



Zoning Board Meeting Results:

Meeting Date: [November 25, 2025](#)

Attendees: Board Members: M. Short; J. Spampinato; C. Centola; C. Volo; A. Moscari (alternate), Frank Ciardi (Attorney). J. Accorso (alternate)

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

Absent: A. Prescott; John DeMarco

Agenda Item	Detailed Outcome	Vote
TABLED MATTERS: <ol style="list-style-type: none">CARPORT: Located at 438 McEwen Drive. Applicant Lisa McBride is requesting AREA VARIANCES 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 existing carport and deck on a 0.41-acre parcel having SBL# 093.06-1-27 located in the R-3 Single-Family Residential District under Sections 350-12 and 350-38 of the Code of the Town of Webster.	TABLED TO DECEMBER 9TH MEETING PER APPLICANT REQUEST	5-0
SCHEDULED MATTERS: <ol style="list-style-type: none">FENCE: Located at 524 Lake Road. Applicants Tony Tsymbol and Agatha Zonneveld are requesting an AREA VARIANCE to allow the relocation of a 6ft fence along the east boundary line of the property on a privacy fence on the eastern side in the front yard on a 0.8-acre parcel having SBL# 048.19-1-79 located in the R-1 Single Family Residential District under Sections 350-10 and 350-79 of the Code of the Town of Webster.	APPROVED AS PRESENTED; ALL EXISTING SECTIONS OF 6' PRIVACY FENCE IN FRONT YARD INCLUDED IN VARIANCE APPROVAL	5-0
<ol style="list-style-type: none">FENCE: Located at 637 Ironwood Circle. Applicant Ronald Strong is requesting an AREA VARIANCE to allow a 7ft fence along the property line where the minimum setback requirement is 10ft on a 0.54-acre parcel having SBL# 079.13-1-70 located in the R-3 Single Family Residential District under Section 350-12 and 350-79 of the Code of the Town of Webster.	APPROVED AS PRESENTED	5-0

<p>4. ZONING INTERPRETATION: Located at 671 Willow Lane. The applicant is seeking an interpretation from the Zoning Board of Appeals to determine the locations of the side and rear yards associated with an application for a proposed accessory building in accordance with Sections 350-3, 350-36, and 350-101D(1) of the Town of Webster Code.</p>	<p>FINDINGS:</p> <ul style="list-style-type: none"> • The 2 front yards of this corner lot are east and south of the residence. • Side yard is north of the residence • Rear yard is west of the residence 	<p>5-0</p>
<p>5. ACCESSORY BUILDING: Located at 671 Willow Lane. Applicant Bryan Bischoping is requesting AREA VARIANCES to allow a side yard setback of 5ft where 15ft is required and to locate the building closer to the front wall-plane than the rear wall of the main building in association with the construction of a 500 SF accessory building on a 0.46-acre parcel having SBL# 065.13-2-11 located in the R-3 Single Family Residential District under Sections 350-12 and 350-36 of the Code of the Town of Webster.</p>	<p>TABLED TO DECEMBER 9TH MEETING</p>	<p>5-0</p>
<p>6. BELLA TERRA MAINTENANCE GARAGE: Located at Terra Verde Way Lot 209. Applicant Tom Thomas of Bella Terra Group is requesting AREA VARIANCES to allow a front setback of 15ft where 35ft is required, a side setback of 10ft where 15ft is required, to allow an accessory structure to be located nearer to the front property line than the rear wall of the main building, and to allow an accessory structure to be 69% of the square footage of the main building where the code allows a maximum of 25% on a 0.40-acre parcel having SBL# 065.02-6-20 located in the LMR Low-Medium Residential District under Sections 350-15 and 350-36 of the Code of the Town of Webster.</p>	<p>APPROVED WITH CONDITIONS:</p> <ul style="list-style-type: none"> • Maximum height of accessory structure cannot exceed 20 feet • No future conversions to office space without approval by the Zoning Board of Appeals. 	<p>5-0</p>

<p>7. POOL PATIO: Located at 1252 Abruzzi Drive. Applicant Bryan Boehlert is requesting an AREA VARIANCE to allow a side yard setback of 1ft where 15ft is required in association with the construction of a pool patio for a 512 SF inground swimming pool on a 0.50-acre parcel having SBL #050.03-1-70 located in the R-1 Single Family Residential District under Sections 350-10 and 350-46 of the Code of the Town of Webster.</p>	<p>APPROVED AS PRESENTED</p>	<p>5-0</p>
<p>8. GARAGE ADDITION: Located at 675 County Line Road. Applicant Ryan Kuchman is requesting an AREA VARIANCE to allow a 700 SF addition to an existing 2,500 SF garage on a 3.2-acre parcel having SBL# 066.03-1-36.2 located in the LL Large-Lot Residential District under Sections 350-13 and 350-36 of the Code of the Town of Webster.</p>	<p>APPROVED AS PRESENTED</p>	<p>5-0</p>
<p>9. SHED: Located at 1140 Brooktree Lane. Applicant Bryan Weise is requesting an AREA VARIANCE to allow a shed in the front yard of a corner lot on a 0.4-acre parcel having SBL# 065.05-1-99 located in the R-1 Single Family Residential District under Section 350-10 of the Code of the Town of Webster.</p>	<p>TABLED TO DECEMBER 9TH MEETING</p>	<p>5-0</p>