



Agenda
Zoning Board of Appeals
June 28, 2016

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, June 28, 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 an area variance to allow the construction of a fence in the front setback at 246 Dickinson Road, Webster, NY having a 6 foot solid fence in the front setback where a 55 foot setback is required pursuant to Webster Town Code §225-77B and a 6 foot fence located 1.5 feet from the side setback where 10 feet is required pursuant to Webster Town Code §225-77C and an area variance for the existing house having a 23.7 foot front setback where 60 feet is required pursuant to Webster Town Code §225-10B(6)(a) or 32 feet pursuant to Board of Appeals Resolution 1623 (May 9, 1978) by Jonathan Messina, 246 Dickinson Road, Webster, NY 14580. **Approved front location only**
2. Application for area variances for a site plan at 599 Phillips Road, Webster, NY as follows:
 - (i) 209 foot lot width where 250 feet is required pursuant to Webster Town Code §225-20B(3);
 - (ii) A 16 foot front buffer where 50 feet is required pursuant to Webster Town Code §225-20B(7)(a);
 - (iii) A 11.5 foot north buffer to the parking lot where 20 feet is required pursuant to Webster Town Code §225-20B(7)(b);
 - (iv) A 12 foot south buffer to the dumpsters where 20 feet is required pursuant to Webster Town Code §225-20B(7)(b); and
 - (v) A 5 foot south buffer to the parking lot where 20 feet is required pursuant to Webster Town Code §225-20B(7)(b)

By Richard Giraulo, Land Tech Surveying and Planning on behalf of Anex Properties, LLC, 710 Latta Road, Rochester, NY 14612. **Application withdrawn.**

SCHEDULED ITEMS:

1. Application for a use variance to allow the raising of chickens at 1152 Ohstrom Park, Webster, NY where such use is not permitted pursuant to Webster Town Code §225-40 by Jonathan and Amanda Huber, 1152 Ohstrom Park, Webster, NY 14580. **Tabled to July 12th**
2. Application for an area variance to allow an above ground swimming pool in the front yard at 1178 Woodhull Road, Webster, NY having a 40 foot front setback which is not permitted pursuant Webster Town Code §225-9B(5)(a)[2] and Webster Town Code §196-4 by Calvin Poulter, 1178 Woodhull Road, Webster, NY 14580. **Approved**
3. Application for an area variance to allow the construction of a deck at 12 feet at 679 Dewitt Road, Webster, NY having a 6 foot side setback where 15 feet is required pursuant to Webster Town Code §225-11B(5)(b)[1] by Daniel Dworzanski, 679 Dewitt Road, Webster, NY 14580. **Approved**
4. Application for an area variance to permit the installation of a free standing sign at 2122 Empire Blvd., Webster, NY having a 6 foot front setback where 25 feet is required pursuant to Webster Town Code §178-7C and being 20.0 square feet where a maximum of 6.9 square foot sign is permitted pursuant to Webster Town Code §178-7B by Amid Sud, 202 Edgerton Street, Rochester, NY 14607. **Approved with conditions**
5. Application for an area variance to allow an existing shed at 508 Pipeline Way, Webster, NY located 0.4 feet from the rear lot line where 15 feet is required pursuant to Webster Town Code §225-48 by Matthew Terp, 508 Pipeline Way, Webster, NY 14580. **Tabled to July 12th**
6. Application for an area variance to allow the construction of a shed at 455 Backus Road, Webster, NY having a 1.0foot side setback where 15 feet is required pursuant to Webster Town Code §225-48 by Christine M. Cheesman, 455 Backus Road, Webster, NY 14580. **Approved a 4.5 foot setback**
7. 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; and the following area variances:
 - (i) A 31 foot front setback to the building and a 31.6 foot front setback to the Canopy where 85 feet is required for each pursuant to Webster Town Code §225-9B(5)(a)[1];
 - (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;

- (iii) A 7 foot front landscaping area setback where 50 feet is required pursuant to Webster Town Code §225-68H;
- (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 Fallon, 2700 Lyell Avenue, Rochester, NY 14606. **Approved. Applicant must appear before the Planning Board**

ADMINISTRATIVE ITEMS: Review minutes from the June 14th meeting. **Approved 4-0 as Mr. Newtown was absent from that meeting.**

The Board agreed that there would be no meeting held on August 9th.

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