

Town of Webster

Community Planning and Development



1000 Ridge Road, Webster, NY 14580-2917

(585) 872-7032

WebsterNY.gov

Webster Zoning Board Meeting Agenda

June 13, 2023

LEGAL NOTICE is hereby given that the Town of Webster Zoning Board of Appeals will conduct a public hearing on Tuesday, June 13, 2023, at 7:00 P.M. at the Town Board Room, 1002 Ridge Road, Webster, New York, to consider the following applications:

Call to Order: 7:00 p.m.

Pledge of Allegiance / Roll Call

TABLED MATTERS: NONE

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.
- 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.
- 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.
- 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.
- 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.

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.

ADMINISTRATIVE MATTERS:

Approval of Meeting Minutes for May 9, 2023

*Jamie Newtown, Chairman
Webster Town Zoning Board*

To participate:

- The meetings can be viewed Live on Spectrum Channel 1303; on the Town's website: websterny.gov/civicmedia; or on the Town's Facebook page: facebook.com/TownofWebsterNY
- To view documents for this meeting online and submit comments: websterny.gov/550/Property-Under-Review