

**WEBSTER TOWN PLANNING BOARD MINUTES**

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 15 February 2022

**PRESENT:**

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Dave Arena, Secretary

Derek Anderson

Derek Meixell

Mark Giardina

John Kosel

John DeMarco, Town Attorney

Josh Artuso, Director of Community Development

Katherine Kolich, Recording Secretary

**ABSENT:**

Mr. Casciani: Welcome to the February 15, 2022, Planning Board meeting.

Pledge of Allegiance/Roll Call

Mr. Casciani: Ok, the parking lot expansion was tabled, correct? So, number 3 on the agenda which is 824 Ridge Road-parking lot expansion, that has been withdrawn by the applicant.

**Summary overview of outcome:**

**THOMAS LANDSCAPE-SIGN**

Applicant: Richard Thomas

Status: **APPROVED AS PRESENTED**

**DOODLE & JACK-SIGN**

Applicant: Danielle Dreyer

Status: **APPROVED AS PRESENTED**

**824 RIDGE ROAD-PARKING LOT EXPANSION**

Applicant: John Iannone

Status: **APPLICANT WITHDREW APPLICATION**

**WEBSTER GOLF COURSE-SIMULATOR ADDITON**

Applicant: David Waldarek

Status: **APPROVED AS PRESENTED**

(Dave Arena read the first application):

**THOMAS LANDSCAPE SIGN:** Located at 775 Ridge Road. Applicant Richard Thomas of Thomas Landscape is requesting **SIGN APPROVAL** to replace an existing monument sign with a new 42 SF monument sign on a 2.97-acre parcel having SBL # 079.17-1-21.2 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster.

Mr. Casciani: Hi Mr. Thomas. So, you are putting up a new sign.

Appearing before the board was Richard Thomas. Yes, the old sign has been up we figured between 12-15 years.

Mr. Casciani: What is the panel below it ? You have the address and that is good. What is the panel, is that for sale stuff ?

Richard Thomas: Yes, it is an interchangeable sign board and that has been there forever.

Mr. Casciani: Is that lit?

Richard Thomas: No, the entire sign including the sign board is lit from the ground up, facing.

Mr. Casciani: Ok, I don't have any issues with it. Does anyone else, anybody? They are basically replacing it. It is 6 foot high and back 50 foot from the road to. It's quite a setback.

Board: No

Derek Anderson:

**RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Richard Thomas of Thomas Landscape to replace an existing monument sign with a new 42 SF monument sign located at 775 Ridge Road on a 2.97-acre parcel having SBL # 079.17-1-21.2.

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 22-024**

Derek Anderson made a motion for **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 22-025**

Dave Arena made a motion for **FINAL APPROVAL** located at 775 Ridge Road. Applicant Richard Thomas of Thomas Landscape is requesting **SIGN APPROVAL** to replace an existing monument sign with a new 42 SF monument sign on a 2.97-acre parcel having SBL # 079.17-1-21.2 located in an MC Medium Intensity Commercial 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:**

1. Per the drawings that were submitted, as applied for.

**(Dave Arena read the second application):**

**DOODLE & JACK SIGN:** Located at 811 Ridge Road, Suite 103. Applicant Danielle Dreyer is requesting **SIGN APPROVAL** to allow an 18 SF building mounted façade sign and 8 SF panel on an existing monument sign at the Webster Woods Plaza on a 1.26-acre parcel having SBL # 079.18-1-69.112 located in an MC Medium Intensity Commercial Zoning District under Section 178-7 of the Code of the Town of Webster.

Appearing before the board was Danielle Dreyer and I am the owner of Doodle & Jack. We opened up in 2017 and we just moved to Webster in December, and we are looking to swap out the signage that is there now with out logo.

Dave Malta: What is Doodle and Jack?

Danielle Dreyer: We are a baby and toddler apparel company so we actually handmade a bunch of the stuff locally in Webster.

Mr. Casciani: So, you manufacture it right here too?

Danielle Dreyer: Yes, I have a team of seamstress in Webster, and we all make baby leggings, shorties, we just launched some blankets.

Mr. Casciani: Will give you some free airtime, keep going. (LAUGHTER)

Danielle Dreyer: If you have any babies to shop for, doodlejack.com. (LAUGHTER) Other than that, we don't plan to do a lot of retail out of the space, it is mainly office space, so we have some

sewing machines there and that is where we stock all of our fabric. I might do some pop-ups in shopping areas maybe on some weekends.

Mr. Casciani: Sounds good.

John Kosel: Is there a sign there now?

Danielle Dreyer: Yes so, we are in the old Reed Interiors, so her sign is there now.

John Kosel: Is it the same size as the one you are putting up?

Danielle Dreyer: Yes.

Mr. Casciani: I don't see any issues. It meets all the requirements, right Josh?

Josh Artuso: Yes, they are actually allowed 28 square feet and they are only proposing 18 so it is well within what's allowed.

Mr. Casciani: The monument that is by the walkway, that is already existing, isn't it?

Danielle Dreyer: Yes

Mr. Casciani: So, you are just going on top of that.

Danielle Dreyer: Yes

Mr. Casciani: Ok, does anyone have any questions or concerns?

Derek Anderson:

**RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Danielle Dreyer for an 18 SF building mounted façade sign and 8 SF panel on an existing monument sign located at 811 Ridge Road at the Webster Woods Plaza on a 1.26-acre parcel having SBL # 079.18-1-69.112.

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 22-026**

Derek Anderson made a motion for **UNLISTED ACTION** 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

**RESOLUTION 22-027**

John Kosel made a motion for **FINAL APPROVAL** located at 811 Ridge Road, Suite 103. Applicant Danielle Dreyer is requesting **SIGN APPROVAL** to allow an 18 SF building mounted façade sign and 8 SF panel on an existing monument sign at the Webster Woods Plaza on a 1.26-acre parcel having SBL # 079.18-1-69.112 located in an MC Medium Intensity Commercial Zoning District under Section 178-7 of the Code of the Town of Webster 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

**(Dave Arena read the third application):**

**824 RIDGE ROAD PARKING LOT EXPANSION:** Located at 824 Ridge Road. Applicant John Iannone is requesting a **PRELIMINARY / FINAL SITE PLAN MODIFICATION (PUBLIC HEARING)** for a parking lot expansion on a .80-acre parcel having SBL # 079.18-01-03 located in a CO Commercial Outdoor Storage District under Section 228-10 of the Code of the Town of Webster.

**APPLICANT WITHDREW APPLICATION**

**(Dave Arena read the fourth application):**

**WEBSTER GOLF COURSE SIMULATOR ADDITION:** Located at 440 Salt Road. Applicant David Waldarek is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to construct a 4,000 SF addition to the existing clubhouse containing (6) simulator stations for year-round practice on a 58.48-acre parcel having SBL # 050.04-1-70.11 located in a LL Large Lot Residential District under Section 228-10 of the Code of the Town of Webster.

Appearing before the board was David Waldarek and I am the architect of this project, and I am representing the Webster Golf Course and here with me tonight is Debbie Murphy the owner of the

course. We have already gone through the concept stage and so hopefully we can get approval for this final stage.

These are the elevations of the building, and I can just describe it. (SHOWING PLANS ON THE BOARD) this is the east elevation INAUDIBLE (not at the podium with mic) explaining the project. The materials, I do have some samples and some booklets here. The siding is a board and INAUDIBLE and we actually have 2 different colors and the reason we have not narrowed it down is because we seem to be having some issues with availability and so we are kind of asking the board to give us a little leniency to the selections and they are similar to one another, but they are a little different and we couldn't actually narrow it down. This brownish siding here with stone below it INAUDIBLE (BOARD MEMBERS ARE HAVING A CONVERSATION AT THE SAME TIME APPLICANT IS SPEAKING, IT'S HARD TO HEAR) and there is an asphalt roof with pipe trim and the cupolas are here. There is an intersection point where the simulators come together right in the center there and there is some natural light coming in. This insignia here, the logo for the golf course should really be up here because when you look beyond here there is a little fence here so you would really see it so we are asking if we can just change this to up there. We INAUDIBLE trims all the way down but the W would be above.

Again, there are 6 simulators in this building and the way the building works is that the entrance to the simulator building is through the existing golf club so these doors here are entered only doors because they have to have control. I don't think I left anything out but feel free to ask me questions.

Mr. Casciani: I think you did a nice job and it's a good-looking addition. Dave, you are moving that insignia up into that gable.

David Waldarek: Yes, so it can be seen because of the fence that goes across.

Dave Malta: The top elevation is actually facing the golf course, right?

David Waldarek: Yes

David Malta: That is a great addition to this golf course as far as I'm concerned, and I'm excited you are going to be doing it.

Derek Meixell: I agree but shouldn't we have the updated documentation of what it is actually going to look like?

Mr. Casciani: Have you got drawings, and did you submit any to the town?

David Waldarek: I will submit for the permit, and these are presentations drawings, but we have floor plans, and they were included in the original.

Mr. Casciani: We do have them in the original file. They are in the file. We have the site drawing of where it is going.

Derek Anderson: They are no different than the concept.

Mr. Casciani: What is your siding, do you have it there?

David Waldarek: Yes. (SHOW THE BOARD SAMPLES)

Mr. Casciani: It kind of blends in with the existing building right, color wise?

David Waldarek: (NOT CLOSE ENOUGH TO A MIC) INAUDIBLE the plan is to have INAUDIBLE they are going to paint INAUDIBLE out on the course including INAUDIBLE, but these are the two colors, this one and this one, this is option 1 and this is option 2 (SHOWING THE BOARD SAMPLES) and so with that, these are the INAUDIBLE style siding. Let me get the other...

Mr. Casciani: No, I think we are ok with that. Unless someone else wants to see it. I just wanted to get an idea of what it was. I think we are good.

Dave Malta: Yes

Mr. Casciani: Ok, does anyone have any questions? Again, this is a public hearing. I don't see anyone out there hollering to be heard so we will bring it back to the board and close the public hearing. Does anyone have any questions, comments, or concerns?

Dave Malta: I think it's a great thing and I wish you would have done it sooner and maybe we would have kept Webster West golf course that I happen to live on. (LAUGHTER)

Derek Anderson: They didn't have to go to the Zoning Board?

Mr. Casciani: Yes, they did, and they received their approval.

Derek Anderson: What kind of things did they need to do?

John DeMarco: They had to come to the Zoning Board because it was preexisting nonconforming and any alteration like this had to go through the Zoning Board and go through the criteria.

Derek Anderson: That makes it easy.

## **RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, David Waldarek to construct a 4,000 SF addition to the existing clubhouse containing (6) simulator stations for year-round practice located at 440 Salt Road on a 58.48-acre parcel having SBL # 050.04-1-70.11.

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 22-028**

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 22-029**

Dave Malta made a motion for a **PRELIMINARY APPROVAL** located at 440 Salt Road. Applicant David Waldarek is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to construct a 4,000 SF addition to the existing clubhouse containing (6) simulator stations for year-round practice on a 58.48-acre parcel having SBL # 050.04-1-70.11 located in a LL Large Lot Residential District under Section 228-10 of the Code of the Town of Webster 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

**CONDITIONS:**

1. Subject to PRC Comments
2. Subject to the determination of the ZBA for requested variances.
3. All the improvements shall be constructed according to the specification of the Town of Webster.
4. All site work is to be in compliance with the standards of the Town of Webster.
5. Comply with all requirements of any Federal, State, County or Town agency.
6. Address drainage, lighting, signage, and landscaping, buffering, berming and snow storage.
7. Approvals are subject to Drawing No: AS PRESENTED
8. Proceed to Final Approval

**RESOLUTION 22-030**

Dave Malta made a motion for **FINAL APPROVAL** located at 440 Salt Road. Applicant David Waldarek is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to construct a 4,000 SF addition to the existing clubhouse containing (6) simulator stations



for year-round practice on a 58.48-acre parcel having SBL # 050.04-1-70.11 located in a LL Large Lot Residential District under Section 228-10 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 2.15.23
6. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.
7. Subject to resolution of the final approved minutes.
8. 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

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 7:20 pm.

**ADMINISTRATIVE MATTER:** No minutes were approved.

Respectfully Submitted,

Signed David C. Arena Sec. Dated 3/1/2022  
David C. Arena, Secretary  
Katherine Kolich, Recording Secretary

MAR 2 '22 AM 9:46  
FILED WEBSTER TOWN CLK  
Dorothy M. Maguire

