



Zoning Board Meeting Results:

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

Attendees: Board Members: M. Short; C. Centola; C. Volo; A. Prescott; J. Accorso (alternate) John DeMarco (Attorney).

Staff: E. Corsi, K. Kolich

Absent: J. Spampinato; J. Artuso

Agenda Item	Detailed Outcome	Vote
TABLED MATTERS: 1. 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 JANURAY 13TH MEETING PER APPLICANT REQUEST	5-0
2. 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 which is not permitted, located on a 0.4-acre parcel having SBL# 065.05-1-99 located in the R-1 Single Family Residential District under Sections 350-10 and 350-47 of the Code of the Town of Webster.	APPROVED WITH CONDITIONS: <ul style="list-style-type: none">• Applicant is required to obtain a license agreement with Town of Webster.	5-0
SCHEDULED MATTERS: 1. ACCESSORY BUILDING: Located at 671 Willow Lane. Applicant Bryan Bischoping is requesting AREA VARIANCES to allow side and rear yard setbacks less than what is required, and to locate the building closer to the front wall-plane than the rear wall of the main building associated with the construction of a 500 SF detached accessory building on a 0.46-acre corner lot parcel having SBL# 065.13-2-11 located in an R-3 Single Family Residential District under Sections 350-12 and 350-36 of the Code of the Town of Webster.	TABLED TO JANUARY 13TH MEETING PER APPLICANT REQUEST	5-0

ADMINISTRATIVE MATTERS:

1. 478 Lakeview Terrace – Request to amend conditions of prior variance approval.
 - Arborvitae shall be planted in staggered rows for the length of the dwelling and garage along the east side of the property
 - No windows along the east side of structure
 - Residential dwelling shall be no larger than what was identified on the proposed dwelling plot plan dated 2/17/2025.

- **AMENDED CONDITIONS:**
 - Applicant to plant 4-5 mature flowering and/or fruit bearing bushed a minimum of 3-4 feet in diameter and 4-5 feet high.
 - Suggested for bushes; red twig dogwood shrub, elderberry, serviceberry, lilac bush.
 - **New York State Building and Fire Prevention requires a window in the bedroom located on the east side of the property.**
 - **Dwelling size to increase to 1,500SF.**

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