

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 4 January 2022

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 January 4, 2022 Planning Board meeting. This is the first meeting of the year and I would like to welcome everyone and wish you a Happy New Year and stay well. I think that is our main goal for everyone.

Pledge of Allegiance/Roll Call

Mr. Casciani: Before we get started, this being our first meeting of the year, we have to have an organizational meeting. We need to make a motion to appoint the Vice Chairman if someone wants to do that.

John Kosel made a motion to nominate Dave Malta for Vice Chairman. Seconded by Derek Meixell.

All were in favor.

Mr. Casciani: Ok and for Secretary.

Dave Malta made a motion to nominate Dave Arena. Seconded by Mark Giardina.

All were in favor.

Summary overview of outcome:

BUNTSY'S -SIGN

Applicant: Josh Palmer

Drawing: N/A

Dated: N/A

Revision: N/A

Status: **APPROVED W/CONDITIONS: SIGN TO HAVE NUMBER/ADDRESS ON IT; SECOND SIGN NEEDS ZONING BOARD APPROVAL BEFORE INSTALLING**

FARMER'S INSURANCE-SIGN

Applicant: Kirk Wright
Drawing: N/A
Dated: N/A
Revision: N/A
Status: **TABLED TO JANUARY 18, 2022**

570 KLEM ROAD-GENERATOR

Applicant: American Tower Corporation
Drawing: N/A
Dated: N/A
Revision: N/A
Status: **APPROVED AS PRESENTED**

570 KLEM ROAD-DISH

Applicant: Dish Network
Drawing: N/A
Dated: N/A
Revision: N/A
Status: **APPROVED AS PRESENTED**

1035 SHOECRAFT ROAD-ACCESSORY STRUCTURE

Applicant: Frank Bell
Drawing: N/A
Dated: N/A
Revision: N/A
Status: **APPROVED AS PRESENTED; FOR PERSONAL USE ONLY**

740 RIDGE ROAD-GARBER BUILDING

Applicant: LeFrois Building and Developers
Drawing: N/A
Dated: N/A
Revision: N/A
Status: **TABLED TO JANUARY 18, 2022 APPLICANT TO PROVIDE ELEVATIONS AND DRAINAGE OPTIONS FOR RUN-OFF/STORMWATER. APPLICANT TO CHECK WITH THE TOWN OF WEBSTER HIGHWAY DEPARTMENT.**

WEBSTER GOLF COURSE-ADDITION

Applicant: David Waldarek
Dated: N/A
Revision: N/A
Status: **SKETCH PLAN REVIEW**
Dave Arena read the first 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 2nd 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.

Appearing before the board was Steve Stanley in lieu of Josh Palmer. As the gentleman stated, we are applying to change, to add the second mounted building sign with the orange faces and change out the red faces on the other side of the building that existing sign and then change out the Buntsy's red and swape out to show the orange letters of Buntsy's and not changing any size to that monument sign just simply putting a new face in with different colors.

Mr. Casciani: Josh, there are no issues with size, right?

Josh Artuso: No, it conforms to size and they will need Zoning Board approval for the additional building mounted sign, and they are scheduled to appear before them next week.

John Kosel: Will they be putting the number or address on the monument sign ?

Steve Stanley: I believe the monument will stay as is.

John Kosel: I thought you said they were just changing out the colors and stuff?

Steve Stanley: Correct. We will just be changing the monument panel, the insert that you see in there, we will be simply changing the colors on the monument sign that is there and then changing the red faces. The red face for the building mounted sign, the orange and then adding the secondary building mounted sign.

John Kosel: On the building mounted sign if it's a new color going in can they put the address on it, the 235?

Steve Stanley: It could be done, yes. Very easily.

John Kosel: So, when people are going down the street there they know where their at.

Mr. Casciani: It helps when the people are driving down and even though they may not be looking for you they are looking for 245 so at least they have an idea of where their at. I get lost going down and I'm looking at any number I can find on a commercial building. So, if you do that, I think he has a good point.

Steve Stanley: Ok.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Josh Palmer of Vital Signs to change the color of an existing building mounted sign an existing monument sign, and

the addition of a 2nd building mounted sign for Buntsy's Neighborhood Food and Drink located at 2235 Empire Blvd on a 2.09-acre parcel having SBL # 078.20-1-56.11.

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 22-001

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

John Kosel: I just have a question, is this for the second building mounted sign? I thought they had to go before the Zoning Board to get approval.

Derek Anderson: They are going to Zoning Board next week.

John Kosel: Are they approving that today to?

Josh Artuso: Yes, I guess the thought would be if the board choses to approve it, it would be on condition of getting the Zoning Board approvals.

Mr. Casciani: And we can put a stipulation in there that no work to begin until they receive the approvals

RESOLUTION 22-002

John Kosel made a motion for **FINAL APPROVAL** 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 2nd 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 which was seconded by Dave Malta.

VOTE:

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

CONDITIONS:

APPROVED W/CONDITIONS: SIGN TO HAVE NUMBER/ADDRESS ON IT; SECOND SIGN NEEDS ZONING BOARD APPROVAL BEFORE INSTALLING

(Dave Arena read the second application):

FARMER’S INSURANCE SIGN: Located at 674 Ridge Road. Applicant Kirk Wright of Sign and Lighting Service is requesting **SIGN APPROVAL** to allow an 18-sf building mounted sign, and a 1.8-sf panel for placement on an existing monument sign for Farmers Insurance on a .68-parcel having SBL # 078.20-1-41.1 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster.

Mr. Casciani: Is there anyone here for this? Anyone? Ok, go on to the next one.

RESOLUTION 22-003

John Kosel made a motion for **TABLED TO JANUARY 18, 2022** which was seconded by Mr. Casciani.

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 third application):

570 KLEM ROAD TELECOMMUNICATIONS TOWER GENERATOR: Located at 570 Klem Road. Applicant American Tower Corporation is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the installation of an emergency back-up generator at an existing telecommunication tower on a .18-acre parcel having SBL # 063.04-1-10.2/WEB located in an R-2 Single Family Residential District under Sections 228-7 & 228-8 of the Code of the Town of Webster.

Appearing before the board was Jeff Szkolik (cannot read his writing) and I work for Network Building Consulting on behalf of American Towers. American Towers has an existing cell tower at 570 Klem Road and what they are looking to do is to put in an emergency back up generator

and there is no back up power there at the moment . The generator will be shared with any tenant that is one the tower. Currently T-Mobil is the one looking to tap into this generator, but it will be available for any tenant that is on the tower. It is a concrete pad, 8-foot X 6 foot with a generator sitting on top. It is a diesel generator and there is a 300-gallon tank underneath the generator with overfill protection and leak protection. It is remotely monitored so it can be fired up remotely as well as monitored for any leakage. That is pretty much what we are looking to do, and it goes within the existing fenced in compound at the base of the tower.

Mr. Casciani: And this, what is it used for. Obviously to generate electricity for what purpose is it?

Jeff Szkolik: Basically, if the power goes out the network needs to stay intact, so this keeps the power to the existing telecommunications equipment in site. So, it is only used incase the power goes out. It is a back up generator and it is not going to fire all the time. They do test it once a month for about 5 minutes just to make sure it runs but outside of that, it wouldn't run, unless needed.

