



Zoning Board Meeting Results:

Meeting Date: [June 10, 2025](#)

Attendees: Board Members: M. Short; C. Volo; Chris Centola; A. Prescott; A. Moscari (alternate); John DeMarco, Attorney

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

Absent: J. Spampinato

Agenda Item	Detailed Outcome	Vote
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	APPROVED AS PRESENTED	5-0
SCHEDULED MATTERS: 1. 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.	APPLICATION TABLED TO JULY 8, 2025 MEETING	5-0
2. PRIVACY FENCE: Located at 479 Sandystone Circle. Applicant Roland Maier is requesting an AREA VARIANCE to allow a 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.	APPROVED AS PRESENTED	5-0

<p>3. 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.</p>	<p>APPROVED WITH CONDITIONS:</p> <ul style="list-style-type: none"> The driveway must be sloped so that water drains either toward the back of the house or toward the front. 	<p>5-0</p>
<p>4. 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 under Section 350-22 of the Code of the Town of Webster.</p>	<p>APPROVED AS PRESENTED</p>	<p>5-0</p>
<p>5. 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.</p>	<p>APPLICATION TABLED TO JULY 8, 2025, MEETING</p>	<p>5-0</p>