



Zoning Board Meeting Results:

Meeting Date: September 10, 2024

Attendees: Board Members: M. Short; C. Volo; D. Lagoner; D. Hauza; C. Centola; J. Spampinato (alternate)

Staff: J. Artuso, K. Kolich; E. Corsi; John DeMarco, Attorney

Absent: None

Agenda Item	Detailed Outcome	Vote
<u>TABLED MATTERS:</u> BAY ROAD PORTE COCHERRE: Located at 712 Bay Road. Applicant Michael Mattys is requesting an AREA VARIANCE to allow a front setback less than what is required associated with the construction of a 300 SF Porte Cocherre (covered carport) addition to an existing single-family residence on a 1.57-acre parcel having SBL# 063.19-1-2.1 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.	APPROVED W/CONDITION: 55' FRONT SETBACK, NOT TO BE ENCLOSED. 1-YEAR MEANINGFUL CONSTRUCTION. MUST OBTAIN BUILDING PERMIT.	5-0
671 WILLOW LANE ACCESSORY STRUCTURE: Located at 671 Willow Lane. Applicant Bryan Bishchoping is requesting AREA VARIANCES to allow a side setback less than what is required and to allow the placement of the accessory structure to be nearer to the front property line than the rear line of the main residence associated the construction of a 500 SF detached wood-framed structure on a 0.46-acre parcel having SBL # 065.13-2-11 located in an R-3 Single Family Residential District under Sections 350-12 and 350-36 of the Code of the Town of Webster.	** Applicant has requested to table this matter to the October 8, 2024, meeting**	5-0
<u>SCHEDULED MATTERS:</u> GARAGE REPLACEMENT: Located at 786 Webster Road. Applicant Thomas Dobbins is requesting an AREA VARIANCE to allow both side and rear setbacks less than what is required, and to exceed the allowable size in relation to the main residence, associated with the demolition of an existing 1-car detached garage and construction of a new 30' x 22' (660 SF) accessory structure on a 0.25-acre parcel having SBL# 065.18-1-9 located in an R-3 Single Family Residential District under Sections 350-12 and 350-36 of the Code of the Town of Webster.	APPROVED AS PRESENTED: 3' SIDE SETBACK (MUST COMPLY WITH MIN DISTANCE REQUIREMENTS OF NYS BUILDING CODE). 42' REAR SETBACK 660 SF OVERALL SIZE. PROCEED TO PLANNING BOARD. 1-YR MEANINGFUL CONSTRUCTION	5-0

WATERVIEW APARTMENTS PHASE 3: Located at the northwest corner of Willow Point Way and Nautical Mile Drive. Applicant Legacy Development Co., Inc is requesting **AREA VARIANCES** to allow:

A front setback less than what is required
A district buffer area less than what is required
A building length longer than what is permitted
Less parking spaces than what is required

associated with the construction of (2) 45-unit apartment buildings, each 3 stories in height on a proposed 13.15-acre parcel having SBL# 093.06-3-64.11 located in an MHR Medium High Residential District under Section 350-14 of the Code of the Town of Webster.

**TABLED TO OCTOBER 8,
2024, MEETING.**

5-0