Mr. Casciani: Are there neighbors here regarding this? Ok so why don't we do this before we get into it, we will open it because it is a public hearing and I know some of you obviously live nearby there so if you want to get up and make a comment on it . All that we ask is you go up to the podium and give us your name and address and what your concern is.

Jeff Wheeler at 635 Drumm Road: We are right at the same elevation as the pad for the cell tower my concerns are, where is the discharge for the exhaust for the generator? The noise that will be generated by the generator. It's an 8-foot board on board fence there now and we can hear, there is a generator or had been a generator in the existing building. Is that still in use?

Mr. Casciani: Hold on, just direct it here. You can ask the questions and then he can note them and then when you are done, he can address them.

Jeff Wheeler at 635 Drumm Road: So, there is or had been a generator in the concrete structure there that houses some of the telecommunications equipment there so is this redundant to that generator and I was told that the generator will run for approximately 5 minutes for once a month is that accurate and then what is the mitigation for the sound of the generator running, what time will the exercise take place and I think that's it really.

Jeff Szkolik: As far as an existing generator, I am not sure if that is there or not. The shelter that is there is for Verizon. My company actually works for INAUDIBLE and there is a little familiarity with it although with shelters, sometimes they will have a generator inside the shelter. This is a shared generator and going to be owned my American Tower for any other carrier there. If Verizon does not have their generator there, they may have taken it out. This generator can be shared by both Verizon and T-Mobil and whoever else comes to the tower. I don't know Verizon ; it could be a private owned generator if they still have it within their shelter. As far as this generator, the 8-foot fence that is around there to protect this, this is no higher then 8 feet and the exhaust goes straight up. It is basically a cabinet and the generator will be enclosed within a cabinet that sits on top of the fuel tank, so it looks like a square about 3 ½ feet wide and

8 feet tall and about 7 feet long. So, everything is self-contained within the cabinet itself. The noise, there will probably be some noise but again, it is a contained unit, and it is not going to run unless needed and testing is normally done during the day and during the week. And again, That is only a maintenance once a month just to make sure it's going to fire when you want it to fire.

John Kosel: If that runs for 3 or 4 days in a row are you going to be having diesel fumes across the whole neighborhood?

Jeff Szkolik: It is meant to run in case of a power outage...

John Kosel: I know and sometimes 3-5 days long.

Mr. Casciani: Well then that is what it is

Jeff Szkolik: I don't know, it possibly could. I won't say it won't but hopefully in 3-5 days or whatever the problem was is fixed.

John Kosel: How come they use diesel rather than natural gas?

Jeff Szkolik: Diesel is predominantly used on almost all of their sites. Its readily available, it's easy to use and most of these generators are designed to run on diesel and it is a little more cost effective. That is basically standard for what they use. They will use natural gas at some sites if there is no access to diesel or if they are in a highly sensitive wetlands type area where they would be concerned about possible spill. This area does not have that.

John Kosel: If there is a 300-gallon tank, is there a shelf life on diesel fuel? I mean it can just sit there forever .

Jeff Szkolik: Again, that is a good question and I really don't know that. That would be part of their maintenance . I would think if there is, they would want to maintain that and make sure that its, and the whole point of this generator is to have it functioning in an emergency, so you don't want to have it held up when an emergency arises, so it is standard maintenance. American Tower has these generators on thousands of sites across the country and again, predominantly diesel generators, so they worked out all the bugs and the maintenance schedule and things of that nature.

John Kosel: I was just concerned if you are going to have it run 4-5 days in a row, you are going to have diesel fumes all over the neighborhood.

Jeff Szkolik: From what I know, the 300-gallon capacity for this type of generator, it's an 80-Kilowatt generator and 300 gallons is only going to run for 48 hours and that doesn't mean they wouldn't fill it up again but it's a 48-hour run time.

Mark Giardina: Did you say it is tested once a month to see if everything operating?

Jeff Szkolik: Yes, typically headquarters just flips a switch, it runs for about 5 minutes and they can monitor from remotely and that is just to make sure the thing is going to run.

Mark Giardina: The reason I question it, is I have a friend who owns a business that has a diesel generator, and it runs on a Saturday for 10 minutes or whatever to make sure that it is fully operational. So, when you said 5 minutes or something like that...

Jeff Szkolik: Yes, approximately 5 minutes. The testing is just to make sure it is going to function. They are not going to run it more than 5-10 mins tops. I have been on sites before when they fire it up and it doesn't run very long.

Mark Giardina: Is there a plan in place if the test happens and there is no reaction from the generator? Another words do you have a clue if someone is sent out to the site to check the generator out?

Jeff Szkolik: Yes, they would have someone to check it out. Then again, that is the whole point of testing the generator, to make sure it is going to work because they have contractors to send out to the site to figure out what the problem is and like I said, they can monitor all that remotely so if it's not going to work, they will know it and send someone out to take care of it.

Mr. Casciani: I'm sure they won't leave it broken down after spending thousands of dollars. Again, it serves a purpose of emergency use only. It is not like it is running the program all the while. It is just when you need it and it's the same as a home generator. They are tested periodically, and they are right next to the house and they are relatively quiet. Like a car it's not like it's anything like a major farm tractor out there. It's what keeps it going, I guess.

Jeff Szkolik: INAUDIBLE

Dave Malta: I can understand diesel generator in remote areas where natural gas is not available but, in this area, natural gas is abundantly available and I go along with John saying, if it's running for 3-5 days are, we going to get fumes from diesel. Well, you know fumes are going to come from diesel engines no matter what, so I think certainly the idea of having a generator is very, very important. Electricity goes out, you want those things to work especially for emergency, but I don't think we need a diesel generator when gas is readily available.

Mr. Casciani: Which one is louder Dave? Which one causes more pollution?

Dave Malta: Diesel

Mr. Casciani: Are you sure of that?

Dave Malta: Well, I would think so.

Mr. Casciani: See you are thinking that we don't know what. So that is probably not factual. We don't know. They use diesel because they are dependable.

John Kosel: And it's cheaper.

Mr. Casciani: Is it really?

John Kosel: That is what he said.

Mr. Casciani: I don't think they are any cheaper to run. Diesel fuel cost more than gasoline. It's INAUDIBLE that's what they use but I don't want to get into it, and I am more concerned of other issues of what it is looking like and how it is being enclosed and so on and so forth as opposed to what kind of gas they are using for it. And again, my guess is you probably would never see it run for 3-4 days. That would be an extreme emergency. How often does your electric go off? A day, hours. When is the last time it went off for 3-4 days around here and if that did happen and they had to run it, so be it. It's not like it's a monthly program. I don't have an issue with that at all. That is the least of my issues. Anyways, anyone else?

(did not sign in) Ed Varga at 610 Klem Road: It's like, 3 doors down from where the cell tower is. The cell tower is right behind the church and I don't think the generator is necessary from a noise compliant wise because that is a heavily wooded area and it's like the last wooded area in the neighborhood and everything just echoes in that back neighborhood and I work at Xerox and they have emergency generators and run 10 minutes every month and also there's an RGE substation 100-150 feet away and I lived there almost 30 years and I have never lost power once so I don't think this is necessary at all. Like I said, and from the noise compliant, I have never lost electricity.

(did not sign in) also lives at 610 Klem Road: Karen Sawyer: This gentleman over here said that there was a generator there already, is that correct? The one for Verizon. So, is there going to be 2 generators on this unit or is the Verizon one going to be taken out? Is the Verizon one in use now? Are we going to have 2 going off multiple times throughout the month? And like Eddie said, it does echo, and noises do echo through our neighborhood. My question is how many generators in that area.

Mr. Casciani: I think he did go through it. Thank you. I think you said one may have been taken out.

Jeff Szkolik: I don't know for sure. Typically, Verizon shelters, they are basically concrete and look like a trailer and they will have space for a generator in one of their designs. The design that I look at on the drawings, doesn't look like it's that design for a generator. I don't know, I am not here to represent Verizon. If Verizon does have a generator, then yes, this would be a second generator on the site and the generator that Verizon has is, if it's a typical generator, that I have seen before on other Verizon sites, it's a smaller generator and it would be within their shelter and it is only sized to function for their equipment. They also own that so that wouldn't be something that would be available to other tenants on the tower. The generator that American Tower is proposing would be proposed as a shared generator for anybody else on the tower including Verizon if they don't have a generator or the existing generator if it is there and wish to remove it, we can share it. The generator that we are proposing is sized really for 3-4 carriers.

Mr. Casciani: Is there anyone else? No, ok, we will close the public portion. Are there any comments? Towers are always an issue one way or another or generators.

Derek Anderson: In regard to sound and reading through the literature that was provided. The structure itself, is a sound INAUDIBLE structure and it also has the silencer heat shield and also has silencer discharge hood, so it has a silencer mounted so it has silencers built into it basically like a muffler to reduce the sound and the enclosure itself helps reduce the sound.

Mr. Casciani: I didn't see that on there.

Derek Anderson: I don't see a decibel level on here, but experience with this myself is probably quieter than you have in your back yard if you have your own generator at your house.

Mr. Casciani: Ok, again, this project along with whatever it's worth anyway cell tower has always been a touchy thing and the reality of it is if you all are familiar with the one that we just approved the one on Lake Road in Webster and there was controversy on that, and it was ultimately approved and passed. The FCC can approve these towers like that. It is almost like they are coming in as a courtesy. We have a height restriction of the height of a tower in Webster and according to code is a 100 foot and a 100-foot tower is really not all that tall and a lot of times they need to have a lot taller and when they do, they have to go ahead and get variances for it and so on and so forth. So, we do have restrictions on it and the reality of it is, the gentleman came in tonight with paperwork on this and if we were to say no and it's not an issue it's already there, they could go ahead and do this anyways. Am I correct with that?

Charlie Genese: That is correct.

Mr. Casciani: So, they could do it anyways. Whether we like it or not.

Charlie Genese: It is considered a utility and therefore under Federal jurisdiction at least most of it is. As Mr. Casciani stated, there are some restrictions and placement and height that the Town Board, Zoning Board, or the Planning Board can enforce but generally speaking, it's a matter as you stated as a courtesy.

Mr. Casciani: All these companies in all the years and I can remember the first tower that came into town, everyone of those towers had an issue with it because it was in my backyard if you want to call it that but. The companies have always been decent enough to relocate it, to change the style of it, put it in another spot on a different piece of property close by, somewhere where it would work so they are cooperative with things like this. So, we do get the best that we can get from them and in turn they cooperate with us. Everyone is ok with this; this is for preliminary and final I guess tonight.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, American Tower Corporation to install an emergency back-up generator at an existing telecommunication tower on a 0.18-acre parcel having SBL # 063.04-1-10.2/WEB located at 570 Klem Road.

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 22-004

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 22-005

Dave Malta made a motion for **PRELIMINARY APPROVAL** Located at 570 Klem Road. Applicant American Tower Corporation is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the installation of an emergency back-up generator at an existing telecommunication tower on a .18-acre parcel having SBL # 063.04-1-10.2/WEB located in an R-2 Single Family Residential District under Sections 228-7 & 228-8 of the Code of the Town of Webster which was seconded by John Kosel.

CONDITIONS:

1. Subject to PRC Comments
2. All the improvements shall be constructed according to the specification of the Town of Webster.
3. Comply with all requirements of any Federal, State, County or Town agency.
4. Approvals are subject to Drawing No: AS PRESENTED
5. Proceed to Final Approval

VOTE:

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

Mr. Casciani AYE
Mr. Giardina AYE

RESOLUTION 22-006

Dave Malta made a motion for **FINAL APPROVAL** Located at 570 Klem Road. Applicant American Tower Corporation is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the installation of an emergency back-up generator at an existing telecommunication tower on a .18-acre parcel having SBL # 063.04-1-10.2/WEB located in an R-2 Single Family Residential District under Sections 228-7 & 228-8 of the Code of the Town of Webster which was seconded by Mark Giardina.

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 1.4.2023.
6. Subject to resolution of the final approved minutes.
7. Approvals are subject to Drawing No: AS PRESENTED.

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):

570 KLEM ROAD TELECOMMUNICATIONS TOWER CO-LOCATION (DISH NETWORK): Located at 570 Klem Road. Applicant Dish Network is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the co-location and installation of (6) antennas, (1) antenna platform mount and associated ground equipment for Dish Network within the existing tower area on a .18-acre parcel having SBL # 063.04-1-10.2/WEB located in an R-2 Single Family Residential District under Sections 228-7 & 228-8 of the Code of the Town of Webster.

Appearing before the board was Jeff Szkolik. I work for Network Building Consulting on behalf of American Towers. (not loud enough at podium) So, we already established an existing tower . American Tower owns it, and Dish Network is looking to be a new tenant on that tower.

Currently there are 2 other carriers on there and this would be the third. Dish Network is trying to set itself up across the country as a third carrier and INAUDIBLE replace Sprint that was acquired by T-Mobile. There is a typo in the application there is only 3 antennas not 6. The plans and the structural analysis are correct. They both show 3 antennas and that was on the application itself. INAUDIBLE (voice is cracking and not clear) to install 3 antennas on the tower at 94 feet and it is a 119-foot tower; 6 radio units; 1 surge protector; and one cable. A concrete pad or I'm sorry, a metal platform 5 foot by 7 on the ground within the fenced compound which would house one cabinet and a couple utility boxes. The tower is not getting higher, or nothing is getting larger. It is basically a third antenna to the tower within the existing area.

Mr. Casciani: If any of you have no idea what he is doing, you can take a look and you can see the 3 pieces and you are more than welcome to take this. Does anyone want to look at this? No, ok. (Conversation being had on the tower to the audience). So, there is no modification to the tower. No taller or anything like that and transmits no sound. It's pretty simple.

Jeff Szkolik: It's pretty straight forward. The tower has been around, and it already has carriers to it. This is INAUDIBLE which towns like to see. More carriers on one tower instead of multiple towers spread all over.

Derek Anderson: So, it's 3 antennas but 6 radio units?

