

**WEBSTER TOWN PLANNING BOARD MINUTES**

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 13 December 2021

**PRESENT:**

Anthony Casciani, Chairman

Dave Arena, Secretary

Dave Malta, Vice Chairman

Derek Meixell

Mark Giardina

John Kosel

Charlie Genese, Town Attorney

Josh Artuso, Director of Community Development

Katherine Kolich, Recording Secretary

**ABSENT:**

Mr. Casciani: Welcome to the December 13, 2021 Planning Board meeting. We are having a special one because the last meeting we had some conflicts in there and issues, so we have to postpone it till tonight, so we didn't hold residents up with their projects.

Pledge of Allegiance/Roll Call

Mr. Casciani: The first application was the Penske and there isn't anyone here for that. Why don't we start with the scheduled matter, Jersey Mike's.

**Summary overview of outcome:**

**BOWLERO SIGNAGE**

Applicant: Kirk Wright

Drawing: N/A

Dated: N/A

Revision: N/A

Status: **APPLICANT WITHDREW APPLICATION**

**PENSKE SIGNAGE**

Applicant: Kirk Wright

Drawing: N/A

Dated: N/A

Revision: N/A

Status: **APPROVED AS PRESENTED WITH CONDITION: SIGN #2 SHOULD REFERENCE ADDRESS AND BE LOCATED OUT OF RIGHT OF WAY**

**975 RIDGE ROAD-JERSEY MIKE'S**

Applicant: Fairmont Signs  
Drawing: N/A  
Dated: N/A  
Revision: N/A  
Status: **APPROVED AS PRESENTED**

**BUNSTY'S SIGNAGE**

Applicant: Josh Palmer  
Drawing: N/A  
Dated: N/A  
Revision: N/A  
Status: **TABLED TO JANUARY 4, 2022**

**342 COASTAL VIEW DRIVE-LOT 509**

Applicant: Stacey Haralambides  
Drawing: N/A  
Dated: N/A  
Revision: N/A  
Status: **PRELIMINARY AND FINAL APPROVAL AS PER DRAWINGS PRESENTED WITH CONDITION TO FILE ACCESSORY APARTMENT AGREEMENT WITH MONROE COUNTY TO COMPLY WITH TOWN CODE SECTION 225-49.1**

**1021 FIVE MILE LINE ROAD-AUTOSALES**

Applicant: Haldun Ince  
Drawing: N/A  
Dated: N/A  
Revision: N/A  
Status: **FINAL APPROVAL AS PER DRAWING 21-001-53, DATED 11.20.21 WITH CONDITION: NO CARS TO BE PARKED IN FRONT OF HOUSE; ALL CARS TO BE IN THE REAR.**

**SIGN APPROVED AS PRESENTED**

**Dave Arena read the first application:**

**BOWLERO SIGNAGE:** Located at 2400 Empire Boulevard. Applicant Kirk Wright from Sign and Lighting Services is requesting **SIGN APPROVAL** to allow (2) building mounted signs and an updated monument sign to reflect rebranding of AMF Empire Lanes on a 9.19-acre parcel having SBL # 078.20-1-49.1 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster.

**Applicant withdrew application.**

**Dave Arena read the second application:**

**PENSKE SIGNAGE:** Located at 650 Basket Road. Applicant Kirk Wright from Sign and Lighting Services is requesting **SIGN APPROVAL** to allow replacement of the facing of an existing building mounted sign and installation of interior way finding signage for the Penske campus located on a 2.3-acre site having SBL # 066.03-1-19 located in an IN Industrial District under Section 178-7 of the Code of the Town of Webster.

Appearing before the board was Kirk Wright with Sign and Lighting Services. Working with Penske. They are upgrading all their signage and getting everything to corporate standard. They are changing the building mounted sign and illuminated sign and on the project everything else is simply some dock numbers, enter and exiting type signs and directional signs.

Mr. Casciani: Ok, your just redoing them but they are in the same place and same size.

Kirk Wright: Correct

Mr. Casciani: And those are interior lit?

