



Agenda Zoning Board of Appeals October 25, 2016

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, October 25, 2016 at 7:00 pm prevailing time, at 1000 Ridge Road, Webster, New York, in the following matters:

Pledge of Allegiance

Roll Call

TABLED ITEM:

1. Application for an area variance to allow a six foot tall fence on the west side lot line at 666 Regina Drive, Webster, NY having a 0 foot setback where 10 feet is required pursuant to Webster Town Code §225-77C; and an area variance to allow an existing shed having a 3.5 foot rear setback where 15 feet is required pursuant to Webster Town Code §225-48; and a 13 foot side setback to the existing house where 15 feet is required pursuant to Webster Town Code §225-10B(5)(b)[1] by Luci Bodak, 666 Regina Drive, Webster, NY 14580. **Approved fence and side setback. Shed application removed.**

SCHEDULED ITEMS:

1. Application for an area variance to allow the construction of a horse barn at 149 Salt Road, Webster, NY located in the front property nearer to the property line than the main house which is not permitted pursuant to Webster Town Code §225-36A(2) by Joseph and Michelle Gianni, 149 Salt Road, Webster, NY 14580. **Approved with conditions**
2. Application for an area variance to allow the extension of the parking lot at 827 Ridge Road, Webster, NY (Christian Carpet) having a 2.7 foot side buffer where 20 feet is required pursuant to Webster Town Code §225-17B(6)(b); having a 9 foot rear buffer where 25 feet is required pursuant to Webster Town Code §225-17B(6)(c); having a buffer to a residential district of 9 feet where 100 feet is required pursuant to Webster Town Code §225-17C(1) and a buffer to a non-residential district of 2.7 feet where 75 feet is required pursuant to Webster Town Code §225-17C(2) by Michael Ritchie, agent for owner, Costich Engineering, 217 Lake Avenue, Rochester, NY 14608. **Rear 9 foot buffer variance withdrawn; comply with 75.0 foot eastern Buffer. Remainders of the requests were approved with conditions. Proceed to Planning Board.**

3. Application for an area variance to allow a second 14'x24' pole barn at 921 Gravel Road, Webster, NY where one accessory structure is permitted pursuant to Webster Town Code §225-36A(1) and exceeding the square footage allowed pursuant to Webster Town Code §225-36A(3) by Canio Albano, 811 S. Garfield Street, East Rochester, NY 14445. **Tabled to November 22nd meeting.**
4. Application for an area variance to construct an addition at 763 DeWitt Road, Webster, NY having a 35.1 foot rear setback where 50 feet is required pursuant to Webster Town Code §225-11B(5)(c) by Gaetano Mangione, 763 Dewitt Road, Webster, NY 14580. **Applicant failed to appear, Tabled to the November 22nd meeting**
5. Application for area variances to allow the construction of a second accessory building at 734 Maple Drive, Webster, NY where only one is permitted pursuant to Webster Town Code §225-36A(1) and which height exceeds the height of the main structure on the property which is not permitted pursuant to Webster Town Code §225-36A(5) by Larry Loucks, 256 Circle Lane, Webster, NY 14580. **Tabled to the November 22nd meeting**

ADMINISTRATIVE ITEM: Review minutes from the October 11, 2016 meeting. **Approved**

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