

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 4 October 2022

PRESENT:

- Anthony Casciani, Chairman
- Dave Malta, Vice Chairman
- Mark Giardina, Secretary
- Derek Anderson
- John Kosel
- Derek Meixell
- Jennifer Wright
- Kyle Taylor, Attorney
- Josh Artuso, Director of Community Development
- Katherine Kolich, Recording Secretary

ABSENT:

Pledge of Allegiance/Roll call

Anthony Casciani: Welcome to the October 4, 2022, Planning Board meeting. Just for the record, if anyone was here for Ruff Day Resort at 1085 Gravel Road, that application has been held back. They are tabling it to a future meeting. Actually, until October 18, 2022. Mark why don't we get going with the first one on the agenda.

Summary overview of outcome:

1013 RIDGE ROAD-SPLASH CAR WASH

Applicant: Splash Car Wash

Status: **APPROVED W/CONDITIONS: REMOVE SPASH CAR WASH / BRANDING FROM DIRECTIONAL WAYFINDING SIGNAGE; 6,7,9 FOR ENTRANCE & EXIT; SIGN 5 FOR TURN LANE; ELIMINATE SIGN # 8. MONUMENT SIGN MUST BE LOCATED OUTSIDE OF SANITARY EASEMENT; LANDSCAPING/BERMS SHOULD BE NO LESS THAN 30" IN HEIGHT; ALL PRC COMMENTS MUST BE INCORPORATED INTO FINAL DESIGN**

HEAR USA-SIGN

Applicant: Premier Sign Systems

Status: **APPROVED AS PRESENTED**

CORONA'S MEXICAN RESTAURANT-SIGN

Applicant: Michael Hodgins of John's Studio

Status: **APPROVED AS PRESENTED: 60" X 60" SIGN.**

RUFF DAY RESORT

Applicant: Amy Holtz

Status: **TABLED TO 10.18.22**

1024 SHOEMAKER ROAD-ACCESSORY STRUCTURE

Applicant: David Bovenzi

Status: **APPROVED W/CONDITION: NOT TO BE USED FOR LIVING SPACE; TO COMPLY WITH ALL PROVISIONS OF TOWN CODE SECTION 225-36.**

THE MEADOWS TWO SUBDIVISION EXTENSION OF APPROVAL

Applicant: 800 Phillips Road, LLC

Status: **ONE YEAR EXTENTION APPROVED. EXPIRES ON OCTOBER 6, 2023.**

(Mark Giardina read the first application):

1013 RIDGE ROAD SPLASH CAR WASH: Located at 1013 Ridge Road. Applicant Splash Car Wash Inc. is requesting **FINAL SITE PLAN AND SUBDIVISION APPROVAL** associated with the with the construction of a 7,000 SF car wash facility on a combined 2.16-acre parcel having SBL# 079.15-1-16.003 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 Ed Martin and I am an Engineer with DDS and also in attendance this evening is Dave Clemence, Owner & Operator of Splash Car Wash and Jeff LaDue, Project Architect. If the board will recall when we last presented on September 6th you gave us feedback and I will just briefly touch on those items which I trust you had an opportunity to review our resubmission package and that includes increased landscaping, particularly along the northern boundary and west of the proposed building and a rendering showing the landscaping, a color rendering that is in your packet and displayed up here as well.

You wanted more detail on signage and we do provide that on the site plan and you asked for removal of the curb cut immediately south of 104 and it looks like we have a little more work to do on that but we are on the right path for that and then lastly, to check the lighting plan that it conforms with the code and also to provide more detail, all of which we provided in your packets.

We have consulted with town staff, and I believe we have addressed all the planning issues and a couple of minor detail issues to work out but nothing we can't overcome with your staff and so we are here tonight asking that you grant final approval on this.

Anthony Casciani: Yeah, one of the things that we did ask was the landscaping and you did put some landscaping there but are they berms, what are you doing with that?

Ed Martin: We do have berms and if you look at the grading plan you will see some and I am sure you are familiar with the area. There are little islands out there now, much like what is out in front of Wendy's, so we have augmented those berms and extended them east and west so it's more continuous. Similar to what Marina has and you referred us to those. We increased the quantity quite a bit and especially if you compare us to the Wendy's site and we have several more plantings. We also added plantings west of the building and we did a lot of larger and taller evergreens there and some other plantings throughout the site.

Anthony Casciani: Before I forget, there is one issue before we get into anything else. There is a gentleman who sent a letter and I neglected to read it into the record the last time. His concern was he drives a bus with elderly people and over to the eye doctor (PLEASE SEE ATTACHED LETTER) The Ocusight is a whole separate operation then this one is. There is no connection to it. I did go over there and mentioned it to Josh at our PRC meeting. I went over and took a look at it and actually drove in and if he comes in the way he says, and if he is listening, I am sure he is, he drives in off of Shoecraft and comes in and drops his passengers off, he can continue forward which would be going north towards Ridge Road. There is another parking lot on the side of the building at Ocusight. He can pull up and there is a huge black top area which would be no problem, in my opinion, for him to turn around.

Ed Martin: That is what I was going to say.

Anthony Casciani: Yes, I thought he had plenty of room there to make that turn around. That's a way for him without putting another exit.

Ed Martin: Do you mean on his sight because we can't...

Anthony Casciani: No, is on Ocusight.

Ed Martin: I was going to say, we can't afford to have their traffic coming into ours.

Anthony Casciani: No, they could take the roadway in and when he drops them off, just continue forward towards Ridge Road again, still going that direction and then when he gets up there, there is plenty of room to make a turn.

Ed Martin: I just want to make sure we are on the same page here.

Anthony Casciani: I really don't think this impacts your proposal. What else do we have to talk about?

John Kosel: The signage.

Anthony Casciani: The signage we talked about that at PRC, and I was looking at it, you have several signs there.

Ed Martin: We don't want any confusion.

Anthony Casciani: Yes, but once I am in there, I know I'm in a car wash right, do I need to have Splash on top of everyone of those? How about not? You know your in a car wash, you don't need Splash on everyone. It's kind of splashy looking. Just take the top off of them. You have a bunch of them.

APPLICANTS ARE SPEAKING AMOUNGST THEMSELVES.

Karen Buck <kbuck@ci.webster.ny.us>

To: Katherine Kolich <kkolich@ci.webster.ny.us>, Josh Artuso <jartuso@ci.webster.ny.us>

Yes he submitted one back in July for the July 19th PB meeting. Not sure if it was read during that meeting as it was just sketch plan not public hearing. I am including Josh on this, maybe he can share this with the PRC team and have it considered before they come back for Final approval:

Here is his comment:

Name: Michael Byrne
Address: 1496 Grand Meadows Way, Webster, NY 14580
Contact Information: Mikeb0745@gmail.com phone is 585-330-5659
Agenda Item or Topic you are commenting on: 1013 RIDGE ROAD-SPLASH CAR WASH, INC. Located at 1013 Ridge Road

Please type your comments in the box below: I work as a bus driver for a local agency and drive a 15 passenger bus. Currently when I drop people off at ocusight which is located next to the splash car wash proposal I pull into the rear entrance to Ocusight from Shoecraft Road and drop people off in the outer road because the drop off area clearance in front of Ocusight is too low for buses to pull in. In order to leave without backing the bus up I pull out through the road connecting to Wendy's which appears to be going away in this proposal. In order to have a safe exit from Ocusight I suggest a exit road still exists past splash car wash or a bus turn be put in near ridge road to allow buses to turn without having to back up into the ocusight parking lot.

Karen Buck
Town of Webster
Director of Community Programming
(585) 872-6277

kwebster.ny.us

From: Katherine Kolich <kkolich@ci.webster.ny.us>
Sent: Wednesday, September 14, 2022 10:35 AM
To: Karen Buck <kbuck@ci.webster.ny.us>
Subject: online comment submitted

Hi Karen,

Do you have an online comment submitted from a Michael Byrnc for the car wash? He was just in and indicated it was never mentioned the night of the meeting and he was concerned because he drives a bds into Ocusight and wanted to make sure they considered the room needed for the buses

Can you forward that to me please.

Thank you.

**Best Regards,
*Have a great day and be safe.***

Katherine Kolich
Town of Webster
Community Development/Planning & Zoning
Phone: (585) 872-7032
Fax: (585) 872-1352
www.ci.webster.ny.us

Josh Artuso <jartuso@ci.webster.ny.us>

To: tonycasciani@yahoo.com <tonycasciani@yahoo.com>; Derek Anderson <dnk.anderson@icloud.com>; Mark Giardina <markgiardina1952@gmail.com>; Dave Malta <davemaltahomes@aol.com>; John Kosel <johnkosel1080@yahoo.com>; Kyle Taylor <ktaylor@demarcotaylorlaw.com>; Derek Meixell <dmeixell@synergyits.com>; jennifer.sozio.wright@gmail.com <jennifer.sozio.wright@gmail.com>

Cc: Katherine Kolich <kkolich@ci.webster.ny.us>; Karen Buck <kbuck@ci.webster.ny.us>; Tom Flaherty <tflaherty@ci.webster.ny.us>

The following are PRC comments for (2) of the upcoming applications. Hard copies will be provided at the meeting.

1013 Ridge Road Splash Car Wash:

Community Development:

- Revised plans were provided that address previous round of comments.
- Scheduled to go to Planning Board for Final approval on 10/4

Planning Board:

- Elevations with additional stone and added landscaping is much improved
- Directional wayfinding signage may need to be "toned down"

Engineering:

- SWPPP is lacking some mapping and documentation. Can be addressed post Planning Board, prior to construction occurring. Detailed comments will be provided before Tuesday night.
- SWPPP lacks detailed assessment of storm water pond. Town acknowledges that the intent of this pond design was to take flow from this property, however, it was not confirmed to be adequate in the report. Should the development of Splash Car Wash cause the pond functions to be deficient as determined by the Town, the Town will require the developer to make modifications to the pond. Owner to sign an agreement to this condition.
- Storm water maintenance agreement to be executed between Owner and Town and filed at the County Clerk's Office.

Sewer Department:

- Applicant will need to complete the Industrial / Chemical Survey and return to the Sewer Department
- Plans show connection to sanitary main at the manhole; preference would be to connect to the existing "y"; if contractor wants to go with how the plans show connection, they will need to dig, cut and cap the lateral at the main.

Highway Department:

- Curb that will be placed in location of existing access drive (that is to be removed) needs to be straight; the radius needs to be completely removed.

1085 Gravel Road Kennel:

Community Development:

- Ruff Day Resort and Spa is looking to relocate from existing location on Empire Boulevard in Penfield.
- Kennels located in the MC district require a special use permit from the Town Board
- Requires Site Plan approval from Planning Board
- Will require several substantial area variances from Zoning Board of Appeals for setbacks
- Kennel area is located in basement with egress window. Concerns of evacuating dogs in the event of an emergency; will want an evacuation plan provided.

Engineering Dept:

- Will need to review any proposed grade changes.

Sewer Department:

- Will need floor drains in basement _
- Will need to provide a solution to catching fur. _
- Will need to fill out Industrial / Chemical Survey and return to the Sewer Department.

Highway Department:

- The area labeled for outside play in front yard and addition of fencing is on quite a slope; are any grade changes being proposed? If so, will need a grading plan to review to ensure that drainage isn't negatively affected.

There were no comments on the Shoecraft Rd. Pole barn or any of the signs. The Meadows Two project is in for an extension of approvals.

See you all on Tuesday.

Josh



Josh Artuso
Director of Community Development
Town of Webster
1000 Ridge Road
Webster, NY 14580
(585) 872-7028

TOWN OF WEBSTER SEWER DEPARTMENT

226 Phillips Road, Webster, New York 14580

Phone (585) 265-0505 • Fax (585) 265-2744 • e-Mail: sewer@websterny.org

September 7, 2022

TO: Town of Webster Sewer System User

The New York State Department of Environmental Conservation (NYSDEC) requires that the Town of Webster Wastewater Treatment Plant update our records of all industrial/commercial facilities that are tied into the Webster sanitary sewer system. It is required that we have this survey returned to us no later than September 23, 2022.

You can mail the survey to Town of Webster Sewer Department at 226 Phillips Road, Webster, NY 14580 or e-mail to sewer@websterny.org.

If you have any questions, please call 265-0505.

Sincerely,



Richard Keenealy
Chief Plant Operator/Pretreatment Coordinator
Town of Webster
Walter W. Bradley Pollution Control Facility

Anthony Casciani: Quite honestly, our design guidelines for planning for Webster, actually eliminates a lot of logo type stuff on gas stations and whatever.

Ed Martin: Are you referring to these signs?

Anthony Casciani: I am referring to these signs?

Josh Artuso: The way finding signs. (NOT SPEAKING INTO THE MIC)

Dave Clemence: That is what I am asking about. (NOT SPEAKING INTO THE MIC AND NEVER INTRODUCED HIMSELF)

Anthony Casciani: Not your road sign.

Dave Clemence: I am trying to see which signs we are talking about. How many are in the packet that you are holding up?

Jennifer Wright: There are six.

Dave Malta: There should only be directional signs not the car wash signs.

Dave Clemence: I don't have any issues with conceding these branded signs for directional signs or internal movements as long as we maintain these INAUDIBLE brand. (NOT USING THE MIC)

Anthony Casciani: Your road sign and your monument sign is alright

Dave Clemence: Maybe we could get the two that meets the public right of way or the public access way so that patrons entering, or exiting are kind of reminded of the brand as they enter and exit.

Anthony Casciani: Do you need a variance to get this many signs in there?

Josh Artuso: No because technically, they are getting the sign package approved as part of the site plan approval and the board has the discretion to determine the number of signs.

Anthony Casciani: Yes, if you could eliminate the car wash on. You have an exit, an entrance, directional and so on.

Dave Clemence: How about we keep enter and exit as branded and everything internally without the brand.

Anthony Casciani: Say it again.

Ed Martin: So, where you come into the site and leave it, you would want the Splash logo but anywhere else...

Anthony Casciani: Oh, I don't care, it's up to these guys. I am just trying to eliminate some of the... I mean, once you go in you pretty much know you are in the car wash. Whatever you guys think, go ahead.

Derek Meixell: I don't think you need them. I think you just need the enter and exit and you have that giant thing on the building that they are going to see and know.

Anthony Casciani: So, you are keeping it simple?

Derek Anderson: Where is the monument sign on the site plan?

Dave Clemence: Jeff, do you know where the monument is?

Anthony Casciani: The intention was to put it out by the ...

Ed Martin: It is number 3 in the northwest corner. If you look at the site plan, site plan 3 is the Splash illuminated monument sign right in the northwest corner and very close to the entrance off of Ridge Road.

Anthony Casciani: I gotcha alright.

Derek Meixell: Is that going to cover up the Wendy's sign?

Anthony Casciani: I still don't see it?

Ed Martin: So just to the right of Wendy's

Anthony Casciani: Ok, I see where you are

Dave Clemence: If it's a consensus of the board, we would like to have our brand on at least the enter and exit on the road but if it is the consensus that they know it's a car wash as the approach it then we can concede that but

Anthony Casciani: First let's take number three, that is your main monument sign

Derek Anderson: How far off of the right of way is it?

Anthony Casciani: They are on to their property

Ed Martin: Probably 4-5 feet inside of the property line

Josh Artuso: We are going to need to adjust that because it is proposed to be located right over our sanitary sewer

Ed Martin: So, we are within the easement, but we are not over the main itself. We were careful about that location.

Josh Artuso: Ok, well if it is in an easement then it is going to need Town Board approval. I would suggest just moving it to be compliant.

Ed Martin: Sure.

Anthony Casciani: Ok and we are referring to the monument sign, which is number three, correct?

Ed Martin: Yes.

Anthony Casciani: Then the other signs are ...

Dave Malta: Wait a minute, on the monument sign the... all the letters in white are going to be illuminated, right? The word Splash and the word car wash? It's the only thing that is going to be illuminated right?

Ed Martin: Yes, correct.

Dave Malta: Not the blue?

Ed Martin: No.

Anthony Casciani: Yes, just design it by what the code says.

Ed Martin: I was going to say, I think your code doesn't allow anything but the lettering to be lit.

Anthony Casciani: Correct. Just number and figures and I believe you do have an address on there which is good. So, now we have that one resolved. Look at the other ones. What have we got, how many?

Jennifer Wright: There are eight other signs.

Anthony Casciani: Alright, what do you guys want to do with that?

Dave Malta: Now we are on the signs that are on the building, right?

Anthony Casciani: Yes, I think there is one on the façade there.

Jennifer Wright: Going back to the monument sign, before the one on the building, the directional signs is what I meant. You said you just wanted the enter and exit signs to have the logo, yes?

Dave Clemence: (NOT USING THE MIC) I was asking if all INAUDIBLE enter here and exit here INAUDIBLE . (NOW USES THE MIC) We like to have our brand recognized as a reminder of their way in and out that this is a reinforcement of our brand. That is why we brand

them internally and to your point Mr. Chairman, they really don't serve any other purpose other than direction and information.

Jennifer Wright: So, it is four signs in total that would have the logo, four out of the eight because there is three different enter signs. You are not talking about the exit only or the exit vacuums just the ones that are enter and exit.

Dave Clemence: That is what I was referring to, yes

Jennifer Wright: Ok, so there is four of those in total because it looks like you have three...

Dave Clemence: Yes, there are four on the southern boundary there, close to the intersection that leads to the road that goes out to Ridge Road and the other three are at our southeast corner.

Jennifer Wright: I just want to make sure that everybody on the board is clear and it is not just two... one enter and one exit. It is four of the eight signs that will have the logo on them.

Derek Anderson: Would that be sign 6,7,8, and 9?

Dave Malta: Why do you need three other signs?

Dave Clemence: The intention for the two exits is just that people know coming from either direction that, that is an exit and that is why we want to double face that and for everybody passing by to know what that it is an exit. Enter is just the same concept but the one enter sign is redundant on both sides of enter so we can see that if we help anything but just want to be clear that double lane exit is exit only and I want that to be crystal clear for the car wash patrons.

Ed Martin: So, you don't want cars on their way in trying to turn into that lane.

Jennifer Wright: I don't know, I guess where I was going with that was there are eight signs here, I guess, and four of them are going to have the logo and four are not. Does it really make a difference? For four of them not to have the logo.

Anthony Casciani: Yes, the idea is to minimize the number and one the size of it and something that isn't necessary on a sign. You know there is an exit sign, that's it you don't need car wash on top of it. Same with the enter or the directional. This isn't new for us; this is pretty much in our guidelines. So, trying to stay consistent with that.

Derek Anderson: Just looking at the way they are drawn graphically ... say the exit sign number six, is that so the face of the sign is towards the road or is it the driveway? It should be toward the road, right?

Dave Clemence: They would be perpendicular to the travel of the existing road of the existing roadway by so that in either direction you can read it.

Derek Anderson: Not parallel?

Dave Clemence: In this case, east to west.

Ed Martin: We want cars that are east bound on the existing road that is out there today to see that sign and not try to turn into that lane and then go to the next set of signs where it says enter.

Derek Anderson: The west bound one, the only traffic from that one is going to be coming from the doctor's office.

Dave Clemence: That one may be redundant.

Derek Anderson: To some respect, some of the ones that are redundant would be like signs seven and eight. So, you can get by just having six and nine having the Splash on it and then the other ones ...

Dave Clemence: The only thing that I was trying to express earlier was the proximity of the two. The two exits are more important than the two enters.

Derek Anderson: You would still have the exits.

Dave Clemence: Correct.

Derek Anderson: You just wouldn't have the Splash on top.

Dave Clemence: The intention here isn't to try and get more than we need, it's trying to be crystal clear on what the circulation is to be without any confusion by the public whether or not it has a Splash logo over it, I truly appreciate that and it's not necessary by the standards of the town. It's desirable by the developer that is all.

Derek Anderson: So, do six and eight or six and nine

Anthony Casciani: Six and eight... Actually, you are right, six and nine because you are going in and it would be on your right-hand side.

Jennifer Wright: I was just trying to get clarity in what signs would have it and which ones would not and where they would be located so that is what I was trying to get across and the other part if the signs have it and half don't INAUDIBLE...

Anthony Casciani: Derek, you are saying seven and eight, right? Eliminate?

Derek Anderson: Eliminate the Splash logo portion. The exit only would be necessary.

Derek Meixell: If our standards are not to have the logo, why are we talking about the logo? I understand they like it; I would like it to but if our standards are one thing

Anthony Casciani: Well, that's according to the guidelines. That is one of the things that has been in there.

Jennifer Wright: And maybe I misunderstood but I thought I heard that we were OK having the logo on the enter and exit and not the other signs. Did I not hear that correctly?

Derek Anderson: No, that is what we are talking about. INAUDIBLE to just the two of the four signs. Not all four of them.

Jennifer Wright: Right

Derek Meixell: So, what are you saying?

Anthony Casciani: Ok, so eight and nine you only need one of those in my opinion. If that is an entrance, number nine is a double sided illuminated.

Derek Meixell: I could see where they could get confused if they didn't have a logo on one of the entrance signs because the Ocusight is kind of ... you could make a wrong decision on where to go.

Anthony Casciani: These signs, this place is going to glow at night because these are all lit too. These aren't just panels; you are going to have these things lit up. The goal is to minimize it. Alright, come up with a decision you guys.

Dave Malta: INAUDIBLE enter and exit signs. (NOT SPEAKING LOUD ENOUGH)

Anthony Casciani: Forget the logo, we just have to put signs. We cannot put all that stuff on there. It's not the way it's going to go. So, we are going to have an entrance; exit; and directionals.

Derek Anderson: Without the logo on them.

Anthony Casciani: No logo on them. So, that's that now move on. Where are we putting what signs? Six or seven or both of them.

Derek Anderson: For the exit only, you would need six and seven to reiterate that you don't want people going the wrong way.

Anthony Casciani: Ok and eight and nine?

Derek Anderson: Either or

Anthony Casciani: Which ever one works best for you fellows.

Ed Martin: I think it's best to drop number eight.

Anthony Casciani: And have number nine on your right side and then going in, I agree.

Derek Anderson: Because they do have number five out by the corner of the drive out by the road but has direction on it to.

Anthony Casciani: The plus side of this by doing this also, let him have the extra ones on there. With the car wash off the top, it minimizes about half the size of the signs and that is a big reduction in the square footage so that is not quite bad either and we have done this with McDonalds; Burger King and all these places and they all wanted to put these big signs like you don't know where you are going. When you go to the drive up there is 15 signs directing you around. Are we good with this?

Board: Yes

Anthony Casciani: They have six, seven, and nine by the entrance and exit area

Derek Anderson: And five is a "turn this way" sign?

Anthony Casciani: Yes, and I don't have an issue with that. The monument sign is ok.

Jennifer Wright: And no signs have the logo. Eliminating eight and no signs have the logo.

Anthony Casciani: Yes, and the car wash has strictly the red sign area. Exit, enter, directional, and you have vacuum sign and that is ok. The signage is ok and just eliminating the oval design on top of the sign.

Dave Clemence: INAUDIBLE the shape of the sign is ok without the logo?

Anthony Casciani: No, I would use just the sign. You don't need that up there. The goal is to minimize the size of these things. Just keep them down to a simple sign. That would serve no purpose on there anyways.

Jennifer Wright: It doesn't make a difference if it's a rectangle or drawn as whatever. It doesn't matter whether it has rounded corners or square.

Anthony Casciani: What else do we have on there? Anything else Josh? I think at PRC we had a couple comments.

Josh Artuso: There are a few remaining outstanding Engineering details.

Anthony Casciani: Yeah, that's all Engineering and Highway Department.

Josh Artuso: But we can work with them through those minor comments.

Mark Giardina: Josh, what about the Sewer Department? The applicant will need to complete an industrial chemical survey and return it to the Sewer Department.

Anthony Casciani: Yes, they have to address that stuff.

Ed Martin: We actually have a signed one. I can leave it with you, and you can share it with your Sewer Department.

Josh Artuso: Sure. Did you have any issues with the other comment from the Sewer Department about tapping into the existing INAUDIBLE.

Ed Martin: None at all. So, to be clear your sewer Superintendent asked that we utilize an existing Y if it is in good shape. Recording mapping did not reveal where that is so we would want to find out where it is and see if it works elevation wise but if he said that it doesn't work, we simply have to cap it. Quite honestly, it should already be capped but we are happy to comply with that.

Anthony Casciani: And you seen a copy of the PRC comments so there is nothing that you can't take care of.

Ed Martin: Yes, I did. Nothing at all.

Anthony Casciani: Alright. At preliminary, we really didn't have other than the landscaping, ...

Jennifer Wright: There was adding extra brick to the front of the side of the building, and they brought the samples, and it looks good.

Ed Martin: This is Jeff LaDue the Project Architect.

Jeff LaDue: We duplicated the entrance and exits so they are the same. This is the pallet, and these are actual proposed finishes and the primary one being the stone, the limestone, blue ridge.

Anthony Casciani: Ok, I think the building as far as the building, I think it's nice. Actually, it's very attractive. The signs, that's another story (LAUGHTER) No, you have done a great job with it. Anybody, anything else? This is not a public hearing. Is there anyone here that would like to comment? Ok, it's not a public hearing but you can come up.

Mike Byrne at 1496 Grand Meadows: I don't know where I am supposed to present this.

Anthony Casciani: You are the bus driver?

Mike Byrne: Yes, I am

Anthony Casciani: Yes, I just read your letter.

Mike Byrne: Oh, well I couldn't find where this was. I was up at Town Hall trying to break in.

Anthony Casciani: As a matter of fact, I just read your letter out loud.

Mike Byrne: So, do you have any questions about why?

Anthony Casciani: No, I understand what you are saying, and I went over there did go over there and mentioned it to Josh at our PRC meeting. I went over and took a look at it and actually drove in and if he comes in the way he says, and if he is listening, I am sure he is, he drives in off of Shoecraft and comes in and drops his passengers off, he can continue forward which would be going north towards Ridge Road. There is another parking lot on the side of the building at Ocusight. He can pull up and there is a huge black top area which would be no problem, in my opinion, for him to turn around. I even drew a little sketch of it. That is the canopy of the place that I drew . So, if you drove past that, you are driving straight and you are going towards Ridge Road but now that area is a huge and I have never seen anyone over there nut there is a big area where you can pull up, back and turn and go right back out over to Shoecraft and there is quite a bit room there.

Mike Byrne: And that's good. I looked at their pictures and I see blue lines and stuff and I am thinking what is going to be left when this is all done so that is the reason why I came forward just to make sure that we have a space because you don't really want to back up a bus if you can avoid it, especially in a traffic or pedestrian area and so as long as they keep some space with that area, where the old exit was, where we can turnaround.

Anthony Casciani: That part where you are referring to is on the eye Doctors property. Nobody is touching that.

Mike Byrne: I couldn't tell from the pictures.

Anthony Casciani: No, that area is Ocusight property, so you are going to be good. There is quite a bit room there and when you are making your turn and you are backing the bus up, your passengers are already off .

Mike Byrne: Right but I am worried about the ones in that little parking area that will be walking up the side there.

