

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 11 July 2023

PRESENT:

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

ABSENT:

******PLEASE NOTE: The night of this meeting, July 11, 2023 we were having technical difficulties. These minutes will only reflect what was voted and written on the board motion forms and the parts that were captured while recording******

Anthony Casciani: Welcome to the July 11 2023 Webster Planning Board meeting. Please join us in the *Pledge of Allegiance*.

Roll call

Summary overview of outcome:

SCHEDULED MATTERS:

PUFF N' STUFF SMOKE SHOP-SIGN

Applicant: Mohammed Alsalafi

Status: **TABLED TO AUGUST 1, 2023**

GREEN TEA ESTHETICS-SIGN

Applicant: Grace Bertou

Status: **APPROVED AS PRESENTED**

RIDGE TERRACE PUB & GRILL-SIGN

Applicant: Jessica Costa

Status: **APPROVED FOR 18 SQ. FT., NORTH FACING SIGN ONLY**

IN TRUTH METAL HEALTH-SIGN

Applicant: Jessica Costa
Status: **APPROVED AS PRESENTED**

TAKE 5 OIL CHANGE-SIGN

Applicant: Evan Gefell
Status: **APPROVED MODICATION WITH DRAWING DATED JULY 10, 2023**

BANK OF AMERCIA LIGHTING UPGRADES

Applicant: Project Expediters
Status: **APPROVED AS PRESENTED**

1450 ENGLISH OAK DRIVE-ACCESSORY STRUCTURE

Applicant: Patrick Meredith
Status: **APPROVED AS PRESENTED**

1432 SCHLEGEL ROAD-ACCESSORY STRUCTURE

Applicant: Joseph & Sue Trottier
Status: **TABLED TO AUGUST 1, 2023**

243 PEBBLE BEACH TRAIL-ACCESSORY STRUCTURE

Applicant: Ted Hosmer
Status: **SKETCH PLAN REVIEW, PROCEED TO ZONING BOARD FOR VARIANCES**

(Mark Giardina read the first application):

PUFF N' STUFF SMOKE SHOP SIGN: Located at 950 Ridge Road. Applicant Mohammed Alsafafi is requesting **SIGN APPROVAL** to allow the installation of a 24.8 SF building mounted sign within the 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. **APPLICANT DID NOT SHOW.**

RESOLUTION 23-072

John Kosel made a motion to **TABLED APPLICATION TO AUGUST 1, 2023** which was seconded by Dave Malta.

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 second application):

GREEN TEA ESTHETICS SIGN: Located at 668 Ridge Road. Applicant Grace Bertou is requesting **SIGN APPROVAL** associated with the installation of a 7 SF monument sign on a 0.97-acre parcel having SBL# 078.20-1-38 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 Grace Bertou. (She explained her sign and what she was proposing)

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Grace Bertou to replace a 7 SF panel in an existing monument sign for Green Tea Esthetics located at 668 Ridge Road on a 0.97- acre parcel having SBL# 078.20-1-38.

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 23-073

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

VOTE:

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

RESOLUTION 23-074

John Kosel a made a motion for **SIGN APPROVAL** Located at 668 Ridge Road. Applicant Grace Bertou is requesting **SIGN APPROVAL** associated with the installation of a 7 SF monument sign on a 0.97-acre parcel having SBL# 078.20-1-38 located in an MC Medium 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

(Mark Giardina read the third application):

RIDGE TERRACE PUB & GRILL SIGN: Located at 1839 Ridge Road. Applicant Jessica Costa is requesting **SIGN APPROVAL** associated with the installation of a 28.3 SF building mounted sign on a 2.60-acre parcel having SBL# 081.01-1-28.21 located in an LL Large Lot Single Family Residential District under Section 265-7 of the Code of the Town of Webster.

Appearing before the board was Jessica Costa. (She indicated they are only requesting the north facing sign at 18 feet)

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Jessica Costa to install a 28.3 SF building mounted sign for Ridge Terrace Pub & Grill located at 1839 Ridge Road on a 2.60-acre parcel having SBL# 081.01-1-28.21.

