

**Zoning Board of Appeals  
December 9, 2014  
NOTICE OF PUBLIC HEARING**

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, December 9, 2014 at 7:00 pm prevailing time, at 1000 Ridge Road, Webster, New York, in the following matters:

Pledge of Allegiance

Roll Call

**TABLED ITEM:**

1. Application for an area variance to allow the construction of a patio home at 1451 Grand Meadows Way, Webster, NY having a total of 2265 square feet where a total of 2000 square feet is permitted pursuant to Town Board Resolution 315 of 2013 by Tra-Mac Group, LLC, 55 Allied Way, Hilton, NY 14468. **Application withdrawn.**

**SCHEDULED ITEMS:**

1. Application for a use variance to allow the use of a dance studio at 1695 Ridge Road, Webster, NY where such use is not permitted pursuant to Webster Town Code §225-12 A and an area variance to allow such use on a .62 acre lot where 5.0 acres is required pursuant to Webster Town Code §225-12B(1)(b) by Jess Sudol, Passero Associates, 242 West Main Street, Suite 100, Rochester, NY 14614, as agent for purchasers, Deborah and Kenneth Tiffany. **Use and Area Variances approved**
2. Application for an area variance to allow a building addition at 1210 Ridge Road, Webster, NY (Mark's Pizzeria) having a 0 foot rear setback where 75 feet is required pursuant to Webster Town Code §225-17B(5)(c) and a 0 foot rear buffer where 25 feet is required pursuant to Webster Town Code §225-17B(6)(c); and to allow a sign to be placed above the roof line at 1210 Ridge Road, Webster, NY which is not permitted pursuant to Webster Town Code §178-4C by Curtis Brother Properties, LLC, 1705 Creek Street, Rochester, NY 14625. **Building Addition Approved. The sign portion was tabled to the January 13<sup>th</sup> meeting**
3. Application for an area variance to allow the approval for a two (2) unit townhouse located on the lot common with other rental townhouses at Carriage Path Townhouses, SBL# 080.5-7.11 which is not permitted pursuant to Webster Town Code §225-3 (Townhouse definition) Joseph R. Barone, 482 Joseph Circle, Webster, NY 14580. **Tabled to January 13, 2015 meeting**
4. Application to allow the existence of cabana, garage and shed at 1688 Lake Road, Webster, NY as follows: Cabana: located 17.5 foot setback to the high water edge where 25 feet is required pursuant to Webster Town Code §225-81B: Garage: 4.03 side setback where 15 feet is required pursuant to Webster Town Code §225-12B(4)(b)[1] and located closer to the front property line than the rear line of the main building which is not permitted pursuant to Webster Town Code §225-36A(2): Shed: located closer to the front property line than the rear line of the main building which is not permitted pursuant to Webster Town Code §225-36A(2) by Dr. Vito C. Quatela, 1688 Lake Road, Webster, NY 14580. **Cabana tabled to January 13<sup>th</sup> meeting. Garage and shed were approved.**

**ADMINISTRATIVE ITEM:** Review of the November 25, 2014 meeting minutes. **Approved**

**Jamie Newtown, Chairman  
Webster Zoning Board of Appeals**