



Zoning Board of Appeals October 8, 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, October 8, 2013 at 7:00 pm prevailing time, at 1000 Ridge Road, Webster, New York, in the following matters:

Pledge of Allegiance.

TABLED ITEM:

1. Application for an area variance to allow the installation of three (3) façade signs at Town Center Plaza (L.A. Fitness) tax map no. 079.12-1-19-12, where only one (1) façade sign is permitted pursuant to Webster Town Code §178-7A by Angelo Ingrassia, Morgan-Holt LLC, 4000 West Ridge Road, Rochester, NY 14626. **Approved The Primary and east sign façade signs only.**

SCHEDULED ITEMS:

1. Application for an area variance to allow an addition at 532 Whiting Road, Webster, NY having a front setback to the house front entrance of 65 feet where 75 feet is required pursuant to Webster Town Code §225-12B(4) and a 61 foot front setback to the front porch where 75 feet is required pursuant to Webster Town Code §225-12B(4)(a) by Wendy L. Fitzgibbon, 532 Whiting Road, Webster, NY 14580. **Approved**
2. Application for an area variance to allow the construction of a 10'x11' screened porch at 891 Lothario Circle, Webster, NY having a 44.5 foot rear setback where 50 feet is required pursuant to Webster Town Code §225-11B(5)(c) by Jennifer Swartz, 891 Lothario Circle, Webster, NY 14580. **Approved**
3. Application for area variances to the allow the reconstruction of a house at 177 Lake Road, Webster, NY having a 13 foot front setback where 70 feet is required pursuant to Webster Town Code §225-10B(6)(a)[1]; a 5 foot east side setback where 15 feet is required pursuant to Webster Town Code §225-10B(6)(b) and a 10.6 foot or 14.5 foot west side setback where 15 feet is required pursuant to Webster Town Code §225-10B(6)(b) by Kenneth Horn, 177 Lake Road, Webster, NY 14580. **Approved 26.5 foot front setback and 10.6 and 5 foot side setbacks.**

4. Application for an area variance for the construction of a 8'x12' shed at 503 Hollywood Blvd., Webster, NY having a 5 foot rear and side setback where 15 feet is required pursuant to Webster Town Code §225-48 by Adam R. Engel, 503 Hollywood Blvd., Webster, NY 14580. **Approved**
5. Application for an area variance to allow the construction of a 12'x16' shed at 1197 Severn Ridge, Webster, NY having a 3 foot side setback where 15 feet is required pursuant to Webster Town Code §225-48 and a 11.75 foot mean height where a maximum of 8 feet is permitted pursuant to Webster Town Code §225-48 by Michael McDonald, 1197 Severn Ridge, Webster, NY 14580. **Approved**
6. Application for an area variance to allow the construction of a garage addition at 594 VanAlstyne Road, Webster, NY having a 40.5 foot front setback where 60 feet is required pursuant to Webster Town §Code 225-10B(6)(a) and a 2 foot side setback where 15 feet is required pursuant to Webster Town Code §225-10B(6)(b) by Shannon and Jeffrey LaBelle, 594 Van Alstyne Road, Webster, NY 14580. **Approved with the condition that an instrument survey is required prior to stakeout in order to obtain a building permit.**
7. Application for an area variance for approval to install a second façade sign at 870 Holt Road, Webster, NY (Reliant Community Federal Credit Union) where one facade sign is permitted pursuant to Webster Town §Code 178-7A by Pamela Heald, President and CEO of Reliant Community Federal Credit Union, 10 Benton Place, PO Box 40, Sodus, NY 14551. **Tabled to October 22nd meeting**
8. Application for a reapplication for a variance which was denied by the Zoning Board of Appeals less than one year ago by Nic and Nancy Stones for variances at 88 Lake Road, Webster, NY which requires a determination by unanimous approval of the members of the Zoning Board of Appeals present at the meeting and upon presentation of new facts pursuant to Webster Town Code §225-108E(4) by Nic and Nancy Stones, 70 Lake Road, Webster, NY. If the Board determines there are new facts sufficient to hear the application then an application for area variances to approve the existing arbor and shed at 88 Lake Road, Webster, NY as follows: **Approved by a vote of 4-0**

Application for area variances to the allow the existing arbor and shed at 88 Lake Road, Webster, NY having the following; Arbor: an 11 foot side setback where 15 feet is required pursuant to Webster Town Code §225-10B(6)(b) and a 68 foot front setback where 70 feet is required pursuant to Webster Town Code §225-10B(6)(a)[1]; Shed: a 2.85 foot side setback where 15 feet is required pursuant to Webster Town Code §225-48 and a 23 foot setback to mean high water level where 25 is required pursuant to Webster Town Code §225-81B and lot area of 3510.8 square feet where a minimum of 18,000 square feet is required pursuant to Webster Town Code §225-22C(1)(a) by Nic and Nancy S. Stones, 70 Lake Road, Webster, NY 14580. **Approved as presented with a lot area to be 7632.9 Sq.Ft. with conditions.**

Administrative Item: September 24, 2013 Meeting Minutes **Approved.**

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