

Village of Webster
Planning Board Meeting Minutes

Meeting Minutes of April 4, 2013

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

Chairman Peter Adams, Matt Chatfield, Kathy Bills, Peter Bowers, Attorney David Mayer, Building/Code Inspector Will Barham, Secretary Carol Moranz.

Recused: Chris Krawiec due to conflict of interest

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 March 7 meeting. All in favor, none opposed, motion passes

Peter Adams discussed with Board members upcoming training workshops. Members are to let Carol know if they are interested in attending so that they can be presented to the Village Board for approval.

1. Walt Baker, representing North Ponds Apartments LLC, requests review and recommendation from the Planning Board of the Village of Webster for Phase 4 of North Pond's Apartments for project development under Incentive Zoning. Tax parcels: 080.05-1-65.1; 080.05-1-68; 080.05-1-66; 080.05-1-67; 080.05-1-69; 080.05-1-64; 080.05-1-63 (approximately 3.4 acres). Proposed project consists of a three story apartment building with 92 one and two bedroom units, and a 6 unit townhouse style apartment building. Applicant seeks recommendation from Planning Board to Village Board under Incentive Zoning. Property Zoned: Neighborhood Business.

Applicant was given the choice of not continuing as there was not a full board due to the recusion of one member. Applicant stated they wanted to proceed.

Peter Adams explained to audience what the Incentive Zoning law means. It involves applications that don't really fit under a particular zoning. It is actually a New York State Village Law that has been adopted by our Village Board. It allows the Village to ask for certain things from a developer in exchange for incentives that the applicant may want. In this case it is setbacks, density and several other things that we will go over during the application process.

Reuben Ortenberg – Attorney for applicant gave details about the project (Phase 4) at North Ponds Apartments. He stated it will be a 92 unit apartment building, a 6 unit townhouse building, and garage with 8 bays constructed from the old baggage depot. He discussed with Board possible amenities from the Incentive Zoning including restoration of the baggage depot, new sidewalk from North Ponds Phase 3 to North Avenue and a retail establishment. It was noted that the Village Board did not want a retail establishment but wanted more parking spaces for the walking path and improved sidewalks in two different areas.

Christine Bianchi – T.Y. Lind – gave a presentation regarding the traffic study that was done in the area. She discussed traffic patterns at various times of the day. It was also discussed that the Village code requires 179 parking spaces for a project of this size but applicant wants to only have 161. The Board requested that a seasonal variation report of the traffic study be sent to Will Barham.

Jim Fahy – architect – discussed the square footage of the different 1 and 2 bedroom units. He stated that it will be a U-shaped building, 230' elevation on the north/south side and 220' elevation on the east/west side. He also discussed the restoration of the depot building and stated they will continue the discussions with Karl Lauer from the Historic Preservation Committee.

Questions/comments from the Board: Peter Adams stated that he still feels the building is too large. Kathy Bills said that a 3 story building is big for the area.

Peter Adams listed the incentive zoning requirement relief needs the applicant is requesting from the Planning Board.

1. Dimensional setbacks for the garage/historic structure
2. Minimum lot areas
3. Maximum building height – allowed 35' asking for 40'
4. Maximum building and lot coverage – surface is 60% they are proposing 78%
5. Maximum development density/dwellings per unit – per acre is 10 they are proposing 28.8
6. Parking – 179 is required they are proposing 161 spaces
7. Recreational area- playground area was requested, applicant would like a courtyard area with tables and benches

Amenities applicant is proposing are:

1. Freight building repurposing
2. Sidewalks along North Avenue in front of the building
3. 5 foot sidewalk to the development
4. A walkway to the trail system

Kathy Bills asked why the retail portion went away. The Village Board did not feel it was an amenity for the Village; it would only be for the complex residents.

Matt Chatfield asked if the applicant would characterize this project as an extension of the North Ponds development. Ruben Ortenberg stated that yes they do. M. Chatfield doesn't feel that it is very cohesive. Conceptually he has concerns as to how it relates to adjacent developments 1, 2 and 3 and to North Avenue, and to how it relates to the Comprehensive Plan in that area.

Board discussed the rationale of only one section of townhouses and a massive building. Discussed why more townhouses were not considered. Applicant stated that this design has become much more popular.

Opened to the Public:

John Cahill – 220 Judson St. – asked what the backup plan is if the freight depot building crumbles during the move. Architect stated that they could rebuild it, however the way it is moved is very carefully coordinated to avoid that. It has been determined that it will be able to be moved without damages. P. Adams stated that it would be a change of site plan. R. Ortenberg said the Village couldn't find a place to move it. A study was done and it was determined that it could be moved but there was no other location found.

Maintenance easement details would be needed to be considered for the moved building.

Karl Lauer – Historic Society – We believed Morgan Management would keep it looking as an historic building.

J. Cahill – asked what is the setback from North Avenue from the curb to the front of the building? It was stated to be 8 feet. P. Adams mentioned that they try to keep it closer to the street to give it a village feel but that is for a 1 or 2 story building.

Paul Maier – Maier Heating – concerned about the parking spots near his property. Discussed what developers are going to do to discourage through traffic in that area.

Tony Ange – 75 Kittleberger Park – said his main concern is traffic in the area.

Mark DePaulis – repair shop owner – This project needs to happen, it is time to start the project.

Rick Walter – 20 Elm Street – regarding the road on the back of the project; any chance of changing it to Railroad Street. I would like the depot to be unique not

be matching to the other buildings. I also think there should be more green space included in the plans.

M. Chatfield – is Railroad Street part of your holdings? You are requesting that land. It has not been transferred to Morgan properties yet. The Village would have to abandon the property.

Ron Dimico – 205 North Avenue – Can they purchase the property at the end of Kittleberger and make it a turning lane? Board stated that the traffic study didn't warrant that.

Closed to the Public

Peter Adams said that this is a good start. Needs from Morgan Management:

- Map of the adjoining properties and how it will affect them
- Media sketch up, aerial view of area/property
- Possibly graduating the building back from 3 stories. Matt Chatfield said this goes back to a density issue. Consider the possibility of more townhouse units instead of the 3 story building.
- Seasonal variation on the traffic patterns

Will Barham gave details of the meeting held with the Building Department, Water Department, DPW Department and the Webster Fire Marshal. Items included turning radius requirements for fire apparatus in regards to the U-shaped building.

Board discussed meeting sooner than next month. Board decided to have a Planning Board Workshop on Thursday 4/18/2013 at 7:00 pm to continue the discussion of this project.

Motion was made by Matt Chatfield, seconded by Kathy Bills to adjourn the meeting at 9:25 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary