

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 4 April 2023

PRESENT:

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

ABSENT:

Anthony Casciani, Chairman
Derek Anderson
Derek Meixell

Dave Malta: Welcome to the April 4th Webster Planning Board meeting. Please join us in the *Pledge of Allegiance*. Thank you. A couple of notes tonight, we are missing three board members, so we only have four which is enough for a quorum but if we have to vote on any issue, it will have to be unanimous. Everybody presenting tonight has a right to be heard in front of a full board, so if anyone wishes to table their application till next month they certainly can. I don't know if there is anyone here who would want to do that. If so, please say so now. If not, we will keep going. (ALL APPLICANTS WANTED TO PROCEED)

Tonight, we have two tabled matters and give scheduled matters. Do you want to read the first one?

Roll call

Summary overview of outcome:

TABLED MATTERS:

G & H AUTO SALES-SIGN-1021 FIVE MILE LINE ROAD

Applicant: DSB Engineers

Status: **SIGN APPROVED AS PRESENTED. PLANNING BOARD WILL SEND LETTER OF RECOMMENDATION TO THE ZONING BOARD OF APPEALS.**

MARINA DODGE JEEP EXPANSION-943 RIDGE ROAD

Applicant: Al LaRue

Status: **SKETCH PLAN REVIEW: PLANNING BOARD WILL SEND LETTER OF RECOMMENDATION TO THE ZONING BOARD OF APPEALS.**

SCHEDULED MATTERS:

LOWES SEASONAL OUTDOOR DISPLAYS-900 FIVE MILE LINE ROAD

Applicant: Hansy Araujo

Status: **APPROVED DISPLAYS AND DATES AS PRESENTED**

QUICKLEE'S -SIGN-873 HOLT ROAD

Applicant: Jim Colombo

Status: **APPROVED AS PRESENTED**

OASIS GROCERY HOUSE-SIGN-807 RIDGE ROAD

Applicant: Amy Catalano

Status: **APPROVED AS PRESENTED**

STUDCO BUILDING SYSTEMS-SIGN-545 BASKET ROAD

Applicant: Kirk Wright

Status: **APPROVED AS PRESENTED**

HARBOR FREIGHT-SIGN-950 RIDGE ROAD

Applicant: Kirk Wright

Status: **APPROVED AS PRESENTED**

(Mark Giardina read the first application):

G & H AUTO SALES: Located at 1021 Five Mile Line Road. Applicant DSB Engineers is requesting **SIGN APPROVAL** to allow a 28.3 SF building mounted façade sign & **SKETCH PLAN REVIEW** associated with the construction of a 6-space front parking / display area for G & H Auto Sales on a 0.74-acre parcel having SBL# 079.18-1-1 located in a CO Commercial Outdoor Storage District under Sections 265-7 & 269-5 of the Code of the Town of Webster.

Appearing before the board was Walt Baker with DSB Engineering and with me tonight is Mr. Haldon Inc, the owner of G & H Auto at 1021 Five Mile Line Road. As was mentioned by the board, we are here tonight for sign approval and sketch plan review for a six-space parking area located in the commercial outdoor storage area district which is allowed for auto dealerships.

Regarding the sign approval request, we submitted an elevation detail for the building mounted sign illustrating the size and the proposed colors. The dealership sign does comply with the code which requires the size not to exceed 10% of the building's façade. That would equate to the building's façade 10% would work out to be a sign that would be 55.2 square feet and we are proposing 28 square feet and that was noted on the plan as well.

As stated, the business sign would be building mounted sign and not have any lighting. There wouldn't be any back lighting or ground mounted lighting proposed. The material would be aluminum composite material with digital lettering in earthtone colors, which we submitted to the board. The 8 ½ X 11 and it is also on our drawing which I brought with me tonight and the detail sheet.

The second part of our application is to review placing six parking spaces in front of the building for display vehicles only. As the board is aware, the site was limited in size and per the code we received variances ten years ago and we started this project and since then Mr. Haldon has been working on the site but limited most of his advertising is done through the internet and basically what he is requesting now is to display parking in front of the building so he can be more visible and basically comply with the traditional car dealership where you see a vehicle displayed at the sites.

Haldon can also attest to the fact that potential buyers are having difficulty recognizing that the site is there and a car dealership and by having the sign which obviously he wants to have it mounted and also to display vehicles which other car dealerships in the area are accustomed to having. It would help his business grow and presently it is just advertising. He has stated to me that he had some potential buyers that came to the site and couldn't find it and they ended up at the corner dealership. I can see where his frustration is coming into play, and I know he has been there for quite a while. I would also like to say, the whole time that Haldon has owned the business he has never violated the Planning Board approvals which he received ten years ago and also two years ago when we were here for expansion of the rear parking area, he has never once parked a vehicle or display a vehicle in the front yard. He has always adhered to the requirements of the code. So, basically at this time we would like to have the boards approval for the signage and also get a positive recommendation because we do know, in order to park the vehicles in the front, there is a fifty-foot buffer zone that is required in the outdoors display district, and we will have to go to the Zoning Board to get that. So, do you have any questions?

Mark Giardina: Do we need an address for the sign? A numeric number.

Josh Artuso: Only if it is a monument sign.

Dave Malta: I am sure you probably have some kind of numbers on the building.

Walt Baker: We do have numbers on the building now.

Dave Malta: Ok, we should do the sign first. Does anyone have any questions on the sign?

John Kosel: Will it be illuminated?

Walt Baker: No sir.

John Kosel: Is there going to be any goose neck lighting or a spotlight or anything?

Walt Baker: Oh, I know what you mean. No, he is going to comply with the requirements as stated. We are not going to have a backlit sign; he is not going to have any kind of goose neck or ground lighting. He primarily does his business during the daylight hours.

Dave Malta: I agree that he definitely needs a sign out there. Because no one would guess that it is an auto dealership of any kind. So, definitely a sign is important.

Walt Baker: In the zoning district, he is actually north would be up so this auto (NOT USING THE MIC, CAN NOT REALLY HEAR WELL) is on the corner and then the American Legion and he is there. The zoning is actually two more properties further north where the zoning line changes so he is not at the edge of the zoning line.

Dave Malta: Does anyone else have anything else? (Board: NO) Ok, why don't we go ahead and approve the sign and we will get into the sketch plan afterwards. Does someone want to make a sign approval first?

Jennifer Wright: Do we want to do SEQR for the sign?

John Kosel: I don't have SEQR for the sign. How about:

Town of Webster Planning Board considered the request by Applicant, G & H Auto Sales, Located at 1025 Five Mile Line Road. DSB Engineers is requesting SIGN APPROVAL to install two to allow a 28.3 SF building mounted sign.

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 23-035

John Kosel made a motion for **TYPE II SEQR** which was seconded by Jennifer Wright.

VOTE:

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

RESOLUTION 23-036

Jennifer Wright a made a motion for **SIGN APPROVAL** Located at 1021 Five Mile Line Road. Applicant DSB Engineers is requesting to allow a 28.3 SF building mounted façade sign display area for G & H Auto Sales on a 0.74-acre parcel having SBL# 079.18-1-1 located in a CO Commercial Outdoor Storage District under Sections 265-7 & 269-5 of the Code of the Town of Webster which was seconded by Dave Malta.

VOTE:

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

Dave Malta: Ok, now we will get into the sketch plan. It has been brought up a couple of times that the applicant is asking for a variance to allow parking in front when they were told that they would not be able to park as part of the approval for the parking expansion. Actually, I am the one that probably stipulated that. If I remember correctly.

Walt Baker: I think it was.

Dave Malta: The reason for it was his business was not a retail business and set up like most retail businesses. So, I didn't want to see cars parked on the grass. If he came in wanting to have that space done in the beginning, fortunately I would have had no problem with it. So, essentially his business has changed, and now not only does he need the sign, but he needs something that shows that, that is some kind of an automobile dealership. Right now, it is just a house, and nobody would know it. So, I just want to clarify the reason for that stipulation at that time. Now, we are under a different time and business has changed and as far as a 25-foot setback in the CO district, 25 foot is pretty much normal or less. An example would be the auto dealership right on the corner. Which probably has five feet but up and down Ridge Road for the most part, there is no more than 25 feet, so I don't have any objection to that either. Those are my feelings on it. I will certainly open it up to any questions or whatever.

Jennifer Wright: So, you have no objection to having the parking there now as long as it has the appropriate setback, but you would like to see it paved, that is what I heard you say as opposed to parking on the grass.

Dave Malta: Yes, not in the grass. It has to be either stone or paved and look like a display area. Nothing on the grass at all and also probably some small amount of landscaping in the front to kind of pick it up a little bit.

Jennifer Wright: I would tend to agree. I think that is a reasonable compromise.

Walt Baker: Again, the property itself because you all know it was previously a house and the zoning changed over the years and now it is a commercial outdoor display area, and the house was actually setback 57 feet from the right of way and the setback for the commercial zoning the CO zoning is actually 75 feet so ten years ago we got a variance obviously because it was preexisting nonconforming and also the CO district has a 50 foot buffer zone and again, as the chairman mentioned, it is a little excessive and obviously these preexisting properties can not really comply with that in order to have a traditional looking dealership and create it so it has more of an appearance as that. We would like to have display parking in the front and not customer parking. Customers will go around and park in the back and at least he will have visibility and be known as a car dealership by having these vehicles out front and similar to what is on the corner which basically used to be a gas station back in the day. I worked on that site years ago as well. I have done the Doyle site; crossed the street when it used to be Phiehler, I did that site. Up and down the road basically.

Jennifer Wright: It already received the variance is that or it needs to receive the variance?

Walt Baker: We received the building variance because the existing building is 57 feet, and the code is 75 so now the buffer is 50 feet, and we are just 57 feet with the building so our buffer zone is consuming our whole front yard. So, we are basically looking for a 25-foot variance.

Dave Malta: And it is not consistent. Unfortunately, or fortunately, either way, it is pretty consistent with what goes on in that area.

John Kosel: So, a 25-foot variance you would be able to get six cars.

Walt Baker: And a drive isle in order to maneuver and park them so they are perpendicular to the road. So, yes, it works out to 25 feet with the town code parking. We could conceivably have six spaces and then a drive aisle so he can maneuver the vehicles and park them. It would not be for anyone turning around and no customer parking. That would still be in the back.

Jennifer Wright: So as long as it is, it sounds like it is an agreeable solution as long as the cars are parked in a stone or paved area as opposed to on the grass, I don't see why not.

Dave Malta: Nothing on the grass. What about and I have not seen it at this place, but transports. How do you transport the cars in? Does it come in carrier or small carrier?

Haldun Ince: The answer to your question Mr. Malta, small carrier sometimes or but sometime the carrier we usually use American Legion parking lot.

Dave Malta: Ok, I just want to specify that absolutely under no conditions is there going to be any loading or unloading of cars on Five Mile Line Road. We have issues up on Ridge Road with some who still don't comply. You cannot have any tractor trailers or carriers parked on Five Mile Line Road loading or unloading.

Haldun Ince: I understand.

John Kosel: Do you have an agreement with the American Legion to load cars on their property?

Haldun Ince: Yes, basically when they need a parking lot during their fundraisers, I allow them to use my parking lot and then they have no issues.

John Kosel: (speaking to the board) Would he need to show an agreement with the American Legion to the town here?

Dave Malta: No, to INAUDIBLE onto his property you know, I don't care if it's the American Legion, but it has to be on their property, and they have plenty room in the back that a modern size carrier can certainly turn around there. Any other questions?

Mark Giardina: Jog my memory for a moment, when we granted permission, did we include preliminary final because I have an original document here and it says type of application, site plan review with sign permit and then it says below preliminary final with sign permit.

Dave Malta: This is sketch plan tonight.

Mark Giardina: This is just sketch plan?

Dave Malta: Yes, no approvals tonight. He will come back with the preliminary plan, or the next meeting and we will go from there.

Josh Artuso: Yes, so this is scheduled to go in front of the Zoning Board next week so pending the outcome of that we would bring it back and finish the process.

Dave Malta: What I would like to do is send a letter, if the board is along with me on that to the Zoning Board that we agree with this particular situation.

Jennifer Wright: Yes, that makes sense and we have done that in the past.

Mark Giardina: Just a brief note.

John Kosel: Do we need to do a motion on that note?

Jennifer Wright: No

Mark Giardina: I don't think so, just send them a friendly, hi and this is what we did.

Jennifer Wright: I think that is it until it comes back, right?

Dave Malta: So, we will just tell you to proceed to preliminary and we will give a recommendation to the Zoning Board.

Walt Baker: That would be great. I appreciate it.

Dave Malta: See you next time.

Walt Baker: Thank you very much.

(Mark Giardina read the second application):

MARINA DODGE JEEP EXPANSION: Located at 943 Ridge Road. Applicant Al Larue of McMahon-Larue Associates is requesting **SKETCH PLAN REVIEW** associated with the construction of a 3,379 SF addition to an existing auto dealership on a 4.82-acre parcel having SBL # 079.15-1-22.104 located in an MC Medium Intensity Commercial District under Section 269-5 of the Code of the Town of Webster.

Appearing before the board was Al LaRue with McMahon and LaRue Associates. Good evening. With me tonight is John Gabriele and John Spoleta. On the phone, if we need the architect to answer any questions on the new building, we can catch him by phone but like a lot of people this week, he is on vacation, but he is available and expecting something. The former

plan is 3,379 SF addition to the front of the building in an area that is covered by blacktop now and they are going to change the access to the service department to accommodate the expansion. The existing building is 18846 square feet, so this is about a 17.9 percent addition. No change in the impervious. Next week we are going to the Zoning Board for the extension of the special use permit so we will get that next week. (NOT USING THE MIC, HARD TO HEAR/SHOWING ON THE PLANS) The plan in the grey area is going to be disturbed. The blacktop will be taken out and the entrance into the service area and parking relocating and handicapped parking will be down just to the south of where the existing entrance is into the service area and then there is going to be a sidewalk and the hatched area in the blacktop up to this point and then there is an area through the building over to the elevators in this location. Over on this side, are going to be the other two handicapped parking spaces and this area is right over there will be reconfigured grade wise to accommodate that. In the front of the building, very unusual, we have a really steep grade there. The sidewalk will come across the front of the building. (PICKS UP MIC) The area in the front is going to be concrete and what we designed in there is fake boulders and so what is going to happen is... this is a jeep dealership and when the jeeps come in this is just strictly for display, they will be up on their side; up and over and that sort of thing so I know there is a steep grade here but that is perfect for showing off the product. As far as entering the building there is going to be a door right here and it flattens off the sidewalk so that a jeep can get into that display area. So, lots of fun. Do you have any questions for me or John or anybody else?

Dave Malta: You brought this to us before, has anything changed since the last time you were here?

Al LaRue: No.

Dave Malta: I didn't think so. I thought we did a sketch plan already.

Josh Artuso: No, they presented it at PRC, not the Planning Board. So, I think you may have been in attendance for that PRC meeting.

Dave Malta: You are right.

Josh Artuso: Yes, so this is their first trip here.

Al LaRue: Yes, this is the same as PRC.

Dave Malta: Back then, I commented that I like this plan and I like the new entrance into the service department. I didn't like the old one. I think it is conducive to that particular product. It makes the service area a little more welcoming.

Al LaRue: Now going into the service department, it is straight in from the road vs. you come down the hill and have to make that hard left turn and if there was a couple of people waiting, it was kind of difficult. There will be a wall between the parking spaces where the jeeps are going to be displayed on the concrete and so there is going to be a vertical wall there just because of the

grade. We have got to get from the finished floor down to the floor of the existing service area, so the wall is figured into it. There will be some electrical and that will all be reconfigured, and we are working on that now with RGE.

Dave Malta: There were a couple of comments by another board member who is not here tonight, but he gave me a few of these in writing so I will read them. First of all, *has applicant submitted a response to the PRC comments?*

Al LaRue: I don't know if I have or not. I don't know if I have received them. I have all our correspondence, so I don't know if I received the PRC comments. Did I?

Josh Artuso: Yes, they were sent probably at the beginning of February, so it was a while back. I have a copy if you'd like

Dave Malta: The other comment was *There does not appear to be room for cars to access the handicapped parking areas. Provide details on accessibility to the parking spots such as Auto Turn results. (FYI - Auto Turn is an application that runs in AutoCAD that shows the path a vehicle takes. It shows the tires and how the corners of the car overhang during a turn.)*

Al LaRue: I do remember these now. We did address those items on the plan but not officially in writing, but we did address all these items. Regarding the issue of getting into these parking spaces, we have removed some parking along (SHOWING ON THE PLANS) this area here so that has been done. A 25-foot drive aisle. We have complied with all the requirements of the Engineering Department.

Dave Malta: *Where are the wetlands identified on the SEQR form?*

Al LaRue: Pardon me?

Dave Malta: *Where are the wetlands identified on the SEQR form?*

Al LaRue: There are no wetlands on the site. That is automatically done with the SEQR. It was downloaded from DEC. There are no wetlands in this area.

Dave Malta: And now my favorite. *Where do the tractor trailers park for delivering cars?*

Al LaRue: In the back.

Dave Malta: Do you have plenty of room in the back?

Al LaRue: Yes. (SHOWING ON THE PLANS) They come straight through, and I have seen them park in here and John can maybe even answer better than that.

John Gabriele: For Marina Dodge. (SHOWING ON THE PLANS) So, the entrance off of Ridge Road has always been the same.

It allows for a tractor trailer from Ridge Road to drive down the driveway and they unload back here and when they are done unloading, they drive out to Shoecraft and so they will exit that way and go back out to the expressway that way.

Dave Malta: *Are the previously approved charging stations a separate business with separate electric service and transformer? OR is that part of your business?*

John Gabriele: That is a good questions so the level 3 charging stations that are now up in the front of the building, they do have a separate service 400 amp service that took an act of god to get RGE to actually hook up the electric and they are finally on line now so they come off the pool (SHOWING ON THE PLANS) there is a panel box that is there that powers those two charging stations and they each have two heads. They are level three chargers and those are the ones that are first of their kind anywhere in this town and they are designed to charge a full electric vehicle, 80% within 20 minutes and a 100% within an hour and they do require that an individual either has an account with lets say, Tesla or you could just use your credit card, but you do have to pay for the electric. Unless it is something that we are doing for ourselves, but we don't presently sell a full electric vehicle in any of the products that we sell but they are coming so we are kind of head of the curve. We also have level 2 chargers on the outside of the buildings and as part of this expansion, we will actually add a few more probably along the building or along the back and some inside.

Dave Malta: He also takes about the green space. *Is the existing grassy area actually green space from an earlier approval?* What exists? Your front is existing, and you do a nice job landscaping it.

John Gabriele: I sure hope so. We sure spend enough on it. I take a lot of pride in that, and I know you guys used us in the past as an example of what you would like to see landscaping look like. We are not disturbing any of that up in the front or along the sides so. It all has to do mostly with an area that has no landscaping at all or its asphalt or building.

Jennifer Wright: So, this is less to do with the plan but the sign, are you going to be making any changes to the sign because I noticed the sign and I don't know if it is weather damaged, or wind damaged.

John Gabriele: The monument sign that is missing the letter?

Jennifer Wright: The building mounted sign.

John Gabriele: The building mounted sign, I am glad to see you are paying attention to (LAUGHTER). So, what happened, that sign was recently...they put new LED lights inside of that and for whatever the reason one of the letters that was holding it on with the one storm that came through blew it away and it is maintained by the company so I had to submit to Clinton Signs and they will repair that as well if you look on my monument sign, there is a letter that is missing in that and I don't know how or why that stuff happens.

John Kosel: The entrance to the service area, how many cars can you keep there between the garage door and the road?

John Gabriele: So, one of the big things that we are going there, we currently have this single lane service drive. This is going to be a two lane and you can fit six cars inside there. So, it is a substantial improvement from what we have now and plus when you pull into the garage, there is actually some room there, there is going to be a new car delivery so we can actually deliver people their cars especially when we get the inclement weather from the inside of the building. That was one thing that we drew into the plan. I don't know if you have the full set of plans that GLA has prepared if you only have this drawing. I believe they submitted. Whatever we brought to the PRC meeting a month or so ago, it should be about the same. At present, the only other building that looks like that in this area would be the brand-new Victor Dodge Chrysler Jeep store in Victor and that was ground up. I have always felt that we have something that is...I'm proud of and I hope the town is as well and I think this is just going to take it to a whole other level.

Dave Malta: I agree. You do a nice job there. It always looks look and it's a good example. Are there any other questions/concerns? Board: No. Ok, you can proceed to preliminary and will see you next time.

Josh Artuso: So, they are also scheduled to go to the Zoning Board next week because this is an expansion of a preexisting nonconforming use so if the board wishes, they could also send a letter of support.

Dave Malta: Ok, let's send a letter.

(Mark Giardina read the third application):

LOWES SEASONAL OUTDOOR DISPLAYS: Located at 900 Five Mile Line Road. Located at 900 Five Mile Line Road. Applicant Lowe's Home Centers LLC, represented by Hansy Araujo, is requesting permission to allow periodic seasonal displays of merchandise in front of the building on an 18.21-acre parcel having SBL# 079.10-1-02.2, located in a HC High Intensity Commercial District.

Appearing before the board was Hansy Araujo and I am the store manager for the Lowes in Webster. I want to start out by saying Thank you for allowing my store to present tonight. As we plan to seasonally merchandise product on the front apron of the store. Webster is known for "Where life is worth living" and with your acceptance here tonight I would like to assist in our community to beautify their homes and provide them with the right products. I provided you with an illustration of what this will look like in front of our store, and we plan to meet all fire guidelines by not crossing into any fire lanes, keeping the area clean and organized and safe for all our community.

As a fairly new resident of the town, I know how important it is to uphold the image that we are trying to portray, and I can ensure you that we will maintain the image throughout the season. If you are open to any questions or comments, I would be more than happy to answer.

Mark Giardina: This is a yearly thing at least for as long as I have been associated with the town and this board. Personally speaking, I think that you folks do a very nice job. It is clean and nice. The garden area is very well kept. There was one issue a while back and was taken care of with regards to storing some stuff at the side of the, well actually it would be close to the turnabout there, but it was taken care of. So, I am just giving you my thoughts on it. As I said, you have been doing this for years and you do a very fine job.

Hansy Araujo: Thank you.

Dave Malta: I agree. It is an annual thing, and we make it annual just to make sure it is always pretty nice, and it is, and you guys do a nice job.

Mark Giardina: They normally send a letter to the town making a request, did you do that?

Hansy Araujo: Yes, I did myself and I am new to the store and some of the associates, who do live in Webster, made me aware that it was something that was presented to the board. Whether or not it was, I just wanted to make sure that I made myself present because as a new store manager there I wanted to make sure that we are not crossing any boundaries are crossing any restricted areas so the last thing that I was to do is ruffle some feathers. So, I just wanted to make sure we were all in line.

Mark Giardina: I have a copy of the letter here. You are talking about and just for the record:

April 5-April 10 for Easter
April 14-April 28 for Spring Fest
May 24-June 2 for Memorial Day
June 30-July 9 for Independence Day
August 29-September 8 for Labor Day.

Hansy Araujo: Again, from what I had heard from the associates in the store was that it was very limited as far as the time of year we can merchandise out front. I would be more than willing to do it all year around if you approve it, but these would be major promotional events that are customers would be coming into the store and if I have the access to provide more merchandise out front and make it easier for them to pick it up out front, these would be the dates.

Dave Malta: Ok, any other questions or concerns?

Mark Giardina: We are going to need a SEQR on this.

John Kosel: I have one here.

Jennifer Wright: No SEQR, it has always just been a courtesy because I was on the board many years ago when this first started and it was a courtesy that Lowes always does and the board always appreciated it and appreciates how you keep the building and I think the displays are out year around in front of the building it's just there are extra things during those weeks that you

hadn't read, just to make sure that was clear because there are always displays in front of Lowes but thank you.

Kyle Taylor: There is no motion required. Thank you.

(Mark Giardina read the fourth application):

QUICKLEE'S SIGN: Located at 873 Holt Road. Applicant Jim Colombo of Skylight Signs is requesting **SIGN APPROVAL** for (1) 14.5 SF building mounted façade sign to reflect the name change of the mini-mart on a 1.529-acre parcel having SBL# 079.08-1-8./GAS located in an OP Core Area North Office Park District under Section 265-7 of the Code of the Town of Webster.

Appearing before the board was Lou Terraovoli and I am the Director of Real Estate Development for Quicklee's, and I am here tonight for Jim to present the sign permit application. As you said in the introduction, the sign itself will identify the Quicklee's convenience store with just the word QUICKLEE'S at the Holt Road location.

The total height of the sign will be 24 inches, 2 feet with the width, 7 feet 3 inches and the total sign area is 14.5 square feet and that represents about 8% of the frontage of the building. Currently the site has no identification for Quicklee's anywhere on the building or the canopy. So, we would like to raise the visibility of our site and add Quicklee's to the front and if you have any questions, I would be happy to address them.

Mark Giardina: Is the white area opaque?

Lou Terraovoli: The white area, it's a black out white so at night you will just see the Quicklee's letters.

Jennifer Wright: Has it been Quicklee's?

Lou Terraovoli: Yes, it just hasn't had identification.

Josh Artuso: Is anything changing on the canopy?

Lou Terraovoli: No

Jennifer Wright: I think it looks nice and it is very well balanced on the building. I don't have any questions.

John Kosel:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Jim Colombo of Skylight signs to install a 14.5 SF building mounted façade sign for Quick lees, located at 873 Holt Road.

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 23-037

John Kosel made a motion for **TYPE II SEQR** which was seconded by Mark Giardina.

VOTE:

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

RESOLUTION 23-038

John Kosel a made a motion for **SIGN APPROVAL** Located at 873 Holt Road. Applicant Jim Colombo of Skylight Signs is requesting **SIGN APPROVAL** for (1) 14.5 SF building mounted façade sign to reflect the name change of the mini-mart on a 1.529-acre parcel having SBL# 079.08-1-8./GAS located in an OP Core Area North Office Park District under Section 265-7 of the Code of the Town of Webster which was seconded by Dave Malta.

VOTE:

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

(Mark Giardina read the fifth application):

OASIS GROCERY HOUSE SIGN: Located at 807 Ridge Road. Applicant Amy Catalano of Vital Signs is requesting **SIGN APPROVAL** for (1) 29 SF building mounted façade sign to reflect a new business within the Webster Woods Plaza on a 3.54-acre parcel having SBL# 079.18-1-69.111 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 Josh Palmer from Vital Signs and representing Oasis Grocery House. We are proposing a 130" by 35.5", 29 square foot sign. It is not illuminated and there are

existing goosenecks that have been on that building and go above each sign for each business so that will be the external illumination. These are raised letters off of this too and are ½ inch raised letters coming off an aluminum composite panel, so it's pretty cut and dry.

John Kosel: Was there an old sign up there?

Josh Palmer: I don't know what is existing there right now. I kind of came in as a stand in who was not feeling well, so. I am not sure if there needs to be a removal, but I am sure there was a sign there before

John Kosel: If the façade needs to be repaired or whatever.

Josh Palmer: Are sign should be the sign size if not slightly larger. I think everything in that plaza is 120 inches and the previous ones were 120 x 30, and they were five inches bigger so anything that was there should be covered with what we do.

John Kosel: Ok.

Dave Malta: Any questions?

Mark Giardina: We don't need any numbers for the sign, right?

Dave Malta: No

Mark Giardina: Just checking.

Jennifer Wright: I don't have any questions. I was interested in Oasis Grocery House and looking forward to seeing what it all entails.

John Kosel:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Amy Catalano of Vital Signs to install a 13.5 sf building mounted façade sign for Oasis Grocery House located at 807 Ridge Road, Building E.

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 23-039

John Kosel made a motion for **TYPE II SEQR** which was seconded by Mark Giardina.

VOTE:

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

RESOLUTION 23-040

Jennifer Wright made a motion for **FINAL APPROVAL** Located at 807 Ridge Road. Applicant Amy Catalano of Vital Signs is requesting **SIGN APPROVAL** for (1) 29 SF building mounted façade sign to reflect a new business within the Webster Woods Plaza on a 3.54-acre parcel having SBL# 079.18-1-69.111 located in an MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster which was seconded by Dave Malta.

VOTE:

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

(Mark Giardina read the sixth application):

STUDCO BUILDING SYSTEMS SIGN: Located at 545 Basket Road. Applicant Kirk Wright of Sign & Lighting Services LLC is requesting **SIGN APPROVAL** to construct a 41 SF monument sign on a 11.80-acre parcel having SBL# 066.01-2-4.3 located in an IN Industrial District under Section 265-7 of the Code of the Town of Webster.

Appearing before the board was Kirk Wright , Sign and Light Services 530 State Road, 104, Ontario, New York. The board saw a similar sign, but it was non-compliant, it was too tall. Went back to the customer and we redesigned it is the same materials. It is a diabond panel with some standoffs with some white diabond panels that we will use as future tenant panels and the sign is lower and complies to the code.

Dave Malta: You did a good job taking our recommendations. I really like the sign.

Kirk Wright: Thank you.

Jennifer Wright: Did you do the same sign on. There is one like this out on Salt Road too.

Kirk Wright: No

Jennifer Wright: There is a nice-looking sign on Salt Road that is very similar.

Kirk Wright: Oh well if it is nice then it's probably mine there then. (LAUGHTER)

John Kosel: And they have the address on their two.

Dave Malta: Ok, as far as I can see, it complies with everything as far as setback and size. Any questions/concerns? Board: No.

John Kosel:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Kirk Wright of Sign & Lighting Services Inc. to install a 24.8 SF monument sign for Studco Building Systems located at 545 Basket Road on an 11.80-acre parcel having SBL# 066.01-2- 4.3.

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.

Jennifer Wright: They only changed theirs. It's a 41 and I think you said the last one was 29 and this one is a 41 square foot sign.

John Kosel: Ok, I am sorry, he has the wrong wording here. Yes, that is correct. Thank you, Jennifer.

RESOLUTION 23-041

John Kosel made a motion for **TYPE II SEQR** which was seconded by Mark Giardina.

VOTE:

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

RESOLUTION 23-042

Dave Malta made a motion for **FINAL APPROVAL** Located at 545 Basket Road. Applicant Kirk Wright of Sign & Lighting Services LLC is requesting **SIGN APPROVAL** to construct a 41 SF monument sign on a 11.80-acre parcel having SBL# 066.01-2-4.3 located in an IN Industrial District under Section 265-7 of the Code of the Town of Webster which was seconded by Mark Giardina.

VOTE:

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

(Mark Giardina read the seventh application):

HARBOR FREIGHT SIGN: Located at 950 Ridge Road. Applicant Kirk Wright is requesting **SIGN APPROVAL** for (1) building mounted façade sign and associated tenant panel on existing monument sign to reflect a new business within Webster Square Plaza on a 37.91-acre parcel having SBL# 079.15-1-1.312 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 Kirk Wright with Sign and Lighting Service, Sign and Light Services 530 State Road, 104, Ontario, New York and I do have the other sets if anyone wants them. I'm working with Harbor Freight on their signage for their new build out. The existing Kmart Store. The signage is consistent with other signs in the plaza currently and previously. It will be illuminated channel letters; LED illumination with a tag line where the blue is opaque, and the letters will illuminate and the same with the tenant panels and the white lettering will illuminate and the background will be opaque as per town code.

Mark Giardina: I will go on record by saying their sign color is perfect. They really stick out. White, blue, and red, you certainly can't miss it and I know everyone seems to be happy about it.

Jennifer Wright: The door or like a cut out there, is that going to stay a door or are we just acting on the sign right now?

APPLICANT APPROACHES THE BOARD: Kirk Wright: The door was relocated. They are discussing the main entrance. (A LOT OF PAPER RATTLING)

Matthew Millan: Printing Advisors: 8370 Wilshire Blvd, Beverly Hills, CA. Yes, that door would be infield to match the existing materials that are there and then painted over to match the national branding of Harbor Freight Tools.

Jennifer Wright: Ok

Dave Malta: You show a nice maroon stripe between the gray and the blue.

Matthew Millan: It is safety red.

Dave Malta: That is different then the other red.

Mark Giardina: Do you mean blue and red?

Matthew Millan: That is their national prominent color. It is very distinctive, and I think they even have a trademark on it. The city scape with the gray matter is background and then the blue and red are backers, yes.

Dave Malta: I am concerned about the brightness of the safety red as far as conforming to the rest of the building.

Matthew Millan: And to speak to that, there is a bit of gloss on the prints when they are printed and it is milder, that is correct.

Jennifer Wright: I don't have an issue with the colors either because they way that the building is, it kind of allows it to be separated.

Matthew Millan: I drove by earlier and I saw how Ollies was set up. I am actually from the area originally. I used to buy toys at the old Kmart, so I had to go back just to make sure they were the exact same and I saw what we were, and Ollies is down much further to the right.

