

Village of Webster
Planning Board Meeting Minutes

Meeting Minutes of May 2, 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 Matt Chatfield, seconded by Kathy Bills to accept the minutes from the April 4 2013 meeting and the April 18 2013 workshop. All in favor, none opposed, motion passes

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.

Walt Baker submitted new plans which included 2 brownstones along North Avenue with 4 units each and 2 brownstones along Kittelberger Park with 6 units each. They reduced the size of the 3 storey building to an L-shaped unit and reduced the number of units inside of it to 50. This is for a total of 70 units, down from 98. The new site design now has 32% green space.

Peter Adams noted that this layout may even decrease traffic on Kittelberger Park. Matt Chatfield asked if Railroad Street will be an abandonment, applicant said yes it would be.

Peter Adams read the North Avenue Mixed Use Character Area description from the Comprehensive Plan.

Opened to the Public:

Jude Lancy – Village Board Liaison – much happier with this design –more parking.
Peter Elder - 59 Dunning Avenue – asked if amenities and incentives are staying the same. P. Adams stated that that was still to be discussed.

John Cahill – 220 Judson Street – asked about the setback for the 3 storey building from North Avenue, the cost of the depot repair and what permits would be needed. W. Baker stated that it will be 130' -140' feet set back and that the depot repairs will be approximately \$190,000.00. He also stated that if the depot breaks during the move that they could replace it in kind as much as possible. Peter Adams stated that a Special Use permit for Residential Multiple would be needed.

Rick Walter – 20 Elm Street – Discussed the old casket factory that was torn down and said that in comparison it was probably taller than these proposed buildings.

Peter Adams said that we need to have a final decision on Railroad Street between the Village Board and the developer.

Ron Dimico -205 North Avenue – asked if Railroad Street is available for purchase by anyone? Peter Adams stated that he could not answer that question.
Closed to the Public.

P. Adams asked how the parking lot would be secured. Walt Baker stated that signage will be used to keep parking regulated. Mr. Adams said that it looks a lot better than the massing from before and asked if they could bring a rendering for the next meeting. Architect Jim Fahy said they could put it at scale at eye level.

K. Bills asked if they had considered other angles for the building. Mr. Fahy said that they did look at rotating it and that they have a longer access from east to west. This gives a more private feel for apartment dwellers in this direction. P. Bowers asked them to confirm the longer wing is east to west, which they did.

M. Chatfield said that this design is much more preferable and that he likes all the street presence on all three streets. He still has questions on the incentives and amenities. Mr. Chatfield discussed the cost of the 8 car garage/baggage depot. He wanted to know what the cost difference would be between restoring the baggage depot and how much it would cost to build an 8 car garage. Peter Adams said it could be approximately \$100,000 +. M. Chatfield asked if they could review again what amenities they would be providing. Per applicant: installation of a 5' (not 4') sidewalk around the buildings, repurposing of the baggage depot, parking spaces for trail users.

Chairman Adams said that the project will need variances for height, density, and Residential Multiple usage. M. Chatfield wanted to know the value to the community for the amenity versus the incentives that you are requesting. P. Adams stated that we will get to that topic; we have been more concerned with the conceptual design phase. Applicant stated that in discussions with the Village Board, ten spaces for parking were requested on the right of way – we put 12 spaces on our property. Peter Adams

suggested that the applicant get on one of the upcoming Village Board meeting or workshop agendas to discuss the disposition of Railroad Street. Will Barham said that there was an agreement with Larry Frumusa but it wasn't signed. He will look for that agreement.

P. Adams said that the Board needs to know what the incentives are costing the applicant. Reuben Ortenberg said that those costs are on the Letter of Intent from the previous site plan. Chairman Adams would also like to see a scale modeling of this new grouping at the next meeting. Mr. Ortenberg wanted to have the Planning Board's ideas as to what amenities it would like to see.

The next meeting will be June 6, 2013.

Peter Elder – 59 Dunning Ave. – asked if the amenities should be renegotiated. Matt Chatfield stated that the Planning Board can make a recommendation to the Village Board only. Any renegotiating would have to take place with the Village Board.

Mr. Chatfield said he would like to see project renderings at ground level, an aerial view, cross section and elevation views along North Avenue including the south side of Kittelberger to the north side of the track. Maybe just one 3D aerial view and a CAD cross section view. It does not have to be in color, just line work.

Motion was made by Matt Chatfield, seconded by Peter Bowers to adjourn the meeting at 8:35 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary