

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 5 April 2022

PRESENT:

Anthony Casciani, 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:

Dave Malta, Vice Chairman

Pledge of Allegiance/Roll Call

Mr. Casciani: Welcome to the April 5, 2022, Planning Board meeting. We have 4 items on the agenda this evening and I guess we can go ahead and get started with the first one.

Summary overview of outcome:

375 WEBSTER ROAD/POLE BARN

Applicant: Roger Awe and Darrin Batty

Status: **TABLED TO 4.19.22 Applicant to provide revised plans showing setback from property line, proposed grading, elevation drawing of building and sample of materials.**

1039 RIDGE ROAD/LIFE STORAGE SITE PLAN MODIFICATION

Applicant: LS Webster Ridge Road, LLC

Status: **SITE PLAN MODIFICATION: The board approved the site plan modifications for relocating Building G as shown on the drawings that were submitted.**

1775 RIDGE ROAD/BRAMAN NATURE PRESERVE PARKING LOT

Applicant: Emma Oakes/Costich Engineering on behalf of Genesee Land Trust, Inc.

Status: **PRELIMINARY APPROVAL W/CONDITION: Obtain NYS DOT Curb Cut Permit; add hours of operation to sign.**

1775 TEBOR ROAD/NORTHEAST AREA FOR TECHNOLOGY INDUSTRIAL PARK

Applicant: Burrows Brothers Inc.

Status: **SKETCH PLAN REVIEW: Board suggested loop road connection to Tebor Road; revisit setbacks / buffers; Sewer and traffic studies required; long form EAF will be needed.**

(Dave Arena read the first application):

375 WEBSTER ROAD POLE BARN: Located at 375 Webster Road. Applicants Roger Awe and Darrin Batty is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of a 20' x 30' pole barn with an 8' x 30' side covered overhang on a 3.85-acre parcel having SBL # 050.03-1-34.2 located in an R-1 Single Family Residential Zoning District under Sections 225-36 and 228-8 of the Code of the Town of Webster.

Appearing before the board was Roger Awe at 375 Webster Road, Webster, NY.

Mr. Casciani: And you are proposing a pole barn.

Roger Awe: Yes

Mr. Casciani: I talked to Josh about it, and I know they took your application but there are no dimensions as to where this is from the lot line. I have no idea how far you are from the property line on the drawing. I can see where you sketched it in which is fine and the other thing, I am picking up is the grade drops there. It looks like, on your TOPO map, the grade drops about 6 feet in that area.

Roger Awe: It probably drops around 20 feet, but the pole barn would not go down to that level.

Mr. Casciani: This is what I am getting at, where you are showing the pole barn on the drawing, it's at 327 and it goes down to 333 so it's quite a drop there. So, my question is, are you going to dig that out or fill it in. How are you going to put the building on it? Another words, it is not a flat piece of ground.

Roger Awe: The pole barn will be situated on the flat ground and probably a few feet beyond the pole barn, in back of the pole barn, which there is no entrance or exit of course, it probably drops down so with that, is that a concern because it drops down? Do we need to fill it in a certain distance from the back...

Mr. Casciani: For the inspector, when you go to get your permits the building inspector is going to come and it should be noted how this is going to set on a slope with what the drawing shows from one point to the opposite corner, there is a 6-foot drop, see what I'm saying? It's not flat. So, you can't put the building...either you have to put a lot of fill dirt, or you have to excavate and put it underground, I don't know what you are doing.

Warren Batty: So, the intent is to grade down. Pull from the high to the low to level it so that... I thought it was more like a 6 foot, so you take 3 from one end and move it over and it be flat that way. What my dad is talking about that larger drop, it is several feet beyond the back of that structure where it really drops off quickly and significantly.

Derek Anderson: Let me ask you about the site plan. I see it's dated 2011, is this the site plan that was put together from when the house was proposed?

Warren Batty: The original site plan I think was for the house, yes and

Derek Anderson: And right now, it doesn't show the existing grading on the property. This was the grading that existed at the time when the drawing was prepared in 2011.

Warren Batty: Correct so there is a difference there

Derek Anderson: That is kind of the point is that this site plan doesn't show the characteristics of the parcel. It doesn't show a flat area; it doesn't show what you are planning to do for the grading and so forth this building. It doesn't show what exists on the site. That is what we need to see is what is existing on the site and what you propose to do for grading the site to put in this building. Because we don't have it on mine from what it looks like now.

Warren Batty: Right.

Derek Anderson: There isn't anyway to tell from this drawing.

Roger Awe: (not near the mic) So your recommendation is we go back to the engineer who did this plan because we were at the Zoning Board, and it was approved by the Zoning Board for a certain size but then we needed it a little bit bigger so. So, your suggestion is to go back and have the engineer and do all the requirements that you are asking here.

Mr. Casciani: For the Zoning Board you had adequate information. All they want to know is how far you are from the side and so on and so forth. I don't have a drawing here that shows what the distance is, so you have to have that. We have gotten a little lacked with it, but you really should have the materials. The material, color, type you are using. Some kind of sample or a picture of it at least. What this building is going to look like. All that I have is a sketch of a building that looks like maybe you drew it yourself or something. I don't know who drew it, but it is not a good representation is of what the pole barn will ultimately be, I'm sure.

Roger Awe: Understood Mr. Chairman. We will take note of that, and we will make sure we have all that information to present to the board.

Mr. Casciani: We can do two things and if the board was ok to do a preliminary and come back for final... I would rather you just held off and you got everything together and then we give you a preliminary/final the same time and it's still just one more time. Ok, so I will note everything out and Katherine will get it out and we will send you a note on what we are looking for.

Roger Awe: Ok, thank you very much for your time.

RESOLUTION 22-037

Josh Kosel made a motion to **TABLED THE APPLICATION TO APRIL 19, 2022** which was seconded by Derek Meixell.

VOTE:

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

CONDITIONS:

- **TABLED TO 4.19.22 Applicant to provide revised plans showing setback from property line, proposed grading, elevation drawing of building and sample of materials.**

(Dave Arena read the second application):

LIFE STORAGE SITE PLAN MODIFICATION: Located at 1039 Ridge Road. Applicant LS Webster Ridge Rd. LLC is requesting a **SITE PLAN MODIFICATION (PUBLIC HEARING)** of a previously approved site plan to allow the relocation of storage building G from the west side of the property to the east side of the property on a 5.93-acre parcel having SBL # 079.15-1-8.008 located in an MC Medium Intensity Commercial District under Section 228-8 of the Code of the Town of Webster.

Appearing before the board was David Cox with Passero Associates. I am going to be really quick here so the previous design, building G was down here in this corner here (SHOWING ON THE PLANS) it's a 900 square foot building and the smallest building on the site so we want to relocate this portion here to the opposite side and put it here. It just works out better for layout and grading and that is pretty much it.

Derek Anderson: That is situated so it just squeezes in a 20-foot setback area.

David Cox: Correct, and it's a good thing it's a 900 square foot building.

Mr. Casciani: I don't have an issue. How come you are moving it?

David Cox: It just works a little better for grading. This is over here by the pond (SHOWING ON THE PLANS), and you would have to do a little more fill over in that area.

Mr. Casciani: Now that won't block any traffic going back or across, will it?

David Cox: No. No blocking of any traffic.

Mr. Casciani: Alright, does anyone have any questions? Again, this is a public hearing, if anyone wishes to speak?

Maryann Motto: (did not sign in) Piece of the Rock, which is Brusters ice cream for the property we own. When we were here last year, we talked about putting a cut through that they were going to do an apron and move into our back area so that we would have the circular drive for firetrucks or anything else needing to go through and I have those plans with me. When this came out, all of sudden our dotted lines are gone and we are looking at solid lines, so what's up?

David Cox: The dotted line is still here.

Maryann Motto: This is what I have from last year. (SHOWING HER PLANS AND DISCUSSING WITH DAVID COX) the turn in is gone .

Mr. Casciani: There are dotted lines and says proposed driveway

Maryann Motto: It is supposed to come back in our parking lot. I have to pull up exhibit C and A on these papers that came up. I am just trying to cover my bases, so they don't say well, it wasn't here then and now we don't have to do it.

(Discussion between Maryann and David)

Mr. Casciani: So are you saying it is or it's not showing on your drawing today.

David Cox: It's the same as it was previously.

Maryann Motto: But it's the drawing, in that section of the drawing, is modified by where it last April which is why I came in.

Mr. Casciani: Ok, but does it satisfy your needs?

Maryann Motto: If it's on record that he says yes that it is still there, then I can come back on that, I don't have a problem.

Mr. Casciani: ok.

Derek Anderson: I guess the actual questions that you may want to ask, is that the drawing from last year and the new drawings are dated June 2021 shows the proposed reciprocal access easement for 1041 Ridge Road so one of the conditions of approval for the parcel was that, that easement should have been filed so the question was ...

