

AGENDA
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1002 Ridge Road, Webster Town Hall
October 17, 2017

Call to Order: 7:00 p.m.

Pledge of Allegiance

Roll Call

TABLED MATTERS:

1. **WEBSTER WEST SUBDIVISION** – Located at 415 Salt Road (Webster West Golf Course). The applicant, Combat Construction, is requesting **SKETCH PLAN SUBDIVISION and SITE PLAN REVIEW** to construct Cluster Development, 106 single family lots on 85.0 acre parcel of which 33.8 acres is proposed to be open space. Parcels having SBL number 050.04-1-72.11 and 050.04-1-71, Located in an R-3 District (Single Family) under Sections 192-27 AND 228-4 of the Code of the Town of Webster. **Goes to Preliminary Approval**

1. **1047 KLEM ROAD 3 LOT SUBDIVISION** - located at 1047 Klem Road. Applicant Jose Ann Falzone is requesting **FINAL SITE and SUBDIVISION APPROVAL** for the establishment of 3 residential lots and the construction of two homes on the two of the established parcels. The location involves parcel number 064.160-02-01 having 2.5 Acres, located in an in R-2 and R-3 Districts (Single Family) under Section 192-17 & 18 and 228-5 & 8 of the Code of the Town of Webster. **Approved**

SCHEDULED MATTERS:

1. **TALL BIRCH GLEN (AKA - 300 WEBSTER ROAD SUBDIVISION)** - located at 300 Webster Road. Applicant R.B. Land Company, LLC, is requesting **PRELIMINARY / FINAL SITE and SUBDIVISION APPROVAL PUBLIC HEARING** for the establishment of 26 residential lots Cluster Development subdivision. Located on parcel number 0050.01-01-30 having 15.9 Acres, located in a in R-3 Districts (Single Family) under Section 192-17 & 18 and 228-5 & 8 of the Code of the Town of Webster. **Tabled to November 21st meeting**

2. **ARBOR CREEK SECTION #3 SUBDIVISIONS** - located North of Pathway Lane and northern extension of Creek Field Drive. The applicant, Pride Mark Homes, is requesting **FINAL SUBDIVISION AND SITE PLAN APPROVAL** for 26 townhouse subdivision. The development will be located on approximately 7.5 acres having parcel number 080.-04-1-2.121 located in an MHR District (Medium High Residential District) under Section 192.18 and 228-8 of the Code of the Town of Webster. **Approved with conditions**

3. **M & T BANK SIGN PACKAGE** - Located at 935 Hard Road. Applicant, Image One Industries are requesting **SIGN APPROVAL** for(3) three façade signs having 33.6 ; 6.66, and 21.5 square feet as replacement signs and a 48.5 square foot monument sign, under Section 178-4f of the Code of the Town of Webster. **Approved**

ADMINISTRATIVE MATTER:

1. Review minutes from August 15, 2017; and October 3, 2017. **Approved**

William Rampe, Chairman
Webster Town Planning Board