Anthony Casciani: No, there is a whole black top area there and it should work out well. Thank you for your comments. We didn't have anymore other then design of the building; egress and ingress; and primarily steering people as best we could over to Shoecraft as opposed to exiting on the front , Ridge Road which signage is doing that. Other things are just Engineering details etc...

RESOLUTION 22-091

Dave Malta a made a motion for
FINAL APPROVAL: Located at 1013 Ridge Road. Applicant Splash Car Wash Inc. is requesting **FINAL SITE PLAN AND SUBDIVISION APPROVAL** associated with the with the construction of a 7,000 SF car wash facility on a e combined 2.16-acre parcel having SBL# 079.15-1-16.003 located in an MC Medium Intensity Commercial District under Section 228-8 of the

Code of the Town of Webster which was seconded by Jennifer Wright.

FINAL APPROVAL CHECKLIST

1. Subject to Project Review Committee comments
2. Subject to Preliminary Approval conditions.
3. Subject to all applicable governmental fees.
4. Subject to Department of Public Works approvals.
5. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 10.4.23.
6. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.
7. The Engineer for the proposed project shall provide a Letter of Certification that all proposed work was completed, as per Planning Board resolution of final approval, before a Certificate of Occupancy will be issued.
8. A Letter of Credit to the Town for the project shall include the fee for the Engineer's final certification inspection of the site.

Anthony Casciani: This is something we have to stick with. Once the project is done, your Engineer for that project who said this is where this is and this is where that is, needs to verify all this so however your work the money end out has to be where that Engineers is supported at the end. Another words, when he does a final inspection saying that everything is done according to what I drew on the plans, just to clarify that.

9. All storm water facilities are to be constructed first.

Dave Malta: Are you going to connect to the storm system?

Ed Martin: Well, we are connected to the existing storm system, that pond to the southeast but we are an independent storm system.

10. All downspouts to be connected to the storm sewer system.
11. Subject to resolution of final approved minutes.
12. Subject to the sign package being modified as discussed where there will be no logo at the top of the directional signs . Just what is showing in the red part of the sign
13. Approvals are subject to Drawing No: As presented
14. Moving the monument sign out of the easement .
15. Berms should be average of 3 feet.

VOTE:

| | |
|--------------|-----|
| Mr. Anderson | AYE |
| Mr. Kosel | AYE |
| Mr. Malta | AYE |
| Mr. Meixell | AYE |
| Mr. Casciani | AYE |
| Mr. Giardina | AYE |
| Mrs. Wright | AYE |

(Mark Giardina read the second application):

HEAR USA SIGNAGE: Located at 811 Ridge Road. Applicant Premier Sign Systems is requesting **SIGN APPROVAL** for (1) 6 SF panel on an existing freestanding sign and a (1) 23.5 SF building mounted sign on a 1.26-acre parcel having SBL # 079.18-1-69.112 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 (NEVER SIGNED IN) Laura Bronus and Premier Sign Systems. We are here for Hear USA. I am looking to replace. They changed their logo, so I am looking to replace the face that is in the existing monument sign and then they have the old style Hear USA up on the building and replace that with the new style logo.

Anthony Casciani: Everything is going back in the same place as it was.

Laura Bronus: Yes, it has to on the monument sign, there is doubt about it and then the other one is going, if you see on your drawing, it is going exactly where the old sign is.

Derek Anderson: The lighting on the sign on the building it looks like it is opaque on the letters and then it has a halo around the word.

Laura Bronus: No. That is a pan that is behind it. That is what is holding it onto the building. It is a channel letter, and you know what a channel letter is right? They are all down at the plaza. So, their logo is individual channel letter and then Hear and USA and USA has a bit of a strike mark on the face and that is part of their logo and then there is a metal pan behind it and all face lit. No background lit.

John Kosel: When the old sign comes down, does it need to be cleaned up where that old sign was before the new one goes up?

Laura Bronus: It depends. The sign that is up there now... a lot of times we will power wash if it needs it to be cleaned up. It just depends how tight it was on the wall.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Premier Sign Systems to install a six square foot (6 sf) panel sign on an existing freestanding sign and a 23.5 square foot building mounted sign associated with Hear USA on a 1.26-acre parcel having SBL #079.18-1-69.112 located at 811 Ridge Road in a MC Medium Intensity Commercial District.

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 22-092

Derek Anderson made a motion for **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 |
| Mrs. Wright | AYE |

RESOLUTION 22-093

John Kosel made a motion for **SIGN APPROVAL:** Located at 811 Ridge Road. Applicant Premier Sign Systems is requesting **SIGN APPROVAL** for (1) 6 SF panel on an existing freestanding sign and a (1) 23.5 SF building mounted sign on a 1.26-acre parcel having SBL # 079.18-1-69.112 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 |
| Mrs. Wright | AYE |

(Mark Giardina read the third application):

CORONA'S MEXICAN RESTAURANT SIGN: Located at 1075 Ridge Road. Applicant Michael Hodgins of John's Studio is requesting **SIGN APPROVAL** for (1) 25 SF building mounted sign associated with Corona's Mexican restaurant on a 1.59-acre parcel having SBL # 079.16-1-24.22 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 Jim Gardner with John's Studio and I am representing Corona's Mexican Restaurant.

Anthony Casciani: Is this lit?

Jim Gardner: It is not lit.

Anthony Casciani: Just a sign up on the wall and it's going where the old sign was there.

Jim Gardner: That is correct.

Anthony Casciani: And John's thing was... It is all clean up there, I was looking at it yesterday. No lights on it and new business. Are they around anywhere now?

Jim Gardner: Yes, they have several restaurants around the Rochester area under different names and then they have some in Michigan and some in Indiana. There is another Corona's going up in Brockport right now.

Derek Meixell: Is there a monument there to?

Anthony Casciani: Are they not putting one out on the monument sign?

Jim Gardner: We have not discussed that with them at all.

Anthony Casciani: So, this is all you are here for.

Jim Gardner: Yes, just this.

Dave Malta: The actual size of the sign is it 48 or 60 inches?

Jim Gardner: It is 60 x 60

Anthony Casciani: It has 48 on it?

Dave Malta: But the application was for 60 x 60.

Anthony Casciani: Well, 60 x 60 is what is showing on the photograph here. It still conforms to the size, Josh?

Josh Artuso: Yes. They are quite under what they are allowed.

Anthony Casciani: Ok, so it's 60 x 60 and will put that into a resolution and then if they make it 4 x 4 by this drawing as it shows, you are under and you are ok.

Jim Gardner: We did a temporary sign with a temporary sign permit and that might be the 48 x 48 and I am not sure about that, but I don't have that information here.

Anthony Casciani: Yes, they have a sign down below the window. Ok, so it's 5 x 5.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, Michael Hodgins of John's Studio to install a 25 square foot building mounted sign associated with Corona's Mexican Restaurant located at 1075 Ridge Road on a 1.59-acre parcel having SBL # 078.19-3-17 located in an MC Medium Intensity Commercial District.

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 22-094

Derek Anderson made a motion for **TYPE II SEQR** 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 |
| Mrs. Wright | AYE |

RESOLUTION 22-095

John Kosel made a motion for **SIGN APPROVAL**: Located at 1075 Ridge Road. Applicant Michael Hodgins of John's Studio is requesting **SIGN APPROVAL** for (1) 25 SF building mounted sign associated with Corona's Mexican restaurant on a 1.59-acre parcel having SBL # 079.16-1-24.22 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 |
| Mrs. Wright | AYE |

Jim Gardner: So, I have one question, our customer is ready to open, with this approval can be go ahead and put the sign up or do we have to wait for a written.

Anthony Casciani: I think you go probably go in and get a permit.

Josh Artuso: Yes, what will happen is, I will fill this out, the remaining information and our Building Department will get it ready, and they will call you. It shouldn't be much long within a couple day.

(Mark Giardina read the fourth application):

RUFF DAY RESORT: Located at 1085 Gravel Road. Applicant Amy Holtz is requesting **SKETCH PLAN REVIEW** associated with the reuse of an existing office building for a dog daycare, training, boarding, and grooming facility on a 0.69-acre parcel having SBL # 078.19-3-17 located in an MC Medium Intensity Commercial District under Sections 225-17 and 228-4 of the Code of the Town of Webster.

Applicant requested this be tabled to the October 18, 2022 meeting.

(Mark Giardina read the fifth application):

1024 SHOEMAKER ROAD ACCESSORY STRUCTURE: Located at 1024 Shoemaker Road. Applicant David Bovenzi is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of a 960 SF accessory structure on a 1.20-acre parcel having SBL # 064.02-1-15.1 located in an R-2 Single Family Residential District under Sections 225-10 and 228-10 of the Code of the Town of Webster.

Appearing before the board was David Bovenzi the homeowner.

Anthony Casciani: It conforms to everything, and it sets quite a ways back.

Josh Artuso: He did receive a variance from the Zoning Board for the location for the rear setback.

Anthony Casciani: What did he need a variance for on this one?

Josh Artuso: Due to the size of it, it's considered an accessory structure so the 50-foot setback would apply to it, so they did get a variance because the applicant wishes to construct in the same location as what he currently has but that was preexisting nonconforming, so he needed an area variance.

Anthony Casciani: Ok. This is for your own use?

David Bovenzi: Correct

John Kosel: Is there water or electric out there?

David Bovenzi: Electric, yes. My pool is attached to the garage so my pool will run off of that.

Jennifer Wright: Is there going to be a room up top?

David Bovenzi: A loft, yes.

Jennifer Wright: But it won't be a living space?

David Bovenzi: There is no running water so I don't think you could live there.

Anthony Casciani: It conforms and it's not taller than the house, right?

David Bovenzi: Yes, correct.

Anthony Casciani: Is that basically the color that you are using?

David Bovenzi: Correct. It will be white with black trim like the house.

Derek Anderson:

RESOLUTION

Town of Webster Planning Board considered the request by Applicant, David Bovenzi to remove an existing accessory structure and replace it with a 960 square foot accessory structure located at 1024 Shoemaker Road on a 1.20-acre parcel having SBL # 064.02-1-15.1 located in an R-2 Single Family Residential District.

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 22-096

Derek Anderson made a motion for **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 |
| Mrs. Wright | AYE |

RESOLUTION 22-097

Dave Malta a made a motion for **PRELIMINARY APPROVAL:** Located at 1024 Shoemaker Road. Applicant David Bovenzi is requesting **PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of a 960 SF accessory structure on a 1.20-acre parcel having SBL # 064.02-1-15.1 located in an R-2 Single Family Residential District under Sections 225-10 and 228-10 of the Code of the Town of Webster which was seconded by Derek Meixell.

PRELIMINARY/FINAL APPROVAL ACCESSORY BUILDING

1. The lot is restricted to one accessory building
2. The building is to conform to the size and location presented on the plan
3. The placement of the building shall conform to all setback requirements
4. The building shall not be placed nearer to the front property line than the rear line or footprint of the main building or residence upon the lot.
5. No point on the building will be higher than the existing structure
6. No commercial use shall occur on the parcel
7. The accessory building shall be used for personal use only, as defined by Town Code
8. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 10.4.23
9. Comply with all requirements of any State, County, and Town agency
10. All site work is to be in compliance with the standards of the Town of Webster
11. Subject to all engineering and governmental approvals
12. Subject to all appropriate governmental fees
13. Subject to resolution of final approved minutes
14. No residential use.
15. Meet the standards of Code 225-36

VOTE:

| | |
|--------------|-----|
| Mr. Anderson | AYE |
| Mr. Kosel | AYE |
| Mr. Malta | AYE |
| Mr. Meixell | AYE |
| Mr. Casciani | AYE |
| Mr. Giardina | AYE |
| Mrs. Wright | AYE |

RESOLUTION 22-098

Dave Malta a made a motion for **FINAL APPROVAL:** Located at 1013 Ridge Road. Applicant Splash Car Wash Inc. is requesting **FINAL SITE PLAN AND SUBDIVISION APPROVAL** associated with the with the construction of a 7,000 SF car wash facility on a combined 2.16-acre parcel having SBL# 079.15-1-16.003 located in an MC Medium Intensity Commercial District under Section 228-8 of the Code of the Town of Webster which was seconded by John Kosel.

FINAL APPROVAL CHECKLIST

1. The lot is restricted to one accessory building
2. The building is to conform to the size and location presented on the plan
3. The placement of the building shall conform to all setback requirements
4. The building shall not be placed nearer to the front property line than the rear line or footprint of the main building or residence upon the lot.
5. No point on the building will be higher than the existing structure
6. No commercial use shall occur on the parcel
7. The accessory building shall be used for personal use only, as defined by Town Code
8. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 10.4.23
9. Comply with all requirements of any State, County, and Town agency
10. All site work is to be in compliance with the standards of the Town of Webster
11. Subject to all engineering and governmental approvals
12. Subject to all appropriate governmental fees
13. Subject to resolution of final approved minutes
14. No residential use.
15. Meet the standards of Code 225-36

VOTE:

| | |
|--------------|-----|
| Mr. Anderson | AYE |
| Mr. Kosel | AYE |
| Mr. Malta | AYE |
| Mr. Meixell | AYE |
| Mr. Casciani | AYE |
| Mr. Giardina | AYE |
| Mrs. Wright | AYE |

(Mark Giardina read the sixth application):

THE MEADOWS TWO SUBDIVISION EXTENSION OF APPROVAL: Located on the south side of Schlegel Road between Phillips and Salt Roads. Applicant 800 Phillips Road, LLC is requesting a **ONE YEAR EXTENTION OF SITE PLAN AND SUBDIVISION APPROVAL** associated with the construction of 55 single family homes on a 34.8-acre parcel having SBL # 065.02-1-40.004 located in an R-3 Single Family Residential District under Section 228-16 of the Code of the Town of Webster.

Appearing before the board was Mike Richie with Costich Engineering representing 800 Phillips Road, LLC. I was here before this board exactly 18 months ago where preliminary and final was granted. As you know, the developer Tom Thomas has a lot of development in this area and one of which being Bella Terra that is currently under construction. I think there is a number of reasons why he didn't get started earlier, COVID, price of building material, etc..... That being said, we have worked through with town staff; town engineer; sewer department to address all their outstanding comments and sent plans to DOT; Health Department; Water Authority and based of the last few comments that we received from the Town Engineer on September 9 in her email, it was clear that there in a position, the town, in a position to sign the mylar and go to construction.

Tom had the ability to go to construction in the fall, but I think with the wet weather that we get October; November; December and the amount of earth that would be open he thought it be best to wait until the spring and get started on the site work and get it all done and knocked out in one season to avoid any potential issues with erosion or increased cost to that. So, with that we are requesting an extension of the Planning Boards approval to hopefully allow us to get started in the spring. I would be happy to answer any questions that the board has.

Anthony Casciani: Ok, this piece was separate from the duplex section, correct?

Mike Ritchie: Yes, this is single family. This is like the Meadows along Phillips.

Anthony Casciani: Nothing has changed there?

Mike Ritchie: No, nothing has changed.

Anthony Casciani: Again, this is published, and Kyle was telling me this should be like a public hearing. So, will open it up for a public hearing and not seeing anyone, will close the public hearing.

John Kosel: When did the original... it hasn't expired yet, the original proposal has it?

Anthony Casciani: The idea is to get it before it expires.

Mike Ritchie: It is Thursday the 6th, I believe.

Dave Malta: Yeah, nothing has changed, and he has that duplex subdivision going on right now so I can understand him wanting to push this off a little bit.

Anthony Casciani: Has that started over there Dave?

Dave Malta: Yes

Anthony Casciani: Now that is the one where we were talking about rentals and all that, but he's got it. Are people moving in?

Dave Malta: Yes, he is just getting buildings up right now.

RESOLUTION 22-099

Anthony Casciani made a motion for a **ONE YEAR EXTENSION TO EXPIRE ON 10.6.2023** 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 |
| Mrs. Wright | AYE |

ADMINISTRATIVE MATTER: Minutes were approved for September 20, 2022. (Mr. Kosel, Mr. Meixell seconded)

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

Respectfully Submitted,

Signed



Mark Giardina, Secretary
Katherine Kolich, Recording Secretary

Dated

OCT 18, 2022

OCT 21 '22 AM 7:41
FILED WEBSTER TWN CLK

Dorothy M. Maguire