

Village of Webster  
Planning Board Meeting Minutes

Meeting Minutes of March 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, Secretary Carol Moranz.

Absent: Building/Code Inspector Will Barham

The meeting came to order at 7:30 pm.

**Motion was made** by Kathy Bills, seconded by Peter Bowers to accept the minutes from the December 6, 2012 meeting with one adjustment. All in favor, none opposed, motion passes.

**Motion was made** by Kathy Bills, seconded by Chris Krawiec to accept the minutes from the January 3, 2013 meeting. All in favor, none opposed, motion passes.

1. Mark S. Landon, owner of 5 W. Main Street, tax ID # 080.47-1-7. Applicant seeks change of use from a business office to a retail store (smoke shop). Applicant also seeks relief from current regulations regarding number of required parking spaces. Applicable Zoning Sections 175-20(B), 175-33(B) (3).  
Applicant discussed plans for a smoke shop at the location. He stated that it will have approximately 800 square feet of retail space. Peter Adams asked if there would be smoking in the shop. Applicant stated that yes there would be limited smoking. Seating will be for approximately 8 – 10 people. It is not meant to be a smoking lounge. Mr. Landon stated that it will be vented outside to the back of the building from the east window out of the second floor. Board discussed parking and signage with applicant. Business will use existing signs. Board stated that it prefers no backlit signs. Mr. Landon said that he is not sure of the hours of operation yet. Perhaps 10 am – 9 pm.

Opened to the Public: Rick Walters – 20 Elm Street – asked about the height level of the back vent. Applicant stated that he would make adjustments to vent differently if there were complaints.

Peter Adams stated that the applicant will have to have a discussion with Building/Code Inspection Officer Will Barham regarding fire permits, filtration,

NYS regulations and Department of Health regulations, etc. Peter Bowers stated that he was concerned that smoke will permeate into the building.

**Motion was made** by Chris Krawiec seconded by Kathy Bills for a positive recommendation for a Type II action pursuant to SEQR. All in favor none opposed, motion passes.

**Motion was made** by Matt Chatfield seconded by Chris Krawiec to grant a parking waiver for 3 spaces and for a change of use from office to retail use. All in favor none opposed to granting a parking waiver for 3 spaces. Motion passes. Matt Chatfield, Chris Krawiec, Peter Adams, Kathy Bills in favor of change of use, Peter Bower opposed the change of use. Motion passes.

Board discussed with David Mayer and Carol Moranz the usage and setup of their new village email accounts.

Board requested copies of the Village Board meeting minutes regarding the North Avenue project.

**Motion was made** by Kathy Bills, seconded by Peter Bowers to adjourn the meeting at 8:00 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz  
Planning Board Secretary