Maryann Motto: It was.

Derek Anderson: So then if that easement is filed that access INAUDIBLE

Maryann Motto: Ok

RESOLUTION 22-038

Mr. Casciani made a motion to **APPROVED THE SITE MODIFICATION RELOCATING BUILDING G AS SHOWN ON THE DRAWINGS SUBMITTED** Located at 1039 Ridge Road. Applicant LS Webster Ridge Rd. LLC is requesting a **SITE PLAN MODIFICATION (PUBLIC HEARING)** of a previously approved site plan to allow the relocation of storage building G from the west side of the property to the east side of the property on a 5.93-acre parcel having SBL # 079.15-1-8.008 located in an MC Medium Intensity Commercial District under Section 228-8 of the Code of the Town of Webster which was seconded by Derek Meixell.

VOTE:

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

(Dave Arena read the third application):

BRAMAN NATURE PRESERVE PARKING LOT: Located at 1775 Ridge Road. Applicant Emma Oakes from Costich Engineering, on behalf of the Genesee Land Trust Inc. is requesting **PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of a (6) space gravel parking lot area to serve the Braman Nature Preserve on a 71-acre parcel having SBL # 081.01-1-23.1 located in a Large Lot Single Family Residential District under Section 228-8 of the Code of the Town of Webster.

Appearing before the board was Emma Oakes with Costich Engineering. I am a Project Manager and Landscape Architect. I am representing Genesee Land trust. As the just mentioned, we have come together with a plan to add a 6-space gravel parking lot with an associated curb cut onto Rt 404/Ridge Road. We are currently pursuing NY Dot permits for said curb cut . We have received your PRC comments from the town. I'd be happy to walk through them if you'd like or hear any comment that you all have.

Mr. Casciani: Well, let's see, from what I have, you are proposing to put parking in there because cars have been parking on the road, I guess.

Emma Oakes: Yes, on the shoulder, yes safety.

Derek Meixell: Is this the only access to the parcel?

Emma Oakes: Yes, as far as I am aware.

Mr. Casciani: The only question I have, and I don't know why, but why so much asphalt out in front of the road for the entrance?

Emma Oakes: Yes, that is a great question. So originally, we had a smaller curb cut that we were proposing, more of a residential size curb cut with a 15-16-foot radius however the NY State DOT is classifying this curb cut as commercial because it is a public access to a public park so technically, we are supposed to be meeting that 33-foot radius on the curb cut which makes it significantly larger .

Mr. Casciani: Ok. So, your parking, how many cars, 6?

Emma Oakes: 6

Mr. Casciani: I am just curious, is this the parcel a few years ago was in and they were going to put an array of solar panels and stuff?

Emma Oakes: I am not sure. I was not involved back then but I do know back in December of 2011 is when the parcel transferred to the Genesee Land Trust .

Derek Meixell: Wasn't there a walking bridge or something in this parcel?

Mr. Casciani: Do you remember a few years back when we had that solar array come in?

Derek Anderson: It's in that general area.

Mr. Casciani: It is, and I am wondering if it is the same parcel.

John Kosel: I think that was further back off the road then this is.

Mr. Casciani: That was large. How many acres do you have there?

Emma Oakes: 71

Mr. Casciani: I don't have any issues with it. How about signage? You putting signs on the road? I see you have one sign.

Emma Oakes: That is not part of this plan that is actually a picture of an existing sign that is already on the parcel. One of the comments that we received from PRC was that we have some sort of sign indicating the hours of operation of the park, kind of from dawn to dusk and that is presently out there, and I just included that so you could see what it looks like.

Mr. Casciani: No parking signs in the road?

Emma Oakes: No.

Mr. Casciani: What do you do, only 6 parking spaces and there are no buildings there. If you go back to when you were a kid, that might have been a good place to go to park at night. How do you prevent that?

Emma Oakes: That's a great question. I know that the preserve has kind of public rules, how to operate in the park and what to do and what not to do. There is no hunting back there its kind of publicly known rules, but I am not sure in terms of limiting access.

Mr. Casciani: I wonder if it might be a good idea to put in the resolution that they, just so that you don't keep getting police calls by neighbors if kids are there that the park closes at whatever time at 10:00 o'clock at night, no admittance. Something to put some teeth in so no one can go to park there.

Emma Oakes: So, are you talking about like a gate?

