

November 15, 2023

Town of Webster  
Planning Board  
1000 Ridge Road  
Webster, NY 14580

Re: 1820 Taboret Trail Planning Board Review

Dear Planning Board,

This application is being presented for the review of a 24'x40' proposed accessory structure to be located at 1820 Taboret Trail (Large Lot District) which requires area variances for 1) a second accessory structure on the property, and; 2) a rear lot line set back of 45', where 60' is required.

The building will consist of three contiguous sections as follows (and diagramed in the application package presented):

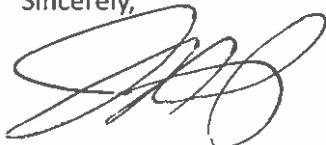
- 1) A 12'x24' covered pavilion
- 2) A 14'x24' pool house (3-season only, no living space)
- 3) A 14'x24' storage area (shed replacement and storage or 3-point implements used on my neighboring agricultural land)

This structure will replace an existing 10'x12' shed with a small lean-to on the east side and a small 4'x8' pool pump house (dog house style enclosure). The structure (leading with the covered pavilion section) will tie into the existing concrete walkway around the pool, creating a continuous transition from the pool to the new structure. Fencing will be reinstalled at tie-in point to the proposed structure to ensure all related pool codes are met.

Since the current 10'x12' shed houses lawn and garden equipment, I'm proposing removal of the shed within 3-months of issuance of C of O on the proposed structure. The pool pump house will need to be removed as part of the construction efforts.

I appreciate your review of this application.

Sincerely,



Jamie Newtown  
1820 Taboret Trail

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Town of Webster  
Building Department

RECEIVED

NOV 15 2023

TOWN OF WEBSTER  
DEPT. OF COMMUNITY DEVELOPMENT



# TOWN OF WEBSTER

## PLANNING BOARD APPLICATION

Office (585) 872-7028 • Fax (585) 872-1352 • [planning-zoning@ci.webster.ny.us](mailto:planning-zoning@ci.webster.ny.us)



### Applicant/Contact Person:

Name: JAMIE NEWTOWN

Address: 1820 TABORET TRAIL

Phone: 585-766-9498

E-mail: jamienewtown@yahoo.com

### Property Owner Information (if different than above):

Name: SAME

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Cell Phone: 585-766-9498

### Architect / Engineer (if applicable):

Name: Man Corp Sons LLC

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Project Name: POOL HOUSE, CABANA & STORAGE

Project Address: 1820 TABORET TRAIL

Total Acreage: 3.01

Number of lots: 1

Application Type (please circle): Site Plan Review    Subdivision of land    Accessory Structure    Special Use Permit

Project Status (please circle): Concept    Preliminary    Preliminary/Final

### Project Description (additional information can be attached):

Construction of a 24'x40' poolhouse, covered patio/cabana and storage area to replace existing 10'x12' shed w/lean to and small pool pump house.

Length of time to complete project: 1 WEEK

**APPLICANT:** By the signature below, on behalf of the applicant or owner, I hereby authorize representatives from the Town of Webster to enter the above referenced property, during normal hours, for the purpose of conducting inspections of the proposed construction/activity, as required by applicable law, rules, regulations, ordinances, and orders. I also certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: [Signature]

DATE: 11/14/2023


Office Use Only  
Parcel Number (SBL): \_\_\_\_\_ Zoning District: \_\_\_\_\_

**NON-COLLUSION DISCLOSURE PURSUANT TO**  
**SECTION 225-111**  
**OF THE WESTER ZONING ORDINANCE**

TO WHOM IT MAY CONCERN:

No officer or employee of the State of New York, County of Monroe or Town of Webster has any financial interest in the land affected by or in the partnership making application for the project known as NEWTOWN POOL HOUSE CABANA & STORAGE AREA

DATED: 11/14/2023

BY:   
Authorized Representative

**DISCLOSURE OF INTENT TO REQUEST  
TAX INCENTIVES, ABATEMENTS, OR EXEMPTIONS**

Have you currently applied for, or intend to apply for any tax incentives, abatements, or exemptions?

Yes \_\_\_\_\_

No X \_\_\_\_\_

If **YES**, would you agree to enter into a Host Community Agreement\* (HCA) with the Town of Webster?

Yes \_\_\_\_\_

No \_\_\_\_\_

If **NO**: If you apply for or receive any tax incentives, abatements or exemptions in the future, would you agree to enter into a Host Community Agreement (HCA)?

Yes \_\_\_\_\_

No X \_\_\_\_\_

James Newtown  
NAME OF PROPERTY / BUSINESS OWNER

[Signature]  
SIGNATURE OF PROPERTY/BUSINESS OWNER

11/14/2023  
DATE

\* A Host Community Agreement (HCA) is an agreement between the business/property owner, wherein the business/property owner recognizes that the Town provides services which benefit the business/property and the owner desires to compensate the Town for such services, by making payment to the Town (and to make the Town whole in regard to property taxes) by entering into this agreement to acknowledge the Town's cost of providing services to its residents and property owners.

