

**WEBSTER TOWN PLANNING BOARD MINUTES**

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 17 May 2022

**PRESENT:**

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Derek Anderson

Mark Giardina

John Kosel

Kyle Taylor, Attorney

Josh Artuso, Director of Community Development

Katherine Kolich, Recording Secretary

**ABSENT:**

Dave Arena, Secretary; Derek Meixell

Mr. Casciani: Welcome to the May 17, 2022, Planning Board meeting.

Pledge of Allegiance/Roll Call

Mr. Casciani: We have a fairly short meeting here tonight.

**Summary overview of outcome:**

**1173-1175 RIDGE ROAD/LIMELIGHT AUTOMOTIVE**

Applicant: Steve Smith

Status: **APPROVED W/ DRAWING DATED 4.4.20/APPLICANT TO LIST APPROVAL ON FINAL DRAWING OF COVER SHEET.**

**JOE'S KWICK MARTS-SIGN**

Applicant: Cristina Caceres

Status: **APPROVED AS PRESENTED**

**(Mr. Casciani read the first application):**

**LIMELIGHT AUTOMOTIVE:** Located at 1173-1175 Ridge Road. Applicant Steve Smith is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to construct a 2,300-sf building addition with additional landscaping and parking improvements associated with an auto accessory installation business on a 1.28-acre parcel having SBL # 080.13-2-3.1 located in an MC Medium Intensity Commercial District under Section 228-10 of the Code of the Town of Webster.

Appearing before the board was Pete Gorman with Marathon Engineering along with Steve Smith, owner of Limelight Automotive. We are here to discuss the site plan for Limelight Automotive and relocation. The project is at 1173-1175 Ridge Road. The property currently has

two residential buildings which are all occupied and will remain, and a pole barn is there, and we are proposing to demolish and a vacant commercial building for Limelight Automotive. Limelight Automotive is a business that installs aftermarket accessories, and they don't offer gas or mechanical work; or engine work; or tires and things like that. Hours of operation are Monday thru Friday 9 to 6 and Saturday 10 to 5, and they are not open on Sundays.

The main existing building will be used for offices and showroom. The addition will be used for the actual installation of the products and the bays are orientated as such that the western two bays can be used for pull-through and for quick turnaround projects and the two eastern bays are used for the longer-term projects. The project has 33 parking spaces including 4 spaces for the residential use up along Ridge Road. There is a dumpster enclosure at the southwest corner of the parking facility, and we are proposing some lighting on the south and west side of the parking facility. These are LED fixtures that meet dark sky requirements. For screening to the residential to the south we are proposing some additional landscaping to supplemental of what is there, and all the existing landscaping will be remaining in place. We are also proposing a 6-foot-high solid vinyl fence for additional screening.

In addition to the physical construction, we are subdividing the western residential property that is along Jackson Road and this is being done at the request of the town for tax and emergency services. We will also be removing the shed that is located on the sanitary sewer easement. The project required several variances including a use variance and 3 area variances and we received those variances at the April 12<sup>th</sup> ZBA meeting and we have received some comments from the town and the big one being the requirement for a SWPPP. We submitted that SWPPP and received some comments back and they are all technical in nature and at this point they are not going to change the design at all on the plan. We talked with Mary earlier today and I don't think she has any concerns about us meeting those requirements or having any impact to the design. So, Steve is hoping to close on the property at the end of this month, so we are looking for preliminary and final approval today at this meeting.

Mr. Casciani: That's it?

Pete Gorman: That's it. We have been here 3 times.

Mr. Casciani: We are getting pretty good here you didn't have to read it this time....(Laughter) Well hopefully we can keep this going along so we can get this thing done now. I don't have any issues with it, and I think you have done a good job with it, and I think you have accommodated the neighbors to the south of you. Actually, we didn't do preliminary because we held it to do preliminary and final at once.

Pete Gorman: Yes, we just tabled it at the last meeting.

Mr. Casciani: I don't know if there are any neighbors here wishing to speak?

Audience members were in support of project.

Mr. Casciani: Ok, anyone from the board? Any concerns? Again, this is a public hearing and since there is no one wishing to speak we will close the public portion and bring it back up to the board. I think they have done everything that we have asked; they complied with all engineering requests; they received their variances; they are putting a 6-foot-high fence and you did say that again; the SWPPPs you are going to be dealing with Mary on that and she is ok with that.

Pete Gorman: We don't have any issues with the comments on there.

Mr. Casciani: Monroe County and State for curb cuts and all that. Everything was ok with that Josh?

Josh Artuso: They are actually utilizing the existing curb cut. There are no changes to the existing curb cut.

Mr. Casciani: So there ok with that. Shed you are going to be removing that, right?

Pete Gorman: Right.

Mr. Casciani: Alright, if there are no comments, Derek do you want to do SEQR?

Derek Anderson:

## **RESOLUTION**

Town of Webster Planning Board considered the request by Applicant, Steve Smith to construct a 2,300-square foot building addition with additional parking reconfigured and expanded located at 1173-1175 Ridge Road on a 1.28-acre parcel having SBL #080.13-2-3.1.

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 22-054**

Derek Anderson made a motion to **TYPE II SEQR** which was seconded by John Kosel.