Kirk Wright: They are internally illuminated yes

Mr. Casciani: You have a sign ENTER, there is only one road going into there do you really need to have a sign there saying ENTER

Kirk Wright: I believe that doesn't even fall into the signage. Does it say Penske?

Mr. Casciani: No, it just says ENTER

Kirk Wright: The 2 square feet rule

Mr. Casciani: Then it has Welcome to Penske's and that sign is number 3 and that is at the curve going into the site off the driveway. Exit, I don't know why they have to have the sign saying exit.

Mark Giardina: And one that says, thank you and please drive safely. Is that before the exit sign or after.

Kirk Wright: You should have a site plan.

Mr. Casciani: Yes, you have a legend showing and they are all numbered, I have all that. I am just wondering if you need all those signs.

Dave Malta: There are 13 signs all together.

Mr. Casciani: Actually, this sits back quite a ways in off of Basket Road this project anyways, so it's really not a big deal . I think if this was sitting along Ridge Road then this would be a different story for the number of signs.

Derek Anderson: But the only sign that is lit is the PENSKE. The rest of them are not lit.

Dave Malta: Now how does that fall under what we want as far as colors are concerned. Is it going to be a big yellow sign?

Kirk Wright: Yes sir. Similar to the ON TARGET FIREARMS down the street. That is red and blue

Mr. Casciani: Again, the building site quite a bit off and I really don't think it makes a difference like bright white lights.

Mark Giardina: Is there a number on the sign? It's 650 Basket Road are they going to put a number on it or just Penske?

Kirk Wright: It's just Penske

Mr. Casciani: Good point Mark.

Derek Meixell: Is there 650 somewhere else on the building?

Kirk Wright: Not to my knowledge

Mark Giardina: I bring this up because sometimes I get lost on these streets.

Mr. Casciani: Mark that is a good catch and I think that is something you should have them consider. It would be the #2 sign.

Josh Artuso: Kurt, you are just going to want to make sure that when they go to replace that sign at the road that it is brought further in because it appears from Google Street View that it is in the right of way, east along the telephone poles on the street. So, you are going to want to push it back.

Kirk Wright: Maybe along the poles?

Josh Artuso: Yes

Mr. Casciani: Ok, whatever sign they have out by the road, the entrance sign and it looks like #2 which looks like, nothing happening, it just says enter, maybe what they should consider is putting the address 650 on that sign.

Kirk Wright: Ok, I don't foresee that as an issue.

Mr. Casciani: It helps. Nice catch Mark.

Derek Anderson: I actually have to fix something, the previous resolution that I did for Jersey Mike's I accidentally said Kirk Wright from Sign and Lighting Services and I should have read Fairmount Signs . (just to clarify)

**RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Kirk Wright from Sign and Lighting Services, to replace the facing of an existing building mounted sign and installation of interior wayfinding signage for the Penske campus located at 650 Basket Road on a 2.3-acre site having SBL # 066.03-1-19.

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 21-121**

Derek Anderson made a motion for **TYPE II SEQR** which was seconded by Mark Giardina.

VOTE:

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

**RESOLUTION 21-122**

Mr. Casciani made a motion for **FINAL APPROVAL** Located at 650 Basket Road. Applicant Kirk Wright from Sign and Lighting Services is requesting **SIGN APPROVAL** to allow replacement of the facing of an existing building mounted sign and installation of interior wayfinding signage for the Penske campus located on a 2.3-acre site having SBL # 066.03-1-19 located in an IN Industrial District under Section 178-7 of the Code of the Town of Webster which was seconded by John 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 AS PRESENTED WITH CONDITION: SIGN #2 SHOULD REFERENCE ADDRESS AND BE LOCATED OUT OF RIGHT OF WAY**

**Dave Arena read the third application:**

**JERSEY MIKE'S SIGNAGE:** Located at 975 Ridge Road. Applicant Fairmont Signs is requesting SIGN APPROVAL to allow a 31 SF building mounted sign for Jersey Mike's on a 2.37-acre parcel having SBL # 079.15-1-18.1 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 Connor Ewing. I am a General Manager of Fairmont Signs. We are installing the sign through Fairmont and obvious they are not based in Rochester. It is a pretty standard box sign with some 3' deep channel letters on the face of it and we have installed similar signs around the Rochester area multiple times. It is going to be in a plaza obviously and the facade is INAUDIBLE. I didn't survey it myself but there are other similar signs in the area, other channel letter sign in the plaza on the left and the right. I believe Aspen Dental and Edible Arrangements on the other side and as I mentioned, it is 31 square feet, so it is about 9 ½ by 3 foot tall and pretty standard installation so. I would be happy to answer any questions that anyone has for me.

