



Zoning Board Meeting Results:

Meeting Date: [May 13, 2025](#)

Attendees: Board Members: M. Short; J. Spampinato; J. Accorso (alternate); A. Prescot; A. Moscari (alternate); John DeMarco, Attorney (remote)

Staff: J. Artuso, K. Kolich; E. Corsi

Absent: C. Centola, C. Volo

Agenda Item	Detailed Outcome	Vote
SCHEDULED MATTERS: 1. WICKERTON ADDITION: Located at 1023 Wickerton Lane. Applicant Patrick Augino Jr. is requesting an AREA VARIANCE to allow a rear setback of 45.10' where 50' is required, associated with the construction of an approximately 598 SF addition to a single-family dwelling on a 0.43-acre parcel having SBL# 079.16-3-20 located in the R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.	APPROVED AS PRESENTED	5-0
2. HART ADDITION: Located at 624 Maple Drive. Applicant William Hart is requesting an AREA VARIANCE to allow rear setback of 46.3' where 50' is required, associated with the construction of an approximately 224 SF three-seasons sunroom addition to a single-family dwelling on a 1.8-acre parcel having SBL# 063.16-1-10 located in the R-3 Single-Family Residential District under Section 350-12 of the Code of the Town of Webster.	APPROVED AS PRESENTED	5-0
3. ARGENTO GAZEBO: Located at 1840 Schlegel Rd. Applicant Jason Argento is requesting an AREA VARIANCE to allow a 1,208 SF addition to a pre-existing non-conforming 912 SF pole barn (totaling 2,120SF) on a 5.2-acre parcel having SBL# 066.01-1-46.1 located in the LL Large Lot Residential District under Sections 350-13, 350-36, and 350-95 of the Code of the Town of Webster.	APPROVED AS PRESENTED	5-0

<p>4. MAINTAIN CHICKENS: Located at 255 Princeton Rd. Applicant Jessica Tierney is requesting a SPECIAL USE PERMIT to allow a 12' x 8' chicken coop and no more than 6 chickens on a 0.28-acre parcel having SBL# 063.18-4-3 located in the R-3 Single Family Residential District under Sections 350-40, 350-75 and 350-103 of the Code of the Town of Webster.</p>	<p>APPROVED WITH CONDITIONS:</p> <ul style="list-style-type: none"> • NO MORE THAN 8 HENS ALLOWED; NO ROOSTERS • FOLLOW-UP REVIEW AFTER 1 YEAR FOR SPECIAL USE IN MAY 2026. 	<p>4-1</p>
<p>5. MAINTAIN CHICKENS: Located at 555 Hills Pond Rd. Applicants David and Melissa Phelps are requesting a SPECIAL USE PERMIT to allow a 4' x 4' x 4' premade chicken coop and no more than 5 chickens on a 0.30-acre parcel having SBL# 063.20-2-58 located in the R-3 Single Family Residential District under Sections 350-40, 350-75, and 350-103 of the Code of the Town of Webster.</p>	<p>APPROVED WITH CONDITIONS:</p> <ul style="list-style-type: none"> • NO MORE THAN 5 HENS ALLOWED; NO ROOSTERS. • FOLLOW-UP REVIEW AFTER 1 YEAR FOR SPECIAL USE IN MAY 2026. 	<p>4-1</p>
<p>6. GARDEN SHED: Located at 440 Locust Hill Dr. Applicants Cheryl and Matthew Lawless are requesting an AREA VARIANCE to allow a 64SF wooden garden shed in the front yard, which is not permitted, on a 1.3-acre parcel having SBL# 063.06-1-25.11 located in the R-1 Single Family Residential District under Sections 350-10 and 350-47 of the Code of the Town of Webster.</p>	<p>APPROVED AS PRESENTED</p>	<p>5-0</p>
<p>7. FRONT PORCH: Located at 671 Willow Lane. Applicant Bryan Bischoping is requesting an AREA VARIANCE to allow a front setback of 30' where 40' is required, associated with the construction of an additional 10' x 20' covered front porch on a 0.46-acre parcel having SBL# 065.13-2-11 located in an R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.</p>	<p>APPROVED WITH CONDITIONS:</p> <ul style="list-style-type: none"> • WRAP AROUND PORCH NOT TO BE ENCLOSED. • NOT TO BE USED FOR STORAGE (OTHER THAN TRADITIONAL PORCH FURNITURE, ETC.) 	<p>5-0</p>

<p>8. FRONT WALKWAY INSTALLATION: Located at 297 Wellington Rd. Applicant Eva Polito is requesting an AREA VARIANCE to allow a front setback of 36' where 50' is required, associated with the construction of an 8' x 19' elevated walkway on a 0.28-acres parcel having SBL# 063.18-3-26 located in the R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.</p>	<p>APPROVED AS PRESENTED</p>	<p>5-0</p>
<p>9. MAMA LORS' SUBDIVISION PLAT: Located at 1315 Lake Rd. Applicant 1315 Lake Road LLC on behalf of Jonathan Oliva is requesting an AREA VARIANCE to allow a minimum lot size of 19,457.9 SF where 35,000 SF is required on a 0.66-acre parcel having SBL #050.01-1-51 located in the R-1 Single Family Residential District under Section 350-10 of the Code of the Town of Webster.</p>	<p>APPLICATION TABLED TO JUNE 10, 2025, MTG.</p>	<p>N/A</p>
<p>10. HOWLEY ADDITION: Located at 619 Apple Grove Circle. Applicant Jamie Howley is requesting an AREA VARIANCE to allow a rear setback of 33.2' where 55' is required, associated with the construction of a 432SF master bedroom addition to a single-family dwelling on a 0.50-acre parcel having SBL #064.11-3-36 located in the R-2 Single Family Residential District under Section 350-11 of the Code of the Town of Webster.</p>	<p><u>APPROVED WITH CONDITIONS:</u></p> <ul style="list-style-type: none"> • APPLICANT TO PROVIDE GRADING PLAN FOR TOWN REVIEW AND APPROVAL IF SPOILS FROM BASEMENT EXCAVATION WILL BE UTILIZED ON SITE. 	<p>5-0</p>