

Village of Webster

Planning Board Workshop Minutes of June 20, 2013

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

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

The workshop came to order at 7:00 pm.

1. North Ponds Phase IV - 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 L-shaped apartment building with 50 one and two bedroom units, 2 brownstone units along North Avenue with 4 units each and 2 brownstone units along Kittelberger Park with 6 units each for a total of 70 units. Applicant seeks recommendation from Planning Board to Village Board under Incentive Zoning. Property Zoned: Neighborhood Business.

Matt and Kathy discussed the proposed sidewalks and felt that they would have already been included already in the site plan. They did like the trail parking; they felt that was nice, the improvements to the storage building are valuable. However, Matt felt that there was no true public benefit from that storage building, due to the fact that it has been turned into a private garage. It is a visual esthetic only. Board members discussed the fact that the applicant is not providing any additional historical items to the garage, just that they would be ok with them being added to the back of the garage.

M. Chatfield noted that there is a lack of park land in the Village and that everyone just seems to think that North Ponds is available, however that is located in the Town of Webster not the Village of Webster and the Village has no say as to its' usage. It would be nice to discuss with the applicant additional public space for the amount of residents this project will bring to the Village. We should be striving for approximately 3 acres of usable open space for 500 people. There is no public area in this design. Discussed possibly asking applicant to up the 5' wide sidewalk they are proposing to a 10' wide public trail to help make the trail connection that the CAP study is suggesting.

K. Bills & M. Chatfield talked about some sort of a plaza between the trail and that building with some sort of seating, possibly an air pump for bike tires, way finding,

community information on the history of the building, a map of the Village, etc. If the applicant would be willing to utilize most of the space north of the Railroad Street right of way for open space, then maybe something could start to take shape there. Maybe some kind of unique playground, It would be nice to know RG&E's willingness regarding this trail. Would they be willing to grant an expanded recreational easement across their land? M. Chatfield said that from his perspective, their needs to be more open space, otherwise the amenities would have to be off site, preferably in this quadrant. K. Bills still had concerns with the 3 storey building, and would like to see visuals of the size of the building.

Board discussed the incentives they are requesting. Density request is double. They only things they are requesting are the density and the building height. Parking has already been met. They are not looking for a use variance, and there are no setback issues. Matt and Kathy discussed possible land exchanges that could be explored, and also the possibility of connecting the two railroad trails. M. Chatfield asked about any possible grants that could be used for this area.

Discussed the quit claim on Railroad Street. The Board also discussed the original application that was submitted and said that is was not something that was suitable as far as they were concerned. They will probably be recommending a modified site plan. They will also be recommending additional amenities such as securing the easement, a multiuse trail extension in lieu of a sidewalk that would go from the Hojack Line trail connecting through Kittelberger Park and to the 104 trail.

Board discussed the modified site plan presented. The townhouses seem to meet the needs of the Comprehensive Plan in a better way. They seem more suitable for the site; it is much less dense. The proposed amenity of topping Kittleberger Park would not last as long as would the acquirement of more land. Additional property would benefit the whole Village. Securing open space off site would be M. Chatfield's preference.

The two Board members agreed that the initial offer should be denied and that they make a recommendation for a revised or improved one.

Workshop concluded at 8:20 pm.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary