

# Webster Planning Board Meeting Agenda

## June 6, 2023

Call to Order: 7:00 p.m.

Pledge of Allegiance / Roll Call

### SCHEDULED MATTERS:

#### **1. CORONAS MEXICAN RESTAURANT SIGN:** Located at 1075 Ridge Road.

Applicant Michael Hodgins is requesting SIGN APPROVAL associated with the installation of a 60 SF building mounted facade sign for an existing Mexican restaurant on a 1.59- acre parcel having SBL# 079.16-1-24.22 located in an MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster.

**Results: APPROVED ON CONDITION: RED LETTERS TO BE REDUCED IN SIZE; NO LARGER THAN TO 220" IN LENGTH.**

#### **2. ONTARIO SEAFOOD SIGN:** Located at 696 Ridge Road.

Applicant Amy Catalano is requesting SIGN APPROVAL associated with the installation of an 8 SF building mounted façade sign and corresponding monument sign panels for a new business within the Heritage Commons Plaza on a 1.16- acre parcel having SBL# 079.17-1-81 located in an MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster.

**Results: Approved as presented**

#### **3. FAIRLIFE PROJECT:** Located east of Tebor Road.

Applicant Fairlife, Inc. is requesting SKETCH PLAN REVIEW associated with the construction of an

approximately 750,000 SF dairy processing facility on a combination of portions of 5 lots totaling approximately 106-acres having SBL#s 066.03-1-28.111, 066.03-1-28.113, 066.03-1-18.11, 066.03-1-20.1 and 066.03-1-27.214 located in an IN Industrial District under Section 269-5 of the Code of the Town of Webster.

**Results: BOARD TO SEND LETTER OF FAVORABLE RECOMMENDATION TO ZONING BOARD OF APPEALS**

**4. TAKE 5 OIL CHANGE:** Located at 1045 Ridge Road. Applicant Quattro Development is requesting PRELIMINARY/FINAL SITE PLAN & SIGNAGE APPROVAL (PUBLIC HEARING) associated with the construction of a 1,600 SF oil change facility on a 1.25- acre parcel having SBL# 079.15-1-8.009 located in an MC Medium Intensity Commercial District under Sections 265-7D and 269-11 of the Code of the Town of Webster.

**Results: APPROVED WITH CONDITIONS:**

- NO BUILDING PERMIT WILL BE ALLOWED UNTIL PLANS WITH CHANGES ARE SUBMITTED;
- DUMPSTER ENCLOSURE SHOULD BE BRICK OR DECORATIVE BLOCK;
- REDUCE THE SIZE OF THE RED BAND FROM 2' 3" TO 1' 5".

**5. MARINA JEEP/EXPANSION:** Located at 943 Ridge Road.

Applicant Al LaRue is requesting PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING) associated with the construction of a 3,379 SF building addition to an existing car dealership on a 4.82-acre parcel having SBL# 079.15-1-22.104 located in an MC Medium Intensity Commercial District under Section 269-11 of the Code of the Town of Webster.

**Results: Approved as presented**

**6. INDOOR / OUTDOOR RECREATION COMPLEX IMPROVEMENTS:** Located at 701 Phillips Road.

Applicant Chud Nation, LLC is requesting PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING) associated with various site improvements to an existing recreational facility on a 2.90-acre parcel having SBL# 065.03-1-8 located in an IN Industrial District under Section 269-11 of the Code of the Town of Webster.

**Results: APPROVING EXISTING USE AS INDOOR/OUTDOOR SPORTS TO SUPPORT AIR SOFT INDOORS FROM USE OF PAINTBALL.**

**7. G & H AUTO SALES:** Located at 1021 Five Mile Line Road.

Applicant Haldun Ince is requesting PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING) associated with the construction of a 6-space car display parking area for an existing used car sales dealership on a 0.74-acre parcel having SBL# 079.18-1-1 located in an CO Commercial Outdoor Storage District under Section 269-11 of the Code of the Town of Webster.

**Results: APPROVED WITH CONDITIONS:**

- FENCE TO BE CONSTRUCTED ALONG NORTHERN PROPERTY LINE FROM FRONT WALL OF GARAGE TO THE REAR PROPERTY;
- FENCE TO BE INSTALLED PRIOR TO PARKING CARS;
- NO CARS PARKED ON GRASS;
- NO LOADING OR UNLOADING OF CARS ON FIVE MILE LINE ROAD.

**8. LAKE ROAD CARRIAGE GARAGE ADDITION:** Located at 1242 Lake Road.

Applicant Matt Lester is requesting SKETCH PLAN REVIEW associated with the expansion of an existing 640 SF detached accessory structure on a 3.26-acre parcel having SBL# 050.05-1-10 located in an R-1 Single Family Residential District under Sections 269-5 and 350-36 of the Code of the Town of Webster.

**Results: SEND LETTER OF FAVORABLE RECOMMENDATION TO THE ZONING BOARD OF APPEALS TO INCREASE SIZE OF**

**PREVIOUSLY GRANTED VARIANCE.**

**ADMINISTRATIVE MATTERS:  
Approval of Meeting Minutes for May 2, 2023**