Dave Malta: So, the red strip and the red for the front of the building is the same?

Matthew Millan: Correct, yes.

Dave Malta: That is what is shows on one of these drawings and the other one shows much brighter.

Jennifer Wright: Yes, it's hard with printers.

Matthew Millan: I was going to say, sometimes they don't accept the print outs because of it. They want the PDF.

Mark Giardina: When does Harbor Freight expect to move in?

Matthew Millan: We were anticipating starting construction at the end of this current month with all our approvals from building and everything but the landlord had identified to us that they are still seeking their portion of their package being approved at the next Planning Board meeting so we would probably start construction once that is approved. No later than the second week of May, if everything goes well.

Dave Malta: That is good to see a new business coming into that.

Matthew Millan: I was going to say, that space has been vacant for a long time.

Jennifer Wright: It is perfect for that spot.

Dave Malta: Any question or concerns?

John Kosel:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Kirk Wright of Sign and Lighting Services to install a 177.31 sf building mounted sign and replace the panels on two pylon signs for Harbor Freight located at 950 Ridge Road.

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 23-043

John Kosel made a motion for **TYPE II SEQR** which was seconded by Mark Giardina.

VOTE:

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

RESOLUTION 23-044

Jennifer Wright made a motion for **FINAL APPROVAL** Located at 950 Ridge Road. Applicant Kirk Wright is requesting **SIGN APPROVAL** for (1) building mounted façade sign and associated tenant panel on existing monument sign to reflect a new business within Webster

Square Plaza on a 37.91-acre parcel having SBL# 079.15-1-1.312 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	ABSENT
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	ABSENT
Mr. Casciani	ABSENT
Mr. Giardina	AYE
Mrs. Wright	AYE

Matthew Millan: I am sorry board; I have one other item. Josh and I were discussing the removal of the nurse area on our plans and then the concrete loading dock, repaving for that space as well. I did provide plans on the handouts there that I gave out to you guys earlier. When I discussed with Josh in the background, the drawing were not quite ready on the 15th but they were ready on the 17-20th I believe, and we had sent them over and we were hoping we could discuss them so that this way we could have the planning aspect of that approved so this way our building permit would still go in line with our anticipated construction. Josh said it was at the discretion of the Planning Board and had discussed it previously.

Josh Artuso: What happened was, there were two proposals for this very same plaza. The Widewaters owner of the plaza is going to be coming before the board next month for some exterior changes to the parking lot and expanding of the curbs; reconfiguration of the loading dock in the back so I had suggested that they join efforts to try and combine the physical changes to the site however, that was not feasible so because this was not advertised for a site plan modification or site plan approval, I am proposing that this be considered as part of the application that will be forth coming in May for the other exterior changes but that would not necessarily require you (APPLICANT) to come back from California.

Matthew Millan: I would have a question, also if, is there any preliminary preview that could conduct just to see if there is anything that the board would like us to possibly address prior to the next commission hearing just so this way we could have that in line for you guys.

Josh Artuso: So, you are looking to identify if there are any concerns ?

Matthew Millan: With the removal of the nurse area specifically and then the concrete loading dock, just the repaving of it. (THERE ARE A LOT OF PAPERS RATTLING AND CONVERSATIONS BEING HELD WHILE APPLICANT IS SPEAKING) Those were the two concerns, right Josh?

Dave Malta: I don't think we are prepared tonight but we will certainly look at it over the next 30 days and discuss when you come in.

Josh Artuso: So just to confirm, you are proposing to remove what was formerly the outdoor garden enclosure and...

Matthew Millan: Yes, correct and where that loading dock currently is, just repaving that and upgrading the conditions to the existing loading dock and then there would be a weather enclosure there as well which is depicted on the exterior elevations that we provided.

Dave Malta: INAUDIBLE request with your application and then we can certainly look it over time, but I don't think we can rightfully talk about it tonight.

Josh Artuso: I will follow up with you and will review internally and we will get comments from the board and go from there.

Matthew Millan: Ok, thank you for your time. Any other questions?

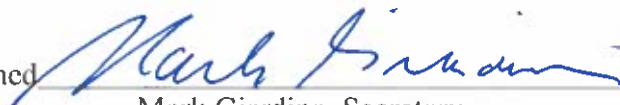
Jennifer Wright: No, I think we are good, thank you and have a good night.

ADMINISTRATIVE MATTER: Minutes were approved for March 7, 2023.

With no other applications before the Board this evening Dave Malta concluded tonight's meeting at 8:15 PM.

Respectfully Submitted,

Signed



Mark Giardina, Secretary
Katherine Kolich, Recording Secretary

Dated

MAY 2, 2023

MAY 3 '23 PM3:48
FILED WEBSTER TWM CLK
Doreen M. Maguire