

**WEBSTER TOWN PLANNING BOARD MINUTES**

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 3 January 2023

**PRESENT:**

- Anthony Casciani, Chairman
- Dave Malta, Vice Chairman
- Mark Giardina, Secretary
- Derek Anderson
- John Kosel
- Derek Meixell
- Jennifer Wright
- Kyle Taylor, Attorney
- Josh Artuso, Director of Community Development
- Katherine Kolich, Recording Secretary

**ABSENT:**

*Pledge of Allegiance/Roll call*

Anthony Casciani: Welcome to the January 3, 2023 Planning Board meeting. We have five items on our agenda. There was a publish in the paper that there was an oil change place or something that was supposed to be coming, can you hear me, ok? I'm sorry, an oil change place was going to be coming in and there was controversy on Facebook and about more crap coming into town, but that thing has been withdrawn. It is not coming in today. It is not in at all. They have withdrawn their application. So, anybody that is listening, instead of writing and complaining about how we do things wrong, just be aware that it is not true. Its gone.

John Kosel: So that is not coming in at all?

Anthony Casciani: It's not coming in at all. They have withdrawn their application. Ok, so with that said, why don't you go ahead and start with the first one.

*Summary overview of outcome:*

**915 HARD ROAD-FAIRFIELD INN BY MARRIOTT/SIGN**

Applicant: Rebecca Toombs  
Status: **APPROVED ON CONDITION: ADD STREET ADDRESS TO MONUMENT SIGN**

**1170 RIDGE ROAD-FRONTIER KITCHENS/SIGN**

Applicant: Elevated Sign Solutions  
Status: **APPROVED AS PRESENTED**

**927 HOLT ROAD-NAUTICAL BOWLS/SIGN**

Applicant: Jamie Sclazo  
Status: **APPROVED AS PRESENTED**

**189 BASKET ROAD-ACCESSORY BLDG**

Applicant: Timothy Lawton

Status: **APPROVED AS PRESENTED**

**169 PHILLIPS ROAD-SUBDIVISION/SKETCH REVIEW**

Applicant: 169 Phillips Road LLC

Status: **CONCEPT REVIEW**

**1045 RIDGE ROAD-TAKE 5 OIL CHANGE**

Applicant: Betsy Brugg

Status: **APPLICANT WITHDREW APPLICATION**

**(Mark Giardina read the first application):**

**FAIRFIELD INN BY MARRIOTT SIGN:** Located at 915 Hard Road. Applicant Rebecca Toombs of Roc Signs is requesting **SIGN APPROVAL** associated with the replacement of (3) existing building mounted signs and (1) monument sign to reflect rebranding of the Fairfield Inn on a 2.19-acre parcel having SBL# 079.11-1-21.2 located in an HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster.

Appearing before the board was (never stated her name but going by what is on the application) Rebecca Toombs. Like he said, we are going to replace the existing channel letters. So, there are three sets on each side of the building, and they are going to be 30-inch sets which is the same as one of the other sets. The other set was a 24-inch set and it's going to be a 30-inch set and same with the third and we are also going to be replacing the monument sign. There is not going to be any digging. We are just going to be replacing the top cabinet with a brand-new cabinet.

Anthony Casciani: Now, the monument sign is going?

Rebecca Toombs: It is the same exact place so the base and everything was there. It is just that top portion with the Fairfield Inn part on it that gets replaced.

Anthony Casciani: Yup, ok. I don't see any issues with it. The letters just look a little bit better, Fairfield Inn by Marriott and the other one...

Rebecca Toombs: Yes, it is actually less letters and new LED's, more efficient.

Anthony Casciani: Yes.

John Kosel: Can they put the address on the monument sign or the street numbers anyways, is that possible?

Rebecca Toombs: Let's see, we are putting them on the building . Is it not on the monument?

Anthony Casciani: It doesn't show it on the monument.

Rebecca Toombs: But you would like the 915 on it?

Anthony Casciani: It's got 915 but I don't know where...

Rebecca Toombs: The 915 is on the building.

Anthony Casciani: It is on the building.

Jennifer Wright: The 915 is on the building and that is newly being added to the building. It looks like.

Anthony Casciani: Yes, but the trouble is, you have to drive in under the canopy in order to know that it is at 915. If you already found the place, you don't need the address. So, really the ideal place would be to have it on your monument sign so people going down the road.

Rebecca Toombs: Do you want that to be eliminated or can it just be vinyl?

Anthony Casciani: No, personally, I don't think it needs to be illuminated. Just as long as it's on there because it will be noticeable to people.

Mark Giardina: It going to be just white with the blue background?

Rebecca Toombs: Yes, we will probably just do white, and we can either stick it right under Marriott or we can put it on the base, so it's separate from the sign.

Anthony Casciani: Whatever works. Just somewhere in the area of the sign.

Rebecca Toombs: Ok. Do you want me to just get a new drawing to you?

Anthony Casciani: No, just put it on and mark it and have it for the record.

Rebecca Toombs: No problem.

Jennifer Wright: It would probably be better on the base since there is nothing on the base anyways and then it keeps the sign clean.

Rebecca Toombs: That is what I was thinking and then they don't have to change anything they would just be adding.

Anthony Casciani: Ok, that is fine. Anything else?

## **RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Rebecca Toombs of Roc Signs to replace three (3) existing building mounted signs and one (1) monument sign for Fairfield Inn located at 915 Hard Road on a 2.19-acre parcel having SBL# 079.11-1-21.2.

The Planning Board classifies the proposed action to be a Type II Action under Section 617.5(c)(2) of the State Environmental Review (SEQR) Regulations and therefore is not subject to further review.

**RESOLUTION 23-001**

Derek Anderson made a motion for **TYPE II SEQR** which was seconded by Derek Meixell.

VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	AYE
Mrs. Wright	AYE

**RESOLUTION 23-002**

John Kosel a made a motion for **SIGN APPROVAL**: Located at 915 Hard Road. Applicant Rebecca Toombs of Roc Signs is requesting **SIGN APPROVAL** associated with the replacement of (3) existing building mounted signs and (1) monument sign to reflect rebranding of the Fairfield Inn on a 2.19-acre parcel having SBL# 079.11-1-21.2 located in an HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster which was seconded by Derek Meixell.

VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	AYE
Mrs. Wright	AYE

**CONDITION:**

**APPROVED ON CONDITION: ADD STREET ADDRESS TO MONUMENT SIGN**

**(Mark Giardina read the second application):**

**FRONTIER KITCHENS SIGN**: Located at 1170 Ridge Road. Applicant Elevated Sign Solutions is requesting **SIGN APPROVAL** associated with the installation of a 44 SF building mounted sign to reflect a new business within the Jackson Crossing Plaza on a 3.05-acre parcel having SBL# 080.09-3-1.31 located in an MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster

Appearing before the board was (never stated his name) So we are working with Frontier Kitchens to put up a set of new LED channel letters. They are not officially in the building as of right now from what I understand. It is the old Rochester and Linoleum and Carpet place, and I believe it is getting subdivided into a couple different spots. So, they are just going to occupy the area that you can see on the drawing on the right side of the old building. So, proposing channel letters on that bottom orange section. That is what was there previously . Rochester Linoleum and Carpet had two sets of a little bit smaller letters there and they used to be yellow, so these are just going to be backlit; stud mounted; and we are going to go with gray vinyl on the faces just to match all of their branding. Frontier Kitchens has another facility out in Batavia with similar signage, so we are just trying to match that in the new location.

Anthony Casciani: What do they sell? Obviously, kitchen stuff or do they...

Applicant: So, they do kitchen cabinetry .

Anthony Casciani: I am going to give you some commercial time here.

Applicant: My father actually owns the business but yes, they do kitchen cabinetry stuff.

Anthony Casciani: Now the color in the picture I think that is fine, but the color hardly shows.

Applicant: It's a little bit hard to tell in the picture and especially what kind of printer you have . So, it will have a black trim cap around it as well so it will kind of outline. It's a little difficult to show in a drawing but you can kind of see what I was going for there but again, once they are illuminated, I don't think there will be any issue with the contrast there so.

Anthony Casciani: Ok, anybody? Any questions or concerns?

Jennifer Wright: No, it's great something is going in that building finally, it's been vacant for a long time.

Anthony Casciani: Ok, want to do a SEQR on it?

## **RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Elevated Sign Solutions to install a 44 square foot building mounted sign for Frontier Kitchens located at 1170 Ridge Road on a 3.05-acre parcel having SBL # 080.09-3-1.31.

The Planning Board classifies the proposed action to be a Type II Action under Section 617.5(c)(2) of the State Environmental Review (SEQR) Regulations and therefore is not subject to further review.

### **RESOLUTION 23-003**

Derek Anderson made a motion for **TYPE II SEQR** which was seconded by Derek Meixell.

VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	AYE
Mrs. Wright	AYE

**RESOLUTION 23-004**

Jennifer Wright made a motion for **SIGN APPROVAL**: 1170 Ridge Road. Applicant Elevated Sign Solutions is requesting **SIGN APPROVAL** associated with the installation of a 44 SF building mounted sign to reflect a new business within the Jackson Crossing Plaza on a 3.05-acre parcel having SBL# 080.09-3-1.31 located in an MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster which was seconded by Derek Meixell.

VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	AYE
Mrs. Wright	AYE

**(Mark Giardina read the third application):**

**NAUTICAL BOWLS SIGN**: Located at 927 Holt Road. Applicant Vital Signs, on behalf of Jamie Scalzo, is requesting **SIGN APPROVAL** associated with the installation of a 33 SF building mounted sign to reflect a new business within the Towne Center Plaza on a 6.40-acre parcel having SBL# 079.12-1-19.122 located in an HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster.

Appearing before the board was (did not stated her name) we are just requesting exterior channel lettering for our sign. It is where the old Yankee Candle used to be.

Anthony Casciani: What was there, I'm sorry?

Applicant: It was Yankee Candle. They were there about 2 ½-3 years ago. So, we have started our build out process working with Vital Signs. They are 34.75 in height and the sign width is 210 inches, it will be white back lit channel letters.

Anthony Casciani: What is the background? Are you putting a new background on it?

Applicant: No, we are just going to put it on what they have there currently. It is going to be flush mounted.

John Kosel: Does the façade need to be cleaned up where the old sign was ?

Applicant: No. Everything has been cleaned up and looks good. It is ready for install.

John Kosel: Ok. What is Nautical Bowls, what is that?

Applicant: So Nautical Bowls was started in Minnesota and my husband and I bought into the franchise, and we are bringing it here. We are actually the first ones in New York to open. The goal is to have about 12 locations between here and buffalo. It is all acai bowls and all organic; gluten free; soy free bowls and they are different flavored patatas and they are really, really good.

Anthony Casciani: You should have brought one of your menus. (LAUGHTER)

Applicant: I do have “coming soon flyers” menus. (LAUGHTER) it has a QR code with our menu on it.

Anthony Casciani: Good luck with it.

Applicant: Thank you we are very excited.

Anthony Casciani: Ok, no issues. Let’s do a SEQR.

### RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Vital Signs on behalf of Jamie Scalzo, to install a 33 square foot building mounted sign located at 927 Holt Road on a 6.40 acres parcel having SBL# 079.12-1-19.122.

The Planning Board classifies the proposed action to be a Type II Action under Section 617.5(c)(2) of the State Environmental Review (SEQR) Regulations and therefore is not subject to further review.

#### RESOLUTION 23-005

Derek Anderson made a motion for **TYPE II SEQR** which was seconded by Jennifer Wright.

#### VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	NAY
Mr. Giardina	AYE
Mrs. Wright	AYE

**RESOLUTION 23-006**

John Kosel a made a motion for **SIGN APPROVAL:** 927 Holt Road. Applicant Vital Signs, on behalf of Jamie Scalzo, is requesting **SIGN APPROVAL** associated with the installation of a 33 SF building mounted sign to reflect a new business within the Towne Center Plaza on a 6.40-acre parcel having SBL# 079.12-1-19.122 located in an HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster. which was seconded by Derek Meixell.

VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	AYE
Mrs. Wright	AYE

Anthony Casciani: Good lunch with your project.

Applicant: Thank you very much, I appreciate it.

**(Mark Giardina read the fourth application):**

**189 BASKET ROAD ACCESSORY BUILDING:** Located at 189 Basket Road. Applicant Timothy Lawton is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of a 1,200 SF accessory building on a 1.19-acre parcel having SBL# 051.01-1-3.15 located in an LL Large Lot Single Family Residential District under Sections 269-11 and 350-36 of the Code of the Town of Webster.

Appearing before the board was Timothy Lawton. Good evening, I am Tim Lawton, and this is my wife Marie Lawton, Happy New Year. So, we are requesting for review of the accessory building. It is 24 x 50, and it will have 10-foot-wide lean-to off one of the long sides on the north side and the building will be 10 foot tall.

Jennifer Wright: INAUDIBLE barn.

Timothy Lawton: Yes, that is a representative. They are kind of hard to come up with drawings of those.

Jennifer Wright: Is it the same colors that you are going to have?

Timothy Lawton: Have not picked the colors yet. We are kind of working on that.

John Kosel: Is there going to be water or electricity out there, gas?

Timothy Lawton: It will have electricity.

John Kosel: And the purpose of it is?

Timothy Lawton: Basically storage. I am a car, motorcycle, and boat guy so. Just trying to get it under cover and other things... (LAUGHTER) it's really more for her.

Anthony Casciani: I am going to ask Josh, on the paperwork here, it shows it as a concept and a subdivision approval, but we have it as preliminary final.

Josh Artuso: It's for 169 and Phillips Road is the next item.

Anthony Casciani: Ok.

Jennifer Wright: For 189 Basket Road the application is circled concept so, maybe that was a mistake.

Josh Artuso: Yes, but it was publicized correctly

Jennifer Wright: It is preliminary and final?

Anthony Casciani: Correct and it's published correctly. Ok, so where are we? It's meets all the setbacks ok now; you have a ten foot over hand you are showing on there, right?

Timothy Lawton: That is correct.

Anthony Casciani: You are including that in your square footage ?

Timothy Lawton: That is not in the square footage. That would be an extra ten on the northside of that building. I didn't know if we had to include that or not, if it's not enclosed. It's just a roof, is what it is.

Anthony Casciani: Is it the same height?

Timothy Lawton: It will be eight foot at ... it's ten at the wall and eight foot the other way.

Anthony Casciani: So, there is no intention of closing that in then?

Timothy Lawton: No.

Anthony Casciani: Now how far are you from the actual wood deck from your house?

Timothy Lawton: I would say it is about even with the wood deck looking at it from the ... I think the deck is 16 feet wide.

Anthony Casciani: From the looks of it, and I am looking at the side of your house, the way it scales out and where it shows 21 foot, that is about the same space, so I am guessing it is 21 foot from your house.

Timothy Lawton: I think we measured 16-17 feet.

Anthony Casciani: From the house, right? Yeah, it looks like it's close.

Timothy Lawton: Yes, I did my best to scale this thing.

Jennifer Wright: Well, it looks like the lot is large enough to accommodate that size.

Anthony Casciani: Yes, as long as it doesn't interfere with anything. Are you on sewer there or septic?

Timothy Lawton: Septic

Anthony Casciani: That doesn't interfere with it?

Timothy Lawton: No. The septic is actually on the INAUDIBLE of the house and then the leech fields are actually in the front of the house.

Anthony Casciani: Ok.

Timothy Lawton: It's an engineered leech in front of it.

Anthony Casciani: Ok. I don't have any issues with it. Anybody?

Derek Meixell: If the open area was enclosed would that still be within the allowed use?

Anthony Casciani: Yes, he still fits ok.

Derek Meixell: INAUDIBLE

Anthony Casciani: He is quite away from the lot line.

Josh Artuso: I calculated and it's...

Anthony Casciani: Ok, this is a public hearing if there is anyone here wishing to speak for or against this project. I am not seeing anyone so we will close it and bring it back to the board. Anybody have any questions or issues with it? Now, are you building it yourself or is somebody doing it .

Timothy Lawton: We are still talking to contractors. A contractor will build it.

Anthony Casciani: Alright, I guess we can make a motion to it. Does anyone want to do SEQR on it, Derek.

**RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Timothy Lawton to construct a 1,200 square foot accessory structure located at 189 Basket Road on a 1.19-acre parcel having SBL# 051.01-1-3.15.

The Planning Board classifies the proposed action to be a Type II Action under Section 617.5(c)(9) of the State Environmental Review (SEQR) Regulations and therefore is not subject to further review.

Timothy Lawton: One correction I would like to make to that, is the name. You have Lawson and its Lawton.

Anthony Casciani: Yes, that is what I have on the sheet here. Ok, we will make sure it is corrected.

**RESOLUTION 23-007**

Derek Anderson made a motion for **TYPE II SEQR** which was seconded by John Kosel.

VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	NAY
Mr. Giardina	AYE
Mrs. Wright	AYE

**RESOLUTION 23-008**

Tony Casciani a made a motion for **PRELIMINARY APPROVAL: 927 Holt Road.** Applicant Vital Signs, on behalf of Jamie Scalzo, is requesting **PRELIMINARY APPROVAL** associated with the installation of a 33 SF building mounted sign to reflect a new business within the Towne Center Plaza on a 6.40-acre parcel having SBL# 079.12-1-19.122 located in an HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster which was seconded by Mark Giardina.

VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE

Mr. Giardina	AYE
Mrs. Wright	AYE

John Kosel: Tony, we need to do a final on it.

Anthony Casciani: (calling applicants back in to make a final approval) Applicant came back into the room.

**RESOLUTION 23-009**

Tony Casciani a made a motion for **FINAL APPROVAL:** 927 Holt Road. Applicant Vital Signs, on behalf of Jamie Scalzo, is requesting **FINAL APPROVAL** associated with the installation of a 33 SF building mounted sign to reflect a new business within the Towne Center Plaza on a 6.40-acre parcel having SBL# 079.12-1-19.122 located in an HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster which was seconded by Derek Meixell.

VOTE:

Mr. Anderson	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	AYE
Mrs. Wright	AYE

**(Mark Giardina read the fifth application):**

**PHILLIPS NORTH SUBDIVISION:** Located at 169 Phillips Road. Applicant 169 Phillips Road LLC is requesting **SKETCH PLAN REVIEW** of a proposed 4-lot single family residential subdivision and site plan on a 11.9-acre parcel having SBL# 050.01-1-65 located in an R-1 Single Family Residential District under Section 269-5 of the Code of the Town of Webster.

Appearing before the board was Don Lewis with DH Lewis representing the three owners of this property. There intention is to subdivide the property into four residential lots . One for each of them to build their own homes and then another to sell off to promote some capital to do their development. We have been working at this project for probably about a year. If you are familiar with the location the property is at the corner of Lake Road and Phillips Road on the southwest corner and there is a house on the corner that was subdivided off by this board a year before, so this is the remaining lot with a horse barn that was left on this property. So, one of these lots will have a horse barn as one of the subdivided lots for one of the new houses that is the lot that is intended to be sold off and again, if you are familiar with this location the sewer is all around this property but there is hardly any sewer access that is why it too so long to get something before you to review. We attempted to do perk tests; put in septic systems; the soils out there are terrible

and not only that, all the surrounding ... this is a low point as far as grade goes so it was very difficult to deal with some ground water issues there as well. So, we had meetings with neighbors to see if we can get into the gravity sewers that are in the adjacent subdivisions and that didn't work. We ended up with the help of the Sewer Department and some meetings, we are going to access the gravity sewer that is across the street, across Lake Road and Creeks Edge subdivision. They have a manhole and it's up by the right of way and it dead ends coming up the hill to Lake Ave where their main access road is. We are going to bore under the road and connect onto to that and then everything we have will gravity to that and then that ends up getting...round about, it goes around and pumped back up in the sewer pump and it's right across the street, which is ironic, we can't get to it but that is how it ends up being.

As far as the site layout, it's pretty simple. There is a common drive for two lots that will be in the back off INAUDIBLE (applicant not using the mic but showing plans) two bigger lots back here and like I said, there is an existing pole barn that site here and there use to be a stable with house on corner and that had subdivided off INAUDIBLE smaller lot off of Lake Road.

Anthony Casciani: So that lot will and that is the one I am looking at I believe, it's a 125 foot

Don Lewis: Yes, when they subdivided that off, they made sure that they subdivided off to meet the lot minimum.

Anthony Casciani: Does that meet the requirement?

Don Lewis: It was a 125 feet.

Anthony Casciani: It is a 106 in the back. So, what is the mean lot width of that to make it legal.

Josh Artuso: I think we did work previously with an engineer that the original owners had, and Planning Board and PRC was involved. We did determine that it meets the minimum

Anthony Casciani: (INAUDIBLE speaking at the same time as Josh)

Josh Artuso: Right.

Don Lewis: Walt Baker did it and Doug INAUDIBLE

Josh Artuso: Correct

Don Lewis: And he did the survey for this as well.

Anthony Casciani: Ok, so lot one is 339 feet deep. Lot two, that has the barn on it and that driveway will be coming off of Phillips Road there.

Don Lewis: That is correct. (Not using the mic) there is an existing driveway to that barn for INAUDIBLE (plans rattling)

Anthony Casciani: Ok, so now when you come in and then you have lot three and four, why are they triangles? Why not.... I mean the driveway is going across both lots anyways.

Don Lewis: INAUDIBLE (not using the mic) They have a common driveway with the required fire access turn INAUDIBLE water services along that driveway and turn off INAUDIBLE which is required .

Jennifer Wright: Just the way you are coming in, how could you do anything other than a triangle because you are coming in...

Don Lewis: At one time they were going to have a fifth lot and they decided...(both parties speaking at the same time)

Anthony Casciani: It goes north to south

Don Lewis: Two of the owners will live on large lots and the third owner is going to live on the Lake Road lot and they were going to have a fifth lot out front, there was going to be two new lots on Phillips Road and then ended up with one because they didn't want to look in the back of the new house.

Jennifer Wright: Well, how would you square it off?

Anthony Casciani: Well, just north south and just divide it right there.

Jennifer Wright: Because it is land locked.

Anthony Casciani: No, you have the driveways coming in off of Phillips Road here anyways. You have the same thing only thing, instead of the line going long like this, it would just be north to south. Cut it in half, see what I'm saying?

Jennifer Wright: No

Don Lewis: (not using the mic) The layout of the houses has to do with the topography and the way the trees are now and the views that they wanted. They didn't want to have two long skinny lots like this. They were trying to take advantage... this lot here sits up a little higher (showing on the plans) then the other ones and this one, it's a real low area (paper rattling) INAUDIBLE here and keeping all the buffers along here and he is not touching any of this. The grading stays really tight around the houses, and we don't have septic to deal with either, so we don't have to do a lot of yard drainage and grading, and they are just into the trees there now where the development is, so they are only going to be doing some limited backyard stuff. They are trying to do minimal grading as possible and dealing with some drainage and finally get relieved and get out to the county, the counties drainage system because it is kind of landlocked in there now. It's kind of a bowl and we are going to grade it and get it out to the counties drainage system. Even though we are at concept stage, John Ravens already looked at this plan and gave me minimal details and a couple changes and the county is good with almost everything that is on the plans, including the road bore and like I said, we met with the town, not the town Highway

Department but just the Sewer Department and their maintenance guy and that is where we got the idea to. The sewer is going to be dedicated back to here with... behind lot 2 INAUDIBLE the barn and it would be a sewer and easement owned by the town. Its going to be installed and paid for by the owners but that gives them access for all three of them or all four lots to have gravity drain.

Anthony Casciani: I see on you grading plan where you are locating the houses.

Don Lewis: Yes, and that was...

Anthony Casciani: Yes, that makes sense.

Don Lewis: Yes, it's hard to depict on site layout.

Anthony Casciani: Your right

Don Lewis: Trying to maintain all the buffering from around there because it has been like this for years without disturbing neighbors that are all INAUDIBLE surrounding everything. It's a piece of property that never got developed with the rest of the stuff. Because the owners before this had used this as a horse stable. It has been a well-maintained property over the years.(NOT USING THE MIC) When they subdivided this property off, they had to do the septic in here and it is not the best shape as it is, so we are leaving a stub off of this main INAUDIBLE (both parties talking)

Anthony Casciani: To connect, smart move.

Don Lewis: And I don't know what the situation is along here. (Showing on the plans and not using the mic) for these people. I am assuming they are connected to sewers because sewers run along this.

Anthony Casciani: I was going to ask you, if the current houses are along Lake Road, they must be on sewers.

Don Lewis: I think they are still on septic. We are going to leave a manhole by the request of the Sewer Department (not using the mic) bringing it across the south side INAUDIBLE so the town if they wanted to create another district to pick these people up. These are force main that comes here and there is a pump station somewhere in this neighborhood and like I said, the sewer line is right here.

Anthony Casciani: Yes, the pump station is down over the hill there in the back.

Don Lewis: (not using the mic) I am sorry, the force main comes across. INAUDIBLE (both parties speaking at the same time)

Anthony Casciani: The pump station is down more. This isn't a public hearing but if there is anyone wishing to speak. Come up and give us your name and address.

***John Lauff at 1386 Meadow breeze: and that abuts the south side of the development almost right behind the house that is proposed on lot 3. My concern is with drainage. As you noted, this area is wet all the time. My backyard right now, the last ten feet in the spring is usually underwater for a week or two and when we have a bad rain fall, you can't even mow the lawn there, so I am concerned about any additional drainage coming in from lot 3.***

Jennifer Wright: Can you talk into the microphone so everyone can hear you please.

Don Lewis: The topography, if you are along one of these lots to the south (showing on the plans) this is a high point right here. Everything right now, currently, with the wet condition you are talking about on this property, this is all low. This whole property here, this property is up so everybody else drains onto us, so we are not contributing anything.

***John Lauff: (not using the mic) but are you building up the property? INAUDIBLE will it be higher***

Don Lewis: (not using the mic) Only like a person would to build their house above grade so that... you know, grade drains off but the way I have it shown there is a high point in the back yard and side yard of this house and it still drains in the back INAUDIBLE. Everything is designed is drained to go into the county DOT collection system. So, it is already low in here as it is, and the problem is there is a little hip in the property here (showing on the plans) so now there are ditches on both sides of the long driveway, and it comes off to where the DOT already has the whole drainage system that runs north and south on this road.

***John Lauff: The drainage system that you are connecting to is on Phillips Road?***

Don Lewis: (not using the mic) Correct and I believe there is drainage and there is just a ditch along the lake right here and there is drainage stations and it crosses over Phillips and keeps going to the east. Everything collects along Phillips Road, crosses here and INAUDIBLE this way.

***John Lauff: (not using the mic) and this is what you are building new?***

Don Lewis: (not using the mic) that is correct and like I said, INAUDIBLE building that he has here INAUDIBLE doesn't want to do any more disturbance. They like what is there (papers rattling) INAUDIBLE put in INAUDIBLE and what ever is in the back of your yard. There is a whole row of trees between the existing lot and up on Lake Road to and most of it's on the neighbors to the west property and we are not touching any of that and the only thing we are really moving is, as far as the existing mature trees, is where the sewer comes through so we can get the last manhole in.

Anthony Casciani: By the looks on the drawing, they are not disturbing anything in your backyard and that looks like it will all be untouched.

Don Lewis: (not using the mic) INAUDIBLE high and dry and the most desired

Jennifer Wright: Is there anything that can be done as that is being developed to help him through the drainage situation in his backyard?

Don Lewis: No, his drainage goes to the south.

Anthony Casciani: Ok, thank you. Ok, anyone else?

**Scott Feltrinelli at 1396 Meadow Breeze Lane** Anthony Casciani: Ok I am with you now: *I am just behind the south piece of this property being proposed.*

Anthony Casciani: What is your name again?

**Scott Feltrinelli (there was no sign in at 1396 Meadow Breeze Lane: John is like five houses down same side of the street. I am two in off of Lake Road.**

Anthony Casciani: Ok I am with you now.

Don Lewis: (not using the mic) INAUDIBLE

Anthony Casciani: Hey guys, hold on, you are holding a private conversation. Let me ask you a couple of questions. Scott, correct? I see where John is over here, John Lauff but I don't see your name.

**Scott Feltrinelli: They take my tax dollars, but they don't know where I live. (LAUGHTER)**

Anthony Casciani: They have the names on here but there are no addresses.

**Scott Feltrinelli: So, 1396 is going to be off of Phillips Road and it will be the north side of Meadow Breeze Lane, two houses in off of Phillips.**

Don Lewis: (not using the mic) His backyard is the town dedicated parcel that was with Lake Breeze INAUDIBLE

Anthony Casciani: Ok. So, he is not actually backing up to this.

Don Lewis: INAUDIBLE (both parties speaking at the same time)

**Scott Feltrinelli: There is a resident just north of me that has a property there that has been there for quite some time. It is just a single standing home.**

Anthony Casciani: Now we know where Scott lives, what is the issue?