Board: Viewing colored copies of the sign and conversation.

Mr. Casciani: And how is this lit?

Connor Ewing: LEDs

Mr. Casciani: Interior?

Connor Ewing: It is going to be face lit. So, the faces of the letters and I believe the sides of the letters as well. They are going to be 3 inches deep so the side of the letters will also be lit. They are just white LED and probably 7 K which is basic principal LEDs.

John Kosel: Is this going where an existing sign was?

Connor Ewing: I am not familiar if there I an existing sign. If there was, it had already been repaired INAUDIBLE by the time we got their to survey it.

Dave Malta: The only thing showing at night is the white letters, right?

Connor Ewing: Correct. It's a halo lit backing panel and that means the channel letters are going to be face lit and the panel itself is going to be halo lit

Mr. Casciani: It will be the blue but shaded, correct?

Connor Ewing: Correct and there is a little bit of red on the exterior

Mr. Casciani: Yes, so the red and blue you will see is red and blue, but it isn't glaring. The figures are what is lit and that is the white.

Connor Ewing: We want to draw attention to the letters obviously, so they are face lit, so they are the 7ky LEDs and it is going to be a softer glow and the red and blue are softer.

Mr. Casciani: Ok. Josh, that size ok?

Josh Artuso: Yes, the dimensions they are allowed 37 square feet and they are proposing 31 so yes, they are fine.

Mark Giardina: Was there a Jersey Mike's a couple of years ago in Webster?

Connor Ewing: Off the top of my head, I do not know.

Dave Malta: You are thinking of Jimmy Johns

Mr. Casciani: Ok, size wise it meets the requirements, and the colors are fine. The lighting meets the code

Derek Anderson:

**RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Fairmont Signs, for a 31-sf building mounted sign for Jersey Mike's located at 975 Ridge Rad on a 2.37-acre parcel having SBL # 079.15-1-18.1.

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 21-123**

Derek Anderson made a motion for **TYPE II SEQR** which was seconded by Mark Giardina.

**VOTE:**

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

**RESOLUTION 21-124**

John Kosel made a motion for **FINAL APPROVAL** Located at 975 Ridge Road. Applicant Fairmont Signs is requesting **SIGN APPROVAL** to allow a 31 SF building mounted sign for Jersey Mike's on a 2.37-acre parcel having SBL # 079.15-1-18.1 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster which was seconded by Derek Meixell.

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 fourth application:**

**BUNTSY'S SIGNAGE:** Located at 2235 Empire Boulevard. Applicant Josh Palmer of Vital Signs is requesting **SIGN APPROVAL** to allow color changes to (1) existing building mounted sign, (1) existing monument sign, and the addition of a 2<sup>nd</sup> building mounted sign for Buntsy's Neighborhood Food and Drink on a 2.09-acre parcel having SBL # 078.20-1-56.11 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster.

**Applicant did not show.**

**RESOLUTION 21-125**

John Kosel made a motion to **TABLED APPLICATION TO JANUARY 4, 2022** which was seconded by Derek Meixell.

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 fifth application:*

**342 COASTAL VIEW DRIVE (LOT 509) ACCESSORY APARTMENT:** Located at 342 Coastal View Drive (aka lot 509) within Section V of the Coastal View subdivision. Applicant Stacey Haralambides is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the construction of a 1,019 SF Accessory Apartment associated with a proposed single-family residence on a 1.6-acre parcel having SBL # 036.03-3-14 located in a WD Waterfront Development District under Sections 225-22 and 225-49.1 of the Code of the Town of Webster. Applicant is seeking a waiver to exceed the maximum allowable size of 750 SF for an attached accessory apartment.

