



## Zoning Board Meeting Results:

Meeting Date: [July 8, 2025](#)

**Attendees: Board Members:** C. Volo; Chris Centola; J. Spampinato; J. Accorso (alternate); A. Moscari (alternate); John DeMarco, Attorney

**Staff:** K. Kolich; E. Corsi

**Absent:** M. Short, A. Prescott

Agenda Item	Detailed Outcome	Vote
<b>TABLED MATTERS:</b> 1. <b>BEST BUY AUTO SUPPLY:</b> Located at 771 Ridge Road. Applicant Allan Mallette is requesting a <b>USE VARIANCE</b> 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.	APPROVED AS PRESENTED	4-1
2. <b>COMMERCIAL VEHICLE PARKING:</b> Located at 741 Hailey Drive. Applicant Brigitte Fitzgerald is requesting an <b>AREA VARIANCE</b> 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.	APPLICATION WITHDRAWN	N/A
<b>SCHEDULED MATTERS:</b> 1. <b>VIP MOTOR SPORTS:</b> Located at 1186 Ridge Rd. Applicant Enzo F. Aquino is requesting a <b>USE VARIANCE</b> to allow motor vehicle sales, which is not permitted, associated with an existing motor vehicle service station operation on a 1.35-acre parcel having SBL# 080.09-3-7 located in the MC Medium Intensity Commercial District under Sections 350-18, 350-70 and 350-101 of the Code of the Town of Webster.	APPLICATION TABLED TO AUGUST 12, 2025, MEETING	N/A

<p><b>2. PRIVACY FENCE:</b> Located at 457 Thrushwood Lane. Applicant James Samuelson is requesting an <b>AREA VARIANCE</b> to allow a 6-foot privacy fence in the front yard of a corner lot on a 0.45-acre parcel having SBL# 063.14-3-16 located in the R-3 Single-Family Residential District under Sections 350-12, 350-79 and 350-101 of the Code of the Town of Webster.</p>	<p><b>APPROVED AS PRESENTED</b></p>	<p><b>5-0</b></p>
<p><b>3. 3-SEASONS ROOM:</b> Located at 918 Lothario Circle. Applicant Joseph Swick is requesting an <b>AREA VARIANCE</b> to allow a rear setback of 40.5' where 50' is required, associated with the construction of a 329.8 SF 3-seasons room on a 0.42-acre parcel having SBL# 079.13-4-26 located in the R-3 Single-Family Residential District under Section 350-12 and 350-101 of the Code of the Town of Webster.</p>	<p><b>APPROVED AS PRESENTED</b></p>	<p><b>5-0</b></p>
<p><b>4. GARAGE ADDITION:</b> Located at 860 Buttermilk Circle. Applicant Michael Hussar is requesting an <b>AREA VARIANCE</b> to allow a side setback of 12' where 15' is required associated with the construction of 30 SF second story bump out over the garage on a 0.43-acre parcel having SBL# 094.06.1.10 in the R-3 Single-Family Residential District under Sections 350-12 and 350-101 of the Code of the Town of Webster.</p>	<p><b>APPROVED AS PRESENTED</b></p>	<p><b>5-0</b></p>