

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 19 January 2021

PRESENT:

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Dave Arena, Secretary

Derek Anderson

Derek Meixell

Mark Giardina

John Kosel

Josh Artuso, Director of Community Development

Katherine Kolich, Recording Secretary

ABSENT:

Raja Sekharan, Attorney

APPEARANCE BEFORE THE BOARD

SCHEDULED ITEMS:

SIGN

Applicant: 1750 Boulter Industrial Park

Drawing: N/A

Dated: N/A

Revision: N/A

Status: **TABLED TO FEBRUARY 2, 2021**

SKETCH PLAN REVIEW

Applicant: 40 Commons Blvd. THE VILLAGE VET

Dated: N/A

Revision: N/A

Status: **SKETCH PLAN REVIEW-PB will send positive recommendation to ZB in support of front setback variance on site.**

Mr. Casciani welcomed everyone to tonight's meeting of the Planning Board of January 19, 2021.

Pledge of Allegiance

Roll Called

Mr. Casciani: Raja is out of town this evening. Ok, so the first application, I am going to make a motion we table the Boulter sign to February 2, 2021

Dave Arena read the first application:

1750 BOULTER INDUSTRIAL PARK SIGN: Located at 1750 Boulter Industrial Park. Applicant Vital Signs is requesting **SIGN APPROVAL** to allow a 78.2 SF building mounted sign on a 9.6-acre parcel having SBL # 066.03-1-6.112 located in an Industrial Zoning District under Section 178-7 of the Code of the Town of Webster.

Application tabled.

RESOLUTION 21-005

Mr. Casciani made a motion to **TABLE APPLICATION TO FEBRUARY 2, 2021 MEETING** 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	AYE

Dave Arena read the second application:

40 COMMONS BOULEVARD VILLAGE VET: Located at 40 Commons Boulevard. Applicant Andrea Blitz is requesting **SKETCH PLAN REVIEW** associated with the proposed construction of a 6,000 SF veterinary office on a 1.44-acre parcel having SBL # 079.16-1-24.232 located in an MC Medium Intensity Commercial District under Section 228-4 of the Code of the Town of Webster.

Appearing before the board was Matt Newcomb and I am with Passero Associates and also with me tonight is Andrea Blitz and she is the owner of Village Vet. If you guys have any logistical or operations questions she can help out answering those. So, as Mr. Arena had mentioned, the project is located at 896 Ridge Road off of Webster Commons. Webster Commons is an extension of the Target plaza and there is a signalized intersection there. The parcel is located and I can show you hear on the map in the back corner and I would say pre-approved area for development. This project is an allowed use within the zoning district and all utilities are there. The pond is there, and it is sized to handle this development so there is no issues there.

The disturbance is under an acre so there I no need for a stormwater plan. The proposal is for a 4600 +/- SF veterinary office with an area to expand another 2,000 SF in the future and the parking that we show on the plan is adequate to service this and we are land banking some spaces because we don't feel that we need them. However, the Town Code required us to show it and get approval for them. So, if it does become an issue and we need to construct them, we certainly will. If we are able to. Those parking space that we show are also enough to accommodate the 2,000 SF addition if that is constructed.

We are requiring and requesting a set back variance from the Zoning Board at their next meeting. The front setback is 50 foot required and we are proposing 38.2 feet and one of the things that I will point out, is in this development the building directly to the north is right on the property line so I don't see this as being a major issue . One of the other constraints we have and why we are locating the building where we are is because the pond is located on the eastern side of the property that services this development so it kind of prohibits are ability to move further away from the front setback which is considered that access drive there in the center. So, with that I will open it up to any questions that the board may have. Again, we are here for concept plan and Preliminary Approval, if possible, this evening.

Mr. Casciani: I don't think it is set for preliminary. It is set for Sketch Review only.

Matt Newcomb: And that is fine if we are able to get Preliminary as well while we are here.

Mr. Casciani: Well, we can't because it is not advertised as such.

Matt Newcomb: Ok.

Mr. Casciani: First of all, the building is a heck of nice-looking building you are putting up there. A real nice-looking building. It looks like it's a real nice house and doesn't look like a commercial building. As far as parking, I talked to Josh about it . My feeling is that, there isn't a variance required for as long as you have the parking. Did you check that?

Josh Artuso: Yes

Mr. Casciani: I don't think you need all the parking. You know better than we would know what actually, works for you as long as you have the room for it. You are banking the parking spaces

Matt Newcomb: Yes. So, we have enough parking shown and I call land bank which means the spaces remain green until they are needed. So, we construct what we think we need and then as part of our approval, we will have approval to construct more spaces, if we run into an issue. Which I think is a great opportunity to keep as much green space as possible. So, there is room to construct what is required.

Mr. Casciani: What would you put in? How many parking spaces would you be putting in?

Matt Newcomb: I can look. So, we are going to construct 44 spaces and we will have 14 additional land banked spaces for a total of 58 spaces.

Mr. Casciani: Remember when we did CVS and they banked parking spaces in the back? You guys remember that? I don't think we sent that to the Zoning Board for any variances. I think that is a function of the Planning Board. It is planning the site. They do have the parking spaces but they are saying we just aren't going to black top them now and that is fine. My opinion.

Derek Anderson: (not using the mic) we did that for them and also Costanza Sausage.

Mr. Casciani: Yes, that is right too. We have done that over time, but I don't think it ever went to the Zoning Board.

Josh Artuso: I wasn't able to find anything in our code that specifically speaks to the land banking of parking spots but just in review of past projects, I did find that, that was it had been handled in the past.

Mr. Casciani: Yes, we just did it.

Josh Artuso: Yes, and from the Town's perspective, I think like Matt said, it is good to preserve as much green space as possible. Why build parking when it is not needed?

Mr. Casciani: Yes, absolutely. There is nothing worst then putting black top and then having dandelions growing through it in a couple years.

Matt Newcomb: We did when we made our application to the Zoning Board, we did include the parking for a variance as part of our application which we can discuss with them when we meet with them. We did it purposely because we weren't sure what your feeling was on it so we can either get a variance and do it or we can or if it is determined that we don't need a variance then we will go that route as well.

Josh Artuso: I did inform the board after they received the application for the variance to disregard it and there seems to be conflicting opinions from that board on that, but we will deal with that.

Mr. Casciani: That will be setting another precedent again doing that. In the past, we have done this and it has always been accepted that way and I think we should just continue it that . Alright, is there anything else? Does anyone have any questions?

Mark Giardina: I took a ride over to see the property, in fact, Tony and I both did and in my opinion it is a nice location and I think considered what has happened in the past year we hear and read about all these small businesses that are suffering because of the pandemic here we have one that is apparently doing well, and it is going to expand and stay here in Webster . It is in a MC Medium Intensity Commercial District so it is not going to be bothering any neighbors, residential neighbors and with regards to the parking situation , if you go to the current site try and make a left hand turn out of that driveway and your next social security check will be in the mail...LOL that's the way it is with the traffic on Ridge Road. So, the design is nice I just have one question, according to the map I see there you allocated a certain number of spaces left to the side of the building there is that for future addition to the building?

Matt Newcomb: So yes, the current need is, I think it was 4600 SF is what this proposed building is for and then we are showing a potential addition of 2000 SF in the future if they were to expand. So, there is room for that there.

Mark Giardina: Well, that is just the comments that I have to make. To me it is very encouraging. I remember years ago there use to be a Tavern, wasn't there Tony?

Mr. Casciani: Yes, it use to be the Dollhouse ...(laughter)

Mark Giardina: And then the Vet came in and renovated the structure and did a great job and now they want to move and expand and as I said again, it's nice to see a local business grow and stay here in Webster.

Dave Malta: It's an excellent looking building (TALKING AT THE SAME TIME)

Mr. Casciani: Do you lease that building or do you own it?

Andrea Blitz: (NOT AT THE MIC) I currently lease it

Mr. Casciani: In the back Matt it shows an existing stormwater pond, I don't remember a pond Back there

(EVERYONE TALKING AT ONCE)

Matt Newcomb: It is right in this location (SHOWING ON THE PLANS) it is actually a pond and it services this entire area.

Mr. Casciani: Yeah, right

Matt Newcomb: Part of the reason is that we want the room for the expansion for the 2000 SF expansion in the future so we had to push the building out towards the roadway because that pond prohibits are ability for that expansion. That is the purpose for the front setback.

Derek Anderson: I don't think the setback variance is really too surprising. Because I remember when we did Mavis next door, there was some discussion about the line because of the encumbrances on the site. I am actually kind of impressed of how you got it to fit the little bump out and with the way the landscaping is getting done on it INAUDIBLE. (BOTH PARTIES SPEAKING AT THE SAME TIME) then a big open space. It going to look really nice.

Mark Giardina: Refresh my memory, the current facility where you are now, how many parking spaces do you have.

Andrea Blitz: (NOT USING THE MIC) 25

Mark Giardina: And this new proposed structure would have 44, so you are doubling your Parking and...

Matt Newcomb: And then we would have an additional 14 we can open up if we need to.

Dave Malta: Mostly the parking is in and out, right. People don't go there and stay there for 6 hours.

Matt Newcomb: Correct

Mr. Casciani: Ok. Does anybody have any questions or concerns? Good looking building. All the paperwork you turned in was adequately done and all the bases covered going through it. You have everything in there. Ordinarily you look for preliminary, you are looking at what colors you are going to use. Do you have any?

