



Zoning Board Meeting Results:

Meeting Date: October 8, 2024

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

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

Absent: M. Short; D. Lagoner

Agenda Item	Detailed Outcome	Vote
<p><u>TABLED MATTERS:</u></p> <p>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.</p>	<p style="text-align: center;">The applicant has requested to table this application until the November 19th meeting to respond to additional material specification requests from the Planning and Zoning Boards.</p>	<p style="text-align: center;">4-0</p>
<p>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:</p> <ul style="list-style-type: none"> • 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 is required <p>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.</p>	<p style="text-align: center;">**Applicant has indicated that a revised design will be submitted to the Town, therefore this application will be tabled to a future meeting**</p>	<p style="text-align: center;">4-0</p>

<p><u>SCHEDULED MATTERS:</u></p> <p>MILL STREAM RUN SINGLE FAMILY RESIDENCE: Located at 219 Mill Stream Run. Applicant John DeFazio is requesting an AREA VARIANCE associated with the construction of a new single-family dwelling with a rear setback of 35 feet where the minimum required is 55 feet on a 0.51-acre parcel having SBL# 036.03-1-96 located in an WD Waterfront Development District under Section 350-11 and Section 350-25 of the Code of the Town of Webster.</p>	<p>Approved with the conditions:</p> <ul style="list-style-type: none"> • 39.85 feet rear setback • The screened-in portion of the covered terrace shall not be enclosed. • Must obtain all governmental permits. • 1-year meaningful construction. • Significant landscaping along the rear of property shall be installed. 	<p>4-0</p>
<p>SHARON COURT GARAGE: Located at 1093 Sharon Court. Applicant Dale Weiss is requesting an AREA VARIANCE to allow for construction of a ready-made garage/workshop with a side yard setback of 5 feet where the minimum required is 15 feet, a difference of 10 feet on a 0.55-acre parcel having SBL# 079.18-1-40 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.</p>	<p>Application was tabled to the November 19th meeting due to noticing error.</p>	<p>4-0</p>
<p>BROOKTREE LANE COVERED PORCH: Located at 1146 Brook Tree Lane. Applicant Todd M. Elsbree is requesting AREA VARIANCES to allow for construction of a new 8' x 9' gabled-covered front porch with a front setback of 42 feet where the minimum required is 50 feet, a difference of 7 feet on a 0.40-acre parcel having SBL# 065.05-1-96 located in an R-1 Single Family Residential District under Section 350-10 of the Code of the Town of Webster.</p>	<p>Approved with conditions:</p> <ul style="list-style-type: none"> • 42' front setback for 8' x 9' covered front porch. • Must obtain all necessary governmental permits. • 1-year meaningful construction. 	<p>4-0</p>
<p>WILLOW LANE COVERED PORCH: Located at 671 Willow Lane. Applicant Bryan Bischooping is requesting AREA VARIANCES to allow for construction of a new 13' x 22' gabled covered front porch with a front setback of 27 feet where the minimum required is 40 feet, a difference of 13 feet on a 0.46-acre parcel having SBL# 065.13-2-11 located in an R-3 Single Family Residential District under Section 350-10 of the Code of the Town of Webster.</p>	<p>Approved with conditions:</p> <ul style="list-style-type: none"> • 30' front setback for gabled covered front porch • Porch dimensions will be 10' x 22' and design drawings shall be submitted to the Town of Webster prior to receiving a building permit. • 1-year meaningful construction 	<p>4-0</p>

<p>MAPLE DRIVE DETACHED GARAGE: Located at 751 Maple Drive. Applicant Raymond Schlegel is requesting AREA VARIANCES to allow for the construction of a new 24' x 28' garage with a front setback of 30 feet where the minimum required is 60 feet and for the placement of the proposed garage being closer to the front property line than the rear line on a 0.52 acre parcel having SBL# 063.19-1-9.1 located in an R-3 Single Family Residential District under Section 350-12 and 350-36 of the Code of the Town of Webster.</p>	<p>Approved with conditions:</p> <ul style="list-style-type: none">• 35' front setback for pole barn (4 feet from existing driveway).• Requires Planning Board approval and building permit.• 1-year meaningful construction	<p>4-0</p>
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