



Agenda Zoning Board of Appeals March 8, 2016

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, March 8, 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 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. **Approved showing that a landscaping berm shown on the plan as a condition.**
2. 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. **Tabled to March 22nd**
3. Application for an area variance at 446 Lake Road, Webster, NY to allow the construction of a 27' x 29' garage addition having a 21 foot front setback to Locust Hill Drive where 65 feet is required pursuant to Webster Town Code §225-9B(5)(a)[2]; and to allow the existing pool in the front setback which is not permitted pursuant to Webster Town Code §196-4; and to allow an existing shed located in the front setback having a 12 foot front setback which is not permitted pursuant to Webster Town Code §225-48 by Todd and Suzanne Amann, 446 Lake Road, Webster, NY 14580. **Approved**

SCHEDULED ITEMS:

1. Application for an area variance to allow a ground mounted solar array in the front yard at 1708 State Road, Webster, NY which is not permitted pursuant to Webster Town Code §95-20A by Taylor and Mary Kate Chamberlain, 1708 State Road, Webster, NY 14580.
Withdrawn.

2. Application for an area variance to allow the construction of a single family home at 643 Celtic Way, Webster, NY having a 35 foot front setback to Klem Road where 50 feet is required pursuant to Webster Town Code §225-11B5(a)[2] by Jason Simmons, 225 Thomas Avenue, Rochester, NY 14617. **Tabled to March 22nd meeting**
3. Application for an area variance to allow the construction of a shed at 1050 Gravel Road, Webster, NY having a 9 foot side setback where 20 feet is required pursuant to Webster Town Code §225-17B(5)(b) by Lynn Widden, 274 Volk Road, Webster, NY 14580. **Approved**
4. Application for area variances for the construction of a barn at 974 Maple Drive, Webster, NY having a 30 foot side setback where 75 feet is required pursuant to Webster Town Code §225-49B(2)(C)[1]; and being 23.66 feet in height where a maximum of 20 feet is permitted pursuant to Webster Town Code §225-36A(5); and having a second accessory building where one is permitted pursuant to Webster Town Code §225-36A by Bradley and Charity Kohlmeier, 974 Maple Drive, Webster, NY 14580. **Approved**
5. Application for area variances to construct in the front setback a six (6) foot white fence one (3) feet from the lot line where 15 feet is required pursuant to Webster Town Code §225-77C at 1026 Beaver Creek Drive, Webster, NY (SBL# 080.04-7-20 Creek Field Drive) which is not permitted in the front setback pursuant to Webster Town Code §225-77B by Pride Mark Homes, Larry Frazer, 1501 Pittsford-Victor Road, Victor, NY 14564. **Approved 105 feet of fencing @ a 3 foot setback to 1026 beaver Creek Drive.**
6. Application for an area variance to construct a swimming pool and spa at 208 Lake Road, Webster, NY having five (5) foot east and west side setbacks where 15 feet is required pursuant to Webster Town Code §225-47 by Ronald Resnick, 203, Lake Road, Webster, NY 14580. **Tabled to March 22nd meeting**
7. Application for an area variance to allow the demolition and reconstruction of a garage with an addition at 192 Basket Road, Webster, NY having a 66.5 foot front setback where 75 feet is required pursuant to Webster Town Code §225-12B(4)(a) and Webster Town Code §225-100 by Eric and Tina Davis, 192 Basket Road, Webster, NY 14580. **Approved**

ADMINISTRATIVE ITEM: Review of the February 9, 2016 meeting minutes **Approved by a vote of 4-0. Mr. Barone absent from that meeting.**

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