Matt Newcomb: I think in general this is a color print of...

Mr. Casciani: Is this showing it? This is pretty much the color?

Matt Newcomb: Yes

Mr. Casciani: And the roof is what, shingle roof?

Matt Newcomb: Shingles

Mr. Casciani: Lighting?

Matt Newcomb: Lighting will all be dark sky compliant and will probably have some lights over the doorways, just for safety reasons but .

Mark Giardina: Tony, I have a question. Don't they need a sign permit for the sign on the north Elevation?

Mr. Casciani: Well, yes you have to have a permit for it. What the square footage is I don't even know but, is that the sign that you would be putting in?

Matt Newcomb: I believe so. Is that the plan?

Andrea Blitz: (NOT USING THE MIC) It hasn't been filled out yet, but I did want some kind of a sign on the corner of that lot.

Mr. Casciani: On the corner of the lot? Ok, I am looking at the sign that is on the building itself. Ok, you are putting that on there.

Andrea Blitz: Yes

Matt Newcomb: And then do you want a sign at the corner as well?

Andrea Blitz: (NOT USING THE MIC) I believe we talked about that as well, but it is not set in stone. The sign on top of the building is for sure going to be there.

Matt Newcomb: Yes, so we will include a sign at the corner as well on our revised plans for the next submission.

Mr. Casciani: Yes, put your dimensions that require setback.

Derek Anderson: Isn't there INAUDIBLE monument signs INAUDIBLE... (EVERYONE TALKING AT ONCE)

Matt Newcomb: We will look into that. Because if there is a monument sign, that kind of goes away so.

Mr. Casciani: Yes, you would put a plaque right into that one.

Andrea Blitz: (NOT USING THE MIC) There is an existing monument sign and I don't know if it really has a name but all the other INAUDIBLE where 5 Guys was that building there is a big monument sign space for me if I want it.

Mr. Casciani: Yeah

Derek Anderson: Isn't there one over by Mavis too?

Mark Giardina: I didn't see one. The way I drove in Mavis was on my passenger side.

Mr. Casciani: Yes, it is on the right, but I don't recall INAUDIBLE

Mark Giardina: But then it could have been the way we came in.

Derek Anderson: There are spaces on the monument

Mr. Casciani: If there is a monument sign, that is the intended sign for the project, the entire project. Like the shopping plaza and so on.

Matt Newcomb: Yes, we still want a building mounted sign.

Mr. Casciani: That wouldn't be an issue.

Matt Newcomb: We could get approval for the signs as part as this application, correct?

Mr. Casciani: For this here, right now? The way you have it now?

Matt Newcomb: Yes

Mr. Casciani: There is no approval tonight. This is just a sketch review.

Matt Newcomb: I am asking because municipalities require a separate application for building mounted signs.

Mr. Casciani: Oh, for the sign.

Matt Newcomb: Yes. I wanted to make sure that ...

Josh Artuso: Our code allows it to be approved as part of site plan approval as long as we make note of that. I also just want to add, I don't know if David Cox passed along the comments from the PRC Committee. There was just really one.

Matt Newcomb: Yes, he did about the manhole and parking space. Take out a parking space and make it green so we will actually go down to 43 instead of 44 spaces.

Mr. Casciani: You have your landscaping drawing, so you have everything. Anybody, Dave. You guys alright? Alright, there is no vote on this. Just come back in and we can give a preliminary/final because this looks like a pretty cut and dry application here. We can do that all in one meeting.

Matt Newcomb: That sounds good. We will go to the Zoning Board and get our variance. So does this board offer a letter of recommendation to the Zoning Board for this project?

Mr. Casciani: We have done this; do you want to do this? Everybody's ok with it? We Recommend. So, we will make a letter to the Zoning Board in recommendation that this board is in favor of 38-foot setback for future development on the site.

Matt Newcomb: Great. Sounds awesome. Thank you, guys.

Mr. Casciani: We will do that tomorrow. I think we have a question on the other side. Is there an outside area for the dogs to run around.

Andrea Blitz: (NOT USING THE MIC) Not really. It is mostly greenspace for the dogs to Go potty on, that's it. No fence enclosures or anything.

John Kosel: Do you keep dogs there overnight?

Andrea Blitz: (NOT USING THE MIC) No

Mr. Casciani: Ok, good to go. Thanks a lot.

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 7:30 pm.

ADMINISTRATIVE MATTER: Minutes were approved for January 5th meeting.

Respectfully Submitted,

Signed David C. Arena Sec

Dated

2/2/20
Dorothy M. Maguire
FEB 4 '21 AM 10:17
REC'D WEBSTER TWN CLK

David C. Arena, Secretary
Katherine Kolich, Recording Secretary