



**Agenda
Zoning Board of Appeals
December 8, 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, December 8, 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 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 January 12, 2016 meeting**
2. Application for an area variance to allow the existing six (6) foot tall fence at 969 Klem Road, Webster, NY, located in the front setback which is not permitted pursuant to Webster Town Code §225-77D and having a 7.9 foot west side setback and a 0.0 foot east side setback where 10 feet for each setback is required pursuant to Webster Town Code §225-77C, by Gary Sauer, 969 Klem Road, Webster NY 14580. **Approved with conditions.**

SCHEDULED ITEMS:

1. Application for area variances to allow the re-subdivision of 1201 Stockbridge Road and 1211 Severn Ridge, Webster, NY to create two new lots as follows:
 - (i) 1201 Stockbridge Road (R-18) being 28,038 square feet where a minimum of 35,000 square feet is required pursuant to Webster Town Code §225-9B(1)(a); **Approved**
 - (ii) 1211 Severn Ridge (R-16) having 23,419 square feet where a minimum of 35,000 square feet is required pursuant to Webster Town Code §225-9B(1)(a); by Todd Clicquennoi, 1201 Stockbridge Road, Webster, NY 14580 and John and Christine Flynn, 1211 Severn Ridge, Webster, NY 14580. **Approved. Re-Subdivision map must be filed with the Monroe County Clerk's Office.**

2. Application for an area variance to allow three monument signs at 1050 Ridge Road and 935 and 905 Holt Road (Town Center at Webster) as follows:
 - (i) 1050 Ridge Road: 17.17 foot high sign where a maximum of 6 feet is permitted pursuant to 178-7C and 442.51 square feet in size where a maximum of 152.65 square feet is permitted pursuant to Webster Town Code §178-7B; **Approved**
 - (ii) 935 Holt Road: a 17.17 foot high sign where a maximum of 6 feet is permitted pursuant to Webster Town Code §178-7C and 442.51 square feet in size where a maximum of 275.83 square feet is permitted pursuant to Webster Town Code §178-7B; **Approved**
 - (iii) 905 Holt Road: 17.17 feet high sign where a maximum of 6 feet is permitted pursuant to Webster Town Code §178-7C and 442.51 square feet in size where a maximum of 76.6 square feet is permitted pursuant to Webster Town Code §178-7B; by COR Holt Road Company, LLC, Joseph B. Gerardi, Executive Vice President and Legal Counsel, 540 Towne Drive, Fayetteville, NY 13066. **Approved**
3. Application for an area variance to allow the reconstruction/renovation of 1070 Glen Edyth Drive, Webster, NY which such reconstruction/renovation of a pre-existing non-conforming structure is not permitted without the approval of the Zoning Board of appeals pursuant to Webster Town Code §225-100 and to permit a 35 foot front setback to the covered front stoop where 60 feet is required pursuant to Webster Town Code §225-10B(6)(a) by Janet and George Wolf, 1070 Glen Edyth Drive, Webster, NY 14580. **Approved**

ADMINISTRATIVE ITEM: Review minutes from the November 24, 2015 meeting. **Approved**

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