

Village of Webster
Planning Board Meeting Minutes
Meeting Minutes of July 7, 2016

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present: Peter Adams, Peter Bowers, Judy Gurnett, Atty. David Mayer, Building Insp./Code Enforcement Officer Will Barham, Treasurer Krystina Lizak

Meeting came to order at 7:30pm.

Peter Adams indicated that item #2 under Administrative Matters will be tabled, as the developer had a death in the family.

Reviewed minutes from the June 2, 2016 meeting.

Motion: Judy Gurnett made a motion to accept the minutes as written.
Seconded by Peter Bowers. All were in favor. Motion passed.

1) **Application:**

Walter Baker, representing Morgan North Ponds Apartment II, LLC. Application for site plan modification approval of a previous approved site plan dated 11/6/2014 through Incentive Zoning. Revised site plan proposes to include a garage building designed to replicate former baggage building that was removed. Site located on the vacant parcel tax ID# 080.05-1-068 at the Northwest corner of Kittelberger Park and North Ave.

P. Adams indicated that two board members were absent, and offered the applicant the option of waiting until the entire board is here, or continuing with the application.

The applicant indicated he would like to continue with the application.

P. Adams described the proposed modification to the previously approved site plan, and the location of the proposed garage building to be where the old baggage building used to be.

Jude Lancy indicated that the Friends of Historic Preservation own the dismantled parts of the old baggage building, which are being stored at the well fields, and filed for a 501(c)3.

Presentation:

Walt Baker, from D.S.B. Engineers and Architects, representing Morgan North Ponds Apartment II, LLC, indicated that the original seven parcels have now been combined into one. It has been filed with the county, and is official. He provided the board with a picture of the proposed building. The map posted shows the layout of where the old building used to be. The new building has been slightly moved to comply with setback requirements. It will

look like the old one, and be a 2300sq.ft. garage (24'deep x 98'long). The green space will remain and be the same as it was.

Jude Lancy indicated that the Friends of Historic Preservation would like to talk with Walt Baker regarding the wood from the old baggage building.

Jim Fahy, the architect, designed the new building to replicate the old one with the overhang and lights.

W. Baker is looking for approval to construct the new building which will serve as a garage for the apartment buildings. The sidewalks and crosswalk will be the same, and there will be a 10ft. setback.

P. Adams agreed that they need garages and storage, so this is a great addition. He asked what the timeline for completing this project is.

W. Baker says they want to get started right away. They have met with Jackie Finlayson from RG&E and the Fire Marshall. They will not need to have a separate fire hydrant. He has the RPZ report, will be going to the water authority tomorrow, has spoken with John Frazer from the health dept. regarding sewers, and are right on track to start.

Judy Gurnett asked to clarify when they will start; two weeks?

W. Baker indicated they still have to get their building plans in for review and have to get signatures on maps. It takes a couple weeks just to complete everything with the health dept. They have to get code compliance done and then apply for the building permits.

P. Adams reiterated that he had asked for a Short EAF form just for the garage, which they have provided. They will not need one for the entire site plan, as that was done before.

J. Gurnett asked about the overall timeline for the building, to which W. Baker said is approximately 11 months. They will get the "shell" up and then be able to work on the inside as the weather gets colder.

W. Baker said DGA is the contractor, and they have met with them several times to ensure everything is on track. They are ready to get started.

Open to Public Comments:

J. Lancy commented that she's happy it's getting done. The old building had to be removed, so they are hoping some of the lumber will be able to be used for the new building.

P. Adams said if the wood is used there, the village residents won't be able to enjoy it, as it's private property.

Rick Walter said he wished it looked more like the original baggage depot, with the transom windows and lights.

Closed to the Public:

P. Adams asked if everyone has reviewed the EAS form, which they have. There are no further questions from the board. He then asked for a motion on the SEQR.

Atty. David Mayer said it would be an unlisted SEQR because the building is part of a larger project.

Will Barham also added that they would have to reapprove the site plan, as there has been no work done in the year since the original site plan was approved.

Motion: Peter Bowers made a motion for a negative declaration on the EAS form for the modification that was discussed. Seconded by Judy Gurnett. All were in favor. Motion passed.

P. Adams asked for a motion on the reapproval of the original site plan and a motion on the current application to add a garage to the former site of the baggage building.

Motion: Judy Gurnett made a motion to reapprove the original site plans dated 10/26/2014. Seconded by Peter Bowers. All were in favor. Motion passed.

P. Adams asked for a motion on the application for modification of the original site plan.

Motion: Judy Gurnett made a motion for a positive recommendation on the amendment to the original site plan, for an 8 car garage in the spot where the former baggage depot was located. Seconded by Peter Bowers. All were in favor. Motion passed.

P. Adams further encouraged Jude Lancy and the Historic Commission to have discussions with the contractor and Morgan to see if anything can be done with the lumber from the original depot.

Will Barham indicated he had spoken with DGA as to the requirements for filing, and Jim Fahy regarding the plans. Jim is doing a code review, and Will is going to need a couple weeks to review everything and put the final touches on things.

P. Adams asked for a motion to adjourn.

Motion to Adjourn: Judy Gurnett made a motion to adjourn the meeting. Seconded by Peter Bowers. All were in favor. Meeting adjourned at 7:55pm.

The next Planning Board Meeting is scheduled for 7:30pm on August 4, 2016.

Respectfully submitted,
Jo O'Neill, Deputy Clerk