Mr. Casciani: I think it should have a specific time on there, I think anyways.

Emma Oakes: So just a time listed on the sign?

Mr. Casciani: I don't know, parks usually close around 10 at night.

Mark Giardina: 9 in the morning until 9 at night.

Mr. Casciani: Yes, whatever you think.

Emma Oakes: The Genesee Land Trust has several properties around Monroe County, and this is their typical sign that is located at all of them and not to say that they couldn't change that for this particular park in Webster, if you guys felt the need but they have a precedent at other locations is all I am saying and have not had any issues, that I am aware of, is all I'm saying.

Mr. Casciani: I think just because there are neighbors nearby and so on and so forth, I think there should be a sign there.

Emma Oakes: Ok

Mr. Casciani: I'd say 10 o'clock at night, no admittance after 10 pm. This way if someone is there the police can come and say, your out. Otherwise, what are they going to do come and say, we don't "think" you are supposed to be here, you know what I mean.

Emma Oakes: Sure, so actually putting a time on the sign.

Mr. Casciani: Yes, something more positive, more firm.

Emma Oakes: Alright.

Mr. Casciani: What else. Is there anything else we should be thinking here? It's just 6 parking spaces. I don't have any issues with it.

Josh Artuso: Can you describe to the board where they are at with the curb cut approval with NY State DOT?

Emma Oakes: Yes, so we are prepared to submit tomorrow morning for that, and we actually just got all our materials and signed forms together from the client, so that is going out tomorrow morning.

Mr. Casciani: So, what we can do then is just give a preliminary.

Emma Oakes: That's fine.

Mr. Casciani: And then once you have your permits from the state, then come back and we can give final then.

Emma Oakes: Yes, understood.

Mr. Casciani: Again, this is a public meeting, does anyone in the back have anything to say?

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Emma Oakes of Costich Engineering on behalf of the Genesee Land Trust, Inc. to construct a 6-space, 2,100 sf (+/-) parking area located at 1775 Ridge Road on a parcel having SBL # 081.01-1-23.1.

The Planning Board classifies the proposed action to be a Type II Action under Section 617.5(c)(9) of the State Environmental Review (SEQR) Regulations and therefore is not subject to further review.

RESOLUTION 22-039

Derek Anderson made a motion for **TYPE II SEQR (NON-RESIDENTIAL)** which was seconded by Dave Arena.

VOTE:

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

RESOLUTION 22-040

John Kosel made a motion for **PRELIMINARY SITE PLAN APPROVAL (PUBLIC HEARING)** Located at 1775 Ridge Road. Applicant Emma Oakes from Costich Engineering, on behalf of the Genesee Land Trust Inc. is requesting the construction of a (6) space gravel parking lot area to serve the Braman Nature Preserve on a 71-acre parcel having SBL # 081.01-1-23.1 located in a Large Lot Single Family Residential District under Section 228-8 of the Code of the Town of Webster which was seconded by Derrek Meixell.

CONDITION:

- **Subject to the PRC comments**
- **Obtain NYS DOT Curb Cut Permit; add hours of operation to sign.**

VOTE:

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

(Dave Arena read the fourth application):

NORTHEAST AREA FOR TECHNOLOGY INDUSTRIAL PARK: Located at 1775 Tebor Road. Applicant Burrows Brothers Inc. is requesting **SKETCH PLAN REVIEW** of a proposed industrial park to accommodate large industrial buildings on a 100 + acre of land consisting of parcels having SBL #'s 066.03-1-18.11, 066.03-1-28.113, and 066.03-1-28.111 under Sections 225-20 and 228-4 of the Code of the Town of Webster.

Appearing before the board was David Cox with Passero Associates, Civil Engineer for he projects. So, as described, the land is located on Basket Road, about 100 acres. Here is Tebor Road (SHOWING THE PLANS) and it comes in and it's kind of in the back here and all industrial zoned land. Over here to the south is Route 104. So, Keith Burrows the owner of the property has been getting some interest over the year or two for different types of industrial uses and we have seen, in just my profession, we have seen an uptick in some industrial type of stuff and also in some very large users if you will . There is not a lot of large industrial land left where it is 80+ acres. It is close to a major thorough fare like 104 so it is a pretty unique property and also has access to rail, there is a rail service along 104 which some industrial users are very interested in. So, I'm working on, or Passero Associates are working on two projects in different parts of NY that are a million square feet industrial projects so and we didn't really see that too much 5-10 years ago so there has been a shift more towards that.

A lot of these users when they are looking for a site, they are ready to go, and they want to be in the ground and staring construction within 4 months usually something like that so a lot of the interest we couldn't deliver that type of timeline on this project, so Mr. Burrows asked what we could do to try and compress that time frame so that we are more shovel ready when the next user comes along. So, what we are planning on doing here, as long as we get some good feedback and the town thinks it's a good thing, we would be looking to get preliminary overall approval to kind of set our SEQR limits/guidelines you know, how much square footage would this property support; how much impervious surface and we can do a traffic study; sanitary sewer calculations; capacity studies; water calculations and really hammer out all those SEQR issues so we know what they are and then if there is a preliminary approval and a user comes forward we can say hey, this user wants 300,000-500,000 million, whatever is, if that fits within the SEQR limits and we are not above the SEQR thresholds so that we could go right to final

design with that user specifically. So really compressing that schedule down and would really allow more opportunity for users to be interested in this site if we could compress that down.

So, there is no current user on the books right now, but we are trying to get this property to a closer time period where it could be more developable and more appetizing. So, what we proposed here is a large million square foot building, kind of in the center, which there has been an interest in the past for that size building and then a couple other buildings in the 150 to 300,000 square foot range kind of put around there. So, if we move forward with the project and it gets built it could look a lot different under final instead of a million square feet you maybe have a couple 300,000 square feet buildings or vs. because we don't know what type of users will finally end up there, but we want to move forward with getting closer to that and looking at all those SEQR components. (NOT AT THE MIC) so the good thing is 104 is right there so it's a relatively short travel distance, if it were a traffic generating user that had a lot of jobs or something like that it is good that it is a short distance off of 104 to Tebor Road so traffic is not traversing through residential neighborhoods or something like that. It's a very short industrial strip for Basket Road so that is really good for traffic, 104 already has on ramps/off ramps so it's already set up for higher volume. Obviously when we do our traffic study, we would look at all those and see if there is any mitigation that would be required; any turn lanes or anything like that or any significant modification and we would look and analyze and look at all those different scenarios. The site kind of flows towards the northwest so north is towards me and west is the top of the page here so drainage kind of flows towards this area so our major stormwater pond we have put down here and there is a creek that kind of runs through these back yards. That is where the drainage goes now so we would continue the same drainage pattern. There is already water on Tebor Road and sanitary sewer on Tebor Road that we could access as well as on Basket Road. There is water and sanitary and we would probably be making connections to both water and sanitary.

So, we really wanted to.... You know before I go and spend a bunch of Mr. Burrow's money we wanted to go before the tow, get town staff comments and Planning Board comments just to feel if this is something that is worth pursuing and further design so that is the feedback, we were looking for.

Mr. Casciani: This was at the PRC meeting. I question the road going in. Why does that have to be a dedicated road? Tebor is but your road... Tebor Road is going to other properties, making this a dedicated road just goes into your property. Why can't that be just a private drive?

David Cox: It could. The reason why we don't really know yet is that it is really dependent upon users so if you have a major user like this, that road doesn't need to be dedicated. If we end up having a bunch of smaller users maybe a bunch of 100,000 square foot buildings that they want to purchase the property, so they need to be individual lots. Without it being dedicated you really, you have to do flag lots and you pretty much can only have 4 lots with a flag so it becomes a bunch of smaller users, you really would need a dedicated road to be able to have 4 lots so that part is a little bit influx of what would be the best use based on the users but to your point, it could be just a private road or it might need to be a dedicated road based on the number of lots.

Mr. Casciani: Another question and something to look at anyways is instead of a cul de sac, square footage, what is a cul de sac s 120 foot I believe. If that was eliminated could that just be like a horseshoed across and carried over to Tebor, so it loops around as opposed to a private drive or a dedicated road just going down to a cul de sac, you know. Loop it and maybe you have to change your pond there.

David Cox: Right so that is also an option as well if we need to go down the dedicated route. That is certainly an option to loop it through. But as I mentioned, that would probably have to be more figured out at the final design opposed to preliminary design because it's based on users.

Mr. Casciani: How many parking spaces are you proposing right now?

David Cox: So right now, I think it was around 1800 to 2000 and that is also largely driven on users and what we are seeing a lot of is either warehousing, cross dock, or manufacturing. Those are the 3 main industrial uses that we are seeing right now. So, if it is warehousing, it is very, very little parking and mostly just some trucks. If it's cross dock it's high truck volume and once again very few parking but on the manufacturing side, that's when you see a lot more parking spaces needed. So, some of the users/manufacturing users are up around a million square feet they could be looking up to 1800 parking spaces.

Mr. Casciani: Actually, I was looking for a direction on it. In my opinion, I think it is a good project and it's all industrial, right?

David Cox: Yes, all industrial zoned.

Mr. Casciani: I don't have an issue with the overall project, I just... I know you have a long way to go to tweak it and twist it but how about you guys, anything?

Derek Anderson: There are a few things that caught my attention. The short form EAF and I noticed that you modified a couple of the answers that are self-populated INAUDIBLE the DEC software and looking at the DEC maps and I understand that there are some comments that came in for INAUDIBLE property and one of the things that you said wasn't on the site was wetlands and yet it clearly shows that there are wetlands on the property. There is a stream on the property. That stream has a 100-year floodplain along the stream and so I am wondering why these items were changed on the SEQR form to say that they weren't there when they clearly are.

David Cox: There is a wetland on the property that Mr. Burrows is actually going through the process with the Army Corp to have that filled in and he is going to buy wetland from the wetland back so that is actually in the process right now and he has already made the application so we are hoping by the time we get to preliminary that, that will already be ...that there will not be any wetlands because it will be filled in and those wetlands will be purchased off site so that is why I checked that. The plan is when we move forward with this property it will be clear of any wetlands.

Derek Anderson: How about the 100-year flood near the stream?

David Cox: So, I believe that the creek is off the property.

Derek Anderson: The edge of the mapped area, it really just kisses on the property line and also in the north INAUDIBLE it's in the southeast corner there is also a floodplain that comes up along the parcel. Those parcels in the southeast corner, when I look at the tax maps because it is kind of hard to see on the drawing you have. There are 2 lots that are flag parcels that come off the end of Tebor Lane. How do you propose to, are you subdividing those parcels to eliminate those flags INAUDIBLE parcels now they have no access to the road. How are those parcels going to have access when this development is done?

David Cox: So right now, these parcels are flag lots and they do have flag to Tebor Road, which is a dedicated road, so they do have access. Like I was saying, based on the users those lots maybe shifted around or subdivided.

Derek Anderson: I understand that but if you eliminate the flag then those two parcels along 104 don't have any access.

David Cox: They would still have a flag; it just may be a slightly different configuration.

Derek Anderson: You would run the flag through this development?

David Cox: Yes, unless INAUDIBLE we were proposing to extend Tebor Road so this would be dedicated road and then they would have direct access and it wouldn't need a flag if we extended the dedication of Tebor Road.

Derek Anderson: So, another thing to be aware of in this area is that the parcel that is on the corner of , it's the northeast corner of Basket Road and 104 that is in the agricultural district. The parcel that is immediately adjacent to your north property line also appears to be in the agricultural district. So, while the site itself is out of it, it is adjacent to Monroe County Ag district #5 or #6.

David Cox: Yes, we will submit INAUDIBLE form with are preliminary application.

Derek Anderson: There is also some things on the SEQR form that says this is in a Special Check Zone/Special overlay district, but it doesn't say specifically what that is. Do you know what that overlay district is?

David Cox: I do not recall off the top of my head

Derek Anderson: Ok. Right now, you don't show any kind of truck bays or so forth the buildings but again, this is concept so this whole lay out with the parking lots could be totally different by the time it comes in.

David Cox: Yes

Derek Anderson: INAUDIBLE building that is 100 truck bays down one side potentially.

David Cox: Yes, so these are, its hard because it comes with a 100-acre site because we had to zoom out so much but there is like around these buildings (SHOWING THE PLANS) these are truck bays so they would be overhead doors for truck bays and these in kind of the fronts of the buildings was the standard vehicle parking. It's hard at such a large scale.

Derek Anderson: Its hard to INAUDIBLE its not clear as to where those things are and how traffic would truly move around the site when it's completed.

Derek Meixell: The east side of the property is that residential behind there?

David Cox: Yes, and it's the LL zoning district.

Mr. Casciani: Doesn't Tebor Road go down to INAUDIBLE it seems to me when that was put in years ago, the storage places were there and that was Thurston and that was the guy who put it in. That was to eventually to connect over into Ontario into Bays property, I believe. I think if you go to the end of Tebor there is a stretch through there. I think way back when that was or a possibility to connect. It had nothing to do with today but. So, what else can we give you here. The idea, I think it's a good idea. You have some homework . In your process as you are going along, I think as opposed to that dead end stub or cul de sac trying to connect through INAUDIBLE or something.

Derek Anderson: INAUDIBLE this is some of those parcels along County Line Road are all large lot zoning and doesn't really show in here . I know comments will come in about putting landscaping in along there to screen the parcels and now is the time to start planning for that where the building is located because right now it just shows the parking and the pavement right up to the edge of the property line and you have all the residential buffers that you need to take into consideration.

David Cox: Yes, we can push that off and make sure that there is a nice landscape screening buffer there.

Derek Anderson: It's just things to keep in mind. It will be asked so it's going to want to be put in anyway.

Mr. Casciani: Probably another thing you want to look at is based on the number of vehicle parking spaces, you probably want to do a traffic study on it. What else, can anybody else think of what they need to have now?

Derek Anderson: Will have to get feedback because Basket Road is a county road. Is Basket a county road?

Josh Artuso: Yes, it is. So, a referral was sent to them, and we are waiting for comments back.

Derek Anderson: Because they will have to comment on load limits

David Cox: Yes, for the traffic study we will need to coordinate with the County DOT and NY State DOT because the majority of traffic is coming off of 104 or so and they are both going to have input.

Mr. Casciani: We should condense this to a few items anyways that we want to look at and we want to make sure that they are in there. My suggestion again is that road connecting over to Tebor, you know make a loop right through the project. What else? Derek, what was that, that you mentioned before?

Derek Anderson: The wetlands and really a workable resolution for those flag lots. We don't want wind up having something here all of a sudden those 2 parcels don't have access.

Mr. Casciani: Which 2 are you talking about?

Derek Anderson: It doesn't really show on here and it's kind of hard to see but its in the 2 parcels that are right next to it (READING THE PLANS) that's a flag lot and this one here is a little flag to that comes in on the right-hand corner . They just barely show up on the corner on the drawing and there only access to Tebor Lane is a flag and that kind of goes with what you are talking about . It looks like it was going to be extended at some point INAUDIBLE.

Mr. Casciani: Yes, I think that was way back when.

(Not clear)

Derek Anderson: If this thing gets re-subdivided you could end up with parcels that are landlocked. It shows a detention pond on here and like now you don't have access to the parcel and if they really did put an INAUDIBLE you just can't get to

Mr. Casciani: It might not be a bad idea to look, all I see is one single line which apparently a lot line there it's just down there about 8th of an inch to the east. If that road... Tebor Road was maybe connected to there, I don't know if you can connect into there because of the stubs there so maybe that would be another ingress/egress for the project to, I don't know. It's something to look at anyways. The land is open, I know that. Originally years ago, that was the intent to be able to possibly go through. So, look at the feasibility of what that would be.

Derek Anderson: It is a big site, but it does need to be zoomed out a little bit to show a little more of the parcels.

David Cox: Yes, next time we can submit more of an overall plan that shows more.

Mr. Casciani: Anything else? What were you thinking?

David Cox: The main thing was we wanted to come in here and if you were like heck no don't do it, or something like that but just to make sure we are on the right path and there are no huge red flags or anything like that.

Mr. Casciani: Maybe instead of going to Henrietta we could get UPS over here.

David Cox: Yes, this project definitely has a huge potential to create some really good jobs for sure.

Mr. Casciani: You have a good location, and you are at the expressway right there

Matt Chatfield: Executive Director of the Webster Economic Development Alliance. As you may know or may not know, the INAUDIBLE alliance is a public private partnership proposed of the town, the village, the school district, the chamber of commerce and then the business within the village as well. So, we are the single entity coordinating economic development on behalf of Webster and one of my key roles is coordinate with Greater Rochester Enterprise on the regular basis. They are our Regional Site Selector for INAUDIBLE Finger Lakes Region and on a regular basis we submit to Tebor Road component at a 100 acres for when they have site selection calls for mega projects and these are projects requesting sites of 100 acres are more seeking development of 3,4,500,000 square foot to a million square foot buildings. We are currently tracking 7 projects that are in phases of request and we have had 2 site visits in the past 12 months for this site and we have been getting solid feedback regarding the potential for this location. One of the main considerations has been timing to development and timing to deliver the site and essentially in a development ready condition. Which is the process that Mr. Burrows is trying to at least get started currently. We have been working diligently with Mr. Burrows and with the town, Engineering, and the Community Development group. We are actively marketing this mega site in Webster, and it is the only 100 acres contiguous development in an industrial zone that is unencumbered by existing buildings we have available to us and is only 1 of the 3-4 sites in the region that has highway excess, 100 acres, water, high power, and rail. So, this is a very critical site for economic development in our community and that is why I am here and on behalf of the alliance in support of moving this project forward. Thank you.

Mr. Casciani: Good job so far. Ok, your going to do some preparing and come in with preliminary drawings and stuff?

David Cox: Yes, it will take us a little bit. There is a lot to prepare.

Mr. Casciani: Well, you have a direction.

David Cox: Yes, thank you very much.

BOARD SUGGESTIONS:

- **loop road connection to Tebor Road; revisit setbacks / buffers; Sewer and traffic studies required; long form EAF will be needed.**

Mr. Casciani: We have one more thing here. We have that letter from Lowe's . They have their dates for when they want to put certain things out. Their lawnmowers and what have you. They keep the place neat and clean and organized. They do have a lot of fertilizer and they asked for that awhile back and we are ok with doing that. That place, in the past they have asked to put trailers and my suggestion was that it is not approved for that, and I don't think the town would want to see it looking like a flea market with all sorts of paraphyllia out there, but they are asking

for (SEE LETTER ATTACHED) and this is a ritual that they have done every year and we requested that they give us a letter with the dates that they are proposing. So, are we ok with this?

RESOLUTION 22-041

Mr. Casciani made a motion to **APPROVE THE DATES REQUESTED FOR LOWE'S AT 900 FIVE MILE LINE ROAD (SEE LETTER ATTACHED)** which was seconded by Derek Meixell.

VOTE:

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

Derek Meixell: One question, Country Max, the white lighting, did we approve that? I drove by the other night and the building was lit up, like fluorescent lighting.

Derek Anderson: They have LED lighting in there and it stays on like 10:00.

Mr. Casciani: It is supposed to be down lit.

Derek Meixell: It is definitely not down lit.

Mr. Casciani: It's not?

Derek Meixell: It's not spot lighting but track lighting.

Derek Anderson: It outlines the building.

Derek Meixell: It's like Christmas lights but continuous. Drive by it at night.

Derek Anderson: One thing that they are doing over at Country Max that I know that was specifically said that they can't during the approval is all the mulch that is stored outside and the pallets by the road, that is supposed to be back in that fenced area. None of that stuff is supposed to be out by that road. They said they wouldn't do it and they got their approval, opened up and the first thing they did was store everything out there.

Mr. Casciani: Yes, I see it out there. They probably get a price on the stuff.

RECEIVED
APR 04 2022
TOWN OF WEBSTER
DEPT. OF COMMUNITY DEVELOPMENT



March 29, 2022

Dear Council,

We are trying to create excitement for the summer, so we are writing to ask for special consideration to host special events around our big sales and Holidays for the Webster area. This would include the ability to stage extra products on our store front.

The Days we would be interested in are as follows:

April 21-May 2 for our Spring Fest

May 25-June 1 for Memorial Day

June 29-July 6 for Independence Day

August 31-September 7 for Labor Day


Due to supply and shipping issues the last two years due to the pandemic, we have acquired extra products this year to be able to help beautify the homes in the Webster Area. We are looking forward to a successful summer!

Thank you for your consideration.

Warm regards,



Doug Reynold- Store Manager

585-787-7900 

Douglas.W.Reynolds@store.lowes.com 

WWW.Lowes.com 

Derek Anderson: Well, they have a storage area for it, they just don't use it. The fenced in area, they said that was supposed to be for storage of that so you wouldn't see it, but they don't put it in there they put garbage in there from left over pallets and left over INAUDIBLE

Mr. Casciani: They probably have so much stuff . What do you want to do with it?

Derek Anderson: We should send them a letter and reminding them of their condition of the approval of the site.

Mr. Casciani: We can give them what was in the resolution and send them a copy of that.

Derek Anderson: Yes, because Lowe's is doing it right. They...out of the box.

Mr. Casciani: Ok, will send a letter and resolution.

ADMINISTRATIVE MATTER: Minutes were approved for March 15, 2022.

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 8:00 pm.

Respectfully Submitted,

Signed David C. Arena Sec Dated 5/3/22'
David C. Arena, Secretary
Katherine Kolich, Recording Secretary

MAY 4 '22 PM 4:12
FILED WEBSTER TOWN CLK
Dorothy M. Maguire