

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 15 March 2022

PRESENT:

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Dave Arena, Secretary

Derek Anderson

Derek Meixell

Mark Giardina

John Kosel

Kyle Taylor, Attorney

Josh Artuso, Director of Community Development

Katherine Kolich, Recording Secretary

ABSENT:

Pledge of Allegiance/Roll Call

Mr. Casciani: Welcome to the March 15, 2022, Planning Board meeting. Ok, we have 2 applications this evening so we will get right into it.

Summary overview of outcome:

LIMELIGHT AUTOMOTIVE/1173-1175 RIDGE ROAD-BUILDING ADDITION

Applicant: Steve Smith

Status: **Sketch Review. Planning Board will send letter to Zoning Board for variances.**

SUNOCO/420 RIDGE ROAD-SIGN

Applicant: Karen Greenlee

Status: **Approved as presented. Planning Board reviewed existing sign and determined to leave it as is.**

(Dave Arena read the first application):

LIMELIGHT AUTOMOTIVE ADDITION / RELOCATION: Located at 1173-1175 Ridge Road. Applicant Steve Smith is requesting **SKETCH PLAN REVIEW** for a proposed 2,300 SF addition to an existing building associated with a window tinting and auto detailing business, to include parking and landscape improvements on a 1.28-acre parcel having SBL # 080.13-2-3.1 located in a MC Medium Intensity Commercial District under Section 228-4 of the Code of the Town of Webster.

Appearing before the board was Jerry Goldman and I am the Attorney and agent for Steve Smith and Limelight Automotive. Which is looking to relocated as Dave just said to the property at 1173-1175 Ridge Road which is on the southeast corner of Ridge Road and Jackson Road. As the board is familiar, the immediate corner has been approved and assumed to be under construction for a Jiffy

Lube location. The remainder of the property which is owned by Dick Rowe which is a reversed L shaped piece of property is currently slated to be sold to Limelight Automotive. I'm starting out with the existing conditions plan and because I want to point out what is going to change from the plan that we have and then we will take a look at the actual plan and run through PRC and staff comments and address any questions that the board may have relative to the application.

The existing property does have a curb cut on Ridge Road and that is intended to stay. There is an existing framed garage which sits behind a duplex building which is on the Ridge Road frontage and that is scheduled to go, to be actually removed. A 2300 square foot addition is going to be added to the main existing building on the site and the single-family residence which is located on Jackson Road which is currently on the same tax parcel is going to be subdivided off so that, that parcel will be exclusively single family residential in nature. So, as we move on the site itself and take a look and this is what we are going to look like except the parking lot won't be blue, but this is the parking area which is shown here (showing on plans) the existing buildings to remain. The 23000 square foot addition will be in this area and single family will be located here; subdivision line to be located here; stormwater management facility which is really to benefit the overall area is in place.

Right now, of course we are sketch plan level and concept review, and we will be enhancing some features and will be talking about that as we talk about the comments that we have received from the agency but basically what we are talking about is moving the Limelight Automotive business which has been a good neighbor over on the northside of Ridge Road, slightly down and across the road. Limelight Automotive does if you will, after purchase type changes if people want car starters; tinting, if they want other accessories. It does not have collision, it does not have a body shop, no painting. There is nothing there which is considered to be a high intensity type of use. The objective and the design have us having 5 overhead doors and bays which are not facing towards Ridge Road, but we will be screening from the residential property to the south. There is one drive thru if you will, bay but the commitment by Limelight is to keep the doors closed while work is being done.

We are actually going to be improving this parking area (still using the plans to show board) the parking area right now, especially the southern part is pretty rough. This is all going to appropriately paved and in addition we are going to be talking about some substantial screening along the south as well as a fence which is proposed for that area. I should have done this before but with us tonight is Steve Smith who is principal of Limelight Automotive as well as Pete Gorman from Marathon Engineering who is the Engineer consultant for the project. We did received comments and let me start with one other thing, a couple of other things. Basically, this is a low intensity use in terms of what are expectations are. Expectations are typically, it's like 15-20 cars per day and a total of 7 employees. It does operate 9-6 Monday thru Friday and 10-5 on Saturdays. Again, it is a use that we think actually think it coordinates well with the Jiffy Lube use adjacent to us.

We did receive Project Review Committee (PRC) comments and I believe the board has them as well and those comments were from a meeting on February 17th and I will run through the comments and talk a little bit about them. From a code point of view, Community Development, Josh has indicated that the property is zoned MC (Medium Intensity Commercial) a use which you could find...there are a lot of automotive uses in the MC as we know on the southside of Ridge Road, but it is also a permitted use in the CO District (Commercial Outdoor Storage District) which is basically limited to the north side of Ridge Road and west of Five Mile Line. There is just not a whole lot zoning so it's really tough to find a place for it. We will need, as PRC comments pointed out, we will need a use variance since it's an automotive use. Now, it is not a motor vehicle service station use but it is an automotive use so we will be looking for relieve from the Zoning Board for that and this design only

requires a couple of variances. One that we can clearly identify is going to be lot size for the residential portion and there maybe some dimensional setbacks as we deal with this rear buffer and in the rear buffer actually, we are enhancing the size of the rear buffers to that extent we are becoming more inconformity. There is a sanitary sewer easement that runs through the property, and we will be analyzing what needs to be relevant to sanitary sewer. We are proposing landscaping and buffering improvements and we will be talking about that now and we will really be filling those in as we go to Preliminary if we get our variances from the Zoning Board of Appeals and we are proposing to put back the property line related to the Jiffy Lube property and that's dealing with the residential unit.

The building itself is going to be utilized for offices related to Limelight. Its not a big property right now so to that extent that is the intention in regard to the building. The fencing is proposed to go in along the rear as was pointed out at the PRC meeting there is not a lot of commercial outdoor zoning so to that extent, we are looking to being in total conformance with as much as we can in the whole scheme of things. We will be analyzing draining of course and we are making some areas which are more or less pervious surface now more impervious but certainly we have enough amount of land to provide for stormwater management and storm water management controls and we will provide drainage and landscape plans; maintenance of the sewer line in like so all of those factors are going to be addressed. In addition to the PRC comments this was also taking a look at by the Conservation Board and they had comments relative to tree mitigation, wetland protection, comprehensive plan alignment , visual impacts, erosion control, environmental protection. None of those are issues for us. They are all things that we can address as we move forward in the process and got to preliminary approval. So, with that, our objective tonight is getting whatever input that we can from the Planning Board as it is typical for concept review. Our broader objective is to seek a recommendation to the Zoning Board of Appeals relative to this particular concept plan and we look forward to moving forward. I don't know if Steve or Pete, if you have anything you want to add??

Mr. Casciani: What is the total number of parking, 14 spaces you have on there?

Jerry Goldman: I believe we have much more then that on there.

Steve Smith: (spoke from the audience) we have 43.

Jerry Goldman: You have 14 in one row , you have 3, you have 5 and you have 11. (Showing on the plans)

Mr. Casciani: I agree with what you mentioned it relates very well with the project next door. They are both automotive and the reason why we went with Jiffy Lube when we approved that, one of the main reasons was it was a low impact what had been proposed here earlier on like a shopping center, a gas station, quick fill, a minimart and all that other kind of stuff so this is very similar, low impact and not a lot of traffic in and out all day.

Steve Smith: NOT A MIC.... INAUDIBLE

Jerry Goldman: Katherine, do you need Steve to come up?

Mr. Casciani: No that's alright.

Dave Arena: Will there be any deliveries, tractor trailers any big trucks going down there and trying to maneuver out? Some box trucks maybe?

Steve Smith: (not at the mic) very rarely to I receive anything large.

Mr. Casciani: Steve, why don't you go ahead and go up to the mic and this way you can give us your name.

Steve Smith: Occasionally a large 18-wheeler maybe once or twice a year have we gotten equipment that is large enough. Typically, it is your standard FedEx truck and UPS doing deliveries. We don't have large equipment. We get our tint and equipment in but that about it.

Mr. Casciani: Once you subdivide that, the lot that is on Jackson Road will that still have access from there to onto Jackson or are you totally isolating it?

Jerry Goldman: We won't for the commercial business it will be solely for the residential.

Mr. Casciani: Ok, so the driveway won't be both ways.

Jerry Goldman: We are not wrapping it around or anything like that.

Steve Smith: I feel like there is traffic issues in that corner as much as we don't want that, and I know you guys don't want that either.

Dave Malta: I certainly don't see a need for a driveway out to Jackson Road. It's a low impact business like this.

Mr. Casciani: Yes, because they are subdividing, I didn't know if there was going to be a driveway through or not. The variance for the back, what is it, a 100-foot buffer or 75-foot buffer?

Jerry Goldman: By code there is a 100-foot buffer, and our existing buffer is about 37 feet, and we are proposing to make that 41 feet and our building is almost 90-92 feet away so we are looking to INAUDIBLE the buffer by putting a vinyl fence along that south line and will talk about landscaping in addition to that.

Mr. Casciani: Are there any neighbors here? It is not a public hearing tonight; this is just a sketch review but if there is something that you wanted to say your more then welcome to. Anything?

Someone speaking from the audience: (INAUDIBLE) 1183, just like Steve said basically what comes in and out

Jerry Goldman: By the way, everyone has AMAZON trucks going everywhere so we are used to trucks these days.

Maggie Mooney: 1178 Jackson Road. Your backyard neighbor, nice to meet you. I am worried about the sound. I know sometimes like the other day, I could feel a vibration in my house and sometimes when Webster Interiors gets a delivery, there is a truck up there and it went for quite awhile and I couldn't see anything, I can't see your building and I know there is one truck that has one very loud horn and I have heard that on occasion and I watch small one and I say I hope I'm not going to have the vibration and the noise. The plan looks beautiful and the landscaping, fence, everything looks great. I am more worried about the sound.

Steve Smith: So, we do audio systems, and I am not sure if that is what you are hearing or not. We try to keep things down. The building that we are working out of is very thinned walled if you will and glass around everything so I am not sure if that is playing into factor and again, we want to be as respectful as possible and that is not a large part of what we do for business so if there is something that I can do on insulating or anything that can help with that and if it comes down to it, we have other equipment we can use rather than actually physically hearing the equipment. We want to be as respectful as we can to any of the neighbors so if there are concerns like that, if the design team can incorporate anything like that, I am ready to do that.

Jerry Goldman: I normally don't encourage the applicants and neighbors to be talking to each other.

Mr. Casciani: Yes, that is ok. The Conservation Board, that was something they had brought up at their meeting last night was the fact that the landscape area in the back and one of them brought up a good point, he said, instead of putting arborvitae in and we are not there yet obviously, I guess there are other species out there of them that take better; less expensive; grow heavier so I think the landscaping could encourage the whole improvement with the fence and everything also.

Dave Malta: Why did you decide to put the entrance doors on the rear of the building instead of the front?

Steve Smith: For our own traffic flow. We are currently, as you guys know, across the street and the entire frontage of our building is parking lot that is just shares the space with the road essentially because of that, I constantly have U turns going on, I have people pull in front of the doors rather than picking a parking spot and our design for that was to kind of eliminate customers parking in front of doors. The way we are thinking of running the business is to kind of come in and check in with your sales associate and then that associate will then do a walk around in your vehicle and pull it to the back, then our employees would then grab their work and go and do their job and then pull back up front. So, it was a workflow decision. I am open to designs on that butso I know that Jiffy Lube was another reason for that, associating the building a different way. There is not a good way to twist the building that way and attach it to the original structure, so we played with that a little bit, but this seemed to be the best design at least to come in with a sketch for you guys.

Mr. Casciani: I think one of the benefits of it as we said earlier on, its compatible with the existing building and there really, as far as I can picture it on Ridge Road, there isn't any real CO areas that are open or vacant or available.

Dave Malta: Co is mainly for automotive use, and you fit in with everything. We have a car wash down the street; we have a Jiffy Lube, and we are going to have this and where you are now, it's still going to be a service center of some sort, so it fits in the neighborhood and it's low impact. I think it is the best use I have seen for this particular parcel.

Mr. Casciani: Yes, we have had a few of them come into that really didn't get to far. Ok, so I guess we are good with having him move forward?

The board all agreed.

Mr. Casciani: Ok, then what we should do is, I suggest we send a letter to the Zoning Board recommending our thoughts and feelings so we will make a letter with to that.

The board all agreed: **Sketch Review. Planning Board will send letter to Zoning Board for variances.**

(Dave Arena read the second application):

SUNOCO SIGNAGE: Located at 420 Ridge Road. Applicant Karen Greenlee is requesting **SIGN APPROVAL** to replace a 43-sf sign cabinet on an existing pole sign with a new 43-sf sign cabinet and associated branding on fuel pumps to reflect a change from Mobil to Sunoco on a .76-acre parcel having SBL # 078.18-2-2 located in an R-3 Single Family Residential District under Section 178-7 of the Code of the Town of Webster.

Appearing before the board was Frank Grenalettie (didn't sign in) and I own the gas station and I am sure everyone knows with the Post Office inside and we are rebranding from Mobil to Sunoco and obviously the sign is one of the things that need to be upgraded to indicate that so that is what we are here for today to discuss that.

Mr. Casciani: So, what is it that you are exactly going to be changing now anything other than the sign or on the building?

Frank Grenalettie: No, in fact it is going to be really nice. In the agreement, they are going to be painting the building, the canopy, cleaning up the brush and we are going to re-do the parking lot and re-strip that and the sign stays exactly the same. They will be repainting the sign and placing that upper box, if you will with the Mobil with Sunoco box, cabinet of the same size and the only difference would be, instead of the letters that I have to climb up there and change will be electronic and like I said, pretty much more or less, it is exactly the same as it is except for the rebranding and cleaning up the place which I am thrilled about.

Mr. Casciani: It looks like the lights are going to be the same lights. The lights underneath the canopy, they will be the same as they are?

Frank Grenalettie: The same

Dave Malta: Are you going to have a sign on the building?

Frank Grenalettie: Nothing on the building. Nothing is changing, just cleaning it all up. It's always a tough situation between the US Post Office and Sunoco and what.....we want you to have these uniforms and we want you to have this sign. There is always a balance but pretty much nothing is going to be changing except cleaning it up and like I said, rebranding the station.

Dave Malta: The reason I ask because you have a picture that shows that there is a blue strip across the façade and just underneath the roof line on the building and then there is a sign above it that shows Sunoco and see store.

Mr. Casciani: It looks like they are using that same blue on the canopy too, one the face of the canopy.

Frank Grenalettie: Exactly. The color is going to be going to blue but there is no SEE STORE in there and we are not looking to add anymore work to the place and like I said, we will be just changing the color scheme if you will.

Dave Arena: The pole sign, is the Sunoco sign the same height as the Mobil sign?

Frank Grenalettie: Yes, everything is the same. The same pole is going to be utilized and the cabinet, the Sunoco cabinet replacing the Mobil cabinet is more or less exactly the same size and being that we are not open 24 hours, it won't be lit up at night and it won't be lit constantly.

Derek Anderson: By changing this sign is he required to get the pole sign and get it up to the current 6-foot standard?

Mr. Casciani: It's a call.

Dave Malta: We normally haven't requested if it is an existing pole sign

Mr. Casciani: Yes. Derek is correct in what he is saying. If there is going to be a change in signs, in signs that were monument signs, or pylon signs, it would be brought to the new code standard of 6 foot.

Derek Anderson: And the way it reads

Mr. Casciani: My thoughts, in that particular spot, you are right in what you are saying but I think the sign there, we leave it along and only because, if you are familiar with that intersection right there, that sign is right there, you wouldn't be able to see turning the corner.

Frank Grenalettie: You are exactly right. That is true and the other issue is, the snow during the wintertime. The Town plows and they turn around in my parking lot as well as plowing the parking lot, literally, if you know what the winters are around here, they can get to be 10 feet high where a monument sign you would not even see it afterwards and would be covered for most of the winter.

Mr. Casciani: I think primarily, the fact of the location of it. It is right smack on that corner and it would block that intersection at 6 foot. Maybe we should if you could put for the record that we did review it and maintain it as it stands.

Frank Grenalettie: That's a good point and I never really thought about it. So often I try to plow and not put too much on the corner because people can't see. It's a good point and if you did put a sign like that there it would be a constant blockage.

Dave Arena: With Sunoco, it's white, is there light shining through the white?

Frank Grenalettie: It's back lit and like I said, during the day you wouldn't even know it's on all the time and you wouldn't know that it's on, it's very subtle compared to the numbers of the price and like I said, there is a day and a night and at night it dims if you will and seeing that we close relatively early, and at night we are not open, that will be off. The only thing it will still be lit but a very dimly lit, a night type situation if you will.

Mr. Casciani: Actually, look at the 2 signs the Mobil sign had more white on then the new sign has.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Karen Greenlee, to replace a 43-square foot sign cabinet on an existing pole sign with a new 43-square foot cabinet and associated branding on fuel pumps to reflect a change from Mobile to Sunoco on a 0.76-acre parcel located at 420 Ridge Road on a parcel having SBL # 078.18-2-2.

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 22-035

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 22-036

John Kosel made a motion for **SIGN APPROVAL** Located at 420 Ridge Road. Applicant Karen Greenlee is requesting **SIGN APPROVAL** to replace a 43-sf sign cabinet on an existing pole sign with a new 43-sf sign cabinet and associated branding on fuel pumps to reflect a change from Mobil to Sunoco on a .76-acre parcel having SBL # 078.18-2-2 located in an R-3 Single Family Residential District under Section 178-7 of the Code of the Town of Webster which was seconded by Derek Meixell.

CONDITION:

APPROVED AS PRESENTED. PLANNING BOARD REVIEWED EXISTING HEIGHT OF SIGN AND DETERMINED TO LEAVE IT AS IS TO MAINTAIN LINE OF SITE AT INTERSECTION.


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 7:30 pm.

ADMINISTRATIVE MATTER: Minutes were approved for March 1, 2022.

Respectfully Submitted,

Signed  Dated 4/5/2022
David C. Arena, Secretary
Katherine Kolich, Recording Secretary

APR 6 '22 PM4:19
REC'D WEBSTER TWN CLK

APR 6 '22 PM4:19
FILED WEBSTER TWN CLK



