

Webster Planning Board Meeting Agenda

February 6, 2024

LEGAL NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Board of the Town of Webster, County of Monroe, New York on Tuesday February 6, 2024, at 7:00 p.m. at the Town Board Room, 1002 Ridge Road, Webster, New York 14580, to consider the following applications:

Call to Order: 7:00 p.m.
Pledge of Allegiance / Roll Call

TABLED MATTERS:

1. LOCHNER SUBDIVISION: Located just west of 1854 Lake Road. Applicant McMahon LaRue Associates is requesting PRELIMINARY/FINAL SITE PLAN & SUBDIVISION APPROVAL (PUBLIC HEARING) associated with the re subdivision of a 21.8-acre parcel into (2) 3-acre lots (to be developed with single family residences) and (1) 15.8-acre lot (to remain undeveloped) having SBL# 037.03-1-36 located in an LL Large Lot Single Family Residential District under Section 269-11 and 296-15 of the Code of the Town of Webster.

[Subdivision](#)

Results: TABLED APPLICATION TO MARCH 5, 2024.

SCHEDULED MATTERS:

1. BAD CAT AIRSOFT SIGNAGE: Located at 701 Phillips Road. Applicant David Carey is requesting sign approval associated with the installation of a 196 SF building mounted façade sign, and a 32 SF monument sign to reflect a new business on a 2.9-acre parcel having SBL # 065.03-1-8 located in an IN Industrial District under Section 265-7 of the Code of the Town of Webster.

[Sign plans](#)

Results: APPROVED WITH CONDITIONS:

MONUMENT SIGN TO BE LOCATED WITHIN 15 FEET NORTH OF DRIVEWAY AND 25 FEET WEST OF PHILLIPS ROAD RIGHT OF WAY; ADD ADDRESS NUMBER TO MONUMENT SIGN.

2. BELLA TERRA SECTION II: Located near the southwest corner of

Salt and Schlegel Roads.

Applicant Tom Thomas of 800 Phillips Road LLC is requesting FINAL SITE PLAN & SUBDIVISION APPROVAL associated with the construction of 60 townhomes on a 26.8-acre parcel having SBL # 065.02-1-40.222 located in an MHR Medium High Residential District under Section 269-9 and 296-19 of the Code of the Town of Webster.

[Final plans](#)

Results: TABLED APPLICATION TO MARCH 5, 2024

3. VISION HYUNDAI WEBSTER: Located at 755 Ridge Road. Applicant Robert Sanders is requesting PRELIMINARY/FINAL SITE PLAN APPROVAL (PUBLIC HEARING) associated with minor exterior improvements and enclosing of an existing covered area associated with 7.55-acre parcel having SBL # 079.17-1-23.11 located in an MC Medium Intensity Commercial District of the Code of the Town of Webster.

[Survey](#)

**Results: APPROVED WITH CONDITIONS:
APPLICANT TO COORDINATE WITHSEWER
DEPARTMENT PRIOR TO RECEIVING BUILDING PERMIT;
ADDRESS ALL PRC COMMENTS.**

4. BRIGHT STREAM WAY ACCESSORY BUILDING: Located at 1083 Bright Stream Way. Applicant Scott Andrews is requesting PRELIMINARY / FINAL SITE PLAN APPROVAL (PUBLIC HEARING) associated with the construction of an 816 SF accessory building located on a 0.73-acre parcel having SBL # 064.08-2-60 located in an R-2 Single Family Residential District under Sections 269-11, 350-11 and 350-36 of the Code of the Town of Webster.

[Survey](#)

Results: DENIED WITHOUT PREJUDICE. STRUCTURE TOO LARGE FOR SITE. MAX ALLOWED 633 SF.

ADMINISTRATIVE MATTERS:

None

Anthony Casciani, Chairman
Webster Town Planning Board