

AGENDA
ZONING BOARD OF THE TOWN OF WEBSTER
1000 Ridge Road, Webster Town Hall
June 14, 2011

Call to Order: 7:00 PM

Roll Call

TABLED MATTERS:

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and a lot width of 47 feet where 100 square feet is required pursuant to Webster Town Code § 225-10B(3); **Withdrawn**
 - (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and a lot width of 50.3 square feet where 100 square feet is required pursuant to Webster Town Code § 225-10B(3); and **Withdrawn**
 - (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. **Withdrawn**
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; **Approved: Conditioned that the lot area meet compliance for the proposed building size.**
 - (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where a maximum of 2% of the lot area is permitted (784.08 square feet) pursuant to Webster Town Code § 225-36A(3); **Withdrawn**
 - (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. **Withdrawn.**
3. Application for an area variance to allow the installation of a signs at 980 Ridge Road, Webster, New York 14580 to allow Two (2) façade signs on the South Building façade where a maximum of one (1) 29 foot wide by 6 feet tall sign on the South Side is allowed pursuant to the Zoning Board Resolution #3234; and Four (4) façade signs on the West Building where only one (1) facade sign 29 foot wide by 6 feet long is permitted pursuant to the Zoning Board Resolution #3234 and Webster Town Code §178-7A by Nicholas C. Johnson, Sign & Lighting Services, LLC, 530 Rte. 104, Ontario, New York 14519. **Approved two signs on both south and west side not to exceed four foot height.**

SCHEDULED MATTERS:

1. Application for an area variance to allow the construction of a monument sign at 801-815 Ridge Road (Webster Woods Plaza), Webster, New York 14580 having a height of 12.25 feet where a maximum of 6 feet is permitted pursuant to Webster Town Code §178-7C by Steve M. DiMarzo, Webster Woods Plaza III, LLC, 301 Exchange Boulevard, Rochester, New York 14608. **Tabled to June 28, 2011**
2. Application for an area variance to allow the installation of a pool and fence at 306 Maidstone Lane, Webster, New York 14580 as follows: (i) Pool and Platform having a 30 foot front setback where 65 feet is required pursuant to Webster Town Code §196-4 and §225-9B(5)(a)[2] and 10 foot side setback where 15 feet is required pursuant to Webster Town Code §225-47 and (ii) 30 foot front setback to the fence where 65 feet is required pursuant to Webster Town Code §225-47D by Barb Pelicano, 306 Maidstone Lane, Webster, New York 14580. **Approved with conditions.**
3. Application for area variance to allow the construction of a gazebo at 539 Apple Orchard Lane, Webster, New York 14580 having a 12 foot rear setback where 50 feet is required pursuant to Webster Town Code §225-11B(5)(c) by James Dombeck, 539 Apple Orchard Lane, Webster, New York 14580. **Approved**
4. Application for area variance to allow the reconstruction of a garage at 1268 Lake Road, a/k/a 1268 Lakeshore Drive, Webster, New York 14580 having a 4.81 foot front setback where 60 feet is required as well as a 0.61 foot side setback where 15 feet is required and an alteration of a preexisting nonconforming structure pursuant to Webster Town Code §225-100 by Jeff Gould, 1268 Lakeshore Drive, Webster, New York 14580. **Approved**
5. Application for area variance to allow the construction of a shed at 237 Woodview Drive, Webster, New York 14580 having a 6.5 foot side setback where 15 feet is required pursuant to Webster Town Code §225-48 by Eduard Akselrod, 237 Woodview Drive, Webster, New York 14580 **Withdrawn**
6. Application for an area variance to allow the construction of a garage and breezeway at 468 Holt Road, Webster, New York 14580 having a 41.2 foot front setback where 65 feet is required pursuant to Webster Town Code §225-9B(5)(a)[2], and an alteration of a nonconforming building pursuant to Webster Town Code §225-100 by Michael Walker, 468 Holt Road, Webster, New York 14580. **Approved: Conditioned not to be used as living space.**
7. Application for an area variance to allow the construction of a garage addition at 705 Galleon Drive, Webster, New York 14580 having a 3.33 foot side setback where 10.0 feet is required pursuant to Webster Town Code §192-27G(2) by Richard Hunt, 705 Galleon Drive, Webster, New York 14580. **Approved: Conditioned survey stake out required before construction.**
8. Application for an area variance to allow the construction of a garage at 342 Holt Road, Webster, New York 14580 having a 74.9 foot front setback where 85.0 feet is required pursuant to Webster Town Code §225-9B(5)(a)[1] and a 19.0 foot side setback where 20.0 feet is required pursuant to Webster Town Code §225-9B(5)(b)[1] by Douglas Thomson, 342 Holt Road, Webster, New York 14580. **Approved.**

9. Application for an area variance to allow the construction of an accessory building at 640 Basket Road, Webster, New York 14580 having a 6.5 foot side setback where 40.0 feet is required pursuant to Webster Town Code §225-20B(6)(b); a 6.5 foot side buffer where 20.0 feet are required pursuant to Webster Town Code §225-20B(7)(b); a building location in front of the rear projection of principle building which is not permitted pursuant to Webster Town Code §225-36A(2); an expansion of non-conforming use which is not permitted pursuant to Webster Town Code §225-97 by Lon Lockwood, 640 Basket Road, Webster, New York 14580. **Approved: Conditioned Planning Board approval and provide new survey.**
10. Application for an area variance to allow the creation of a four lot subdivision at 679 Lake Road, Webster, New York 14580 where each lot would be 2 acres each where a 3 acre minimum lot size is required pursuant to Webster Town Code §225-12B(1)(a) by David Moretti, 230 Mill Stream Run, Webster, New York 14580. **Withdrawn.**
11. Application for an area variance to allow the re-subdivision of four parcels at 132; 136; 140 and 142 Dickinson Road, Webster, New York 14580; 132 Dickinson Road, Webster, New York 14580 having a lot area of 13,730 square feet where 28,000 square feet is required pursuant to Webster Town Code §225-10B(1)(a) as well as a lot width of 47.0 feet where 100.0 feet is required pursuant to Webster Town Code §225-10B(3); 136 Dickinson Road, Webster, New York 14580 having a lot area of 6,234 square feet where 28,000 square feet is required pursuant to Webster Town Code §225-10B(1) (a) as well as a lot width of 47.0 feet where 100.0 feet is required pursuant to Webster Town Code §225-10B(3); 140 Dickinson Road, Webster, New York 14580 having a lot area of 7,155 square feet where 28,000 square feet is required by Webster Town Code §225-10B(1)(a) as well as a lot width of 47.0 feet where 100.0 feet is required pursuant to Webster Town Code §225-10B(3); 142 Dickinson Road, Webster, New York 14580 having a lot area of 20,594 square feet where 28,000 square feet is required pursuant to Webster Town Code §225-10B(1)(a) as well as a flag lot area less than 28,000 square feet where 28,000 square feet is required pursuant to Webster Town Code §225-10B(1)(a) by James Sheer for himself and agent for Robert Malone and Estate of Joseph Trankler, 142 Dickinson Road, Webster, New York 14580. **Approved: Conditioned on filing new deeds and subdivision map.**

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

Date: June 3rd, 2011

Corrine Volo, Secretary
Webster Zoning Board of Appeals