

Webster Zoning Board Meeting Agenda

June 13, 2023

Call to Order: 7:00 p.m.

SCHEDULED MATTERS:

1. 703 HILLSPRING TERRACE POOL SHED: Located at 703 Hillspring Terrace.

Applicant John Cushman is requesting an AREA VARIANCE to allow a 5' side setback where 15' is required and a 29' rear setback where 50' is required associated with the construction of a 350 SF pool shed on a 0.27-acre parcel having SBL# 079.05-3-88 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.

[View Plans](#)

Results: Approved as presented

2. 862 SALT ROAD FENCE : Located at 862 Salt Road. Applicant Mike Sofia is requesting an AREA VARIANCE to allow a privacy fence in the front yard, which is not permitted, associated with the installation of approximately 185 linear feet of a 5' tall fence on a 0.65-acre corner parcel having SBL# 081.01-1-2 located in an LC-II Class 2 Low Intensity Commercial District under Section 350-79 of the Code of the Town of Webster.

[View Survey Map](#)

Results: Approved as presented

3. 1152 WOODBRIDGE LANE GARAGE ADDITION: Located at 1152 Woodbridge Lane.

Applicant Andrew Randisi is requesting an AREA VARIANCE to allow a 4' side setback, where 10' is required, associated with the construction of a 280 SF attached garage addition on a 0.29-acre parcel having

SBL# 065.13-1-24 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.

[View Survey Map](#)

Results: APPROVED AS PRESENTED; APPLICANT TO BRING EXISTING SHED INTO COMPLIANCE OR APPLY FOR VARIANCE

4. 665 FOREST LAWN DRIVE FRONT PORCH ADDITION:
Located at 665 Forest Lawn Drive.

Applicant Mark McElroy is requesting an AREA VARIANCE to allow for the alteration of a pre existing nonconforming building (7' side setbacks where 20' is required / 54' front setback where 75' is required) associated with the construction of a 360 SF covered front porch on a 0.25-acre parcel having SBL# 048.19-1-58 located in an R-1 Single Family Residential District under Sections 350-10 & 350-94 of the Code of the Town of Webster.

[View Plans A](#)

[View Plans B](#)

Results: Tabled to the July 18, 2023 meeting

5. LESTER RESIDENCE CARRIAGE GARAGE ADDITION:
Located at 1242 Lake Road.

Applicant Matt Lester is requesting an AREA VARIANCE to:

- allow a 12' side setback where 20' is required (14' side setback was previously approved; but structure was built 12' from property line);
- the expansion of an existing detached accessory structure that is closer to the front property line than the rear line of the main residence, which is not permitted without Zoning Board approval;

associated with an approximate 429 SF addition of a covered patio area, workshop, 2nd story guest living quarters and balcony (for a total of 1,069 SF) on a 3.26-acre parcel having SBL# 050.05-1-10 located in an R-1

Single Family Residential District under Sections 350-10, 350-36 and 350-94 of the Code of the Town of Webster.

View Plans

Results: APPROVED; SHALL BE CONSIDERED AN ACCESSORY APARTMENT AND REQUIRE AN ACCESSORY APARTMENT AGREEMENT; PROCEED TO PLANNING BOARD FOR SITE PLAN REVIEW PROCESS

6. FAIRLIFE PROJECT: Located east of Tebor Road.

Applicant Fairlife, Inc. is requesting AREA VARIANCES to allow:

- An 8' tall decorative fence within a buffer area, which is not permitted.
- A building height of 120' for silos and a portion of the building, where a maximum of 50' is permitted.

associated with the construction of an approximately 745,000 SF dairy processing facility on a combination of portions of 5 lots totaling approximately 106-acres having SBL#s 066.03-1-28.111, 066.03-1-28.113, 066.03-1-18.11, 066.03-1-20.1 and 066.03-1-27.214 located in an IN Industrial District under Section 269-5 and 350-22 of the Code of the Town of Webster.

View variance plan

Aerial View

Road View

Results: APPLICATION TABLED TO A FUTURE MEETING PENDING RESULTS OF SEQR PROCESS

ADMINISTRATIVE MATTERS:

Approval of Meeting Minutes for May 9, 2023

**Jamie Newtown, Chairman
Webster Town Zoning Board**