#### **VOTE:**

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

**RESOLUTION 22-055**

Dave Malta made a motion for **PRELIMINARY APPROVAL** Located at 1173-1175 Ridge Road. Applicant Steve Smith is requesting **PRELIMINARY SITE PLAN APPROVAL (PUBLIC HEARING)** to construct a 2,300-sf building addition with additional landscaping and parking improvements associated with an auto accessory installation business on a 1.28-acre parcel having SBL # 080.13-2-3.1 located in an MC Medium Intensity Commercial District under Section 228-10 of the Code of the Town of Webster which was seconded by Derek Anderson.

**VOTE:**

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

**CONDITIONS:**

1. Subject to PRC Comments
2. Subject to Monroe County Water Authority comments
3. Subject to the determination of the ZBA for requested variances.
4. All the improvements shall be constructed according to the specification of the Town of Webster.
5. All site work is to be in compliance with the standards of the Town of Webster.
6. Comply with all requirements of any Federal, State, County or Town agency.
7. Address drainage, lighting, signage, and landscaping, buffering, berming and snow storage.
8. Approvals are subject to Drawing No: C1 Dated: 4.4.22
9. Proceed to Final Approval

**RESOLUTION 22-056**

Dave Malta made a motion for **FINAL APPROVAL** Located at 1173-1175 Ridge Road. Applicant Steve Smith is requesting **FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** to construct a 2,300-sf building addition with additional landscaping and parking improvements associated with an auto accessory installation business on a 1.28-acre parcel having SBL # 080.13-2-3.1 located in an MC Medium Intensity Commercial District under Section 228-10 of the

Code of the Town of Webster which was seconded  
by John Kosel.

VOTE:

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

**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 5.17.23.
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: Dated: 4.4.22
9. Preliminary and Finals approvals should be listed on cover sheet.

Mr. Casciani: That one stipulation for the preliminary final should be on the cover sheet. Make sure that is on there.

Pete Gorman: I'm sorry, say that again. I didn't hear you.

Mr. Casciani: When you submit your final drawing, for signatures, make sure on the cover sheet that you have preliminary and final approvals that we just gave, they should be on there. The reason for that is down the road the Engineering Department or anyone who is technically involved with it has the opportunity to see the minutes right there and know what we did.

Pete Gorman: Understood, not a problem.

Mr. Casciani: How about SWPPPs, do we need to mention anything about that in there?

Josh Artuso: I think it is covered under the subject to PRC meeting (both parties speaking at the same time)

Mr. Casciani: Ok, we will leave it at that then.

(Mr. Casciani read the second application):

**JOE'S KWICK MARTS SIGN:** Located at 819 Ridge Road. Applicant Cristina Caceres with Fast Signs is requesting **SIGN APPROVAL** to install a 29-sf channel letter sign mounted on a raceway, associated with a change from Speedway to Joe's Kwik Marts on a .99-acre parcel having SBL# 079.18-1-70 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 Cristina Caceres. We are proposing to remove the Speedway that is on top and in front of the building, remove that and install Joe's Kwik Mart. We will also, in our scope of work be removing the extra set of letters that is on the side above the current INAUDIBLE signs so currently Speedway has 2 building signs on the building, and they will just have one sign that says Joe's Kwik Mart.

John Kosel: Could you give us your name and address?

Applicant: Cristina Caceres and I am actually representing Fast Signs, but I am from Caceres INAUDIBLE Signs. Do you want my address?

John Kosel: Yes

Cristina Caceres: 6699 Old Thompson Road, Syracuse, NY.

Mr. Casciani: Ok, so basically it is just the sign going over the front same place Speedway was?

Cristina Caceres: Yes, over the front.

Mr. Casciani: Just lit, interior lit?

Cristina Caceres: Yes, LEDs inside of it.

Mr. Casciani: The way it is and not a bright light or anything.

Cristina Caceres: Yes. Joe's lights up red and Quick Mart lights up in blue.

Mr. Casciani: Ok, anybody? Any issues?

John Kosel: Are they doing anything with the monument sign?

Cristina Caceres: No. We are only...our scope of work only entails the convenience store which is what Quick Mart is taking over and everything that has to do with Speedway changing over to Mobil Exxon is going to be done by a different sign company and that is all their scope of work. We are not doing anything with it.

Mr. Casciani: So, you are just doing that INAUDIBLE building itself?

Cristina Caceres: Correct.

Mr. Casciani: Ok anybody? Pretty simple.

Derek Anderson:

## RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Cristina Caceres with Fast Signs, to install a 29-sf channel letter sign mounted on a raceway, associated with a change from Speedway to Joe's Kwik Marts, located 879 Ridge Road on a 0.99-acre parcel having SBL #079.18-1-70.

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 22-057

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

#### VOTE:

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

### RESOLUTION 22-058

Josh Kosel made a motion for **SIGN APPROVAL** Located at 819 Ridge Road. Applicant Cristina Caceres with Fast Signs is requesting **SIGN APPROVAL** to install a 29-sf channel letter sign mounted on a raceway, associated with a change from Speedway to Joe's Kwik Marts on a .99-acre parcel having SBL# 079.18-1-70 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster, which was seconded by Mark Giardina.

#### VOTE:

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

**ADMINISTRATIVE MATTER:** Minutes were approved for May 3, 2022.

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 7:15 pm.

Respectfully Submitted,

Signed David C. Arena Sec. Dated 6-7-22'  
David C. Arena, Secretary  
Katherine Kolich, Recording Secretary

JUN 10 '22 AM 8:00  
FILED WEBSTER TWIN CLK