

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 2 May 2023

PRESENT:

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Mark Giardina, Secretary

John Kosel

Derek Meixell

Jennifer Wright

Josh Artuso, Director of Community Development

Katherine Kolich, Recording Secretary

John DeMarco, Attorney (VIA PHONE)

ABSENT:

Kyle Taylor, Attorney

Derek Anderson

Anthony Casciani: Welcome to the May 2, 2023 Webster Planning Board meeting. Please join us in the *Pledge of Allegiance*.

Roll call

Jennifer Wright: Before we start, I just want to welcome Tony back. We missed you very much. We are happy you are back.

Anthony Casciani: Nice to be back! It was a trip and half, let me tell you. Everything is going forward. With that, we have four signs and Widewaters. Mark, go ahead and get started.

John Kosel: Before we start, do you have to do an organizational meeting since you weren't here in January?

Anthony Casciani: An organizational meeting?

John Kosel: Every year we use to appointment someone, the acting, the secretary...

Anthony Casciani: Oh yeah, I wasn't here, and we didn't do that. Thanks John! You are right and I didn't even think of that. It was awhile ago. Ok, I think what we have to do is appoint someone a Vice Chairman. Deputy Chairman of the Planning Board. I would nominate Dave Malta again to serve for that position.

BOARD: All in favor.

Anthony Casciani: Ok, for secretary we have Mark Giardina.

Dave Malta made a motion to nominate Mark Giardina as Secretary of the Planning Board.

BOARD: All in favor.

Summary overview of outcome:

SCHEDULED MATTERS:

LAKEFRONT SOCCER-SIGN-1645 BOULTER INDUSTRIAL PARK

Applicant: Kyle DeBrine

Status: **APPROVED AS REQUESTED**

GO CAR WASH-SIGN-1145 RIDGE ROAD

Applicant: Mike Mammano

Status: **APPROVED AS REQUESTED**

PANERA BREAD-SIGN-935 HOLT ROAD

Applicant: Mike Mammano

Status: **APPROVED AS REQUESTED**

SAGE-SIGN-911 RIDGE ROAD

Applicant: Amy Catalano

Status: **APPROVED AS REQUESTED**

WIDWATERS WEBSTER PLAZA TENANT RENOVATIONS-980 RIDGE ROAD

Applicant: Greg Moyer

Status: **APPROVED WITH CONDITIONS:**

CORRECT SQUARE FOOTAGE ON PLANS; CLEAN AND RESPAIR THE REAR OF THE BUILDING.

(Mark Giardina read the first application):

LAKEFRONT SOCCER SIGN: Located at 1645 Boulter Industrial Park. Applicant Kyle DeBrine is requesting **SIGN APPROVAL** to allow the installation of an approximately 30 SF monument sign for the Lakefront Sports Park on a 39.28-acre parcel having SBL# 066.03-1-6.001 located in an IN Industrial District under Section 265-7 of the Code of the Town of Webster.

Appearing before the board was Kyle DeBrine and good evening and thank you for having me. I am the Club Director at Lakefront Soccer Club. We are looking to put, as you said, a post and panel sign facing east and west; double sided; not lit at 1645 Boulter Industrial Park Way. If you guys have any other questions, feel free to ask and this will be installed by Vital Signs. They put this together with us.

John Kosel: Usually, we allow signs at six feet but with that little monument thing in the center, it makes it over six feet. Is that alright?

Anthony Casciani: Well, what is the size overall? Do you mean with the curve on the top?

John Kosel: Yes

Anthony Casciani: I don't think that is a big deal. It is pretty much a secluded area. It is not like it is even on a main highway. What is the height of it, 47...well ok, it's 80 inches and if you took that piece off, what is that, like six inches less or something like that. It is within reason of being six foot, right, would you agree?

Dave Malta: Yes, I would.

John Kosel: And it is nice that they have the address on there.

Anthony Casciani: Yes, they have that on there. Good catch John.

Jennifer Wright: It will certainly make those fields easier to find. The signage there has not been great for a while.

Kyle DeBrine: No, it needs something out there.

Anthony Casciani: It's an unlit sign, no lights?

Kyle DeBrine: No lights.

Mark Giardina

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Kyle DeBrine, to install a 30-square foot monument sign for Lakefront Sports Park located at 1645 Boulter Industrial Park on a 39.28-acre parcel having SBL #066.03-1-6.001.

