

Webster Zoning Board Meeting Agenda

July 18, 2023

View Meeting Results

Call to Order: 7:00 p.m.

Pledge of Allegiance / Roll Call

TABLED MATTERS:

1. 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 / 42' 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.

SCHEDULED MATTERS:

1. 1231 STAFFORD CRES FENCE: Located at 1231 Stafford Cres.

Applicant Jonathan Semmler is requesting an AREA VARIANCE to allow a 6' tall privacy fence in the front setback of a corner lot, which is not permitted, associated with the installation of approximately 125 linear feet of 6' tall wooden privacy fence on a 0.48-acre parcel having SBL# 065.13-3-77 located in an R-3 Single Family Residential District under Section 350-79 of the Code of the Town of Webster.

2. 243 PEBBLE BEACH TRAIL ACCESSORY STRUCTURE: Located at 243 Pebble Beach Trail.

Applicant Ted Hosmer is requesting AREA VARIANCES to allow:

- a. A second accessory structure, where only (1) is permitted;
- b. Placement of accessory structure nearer to the front property line than the rear line of the main building, which is not permitted;
- c. A 7' side setback where 15' is required.

associated with the alteration of a pre-existing non-conforming detached accessory structure on a

1.64-acre parcel having SBL# 078.13-1-12.11 located in an R-3 Single Family Residential District under Sections 350-36 and 350-94 of the Code of the Town of Webster.

3. 1136 STONEGATE DRIVE FENCE AND SHED: Located at 1136 Stonegate Drive.

Applicants Eric and Sarah Davis are requesting AREA VARIANCES to allow a 6' tall privacy fence and legalize an existing utility shed in the front setback of a corner lot which is not permitted, associated with the installation of approximately 76 linear feet of 6' tall white vinyl privacy fence on a 0.51-acre parcel having SBL# 095.05-2-73 located in an R-3 Single Family Residential District under Sections 350-47 and 350-79 of the Code of the Town of Webster.

4. 1293 LAKE ROAD FENCE AND SHED: Located at 1293 Lake Road.

Applicants Bryan and Susan Patane are requesting a AREA VARIANCES to allow a 6' tall privacy fence, and legalization of a pre-existing shed in the front setback of a corner lot, which is not permitted, associated with the installation of approximately 125 linear feet of 6' wooden privacy fence on a 0.64-acre parcel having SBL# 050.01-1-45 located in an R-1 Single Family Residential District under Sections 350-47 and 350-79 of the Code of the Town of Webster.

5. 1275 CREEKBEND LANE ADDITION: Located at 1275 Creekbend Lane.

Applicants Gary and Robin Partridge are requesting an AREA VARIANCE to allow a 35' rear setback where 50' is required associated with construction of a 296 SF addition to a single-family home on a 0.41-acre parcel having SBL# 065.14-1-16 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.

6. 936 JOYLENE DRIVE FRONT PORCH: Located at 936 Joylene Drive.

Applicant Sean. C. Riga is requesting an AREA VARIANCE to allow a 30' front setback where 35' is required associated with the construction of a roof over an existing 5' x 6' front porch on a 0.28-acre parcel having SBL# 064.14-2-41 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.

7. MEYERS RV FLAGPOLE: Located at 784 Ridge Road.

Applicant Dylan Miller is requesting an AREA VARIANCE to allow a 100' tall flagpole, where a maximum height of 35' is permitted associated with installation of a 100' tall flagpole on a 5.87-acre

parcel having SBL# 079.17-1.14.1 located in an CO Commercial Outdoor Storage District under Sections 130-14 A(3) and 350-20 of the Code of the Town of Webster.

8. 1432 SCHLEGEL ROAD POLE BARN: Located at 1432 Schlegel Road.

Applicant Sue Trottier is requesting an AREA VARIANCE to allow the size of an accessory structure to exceed 2% of the lot size, which is not permitted, associated with the construction of a 1,680 SF accessory structure on a 1.295-acre parcel having SBL# 065.02-1-3.4 located in an R-3 Single Family Residential District under Section 350-36 A(4) of the Code of the Town of Webster.

9. LIMELIGHT AUTOMOTIVE: Located at 1175 Ridge Road.

Applicant Steven Smith is requesting an AREA VARIANCE to allow a 6' tall fence on the property line within a district buffer area which is not permitted, and a 36.6' district buffer area, where 100' is required associated with parking lot and fencing modifications to a previously approved site plan for Limelight Automotive on a 2.3-acre parcel having SBL# 080.13-2-3.11 located in an MC Medium Intensity Commercial District under Sections 350-18 of the Code of the Town of Webster.

ADMINISTRATIVE MATTERS:

1. Approval of Meeting Minutes for June 13, 2023
2. Consent to Town Board Lead Agency Status for the fairlife project SEQR