

**** This Meeting is CANCELLED and Rescheduled to March 28, 2023

Webster Zoning Board of Appeals Meeting Agenda March 14, 2023

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Call to Order: 7:00 p.m.

TABLED MATTERS:

1. VILLAGE OF WEBSTER WASTEWATER TREATMENT PLANT IMPROVEMENTS : Located at 613 Webster Road.

Applicant Mayor Darrell Byerts is requesting an extension of a nonconforming use associated with proposed upgrades to the Village of Webster's Wastewater Treatment Plant on a 10.10-acre parcel having SBL #065.10-1-13./WEB located in an R-3 Single Family Residential District under Section 350-19 of the Code of the Town of Webster.

*** Please note: the septage receiving component of the project has been eliminated.***

[View Updated Site Plans](#)

2. 1650 RIDGE ROAD AUTOMOTIVE DETAILING SHOP: Located at 1650 Ridge Road.

Applicant Tesley LLC/Steve Schlegel is requesting a special use permit to allow an auto detailing business within a portion of an existing storage building on a 1.12-acre parcel having SBL# 081.01-1-62 located in an LC-II Low Intensity Commercial District under Sections 350-17 and 350-103 of the Code of the Town of Webster.

[View Survey Map](#)

SCHEDULED MATTERS:

1. BEST BUY AUTO SALES SIGN: Located at 771 Ridge Road.

Applicant Vital Signs is requesting an area variance to allow a 2nd building mounted façade sign, where only one is permitted, associated with a used auto sales dealership on a 1.73-acre parcel having SBL# 079.17-1-21.11 located in an MC Medium Intensity Commercial District under Section 265-7 of the Code of the Town of Webster.

[View Sign Design](#)

2. 520 FOREST LAWN ROAD ACCESSORY STRUCTURE: Located at 520 Forest Lawn Road.

Applicant William T. Lill is requesting area variances to allow:

- a. The placement of accessory structure nearer to the front property line **than the rear line of the main building**
- b. 0' setbacks to all property lines surrounding proposed structure associated with the construction of a below grade 1,000 SF accessory structure on a 0.35-acre parcel having SBL# 048.19-1-5 located in an R-1 Single Family Residential District under Sections 350-12 & 350-36 of the Code of the Town of Webster.

[View Survey Map](#)

3. WEBSTER HOME IMPROVEMENTS FRONT STOOP & STEPS: Located at 1197 Ridge Road.

Applicant Tom O'Brien is requesting an area variance to allow a 36' front setback where 50' is required associated with the construction of a front stoop with steps on a 0.69-acre parcel having SBL# 080.13-2-9 located in an MC Medium Intensity Commercial District under Section 350-18 of the Code of the Town of Webster.

[View Survey Map](#)

4. 877 MAPLE DRIVE CHICKEN COOP : Located at 877 Maple Drive.

Applicants Nicholas and Megan Sereni are requesting a special use permit to allow the construction of a chicken coop and raising of (6) hens, which is not permitted, on a 1.90-acre parcel having SBL# 078.11-1-28 located in an R-3 Single Family Residential District under Section 350-103 of the Code of the Town of Webster.

[View Survey Map](#)

5. MARINA DODGE JEEP EXPANSION: Located at 943 Ridge Road.

Applicant Alfred LaRue is requesting an extension of a non-conforming use to accommodate a 3,379 SF addition to a pre-existing non-conforming auto dealership on a 4.82-acre parcel having SBL# 079.15-1-22.104 located in an MC Medium Intensity Commercial District under Section 350-91 of the Code of the Town of Webster.

[View Site Plan](#)

ADMINISTRATIVE MATTERS:

Approval of Meeting Minutes for February 14, 2023

Jamie Newtown, Chairman

Webster Town Zoning Board