

## **WEBSTER TOWN PLANNING BOARD MINUTES**

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 5 January 2021

### **PRESENT:**

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Dave Arena, Secretary

Derek Anderson

Derek Meixell

John Kosel

Josh Artuso, Deputy Commissioner

Katherine Kolich, Recording Secretary

Raja Sekharan, Attorney

### **ABSENT:**

Mark Giardina

## **APPEARANCE BEFORE THE BOARD**

### **SCHEDULED ITEMS:**

#### **DECK AND STORAGE SHED**

Applicant: 1040 Jackson Road-Walter Wirlo-Ukrainian Cultural Center

Drawing: N/A

Dated: N/A

Revision: N/A

Status: **FINAL APPROVAL AS PRESENTED**

#### **ACCESSORY STRUCTURE**

Applicant: 396 Whiting Road

Dated: N/A

Revision: N/A

Status: **APPROVED W/DRAWING 2300COM**

Mr. Casciani welcomed everyone to tonight's meeting of the Planning Board of January 5, 2021.

Pledge of Allegiance

Roll Called

Mr. Casciani: Actually, before we start, we should do an organizational meeting. It's the first of the year and it is customary that every new year we need to appoint a couple of positions on the

Planning Board and one is for the Vice Chairman of the board and I make a motion that we again appoint Dave Malta : All in favor

The other is the Secretary to the board, Dave Arena has been doing it and has done a good job with the minutes and stuff . I re-nominate Dave again: All in favor

*Dave Arena read the 1st application:*

**1040 JACKSON ROAD DECK AND STORAGE SHED:** Located at 1040 Jackson Road. Applicant Walter Wirlo is requesting **FINAL SITE PLAN APPROVAL** to construct an approximately 3,500 SF deck with pergola and storage shed associated with the Ukrainian Cultural Center situated on a 2.25-acre parcel having SBL # 080.17-3-14.1 located in an R-3 Residential Zoning District under Section 228-5 and 228-8 of the Code of the Town of Webster.

Mr. Casciani: We can cut to the chase here. I just highlighted some of the things and the intent is not to make larger parties, your putting plans along Jackson Road. We talked about the bands, there is not going to be any outdoor bands. Ok, we have this stuff. Why don't you give us your name and address and get started?

Appearing before the board was Walter Wirlo and I am President of the Ukrainian Cultural Center. I live at 1048 Bay Road in Webster. When I was here last time, you had requested that we re-submit the plans to show lighting; an additional partition and a ramp which I did submit a week ago.

Mr. Casciani: Yes, we got that. You enclosed it and I think Dave asked to have that closed in and you did that. Dave's interest was lighting I think, Dave: Correct?

Dave Malta: Yup

Mr. Casciani: So, lighting is all down on the deck and nothing is casting out.

Walter Wirlo: There will be some on the wall but there are screens on the sides where some of the lights will be.

Mr. Casciani: Yes, it doesn't cast out towards the road

Walter Wirlo: No, not casting out towards the road and these would be all low voltage LED lights

Mr. Casciani: Does anyone have any other issues with that?

Board: NO

Mr. Casciani: We have the drawings showing it. You did a nice job with these drawings.

Walter Wirlo: Years of RIT training.

Mr. Casciani: Better than some of the architects that come in

Walter Wirlo: I was an architect student, I tried but I didn't make it. I was more of a design student.

Mr. Casciani: Ok, Mr. Wirlo is here for a Final. He did receive Preliminary and we did SEQR and the Final is just based on the lighting and the fencing around the deck.

**RESOLUTION 20-001**

Mr. Malta made a motion for **FINAL APPROVAL** Located at 1040 Jackson Road. Applicant Walter Wirlo to construct an approximately 3,500 SF deck with pergola and storage shed associated with the Ukrainian Cultural Center situated on a 2.25-acre parcel having SBL # 080.17-3-14.1 located in an R-3 Residential Zoning District under Section 228-5 and 228-8 of the Code of the Town of Webster which was seconded by Mr. Meixell.

VOTE:

Mr. Anderson	AYE
Mr. Arena	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	ABSENT

**Conditions:**

1. Subject to PRC comments.
2. Subject to Preliminary Approval Conditions.
3. Subject to all applicable governmental fees.
4. Subject to Department of Public Works approval
5. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 1.5.22.
6. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.
7. The Engineer for the proposed project shall provide a Letter of Certification that all proposed work was completed, as per Planning Board resolution of final approval, before a Certificate of Occupancy will be issued.
8. Subject to resolution of the final approved minutes.
9. Approvals are subject to Drawing No: (AS SUPPLIED) Dated:

**396 WHITING ROAD ACCESSORY STRUCTURE:** Located at 396 Whiting Road. Applicant Paul Kondolf is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to construct a 1,200 SF accessory structure on a 3.0-acre parcel having SBL # 049.03-1-32.13 located in an LL Large Lot Zoning District under Section 228-5 and 228-8 of the Code of the Town of Webster.

Appearing before the board was Paul Kondolf. My customer wanted us to build, it's almost like a storage structure. He want to put a boat in there, a car and then it has a nice little porch on the front. I attached some pictures and we are going to match the structure to the house, and we are going to put the same garage door on it; going to use the same siding; we are going to blend the roof and everything so it all looks the same and it is not going to be more or less or a giant ugly barn. It's going to blend and kind of look like a garage on the property.

John Kosel: Is that going to go behind the house?

Paul Kondolf: It is behind the house. The setbacks are far enough off . I talked to the Building Inspector and they looked at the setbacks and the setbacks are plenty off the lot line and there is plenty of room between the house to get into the backyard still.

Mr. Casciani: It looks like you are about 500 feet or something.

Paul Kondolf: Yes, he's got a lot

Dave Malta: What kind of utilities?

John Kosel: You name and address for the record please

Applicant: My name is Paul Kondolf and I live at 50 Webster Road in Spencerport and the structure is going on INAUDIBLE and Renee Romano's property at 396 Whiting Road.

Dave Malta: Paul, what kind of utilities are you going to be running back there?

Paul Kondolf: Just electric. No water or sewer or anything. It's strictly for storage. They are not using it for anything other than that. He wants the electric in it for lighting and we are going to have a third-party electrical inspection. I talked to the town and they said we need an electrical inspection done when we dig it out and make sure we do everything to code. We are not doing any sewer or anything in there.

Mr. Casciani: What you want to do is.... What is that dimension, 30 by what?

Paul Kondolf: 30 X 40

Mr. Casciani: On your final drawing though, you should have the dimension of what you are from the sideline in here.

Paul Kondolf: Ok

Mr. Casciani: You are well within it but just for the ...

Paul Kondolf: The setback for the tape location map?

Mr. Casciani: Yes, exactly and that is where it should be

Paul Kondolf: Ok

Mr. Casciani: What does it have an upstairs in that too or is it just

Paul Kondolf: It has a pull-down access for some storage up top. Christmas lights and that type of stuff.

Mr. Casciani: Its real nice and looks really good. I don't see any issues with it. Anybody any questions?

John Kosel: How come this had to come before the Planning Board?

Mr. Casciani: Why? Because of the size

John Kosel: Ok

Paul Kondolf: Anything over 500 square feet?

Mr. Casciani: Yes. There will be some stipulations. You can't use it for living quarters, it's for personal use, not for rental and short of that, that's it. Extremely nice building it's way back from the road . Alright, anybody any questions or concerns? Again, this is a public hearing so we should open it up while we are discussing it. If anyone is out there listening and you have a comment either for or against this project, please call 872-7011 Does anyone have any concerns over it?

Board: NO

Dave Malta: The whole building is wide open?

Paul Kondolf: Inside? Yes. It is all wide open inside and a pull down to go up in the attic.

Mr. Casciani: I don't think anyone is going to in on this so we will close the public portion. Any comments?

Derek Anderson:

### **RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Paul Kondolf to construct a 30 foot by 40-foot accessory structure located at 396 Whiting Road, having SBL #049.03-1-21.13.

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

**RESOLUTION 21-002**

Mr. Malta made a motion to **TYPE II SEQR** which was seconded by Mr. Meixell.

VOTE:

Mr. Anderson	AYE
Mr. Arena	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	ABSENT

Mr. Casciani: Ok, we need a motion for approval

**RESOLUTION 21-003**

Mr. Casciani made a motion to **PRELIMINARY APPROVAL** Located at 396 Whiting Road. Applicant Paul Kondolf is requesting to construct a 1,200 SF accessory structure on a 3.0-acre parcel having SBL # 049.03-1-32.13 located in an LL Large Lot Zoning District under Section 228-5 and 228-8 of the Code of the Town of Webster which was seconded by Mr. Kosel.

VOTE:

Mr. Anderson	AYE
Mr. Arena	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	ABSENT

Paul Kondolf: Do I have to go to the building department still and get the permit obviously so when I go to do that, can I

**Conditions:**

1. That it conforms to the code 225-36 relating to Accessory Buildings
2. To be used for personal use only; not for rental; and not for any residence
3. Applicant needs to bring in updated tape location map to show setback distance

Paul Kondolf: What is the next step then?

Mr. Casciani: We have to do a Final Approval that was Preliminary and basically it is the same thing and then tomorrow you can get a hold of Josh and go in and work towards your permit.

Raja Sekharan: Before the permit is issued obviously you need to provide the tape location map

Paul Kondolf: Yes, I will get that drawn up and I will get that distance on the location map

**RESOLUTION 21-004**

Mr. Casciani made a motion to **FINAL APPROVAL** Located at 396 Whiting Road. Applicant Paul Kondolf is requesting to construct a 1,200 SF accessory structure on a 3.0-acre parcel having SBL # 049.03-1-32.13 located in an LL Large Lot Zoning District under Section 228-5 and 228-8 of the Code of the Town of Webster which was seconded by Mr. Meixell.

**VOTE:**

Mr. Anderson	AYE
Mr. Arena	AYE
Mr. Kosel	AYE
Mr. Malta	AYE
Mr. Meixell	AYE
Mr. Casciani	AYE
Mr. Giardina	ABSENT

**Conditions:**

1. Subject to Preliminary Approval Conditions.
2. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 1.5.22.

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 7:15 pm.

**ADMINISTRATIVE MATTER:** Minutes were approved for December 15, 2020.

Respectfully Submitted,

Signed David C. Arena Sec. Dated 1/19/21

David C. Arena, Secretary  
Katherine Kolich, Recording Secretary

*Donna M. Maguire*  
JAN 21 '21 AM 5:25  
FILED WEBSTER TOWN CLK