

**WEBSTER TOWN PLANNING BOARD MINUTES**

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 16 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:**

**BASKET ROAD ACCESSORY STRUCTURE**

Applicant: Eric Davis  
 Drawing: N/A  
 Dated: N/A  
 Revision: N/A  
 Status: APPROVED W/CONDITIONS: FOR PERSONAL USE ONLY, NOT FOR COMMERCIAL USE, NOT FOR LIVING SPACE, SIGNIFICANT CONSTRUCTION TO EXPIRE 3.16.22.

Mr. Casciani welcomed everyone to tonight’s meeting of the Planning Board of March 16, 2021 and we have one item on the agenda tonight.

Pledge of Allegiance; Roll Called

Mr. Casciani: Ok, we have one meeting tonight on Basket Road. It is a public hearing, so Dave do you want to go ahead and read it.

*Dave Arena read the first application:*

**BASKET ROAD ACCESSORY STRUCTURE:** Located at 192 Basket Road. Applicant Eric Davis is requesting PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING) to construct a 960 sf accessory structure on a 3.00-acre parcel having SBL # 051.01-1-13 located in an LL Large Lot Zoning District under Section 225-36 of the Code of the Town of Webster.

Mr. Casciani: Ok, I take it you are Eric. Are we doing good so far?

Appearing before the board was Eric Davis . I would like to build an accessory structure and I guess you could call it a barn in the woods behind my house for some storage for a couple cars, lawn equipment and just kind of like a work shop for some things coming up in the year here.

Mr. Casciani: We do have a sketch of it. This is what you are proposing something like this?

Eric Davis: Yes. It is not quite exact. As far as the specifications of it, the color is probably a bit different then that how it is rendered. It will have the wainescoting with 2 colors on the side.

Mr. Casciani: We usually ask for samples, but you are putting this so far back, I drove by there today and I couldn't even see where you are proposing it.

Eric Davis: That is purposely why I put it there. It was the most level spot in the woods and remove the least number of trees and disturb the landscape in that location.

Mr. Casciani: Does anyone have any questions on it? There is a drawing there of it.

John Kosel: Is there going to be electricity here or heat or water going back there?

Eric Davis: No water but eventually electricity that I will have to contract out. I had one electrician look at it with plans to upgrade the service at my house and then the electric would be buried back there. I am not going to put in a heated floor or anything like that, like I did in the garage I built recently. Maybe a wood stove down the road in a few years. I cut all my own firewood that would be a good way to heat it. It won't be heated consistently, maybe when I am out there working. It is mainly for winter storage of a couple cars to get them out of my garage in the winter and put them back there so I can actually park myself in the garage and a boat so it is undercover and not sitting in my yard at all.

Mr. Casciani: This is a public hearing so why don't we open the public hearing and if any neighbors have a concern either for or against this project, you can call 872-7011 and we will take your comments. We can keep going. This way we can go with it if anyone has questions.

Mark Giardina: Does he need to come back if he is going to install the wood burning stove ?

Mr. Casciani: Come back for what reason?

Mark Giardina: Because he wants to add the gentleman had mentioned perhaps putting in a woodboring stove.

Mr. Casciani: Well that would be inside so it wouldn't impact anything.

Mark Giardina: But it wouldn't require a separate permit?

Josh Artuso: Not by the Planning Board just INAUDIBLE

Mark Giardina: Ok, just curious.

Mr. Casciani: No, he should be ok with that. Anyway, anything else?

Raja Sekharan: How high is it?

Eric Davis: The building height I believe is 16 X 6

Raja Sekharan: How tall is your main house?

Eric Davis: I actually just did a survey for that so the main house

Mr. Casciani: I think looking at it, it is higher than 16 feet

Eric Davis: The main house that abuts the driveway on the northside is 23.4

Raja Sekharan: And you're not seeking any variances?

Eric Davis: No, it's well away from any property line and the ground level is 6 foot lower so it will be well below the peak of the house.

Mr. Casciani: Well, no one has called in so your neighbors must be ok.

Eric Davis: Everyone told me that they received the letter, everyone that I seen in the last few days.

Mr. Casciani: It meets all the requirements based on the code chapter 225-36 for accessory buildings. We had questioned why is stuck out in the back end of the other property, but Josh explained what you did. It's nice you have it right on your site drawing too which helps a whole lot.

Eric Davis: Yes, I played with the drone a little bit and took pictures overhead so you could actually see it better and where it is going to be.

Mr. Casciani: Ok anybody, Dave, John, Derek?

John Kosel: No, looks good to me.

Mr. Casciani: Ok so it is a preliminary final, so we need to do a SEQR. Do you want to go ahead and do that?

Derek Anderson:

### **RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Eric Davis, to construct a 960 square foot accessory structure located at 192 Basket Road on a 3.00-acre parcel having SBL # 051.01-1-13.

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

**RESOLUTION 21-019**

Mr. Anderson made a motion for **TYPE II SEQR** 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

Mr. Casciani: We can do a preliminary on this and we can actually simplify it. We can take it and make it subject to 225-36 regarding accessory buildings. The building conforms to the setbacks, it's in the rear of the building, which is part of it, it is not larger than the square footage of the main structure. We will just make it subject to 225-36. Now, anything you want to add onto that.

Derek Meixell: No commercial use

Mr. Casciani: So just for personal use, right. Ok, anything else? It's for personal use and not to be used for living quarters, correct?

Eric Davis: No

Mr. Casciani: Ok, that is in there to. Alright with those two in there that will be a motion.

**RESOLUTION 21-020**

Mr. Casciani made a motion for **PRELIMINARY APPROVAL to BASKET ROAD ACCESSORY STRUCTURE**: Located at 192 Basket Road. Applicant Eric Davis is requesting PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING) to construct a 960 sf accessory structure on a 3.00-acre parcel having SBL # 051.01-1-13 located in an LL Large Lot Zoning District under Section 225-36 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 subject to 225-36 Accessory Buildings
- For personal use only
- Not for commercial use
- Not for living space

Mr. Casciani: Ok, we will do a final and just make that subject to preliminary approvals and

**RESOLUTION 21-020**

Mr. Casciani made a motion for **FINAL APPROVAL to BASKET ROAD ACCESSORY STRUCTURE**: Located at 192 Basket Road. Applicant Eric Davis is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to construct a 960 sf accessory structure on a 3.00-acre parcel having SBL # 051.01-1-13 located in an LL Large Lot Zoning District under Section 225-36 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:**

- Subject to all preliminary approvals
- Significant construction shall occur within one year, as deemed by the Planning Board to expire on 3.16.22

Mr. Casciani: John, is there anything else you felt?

John Kosel: No.

Mr. Casciani: Ok, that's a motion.

Eric Davis: Thank you very much and thanks for taking the time to be here tonight. I appreciate it.

Mr. Casciani: Good luck with the project. It's a nice setup.

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 4:54  
FILED WEBSTER TOWN CLK  
Dorothy M. Maguire