AGENDA
ZONING BOARD OF APPEALS
April 26, 2011

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, April 26, 2011 at 7:00 pm prevailing time, at 1000 Ridge Road, Webster, New York, in the following matters:

TABLED ITEM:

1. Application for area variances to allow the construction of a three car garage at 705 Galleon Drive, Webster, NY 14580 having the following:

   (i) A zero (0) foot side setback to the garage where a minimum of 5 feet is required pursuant to Webster Town Code Section 192-27G(2);

   (ii) A zero (0) foot side setback to the driveway where a minimum of 5 feet is required pursuant to Webster Town Code Section 225-11B(5)(b)[2] by Richard Hunt, Agent, 2171 Monroe Avenue Suite 207, Rochester, 14618.

SCHEDULED ITEMS:

1. Application for area variances to allow 132, 140 and 142 Dickinson Road, Webster, New York 14580 to be resubdivided to allow each to be combined with an adjacent property and removal of various rights of way resulting in new lots as follows:

(i) <u>132 Dickinson Road, Webster, NY</u>
Having a lot area of 13,703 square feet where a minimum of 28,000 square feet is required pursuant to Webster Town Code § 225-10B(1)(a) and a lot width of 47 feet where 100 square feet is required pursuant to Webster Town Code § 225-10B(3);

(ii) <u>140 Dickinson Road, Webster, NY</u>
Having a lot area of 6,511 square feet where 28,000 square feet is required pursuant Webster Town Code § 225-10B(1)(a) and a lot width of 50.3 square feet where 100 square feet is required pursuant to Webster Town Code § 225-10B(3); and

(iii) <u>142 Dickinson Road, Webster, NY</u>
Having a lot area of 21,708 square feet where 28,000 square feet is required pursuant Webster Town Code § 225-10B(1)(a) and a flag lot less than 28,000 square feet where 28,000 square feet is required is required pursuant to Webster Town Code § 225-10B(1)(a) by James Sheer, 1480 Penfield Center Road, Penfield, NY 14526.

2. Application for an area variance to allow the construction of a second accessory building to be constructed at 936 Maple Drive, Webster, New York 14580 having the following variances:

   (i) Second accessory building which is not permitted pursuant to Webster Town Code § 225-36C;
   (ii) Allowing an 1800 square feet building area where a maximum of 2% of the lot area is permitted (784.08 square feet) pursuant to Webster Town Code § 225-36A(3);
   (iii) Having a 64.8 foot front setback where no closer than the rear line of the main building of 99.6 square feet is permitted pursuant to Webster Town Code § 225-36A(2) by Rolf Lipowitz, 936 Maple Drive, Webster, New York 14580.

3. Application for an interpretation of compliance with Webster Town Code § 225-66 & 67 Commercial Outdoor Storage District to allow the storage of portable storage container units at 758, 764, 772, 780 Ridge Road, Webster, New York 14580 which interpretation is pursuant to Webster Town Code § 225-107D(1) by Webster Auto Mall LLC, by Daniel J. Viola, 780 Ridge Road, Webster, New York 14580.

The Webster Zoning Board of Appeals reserves the right not to hear new applications after 10:30 pm.

Date: April 15, 2011

Corrine Volo, Secretary
Webster Zoning Board of Appeals