

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**May 10, 2011**

**NOTICE OF PUBLIC HEARING**

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, May 10, 2011 at 7:00 pm prevailing time, at 1000 Ridge Road, Webster, New York, in the following matters:

**TABLED ITEMS:**

1. Application for area variances to allow 132, 140 and 142 Dickinson Road, Webster, New York 14580 to be re-subdivided to allow each to be combined with an adjacent property and removal of various rights of way resulting in new lots as follows:
  - (i) 132 Dickinson Road, Webster, NY  
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) 140 Dickinson Road, Webster, NY  
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) 142 Dickinson Road, Webster, NY  
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. **Tabled to June 14<sup>th</sup>.**
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);  
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. **Tabled to June 14<sup>th</sup>.**

## **SCHEDULED ITEMS:**

2. Application for area variance to allow the construction of a second accessory building (detached garage) at 475 Webster Road, Webster, New York where a maximum of one (1) accessory building is permitted pursuant to Webster Town Code §225-36C by Catherine Geil, 475 Webster Road, Webster, NY 14580. **Approved.**
2. Application for an area variance at 931 Dibbles Trail, Webster, New York to allow the existing 6 foot high fence located on the lot line where a ten foot set back is required pursuant to Webster Town Code §225-77C and a shed having a 1.1 foot side setback and a 0.8 foot rear setback where 15 feet is required for each pursuant to Webster Town Code 225-48 by Dean Salvaggio, 931 Dibbles Trail, Webster, NY 14580. **Tabled to May 24<sup>th</sup>.**
3. Application for an area variance to allow the approval of a site plan for 665 Phillips Road, Webster, New York to allow a 50 foot district buffer where a minimum of 100 foot buffer is required pursuant to Webster Town Code §225-20C(1) and having a 20 foot side setback where 40 feet is required pursuant to Webster Town Code §225-10B(6)(b) by Birchcrest Tree and Landscape, Inc., 1028 Bay Road, Webster, NY 14580. **Approved.**

The April 26, 2011 Zoning Board Minutes were approved as amended by a vote of 4-0