**Scott Feltrinelli: It is not a very big one, but it is just a quick conversation. We almost settled it on a side card here, but I will voice it. So, my concern is kind of the vantage point right. We buy these nice homes with these beautiful, wooded lots and you hope they stay that way forever and of course they don't but we would like to preserve as much of it as possible and so my**

*feeling is so when I sit on my deck, I probably won't see a whole lot going on with that house that is currently there. There is an older home that has been there for quite some time. Just behind this parcel that is considered green space or I am not sure of the terminology they are using for it, but it's town property so I don't think I will be missing to much of a vantage point there but as I look to the left towards Johns house, the woods get a little thinner and that corner starts to kind of creep into this neighborhood a little bit and pinches a little bit more off of that green space as you go deeper into these lots and we may actually see lights; cranes; construction; noise and the vantage point might erode to some degree so I am just kind of wondering if anyone could speak to the preservation of the green space in general and in the hopes that we maybe more John than me, but we look out the back window that we don't see a skyscraper above the tree line and things of this nature. You kind of know where I'm going with this, I think.*

Anthony Casciani: Yes. The code only allows a maximum height of 30 foot anyway. Which would be a normal house or less, you know and from where you are and I'm guessing, I am looking and there is that house, Francis Dodd by the corner here and that is the one that is right on the corner on the drawing.

*Scott Feltrinelli: He is the one behind me.*

Anthony Casciani: So, I don't think you are going to see anything. That house is in the woods, and they really aren't disturbing much of the property other than where the house goes.

*Scott Feltrinelli: And the other piece of this conversation might be worth a quick venture is the runoff for all the properties and Johns included, they all shallow down to my back yard where I have an easement or some sort of a tube, drainage kind of thing that the town put in so like John, I get a lot of water build up back there in the spring and really, year around. It sounds like we have relayed these concerns, but I will through it out there again, if there is any disruption to or addition to run off. We build these houses up and it sort of falls into the wooded area, and it finds the lowest ground and it runs down through these back yards we live in and then into my trough or my area there and I don't know what that would look like but*

Anthony Casciani: Why don't we do this; I am going to make a suggestion. When you come in for your preliminary approval, why don't you show how you are containing it so that there is no runoff and just elevations.

Don Lewis: (not using the mic) INAUDIBLE

Anthony Casciani: That is what I am saying. Because the way it shows, really all that we can do is not have them put water onto your property, Johns, or anyone else's so they have to show that. That is how they have to design in so will do that.

*Scott Feltrinelli: Ok, perfect.*

Anthony Casciani: With preliminary we can just get into that a little deeper.

Don Lewis: What is the next submittal deadline?

Josh Artuso: Do you have that up there?

Katherine: January 18<sup>th</sup> for February 7<sup>th</sup> meeting and then the following one would be February 15<sup>th</sup> for the March 7<sup>th</sup> meeting.

Josh Artuso: And because of the holiday, when this was submitted this has not been reviewed by PRC yet because of the way the cycle went. We also sent the 30-day referral to Monroe County, and we are awaiting those comments. So, I will get the board more material, obviously before it comes back for a vote. I just wanted to get that on the record.

Anthony Casciani: I know on the 18<sup>th</sup> I won't be here.

Jennifer Wright: That is just the submittal deadline. The meeting is not till February 7<sup>th</sup>.

Anthony Casciani: Ok, I guess we are set, and we have some minutes to do.

**TAKE 5 OIL CHANGE:** Located at 1045 Ridge Road. Applicant Betsy Brugg of Woods Oviatt Gillman LLP on behalf of Quattro Development is requesting **SKETCH PLAN REVIEW** of a proposed 1,610 SF 3-bay oil change facility on a 1.25 acres parcel having SBL# 079.15-1-8.009 located in an MC Medium Intensity Commercial District under Section 269-5 of the Code of the Town of Webster.

**APPLICANT WITHDREW APPLICATION PRIOR TO MEETING.**

**ADMINISTRATIVE MATTER:** Minutes were approved for December 6, 2022. (John Kosel and seconded by Anthony Casciani)

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 7:45 PM.

Respectfully Submitted,

Signed Mark Giardina

Dated 2/7/23

Mark Giardina, Secretary  
Katherine Kolich, Recording Secretary

FEB 12 '23 PM 1:16  
FILED WEBSTER TWN CLK  
Doreen M. Maguire