



Zoning Board Meeting Results:

Meeting Date: [September 9, 2025](#)

Attendees: Board Members: M. Short; C. Volo; J. Spampinato; J. Accorso; A. Prescott; John DeMarco, Attorney

Staff: J. Artuso; E. Corsi

Absent: C. Centola

Agenda Item	Detailed Outcome	Vote
TABLED MATTERS: 1. SHED: Located at 217 Birch Lane. Applicant Patrick Hanna is requesting an AREA VARIANCE to allow a rear setback of 2' where 5' is required, associated with the construction of a 64SF utility shed on a 0.51-acre parcel having SBL# 063.14-1-49 located in the R-2 Single-Family Residential District under Sections 350-11 and 350-47 of the Code of the Town of Webster.	APPROVED AS PRESENTED	5-0
2. FENCE: Located at 374 Thrushwood Lane. Applicant Christine Harper is requesting an AREA VARIANCE to allow a 6-foot privacy fence in the front yard of a corner lot on a 0.41-acre parcel having SBL# 063.14-2-68 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.	APPROVED AS PRESENTED	5-0
3. VIP MOTOR SPORTS: Located at 1186 Ridge Rd. Applicant Enzo F. Aquino is requesting a USE VARIANCE 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 UNTIL OCTOBER 14, 2025 MEETING	5-0

SCHEDULED MATTERS:		
1. ROOF: Located at 789 DeWitt Road. Applicant Sharon Arena is requesting an AREA VARIANCE to allow a side setback of 7ft where 15ft is required, associated with the construction of a 8' x 24' roof over an existing deck on a 0.51-acre parcel having SBL# 063.14-1-49 located in the R-3 Single-Family Residential District under Sections 350-12 and 350-47 of the Code of the Town of Webster.	APPROVED AS PRESENTED	5-0
2. CARPORT: Located at 438 McEwen Drive. Applicant Lisa McBride is requesting an AREA VARIANCE to allow a front setback of 0ft for a carport where 50ft is required and a front setback of 20ft for a deck where 50ft is required, associated with an already existing carport and deck on a 0.41-acre parcel having SBL# 093.06-1-27 located in the R-3 Single-Family Residential under Section 350-12 and 350-38 of the Code of the Town of Webster.	APPLICATION TABLED UNTIL NOVEMBER 25, 2025 MEETING	5-0
3. GARAGE: Located at 1759 Ridge Road. Applicant John Hayes is requesting an AREA VARIANCE to allow a side setback of 12ft where 15ft is required, and a height variance for 23ft where 20ft is the maximum, associated with the construction of a 784ft garage on a 0.57-acre parcel having SBL# 081.01-1-20 located in the LL Large-Lot Residential District under Sections 350-13 and 350-36 of the Code of the Town of Webster.	APPROVED AS PRESENTED	5-0
4. GARAGE: Located at 512 Lake Road. Applicant Jay Palermo is requesting an AREA VARIANCE to allow a side setback of 5.9ft where 20ft is required, and to locate an accessory building in the front yard, which is not permitted, associated with the construction of a 672 SF detached 2-car garage on a 0.49-acre parcel having SBL# 048.19-1-82.1 located in the R-1 Single-Family Residential under Sections 350-10 and 350-36 of the Code of the Town of Webster.	APPROVED AS PRESENTED	5-0

<p>5. ACCESSORY BUILDING: Located at 485 Thyme Drive. Applicant Jim Harold is requesting an AREA VARIANCE to allow a rear setback 15ft where 50ft is required associated with the construction of a 432 SF shed on a 0.62-acre parcel having SBL# 050.03-8-14 located in the R-1 Single-Family Residential District under Sections 350-10 and 350-36 of the Code of the Town of Webster.</p>	<p>APPROVED AS PRESENTED</p>	<p>5-0</p>
<p>6. DECK: Located at 701 Summit Drive. Applicant Eric Elwell is requesting an AREA VARIANCE to allow a side setback of 3.1ft where 15ft is required, associated with a recently constructed deck on a 0.95-acre parcel having SBL# 063.17-1-31 located in the R-2 Single-Family Residential District under Section 350-11 of the Code of the Town of Webster</p>	<p>APPROVED WITH CONDITIONS</p> <ul style="list-style-type: none"> • The deck dimensions cannot exceed 19.7' length at 3.1' from the property line. • The deck extension to the west must be removed. 	<p>5-0</p>
<p>ADMINISTRATIVE MATTERS:</p> <ol style="list-style-type: none"> 1. 1-year extension request of Use Variance 23-ZB-0033, 1013 Ridge Road- Splash Car Wash. 	<p>EXTENSION REQUEST APPROVED WITH CONDITIONS</p> <ul style="list-style-type: none"> • Grant the extension of the approval for one (1) year upon the condition that the town has the right to rescind the extension upon 60 days' notice to the applicant allowing the applicant to have an opportunity to appear before the Board. • In no event is the extension longer than one (1) year. 	<p>5-0</p>