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 23-045

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

VOTE:

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

RESOLUTION 23-046

John Kosel a made a motion for **SIGN APPROVAL** Located at 1645 Boulter Industrial Park. Applicant Kyle DeBrine is requesting **SIGN APPROVAL** to allow the installation of an approximately 30 SF monument sign for the Lakefront Sports Park on a 39.28-acre parcel having SBL# 066.03-1-6.001 located in an IN

Industrial District under Section 265-7 of the Code of the Town of Webster of Webster which was seconded by Derek Meixell.

VOTE:

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

(Mark Giardina read the second application):

GO CAR WASH SIGNAGE: Located at 1145 Ridge Road. Applicant Mike Mammano is requesting **SIGN APPROVAL** to replace (3) existing building mounted signs and associated tenant panel within the existing monument sign to reflect the business name change on a 1.66-acre parcel having SBL# 079.16-1-22.003 located in an MC Medium Industrial District under Section 265-7 of the Code of the Town of Webster.

Appearing before the board was Mike Mammano. Good evening. I am with Clinton Signs at 1407 Empire Blvd. We are requesting a change of signage from the Royal Car Wash to the Go Car Wash. After a very long debate with the customer and everyone involved, we decided to save the backers that are all up there and pull the Royal Car Wash off the existing white backers and just add our new letters to the backers. So, no square footage changes. We are putting up orange letters up on the backer and non-illuminated. There is a gooseneck light that comes over the top. They are on two sides of the building, and they are going to add an EXIT only and an ENTER only small panels on the lower portion of the building for exit and enter and there is a small ground monument sign that has a face change. We will let them know that there is an opaque background that needs to be done on the ground lit monument sign.

Anthony Casciani: I am surprised that they are putting those entrance and exit. I mean once you go through the toll gate there and you come in there, where the hell do you think your going? There is only one way and that's to go through the entrance.

Mike Mammano: That makes a very good point. Once you're in, your in.

Anthony Casciani: Do I need a sign to tell me this is the ENTER? I mean where else can I go? I know it's a car wash.

Dave Malta: Not only that, would there need to be a variance for the extra two signs?

Anthony Casciani: No, I don't think so.

Jennifer Wright: They are directional signs vs sign-signs.

Anthony Casciani: You are basically doing the same thing that already exists other than those little signs. I don't have an issue. I just don't understand the logic, exit only. No one is going to be going in there. There are cars coming out of there. Any issues with this? The signs are basically going in the same place. Where they have Royal Car Wash and they are putting Car Wash, we know it's a car wash. I would prefer them to say GO Car Wash or something.

Mike Mammano: They are going to have the GO on the one elevation.

Board members having a discussion.

Anthony Casciani: There is an eight-foot sign there saying it's a car wash. I know it's a car wash.

Jennifer Wright: But part of their name is GO CAR WASH so the car wash is the name, and the GO is right here (showing on the plans) and the monument on the front.

Mike Mammano: And facing Ridge Road, yes.

Jennifer Wright: And it is also on the monument sign.

Anthony Casciani: It is not here.

Jennifer Wright: Because the GO is more of a logo part of the sign. They are trying to fit it in to the existing placards on the building.

Anthony Casciani: My point is, it says right here, ROYAL CAR WASH where you go in and over here it just says car wash. I would rather see it say GO CAR WASH and make it similar to the other one or eliminate the sign, you know you are in a car wash. Why do you need a big eight foot sign up there? It's alright, if it's what they want .

Mark Giardina

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Mike Mammano, to replace three (3) existing building mounted signs and associated tenant panel within an existing monument sign for Go Car Wash located at 1145 Ridge Road on a 1.66-acre parcel having SBL #079.16-1-22.003.

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 23-047

Mark Giardina made a motion for **TYPE II SEQR** which was seconded by Dave Malta.

VOTE:

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

RESOLUTION 23-048

John Kosel a made a motion for **SIGN APPROVAL** Located at 1145 Ridge Road. Applicant Mike Mammano is requesting **SIGN APPROVAL** to replace (3) existing building mounted signs and associated tenant panel within the existing monument sign to reflect the business name change on a 1.66- acre parcel having SBL# 079.16-1-22.003 located in an MC Medium Industrial District under Section 265-7 of the Code of the Town of Webster of Webster which was seconded by Derrick Meixell.

John Kosel: Do we have to say anything about the ENTER and EXIT signs?

Anthony Casciani: Well, they are just basically the signs are all in the same place, it's just a different name on them. I suppose you could just say as presented. Is that ok with you Josh?