Appearing before the board was Stacey Haralambides and I am here seeking a variance for an in-law sweet at lot 509 as mentioned. When we designed the house, we tried to stay within the parameters of the zoning code and designed the appearance of the home, so it looks like one single family house with one main entrance to the front and the secondary entrance on the side is not as obvious as the front one. We have one set of utilities going in for gas, electric, and cable. There is one curb cut only and that's it. We tried to stay within the zoning and as I said, we tried to keep it looking like one single family home and we are looking for 1, 019 SF vs. 750 that is allowed per code.

Dave Malta: The big thing I see here, is that each side is a one bedroom?

Stacey Haralambides: Yes, and there is a basement in the lower level with 2 bedrooms.

Dave Malta: Ok.

Mr. Casciani: It's a walk out so you have access to it.

Dave Malta: INAUDIBLE into the house instead of being built from scratch. This house is not built yet, right?

Stacey Haralambides: Correct.

Dave Malta: It could easily be, once someone is out of the in-law it's all incorporated on the first floor of the house especially since there is only one bedroom upstairs to begin with, so it becomes a two bedroom on the first floor. The only area that I saw that could be modified is the wardrobe which is huge but the is a size of another bedroom but other then that it won't make a big difference.

Mr. Casciani: I suppose one day down the road Dave your right, it could be modified but if I am not mistaken and I believe you can help Charlie, I think that has to go to Monroe County for approvals also for accessory apartment in a house in which case it is filed with them. Am I right Josh?

Josh Artuso: Yes, there is an accessory apartment agreement that would be filed with the Monroe County Clerk's office.

Mr. Casciani: So then if it was ever reverted back to a single family, they would have to notify the county and make the modification to it at that point

Charlie Genese: Yes, they would have to file

Mr. Casciani: So, I think we are covered with that. Just for what it's worth, the intent and purpose of an accessory apartment is: *(Town Code 225-49.1) Intent and purpose. It is the specific purpose and intent of this section to permit accessory apartments in single-family detached dwellings in single-family residential districts in the Town of Webster in order to meet the diverse housing needs of persons living in the Town of Webster. It is a further purpose of this section to allow the more efficient use of the Town's existing housing stock. It is also the intent of these provisions to assure that the single-family detached dwelling character of the property will be maintained, and the accessory apartment remains subordinate to the primary residence.*

Mr. Casciani: And it basically meets all that. It has a single entrance in the front

Dave Malta: How about your HOA, is that a problem with them?

Stacey Haralambides: Not to my knowledge. It doesn't really affect the use of the house perse. It's relative to the rest of the neighborhood so.

Mr. Casciani: Again, I think this was a public notice and there were signs outside for this coming into the town.

Stacey Haralambides: Yes

Mr. Casciani: So, there was notification to it. This is a public hearing so if there is anyone wishing to speak. Well, we will close the public hearing and bring it back to the board. Anyone have any concerns with this?

John Kosel: I have one concern. A year or year and half ago, a guy off Schlegal Road he wanted to build an in-law apartment and it was over a 1,000 SF and we wouldn't allow it and we had done 850 or 900 and I think you said how big does it go to continue to allow these variances so that is my only concern.

Mr. Casciani: I don't recall what we did. Was it the size of the lot maybe.

John Kosel: It was a good size

Mr. Casciani: Ok, did it meet all the requirements to allow it without variances?

John Kosel: I believe so.

Dave Arena: Does this one require a variance?

Mr. Casciani: No

Dave Malta: The difference was the addition, and I don't remember the exact layout of it, but it may have not been similar to this. This is not an addition. When the in-law situation is over with, the living room /kitchen area it becomes a family room and like a said, it's 2 bedrooms on the first floor which is the way it should be anyway but this I think is a horse of a different color here.

Dave Arena: Tony on the drawing here, it says that the accessory apartment exceeds SF, and this design requires a variance by the Town of Webster.

Mr. Casciani: Yes, but we can do the variance on that though. This doesn't have to go to the Zoning Board.

