



## Zoning Board of Appeals Agenda July 23, 2013

### NOTICE OF PUBLIC HEARING

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, July 23, 2013 at 7:00 pm prevailing time, at 1000 Ridge Road, Webster, New York, in the following matters:

Pledge of Allegiance to the American flag.

#### **Scheduled Items:**

1. Application for an area variance to allow the construction of a 24' x 24' garage at 479 Lake Road, Webster, NY having a 63 foot front setback (to Lake Road) where 75 feet is required pursuant to Webster Town Code §225-9B(5)(a)[2]; and a 14.2 foot front setback (to Vineyard Road) where 65 feet is required pursuant to Webster Town Code §225-9B(5)(a)[2]; and an extension of a pre-existing non-conforming structure which requires Zoning Board of Appeals approval pursuant to Webster Town Code §225-100 and to allow the installation of a pool having a 24 foot front set back where 65 feet is required pursuant to Webster Town Code §225-9B(5)(a)[2] by Michelle Salamone 479 Lake Road, Webster, NY 14580. **Approved with the condition that the shed must be removed three (3) months after the construction of the garage.**
2. Application for an area variance to allow the installation of a solid/stockade six foot high fence on the lot line in the front setback at 1877 Ridge Road, Webster, NY which fence is not permitted in the front yard pursuant to Webster Town Code § 225-77B and such fence to be no higher than four feet pursuant to Webster Town Code §225-77C by Mercy Dawson, 1877 Ridge Road, Webster, NY 14580. **Approved with conditions.**
3. Application for area variances to the allow the construction of a garage to replace existing garage at 575 Shipbuilders Creek Road, Webster, NY as follows:
  - i. 21.8 foot high where a maximum of 20 feet is permitted pursuant to Webster Town Code §225-36A(5);

- ii. 925 square feet where maximum 726 square feet is permitted pursuant to Webster Town Code §225-36A(3);
  - iii. 5 foot west side setback and a 10 foot east side setback where 20 feet is required pursuant to Webster Town Code §225-9B(5)(b)[1];
  - iv. 0 foot rear setback where 60 feet is required pursuant to Webster Town Code §225-9B(5)(c) or alternatively a 0 foot front setback where 75 feet is required pursuant to Webster Town Code §225-9B(a) which accessory structure is not permitted in the front yard pursuant to Webster Town Code §225-36A(2).
- by George Forsyth 575 Shipbuilders Creek Road, Webster, NY 14580.  
**Approved with conditions.**

- 4. Application for area variances to construct a deck at 733 Admiralty Way, Webster, NY having a 7.5 foot rear setback where 44 feet is required pursuant to Webster Town Code §225-22C(2)(a) and Webster Town Code §225-10B(6)(c) and Webster Town Code §225-38 and an 11.6 foot side setback where 15 feet is required pursuant to Webster Town Code §225-22C(2)(a) and Webster Town Code §225-10B(6)(b) by Robert Balme, 733 Admiralty Way, Webster, NY 14580. **Tabled to August 13<sup>th</sup> meeting.**
- 5. Application for area variances to allow the construction of a second shed for business storage at 663 Willow Lane, Webster, NY where only one shed is permitted and only to store items accessory to the residence pursuant to Webster Town Code §225-48; and a 14.92 side setback to the existing shed where 15 feet is required and a 14.89 rear setback to the existing shed where 15 feet is required both pursuant to Webster Town Code §225-48 by Daniel Sheldon, 663 Willow Lane, Webster, NY 14580. **Tabled to August 27<sup>th</sup> meeting**
- 6. Application for an area variance to construct a covered front porch with patio paver walkway at 680 Regina Drive, Webster, NY having a 44 foot front setback where 50 feet is required pursuant to Webster Town Code §225-11B(5)(a) by Marilyn Augino, 680 Regina Drive, Webster, NY 14580. **Approved.**

**Administrative Item:** Zoning Board Minutes from the July 9, 2013 meeting. **-Approved**

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