

Village of Webster  
Planning Board Meeting Minutes

Meeting Minutes of September 5, 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, Building Inspector/Code Enforcement Officer Will Barham, Secretary Carol Moranz

The meeting came to order at 7:30 pm.

**Motion was made** by Peter Bowers, seconded by Chris Krawiec to accept the minutes from the August 1, 2013 meeting. All in favor, none opposed, motion passes.

1. Barb Crawford, tenant at 67 North Avenue, Tax ID #080.10-1-8. Application to erect one (1) freestanding sign with two business names on sign. Applicant seeks relief from current zoning regarding distance of sign from a street line. Applicable zoning regulations: 175-34 (D) (3) (a). Property Zoned: Neighborhood Business.

Applicant stated that there are no signs currently on the building. Peter Adams noted that an 11' front yard variance will be needed. Matt Chatfield asked why the sign will be so close to the driveway. Ms. Crawford stated that there is a large tree with roots which the landlord does not want to remove. There is also less visibility in other locations. The sign will have a small spotlight.

Open to Public:

No comments

Closed to Public

**Motion was made** by Matt Chatfield, seconded by Kathy Bills for a Type II SEQR, and a positive recommendation to the Zoning Board for an 11' front street line variance All in favor none opposed, motion passes.

2. 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, four (4) with eight (8) units in each building and one

(1) building with six (6) units, for a total of thirty eight (38) units on a private drive. Applicable zoning section Article VI 175-14, 15. Property zoned: R2 – 9.6.

Presentation was made by Gene Pellett – wetlands ecologist regarding submitted report.

Presentation was made by attorney Alan Knauf requesting a negative declaration.

Building inspector Will Barham noted that he called the Army Corp of Engineers who stated that what applicant did is all that is required. As far as acreage, this is a very minimal amount. All agencies requested did not have any problem with the project.

Board discussed the traffic study from 2007. Submitted letters will be entered into the permanent record.

Board then discussed the EAF – Environmental Assessment Form – long form. Copy will be entered into the permanent record and can also be viewed on the villageofwebster.com web site.

Board discussed soil types/drainage. Applicant stated that gutters will be placed to direct water away from the basements.

The Board discussed EAF 201B1 e page 5 – whether or not this project is considered an expansion. Applicant stated that this is a standalone project and is not an expansion.

Even though the traffic study is 6 years old, Peter Adams stated that he did not feel that a new traffic study will do us any good. The number of increased trips per day should not change the findings.

Board discussed report submitted regarding whether or not the area is considered a wetland. Chris Krawiec said that it is fairly safe to say this is not a federal wetland in any definition agreeable to the federal government. Kathy Bills agrees, Peter Bowers agrees.

**Motion was made** by Matt Chatfield, seconded by Peter Bowers to accept the report submitted by Environmental Resources LLC dated September 4, 2013 stating that there are no potential wetlands on the site. All in favor none opposed, motion passes.

Board discussed EAF Part 2 – Project impacts and their magnitude. Peter Adams noted that the proposed project will change the character of the neighborhood, but it is already zoned residential. Chris Krawiec noted that they do have a 12 foot buffer around the project, however it is private property and the owners can clear the property if they wish.

It was determined that there is a potential large impact on density and it can be mitigated by site plan change. Matt Chatfield said that he is not hung up on the number of units; his issue is with the physical mass of the units.

The Board again discussed whether a new traffic study is needed. Due to the fact that the increases in traffic will be minimal, the Board agreed there is no reasonable benefit to having one done. The cost benefit is not there.

It was stated that the members all agree that they don't have a problem with townhouse use. They do have a problem, however, with the site plan.

Peter Adams discussed the declaration options on the EAF, whether negative, positive or conditional.

**Motion was made** by Matt Chatfield, seconded by Chris Krawiec to enter into an Executive Session to discuss procedures. All in favor none opposed, motion passes.

**Motion was made** by Matt Chatfield, seconded by Peter Bowers to come out of the Executive Session. All in favor, none opposed, motion passes.

Open to the Public

Peter Elder – 109 Baker Street – 5 points to make:

1. Is this a single project or a phase II – he suggests that they improve phase 1.
2. Wanted to know about the impacts on Salori Court
3. Discussed 12' buffer on trees – will the wooded area be left?
4. Discussed the significant impact to remove 5 acres of trees
5. The Comprehensive Plan had a specific directive in it to remove this zone

Christine Reynolds – 64 Kircher Park – 2 points

1. Discussed the traffic study – Board has forgotten the parking lot that linked from Rubino's that has a significant amount of traffic generated from it, on Kircher Park specifically.
2. Discussed non-permeable surfaces and the water runoff.
3. There is also an issue that there is not enough parking on Salori Court at this time. They also want to put a park adjacent there. People may want to park on Kircher Park if the parking lot is full.
4. Hunting – her pets would differ that there are a lot of critters and deer will be displaced.

Eric Reynolds – 64 Kircher Park – is there a public hearing required on the EAF? Per Peter Adams, no there is not.

Gene Verschneider – 93 Kircher Park – Stated that they are impacted by this project. He discussed lot sizes on Kircher Park, Salori Court and the new project. He also discussed water drainage from the project.

Closed to the Public

**Motion was made** by Kathy Bills, seconded by Matthew Chatfield for a conditional negative declaration for the EAF, site plan mitigation on visual impacts, increases to buffering, reduction of massing and reduction of density. Peter Adams, Peter Bowers, Kathy Bills and Matthew Chatfield approved Chris Krawiec opposed, motion passes.

Peter Adams stated that they cannot go on to the site plan until the public comment is held. The public comment period has to be published. As soon as it is published it will be 30 days from that. The next Planning Board meeting will be October 3, 2013.

Applicant asked to be put on the October 3, 2013 meeting agenda to start the site plan process.

**Motion was made** by Matt Chatfield, seconded by Peter Bowers to adjourn the meeting at 10:40 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz  
Planning Board Secretary