

Town of Webster

Community Planning and Development



1000 Ridge Road, Webster, NY 14580-2917

(585) 872-7032

WebsterNY.gov

Webster Zoning Board Meeting Agenda

June 10, 2025

LEGAL NOTICE is hereby given that the Town of Webster Zoning Board of Appeals will conduct a public hearing on Tuesday, June 10, 2025, 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. MAMA LORS' RESUBDIVISION:

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.

SCHEDEDUL MATTERS:

- 2. BEST BUY AUTO SUPPLY:** Located at 771 Ridge Road. Applicant Allan Mallette is requesting a **USE VARIANCE** to allow the construction of a 2,856SF motor vehicle service station addition, associated with an existing used car sales business on a 1.73-acre parcel having SBL# 079.17-1-21.11 located in the MC Medium Intensity Commercial District under Sections 350-18 and 350-70 of the Code of the Town of Webster.
- 3. PRIVACY FENCE:** Located at 479 Sandystone Circle. Applicant Roland Maier is requesting an **AREA VARIANCE** to allow fence in the front yard of a corner lot associated with the construction of 6' tall privacy fence on a 1.8-acre parcel having SBL# 078.016-1-70 located in the R-3 Single-Family Residential District under Sections 350-12 and 350-79 of the Code of the Town of Webster.
- 4. DRIVEWAY EXPANSION:** Located at 227 Oakwood Lane. Applicant Randy Sprague is requesting an **AREA VARIANCE** to allow 1 foot side setback where a minimum of 5' is required in association with a driveway expansion a 0.28-acre parcel having SBL# 078.05-1-63 located in the R-3 Single Family Residential District under Section 350-12 of the Code of the Town of Webster.

- 5. LOCKWOOD ELECTRIC:** Located at 633 Basket Rd. Applicant Lon Lockwood and Ian Kuchman of McMahon-LaRue Associates are requesting an **AREA VARIANCE** to allow a (east) front buffer area of 26.60ft where 50ft is required, a (south) side buffer area of 13.20ft where 20ft is required, a (north) side buffer area of 19.2ft where 20ft is required, and a (west) rear buffer area of 24.1ft where 25ft is required on a 1.5-acre parcel having SBL# 066.03-1-9.11 located in the I-N Industrial District

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under Section 350-22 of the Code of the Town of Webster.

6. COMMERCIAL VEHICLE PARKING: Located at 741 Hailey Drive. Applicant Brigitte Fitzgerald is requesting an **AREA VARIANCE** to allow parking of a 20' commercial food truck on a crushed stone pad in the back yard, which is not permitted, on a 0.66-acre parcel having SBL# 078.08-1-76 located in an R-3 Single-Family Residential District under Section 350-12 and 350-44 of the Code of the Town of Webster.

ADMINISTRATIVE MATTERS:

- Approval of May 13, 2025, minutes

*Webster Town Zoning Board
Michael Short, Chairman*

To participate:

- The live meetings can be viewed on the Town's YouTube Channel: <https://www.youtube.com/@townofwebster7836>. The meeting can also be viewed the following day on the Town's website: www.websterny.gov/civicmedia.
- To view documents for this meeting online and submit comments: [websterny.gov/550/Property-Under-Review](http://www.websterny.gov/550/Property-Under-Review)