



Planning Board Meeting Results:

Meeting Date: November 18, 2025

Attendees: Board Members: A. Casciani; D. Gasic; D. Malta J. Kosel; P. Maltman; D. Anderson; M. Giardina; F. Ciardi (Attorney)

Staff: J. Artuso, E. Corsi, K. Kolich

Absent: None

Agenda Item	Detailed Outcome	Vote
<u>SCHEDULED MATTERS:</u> 1. PIRANHA RENTS: Located at Five Mile Line Road in Lowe's Plaza. Applicant Patrick Young is requesting PRELIMINARY SITE PLAN APPROVAL associated with the construction of a 4,600 SF equipment rental store, featuring a 41,700 SF gravel storage yard enclosed by a chain link security fence on a 7.94-acre lot having SBL # 079.10-1-2.1 located in the HC High Intensity Commercial District under Section 269-11, 350-19 of the Code of the Town of Webster.	APPROVED AS PRESENTED PROCEED FOR FINAL APPROVAL (ANY PROPOSED SIGNAGE REQUIRES PLANNING BOARD REVIEW AND APPROVAL)	7-0
2. MOON'S THAI MYANMAR SIGN: Located at 950 Ridge Road. Applicant Amy Catalanio of Vital Signs is requesting SIGN APPROVAL associated with the construction of a 37.2 SF wall mounted sign consisting of backlit channel letters on a 37.9-acre parcel having SBL# 079.15-1.312 located in the HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster.	APPROVED AS PRESENTED	7-0
3. EAGLE'S NEST GOLF LOUNGE SIGN: Located at 1170 Ridge Road. Applicant Kurt Johnson is requesting SIGN APPROVAL associated with the construction of a 60.75 SF wall mounted sign consisting of internally illuminated channel letters on a 3.05-acre parcel having SBL# 080.09-3-1.31 located in the MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster	APPROVED AS PRESENTED	7-0

<p>4. COST-CUTTERS SIGN: Located at 900 Holt Road. Applicant Connor Ewing of Elevated Sign Solutions is requesting SIGN APPROVAL associated with construction of a 27.5 SF wall mounted sign consisting of LED channel letters on a 28.4-acre parcel having SBL# 079.12-1-6.211 located in the HC High Intensity Commercial District under Section 265-7 of the Code of the Town of Webster.</p>	<p>APPROVED AS PRESENTED</p>	<p>7-0</p>
<p>5. WEBSTER SOLAR GARDEN: Located at 750 Phillips Road. Applicant Katie Soscia of Montante Solar Development is requesting PRELIMINARY SITE PLAN APPROVAL associated with a 6.63 MW Solar Generation Facility across 20-acres of a 120-acre lot owned by Xerox Corporation having SBL# 065.02-1-40.111 located in the IN Industrial District under Sections 155-5D(4) 269-5 and 350-22 of the Code of the Town of Webster.</p>	<p>PRELIMINARY APPROVAL WITH CONDITIONS</p> <ul style="list-style-type: none"> • Project to comply with 2025 Fire Code • Subject to drawing # 0205399 dated September 2025 • New asphalt cap to be laid at a minimum of 1.5 inches • Bedrock trench is protected from ballasted footers • Geo-technical settling report is submitted for the CND landfill area • Access road gate must be 20-foot wide/reconfigured to allow access • DEC approval is required prior to submitting for building permits • Limit of disturbance acreage and tree clearing acreage to be shown on the plan • Erosion sediment practices need to be evaluated in no-soil disturbance area • Deviation from solar racking ballasted system requires updated Geo-technical report 	<p>6-1</p>
<p>6. BELLA TERRA MAINTENANCE GARAGE: Located at Terra Verde Way Lot 209. Applicant Mike Ritchie of Costich Engineering is requesting PRELIMINARY/FINAL PLAN APPROVAL associated with the construction of a 1,600 SF accessory maintenance garage on 0.40-acre parcel having SBL# 065.02-6-20 located in the LMR Low-Medium Residential District under Sections 269-10, 269-11 and 350-36 of the Code of the Town of Webster.</p>	<p>PRELIMINARY APPROVAL WITH CONDITIONS</p> <ul style="list-style-type: none"> • Subject to Zoning Board Approval • Accessory Building to have windows on side walls. 	<p>7-0</p>

Administrative Matter:
McALPIN INDUSTRIES – CHANGE REQUEST
McAlpin Industries is requesting modifications to their final site plan, including relocation of utilities, addition of a large berm at northern portion of the site and additional landscape plantings along western property line and atop of the proposed berm.

APPROVED

6-1