Josh Artuso: Yes

VOTE:

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

(Mark Giardina read the third application):

PANERA BREAD SIGNAGE: Located at 935 Holt Road. Applicant Mike Mammano is requesting **SIGN APPROVAL** to replace existing building mounted façade signs to reflect Panera's corporate re-branding on a 15.14- acre parcel having SBL# 079.16-1-2.11 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 Mike Mammano from Clinton Signs at 1407 Empire Blvd. Panera Bread has nationally changed their corporate logo. They would just like to take their letters down off of the building and put the new sign logo in the same spot, same type of thing.

Anthony Casciani: Actually, the newer one does look nice. A little smaller and more distinct.

Mike Mammano: A little more style to the letters.

Anthony Casciani: Yes, it has that logo on there. What is that three foot by...

Mike Mammano: It approximately fits into the same square foot area.

John Kosel: Is that sign illuminated?

Mike Mammano: Individual channel letters. LEDS, internally, yes.

John Kosel: Ok.

Anthony Casciani: So that's good. Another words, Panera Bread is what is lit, that's it?

Mike Mammano: Yes.

Anthony Casciani: How many were there on there?

Mike Mammano: There are two elevations.

Anthony Casciani: The bottom line is you are just replacing signs that are already there with new style?

Mike Mammano: Absolutely.

Anthony Casciani: I know that Derrick had a comment, that the pictures were dark, and he is correct, but I think there is an adequate number of pictures that are clear that you can see, and you know what they are referring to so not a biggie.

Mark Giardina

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Mike Mammano, to replace existing building mounted signs for Panera located at 935 Holt Road on a 15.14-acre parcel having SBL #079.16-1-2.11.

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 23-049

Mark Giardina made a motion for **TYPE II SEQR** which was seconded by Derrick Meixell.

VOTE:

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

Anthony Casciani: Basically, it's the same signs only different print.

RESOLUTION 23-050

John Kosel a made a motion for **SIGN APPROVAL** Located at 935 Holt Road. Applicant Mike Mammano is requesting **SIGN APPROVAL** to replace existing building mounted façade signs to reflect Panera's corporate re-branding on a 15.14- acre parcel having SBL# 079.16-1-2.11 located in an HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster of Webster which was seconded by Derrick Meixell.

VOTE:

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

(Mark Giardina read the fourth application):

SAGE SIGN: Located at 811 Ridge Road. Applicant Amy Catalano is requesting **SIGN APPROVAL** to allow the installation of a 11.5 SF building mounted façade sign to reflect a new business within the Webster Woods Plaza on a 1.26- acre parcel having SBL# 079.18-1-69.112 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 Amy Catalano with Vital Signs at 764 Ridge Road. We are proposing this non lit sign panel, flush mount to the building. This elevation faces Hooligans in case you are not aware. It is not facing Five Mile or Ridge. It's kind of on that corner but facing Hooligans.

Jennifer Wright: Is there going to be a sign on the other side or any other signage on the other side to reflect the businesses there?

Amy Catalano: No there is not. They each have there own and there is a separate entrance on the other side. So, this would be her entrance and that is where the sign is going to go.

Anthony Casciani: That sign is kind of big, can you make it half that sized? Just Kidding!!!

Amy Catalano: We could make that twice the size.

Anthony Casciani: Just Kidding!!! (LAUGHTER)

Jennifer Wright: Is there a sign there now that it is replacing?

Amy Catalano: There is nothing there now. It is just the address.

Jennifer Wright: That is kind of what I thought.

Amy Catalano: And she has gotten approval from the building owner.

Anthony Casciani: When did you take that picture with all that snow?

Amy Catalano: Awhile a go.

Anthony Casciani: What is Sage? What is this? What kind of business?

Amy Catalano: I am kind of going to make it up. I am not 100% sure but I think there is some life coaching and support groups, that sort of thing.

Anthony Casciani: Ok.

John Kosel: Is this sign illuminated? Is there gooseneck lighting there?

Amy Catalano: I don't believe there is any lighting there right now. There may be some external lighting but the panel itself is not lit.

Anthony Casciani: And that is the only sign? They are not putting a monument sign out or in the monument.

Amy Catalano: No

Anthony Casciani: If they did it would fit into what is existing monument sign that they have so.

Amy Catalano: Right.

Anthony Casciani: That is up to them. I don't see any issues, anybody?

Board: NO

Mark Giardina

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Amy Catalano, to install an 11.5-square foot building mounted façade sign for Sage located at 811 Ridge Road on a 1.26-acre parcel having SBL # 079.18-1-69.112.