**OWNER'S AFFIDAVIT**

(Sign and return if property owner is different than applicant)

I, JAMIE NEWTOWN do hereby certify that I am an owner and/or contract purchaser of property involved in this request and that the foregoing statements, answers and supporting documentation submitted are in all respects true and correct to the best of my knowledge and belief. If this application is granted approval, all actions shall be in accordance with the terms of that approval.

JAMIE NEWTOWN  
NAME OF PROPERTY BUSINESS OWNER

  
SIGNATURE OF PROPERTY/BUSINESS OWNER

10/22/2023  
DATE

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

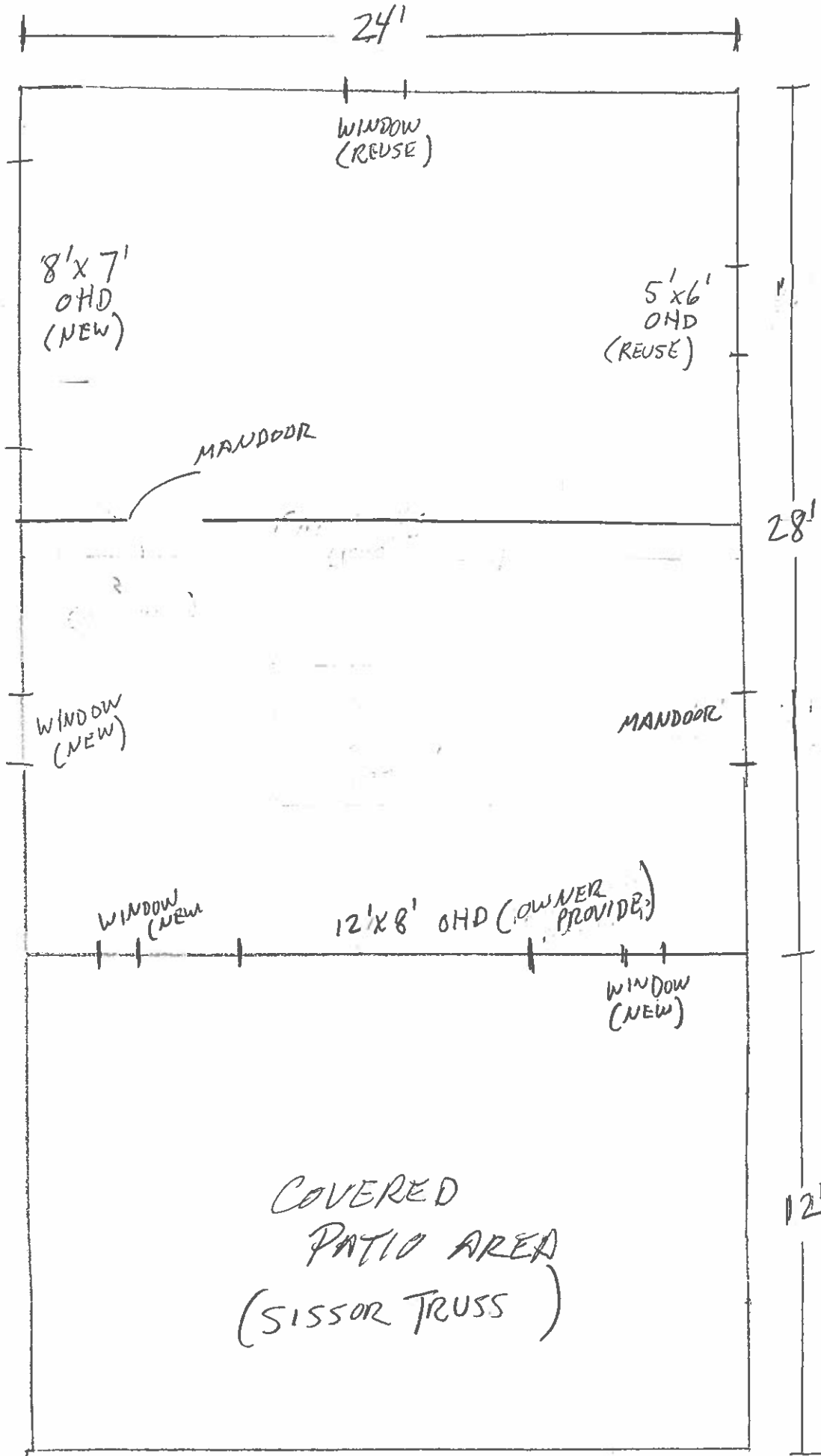
<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: <i>POOL HOUSE/CABANA/STORAGE @ 1820 TABORET TRAIL</i>				
Project Location (describe, and attach a location map): <i>1820 TABORET TRAIL, ONTARIO, NY 14519</i>				
Brief Description of Proposed Action: <i>CONSTRUCT A 24' X 40' ACCESSORY STRUCTURE IN REAR YARD WHICH WILL INCLUDE A COVERED PAVILION SECTION, 3-SEASON POOL HOUSE, AND STORAGE AREA.</i>				
Name of Applicant or Sponsor: <i>JAMIE NEWTOWN</i>		Telephone: <i>585-766-9498</i>		
Address: <i>1820 TABORET TRAIL</i>		E-Mail: <i>jamieneutown@yahoo.com</i>		
City/PO: <i>ONTARIO</i>	State: <i>NY</i>	Zip Code: <i>14519</i>		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			<i>3</i>	acres
b. Total acreage to be physically disturbed?			<i>960 sq ft</i>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<i>3</i>	acres
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

