



AGENDA
Zoning Board of Appeals
September 22, 2015

NOTICE OF PUBLIC HEARING

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, September 22, 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 construct a six (6) foot tall fence on the lot line at 870 Gravel Road, Webster NY where a ten (10) foot setback is required pursuant to Webster Town Code §225-77C by Wendy Fitzgibbon, 870 Gravel Road, Webster, NY 14580.
Tabled to October 13th

2. Application for area variances to allow the approval of a site plan for a multi-family rental residential community at 1141 Bay Road, Webster, NY (Tax Id. Nos. 93.06-1-9.1; 93.06-1-9.2; 93.06-1-13; 93.06-1-14.1) having a 50 foot south buffer where 100 feet is required; a 20 foot Bay Road buffer where 50 feet is required and an 11 foot buffer to the NW corner of Lot # 093.06-1-14.3 where 50 feet is required all pursuant to Webster Town Code §225-13B(3)(a) by Jerry A. Goldman Esq., agent for Morgan Acquisitions, LLC, 700 Crossroads Building, 2 State Street, Rochester, NY 14614. **Tabled to October 13th**

3. Application for a use variance to allow auto sales at 1011 Shoecraft Road, Webster NY which use is not permitted pursuant to Webster Town Code §225-17A and the following area variances:
 - (i) A 13.0 foot front buffer where 50.0 feet is required pursuant to Webster Town Code §225-17B(6)(a);
 - (ii) A 21.0 foot rear buffer where 25.0 feet is required pursuant to Webster Town Code §225-17B(6)(c);

By Alfred I. LaRue, L.S., McMahan LaRue Associates, P.C., agent for Pattonwood Properties, Inc., 822 Holt Road, Webster, NY 14580. **Approved**

4. Application for an area variance to allow a subdivision sign and fence at 529 Hills Pond Road, Lot #1, Webster, NY as follows:
 - (i) A sign having a height of 10.0 feet where a maximum of 6.0 feet is permitted pursuant to Webster Town Code §178-4A(4);
 - (ii) A sign having a 95.0 square foot area where a maximum of 20.0 feet is permitted pursuant to Webster Town Code §192-22A; and
 - (iii) A fence in the front setback having a height greater than 4 feet which fence is not permitted pursuant to Webster Town Code §225-77B;

By Richard Tiede, Marathon Engineering, agent for Combat Construction, 39 Cascade Drive, Rochester, NY 14614. **Withdrawn**

5. Application for a use variance to allow a warehouse at 549 Ridge Road, Webster, NY which use is not permitted pursuant to Webster Town Code §225-14A by Edmund S. Martin, P.E, LandTech Surveying & Planning, PLLC, agent for Ed and Melissa Geska, 3708 St. Paul Blvd, Rochester, NY 14617. **Approved**

SCHEDULED ITEMS:

1. Application for an area variance to allow a five foot high fence on the lot line at 1008 Pondbrook Point, Webster, NY which fence is to be located five feet from the lot line pursuant to Webster Town Code §225-77C and such fence being located in a Town Easement which is not permitted pursuant to Webster Town Code §225-77G by Alana Frank, 1008 Pondbrook Point, Webster, NY 14580. **Approved**
2. Application for an area variance to allow the re-subdivision into two lots known as 502 and 498 Lake Road, Webster, NY where 498 Lake Road lot will be 28,901.79 square feet in size where a minimum of 35,000 square feet is permitted pursuant to Webster Town Code §225-9B(1)(a); and as to 502 Lake Road, to allow an accessory structure in the front setback which is not permitted pursuant to Webster Town Code §225-36A(2) by Matt Lester, c/o Robert Fitzgerald, P.E., 1255 University Avenue, Suite 240, Rochester, NY 14607. **Approved**
3. Application for an area variance to allow the construction of an addition at 731 Hard Road, Webster, NY having a 12 foot side setback where 15 feet is required pursuant to Webster Town Code §225-11B(5)(b)[1] by Barbara J. Brown, 731 Hard Road, Webster, NY 14580. **Approved**
4. Application for an area variance to allow the construction of a house at 261 Gallant Fox Lane, Webster, NY having a 38 foot front setback where 45 feet is required pursuant to Planning Board Resolution 4/17/2007 Cluster Development by Redstone Builders, Inc., 1175-B Ridge Road, Webster, NY 14580. **Approved a 40 foot front setback**

ADMINISTRATIVE ITEM: Review minutes from the September 8, 2015 meeting. **Approved**

**Corrine Volo, Secretary
Webster Zoning Board of Appeals**