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 23-051

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

VOTE:

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

Conversations amongst board about the correct address.

Josh Artuso: Technically it is 811 Ridge Road. It is the physical location.

RESOLUTION 23-052

John Kosel a made a motion for **SIGN APPROVAL**. Located at 811 Ridge Road. Applicant Amy Catalano is requesting **SIGN APPROVAL** to allow the installation of a 11.5 SF building mounted façade sign to reflect a new business within the Webster Woods Plaza on a 1.26- acre parcel having SBL# 079.18-1-69.112 located in an MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster which was seconded by Derrick Meixell.

VOTE:

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

(Mark Giardina read the fifth application):

WIDEWATERS WEBSTER PLAZA TENANT RENOVATIONS: Located at 950 Ridge Road. Applicant Greg Moyer is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING** to allow modifications to the existing building including construction of a loading dock, demolition and reconstruction of an existing outdoor storage area and associated site improvements (widening of sidewalk and addition of ADA parking spaces) on a 37.91- acre parcel having SBL# 079.15-1-1.312 located in an HC High Intensity Commercial District under Section 269-11 of the Code of the Town of Webster.

Appearing before the board was Chase Kramer and I am with CED, and we are representing our client, Widewaters and joining me tonight is my colleague, Kurt. We are basically going to be redoing the building out at the Webster Plaza at 950 Ridge Road. So, we are going to be splitting the former Kmart into two spaces. One for a future tenant and one for a Harbor Freight and in addition to this work we are going to be expanding the sidewalk out front from 7 feet to 12 feet and throwing in some ADA ramps for the tenant and Harbor Freight and then moving out towards...Oh, and also relocating some of the existing ADA spaces just to meet compliance and make the ADA spots more accessible for the future tenants.

Moving out towards the back of the building we will be installing a new recessed truck dock and a small building expansion for that truck dock. At the rear, because of the expansion and the recessed truck dock we are going to have to bump out the drive isle in the back a little bit to accommodate that. Total to for site is about less than half an acre and that is pretty much it.

Anthony Casciani: Probably one thing you should do on your finished drawing is correct your proposed and future. You have 41,000 square feet on both of them.

Chase Kramer: So, the future one is 41,000 and the Harbor Freight is going to be around 16,000 square feet.

Anthony Casciani: Yes, you should probably change that one there.

Chase Kramer: Absolutely.

Anthony Casciani: You are widening the sidewalk in the front and just carrying it straight across?

Chase Kramer: Correct.

Anthony Casciani: To match up with the rest of it?

Chase Kramer: Correct.

Anthony Casciani: Now the back, the back of that building and I don't think it is Harbor Freight issue, it is probably more Widewaters but the area that has a wood covering all over it, it is a mess. It is absolutely disgusting. The bottom is rotted out, there is papers and all sorts of trash stuck under it. I don't know what they are proposing to do with that.

Chase Kramer: We forwarded on some of these comments to the owner and they have been made aware of it. So, they said they would look into taking care of that.

Anthony Casciani: I think that we should put that in that it be cleaned up and repaired as a condition.

Chase Kramer: Sure, we can pass that along.

Anthony Casciani: It has nothing to do with Harbor Freight, it is to do with the building itself which is Widewaters.

Chase Kramer: Right.....correct.

Anthony Casciani: The other thing is you have your loading dock now; you are going to hollow that down? You are going to drop, and you have a drain at the bottom, so you are going to drop it down about 2-3 feet or something?

Chase Kramer: Correct

Anthony Casciani: And that still will collect the sewer out there in the back?

Chase Kramer: So that will not catch the sewer. We are going to have to install a pump to pump out the water and then that will tie into the relocated storm line that runs in the back in the building.

Anthony Casciani: Yes, ok. I see it there. You have a storm water sump pump. Yes, I see it.

Chase Kramer: Yes

Anthony Casciani: I didn't see it before.

Dave Malta: How is Harbor Freight getting there inventory?

Chase Kramer: I believe they are going to be getting it through their front door. They didn't have any plans to bring anything out back.

Lori Schindler: I am from Store crafters. We have been a Harbor Freight general contractor for ten years and we are located here in Rochester, and we are going to be the general contractor of INAUDIBLE. Harbor Freight is proposing to bring in.....they bring all their merchandise through the loading dock area, and it delivers two times a month in four trucks. It is going where the garden center is. They are proposing to make that the loading dock area. So, it is going off the side of the building in the back.

Anthony Casciani: So, they are just going to be loading back by the door right there?

Lori Schindler: Yes

Anthony Casciani: So, again, my comment in the PRC was the loading dock that is proposed the one that you are going down and in with, is that for Ollies or is that for both?

Lori Schindler: Harbor Freight will have their own loading dock area. They don't share. That is because Harbor Freight is taking the end at the garden center over so off to the side where the garden center is, will be taken out the garden center and we will be opening that up to make that the loading dock area.

Anthony Casciani: But your loading dock is...

Chase Kramer: So that will be for the future tenant that has not been named yet because they will be installing walls, so Harbor Freight has the 16,000 square foot portion of the building to the south and they are going to be loading their product from the outdoor storage area.

Anthony Casciani: Ok, I gotcha but my question is, there is no proposed actual loading dock .

Chase Kramer: Correct

Anthony Casciani: Where you drive into it. Another words, you are not changing the structure the exterior.

Chase Kramer: No

Anthony Casciani: Ok. Now the loading dock that you are proposing is in the back of where Ollies is.

Chase Kramer: Yes

Anthony Casciani: The main one there, that is for Ollies or is that...

Chase Kramer: That is going to be for the future tenant. They are preparing that for a future tenant.

Anthony Casciani: A future tenant?

Dave Malta: Do they know who the future tenant is?

Chase Kramer: No, not yet.

Dave Malta: They are preparing a loading dock for someone they don't even know if they need one.

Kurt INAUDIBLE: with Bergman as Chase mentioned. Widewaters has a tenant in mind. They have not signed any lease agreements specifically. That tenant would require a loading dock and they also know that there are several other tenants that they have talked to and as part of that it makes the space much more marketable to have a separate loading dock and with Harbor Freight taking that end of the building, there was not options for them to be able to access out that way so part of the plan is to make that more marketable and hopefully the tenant that they have in mind will be signing soon and then they will be able to take care of that.

Anthony Casciani: So, when you say future tenant right now, that is not where Ollie's is?

Kurt: Correct. So, Ollie's is just towards the north of that. Ollie's loading dock is actually as you go up the building wall and you kind of go around, right on the outside corner there to the north, and I know it's a little hard to see from here (SHOWING ON THE PLANS) the loading dock is on the back corner so where we are with a loading dock is down here and Ollie's trucks come in and back up over here.

Anthony Casciani: Ok, so that loading dock that you are proposing, the one you are digging out, lowered down, that is for the future tenant

Kurt: Correct.

Anthony Casciani: Ok, now I got it.

Kurt: It actually accesses like the warehouse area in the back of the building which was the former Kmart spot so that is why that dock positioned there because it is kind of in the back and used it for storage and things like that and make it more acceptable for the truck deliveries.

Anthony Casciani: Ok. Is there anything else?

John Kosel: So, what you are saying, in that former Kmart building there is going to be three businesses?

Kurt: No, just two. Just Harbor Freight and whatever future tenant.

Dave Malta: Well, Ollies is there too.

EVERYONE SPEAKING AT ONE TIME.

Kurt: I was not sure how that was divided because there is a demised wall that was put in Kmart.

Jennifer Wright: That was an awfully big Kmart then.

Anthony Casciani: Ollies come right down to this.

Jennifer Wright: There is a space in the middle.

Kurt: Yes, it is a little hard to see on this map, but you can see there is almost about a 1/3rd of although Harbor Freight is really not taking a 1/3rd of the building because they have a back house but you can see where that demised wall is so I guess this was the Kmart footprint and Ollies has this piece up here which is kind of this chunk. Then there is a future tenant. It kind of L's around Harbor Freight.

Anthony Casciani: Ok.

Kurt: There is one other quick change to the plans we originally submitted. It had a sidewalk as part of Widewaters and we had it continuing it all the way down all the way down in front of that garden center, which is down by the Harbor Freight so we since found out that Harbor Freight is responsibility cuts off at the corner there so on our plans it will submit for signatures and things like that, we just show that kind of hashed out and say it is by others. That sidewalk will be built but it is not part of the landlord or Widewater responsibility for that piece. Harbor Freight will be responsible.

Anthony Casciani: It will go out to the same length?

Kurt: Yes, same way it just won't...Widewater won't be building that so our drawings will be a little bit different in that corner.

Anthony Casciani: Yeah, not a big issue. So, Harbor Freight then, you will be putting doors on the side for the loading and so on, right?

Kurt: Correct.

Anthony Casciani: Yes, the biggest concern that I have with this is the back of that building. That's in really, really rough shape. It has nothing to do with Harbor Freight, it's Widewater and I don't know what we can do with that but. That is not a pretty picture back there. Anybody have any ideas, I don't know.

Lori Schindler: (SPEAKING FROM THE AUDIENCE) So, if you make it a stipulation and I will tell you in 10 years of doing Harbor Freight, they won't turnover a store INAUDIBLE (TOO MANY PAPERS RATTLING) as a general contractor because that is visible to where their customers will be parking, Harbor Freight will work with the landlord on their behalf and they will clean that up. Harbor Freight will not open that store up with it looking like that.

Anthony Casciani: So if we put it in a resolution looking for cooperation to maintain that. OK

Jennifer Wright: Would that go in....this is for the site plan approval for the Widewaters so would we put that in as a stipulation for this or for the Harbor Freight?

Anthony Casciani: Well, it's all one application. The drawing is one and showing the loading dock over here for future tenant and the proposed Harbor Freight so it's all one but the back of that building is where I am referring to that is a mess.

Jennifer Wright: I understand but there was a separate application for Harbor Freight, they had their own application, and this is the Widewaters application. They are two separate things OR am I misunderstanding that because Harbor Freight came in with their own package; own signage and there own what they planned on doing and this is what the building owner, the landlord plans to do to the site to get it ready for Harbor Freight to come in.

Anthony Casciani: Good question, I am assuming it is all one.

Josh Artuso: Last month they were here primarily here for signage for the Harbor Freight, and they are also requesting the approval to reuse the outdoor storage from the former garden center, but I think because that gentleman was traveling from California, we had tried to consolidate efforts so that everything could get approved through the application tonight, the remaining elements. So, everything that is going to occur should be shown on these plans.

Anthony Casciani: Which is what they've got.

Josh Artuso: Right.

Jennifer Wright: Ok.

Josh Artuso: Does that make sense? Is that your understanding of it?

Kurt: It is tuff for me to say because I don't know what Harbor Freight's responsibility in terms of what they are doing in that garden center area, so I can't say that I can. I have not seen any of their plans.

Josh Artuso: Ok. Well, they were provided at the last meeting and essentially, they are converting the fenced in area to the loading dock that you just described and that is going to be fully enclosed, to your understanding. Is that right?

Lori Schindler: (SPEAKING FROM OUT IN THE AUDIENCE) it is not enclosed INAUDIBLE

Anthony Casciani: I am just assuming that everything is on this drawing is what is being proposed for preliminary approval. The loading dock and so on and so forth. On the drawings, I cut the sheets out that I wanted, you have the full sheet, and it is probably showing Harbor Freights side entrance where they are proposing doors and stuff and it shows it on there. So, that is the whole drawing so as far as Harbor Freight, we don't have any issues with that, correct?

Board: NO

Anthony Casciani: They are making some modifications they are not rebuilding a building or anything. A couple of doors being changed. The only concern that I have is the loading dock and the back but that is for a future tenant, your saying back there.

Dave Malta: Before us INAUDIBLE

Anthony Casciani: The whole thing

Dave Malta: We don't even know who the future tenant is going to be.

Anthony Casciani: I don't care as long as they are putting a building up and a loading dock and whoever they rent it to, repairs the building. If they is anything that needs to be brought in, then they would have to come in same as Harbor Freight for change of use or whatever the heck they are going to do.

Jennifer Wright: I just misunderstood because last time was a sign package, but we also talked about the garden area and now we are talking about the rest of it.

Josh Artuso: I know.

Jennifer Wright: I was just trying to clarify what was Harbor Freight and what was Widewaters. So, it sounds like for the building itself and the area that the stipulation needs to go into the Widewaters approval for the site.

Anthony Casciani: So, we could approval this thing as presented.

Josh Artuso: Right. The only question that I have is apparently the building plans that were submitted show an overhead door on the south elevation of the building towards the west end, of the back corner.

Kurt: Right for Harbor Freight.

Josh Artuso and Lori Schindler discussing plans.

Josh Artuso: Is that correct for the future tenant?

Chase Kramer: Is there an existing door there?

Kurt: No, we shouldn't have had any door there of which I am aware. (VIEWING PLANS)

Anthony Casciani: There are a few comments actually. (SEE ATTACHED LIST OF COMMENTS FROM PRC)

Chase Kramer reads the list out loud:

Webster Square Plaza Tenant Renovations

Review of proposed modifications / improvements to the former Kmart space to accommodate 2 new tenants at 950 Ridge Road.

Community Development:

- *Widening of sidewalks along front of plaza; restriping of parking area and addition of ADA accessible parking spaces.*
- *New recessed loading dock in rear of property; need to assess impacts to sanitary and storm sewers.*
- *Appears that an expansion of the drive aisle behind the plaza will need to be expanded to accommodate proposed loading dock.*
- *Clarification on site plan and tenant spaces still needed.*

Building Department:

- *Plans submitted with bldg. permit application shows Ollie's to remain as existing tenant.*
- *Plans show an overhead door on the south side of building.*

Josh Artuso: Yes, and my concern was according to our building inspector told us, it is in a location of the existing transformer and the electrical equipment. So, I am just wondering if...

Kurt: I don't see an overhead door on our plans, so I am confused by the comment, I guess. If these comments are based on these plans, there is no overhead door specified in these.

Josh Artuso: Correct, not on the site plan but the building plans for the building permit for the build out.

Kurt: For Harbor Freight?

Josh Artuso: No. Isn't that space connected to the future tenant space?

Kurt: It is.

Josh Artuso: Someone submitted plans for that show an overhead door where the electrical equipment is outside.

Kurt: Well, we didn't as part of our application.

Josh Artuso: Ok. We will have to reconcile that and double check.

Kurt: I don't know if maybe it was cross reference with the overhead door that Harbor Freight that she was talking about that was going to be their loading door.

Josh Artuso: But that wouldn't be over there. That would be along the façade of the plaza.

Kurt: I am not aware of that. Our plans don't show that so I would have to see it in order to answer that question.

Josh Artuso: Ok.

Kurt: As far as I know there is nothing planned. That is why we are putting a truck back-in.

Josh Artuso: Right, that is why we were a little confused when we were going through the review process . I will work with the building inspector to clarify things.

Kurt: Ok.

Josh Artuso: I just wanted to confirm that there was no door proposed to go there.

Kurt: And there would be no site improvements that I would know. That would be a building permit issue as well, right?

Josh Artuso: Absolutely

Anthony Casciani: Actually, Mark just handed me the papers/maps from Harbor Freight that they were in with before. **LOOKING OVER THE PLANS.**

Derek Meixell: Shouldn't we be talking about what is in front of us right now?

Anthony Casciani: Yes, but they are talking about the doors and the plans we have don't show any.

Derek Meixell: So, then there is no door on this plan.

Anthony Casciani: No. Do you know what if they put doors in, does it matter? It's really not changing anything.

Kurt approached Anthony Casciani and they discuss the plans of Harbor Freight with the door.

Anthony Casciani: I suppose what we could do is approve it. We are approving this drawing here and it doesn't show anything on it. Approve this the way it is. They have the loading dock in the back ; they have widened the asphalt which was a concern to go around, correct? They did that so they have met everything from PRC in my opinion. That would allow us to give approval for what they are showing. The only thing that we don't know is where they are cutting openings for Harbor Freight, the doors and we could make that subject to Engineering, couldn't we? John, what do you think of that? (Connection was lost via phone)

Josh Artuso: I think that we can handle these remaining issues with the Building Department.

Anthony Casciani: Where do we care where the door goes, you know. If it's electrical that is up to the town, Engineering.

Josh Artuso: Correct. If it needs to be relocated and it sounds like it doesn't. I think we can...

Anthony Casciani: So, we can keep moving with this.

Josh Artuso: I agree.

Anthony Casciani: And then deal with Harbor Freights cuts and so on and so forth.

Josh Artuso: Right

Anthony Casciani: And that is a separate issue Under the town administration

Josh Artuso: Correct. The only other thing I want to mention is we did not find record of an easement over the sanitary sewer pump so we need to look to Widewaters to potentially grant us an easement so we can have rights to maintain the sewer that is back there.

Kurt: I would say just reach out to Greg at Widewaters and discuss that with him. I can't imagine that they would be opposed to that. It is the town sewer so it would seem to make sense and I think we have allotted enough room in our clearance to maintain it.

Anthony Casciani: So, lets back right off to what we have in front of us. Talking about widening the concrete out in front, putting in a loading dock basically in the back and one of the concerns was to have the width and you are showing that and widening the asphalt to go around that. Provisions for pump out for water down into the pit. Anything else you guys, see? I don't see anything else that is a concern for the site.

Derek Meixell: The provision to clean up the back.

