



## **Planning Board Meeting Results:**

**Meeting Date:** December 2, 2025

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

**Staff:** J. Artuso, K. Kolich

**Absent:** E. Corsi (staff)

Agenda Item	Detailed Outcome	Vote
<p><b><u>SCHEDULED MATTERS:</u></b></p> <p>1. <b>PIRANHA RENTS:</b> Located at Five Mile Line Road in Lowe's Plaza. Applicant Patrick Young is requesting <b>FINAL SITE PLAN APPROVAL</b> 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 269-10, 350-19 of the Code of the Town of Webster.</p>	<p><b>APPROVED WITH CONDITIONS</b></p>	<p><b>7-0</b></p>
<p>2. <b>BELLA TERRA MAINTENANCE GARAGE:</b> Located at Terra Verde Way Lot 209. Applicant Mike Ritchie of Costich Engineering is requesting <b>FINAL SITE PLAN APPROVAL</b> 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 and 350-36 of the Code of the Town of Webster.</p>	<p><b>APPROVED WITH CONDITIONS</b></p>	<p><b>7-0</b></p>
<p>3. <b>VISION MITSUBISHI WEBSTER:</b> Located at 765 Ridge Road. Applicant Robert Sanders of Sanders Consulting and Andrew Spencer of BME Associates are requesting <b>PRELIMINARY SITE PLAN APPROVAL (PUBLIC HEARING)</b> associated with the construction of an approximately 1,200 SF building addition, expansion of existing parking lot and improvements to existing storm sewer system on a 3.1-acre parcel having SBL# 079.17-1-22 located in the MC Medium Intensity Commercial District under Sections 269-11 and 350-18 of the Code of the Town of Webster.</p>	<p style="text-align: center;"><b>DENIED</b></p> <ul style="list-style-type: none"> <li>• <b>Plan does not demonstrate ability to unload vehicles on site; does not reflect the feedback provided during sketch plan review</b></li> </ul>	<p><b>7-0</b></p>



<p><b>4. fairlife SITE PLAN APPROVAL CONDITIONS</b></p> <p><b>MODIFICATION:</b> Located at 1886 Tebor Road. Applicant fairlife is seeking a <b>MODIFICATION OF SITE PLAN APPROVAL CONDITIONS</b> associated with condition #1 requiring the reconstruction and off-site improvements to Tebor Road, prior to issuance of a Certificate of Occupancy located in the IN Industrial District under Section 269-11F of the Code of the Town of Webster.</p>	<p><b>APPROVED AS PRESENTED</b></p> <p><b>Interim improvements to be completed in December 2025 with full reconstruction to take place in April 2026.</b></p>	<p><b>6-1</b></p>
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