Dave Arena: So, it will be ok to do this

Josh Artuso: Yes. If the board decides to grant a waiver yes, they are essentially waiving that one requirement.

Mr. Casciani: What we can do on the approval is 225-49.1 in the code, it spells it all out so it's an easy way to approve it.

Charlie Genese: Make it a condition upon approval.

Derek Anderson:

**RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Stacey Haralambides to construct a 1,019 SF Accessory Apartment associated with a proposed single-family residence located at 342 Coastal View Drive (Lot 509) on a 1.6-acre parcel having SBL # 036.03-3-14.

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 21-126**

Derek Anderson made a motion for **TYPE II SEQR** which was seconded by Mark Giardina.

VOTE:

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

**RESOLUTION 21-127**

Mr. Casciani made a motion for **PRELIMINARY APPROVAL** Located at 342 Coastal View Drive (aka lot 509) within Section V of the Coastal View subdivision. Applicant Stacey Haralambides is requesting **PRELIMINARY SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the construction of a 1,019 SF Accessory Apartment associated with a proposed single-

family residence on a 1.6-acre parcel having SBL # 036.03-3-14 located in a WD Waterfront Development District under Sections 225-22 and 225-49.1 of the Code of the Town of Webster. Applicant is seeking a waiver to exceed the maximum allowable size of 750 SF for an attached accessory apartment which was seconded by Derek Meixell.

**CONDITIONS:**

- **PRELIMINARY APPROVAL AS PER DRAWINGS PRESENTED WITH CONDITION TO FILE ACCESSORY APARTMENT AGREEMENT WITH MONROE COUNTY TO COMPLY WITH TOWN CODE SECTION 225-49.1**

**VOTE:**

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

**RESOLUTION 21-128**

Mr. Casciani made a motion for **FINAL APPROVAL** Located at 342 Coastal View Drive (aka lot 509) within Section V of the Coastal View subdivision. Applicant Stacey Haralambides is requesting **FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the construction of a 1,019 SF Accessory Apartment associated with a proposed single-family residence on a 1.6-acre parcel having SBL # 036.03-3-14 located in a WD Waterfront Development District under Sections 225-22 and 225-49.1 of the Code of the Town of Webster. Applicant is seeking a waiver to exceed the maximum allowable size of 750 SF for an attached accessory apartment which was seconded by Mark Giardina.

**CONDITIONS:**

- **FINAL APPROVAL AS PER DRAWINGS PRESENTED WITH CONDITION TO FILE ACCESSORY APARTMENT AGREEMENT WITH MONROE COUNTY TO COMPLY WITH TOWN CODE SECTION 225-49.1.**
- **SIGNIFICANT CONSTRUCTION TO COMENSE WITHIN ONE YEAR TO EXPIRE 12.13.22**

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 sixth application:*

**1021 FIVE MILE LINE ROAD AUTO SALES:** Located at 1021 Five Mile Line Road. Applicant Haldun Ince of G & H Auto Sales is requesting a **SITE PLAN MODIFICATION (PUBLIC HEARING) & SIGN PERMIT** to allow various site improvements and the addition of auto sales on a .74-acre parcel having SBL # 079.18-1-1 located in a CO Commercial Outdoor Storage District under Sections 178-7 & 228-8 of the Code of the Town of Webster.

Appearing before the board was Walt Baker BME Engineers and with me tonight is Mr. Haldun Ince. He is one of the owner from G & H Auto and they have owned the property since most of these board members back in 2012 when he first came in for site plan approval and previous to that, Dan Edwards used to own it from Vision Auto when he owned the Ford dealership next door on Ridge Road, so it has a little bit of history going back but we were involved with it back then. He has run the operation for the past 9 years and he would like a modification to the approval basically so he can use it for the auto sales which is permitted in a CO district across the street from him is an MC district, so he is obviously within the zoning district back then there was a condition put on it plus there was an existing house and it was vacant and then Mr. Edwards bought it and then he moved forward with the Ford dealership and he was going to combine the 2 together so Haldun ended up buying it from him and he has been running his business out there and now he would like to expand his business a little bit and use it for sales of cars.

