

AGENDA
Zoning Board of Appeals
February 12, 2019

LEGAL NOTICE is hereby given that the Town of Webster Zoning Board of Appeals will conduct a public hearing on Tuesday, February 12, 2019, at 7:00 P.M. prevailing time, at Van Ingen Court Building, 1002 Ridge Road, Webster, New York, in the following matters:

Pledge of Allegiance.

TABLED ITEMS:

- 1. 1074 – 1083 GLEN EDYTH DRIVE/BAY BLUE SUBDIVISION MODIFICATION:** Application for various area variances to amend the Bay Blue Subdivision at 1074, 1076, 1080, 1075, and 1083 Glen Edyth Drive, Webster, New York, seeking the following relief:

a. With respect to Lot R-1:

- i. An area variance to amend the Bay Blue Subdivision to set the front setback at 30.0 feet, where Zoning Board of Appeals Resolution #12-042 established 45.0 feet and 60.0 feet is required, pursuant to *Webster Town Code* Section 225 – 10B(6)(a). **Withdrawn**

b. With respect to Lot R-3:

- i. An area variance to amend the Bay Blue Subdivision to set the front setback at 50.0 feet, where 60.0 feet is required, pursuant to *Webster Town Code* Section 225-10B(6)(a); **Approved**
- ii. An area variance to amend the Bay Blue Subdivision to permit two (2) docks on Parcel R-3, where only one (1) dock is permitted, pursuant to *Webster Town Code* Section 140-8B(1)(b); **Tabled to March 19, 2019**
- iii. An area variance to amend the Bay Blue Subdivision to a zero (0) foot setback, where 10.0 feet is required, pursuant to *Webster Town Code* Section 104-7E and Section 225-28F; **Tabled to March 19, 2019**
- iv. An area variance to amend the Bay Blue Subdivision to set the dock area at 510.0 square feet, where 200.0 square feet is required, pursuant to *Webster Town Code* Section 140-8B(1)(b); **Tabled to March 19, 2019**
- v. An area variance to amend the Bay Blue Subdivision to a dock length of 102.0 feet, where 50.0 feet is required, pursuant to *Webster Town Code* Section 140-8B(1)(b); **Tabled to March 19, 2019**

By Applicant James Leonardo, represented by Tylin International, maintaining offices at 255 East Avenue, Rochester, New York 14604.

- 2. 920 CHERRY RIDGE BOULEVARD, WEBSTER, NEW YORK:** Application for three (3) area variances to construct a Wellness Center at 920 Cherry Ridge Boulevard, Webster, New York, seeking the following relief:

- a. An area variance for a 48.0 foot front setback on Black Cherry Boulevard, where 75.0 feet is required, pursuant to *Webster Town Code* Section 225-13B(3)(g); **Approved**
- b. An area variance for a 14.0 foot front buffer, where 50.0 feet is required, pursuant to *Webster Town Code* Section 225-13B(3)(a); and, **Approved**
- c. An area variance for a building length greater than 250.0 feet, where 250.0 feet is required, pursuant to *Webster Town Code* Section 225-13B(3)(d). **Approved**

By Applicant St. Anns Community, of 920 Cherry Ridge Boulevard, Webster, New York.

SCHEDULED ITEMS :

1. **1106 MARIGOLD DRIVE:** Application for an area variance to allow the construction of a house addition with third garage bay, at 1106 Marigold Drive having a 7.0 foot north side setback where 15.0 feet is required pursuant to *Webster Town Code* Section 225-10B(5)(a). By Applicant Edward Bechtold, residing at 1106 Marigold Drive, Webster, New York. **Approved**

2. **665 BAY ROAD, WEBSTER, NEW YORK:** Application for three (3) area variances for Lot 1 only and one (1) for Lots 1 and 2 of the Spampinato Re-Subdivision, located at 665 Bay Road, Webster, New York, seeking the following relief:
 - a. An area variance for an accessory building closer to the front property line than the rear line of the main building, not permitted, pursuant to *Webster Town Code* Section 225-36 (A)(2); **Approved**

 - b. An area variance for a 4020 square foot accessory building on 1.217 acre, where the maximum size permitted for such a building is only 2,500 square feet, pursuant to *Webster Town Code* Section 225-36(A)(3); and, **Approved with Conditions**

 - c. An area variance for a two accessory buildings on one lot where no more than one accessory structure is permitted, pursuant to *Webster Town Code* Section 225-36(C); **Withdrawn**

 - d. An area variance for a zero setback for a partial joint driveway for a distance of approximately five (5) feet, where a side setback of five feet is required, pursuant to *Webster Town Code* Section 225-10(B)(5) (b) (2). **Withdrawn**

By Applicant Gary Spampinato, of 700 Ridge Road, Webster, New York.

The Town of Webster Zoning Board of Appeals reserves the right **NOT** to hear applications after 10:30 P.M.

Corrine Volo Secretary