Anthony Casciani: Yes, will put that in there. Again, this is a public hearing, if there is anyone here wishing to speak for or against this project? Not seeing anyone, we will close the public hearing and bring it back to the board. Ok, what we want to do is correct the drawing with the square footage numbers you have here . Well, lets put it in a resolution and be done with it all.

So why don't you do SEQR on it first and then we will do preliminary, and we will put that all in there. Go ahead Mark, do you want to do a preliminary?

Mark: SEQR?

Anthony Casciani: Oh yes, SEQR

Mark Giardina

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Greg Moyer, to modify the existing building, construction of a loading dock, demolition and reconstruction of an existing outside storage area, and associated site improvement located at 950 Ridge Road on a 37.91-acre parcel having SBL #079.15-1-1.312.

The Planning Board classifies the proposed action to be a Type II Action under Section 617.5(c)(2) and (9) of the State Environmental Review (SEQR) Regulations and therefore is not subject to further review.

RESOLUTION 23-053

Mark Giardina made a motion for **TYPE II SEQR** which was seconded by Derek Meixell

VOTE:

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

RESOLUTION 23-054

Dave Malta made a motion for Located at 950 Ridge Road. Applicant Greg Moyer is requesting **PRELIMINARY SITE PLAN APPROVAL (PUBLIC HEARING** to allow modifications to the existing building including construction of a loading dock, demolition and reconstruction of an existing outdoor storage area and associated site improvements (widening of sidewalk and addition of ADA parking spaces) on a 37.91- acre parcel having SBL# 079.15-1-1.312 located in an HC High Intensity Commercial District under Section 269-11 of the Code of the Town of Webster which was seconded by Derek Meixell.

PRELIMINARY APPROVAL

- 1. Subject to PRC comments
- 2. All the improvements shall be constructed according to the specification of the Town of Webster.
- 3. All sitework is to be in compliance with the standards of the Town of Webster.
- 4. Comply with all requirements of any State, County, or Town agency.
- 5. Address drainage, lighting, signage, landscaping, buffering, berming, and snow storage
- 6. Approvals are subject to Drawing No: 23002306A Dated: 2023
- 7. Proceed to Final approval.
- 8. CORRECT THE TENANT SPACE SQUARE FOOTAGES ON PLANS
- 9. REPAIR/REPLACE THE WOOD SIDING ON REAR PORTION OF BUILDING

Anthony Casciani: Yes, I would like to make it a little firmer than that, but I don't know how to. The current wood siding should be renovated and repaired, whatever.

VOTE:

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

RESOLUTION 23-055

Dave Malta made a motion for Located at 950 Ridge Road. Applicant Greg Moyer is requesting **FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow modifications to the existing building including construction of a loading dock, demolition and reconstruction of an existing outdoor storage area and associated site improvements (widening of sidewalk and addition of ADA parking spaces) on a 37.91- acre parcel having SBL# 079.15-1-1.312 located in an HC High Intensity Commercial District under Section 269-11 of the Code of the Town of Webster which was seconded by John Kosel.

CHECKLIST FOR FINAL APPROVAL

- 1. Subject to Project Review Committee comments
- 2. Subject to Preliminary Approval conditions.
- 3. Subject to all applicable governmental fees.

4. Subject to Department of Public Works approvals. (ANTHONY CASCIANI: AND THIS ONE HERE WILL BE COVERED BY THE WORK THAT WOULD BE DONE BY THE TOWN THEN)
5. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on May 2, 2024.
6. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.

Anthony Casciani: Do they need a letter of credit for this?

Josh Artuso: Are you going to be tapping in or doing any work or modifications to the storm sewer?

Kurt: Storm sewer is private, and we do need to do some improvements because we need to do the lateral that runs across the back of the building and has to be bumped out around the new truck dock and then we are going to tie that truck dock into it . So, it's kind of a relocation of that main. I don't think that would be public

Josh Artuso: Yeah, I don't think and the sanitary used

7. Subject to resolution of final approved minutes.
8. CORRECT THE TENANT SPACE SQUARE FOOTAGES ON PLANS.
9. REPAIR/REPLACE THE WOOD SIDING ON REAR PORTION OF BUILDING.

VOTE:

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

ADMINISTRATIVE MATTER: Minutes were approved for April 4, 2023. (John Kosel, seconded by Jennifer Wright)

With no other applications before the Board this evening Dave Malta concluded tonight's meeting at 8:00 PM.

Respectfully Submitted,

Signed



Mark Giardina, Secretary
Katherine Kolich, Recording Secretary

Dated

June 6, 2023