



## ZONING BOARD OF APPEALS AGENDA May 8, 2012

### **TABLED ITEM:**

1. 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 22<sup>nd</sup> meeting**

### **SCHEDULED ITEMS:**

1. Application for an area variance to allow a shed at 915 Shoemaker Road, Webster, NY having a 7 foot side setback where 15 feet is required and located in the front setback which is not permitted pursuant to Webster Town Code §225-48 by Jon Leavy, 915 Shoemaker Road, Webster, NY 14580. **Approved**
2. Application for an area variance to allow the construction of a shed at 1289 Hunter Circle Webster NY having a 5 foot side setback where 15 feet is required and located in the front setback which is not permitted pursuant to Webster Town Code §225-48 by David and Jennifer Cutaria 1289 Hunter Circle, Webster NY 14580. **Approved seven foot side setback**

3. Application for an area variance to allow the construction of a 12'x16' addition at 918 Lothario Circle, Webster NY having a 42 foot rear setback where 50 feet is required pursuant to Webster Town Code §225-11B(5)(c) by Joseph Swick, 918 Lothario Circle, Webster NY 14580. **Approved**
4. Application for an area variance to allow the construction of a solid fence 6 feet high in the front setback and an 6 feet high fence on the rear lot line at 215 Shorewood Drive, Webster NY which is not permitted pursuant to Webster Town Code §225-77 B and C by Albert Granville, 215 Shorewood Drive, Webster, NY 14580. **Approved. Board recommended applicant find solution to back lot line.**
5. Application for area variances to allow the construction of a house at 507 Lakeview Terrace, Webster, NY as follows:
  - i. 55 foot front setback where 65 feet is required pursuant to Webster Town Code §225-9B(5)(a)[2];
  - ii. 15 foot west side setback where 20 feet is required pursuant to Webster Town Code §225-9B(5)(b)[1];
  - iii. 1,300 square feet habitable floor area for a one floor structure where a minimum of 1,440 square feet is required pursuant to Webster Town Code §225-9B(6)(a);
  - iv. 1,500 square feet habitable floor area for a two story structure where a minimum of 2,160 square feet is required pursuant to Webster Town Code §225-9B(6)(b);by Heidi Ames on behalf of the owner 1110 Brick Landing Place, Webster, NY 14580. **Tabled to May 22<sup>nd</sup> meeting**
6. Application for area variances required for the approval of a Site Plan for Blue Bay Subdivision located at 1078 and 1034 Glen Edith Drive and the vacant parcel known as SBL#078.18-1-056 as follows:
  - i. 45 foot front setback to Lot 1 where 60 feet is required pursuant to Webster Town Code §225-10B(6)(a);
  - ii. 25 foot front setback to Lot 6 where 50 feet is required (corner lot) pursuant to Webster Town Code §225-10B(6)(a)[2];
  - iii. 15 foot front setback to Lot 4 where 60 feet is required pursuant to Webster Town Code §225-10B(6)(a);
  - iv. 25 foot rear setback to Lots 1 and 6 where 55 feet is required pursuant to Webster Town Code §225-10B(6)(c);
  - v. Two docks on Lots 2 and 3 where only 1 dock is permitted pursuant to Webster Town Code §140-8B(1)(b);
  - vi. 90 foot long dock for Lot 4 totaling 600 square feet where a 50 foot, 200 square foot dock is permitted pursuant to Webster Town Code §140-8A(1)(b);
  - vii. Having the structure on Lot 1 as the accessory building to Lot 4 as the principal structure on Lot 1 which is not permitted pursuant to Webster Town Code §225-22B and such accessory structure having a building height of 33 feet where a maximum of 20 feet is permitted pursuant to Webster Town Code §225-22C(3)(c);
  - viii. A 3 foot setback to the parking area where 15 feet is required pursuant to Webster Town Code §225-22C(2)(b)[2];

ix. Parking area within the right of way which requires a 25 foot setback pursuant to Webster Town Code §225-22C(2)(b)[2];  
By John F. Caruso Passero Associates agent for owner, 100 Liberty Pole Way Rochester NY 14604. **Board Approved Applications # 1 & #2. Applications #3, #4, #5, #6 was removed. Applications #7 & #9 withdrawn. Application # 8 will be re-advertised.**

**Administrative Item:** April 24<sup>th</sup> Zoning Board Minutes- **Approved**

**Corrine Volo, Secretary  
Webster Zoning Board of Appeals**