

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
August 15, 2017

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS:

- 1. 1763 RIDGE ROAD HERITAGE CHRISTIAN SERVICE LARGE SCALE SOLAR SYSTEM** - Located AT 1763 Ridge Road. Applicant Sun Common is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL / PUBLIC HEARING** for the construction of 7,464 driven pier solar panel array which would encompass approximately 8.2 acres of a 41.44 acre parcel having SBL# 081.01-1-21.11 located in an LL District (Large Lot Single Family) under Section 95-19 C and 228-5 and 8 of the Code of the Town of Webster. **Tabled to September 5th.**

SCHEDULED MATTERS:

- 1. HARD ROAD LUXURY APARTMENTS**- located East side of Hard Road North of Route 104. The project applicants, Morgan Acquisitions, LLC and CDKAA Holdings, LLC, are requesting **ONE YEAR EXTENSION OF FINAL SITE and SUBDIVISION PLAN APPROVAL / PUBLIC HEARING** to Construct a 270 unit Luxury Apartment Complex consisting of 19 Apartment buildings with clubhouse with swimming pool facilities and associated parking. The project is located on 48.6 acres of land having SBL# 079.08-1-14 and SBL# 079.11-1-9.2 in an MHR District (Medium High Residential) under Sections 192-17 & 18 and 228-5 & 8 of the Code of the Town of Webster. **Approved**
- 2. REDI IMPORTS SIGN** – Located at 423 Ridge Road. Applicant, Ryan Lynch is requesting **SIGN APPROVAL** for a 42.0 square feet facade sign, under Section 178-4f of the Code of the Town of Webster. **Approved**
- 3. AT&T SIGN** – Located at 973 Ridge Road. Applicant, Kirk Wright Sign & Lighting Services LLC is requesting **SIGN APPROVAL** for two facade signs totaling 93.13 square feet and 16.24 square foot insert on the monuments signs , under Section 178-4f of the Code of the Town of Webster. **Approved**

ADMINISTRATIVE MATTERS:

- 1 Planning Board amended the resolution of February 7, 2017 Resolution approving Site Plan of Monarch Senior Living to include Positive Recommendation for a **Special Use Permit** to permit Senior Housing.
2. Review minutes from July 18, 2017. Approved

William Rampe, Chairman
Webster Town Planning Board