

Village of Webster
Zoning Board of Appeals Meeting Minutes
Meeting Minutes of January 19, 2017

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present: Mark Nicholson, Bob Fantauzzo, Mike O'Connor, Karl Laurer, Bill Baker, Atty. David Mayer, Building Insp./Code Enforcement Officer Will Barham, Deputy Clerk Jo O'Neill

Meeting came to order at 7:30pm.

Mark Nicholson asked for a motion on the minutes from October 20, 2016.

Motion: Bob Fantauzzo made a motion to approve the minutes of October 20, 2016 as written. Seconded by Karl Laurer. All were in favor. Minutes were approved.

1) Application:

Greg Chambery, owner of Maplewood Nursing Home, 100 Daniel Drive, Tax ID # 080.09-1-19. Maplewood is applying for a Preliminary/Final review and approval for a building addition in conjunction with a reconfiguration of the existing units and common space; no new units will be added. The project includes a building addition of 15,000+/- square feet with an outdoor courtyard, a new access drive, a new main entrance with a porte-cochere, 7 additional parking spaces, as well as walking trail and a gazebo near the new storm water management facility. One variance will be required: the rear building setback is proposed at 16 feet versus the required 20 feet. Property zoned: Neighborhood Business. Applicable zoning section: 175-20 A. (3)(b).

Presentation:

Peter Gorman, from Marathon Engineering, represented Maplewood Nursing Home which is zoned NB. They are proposing to build a 15,000 sqft addition to the existing facility, along with reconfiguring two parking areas with 65 parking spaces in one and 13 parking spaces in another. There will be a total of 9 additional parking spaces added. This will bring the total impervious surface area to approximately 17,000 sqft. The project will not increase the overall number of beds, but rather create larger rooms for the current number of residents. They will be removing the loop drive connecting to Daniel Dr., and make a new loop and entrance with a porte cochere off of Dean Springs Dr. The Northeast corner of the property will have their Storm Water Management Facility, with a walkway around it and gazebo. That will reduce the storm water runoff by a minimum of 25 percent. The environmental impact should be negligible. On the backside of the addition, they will be keeping a drive to allow for access to the basement. There will be two retaining walls installed near the back of the addition and a sidewalk for an emergency exit to Daniel Dr. The Fire Marshall has reviewed the layout and has no issue with the proposed plans. The variance they are requesting is a

4ft side yard setback, as the address of Maplewood Nursing Home is 100 Daniel Dr. They received a preliminary approval from the Planning Board on January 5, 2017, and a positive recommendation from them to the Zoning Board of Appeals for the variance. They will be returning to the Planning Board for the final site plan approval in March.

Bill Baker inquired as to whether any community members who received a letter from them objected to the addition.

P. Gorman replied that they were not contacted by anyone who objected. They are planning on starting construction in late spring, and expect it to take approximately 18 months to complete.

Karl Laurer asked what the height of the addition will be, and if the entrance from Main St. will be removed.

P. Gorman responded that it will be 33ft, and the Main St. entrance will remain, however the main entrance and loop will be off of Dean Springs Drive.

Open to Public Comments:

Rick Walter commented that he didn't care for the style of architecture, as it doesn't match the old Village, but it is their property to do as they wish.

Public Comments Closed:

M. Nicholson restated the need for a variance, as they are required to be 20ft from the property line according to code, and will only be approximately 17.3ft from the side yard property line. They are requesting a 4ft setback variance to give them a little leeway for construction. In addition, the Planning Board has declared themselves as lead agency, so they will be responsible for the SEQR.

B. Baker questioned as to when the Planning Board declares SEQR instead of the Zoning Board.

Atty. David Mayer explained that if the Planning Board is giving a final approval on something, such as a site plan, then they can declare themselves as lead agency for SEQR. In this case, the application went to them first, so SEQR had to be dealt with before anyone could make any decisions on the application, consequently they have to be lead agency.

Motion: Bill Baker made a motion to grant a 4ft side yard setback variance to Maplewood Nursing Home. Seconded by Bob Fantauzzo. All were in favor. Motion passed.

P. Gorman indicated that they will be coming to the Zoning Board of Appeals meeting in February for the monument sign they want to install.

M. Nicholson asked if there would be an issue with the variance due to the fact that the notice in the paper indicated they were requesting a “rear yard setback”.

D. Mayer replied that the public had adequate notice of the application, so that shouldn't be an issue.

M. Nicholson inquired about the agenda for the February meeting.

W. Barham said that Maplewood will be returning for a variance on a sign.

M. Nicholson then mentioned that all board members are required to get 4hrs. of training per year, and pointed out that there are opportunities coming up for training in the evening. Let Jo O'Neill know if you're interested in attending any of them. He then asked for a motion to adjourn the meeting.

Motion to Adjourn: Mike O'Connor made a motion to adjourn the meeting. Seconded by Karl Laurer. All were in favor. Meeting adjourned at 7:46pm.

The next Zoning Board of Appeals Meeting is scheduled for 7:30pm on February 16, 2017.

Respectfully submitted,
Jo O'Neill, Deputy Clerk