

Village of Webster
Planning Board Meeting Minutes

Meeting Minutes of July 3, 2013

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

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

Absent: Peter Bowers

The meeting came to order at 7:30 pm.

Motion was made by Kathy Bills, seconded by Chris Krawiec to accept the minutes from the June 6, 2013 meeting. All in favor, none opposed, motion passes.

Motion was made by Kathy Bills, seconded by Matt Chatfield to accept the minutes from the June 20, 2013 workshop. All in favor, none opposed, motion passes.

1. David Galeazzo, informational discussion on proposed holiday lighting at Hanks Ice Cream and Grill, 235 North Avenue. Mr. Galeazzo stated that the event will be held on 12/14/2013. They would like to update the entertainment for this year. Organizers would like to install flashing lights on the Hank's building to coordinate with music. This would be done from 12/14/13 – 1/4/2014 from 5:00 pm to 10:00 pm each evening. D. Galeazzo showed the board a video presentation of the light show. There will be no advertising signs for Hanks. People can listen to the music on their car radios. The music will be for the restaurant mainly. Lights will not flash, they will fade.

Chris Krawiec asked if they would reprogram the lights if complaints were received. Applicant said yes they would. Will Barham noted that they will need to apply for a temporary sign permit.

Motion was made by Matt Chatfield, seconded by Kathy Bills for a positive recommendation for a musical non-flashing light display at Hank's Ice Cream from 12/14/13 – 01/04/2014 from 5:00 pm to 10:00 pm each evening. All in favor, none opposed, motion passes.

2. Xerox Corporation, 800 Phillips Road Tax ID # 065-19-1-1 represented by Parrone Engineering. Application for a site plan change. Proposed change to include a 45,000 square foot 4 story, and a 5,000 square foot 5 story addition to Xerox Building 216 toner plant. Applicant also seeks parking waiver for required

number of parking spaces for a commercial building. Applicable Zoning sections: 175:-22; 175-29; 175-33(B). Property Zoned: General Industrial.

Applicant stated this will add 25 new full time college educated jobs. It will be 600 ft away from Salt Road. They will be removing a couple of trees on the east side of the property. There will be no additional emissions created from this expansion. Board asked how much more traffic would be added to the area. Applicant said it may add 1 or 2 more trucks a day usually down Salt Road toward the expressway. The plant will run 24/7 except for Christmas.

Open to the Public –

- Matt Frank – Hank’s Ice Cream – glad to see the expansion.
- Jude Lancy – Planning Board Liaison - will water discharge be increased? Applicant said that yes it would increase might go up 20,000 gallons a day. All sewage is treated internally.

Closed to the Public

Peter Adams noted that it will be isolated and can’t be seen from Salt Road. Will Barham asked if there will be an increase of storage of flammable products. Applicant said no the products are all water based/ water soluble products. W. Barham also asked about any noise associated with this property. The dust collectors are running and they will install some silencers on them. Matt Chatfield discussed the accessible route for fire vehicles. Applicant stated that there are also hydrants near the area and all buildings have sprinklers.

Motion was made by Matt Chatfield, seconded by Chris Krawiec for a negative declaration for an unlisted SEQRA and a positive recommendation for site plan approval. 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 having eight (8) units in each building for a total of forty (40) units on a private drive. Applicable zoning section Article VI 175-14, 15. Property zoned: R2 – 9.6. **TABLED**
4. North Ponds Phase IV - 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.

Chris Krawiec was recused from discussion do to conflict of interest. Board re-read the minutes from the 6/20/2013 workshop. They then discussed the draft Planning Board response. Matt Chatfield stated that he felt that they needed to advance the process. Board then discussed the second proposal. Board stated their preferences/concerns.

- Mixed use has not been addressed – Board would prefer it.
Peter Adams said the proposed change is an acceptable alternative and is suitable for the site. 70 units, L shaped building. The maximum height allowed would be 3 storeys. Scaling it down/height – M. Chatfield is not opposed to the 3 storeys as it is internal in the project. The other outside townhouses block the view of it. It would be acceptable for the comprehensive plan.
Recommendations:
 - More mixed usage in the plan
 - Something to promote more pedestrian traffic in the area
- Compatibility with adjoining land uses and improvements – the amenities is not an even exchange and the project will be adding to the population
Recommendations:
 - 20 units per acre maximum height of 3 storeys
 - Enhanced continuity between Phase III and Phase IV
 - Trail parking is compatible with comprehensive plan
 - Extension of the Hojack Trail system to Route 104 bike trail
- Best interest of the Village -
Recommendation:
 - Some type of public use area and public use items rather than parking spots. Comfort Station was discussed and whether the Village would maintain it.
 - Something to accommodate bikes along the trail
 - Add 1 acre of open space somewhere to be determined
 - Easement for public use
 - Rehabilitation of the baggage depot

Opened to the Public

- Matt Frank – Hank’s Ice Cream – noted that his facility allows for public use of its restrooms.
- Reuben Ortenberg Attorney for applicant – concerned that it was originally stated they would rather have the historical items and less parking spaces. The comfort station would be on the RG&E property. Matt Chatfield asked why it couldn’t be on the Morgan Property. It was stated that it would require an easement for the Village to perform maintenance and for public use.

- Darrell Byerts – Planning Board Liaison - will there still be an artist's rendition from different perspectives? Peter Adams said that there have been changes made since that was first suggested and they would rather see how the Village Board feels about the project before they require it. The Village Board will be receiving our recommendations. If the applicant would like to display a graphic to the Village Board, it would behoove them to do it.
- R. Ortenberg said that the Village Board needs to approve a conceptual site plan, not the final one.

Closed to the Public

Peter Adams stated that they have enough information at this point. Matt Chatfield will add the recommendations to the letter to the Village Board. I would like to get this on the Village Board agenda as soon as possible.

Motion was made by Kathy Bills, seconded by Chris Krawiec to submit the Planning Board response with recommendations to the Village Board. All in favor, none opposed, motion passes.

Motion was made by Matt Chatfield, seconded by Chris Krawiec to adjourn the meeting at 9:20 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary