

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 2 March 2021

PRESENT:

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Dave Arena, Secretary

Derek Anderson

Derek Meixell

Mark Giardina

John Kosel

Raja Sekharan, Attorney

Josh Artuso, Director of Community Development

Katherine Kolich, Recording Secretary

ABSENT:

APPEARANCE BEFORE THE BOARD

SCHEDULED ITEMS:

VILLAGE PHYSICAL THERAPY & FITNESS-SIGN

Applicant: Pat Privatera

Drawing: N/A

Dated: N/A

Revision: N/A

Status: **APPROVED PER THE DRAWING THAT IS DATED JANUARY 28, 2021.**

ROCHESTER LINOLEUM PLAZA-PARKING LOT EXPANSION

Applicant: Dave Spoleta

Dated: N/A

Revision: N/A

Status: **APPROVED PER THE DRAWING # 20213093.11.**

Mr. Casciani welcomed everyone to tonight's meeting of the Planning Board of March 2, 2021.

Pledge of Allegiance; Roll Called

Mr. Casciani: Ok, we just have the 2 items on the agenda this evening. Dave, why don't we go ahead and get started.

Dave Arena read the first application:

VILLAGE PHYSICAL THERAPY & FITNESS SIGN: Located at 803 Ridge Road.

Applicant Pat Privatera is requesting **SIGN APPROVAL** for (1) 26.6 sf building mounted sign associated with a new business in the Webster Woods Plaza on a 3.54-acre parcel having SBL # 079.18-1-69.111 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster.

Appearing before the board was (no introduction of name) I have never done this before so bear with me (LAUGHTER) We are just looking for sign approval and essentially what we are trying to do is essentially replace the existing sign of the company that we purchased. The same exact replica and it is actually from the same sign maker, same dimensions it is just a different name.

Mr. Casciani: And the lighting is already there?

Applicant: Yes

Mr. Casciani: Goose neck lights?

Applicant: Yes

Mr. Casciani: Is that what it is going to be the white?

Applicant: Yes

Mr. Casciani: It shows it as white

Applicant: Yes. My copy here is black and white but it should be white with blue lettering.

Mr. Casciani: Are there other signs there that are white also?

Applicant: I think they are a different color. On the back it is blue, and it is white lettering.

Mr. Casciani: Ok, does anybody have any issues with it? Dave? You guys are all right with it? Pretty simple.

Applicant: More experience for me. This is good.

Mr. Casciani: Ok, want to do SEQR on it?

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Pat Privatera, for a 26.6 square foot building mounted sign for Village Physical Therapy & Fitness located at 803 Ridge Road on a 3.54-acre parcel having SBL #079.18-1-69.111.

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 21-015

Mr. Anderson made a motion for **TYPE II SEQR** which was seconded by Mr. Arena.

VOTE:

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

Mr. Casciani: It looks like you are going right on the end of the building, right? What was that a gym or something?

Applicant: It was for physical therapy practice, so we purchased a physical therapy practice, so it is just a different name.

Mr. Casciani: Ok, does anyone want to make a motion to approve the sign?

RESOLUTION 21-016

Mr. Arena made a motion to **APPROVE the sign** located at 803 Ridge Road. Applicant Pat Privatera is requesting **SIGN APPROVAL** for (1) 26.6 sf building mounted sign associated with a new business in the Webster Woods Plaza on a 3.54-acre parcel having SBL # 079.18-1-69.111 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster. 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	AYE

Conditions:

- Approved per the drawing that is dated January 28, 2021

Mr. Casciani: I guess you are all set. Good luck with it.

Applicant: What do we do next as far as the permit? How do we go about ...?

Josh Artuso: I will work with our Building Clerk tomorrow to process the permit and when it is ready you will be getting a call and you will be able to come in and pay the fee at that time.

Mr. Casciani: Ok, go ahead Dave.

Dave Arena read the second application:

ROCHESTER LINOLEUM PLAZA PARKING LOT EXPANSION: Located at 1170 Ridge Road. Applicant Dave Spoleta is requesting a **SITE PLAN MODIFICATION (PUBLIC HEARING)** of a previously approved site plan to allow the construction of 27 additional parking spaces on a 3.05-acre parcel having SBL # 080.09-3-1.31 located in an MC Medium Intensity Commercial District under Section 228-8 of the Code of the Town of Webster.

Appearing before the board was Dave Spoleta. I'm here for the 27 modification. Again, it is crucial for Dr. Giangreco business and for the future of this plaza.

Mr. Casciani: Ok, you changed the drawings and actually Derek had the suggestion at last meeting to do it rightfully so because this will have on file for anything in the future for any modifications instead of drawings.

Dave Spoleta: It was a good idea.

Mr. Casciani: Ok, you shoved it down to the west a little bit and you have the diagram of your wall that you will be building going . You have 24 feet minimum between parking spaces?

Dave Spoleta: Yes

Mr. Casciani: I don't know what else. Anything anyone? Are you guys ok with this?

Derek Anderson: I just have some comments in there.

Mr. Casciani: Go ahead.

Derek Anderson: I noticed a bunch of lighting out there

Dave Spoleta: Yes

Derek Anderson: How is it actually getting relocated?

