



NOTICE OF PUBLIC HEARING

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, June 9, 2015 at 7:00 pm prevailing time, at 1000 Ridge Road, Webster, New York, in the following matters:

Pledge of Allegiance

Roll Call

TABLED ITEMS:

1. Application for an area variance to allow the existence of a solid six foot tall fence at 810 Hard Road, Webster, NY which solid fence is located in the front setback which is not permitted pursuant to Webster Town Code §225-77B, by Daniel Spoelhof, 810 Hard Road, Webster, NY 14580. **Approved with a setback of 50 feet**

SCHEDULED ITEMS:

1. Application for a use variance to allow a convenience store and apartments at 1315-1319 Lake Road, Webster NY (the Country Store) which use is not permitted pursuant to Webster Town Code §225-9A; **Approved use variance permitting (3) apartments and restaurant limited to 1500 square feet with conditions.**
and the following area variances:
 - (i) A 31 foot front setback to the building and a 31 foot front setback to the Canopy where 85 feet is required for each pursuant to Webster Town Code §225-9B(5)(a)[1]; **Approved**
 - (ii) 40 foot front setback to the fuel dispenser pumps and a 48 foot side setback to the fuel dispenser pumps where 65 feet is required for each pursuant to Webster Town Code §225-68C; **Approved**
 - (iii) A 7 foot front landscaping area setback where 50 feet is required pursuant to Webster Town Code §225-68H; **Approved**
 - (iv) Having a lot area of 1.38 acres where a minimum of 5.0 acres is required pursuant to Webster Town Code §225-9B(1)(b) by Dr. Robert Fallone, 2700 Lyell Avenue, Rochester NY 14606. **Approved**
2. Application for an area variance to allow a second monument sign at 855 Publishers Parkway, Webster, NY (Calvary Automation Systems) where only one monument sign is permitted pursuant to Webster Town Code §178-7B by Ken Rieck, Calvary Automation, 855 Publishers Parkway, Webster, NY 14580. **Approved with conditions.**
3. Application for an area variance to allow the construction of an accessory building at 677 Gravel Road, Webster, NY having a total of 2100 square feet where a maximum of 1677.2

square feet is permitted, pursuant to Webster Town Code §225-36A(3) by Jeffery Waite, 677 Gravel Road, Webster, NY 14580. **Approved a 30' x 60' foot building**

4. Application for an area variance to allow the construction of a 23'x30' garage at 672 Lake Road, Webster, NY having a 40 foot front setback where 75 feet is required pursuant to Webster Town Code §225-9B(5)(a) and such garage being located in front of the rear line of the foot print of the main building on the property which is not permitted pursuant to Webster Town Code §225-36A(2) by Patrick Fulkerson, 672 Lake Road, Webster, NY 14580. **Approved**

5. Application for an interpretation as to the whether the remodeling business conducted at 252 Webster Road, Webster, NY is a Major Home Occupation pursuant to Webster Town Code §225-37 or if such use requires a use variance as a remodeling business is not a permitted use pursuant to Webster Town Code §225-9A; Application for the following area variances to allow two (2) single family detached homes on one lot which is not permitted pursuant to Webster Town Code §225-43 and to allow a 33.7 foot rear setback to the addition where 60 feet is required pursuant to Webster Town Code §225-9B(5)(c) by James Sudore, 252 Webster Road, Webster, NY 14580. **Approved Minor Home Occupation. Tabled the detached homes and rear setback to the July 14th meeting.**

ADMINISTRATIVE ITEM: Review of the May 26, 2015 meeting minutes. **Approved**

Corrine Volo, Secretary
Webster Zoning Board of Appeals