



Zoning Board Meeting Results:

Meeting Date: November 19, 2024

Attendees: Board Members: M. Short; D. Lagoner; C. Volo; D. Hauza; C. Centola;

Staff: J. Artuso, K. Kolich; E. Corsi; Kyle Taylor **Absent:** John DeMarco, Attorney; J. Spampinato (alternate)

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>DENIED</p>	<p>5-0</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"> • front setbacks less than what is required • A district buffer area less than what is required <p>associated with the construction of (6) buildings plus a community center (total of 56 units), each 2 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>APPROVED W/ CONDITIONS:</p> <ul style="list-style-type: none"> • The building facing Nautical Mile Drive to have an 18.7' front setback. • The building facing McEwen Drive shall be shifted south by 2ft, and driveway shall be moved south by 5ft. to create a 5' district buffer and front setback to building of 43.8' • Western 10-unit building fronting Willow Point Way to have a front setback of 38.5 ft and district buffer area of 38.5 ft. • Increase total vegetation in buffer zone and work with Town to provide buffering in McEwen Road Right of Way. <p>SEQR –</p> <ul style="list-style-type: none"> • TYPE 2 ACTION – NEG. DEC. 	<p>4-1</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 to be placed closer to the front property line than the rear line of the main building on a 0.55-acre parcel having SBL# 079.18-1-40 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>APPLICATION TABLED TO DECEMBER 10TH MEETING</p>	<p>5-0</p>
<p><u>SCHEDULED MATTERS:</u></p> <p>WHITING ROAD SINGLE-FAMILY RESIDENCE: Located at 430 Whiting Road. Applicant Austin Goodwin is requesting an AREA VARIANCE to allow a front setback of 30 feet where the minimum required is 75 feet, associated with the construction of a 2,261 SF single family residence on a 3.0-acre parcel having SBL# 049.03-1-34.2 located in an LL Large Lot Single Family Residential District under Section 350-13 of the Code of the Town of Webster.</p>	<p>APPROVED 30' FRONT SETBACK AS PRESENTED</p>	<p>5-0</p>
<p>MEADOW RIDGE HOUSE ADDITION: Located at 867 Meadow Ridge Lane. Applicant Chad Willardson is requesting AREA VARIANCES to allow a rear setback of 38 feet where the minimum required is 50 feet associated with the construction of an addition on a 0.41-acre parcel having SBL# 079.19-1-30 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.</p>	<p>APPROVED 38' REAR SETBACK AS PRESENTED</p>	<p>5-0</p>