Obviously, we did increase the parking lot because we only had 15 spaces and we would add another 12 to that and same curb cut, and we would like to put up a sign out front, so we have some identity on the property and no modifications to the building. It meets with all zoning requirements and setbacks. The variances that we received were done back when the Zoning Board and also in 2012, preexisting and non-conforming and also then because of the building location which was built before the new code was in act. If you have any specific questions for him and his operation, he will be happy to speak to that.

Mr. Casciani: Well basically, there is no actual mechanic work being done or engine work or stuff like that correct?

Haldun Ince: There is no mechanical work.

Mr. Casciani: And the cars are along the be located in the rear of the building. The storage, I should say. So, in the front, you are putting a sign up and is there a sign there now?

Haldun Ince: That is why we are asking permission to put a sign.

Mr. Casciani: Do you have a drawing of the sign or no? Do I have it here? OH, down here, I see it. It's 6 ft, it meets the code and your back 25 foot .

Josh Artuso: What are the hours of operation?

Haldun Ince: 9 to 6

Mr. Casciani: Just daytime you said?

Haldun Ince: Yes

Mr. Casciani: It is zoned CO so it does meet the zoning. This did get it's variances.

Walt Baker: We listed it all on the site of all the variances that were received back in 2012

Dave Malta: When they did get the variance, they also stated no car sales.

Mr. Casciani: Right.

Walt Baker: Correct and that is why we are back.

Dave Malta: If you keep everything to the rear.

Walt Baker: Right, there will not be any display out front and basically, he works by appointments so there is no need for traffic coming in and out or that type of thing.

Dave Malta: Yes, we should probably stipulate that to.

Mr. Casciani: Cars in the back as shown on the drawing. And again, this is a public hearing, and I don't see anyone here for this so we will close the public hearing. Does anybody have any issues or concerns? It's pretty straight forward operation. The house is going stay and use that for your work out of there and so forth and cars are parked in the rear. The only change in the front is the sign.

Derek Anderson:

## **RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Haldun Ince of G & H Auto Sales for site modification and a sign for auto sales located at 1021 Five Mile Line on a 0.74-acre parcel having SBL # 079.18-1-1.

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 21-129**

Derek Anderson made a motion for **TYPE II SEQR** which was seconded by Mark Giardina.

VOTE:

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

**RESOLUTION 21-130**

Dave Malta made a motion for **FINAL APPROVAL** Located at 1021 Five Mile Line Road. Applicant Haldun Ince of G & H Auto Sales is requesting a **SITE PLAN MODIFICATION (PUBLIC HEARING) & SIGN PERMIT** to allow various site improvements and the addition of auto sales on a .74-acre parcel having SBL # 079.18-1-1 located in a CO Commercial Outdoor Storage District under Sections 178-7 & 228-8 of the Code of the Town of Webster which was seconded by Mark Giardina.

**CONDITIONS:**

- **FINAL APPROVAL AS PER DRAWING 21-001-53, DATED 11.20.21 WITH CONDITION: NO CARS TO BE PARKED IN FRONT YARD; ALL CARS TO BE IN THE REAR YARD**

VOTE:

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

**RESOLUTION 21-131**

Dave Malta made a motion for **SIGN APPROVAL** Located at 1021 Five Mile Line Road. Applicant Haldun Ince of G & H Auto Sales is requesting a **SITE PLAN MODIFICATION (PUBLIC HEARING) & SIGN PERMIT** to allow various site improvements and the addition of auto sales on a .74-acre parcel having SBL # 079.18-1-1 located in a CO Commercial Outdoor Storage

District under Sections 178-7 & 228-8 of the Code of the Town of Webster which was seconded by John Kosel.

VOTE:

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

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 7:45 pm.

**ADMINISTRATIVE MATTER:** Minutes were approved for November 16, 2021.

Respectfully Submitted,

Signed

*David C. Arena Sec*

Dated

*1-4-22'*

David C. Arena, Secretary  
Katherine Kolich, Recording Secretary

JAN 5 '22 PM4:56  
FILED WEBSTER TWN CLK

*Dorothy M. Magini*