Dave Spoleta: I am just going to move it up. I will move it closer to the wall.

Derek Anderson: It's not something you will have to drive around?

Dave Spoleta: No

Derek Anderson: Just the way it shows on there it gives you the impression that you have to drive around and park.

Dave Spoleta: No. No one is driving around the light post. No.

Derek Anderson: And then what is interesting is that the original plans that you gave us had the conditions of approval for the first development and the landscaping trees across the front are they all going to be maintained as part of this?

Dave Spoleta: Yes

Mr. Casciani: Actually, the grass there was always maintained well all the time

Dave Spoleta: Yes, it was. But yes, Dr. Giangreco will have to maintain it.

Derek Anderson: I mean you are not going to lose trees as part of it ?

Dave Spoleta: No, we are not losing any trees.

Derek Anderson: Ok.

Mr. Casciani: The monument sign is staying right where it is?

Dave Spoleta: Yes, the same. We don't have to touch the sign.

Mr. Casciani: Any change on that, you do it in the future.

Dave Spoleta: Exactly.

Mr. Casciani: Alright. Anything, anybody else? We looked at it, but it was just technicality last time that we had them come back.

Dave Malta: Actually, this makes a lot of sense and they probably should have done that right from the beginning because they have all that parking in the back and down in the front. Who is going to walk all the way down. I think it is excellent.

Mr. Casciani: I guess he had nice storage down below too. Ok, does anybody want to... Oh, we should do SEQR first.

Mark Giardina: Is this also for public hearing Tony?

Mr. Casciani: I think it was a public hearing, but I did close it last time I believe. It is a public hearing so we will leave it as a public hearing. Again, if anyone is interested in this project either for or against it you can call 872-7011 and, in the meantime, we can keep moving forward.

Derek Anderson:

MOTION FOR AN UNLISTED ACTION

The Town of Webster Planning Board considered the request by Applicant, Dave Spoleta to allow the construction of 27 additional parking spaces on a 3.05-acre parcel located at 1170 Ridge Road, having SBL #08.09-3-1.31

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 January 26, 2021,
2. considered public comments directed to the Planning Board during the Public Hearings on February 17, 2021, and March 2, 2021, and
3. completed Part 2 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.

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 does not include on site wells or septic systems.
3. The proposed action will not have an impact on the drinking water supply since it does not connect to the public water supply.
4. The proposed action will not have an impact on the sewerage or treatment system since it does not connect to the public sewer system.
5. The proposed action will not have a substantial adverse change in potential for erosion, flooding, leaching or drainage problems. Construction of the parking lot expansion will conform to NYSDEC for storm water management and control.
6. The proposed action will not have a substantial adverse change in existing solid waste production since the action does not contain processes that will significantly increase the amount of solid waste already generated by the overall development.
7. The proposed action will not have a substantial adverse change in existing noise, odor, or light since use of the proposed facility provides needed parking for existing residents. 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 in traffic since the parking lot is for existing residents.
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 endanger 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 a parking lot.
14. The action will not create a hazard to human health since the action will not include processes that produce hazardous waste.
15. The action will not create a substantial change in use of the land since the action is located within an existing commercial development.
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 periods of high use are anticipated to correspond with existing high usage times for the area.
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 21-017

Mr. Anderson made a motion for **UNLISTED ACTION** which was seconded by Mr. Giardina

VOTE:

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

Mr. Casciani: So, we have not had anyone call on this so we will close the public hearing. Any other interests or concerns on it? Ok, will make a motion for preliminary approval.

RESOLUTION 21-018

Mr. Arena made a motion for **PRELIMINARY APPROVAL to ROCHESTER LINOLEUM PLAZA PARKING LOT EXPANSION**; located at 1170 Ridge Road. Applicant Dave Spoleta is requesting a **SITE PLAN MODIFICATION** of a previously approved site plan to allow the construction of 27 additional parking spaces on a 3.05-acre parcel having SBL # 080.09-3-1.31 located in an MC Medium Intensity Commercial District under Section 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	AYE

CONDITIONS:

- Approved with drawing # 20213093.001 as applied for.

Mr. Casciani: And a final approval.

RESOLUTION 21-018

Mr. Arena made a motion for **FINAL APPROVAL to ROCHESTER LINOLEUM PLAZA PARKING LOT EXPANSION**: located at 1170 Ridge Road. Applicant Dave Spoleta is requesting a **SITE PLAN MODIFICATION** of a previously approved site plan to allow the construction of 27 additional parking spaces on a 3.05-acre parcel having SBL # 080.09-3-1.31 located in an MC Medium Intensity Commercial District under Section 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	AYE

CONDITIONS:

- Approved with drawing # 20213093.001 as applied for.
- Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 3.2.22.

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

ADMINISTRATIVE MATTER: No minutes were approved.

Respectfully Submitted,

Signed David C. Arena Sec. Dated 4/6/2021

David C. Arena, Secretary
Katherine Kolich, Recording Secretary

APR 14 '21 AM 6:54
FILED WEBSTER TOWN CLERK
Dorothy M. Nugent

