

AGENDA
ZONING BOARD OF APPEALS
SEPTEMBER 12, 2017

LEGAL NOTICE IS HEREBY given that the Webster Town Zoning Board of Appeals will conduct a Public Hearing on Tuesday, September 12, 2017 at 7:00 pm prevailing time, at 1002 Ridge Road, Webster, New York, in the following matters:

Pledge of Allegiance

Roll Call

TABLED APPLICATIONS:

1. Application for an area variance to allow an existing shed at 551 West Creek Drive, Webster, NY located 4 feet from the rear lot line where 15 is required pursuant to Webster Town Code §225-48 by David Gagliardi, 551 West Creek Drive, Webster NY 14580. **Approved with 7 feet from the rear lot line. Shed to be moved by November 15, 2017.**
2. Application for the following area variances for the construction of a 5 story multifamily building at Willow Point Development (SBL#093.06-03-64.11) :
 1. Having a lot area of 3.8 acres where 5 acres is permitted pursuant to Webster Town Code §225.13B(3)(c);
 2. Having a building height of 5 stories where a maximum of 3 stories is permitted pursuant to Webster Town Code §225-13B(3)(b);
 3. Having a building length in excess of 250 feet which is not permitted pursuant to Webster Town Code §225-13B(3)(d);
 4. Having 30.4 units/acre where 8 units/acre is permitted pursuant to Webster Town Code §225-13B(3) (e);
 5. Having a 50 foot setback to McEwen where 75 feet is required pursuant to Webster Town Code §225-13B(3)(g);
 6. Having a 25 foot setback to North Wing where 75 feet is required pursuant to Webster Town Code §225-13B(3)(g);
 7. Having an 8 foot setback to South Wing where 75 feet is required pursuant to Webster Town Code §225-13B(3)(g);
 8. Having 146 parking spaces where 196 spaces are required pursuant to Webster Town Code §225-72B(2);
 9. Having no overflow parking spaces where 25 spaces are required pursuant to Webster Town Code §225-72B(5);
 10. Having a 50 foot buffer to building south wing where 100 feet is required and a 40 foot buffer to the Parking where 100 feet is required pursuant to Webster Town Code §225-13B(3)(a).

By Jess D. Sudol agent for Legacy Development, Passero Associates, 242 West Main Street, Suite 100, Rochester, NY 14614. **Applicant requested to table through the month of September. Approved**

SCHEDULED APPLICATIONS:

1. Application for an area variance to allow the construction of a house and garage at 1050 Lake Road, Webster, NY requiring the following variances: (i) a 9.83 foot front setback where 75 feet is required pursuant to Webster Town Code §225-9B(5)(a); (ii) a 10.83 foot east side setback where 20 feet is required pursuant to Webster Town Code §225-9B(5)(b)[1]; (iii) a 8.83 foot west side setback where 20 feet is required pursuant to Webster Town Code §225-9B(5)(b)[1] and which lot is a pre-existing non-conforming by Kim Gandy, 47 Brooktree Drive, Rochester, NY 14526. **Tabled to September 26**
2. Application for an area variance to allow the construction of a second story deck and addition at 360 Lake Road, Webster, NY having a 1.5 foot east side setback where 15 feet is required pursuant to Webster Town Code §225-10B(5)(a) and to allow the alteration of a pre-existing, non-conforming structure which is not permitted pursuant to Webster Town Code §225-101 and which structure has a 15 foot setback to the mean high water level where 25 feet is required pursuant to Webster Town Code §225-81B by Juan Carlos Dachary, 360 Lake Road, Webster, NY 14580. **Approved with conditions.**

ADMINISTRATIVE ITEM: Review August 22, 2017 meeting minutes **Board did not have a quorum to approve the meeting minutes.**

**Corrine Volo, Secretary
Webster Zoning Board of Appeals**