

Town of Webster

Community Planning and Development



1000 Ridge Road, Webster, NY 14580-2917

(585) 872-7032

WebsterNY.gov

Webster Zoning Board Meeting Agenda July 18, 2023

LEGAL NOTICE is hereby given that the Town of Webster Zoning Board of Appeals will conduct a public hearing on Tuesday, July 18, 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:

- 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 second accessory structure, where only (1) is permitted;
 - Placement of accessory structure nearer to the front property line than the rear line of the main building, which is not permitted;
 - 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

No Approval of Meeting Minutes

*Jamie Newtown, Chairman
Webster Town Zoning Board*

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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