the requirement for board members to get four hours of training per year, and encouraged them to look at the options available.

C. Krawiec asked the board for a motion to adjourn.

Motion to Adjourn: Sherri Licata made a motion to adjourn the meeting. Seconded by Peter Bowers. All were in favor. Meeting adjourned at 8:20pm.

The next Planning Board Meeting is scheduled for 7:30pm on October 5, 2017.

Respectfully submitted,
Jo O'Neill, Deputy Clerk