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 23-075

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	AYE
Mr. Giardina	AYE
Mrs. Wright	AYE

RESOLUTION 23-076

John Kosel a made a motion for **SIGN APPROVAL** Located at 668 Ridge Road. Applicant Grace Bertou is requesting **SIGN APPROVAL** associated with the installation of a 7 SF monument sign on a 0.97-acre parcel having SBL# 078.20-1-38 located in an MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster which was seconded by Jennifer Wright.

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 fourth application):

IN TRUTH MENTAL HEALTH SIGN: Located at 807 Ridge Road, Ste. 201. Applicant Jessica Costa is requesting **SIGN APPROVAL** associated with the installation of a 13.8 SF building mounted sign with the Webster Woods Plaza on a 3.54-acre parcel having SBL# 079.18-1-69.11 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 Jessica Costa. (She explained her sign and what she was proposing)

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Jessica Costa to install a 13.8 SF building mounted sign for In Truth Mental Health located at 807 Ridge Road, Suite 201 within the Webster Woods Plaza, on a 3.54-acre parcel having SBL# 079.18-1-69.11.

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 23-077

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 23-078

John Kosel a made a motion for **SIGN APPROVAL** Located at 807 Ridge Road, Ste. 201. Applicant Jessica Costa is requesting **SIGN APPROVAL** associated with the installation of a 13.8 SF building mounted sign with the Webster Woods Plaza on a 3.54-acre parcel having SBL# 079.18-1-69.11 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 fifth application):

TAKE 5 OIL CHANGE SIGNAGE: Located at 1045 Ridge Road. Applicant Evan Gefell is requesting **SIGN APPROVAL** to allow the installation of (2) building mounted façade signs, (1) monument sign and instructional / directional wayfinding signage associated with the construction of a Take Five Oil Change facility on a 1.25-acre parcel having SBL # 079.15-1-8.009 located in an MC Medium Intensity Commercial District under Section 269-11 and 265-7 of the Code of the Town of Webster.

Appearing before the board was Evan Gefell. (He asked that the modifications be made to drawing dated 7.10.23)

Derek Anderson:

MOTION FOR UNLISTED ACTION

Town of Webster Planning Board considered the request by Applicant, Quattro Development to construct a 1,600-sf oil changing facility on a 1.25-acre parcel located at 1045 Ridge Road having SBL # 079.15-1-8.009.

The Planning Board determined that the proposed action is an Unlisted Action under Part 617: State Environmental Quality Review (SEQR).

The Planning Board determined that the action is subject to a single agency review pursuant to Part 617.6(b)(1) of SEQR and that it is the most appropriate agency for making the determination of significance. The Planning Board therefore designates itself lead agency for the proposed action.

The Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c)(1) of SEQR, and has

1. considered the information contained in the Short Environmental Assessment Form Part 1 dated April 12, 2023,
2. considered public comments directed to the Planning Board during the Public Hearing on June 6, 2023, and
3. completed Parts 2 and 3 of the Environmental Assessment Form.

NOW, THEREFORE, BE IT RESOLVED that the TOWN OF WEBSTER PLANNING BOARD hereby determines that the proposed action will not have a significant adverse effect on the environment for the reasons set forth in the attached Notice of Determination of Non-Significance; be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD is authorized to take all actions reasonable and necessary to file the Negative Declaration and discharge the TOWN OF WEBSTER PLANNING BOARD'S responsibility as lead agency for this action, be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD, based on the information and analysis above, the referenced supporting documentation, and discussions of the action by the TOWN OF WEBSTER PLANNING BOARD as documented by the Minutes for this meeting, that the proposed action WILL NOT result in any significant environmental impacts, be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD, therefore makes a DETERMINATION OF NON-SIGNIFICANCE, be it further,

RESOLVED, that the TOWN OF WEBSTER PLANNING BOARD, based on the above reasons issues a NEGATIVE DECLARATION as evidence of its determination.

TAKE 5 OIL CHANGE
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

The Planning Board has reasonably concluded the following results from the proposed action, when compared against the criteria in Section 617.7(c):

1. The proposed action will not have a substantial adverse change in air quality since it does not include a regulated emission source.
2. The proposed action will not have a substantial adverse change in ground or surface water quality or quantity since the proposed action includes storm water detention systems designed in accordance with New York State Department of Environmental Conservation standards.
3. Water will be supplied by the Monroe County Water Authority which has adequate capacity to support the action.
4. Wastewater will be treated by the Town of Webster which has adequate capacity to support the action.
5. The proposed action will not have a substantial adverse change in potential for erosion, flooding, leaching or drainage problems. The project will conform to NYSDEC storm water management and control.
6. The proposed action will not have a substantial adverse change in existing solid waste production since the facility produces minimal solid wastes.
7. The proposed action will not have a substantial adverse change in existing noise, odor or light since the action is being developed in accordance with Town of Webster standards. A temporary increase in noise levels consistent with normal construction activities is anticipated during construction.
8. The proposed action will not have a substantial adverse change, or cumulative change since the proposed action is contained on a single parcel. Traffic generated is anticipated to be minimal.
9. The proposed action will not have a substantial adverse impact on the criteria listed under Section 617(c)(1)(ii) of SEQR because no habitats or threatened or endangered species were identified on or contiguous to the proposed site.
10. The proposed action is not located in an area designated as a Critical Environmental Area by the Town of Webster or New York State pursuant to subdivision 617.14(g) of SEQR.
11. The proposed action is not in material conflict with the Town of Webster 2008 Comprehensive Plan.
12. The proposed action will not create an impairment of the criteria listed under Section 617(c)(1)(v) of SEQR since the action is not located in or adjacent to the listed resources and is in character with the surrounding community.
13. The action will not result in a major change in the type or use of energy since the action is for the construction of a single structure housing an oil change facility.
14. The action will not create a hazard to human health since it does not contain nor is it located adjacent to an existing source of hazardous substances or contaminants. Waste oil will be collected and the site and temporally store in accordance with NYSDEC guidelines.

- 15. The action will not create a substantial change in use of the land since the action is consistent with zoning for the land, the existing community character, and the Town of Webster 2008 Comprehensive Plan.
- 16. The action will not attract a large number of people for more than a few days when compared to taking no action since the action involves the creation of nine new parcels and does not create areas that will attract a large number of people.
- 17. The action will not create a cumulative impact on the environment as listed under 617(c)(1)(x), (xi), and (xii) of SEQR.

RESOLUTION 23-080

Anthony Casciani made a motion for **MODIFICATION APPROVAL** Located at 1045 Ridge Road. Applicant Evan Gefell is requesting **SIGN APPROVAL** to allow the installation of (2) building mounted façade signs, (1) monument sign and instructional / directional wayfinding signage associated with the construction of a Take Five Oil Change facility on a 1.25-acre parcel having SBL # 079.15-1-8.009 located in an MC Medium Intensity Commercial District under Section 269-11 and 265-7 of the Code of the Town of Webster which was seconded by Mark Giardina.

VOTE:

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

(Mark Giardina read the sixth application):

BANK OF AMERICA LIGHTING UPGRADES: Located at 980 Ridge Road. Applicant Project Expeditors is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with proposed lighting upgrades surrounding Bank of America within the Webster Plaza on a 17.03- acre parcel having SBL# 079.15-1-3.1 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 a representative for Project Expeditors.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Project Expediters to upgrade site lighting surrounding Bank of America located at 980 Ridge Road within the Webster Plaza on a 17.03- acre parcel having SBL# 079.15-1-3.1.

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 23-081

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 23-082

Dave Malta a made a motion for **PRELIMINARY APPROVAL** Located at 980 Ridge Road. Applicant Project Expediters is requesting **PRELIMINARY PLAN APPROVAL (PUBLIC HEARING)** associated with proposed lighting upgrades surrounding Bank of America within the Webster Plaza on a 17.03- acre parcel having SBL# 079.15-1-3.1 located in an HC High Intensity Commercial District under Section 269-11 of the Code of the Town of Webster which was seconded by Mark Giardina.

PRELIMINARY APPROVAL

1. Subject to PRC comments
2. All the improvements shall be constructed according to the specification of the Town of Webster.
3. Comply with all requirements of any State, County, or Town agency.
4. Approvals are subject to Drawing No: Dated: AS PRESENTED
5. Proceed to Final approval.

VOTE:

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

RESOLUTION 23-082

Dave Malta a made a motion for **FINAL APPROVAL** Located at 980 Ridge Road. Applicant Project Expeditors is requesting **FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with proposed lighting upgrades surrounding Bank of America within the Webster Plaza on a 17.03- acre parcel having SBL# 079.15-1-3.1 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.
5. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 7.11.2024
6. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.

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 seventh application):

1450 ENGLISH OAK DRIVE ACCESSORY STRUCTURE: Located at 1450 English Oak Drive. Applicant Patrick Meredith is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of 24' x 24' accessory structure with an 8' x 24' covered overhang (768 SF total) on a 0.92-acre parcel having SBL# 050.04-1-88.11 located in an R-3 Single Family Residential District under Sections 269-11 and 350-36 of the Code of the Town of Webster.

Appearing before the board was Patrick Meredith. (He explained the scope of the project and why it was needed)

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Patrick Meredith to construct a 24' x 24' accessory structure with an 8' x 24' covered overhang (768 SF total) on a 0.92-acre parcel located at 1450 English Oak Drive having SBL# 050.04-1-88.11.

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.

RESOLUTION 23-083

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 23-084

Dave Malta a made a motion for **PRELIMINARY APPROVAL** Located at 1450 English Oak Drive. Applicant Patrick Meredith is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of 24' x 24' accessory structure with an 8' x 24' covered overhang (768 SF total) on a 0.92-acre parcel having SBL# 050.04-1-88.11 located in an R-3 Single Family Residential District under Sections

269-11 and 350-36 of the Code of the Town of Webster which was seconded by Derek Meixell.

PRELIMINARY APPROVAL

1. The lot is restricted to one accessory building
2. The building is to conform to the size and location presented on the plan
3. The placement of the building shall conform to all setback requirements
4. The building shall not be placed nearer to the front property line than the rear line or footprint of the main building or residence upon the lot.
5. No point on the building will be higher than the existing structure
6. No commercial use shall occur on the parcel
7. The accessory building shall be used for personal use only, as defined by Town Code
8. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 7-11-24.
9. Comply with all requirements of any State, County, and Town agency
10. All site work is to be in compliance with the standards of the Town of Webster
11. Subject to all engineering and governmental approvals
12. Subject to all appropriate governmental fees
13. Subject to resolution of final approved minutes

VOTE:

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

RESOLUTION 23-085

Dave Malta a made a motion for **FINAL APPROVAL** Located at 1450 English Oak Drive. Applicant Patrick Meredith is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of 24' x 24' accessory structure with an 8' x 24' covered overhang (768 SF total) on a 0.92-acre parcel having SBL# 050.04-1-88.11 located in an R-3 Single Family Residential District under Sections 269-11 and 350-36 of the Code of the Town of Webster which was seconded by Derek Meixell.

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.
5. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 7.11.24
6. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.
7. Subject to resolution of final approved minutes.
8. Approvals are subject to Drawing No: Dated: JUNE 19, 2023

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 eighth application):

1242 LAKE ROAD ACCESSORY APARTMENT / GARAGE EXPANSION: Located at 1242 Lake Road. Applicant Matt Lester is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the expansion of an existing detached accessory structure and construction of an accessory apartment on a 3.26- acre parcel having SBL# 050.05-1-10 located in an R-1 Single Family Residential District under Sections 269-11, 350-36 and 350-50 of the Code of the Town of Webster. Applicant requests waiver for overall size of accessory apartment (maximum of 500 SF permitted, 1016 SF being proposed).

Appearing before the board was Betsy Brugg and Evan Gefell with Costich and the homeowner Matt Lester is here tonight. You have seen this proposal to expand his carriage house the Planning Board issued a favorable recommendation to the Zoning Board which needed to grant two area variances which if fact were already granted a couple weeks ago so we are now back to get approval and I think the one thing that changed is there was a little discussion about the interpretation of the code at the Zoning Board meeting so that was kind of re-framed, if I get this right, they decided to call it an accessory structure apartment maybe that was the boards decision so in addition to asking for your approval, we are requesting a waiver for the size of the structure. Nothing has changed with the application. It is a high-quality project, and it is Matt's home, and he is planning for his family to live in this structure while they do a massive renovation of there primary residence. They love living on the lake and there whole life revolves around living on the lake and they intend for this to be something that there family uses. Going forward, as far as any impact, in respect to the waiver 6:09 the code requires that board considers any health safety and impact on the environment and neighbors. We have provided communications from two neighbors from the west who are both aware of this. One of

them has a similar type of structure and the neighbors don't have any issue. The closest most immediate neighbor to the west who would be most affected if anything were to be affected is on board with it and has given their consent. Essentially there is a structure there and it is going to push a little closer to the road but essentially it is still going to be over three hundred feet from the road and if anything, it is going to be kind of cute and adorable with a little porch and from the outside it is going to look like a carriage garage. It will just have some living space. So, it should be just replacing what is there in essentially the same spot and come a little bit further forward. It will be just a pretty little structure and he has a substantial piece of property, and it wouldn't have any impact on any neighbor. Matt owns the barn across the street, and I believe there is a group home but also a good distance so it shouldn't impact anyone, and it will not change the character of the neighborhood in any way. These structures are coming to be more common along the lake.

Jennifer Wright: I have a question and I don't know if this came up last time because we talked about the guests, and it says it wouldn't be used to accommodate guests just family; not short time rental.

Matt Lester: Will have friends, my wife and I have friends that live out of town that we hope to invite or show up now and they will stay there.

Jennifer Wright: But not for Airbnb or short-term rentals?

Matt Lester: No that is not something that we are interested in.

Betsy Brugg: It is not a commercial project.

Jennifer Wright: There are a lot of Airbnb's that are in peoples basements now, so. They come in all flavors.

Matt Lester: INAUDIBLE (not at the mic)

Anthony Casciani: We saw this before and it went to the Zoning Board and received its variances and back here for preliminary site plan approval and are we going to have to do a separate motion for the waiver or just included in the preliminary?

Kyle Taylor: It can be included in the preliminary.

Anthony Casciani: It's a public hearing but does anyone here have anything to say first?

Board: No

Anthony Casciani: Would anyone like to speak to this application? Not seeing anyone we will return it back to the board and close the public hearing.

Mark Giardina: We are talking 1242 Lake Road, right?

Anthony Casciani: Yes, nothing has changed, and he has his variances, and we were ok with it. Ok, want to move forward.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Matt Lester to expand an existing detached accessory structure and construction of an accessory apartment located at 1242 Lake Road on a 3.26-acre parcel having SBL # 050.05-1-10.

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.

RESOLUTION 23-086

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

VOTE:

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

RESOLUTION 23-087

Dave Malta a made a motion for **PRELIMINARY APPROVAL** Located at 1242 Lake Road. Applicant Matt Lester is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the expansion of an existing detached accessory structure and construction of an accessory apartment on a 3.26- acre parcel having SBL# 050.05-1-10 located in an R-1 Single Family Residential District under Sections 269-11, 350-36 and 350-50 of the Code of the Town of Webster. Applicant requests waiver for overall size of accessory apartment (maximum of 500 SF permitted, 1016 SF being proposed) which was seconded by Derek Meixell.

Jennifer Wright: The number is different in the announcement than it is on the plans.

Betsy Brugg: So, I am not sure which number that they put in the announcement. Just to be totally clear, the structure, the entire size of the structure is 2085 feet, and the footprint is 1069 and I believe the 1016 is the second-floor residential space and that dimension is on the drawing on the east elevation.

PRELIMINARY APPROVAL

1. Subject to PRC comments
2. Subject to the determination of the ZBA for requested variances **(If applicable)**.
3. All the improvements shall be constructed according to the specification of the Town of Webster.
4. All sitework is to be in compliance with the standards of the Town of Webster.
5. Comply with all requirements of any State, County, or Town agency.
6. Approvals are subject to Drawing No: Job # 822-085
7. Proceed to Final approval.
8. Waiver for 500 sq ft to 1016 sq ft

VOTE:

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

RESOLUTION 23-088

Dave Malta a made a motion for **FINAL APPROVAL** Located at 1242 Lake Road. Applicant Matt Lester is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the expansion of an existing detached accessory structure and construction of an accessory apartment on a 3.26- acre parcel having SBL# 050.05-1-10 located in an R-1 Single Family Residential District under Sections 269-11, 350-36 and 350-50 of the Code of the Town of Webster. Applicant requests waiver for overall size of accessory apartment (maximum of 500 SF permitted, 1016 SF being proposed)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.
5. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 6.6.204
6. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.
7. Subject to resolution of final approved minutes.
8. Approvals are subject to Drawing No: Job # 822-085
9. To be used for personal use only.

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 eighth application):

1432 SCHLEGEL ROAD ACCESSORY STRUCTURE: Located at 1432 Schlegel Road. Applicant Joseph & Sue Trottier is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of a 1,680 SF accessory structure on a 1.29-acre parcel having SBL# 065.02-1-3.4 located in an R-3 Single Family Residential District under Sections 269-11 and 350-36 of the Code of the Town of Webster.

APPLICANT REQUESTED TO TABLE APPLICATION TO AUGUST 1, 2023.

RESOLUTION 23-089

Derek Anderson made a motion to **TABLED APPLICATION TO AUGUST 1, 2023** which was seconded by Dave Malta.

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 eighth application):

243 PEBBLE BEACH TRAIL ACCESSORY STRUCTURE: Located at 243 Pebble Beach Trail. Applicant Ted Hosmer is requesting **SKETCH PLAN REVIEW** associated with the renovation and expansion of an existing accessory structure on a 1.64-acre parcel having SBL# 078.13-1-12-11 located in an R-3 Single Family Residential District under Section 350-36 of the Code of the Town of Webster.

Appearing before the board was Ted Hosmer and I live at 243 Pebble Beach, and I purchased the property back in 2003. The garage was built in the 70's and I think they had extremely compact cars because nothing now a days would have necessarily be able to go into it. There has been some damage to the building through water and what not and animals. About ten years ago I asked a local designer to go through the property and make some recommendations and this is what he came up with and for the past four years we have been going through approvals with DEC and we finally reached it.

Anthony Casciani: You got your variances, didn't you?

Ted Hosmer: I am going before the Zoning Board next week.

Anthony Casciani: And you have DEC and have the permits.

Ted Hosmer: Yes

Anthony Casciani: And the intent. It looks like a house but what is it? Is it a workshop you are putting in there?

Ted Hosmer: It is built like a carriage house sort of speak. It's a detached garage and it's going to be a wood shop.

Jennifer Wright: Is there a loft and living space?

Ted Hosmer: It is for storage. The house literally has no closets, and I am amazed of how simple they lived back then. It has been an interesting endeavor.

Dave Malta: Actually, it looks more like a house than a garage facility.

Derek Anderson: It does have a second story to it, right?

Ted Hosmer: Yes, it does.

Derek Anderson: It is just not included in our set of plans.

Ted Hosmer: I gave it to the gentleman in Engineering before I was able to give him the DEC permit which actually had the upper floor.

Derek Anderson: And that upper floor is just all storage?

Ted Hosmer: Storage, yes. I am into every type of sport you could imagine. I do everything from dog training to snowmobiling to waterskiing and it just seems like we can never have enough space.

Anthony Casciani: Ok, so the bottom line is it is not for rental or to use for income or rent?

Ted Hosmer: No. Initially my parents were alive, and I was planning ahead for them and since then my mother has passed, and my father is 95 and he is where he's at right now.

Anthony Casciani: Now I don't know what the variance actually for. Do you know what it is Josh?

Josh Artuso: Yes, there is a couple. He needs a side setback variance as well as to legalize having a second accessory structure on the parcel because I believe there is one down the shoreline and for the placement. I know it's a very irregularly shaped lot, but it is technically not behind the front wall of the building so there are two to three variances that he applied for.

Anthony Casciani: Alright. So, in that case, we really can't act on it.

Jennifer Wright: It is just a sketch plan .

Anthony Casciani: Yes, that is all it is. That is what I am saying. We can't act on it; he has to get his variance. Alright, so you are going to go to the Zoning Board next meeting?

Ted Hosmer: Yes, next Tuesday.

ADMINISTRATIVE MATTER: No Minutes were approved

Anthony Casciani: We need to make a motion for the lead agency is generally taken by the Planning Board and the Town Board and in this case, the Town Board has chosen to take lead agency on this project. (FAIRLIFE) and one of the criteria's is a letter to the participants and they have 30 days to respond, the county, the state, federal and so on and so forth. If they are taking it, we should be a respondent so I am recommending we do a letter of recommendation that we accept the fact that they are taking lead agency for the project so we will call that a motion. Anthony Casciani made the motion, Mark Giardina seconded it.

VOTE:

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

Mr. Giardina AYE
Mrs. Wright AYE

Josh Artuso: Earlier I distributed the extensive sheet index for the plans for the FAIRLIFE project. We are expecting to receive it later this week. So, I did go over it with Mr. Casciani and obviously these plans are going to be hard to read on the 11 x 17 scale, so they are probably going to be larger in nature, not the full size, tablecloths as you like to refer to them but something kind of in between to make sure you are able to read and see certain things. We kind of went through this list and identified what we thought the Planning Board members would be most interested in.

Anthony Casciani: Do you have that sheet that I marked up; I don't have it.

Josh Artuso: I do. So, I could go through it and if anyone feels strongly and they would like additional information than Katherine and I can work to get that to you. Either electronically.....we are expecting it to be a very volumes mission so it is going to be challenging to do it how we normally do it in regards to providing ten copies of everything but if there are specific things that you all are interested in, that I don't mention, just reach out to us and we will certainly get you whatever specific plan sheets that you are interested in but for the overall group, we have identified the:

- The cover sheet C001
- The overall site plan
- The overall existing conditions plan...then we skipped down because I guess it is on multiple pages, because there is multiple parcels involved but then we go back to the overall
- Geometry plan
- Overall utility plan
- Overall grading and drainage plan
- Overall initial erosion and sediment control plan
- Overall final erosion and sediment control plan
- Overall line of sight plan C220
- Grading and drainage profile
- Utility details
- Overall landscaping plan
- Landscaping details

So, if there is any specific portion of the site or if you want to drill in deeper, and you want a closer look to any particular on one of these indexes, we can accommodate that but as the normal distribute of what I just read, that is what they are going to be providing in hard copy form.

Derek Anderson: (not speaking loud enough and hard to hear) The overall sheets identify everything, and they are the best one.

Anthony Casciani: When Josh and I were going through it, I could see, I mean the utility details, that is more engineering stuff and that is nothing that we need to get to involved in. Sanitary sewer profiles? That is engineering details, right? Unless there is something you guys want.

Jennifer Wright: Did you say the overall vs the detail?

Josh Artuso: Yes, we have identified most of the overall.

Jennifer Wright: There are all these pages, but we are just getting the overalls?

Josh Artuso: Correct. If there is anything within there that you notice or want to see closer than you can request that and will get it to you.

Board having conversations.

Josh Artuso: In terms of and I did send an email regarding this, SEQR and I know Derek downloaded the full document electronically because it is literally almost a foot thick hard copy so if any of you would like portions of that like the traffic study results, noise, lighting, if you want copies of those, we can also get that to you as well.

Anthony Casciani: Personally, I think their traffic study, I mean the way they engineered it, they show all these numbers and how many turns there are, that doesn't make any sense to me. I know the reality of what is there, and I want someone up there to be speaking about what they are proposing to do and again, I am going to bring it up again is they are claiming they don't need a stop light and the extension coming over to Salt Road and I am going to argue that they do need a stop light there with those trucks pulling out there onto Salt Road, it will be a disaster. It's already bad there now. We have talked about this, down by Schlegel Road there it's ridiculous down there and now they are proposing this and with that new subdivision down the road there. With these trucks coming ultimately there will be able to come out onto Salt Road.

Jennifer Wright: Is that the one that is just through and then there is only a one way stop?

Anthony Casciani: Yes, it should have a stop light there.

Board having conversations.

Anthony Casciani: But I think that is one of the things that...

Josh Artuso: Their traffic study basically said that the existing counts don't warrant a four-way signal, but it would have two stop signs on either side of Salt Road and the traffic on Salt would have no INAUDIBLE (someone speaking over), but the trucks would have a stop sign coming out of Xerox.

Anthony Casciani: Another words, they are creating a situation just like Schlegel and Salt.

Josh Artuso: Yes, it was very surprising.

Anthony Casciani: It's ridiculous. We will argue that.

Board having conversations.

With no other applications before the Board this evening Anthony Casciani concluded tonight's meeting at 9:30 PM.

Respectfully Submitted,

Signed



Mark Giardina, Secretary
Katherine Kolich, Recording Secretary

Dated

8/1/23

AUG 3 '23 AM 7:41
FILED WEBSTER TOWN CLK

Dorothy H. Maguire