

Village of Webster

Planning Board Workshop Minutes of April 18, 2013

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

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

The workshop came to order at 7:06 pm.

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.

Rueben Ortenberg – attorney for applicant – noted that the board was concerned with the mass of the building.

Walt Baker presented the seasonal traffic report and an aerial photo. He stated that the building will be 35' from the curb. Morgan Management will maintain the garage. They are still trying to contact RG&E regarding the railroad right-of-way property for parking use.

Jim Fahy – architect – discussed the scale and massing of the proposed building.

Matt Chatfield discussed the Community Preference Survey Results from the Village of Webster Village Core CAP Study.

Open discussion

Judy Lancy – Planning Board Liaison - would like to see separation of the buildings.

Rick Walter – 20 Elm St. – stated it is going to stand out like a sore thumb in that area.

Ron Dimico – 205 North Ave. – asked about the parking along the Railroad Street property. Peter Adams stated that this is an issue being discussed by the Village Board.

Dave Kielon – 57 Kittleberger Park - had concerns about the traffic flow in the area as well as the increased density of residents' animals (pets).

Paul Maier – owner Maier Heating & Cooling – discussed the parking lot on the back side of the project.

Closed discussion

Peter Adams stated the Planning Board requests for the applicant:

- He would like to see the North Avenue face of the building broken up
- Brownstones possibly
- Pods/apartments
- Smaller footprint on building
- Breaking up the North Avenue face would bring more green space to the view
- Read the purpose and intent of the Village Code regarding Neighborhood Business to help clarify what the Comprehensive Plan is looking for in this area

Workshop concluded at 8:20 pm.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary