



Agenda Zoning Board of Appeals February 9, 2016

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, February 9, 2016 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 a use variance to allow a duplex (2-family use) at 1093 Larkston Drive, Webster, NY which use is not permitted pursuant to Webster Town Code §225-11-A by Jeffrey Harrington, 1091 Larkston Drive, Webster, NY 14580.
2. Application for an interpretation by the Zoning Board of Appeals that a determination by the Deputy Commissioner of Public Works dated December 22, 2015 regarding whether a 40,000 +/- square foot full-service grocery retailer is a permitted use in the MC Medium-Intensity Commercial District, Webster, NY which interpretation is permitted pursuant to Webster Town Code §225-108(D)(1) and New York State Town Law 267-a(4) by Corey Auerbach, Associate, Barclay Damon, 9276 Main Street, Suite 3B, Clarence, NY 14031.

SCHEDULED ITEMS:

1. Application for an area variance to allow the construction of an accessory building at 1460 Lake Road, Webster, NY which building is to be located nearer to the front property line than the rear line of the building which is not permitted pursuant to Webster Town Code §225-36A(2) by Christopher and Timea Gitzelmann, 1460 Lake Road, Webster, NY 14580.
2. Application for an area variance to allow the construction of a 60 x 120 arena and stable at 370 Whiting Road, Webster, NY as follows: having two accessory buildings on one lot where one is permitted pursuant to Webster Town Code §225-36A; a 7200 square foot accessory building where a maximum of 2500 square feet is permitted pursuant to Webster Town Code §225-36A(3) by Eleur Tsyupa, 370 Whiting Road, Webster, NY 14580.

3. Application for an area variance to allow to construction of a 6'x6' foot shed at 550 West Road Webster, NY located 3 feet from the rear setback where 15 feet is required pursuant to Webster Town Code §225.48 by Morris Karski, 550 West Road, Webster, NY 14580.
4. Application for an area variance to allow a six foot high stockade fence at 1421 Fieldcrest Drive, Webster, NY which fence is located in the front setback which is not permitted pursuant to Webster Town Code §225-77B by Charles Teeter, 1421 Fieldcrest Drive, Webster, NY 14580.
5. Application for area variances for 732, 729, 723, 722 Cedar Rock, Webster, NY for site plan compliance and variance from Resolution 12-106 as follows:
 - (i) Allow a 26.7 foot buffer to the entrance road where 29 feet is required;
 - (ii) A 12.7 foot buffer to Building 8, 732 Cedar Rock where 20 feet is required;
 - (iii) A 24.8 foot building separation to Building 1 and 2, 722 Cedar Rock where 25 feet is required;
 - (iv) A 24.8 foot building separation to Building 3 and 4, 723 Cedar Rock where 25 feet is required;
 - (v) A 24.7 foot building separation to Building 5 and 7, 727 Cedar Rock where 25 feet is required;

By Landers Management, LLC/Jess Sudol, Passero Associates, 242 West Main Street, Suite 100, Rochester, NY 14614.

ADMINISTRATIVE ITEM: Review from the January 26, 2016 meeting.

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