

Webster Zoning Board Meeting Agenda

February 13, 2023

LEGAL NOTICE is hereby given that the Town of Webster Zoning Board of Appeals will conduct a public hearing on Tuesday, February 13, 2024 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. 1599 RIDGE ROAD SINGLE FAMILY RESIDENCE: Located at 1599 Ridge Road.

Applicant Joe Barone is requesting AREA VARIANCES to allow front and side setback less than what is required associated with the construction of 1,508 SF single family residence on a 0.62-acre parcel having SBL# 080.02-2-32 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.

**This matter is tabled to the March 12, 2024 meeting, pending additional information submitted to the Town by the applicant **

2. SHOEMAKER ROAD GARAGE AND FRONT PORCH ADDITION: Located at 941 Shoemaker Road.

Applicant Randall F. Peacock is requesting an AREA VARIANCE to allow a front setback less than what is required associated with the construction of a 20' by 22' attached garage and 12' x 15' open front porch on a 0.57-acre parcel having SBL# 064.10-1-25 located in an R-2 Single Family Residential District under Section 350-11 of the Code of the Town of Webster.

Result: APPROVED FOR 47.75' FRONT SETBACK FOR FRONT PORCH; 51' FRONT SETBACK FOR GARAGE ADDITION; 1 YEAR MEANINGFUL CONSTRUCTION; MUST OBTAIN BUILDING PERMIT

3. SUDORE SUBDIVISION: Located at 252 Webster Road.

Applicant Frank Sudore is requesting area variances to allow setbacks less than what are required associated with a lot line adjustment to separate an existing detached accessory structure

from its current parcel in order to facilitate building a new single family home on adjacent parcel and attaching it to said accessory structure involving (2) parcels totaling 3.31-acres having SBL #'s 050.01-1-32.2 and 050.01-1-32.11 located in both an R-1 & R-2 Single Family Residential District under Sections 350-10, 350-11, and 350-36 of the Code of the Town of Webster.

Subdivision map

Result: APPROVED FOR 14.5' (EAST) SIDE SETBACK ON LOT 1; 15.02 (WEST) SIDE SETBACK ON LOT 2; 48.3 (SOUTH) REAR SETBACK FOR PROPOSED HOUSE ON LOT 2; DRIVEWAY TO BE REMOVED WITHIN 1 MONTH AFTER C OF O ISSUANCE FOR NEW HOUSE.

SCHEDULED MATTERS:

1. POPEYES RESTAURANT: Located directly south of 925 Hard Road.

Applicant Brett Steenburgh is requesting an AREA VARIANCE to allow 24 off-street parking spaces, where 203 spaces are required associated with the construction of a 2,532 SF fast food restaurant with a double drive through on a 0.83-acre parcel having SBL# 079.11-1-12.12 located in an HC High Intensity Commercial District with a Progressive Development District overlay under Section 350-74 D(5)(a) of the Code of the Town of Webster.

Plans

Result: APPROVED FOR 24 OFF STREET PARKING SPACES; RECOMMENDATION LETTER TO THE PLANNING BOARD TO INCLUDE BANKED PARKING AS PART OF SITE PLAN APPROVAL CONDITIONS.

2. ADMIRALTY WAY POOL HOUSE & INGROUND POOL: Located at 688 Admiralty Way.

Applicant Robert Neufeld is requesting an AREA VARIANCE to allow a rear setback less than what is required associated with the construction of an in-ground swimming pool and 565' SF pool house on a 0.51-acre parcel having SBL# 063.13-1-13 located in a WD Waterfront Development District under Sections 350-11 and 350-25 of the Code of the Town of Webster.

Site Plan

Result: APPROVED FOR A 30' REAR SETBACK; SHIFT THE POOL

**AND POOLHOUSE 5 FEET TO THE WEST; 1 YEAR MEANINGFUL
CONSTRUCTION AND OBTAIN BUILDING PERMIT.**

ADMINISTRATIVE MATTERS:

Approval of January 16, 2024 meeting minutes

**Webster Town Zoning Board
Michael Short, Chairman**