

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 2 August 2022

PRESENT:

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Mark Giardina, Secretary

Derek Anderson

John Kosel

Derek Meixell

Kyle Taylor, Attorney

Josh Artuso, Director of Community Development

Katherine Kolich, Recording Secretary

ABSENT:

Pledge of Allegiance

Mr. Casciani: Welcome to the August 2, 2022, Planning Board meeting. We have 3 items on the agenda tonight so it shouldn't be long.

Summary overview of outcome:

657 RIDGE ROAD/THE DEEP END-SIGN

Applicant: Lori Sheldon

Status: **APPROVED AS PRESENTED**

1582 LAKE ROAD-ACCESSORY STRUCTURE

Applicant: Kevin Goodwine

Status: **APPROVED WITH CONDITIONS: NOT TO BE USED FOR LIVING SPACE, SHOULD CONFORM TO CODE 225-3**

652 BASKET ROAD/ BUSINESS-SIGN

Applicant: Chris McAllister

Status: **APPROVED WITH CONDITION: APPLICANT AGREES TO REMOVE SIGN IF WORK NEEDS TO BE DONE IN THE EASEMENT**

(Mark Giardina read the first application):

THE DEEP END SIGN: Located at 657 Ridge Road, Suite #4. Applicant Lori Sheldon of Crystal City Signs is requesting **SIGN APPROVAL** to allow a 25 SF building mounted sign associated with a swim apparel business within a retail plaza on a 4.30-acre parcel having SBL # 078.20-1-46.1 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster.

Mr. Casciani: Is there anyone here for that?

Derek Meixell: Motion to table.

Mark Giardina: Second.

Mr. Casciani: All in favor?

John Kosel: Do you want to hold up in case they come in?

Mr. Casciani: So, we will hold off and see if they come in. Go on to the second one.

(APPLICANT FOR FIRST APPLICATION IS NOW PRESENT) Mr. Casciani: We had you down for 7.

Applicant: I went to the wrong building. I am sorry.

Mr. Casciani: Ok Mark, let's do this right. If you could re-read it into the record so it's part of the program.

Appearing before the board was Kurt Eden and my address is 55 Ice Rose Lane, Rochester, Ny 14623. We are just looking to put up an illuminated sign on the front of the building and there is existing power there for the sign. She just recently moved her business to this location, the owner of The Deep End.

Mr. Casciani: The sign is fine. What plaza is the sign going in?

Dave Malta: INAUDIBLE

Kurt Eden: Yes, it is.

Mr. Casciani: It shows white, but it also shows dark at night.

Kurt Eden: INAUDIBLE

Mr. Casciani: Yes, that's good. It meets everything in the code. Josh, it meets the size.

Josh Artuso: (NOT USING THE MIC) Yes, they are at 25 square feet and that is exactly what they are proposing.

Derek Anderson:

Town of Webster Planning Board considered the request by Applicant, Lori Sheldon of Crystal City Signs, to add a 25 square foot building mounted sign associated with a swim apparel business located at 657 Ridge Road, Suite #4, on a 4.3-acre parcel having SBL #078.20-1-46.1.

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 22-074

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

VOTE:

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

RESOLUTION 22-075

John Kosel made a motion for **SIGN APPROVAL:** Located at 657 Ridge Road, Suite #4. Applicant Lori Sheldon of Crystal City Signs is requesting to allow a 25 SF building mounted sign associated with a swim apparel business within a retail plaza on a 4.30-acre parcel having SBL # 078.20-1-46.1 located in an MC Medium Intensity Commercial District under Section 178-7 of the Code of the Town of Webster. which was seconded by Derek Meixell.

VOTE:

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

(Mark Giardina read the second application): 1582 LAKE ROAD ACCESSORY STRUCTURE: Located at 1582 Lake Road. Applicant Kevin Goodwine is requesting **PRELIMINARY/FINAL SITE PLAN REVIEW (PUBLIC HEARING)** associated with the construction of a 1280 SF accessory structure on a 4.44-acre parcel having SBL # 036.04-1-9.1 located in an LL Large Lot Single Family Residential District under Sections 225-36 and 228-10 of the Code of the Town of Webster.

Appearing before the board was Kevin Goodwine and I reside at 1582 Lake Road, Webster, NY. My plan is to construct an accessory structure where I previously had a basketball hoop on the east side of the property. Actually, excuse me, the west side of the property.

Mr. Casciani: I believe you already have your variances because the way the code reads, it's supposed to be in back of the house basically, but you are on the lake and can not put it on the lake side so.

Kevin Goodwine: Yes, that is correct.

Dave Malta: Don't they consider the lake side the front of the house?

Mr. Casciani: Apparently not. Everybody does but the law the way it is written. I agree with what you are saying Dave, but he did get his variance. So, it is 32 x 40, and I questioned the sideline because I thought it had to be 20 foot and Josh corrected me. It is only 15 feet and that is LL District and I thought it was an R-1 District so you are good with that. You show some paperwork of what you are making the building and you are constructing so it matches the house is that correct?

Kevin Goodwine: Yes, very characteristic with the house. It will be a duplicate pretty much of the house.

Mr. Casciani: Does anyone have questions or issues with this? He meets all the requirements, and his handout shows the material that is on the house, and he did receive his variance for the location of it. This is a public hearing if there is anyone wishing to speak. None, so we will close the public portion and bring it back to the board.

John Kosel: Is this for personal use?

Kevin Goodwine: Yes, it is for personal use.

Derek Meixell: Is this drawing suffice from the town's perspective?

Mr. Casciani: Yes, because he is showing detail on this one. Some of them that we get do not have any detail on them. This is showing elevations and so forth. As far as the material, that is why is showing all this.

Kevin Goodwine: The drawings are ready to be submitted to the town for a building permit so. They are not stamped but if it is a prerequisite for the application for the building permit they will be stamped tomorrow.

Mr. Casciani: Yes, you can deal with Josh at that point.

Derek Anderson:

Town of Webster Planning Board considered the request by Applicant, Kevin Goodwine to construct a 1,280 square foot accessory structure located at 1582 Lake Road on a 4.44-acre parcel having SBL # 036.04-1-9.1.

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 22-076

Derek Anderson made a motion for an **UNLISTED ACTION** which was seconded by Derek Meixell.

VOTE:

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

RESOLUTION 22-077

Dave Malta made a motion to **PRELIMINARY APPROVAL** Located at 1582 Lake Road. Kevin Goodwine is requesting **PRELIMINARY/FINAL SITE PLAN REVIEW (PUBLIC HEARING)** associated with the construction of a 1280 SF accessory structure on a 4.44-acre parcel having SBL # 036.04-1-9.1 located in an LL Large Lot Single Family Residential District under Sections 225-36 and 228-10 of the Code of the Town of Webster which was seconded by John Kosel.

VOTE:

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

Mr. Casciani: What you can do is, he conforms to everything so make the motion subject to 225-3 of the Code of the Town of Webster and that the applicant has received his variance to construct the building as indicated on the drawing.

Mr. Kosel: Do we have to say for no personal use and no apartment in there?

Mr. Casciani: Yes, you can put that in there.

CONDITIONS:

- 1. Subject to PRC Comments
- 2. Subject to 225-3 Code of the Town of Webster
- 3. Not to be used as living space. Storage only.

RESOLUTION 22-078

Dave Malta made a motion to **FINAL APPROVAL** Located at 1582 Lake Road. Kevin Goodwine is requesting **FINAL SITE PLAN REVIEW (PUBLIC HEARING)** associated with the construction of a 1280 SF accessory structure on a 4.44-acre parcel having SBL # 036.04-1-9.1 located in an LL Large Lot Single Family Residential District under Sections 225-36 and 228-10 of the Code of the Town of Webster which was seconded by John Kosel.

VOTE:

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

CONDITIONS:

- 1. Subject to PRC comments.
- 2. Subject to Preliminary Approval Conditions.
- 3. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 8.2.2023
- 4. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.
- 5. Subject to resolution of the final approved minutes.

Mr. Casciani: Are you here for the Deep End sign? (APPLICANT FOR FIRST MATTER ARRIVED LATE...7:10 WE WILL NOT PROCEED TO FIRST MATTER)

(Mark Giardina read the third application):

BASKET ROAD BUSINESS SIGNAGE: Located at 652 Basket Road. Applicant Chris McAllister of McAllister Sign Inc. is requesting **SIGN APPROVAL** to allow a 21 SF free standing, non-illuminated post, and panel sign with space for (2) tenants on a 23.14-acre parcel having SBL # 066.03-1-18.11 located in an IN Industrial District under Section 178-7 of the Code of the Town of Webster

Appearing before the board was Chris McAllister with McAllister Sign. I am here on behalf of Keith Burrows at 239 Rt. 104, LLC which is the property owner. This is a rental property at 652

Basket Road with the availability of two tenants currently. We are applying for a 3 x 7 / 21 sq foot non-illumed posted panel sign double sided.

Mr. Casciani: Ok, it's just a basic sign right by the Hertz or Penske I think it is.

Chris McAllister: Yes, it is the driveway that is just north of Penske.

John Kosel: It is nice that they have the numbers on top of the sign to.

Josh Artuso: Is there currently a sign in this location?

Chris McAllister: There is not.

Josh Artuso: I just want to bring to the board's attention, from the town's perspective, the proposed placement of the sign is within a 20-foot water main easement to the town so I wonder if the applicant would be willing to move the sign to the north side of the driveway rather than the south.

Chris McAllister: So, we did investigate the north side. There is a ditch there and a lot of foliage so the one concern was that, that location was not feasible and the other concern is and I would say 90 % of the traffic coming to this particular location will be coming from the south and it's very, very, dark and I know for a fact because I go there every morning at 5:30 and it is hard to find this driveway so we felt it would be beneficial to have it on the side of the driveway where most of the traffic was coming from so they are not going to miss the driveway.

Mr. Casciani: Suppose it's in an easement and generally you have to go through a whole a song and dance to remedy that but in a case like this, suppose we approve it as long as it is 25 foot back with a stipulation in it that the applicant has agreed to move it if necessary for any road work.

Josh Artuso: I would be comfortable with that.

Chris McAllister: And that certainly would be acceptable.

Mr. Casciani: That would be no issue to pop that out of the ground. So, we will put in the resolution that the applicant has agreed to remove sign for any work that needs to be done in that easement.

Derek Anderson:

Town of Webster Planning Board considered the request by Applicant, Chris McAllister of McCallister Sign Inc. to construct a 21 square foot free standing, non-illuminated post, and panel sign for two tenants located at 652 Basket Road on a 23.14-acre parcel having SBL # 066.03-1-18.11.

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 22-079

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

VOTE:

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

RESOLUTION 22-080

John Kosel made a motion for

SIGN APPROVAL:

Located at 652 Basket Road. Applicant Chris McAllister of McAllister Sign Inc. is requesting **SIGN APPROVAL** to allow a 21 SF free standing, non-illuminated post, and panel sign with space for (2) tenants on a 23.14-acre parcel having SBL # 066.03-1-18.11 located in an IN Industrial District under Section 178-7 of the Code of the Town of Webster which was seconded by Dave Malta.

VOTE:

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

CONDITIONS:

1. Applicant agrees to remove the sign if work needs to be done in the easement.

ADMINISTRATIVE MATTER: No Minutes were approved.

With no other applications before the Board this evening Mr. Casciani concluded tonight's meeting at 7:30 PM.

Respectfully Submitted,

Signed *Mark Giardina*
Mark Giardina, Secretary
Katherine Kolich, Recording Secretary

Dated *Sept 8, 2022*

SEP 7 '22 PM5:07
FILED WEBSTER TWIN CLK
Dorothy M. Maguire