

AGENDA  
THE PLANNING BOARD OF THE TOWN OF WEBSTER  
1000 Ridge Road, Webster Town Hall  
June 4, 2013

Call to Order: 7:00 p.m.

**Pledge of Allegiance**

**Roll Call**

**TABLED ITEMS:**

1. **HOOLIGANS CANOPY MODIFICATION** – Located at Webster Woods Plaza, 809 Ridge Road, and Suite E. Hooligans Restaurant is requesting a **SITE PLAN MODIFICATION and ARCHITECTURAL REVIEW** to cover the existing outdoor dining area with a 62.3' X 14' metal canopy roof. Proposal is located in a MC District (Medium Intensity Commercial District) under Section 228-8 and 228-3 A of the Code of the Town of Webster. **Tabled to June 18<sup>th</sup> meeting**
  
2. **HOLT ROAD CENTER L.L.C.** request to amend Resolution #13-038 granting Final Site Plan Approval regarding Reliant Federal Credit Union to no longer require 37 parking spaces on Lot #2 for the Holiday Inn Express allowing the 10 existing parking spaces on Lot #2. **Tabled to a future meeting.**

**SCHEDULED MATTERS:**

1. **423 SUNDANCE TRAIL**, - located at 423 Sundance Trail. Applicant: Richard and Michelle Lowe are seeking **PRELIMINARY / PUBLIC HEARING / FINAL APPROVAL** to re-subdivide the lot areas from 47,955.0 square feet to 46,114.0 square feet having parcel number 0063.100-02-015. Proposal is located in a Cluster Development, R-1 District (Single Family District) under Section 192-18 of the Town Code of Webster. **Approved with Conditions.**
  
2. **DENTAL OFFICE - Located** at 2115 Empire Boulevard. Dr. Gary Giangreco is requesting **SKETCH SITE PLAN REVIEW** for the construction of a 4750 square foot dental office building with associated parking area on 1.0 acres having parcel number 0079.11-1-93.070-01-061. The proposal is located within the MC (Medium Intensity Commercial) District, under Section 228-4 of the Code of the Town of Webster. **Proceed for Preliminary Site Plan**
  
3. **BOY SCOUT TROOP 163** – located at 941 Hard Road (Bill Gray's). Applicant, Mary Lou Padgett, is requesting **APPROVAL** to hold its annual Christmas Tree Sale, which will commence on November 15, through December 31 2013. Site is located in an HC District (High Intensity Commercial) under Section 228-5 of the Code of the Town of Webster. **Approved**
  
4. **EMPIRE BOULEVARD PLAZA** –located at 2186 Empire Boulevard. Applicant Frank Campofelice is requesting **Architectural Review** for proposed building façade renovation to the existing facility. Located in the MC (Medium Intensity Commercial) District, under Section 228-3 A of the Code of the Town of Webster. **Approved**

**5. WEBSTER SQUARE EXPANSION** – Located on the west side of Hard Road between M&T Bank and the Fairfeild Inn. Within the 900 block of Hard Road. Applicant The Wide waters Group Inc., is requesting **SKETCH SITE PLAN and SUBDIVISION REVIEW** for the construction of a entrance road, raze existing structures and subdivide the following seven (7) parcels having parcel numbers 079.15-1-1.313; 079.11-1- numbers ending 11; 12; 13; 14; 15.1 and 21.1. The project area is approximately 5.224 Acres. Located within the HC (High Intensity Commercial) District, under Section 228-4 of the Code of the Town of Webster.  
**Tabled to June 18<sup>th</sup> meeting.**

**6. ST. ANN'S HOME AND HEART** – Located at 696 Ridge Road. Applicant, Debra Metzger, is requesting **SIGN APPROVAL** for 4.5 square foot double sided sign panel replacement to a existing free standing, under Section 178-4f of the Code of the Town of Webster. **Approved.**

**7. MONA LISA CAFE** – Located at Webster Woods Plaza, 807 Ridge Road, Cafe owner Tony Napoli, is requesting a **SITE PLAN MODIFICATION** to allow an outdoor dining area. Proposal is located in a MC District (Medium Intensity Commercial District) under Section 228-8 of the Code of the Town of Webster. **Approved with conditions.**

**ADMINISTRATIVE MATTER:**

1. Review minutes from May 7, 2013. **Approved.** May 21, 2013 minutes **Tabled to June 18<sup>th</sup> meeting.**
2. **Approved new façade ( Southwest Profit Ledgestone ) for McDonald's Ridge Rd. Site with Conditions**

David Hart, Acting Chairman  
Webster Town Planning Board