

Webster Zoning Board of Appeals Meeting

April 11, 2023

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.*

RESULTS: APPROVED WITH CONDITIONS:

- Existing chain link fencing to be replaced; barbed wire to be removed; installation of privacy slats around entire perimeter of site.
- Pole barn to have roof and siding replaced or partial demolition to reduce in size.
- Greenhouse building to have all missing/broken glass panes replaced.
- General landscaping should consist of substantial ornamental plantings, shrubs, flowers, etc. at entrance to site.
- All necessary governmental permits shall be obtained.
- C/C for the new chemical storage building will be tied to successful completion of the above conditions.
- Site Plan to be signed and approved by appropriate Town Staff

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

Applicant Steve Schlegel of Tesley LLC is requesting a special use permit to allow an auto detailing business within a portion of an existing tractor equipment 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.

RESULTS: APPROVED FOR AUTOMOTIVE DETAILING WITH CONDITIONS:

- Two bays / total of 2,400 SF for auto detailing only.
- No auto repair, auto sales, bodywork, or outside storage of vehicles.
- Maximum of 10 vehicles per day; no vehicles to be parked outside overnight.
- Must bring site into compliance with approved site plan within 6 months (stormwater detention area; landscaping, etc.)
- Applicant to return to the ZBA on 10.10.23 to evaluate possible extension of Special Use Permit.

SCHEDULED MATTERS:

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

Applicant Vital Signs is requesting an area variance to allow a second building mounted facade sign where only one is permitted, associated with a used car 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.

Results: Approved as Presented

2. 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 car 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.

RESULTS: APPROVED AS PRESENTED

**3. 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.

RESULTS: APPROVED WITH CONDITIONS:

- Applicant to obtain an access easement agreement with neighbor to the south for construction and maintenance of structure and provide copy to the Town prior to building permit issuance.
- Survey Stakeout of pole barn location by professional land surveyor with inspection by Town prior to construction to ensure that building is placed in the correct location.

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

Applicant Tom O'Brien is requesting an area variance to allow an alteration to a pre-existing non-conforming building 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.

RESULTS: APPROVED AS PRESENTED

**5. 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.

RESULTS: APPROVED WITH CONDITIONS:

- Maximum of 6 hens
- Requires a one-year evaluation in April 2024 ZBA meeting with possibility of extending special permit and allowing more hens.
- Coop to be located behind the garage.

**6. 231 RAPHAEL DRIVE ACCESSORY STRUCTURE:
Located at 231 Raphael Drive.**

Applicant Dave Brannigan is requesting an area variance to allow a 20' rear setback where 50' is required associated with the construction of a 33' x 15' (495 SF) accessory structure on a 0.40-acre parcel having SBL# 063.18-2-2 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.

RESULTS: APPROVED AS PRESENTED Applicant to remove existing metal shed.

7. 492 ARIA LANE GARAGE ADDITION: Located at 492 Aria Lane.

Applicant Troy Bradford is requesting an area variance to allow a 9' side setback where 15' is required associated with the construction of a 12' x 20' (240 SF) garage addition on a 0.44-acre parcel having SBL# 078.07-3-13 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster

RESULTS: APPROVED AS PRESENTED

8. 512 COVEWOOD BOULEVARD CARPORT WITH ADA RAMP & COVERED PORCH:

Located at 512 Covewood Blvd. Applicant Thomas Milliman Jr is requesting an area variance to allow an

alteration to a non-conforming building (40' front setback where 50' is required and 10' side setback where 15' is required) associated with the construction of a covered car port and porch on a 0.59-acre parcel having SBL# 063.07-2-57 located in an R-3 Single Family Residential District under Sections 350-12 & 350-94 of the Code of the Town of Webster.

RESULTS: APPROVED AS PRESENTED

9. RED BARN FARMS: Located at 375 Webster Road.

Applicant Roger Awe is requesting a special permit to allow the seasonal use of an existing barn as a special events space on a 3.85-acre parcel having SBL# 050.03-1-34.2 located in an R-1 Single Family Residential District under Section 350-103 of the Code of the Town of Webster.

TABLED TO MAY 9, 2023 ZBA MEETING

10. 1016 JOHN LEO DRIVE GARAGE ADDITION: Located at 1016 John Leo Drive.

Applicant Marie West is requesting an area variance to allow a 10' side setback where 15' is required associated with the construction of a 12' x 21' (252 SF) garage addition on a 0.43-acre parcel having SBL# 079.13-3-42 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.

RESULTS: APPROVED AS PRESENTED

11. TAKE 5 OIL CHANGE: Located at 1045 Ridge Road.

Applicant Quattro Development is requesting a use variance to allow the construction of a 1,610 SF oil change facility on a 1.25-acre parcel having SBL# 079.15-1-8.009 located in an MC Medium Intensity Commercial District under Section 350-18 of the Code of the Town of Webster.

TABLED TO MAY 9, 2023 ZBA MEETING

**ADMINISTRATIVE MATTERS:
Approval of Meeting Minutes for February 14, 2023
Jamie Newtown, Chairman
Webster Town Zoning Board**