



## **Zoning Board Meeting Results:**

**Meeting Date:** **April 16, 2024**

**Board Members Present:** M. Short; C. Volo; D. Lagoner; D. Hauza, J. Spampinato (alternate); R. Feola (alternate)

**Absent:** C. Centola

**Staff Members Present:** J. Artuso, K. Kolich, J. Demarco (Deputy Town Attorney)

<b>Agenda Item</b>	<b>Detailed Outcome</b>	<b>Vote</b>
<b><u>TABLED MATTERS:</u></b> <b>1599 RIDGE ROAD SINGLE FAMILY RESIDENCE:</b> Located at 1599 Ridge Road. Applicant Joe Barone is requesting <b>AREA VARIANCES</b> 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.	<b>APPLICANT REQUESTED TO TABLE APPLICATION TO MAY 14, 2024</b>	<b>5-0</b>
<b><u>SCHEDULED MATTERS:</u></b> <b>COLORADO DRIVE POOLHOUSE AND ADDITION:</b> Located at 286 Colorado Drive. Applicant Scott Mitchell is requesting an <b>AREA VARIANCE</b> to allow a second accessory structure where only (1) is permitted associated with the relocation (and expansion) of an existing tree house built on 6-foot x 6-foot posts from its current location to the pool area on a 2.0-acre parcel having SBL# 078.10-1-23 located in an R-3 Single Family Residential District under Section 350-36 of the Code of the Town of Webster.	<b>APPROVED AS PRESENTED</b>	<b>5-0</b>
<b>WILLOW LANE ACCESSORY STRUCTURE:</b> Located at 671 Willow Lane. Applicant Bryan Bishchoping is requesting <b>AREA VARIANCES</b> 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	<b>TABLED TO MAY 14, 2024</b>	<b>5-0</b>

<b>GALBRO CIRCLE PRIVACY FENCE:</b> Located at 541 Galbro Circle. Applicant Nathan Corr is requesting an <b>AREA VARIANCE</b> to allow a 10' tall privacy fence on the lot line where a 15' setback is required associated with the installation of approximately 147 LF of privacy fencing on a 0.50-acre parcel having SBL # 078.12-2-3 located in an R-3 Single Family Residential District under Section 350-79 of the Code of the Town of Webster.	<b>APPROVED WITH CONDITIONS: APPROVED 147 LINEAR FT OF 10' TALL WOODEN PRIVACY FENCE ON LOT LINE; DURATION IS ONLY FOR LIFE OF THE FENCE; REPLACEMENT REQUIRES BOARD APPROVAL; MUST COMPLY WITH DRAWING SUBMITTED.</b>	<b>5-0</b>
<b>JACKSON HEIGHTS DRIVE LIVING ROOM ADDITION:</b> Located at 1178 Jackson Heights Drive. Applicants Don & Maggie Mooney are requesting an <b>AREA VARIANCE</b> to allow a rear setback less than what is required associated with the construction of a 196 SF foot living room addition on a 0.77-acre parcel having SBL # 080.13-2-3.2 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.	<b>APPROVED AS PRESENTED</b>	<b>5-0</b>

**Administrative matter:**

**877 Maple Drive Chickens:** Favorable review. Applicant allowed to increase from 6 hens up to 12 hens (total); Zoning Board to revisit in April 2025 for review and possible extension for maximum period.

Meeting Minutes approved:

- January 16, 2024
- February 13, 2024
- March 12, 2024