Zoning Board of Appeals Agenda

April 24, 2012

TABLED ITEMS:

1. Application for area variances to allow the construction of a fence, pool and shed at 819 Houston Road, Webster, NY as follows:
   i. Pool: having a five (5) foot setback to the property line where 15 feet is required pursuant to Webster Town Code §225-47; **Approved eleven (11) foot setback**
   ii. Shed: having a two (2) foot setback where 15 feet is required pursuant to Webster Town Code §225-48; **Approved five (5) foot setback**
   iii. A six foot high fence on the property line where a setback of ten (10) feet is required pursuant to Webster Town Code §225-77C; **Applicant withdrew fence request.**

   by David and Ewa Turco, 819 Houston Road, Webster, NY 14580.

2. Application for an area variance to allow the construction of an addition at 540 Spring Meadow Lane, Webster, NY having a 5.5 foot side setback where 15 feet is required pursuant to Webster Town Code §225-11B(5)(b)[1] by Dennis Kipphut, 540 Spring Meadow Lane Webster, New York 14580. **Approved a 10 foot side setback.**

3. Application for an area variance to allow the construction of a shed at 915 Shoemaker Road, Webster, NY having a 2 foot side setback where 15 feet is required pursuant to Webster Town Code section 225-48 by Jon Leavy, 915 Shoemaker Road, Webster, NY 14580. **Tabled to May 8th meeting.**

SCHEDULED ITEMS:

1. Application for an area variance to allow the construction of a six (6) foot high fence on the north lot line of 1180 Severn Ridge, Webster, NY where a maximum four (4) foot high fence is permitted pursuant to Webster Town Code §225-77 C by David H. Foos, 1180 Severn Ridge Road, Webster, NY 14580. **Approved 140 lineal feet of a 6 foot fence; three (3) feet from the lot line.**

2. Application for an area variance to allow the stabling of horses in a barn at 974 Maple Drive, Webster NY having a 15.6 foot setback where 75 is required pursuant to Webster Town Code §225-41 and §225-49 B(2)(c)[1] by Bradley and Charity Kohlmeier, 974 Maple Drive, Webster, NY 14580. **Approved.**

3. Application for an area variance to allow the construction of a 50 foot by 60 foot pole barn at 762 Maple Drive, Webster, NY having 3,000 square feet where a maximum 2,500 square feet is permitted pursuant to Webster Town Code §225-36 A(3) and to allow the pole barn as a second accessory building which is not permitted pursuant to Webster Town Code §225-36C by Yaroslau Napora, 762 Maple Drive, Webster, NY 14580.**Approved**

4. Application for a use variance to allow the construction of Townhouses in the MC District at 1070, 1076 and 1082 Hatch Road, Webster NY which use is not permitted pursuant to Webster Town Code §225-17A and have two or more residential uses as part of the same development which is not permitted pursuant to Webster Town Code §225-14 A; and the following area variances:

   i. The entrance road resulting in a 26.5 foot buffer where a 50 foot buffer is required pursuant to Webster Town Code §225-14B(3)(a);
   ii. 38.9 foot buffer to buildings No. 1, 2 and 3 where 50 feet is required pursuant to Webster Town Code §225-14B(3)(a);
   iii. A 25 foot building separation between buildings 1 and 2; 2 and 3; 4 and 5; 6 and 8; 9 and 10 where 40 feet is required pursuant to Webster Town Code §225-14 B (3) (h);
   iv. A 30 foot building separation between buildings 3 and 7 where 40 feet is required pursuant to Webster Town Code §225-14B(3)(h);

   by Jess D. Sudol of Passero Associates, 100 Liberty Pole Way, Rochester, NY 14604, on behalf of Peter J. Landers as agent for Landers Management LLC, PO Box 18554, Rochester, NY 14618. **Tabled to May 8th Meeting.**

ADMINISTRATIVE ITEMS: Approval of the April 10, 2012 Zoning Board of Appeals Minutes. - **Approved**

Nomination of Michael Scibetta as Vice Chairman- **Approved.**

Corrine Volo, Secretary
Webster Zoning Board of Appeals