Jeff Szkolik: So, the antennas are panel antennas and roughly about and I am not exactly sure what these are between 8 and 6 feet tall ; about a foot and ½ wide so there are 3 of those. It's a 3-sector tower on three sides like a triangle on the tower itself and the antenna points in a different direction. The radio units are little boxes about 15 inches by 15 inches and they are mounted behind the antennas. The radio unit is what actually does the transmitting and receiving and that is where all the technology is located and then a signal through the antennas. So, the radio units are smaller INAUDIBLE and then one INAUDIBLE that goes up the tower and now adays they don't run individual INAUDIBLE it's all hybrid cables. The old days they use to have to run for 3 antennas they could be running 9 cables and now they run 1 and it contains the INAUDIBLE and the power with the one cable.

Mr. Casciani: Ok, Again, this is a public hearing so if there is anyone to speak in regard to this. If not, we will close the public hearing.

Derek Anderson: I guess since there is nothing new and it's an existing structure, I guess this would be INAUDIBLE (people talking at the same time) to the existing structure.

RESOLUTION

Town of Webster Planning Board considered the request by applicant, Dish Network, to co-location and install (3) antennas, (1) antenna platform mount, and associated ground equipment for Dish Network within the existing tower area on a 0.18-acre parcel having SBL # 063.04-1-10.2/WEB located at 570 Klem Road.

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 22-007

Derek Anderson made a motion to **TYPE II SEQR** which was seconded by Dave Arena.

VOTE:

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

RESOLUTION 22-008

Dave Malta made a motion for **PRELIMINARY APPROVAL** Located at 570 Klem Road. Applicant Dish Network is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the co-location and installation of (6) antennas, (1) antenna platform mount and associated ground equipment for Dish Network within the existing tower area on a .18-acre parcel having SBL # 063.04-1-10.2/WEB located in an R-2 Single Family Residential District under Sections 228-7 & 228-8 of the Code of the Town of Webster which was seconded by Derek Meixell.

CONDITIONS:

1. Subject to PRC Comments
2. All the improvements shall be constructed according to the specification of the Town of Webster.
3. Comply with all requirements of any Federal, State, County or Town agency.
4. Approvals are subject to Drawing No: AS PRESENTED
5. Proceed to Final Approval

VOTE:

Mr. Anderson	AYE
Mr. Arena	AYE

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

RESOLUTION 22-009

Dave Malta made a motion for **FINAL APPROVAL** Located at 570 Klem Road. Applicant Dish Network is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the co-location and installation of (6) antennas, (1) antenna platform mount and associated ground equipment for Dish Network within the existing tower area on a .18-acre parcel having SBL # 063.04-i-10.2/WEB located in an R-2 Single Family Residential District under Sections 228-7 & 228-8 of the Code of the Town of Webster which was seconded by Derek Meixell.

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 1.4.2023.
6. Subject to resolution of the final approved minutes.
7. Approvals are subject to Drawing No: AS PRESENTED

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):

1036 SHOECRAFT ROAD ACCESSORY STRUCTURE: Located at 1036 Shoecraft Road. Applicant Frank Bell is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the construction of a 30' x 40' accessory structure on a 1.43-acre parcel having SBL # 079.19-1-1.21/1.22 under Sections 225-36, 228-7 & 228-8 of the Code of the Town of Webster.

Appearing before the board was Bryan White with McMahon & LaRue Associates. I am here tonight with Mr. Frank Bell who is the property owner at 1035 Shoecraft Road, and he is looking to seek approval to construct a 30' X 40' metal clad pole barn towards the rear portion of the property. We have an updated site plan sent out Monday showing the proposed contours but there is an existing single-family residence on the property as well as the property was initially 2 parcels but were resub divided or combined to a single lot this last year towards the end of November.

The initial intent for the property was to construct another single-family residence towards the rear of the parcel since then Mr. Bell has purchased the property and now wishes to construct the pole barn. The property is in the R-3 residence single family zoning district.

Mr. Casciani: Ok, I guess there some concern about the drainage running into the neighbors and you have shown us that so.

Bryan White: Yes, that was the plan that was sent out yesterday. The drainage essentially drains northwesterly that is the natural way of land for that area. There are no downspouts proposed for the pole barn so it would just be roof run off with a gravel apron around the edges to collect the runoff for that so there is no increase discharge onto an adjoining property from what exists today.

Mr. Casciani: Yes, 2 car garage and it's not any higher than the house.

Bryan White: Correct.

Mr. Casciani: What is this going to look like? Ordinarily it's nice to get material of what is being used but it is kind of tucked in back there. What is this going to look like?

Bryan White: It is essentially going to match the existing house in neutral colors, earth tones and essentially blend in with the color of the house.

Mark Giardina: So, another words, a dark blue and white?

Bryan White: Yes

Dave Arena: Is there going to be any electric or water out in the structure?

Mr. Casciani: There is going to be electric out there.

Bryan White: There will be electric servicing the building. No water or sewer connection.

Mr. Casciani: And this is just for personal storage and things of that nature, correct?

Bryan White: Correct

Mr. Casciani: Is there any neighbors wishing to comment? Ok, will come back up to the board. It's pretty simple.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Frank Bell to construct a 30' x 40' accessory structure on a 1.43-acre parcel having SBL # 079.19-1-1.21/1.22 located at 1035 Shoecraft Road.

The Planning Board classifies the proposed action to be a Type II Action under Section 617.5(c)(12) of the State Environmental Review (SEQR) Regulations and therefore is not subject to further review.

RESOLUTION 22-010

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 22-011

Dave Malta made a motion for **PRELIMINARY APPROVAL** Located at 1036 Shoecraft Road. Applicant Frank Bell is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the construction of a 30' x 40' accessory structure on a 1.43-acre parcel having SBL # 079.19-1-1.21/1.22 under Sections 225-36, 228-7 & 228-8 of the Code of the Town of Webster which was seconded by Mark Giardina.

CONDITIONS:

1. The placement of any such building shall conform to all setback requirements applicable to other buildings in the district.
2. No such building shall be placed nearer to the front property line than the rear line or footprint of the main building or residence upon such lot.
3. No such building shall be larger than 25% of the square footage of the main building or habitable floor area of the residence upon such lot, or 2% of the lot size, whichever is larger. In no case shall the accessory building exceeded 2,500 square feet in size.

4. Where the accessory building is more than 500 square feet in area, the Planning Board shall review the application therefor under Chapter 228, except that the provisions of § 228-4, Sketch plan review, will not be required.
5. No accessory building shall be higher than the main structure. In no circumstances shall the zoning district maximum height be exceeded. The height, as defined by the Webster Town Code, will be determined at the location of the accessory structure. [In no circumstance (or event) shall such building exceed 20 feet in height. Agricultural buildings on working farms shall comply with the height requirement of the Town of Webster zoning district in which they are being constructed.]
6. For personal use only
7. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 1.4.2023.
8. Comply with all requirements of any Federal, State, County or Town agency.
9. All site work is to be in compliance with the standards of the Town of Webster.
10. Subject to all applicable governmental fees
11. Subject to resolution of the final approved minutes.

VOTE:

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

RESOLUTION 22-012

Dave Malta made a motion for **FINAL APPROVAL** Located at 1035 Shoecraft Road. Applicant Frank Bell is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to allow the construction of a 30' x 40' accessory structure on a 1.43-acre parcel having SBL # 079.19-1-1.21/1.22 under Sections 225-36, 228-7 & 228-8 of the Code of the Town of Webster which was seconded by Mark Giardina.

Dave Malta: Which is the same as the Preliminary Approval.

CONDITIONS:

1. The placement of any such building shall conform to all setback requirements applicable to other buildings in the district.

2. No such building shall be placed nearer to the front property line than the rear line or footprint of the main building or residence upon such lot.
3. No such building shall be larger than 25% of the square footage of the main building or habitable floor area of the residence upon such lot, or 2% of the lot size, whichever is larger. In no case shall the accessory building exceeded 2,500 square feet in size.
4. Where the accessory building is more than 500 square feet in area, the Planning Board shall review the application therefor under Chapter 228, except that the provisions of § 228-4, Sketch plan review, will not be required.
5. No accessory building shall be higher than the main structure. In no circumstances shall the zoning district maximum height be exceeded. The height, as defined by the Webster Town Code, will be determined at the location of the accessory structure. [In no circumstance (or event) shall such building exceed 20 feet in height. Agricultural buildings on working farms shall comply with the height requirement of the Town of Webster zoning district in which they are being constructed.]
6. For personal use only
7. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 1.4.2023.
8. Comply with all requirements of any Federal, State, County or Town agency.
9. All site work is to be in compliance with the standards of the Town of Webster.
10. Subject to all applicable governmental fees
11. Subject to resolution of the final approved minutes.

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):

740 RIDGE ROAD GARBER CHEVEROLET: Located at 740 Ridge Road. Applicant Lefrois Building and Developers is requesting **PRELIMINARY SITE PLAN APPROVAL (PUBLIC HEARING)** for the construction of a proposed 2,700 sf commercial building for used car sales and associated parking lot improvements on a 13.21-acre parcel having SBL # 079.17-1-7.11 located in a CO Commercial Outdoor Storage District under Section 228-7 of the Code of the Town of Webster.

Appearing before the board was Mike Bogojevski with BME Associates and with me tonight is Max (INAUDIBLE) (name not on sign in sheet) from Lefrois Builders and Joel Williams from Garber Webster who are also going to help answer any questions, if anything comes up.

We are here tonight to request site plan approval and it is for a proposed 2,700 sf car sales building at the current Garber Chevrolet/Garber Subaru site. The property address is 740 Ridge Road. The property itself is 13.2 acres as mentioned and a commercial outdoor storage district and I will note that the proposed usage is a permitted use in that district. The new building will be located in the eastern portion of the site in the existing parking paved area to the east of the Garber Chevrolet building. One that new building is constructed the surrounding parking paved area will be reconstructed and restriped to create new parking spaces around. It does meet all the setback requirements of the CO zoning district. In addition, basically the second portion. The proposal is to expand the existing parking area to the rear north of the existing buildings and that is just to create some additional car storage for the dealership. It does maintain the required 100-foot buffer to the residential district and it basically does that by we are proposing expansion to the east and not any farther to the west or to the north sort to speak. Currently, there is around 514 spaces is on the total site and with the parking expansion that will be increased to 680 as noted on the site plan. The new building with water and sanitary lateral will be extended to serve it . We are proposing to handle additional storm water runoff by expanding the existing pond that borders the northern property line of the property currently and that is to handle a portion of the existing pavement and also handle the runoff from the additional pavement of the parking area expansion. In addition to the pond expansion, we ae proposing a new bio retention area to provide the required water quality and water quality treatment for the drainage.

We are proposing some additional light poles around the new building. The existing light poles along the frontage of the sight along Ridge Road will stay and the existing parking area along the north that is proposed to be expanded does have some additional light poles currently and then there are a few more that will be added in the new parking area to cover that area.

Back in October we reviewed the proposal with the board for conceptual review and we did get the boards input and one of the concerns was stormwater which is one thing that we wanted to make sure that we addressed. There was a question on signage, and I know that we confirmed with Josh and I think that was taken care of with the town and there was a question that came up about the truck in route along Ridge Road and a question of whether the existing NO PARKING SIGNS were there, and we have confirmed that those are there as Josh knows because I know that was one question that came up at conceptual review also. (not clear in speaking)We address additional PRC comments with that so if there are any additional questions from me or the rest of the team and we'd be happy to answer them.

John Kosel: This morning at 10 minutes after 8 I went by and there was a trailer truck out on Ridge Road in front of the Subaru cars INAUDIBLE driveway unloading cars there on Ridge Road this morning. I think there was a Tahoe still on the truck .

Mike Bogojevski: From the team I think the intention is to make sure the trucks are unloading on site, but I know Joel is here from Garber Webster that he can hopefully address that.

Joel Williams: with Garber Chevrolet. In regard to the unloading the truck with the state of the inventory and industry right now, a lot of manufactures have a sublet of drivers so we don't have same normal drivers as we normally would and I would say probably 20% of the drivers and

manufactures right now are new to the area, which causes them to pull into the road while at a normal time, next year when inventory is back to regular 95-100% of the drivers will pull into our lot to unload. I definitely did see that truck this morning but unfortunately, we can not get out there before they pull off and start unloading but moving forward, with the proposed new building there will be plenty of space for the trucks to unload on our property. In fact, when we did our new pavement for our Subaru side, we did throw some new asphalt down because the trucks to rip up the pavement right next to Ridge Road as well as our property, so we did also repave that so that it is easier on the town.

Mr. Casciani: I was kind of surprised to hear that Joel because in the past, I had mentioned earlier that they have been putting them inside. They have been driving in onto the property so you are following the rules so this one must have been a renegade.

Joel Williams: This was a truck from Manheim, PA so the routes are not really around Rochester, so he was new to the area which is why they unloaded on the road.

Mr. Casciani: Yes, you can't catch them all but try the best you can to keep them off the highway.

Joel Williams: Absolutely.

Mr. Casciani: Drainage, that was a big issue, and you have that covered pretty well now.

Mike Bogojevski: Basically, the western portion goes to the existing pond. The eastern portion of the basically east of the Chevy dealer the existing parking area drains to the north it flows to the east property line basically it goes to the north and bypasses the pond and so what we are proposing to do is install a new storm sewer that directs that run off to the pond so that it's handled through the pond and it's mitigated that way and then the new parking area that is being expanded will also be directed to the pond also. So, this way the pond is handling the greater majority on the site and not vs. currently.

Mr. Casciani: Now you are here for preliminary tonight anyways but there are no building elevations.

Mike Bogojevski: We do have the plans of the building.

Mr. Casciani: That's alright. What you should do is when you come in for final, you want to have a complete set. Have your elevations of the building and I can't see what is on the building but, what is the front of that building?

Mike Bogojevski: (handed a picture on a board for all to see)

Mr. Casciani: The only thing I can think of is if there is anyway to dress that up some.

INAUDIBLE...someone speaking

Mr. Casciani: Put some amenities in there to break it up so it isn't just dryvit on there, you know, and you will want to have that when you come in and you have the rest of your drawings. The lighting?

Mike Bogojevski: We did include the lighting plan and like I said, there are some additional poles around the building and some additional poles in the parking where it is being expanded. All LED fixtures are dark sky compliant to kind of mask what is already there so.

Robert Finstierwalder: 1002 John Leo Drive which would be the property just to the north of the development as it exists. This is the 2nd time I have been to this planning meeting. The first time was the previous owner, and I lodged a complaint because of the drainage and a lot more water flowing into our yard after the previous design. I am concerned at this point with an enlarged parking lot which would entail at least to me, a larger area that would drain off to some area, but it has to go to the north and it would make the water situation in our back yard a lot worse. In the summer, I would say that I could at least only mow our entire back yard about half the time. It turns out that our yard is part of it would drain to the southwest and the other part drains opposite to compass point would be toward NE but the yard and the drainage which was designed by Gerber who built the house has left it quite flat and there is really no where for the water to go as the way the grade is today. So once again I reiterate my problem with this whole thing is that with an enlarged parking lot, I think that our water situation in the yard could be made worse.

Mr. Casciani: Ok thank you. Yes, I think they modified it but will have them adjust it though

Mike Bogojevski: Like I mentioned with the additional run off with the increased impervious area we were basically directing that to the pond but we are making sure to increase that existing pond area and a lot of the run off that currently bypasses that pond and flows to the north, and doesn't go into the pond, that runoff isn't mitigated currently so what we are proposing to do is make sure that the existing parking area and the new parking area and the parking area around the building which doesn't go to the pond currently so will make sure the runoff is directed to the pond and then the flows discharge from the pond are mitigated to a rate that is at the existing rate. The bio retention area will help the drainage but will also help some filtration into the ground before it goes to the pond and part of the pond expansion is increased volume to handle this run off and also instructing a new outlet structure to replace the existing one there and I think just from walking out there and looking at it, it needs some repairs currently so hopefully with the increased volume and the new outlet structure that is designed to handle all the runoff from the site will help to mitigate some of these drainage areas downstream to the pond also.

Derek Anderson: I see the 25-foot wide INAUDIBLE but where is the actual outlet structure. The 4 bay, the deep pool and then a section that looks like it's going into the pond or is that actually the discharge.

Mike Bogojevski: The discharge is on the north side

Derek Anderson: So even though this pond is a larger detention area to choke back some of the flow it's still the same quantity as going north of the site. Where does it ultimately go. I can remember this came up with the Subaru, this whole area

Mr. Casciani: This was an issue way back. Doyle had it when they put the other addition on it. The building on the west side there. This was an issue with the drainage there and suppose to have been corrected.

Derek Anderson: The pond itself the function, it's design is to take in a certain amount of flow and chug it back but INAUDIBLE unless the pond is designed to percolate. You still have the same amount of flow when the pond is full, but it comes in and goes out, so it doesn't really address anything to the north. The area is flooded in the north because INAUDIBLE in this area. It's nice there is a pond but its not really going to solve anything with that . Is there a way to tie it in to some sort of drainage system that may exist within the subdivision to the north.

Mike Bogojevski: I don't believe there is any way to reroute the discharge from the pond. It goes basically to the north at low point to the north east to that wooded area. If you look at the existing conditions plan, it shows the existing location of the current structure and current pipe that is discharging.

Mr. Casciani: It seems to me that there is a large pipe installed in there years ago and I think maybe the town was involved with that. You would have to look it up. I don't recall now for sure. The other question is, like in back of Mr. Finstierwalder house that area there, is there a swale along the back of your property? Yes, there is a swale...and does it function?

Audience member speaking: (Mr. Finstierwalder) ? (not at the mic) It fills with water but there is overflow pipe about this size which drains down in an area and when there is maybe an inch or ½ inch of rain, that overflows into our yard and this creates a little lake in our yard INAUDIBLE flat. It doesn't drain

Mr. Casciani: Your back yard is very flat

Derek Anderson: Where are the wetlands on this site?

Mike Bogojevski: It doesn't have any wetlands on site.

Derek Anderson: No federal wetlands? On the INAUDIBLE it says that there are wetlands in the area

Mike Bogojevski: I believe the EAF INAUDIBLE checks the box because there are federal wetlands within the distance that it checks, and I believe it's a 2000 feet distance but correct me if I am wrong.

Derek Anderson: It kind of looks like the drainage goes to this back lot and sits. There isn't any place for it to go.

Mr. Casciani: Why don't we do this; he is going to be coming back in anyways. When you come back in show where this water actually drains too. A little more detailed and how it will improve that area.

Mike Bogojevski: We will work with town staff to confirm if there are any other options for handling some of the storm water down stream at the pond. Just from walking the site back there it is poorly drained which is why we wanted to make sure we are handling the runoff that we can

handle with the pond and the storm water measures that we are proposing but if there is anything on the north east options on site that we can work with town staff to do that from between now and final.

Mr. Casciani: You know who an answer may have, Joe Marrapese from the Highway Department, maybe talk to him. He had a good grip on stuff there when Doyle had it. I think he may have some knowledge on it.

Audience member: Because the drainage problem is significantly worse, the 2 complaints and Geoff Benway who was the Engineer has been out to look at the situation and is aware of the fact that the drainage and the water problem in our yard is much worse now than when it was, before this other development took place.

Mr. Casciani: Over time, when this was originally and I am going back several years, a lot of those swales fill in and they become non-functional and that could be part of the problem downstream. I would suggest we move forward with preliminary if everyone is ok with it but in the meantime when you come back with elevations and stuff for final approval, you will investigate this and see what you can come up with and a better solution as to where the water is actually flowing.

Mike Bogojevski: We can work with the town to address that.

Derek Meixell: I think we need to make sure that the situation doesn't get worse.

(didn't sign in) Ronald Vromon at 902 Lethroio Circle, right directly behind them. I was concerned, same water problems and there is no sense in going over it again. I had the same water problems. In my backyard there was a swale, and it looks like the town, and this is maybe before I bought it there is a drain back there and maybe it drained in a pipe or maybe a possibility of looking at, they may need a couple more drains into the swale 1:11:09 that goes into a pipe, it's something to think about. I'm getting a lot more water coming out of the woods and I'm directly behind them. I was curious, how far from my property is your building going to be? I know my property and I think the town has some right of way through there right, behind me and then to your property. I know I seen the guys back there surveying INAUDIBLE I can see the lights now, so I am sure there are going to be more and closer to me because I am just north of you. So, I was wondering what kind of lights and how close your going to be to my property. Where is this pond, because I never see this pond. Where is it located, north, east side of your property.

Mr. Casciani: It is directly north of the property and what is your address?

Ronald Vromon: 902 Lethroio Circle

Mr. Casciani: It is actually quite away. I will tell you what, if you want to look at it, you can look at the sheet and I will give it to you. (having a conversation with the resident)

Michelle Camacho at 9936 John Leo Drive: I want to get my bearings; I think I am.... I think my property is right here (showing on the plans) So I can give you a little bit of information. There is a pipe here at my neighbors actually for drainage and the problem is, this is Bianca Lane, and

the elevation of Bianca Lane is kind of low. We have already had about 5 years ago, someone from the Highway Department looked to see if they could help with the drainage since there is an easement and we wanted to do something ourselves and they said that INAUDIBLE the town involved and because Bianca Lane is so low, basically the drainage pipe is higher than my property and they said maybe I would be a candidate for a french drain but they looked at the soil and said there is too much clay so the french drain can't work because it is clay and I believe that this gentleman said that part of the pond was something about letting the water percolate into the soils so I am wondering about the clay content and if that is going to make that plan not effective. INAUDIBLE something about the water. I had some other questions to. Actually, not related to water. INAUDIBLE with my neighbors, we have, now that it's cold a low frozen pond all along that back and it's pretty constant and I was wondering, I know that he said there is going to be 100 feet of the wooded area. I don't know, are any of these trees going to be removed? We were worried about privacy.

Mr. Casciani: It shows that trees would be remaining.

Michelle Camacho: Oh, the trees are going to remain?

Mr. Casciani: It shows on the drawing, trees to remain.

Michelle Camacho: Ok, are you confirming that no trees are going to be removed, ok. I think that was mainly it. I was worried about privacy and increased traffic and could you just show me like where the new.... Is the darker area the new parking lot? How about this darker gray area?

INAUDIBLE. NOT AT THE MIC(cannot hear who is speaking and giving the answers)

Michelle Camacho: Again, for safety, is all that going to be all well-lit? Like at night? You talked about there being some lighting. That is just another question, so that is all that I had.

Maryann at 902 Litherio Circle (did not sign in): I was just wondering, what is the back of this building going to look like? It sits right in my backyard. Right now, I sit outside in the backyard. Vital Signs is right here, this big blue building. Next to it, this company with storage containers all day long dropping these heavy storage containers and now we are going to have this other building. So, when I sit outside, I sit in a commercial area. So, is there going to be anything done to the back of that building? Are you going to put up any trees or any shrubs to make it look like nice?

Dave Malta: That building is a long way away and sits up on the hill. It's not like the building is going to be down where the parking area is. INAUDIBLE (both parties speaking at the same time)

Maryann at 902 Litherio Circle: INAUDIBLE parking lot

Dave Malta: That building is in line with the Chevrolet building.

(Audience members talking out loud)

Mr. Casciani: Ok, we are not going to start getting into discussions. The code says that area is commercial use and that is number one. Number 2, your is an R-2 residential. The code also says that there has to be a 100-foot buffer, meaning open space on the commercial property away from the residential and that does exist. So, when people build a house next to a commercial piece of property, they chose to build it there and that is just the nature of the world here. So, I understand what you are saying but INAUDIBLE

Maryann at 902 Litherio Circle: INAUDIBLE (both parties speaking at once) and the lighting, are you going to have a lot of lighting?

Mr. Casciani: We will make sure the lighting faces towards this way, you know, towards the south not you so the lights won't affect you guys. I am sure they will do that. That we can help with.

Derek Anderson: So just to follow up on a question they had about the trees being removed. There is quite a bit of trees being removed on the project.

Mr. Casciani: Where the pond is.

Derek Anderson: Where the pond and where the parking lot is.

Mr. Casciani: But that is understandable.

Derek Anderson: But there are areas where the trees are remaining but there is also a significant amount of trees, but it is within the parcel area and its outside the buffer area on the main parcel outside the 100-foot buffer.

Mike Bogojevski: There are some that were already cleared along the eastern property line and then the main portion of the site is already cleared where the parking lot already is. There is a sliver of trees along the eastern corner of that new parking area that would require some trees to be removed but that's it. With the pond expansion we are trying to maintain (CONVERSATION GOING ON AMOUNGST THE BOARD WHEN APPLICANT IS SPEAKING....HARD TO HEAR) behind the berm itself and expand to the south so we are not having to go any further to the north with that pond expansion.

Derek Anderson: I just wanted to point it out because there are notes on the drawing that would make you think the trees are remaining INAUDIBLE

(BOTH PARTIES SPEAKING AT THE SAME TIME)

Mike Bogojevski: We will try to clarify that will remain and there is a portion of trees to be cleared.

Mr. Casciani: The biggest concern we have with the project is going to be the drainage in that area and I think that is what we should focus on and get into more. Some landscaping along the back and a few trees could go in later, if there is a spot where it would work. That is something we can deal with when you come back in. You have some topos on here but not too many. Actually, they are even too small to see. I would check with the Highway Department and see if they have some knowledge of how that water is going. It seems like one of the ladies mentioned

about a pipe being back there and I remember some piping being put in years ago back there for drainage.

Audience member: (not using the mic) INAUDIBLE it doesn't take the water away to the north INAUDIBLE elevations were done when it was first constructed INAUDIBLE

Mr. Casciani: We will have them check it out.

Mike Bogojevski: That is something we would have to get information from the town like I mentioned. Our main goal is to make sure we are dealing with a runoff from the project itself and if there is any opportunity for any additional stuff downstream at the pond that is something that we can definitely look at. If there are any opportunities on site to try and immediate some stuff.

Mr. Casciani: So, can we say that the goal here would be the drainage doesn't flow onto your property from this property as it flows. Ok, that is going to be our goal. That is going to be his mission now ok. We will do the best that we can with it. Alright, is there anything else that we need to cover here? I guess we are in pretty good shape. If you could look into the water situation. I knew that was going to be an issue right from the beginning. We can do a preliminary on this it is basically be a site....

Derek Anderson: Personally, I would rather hold off on the preliminary....

Mr. Casciani: And do it all at once? Ok, that is fine to.

Derek Anderson: For the drainage

Mr. Casciani: INAUDIBLE...

Derek Anderson: Till the homework is done and they can find INAUDIBLE. (EVERYONE TALKING AT ONE TIME)

Mike Bogojevski: Once we address the comments?

Derek Anderson: Yes, I think that would be a better approach. Just to reiterate, this is not an infiltration pond .

Mike Bogojevski: No, I can address that question. The bar attention area is meant as a filtering process because some of the soils are poorly drained.

Derek Anderson: The deep pool area is almost 9 feet deep

Mike Bogojevski: The deep pool area is just basically standing water. That is to main water elevation of 7 feet to provide the necessary water quality. That is a pretty standard pond design with the DEC regulations.

Mr. Casciani: Ok, so what we will do, will leave the public hearing open. We won't close it. This way here, when he comes back in and there are any comments or a different question on it, it is still able to be addressed.

Audience member speaking: (not at the mic) INAUDIBLE

Mr. Casciani: What we are asking them to do is when they come back in for their approvals is to have a better drawing, a better understanding of where this water is going and how is it going to go without running INAUDIBLE so, they have a decent design, but some things are questionable. How does it flow and where does it flow once it leaves this piece, you know.

Audience member speaking: (not at the mic) INAUDIBLE

Mr. Casciani: No, they don't send it out, it will be published, and it will be in the paper and website. They don't send them out all the time, right?

Josh Artuso: No, only the initial one.

Mike Bogojevski: That would be my question, when would we be tabled to the next Planning Board meeting to address these comments and come back.

Mr. Casciani: It's January 18th. So, do you want to table it until January 18th ?

Mike Bogojevski: I will request that and then we can address the comments.

Josh Artuso: Now, do you anticipate having the SWPPP prepared by that point?

Mike Bogojevski: The SWPPP book we could have submitted but will have to work with you and town staff to make sure we are addressing comments, but I am just looking procedurally whether, if the board is going to table it, do we come back next board meeting or do we can do schedule that with you?

Josh Artuso: Well, if you are telling me that you will have the SWPPPs submitted and give the town staff a little bit of time to review prior to the next meeting, then I would be fine with that. Otherwise, I would think a month from now.

EVERYONE TALKING AT ONCE

Mike Bogojevski: If it gets tabled then we work with you for when we get to come back. We can do that.

Josh Artuso: Ok, why don't we do that.

Mr. Casciani: So, you are requesting to be tabled for January 18th

Mike Bogojevski: And then if there is anything that comes up where we can't or there are additional comments, then we will look to postpone.

RESOLUTION 22-013

Mr. Casciani made a motion for **TABLED TO JANUARY 18, 2022** which was seconded by Dave Malta.

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):

WEBSTER GOLF COURSE ADDITION: Located at 440 Salt Road. Applicant David Waldarek is requesting **SKETCH PLAN REVIEW** for the construction of a 3,800-sf addition to an existing clubhouse building for (6) golf simulator stations on a 58.8-acre parcel having SBL # 050.04-1-70.11 located in an LL Large Lot Single Family Residential District under Section 228-4 of the Code of the Town of Webster.

Appearing before the board was David Waldarek and I am the architect and the applicant for the Webster Golf Course and representing Debbie Murphy and this is a request for sketch plan approval to build a 3000 sq ft building attached to the SE end of the clubhouse. This building is to be used for 6 simulator stations which are used for practicing golf swings and social gatherings.

The building INAUDIBLE (not at the mic) existing building INAUDIBLE parking lot and then there is INAUDIBLE .

Mr. Casciani: Actually, you can see it pretty good on the drawing that you gave us here.

David Waldarek: I do have, and there are just 2 images, if I could, pass them out to the board to let you see what these simulators are all about. If I could do that. So, each one of these stations is about 18 ft wide by 20 ft deep and about 12 feet high and it's basically a one room and about 2 feet from the back wall, there is a projection screen, and the projector shows any golf course in the world for that matter. It would be Webster Golf course or St. Anthony's or whatever and what happens is 11 feet from that projector screen is a T and you drive the golf ball into the screen and there is a trek man mechanism that actually tracks the ball as it hits the screen and it actually shows an imagine of that trajectory of the golf ball as it goes down the fairway.

In addition to being able to see that, there is a lot of analysis that you get from that, basically it is a teaching tool really. It trains you and helps you develop your swing and monitor how you are swinging; it can monitor the spine of the ball; and the trajectory of the ball. So, it is a very useful thing and is becoming very popular, even in the Rochester area. There is one at Dicks Sporting Goods out in Victor and there are other ones around. What is good about for Webster Golf course is this will prolong the use of the golf course really during the winter as well as the summer months. So, it is a beneficial aspect to their offerings as a golf club.

Mr. Casciani: What is the narrow part, is that just the entrance going in? Where it's connected to the existing building.

David Waldarek: (not using the mic) So back in here is a banquet hall right here and you walk through there to get to the building INAUDIBLE but there is an entrance over here and that is through the main building as well.

Mr. Casciani: I don't see it as an issue. If it helps the business over there and they maintain it and stays as a golf course, I think that is a good thing before someone starts building houses again.

Dave Malta: They have been elevating it and making it a really significant golf course and this is going to bring a lot more business in there.

David Waldarek: They anticipate, the owners, anticipate having social events that they can parties that are centered around different golf courses in the world for that matter. They can choose these images and they can have parties around those themes. It should be a lot of fun, but it is also helping the golf club to sustain itself during the winter months which is difficult for golf clubs.

Mark Giardina: Did you say there was another facility like this in our area??

David Waldarek: Yes, Dicks Sporting Goods in Victor have 2 of them.

Mark Giardina: Have they noticed an increase of people coming in to try that?

David Waldarek: That I don't know but I do know where they have been put in, they have been very well accepted.

Dave Malta: Yes, this has been something that has been a major attraction. I know my daughter goes to Greece and hit balls into something like this all winter long, an avid golfer so I see this as being a really good addition.

Mr. Casciani: It's a real ancillary use to what is there and it's a continuation of it.

David Waldarek: It's really fascinating to see someone use this to. I was at the Dicks Sporting Goods store when there were a couple of guys using it. You hit the ball and the ball just smacks against the screen, but you can hit it as hard as you want and as soon as it hits the screen the yellow trajectory goes just where you hit that ball and it's really pretty fascinating, but you know, for people who are trainers, they can look at the analysis because it's all electronically coordinated. If they can look at it, they can help analyze your follow through and the aspect of your game.

Derek Anderson: More out of curiosity than anything else, INAUDIBLE simulators in a rectangle buildings that is INAUDIBLE you have an INAUDIBLE. It gives the building interest but is there any reason why they didn't go with a basic box?

David Waldarek: (not using the mic) The structure of the building and we actually looked at a building INAUDIBLE 3 on one side and 3 on the other and by doing in this way, we are able to

use smaller trusses that run along in here (showing on the plans) and trusses that run along here so they are smaller, and they can INAUDIBLE and the INAUDIBLE are smaller.

Josh Artuso: I just had a quick question; it appears that it is proposed to go on an existing parking lot. Is there any thought being given to expanding adding any parking spaces that would be removed as a result of this.

David Waldarek: There isn't at this time but if that situation comes up, there is the capacity to be able to extend the parking lot to the south. Right now, I think that parking lot is a mix between a paved and gravel lot and the drainage that is there, we plan on being able to tap into that existing storm drainage that is already there with catch basins.

Mr. Casciani: I am sure that if they do that volume of business, they will be happy to gravel pieces out of there and put black top in.

David Waldarek: We are trying to really look at the parking situation to see if there is going to be any need to expand that. At this time, I don't think they will have a problem but when we go for the final Planning approval, we will try and address that more.

Mr. Casciani: What you could do is mark it on there, if necessary, you know, for future expansion. We have done that, well CDS did that....several busines have done that and I don't recall any of them having to come back to do it either.

David Waldarek: Hopefully we will have to.

Dave Malta: I think this is going to be a large attraction and of course they have a huge parking lot and during the winter you are not going to have the parking lot full of golfers so there should be plenty of room for parking.

Mr. Casciani: Ok, when are you proposing to come back then. Next meeting?

David Waldarek: Well, I think I need review the next stages with Josh.

Mr. Casciani: Ok, you guys work it out then.

David Waldarek: After we go for the zoning approval, but we want to keep the ball going here.

Mr. Casciani: Before we close, we need to do Farmers to make a motion. John Kosel made a motion to table Farmers Sign to January 18, 2022. (SEE ABOVE TOP PAGE)

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 8:45 pm.

ADMINISTRATIVE MATTER: Minutes were approved for December 13, 2021.

Respectfully Submitted,

Signed David C. Arena Sec Dated 1/18/22'

David C. Arena, Secretary
Katherine Kolich, Recording Secretary

Dorothy M. Maguire
JAN 21 '22 AM 9:59
FILED WEBSTER TOWN CLK