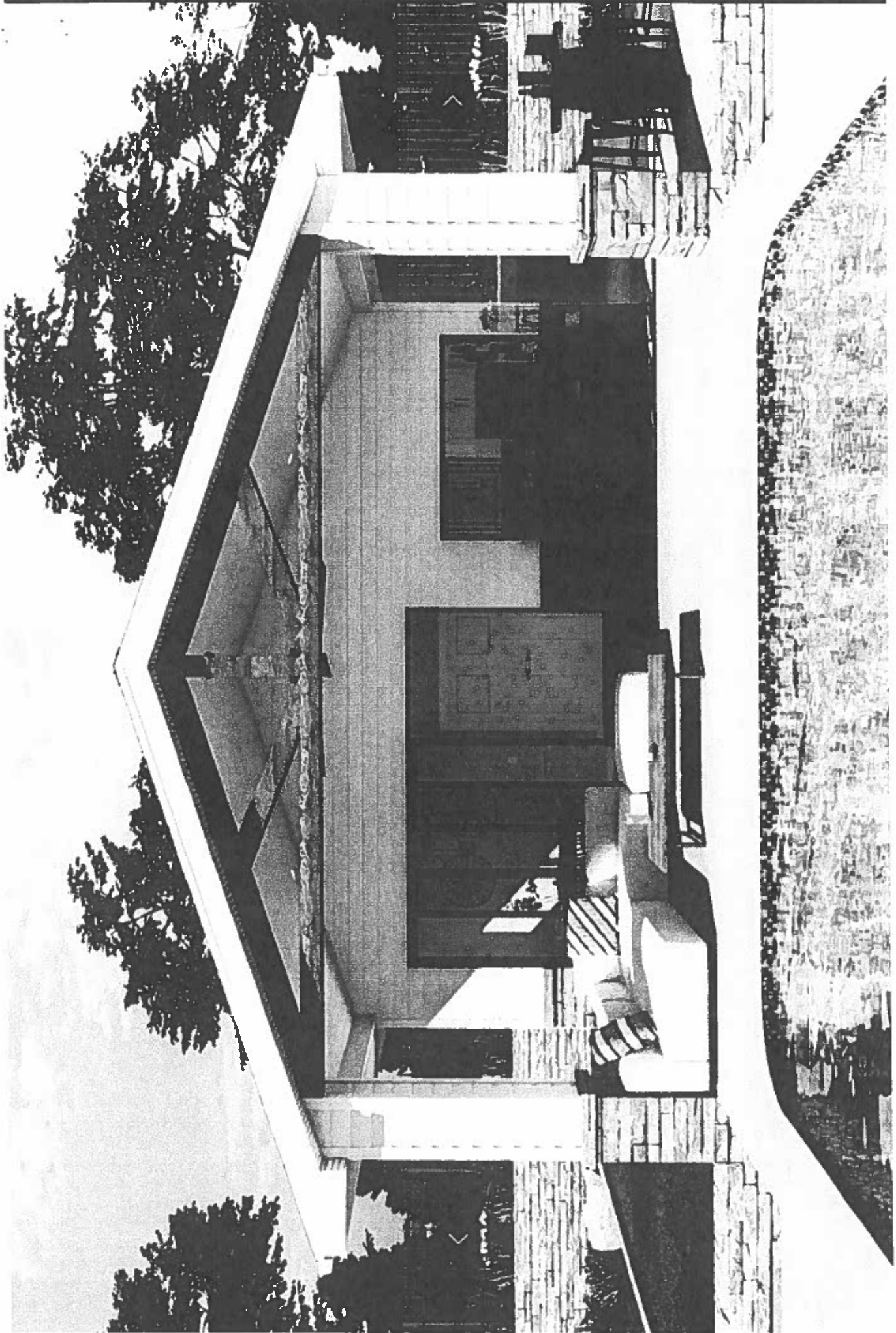
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>THIS IS NON-LIVING SPACE</u> _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   <input checked="" type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>16. Is the project site located in the 100-year flood plan?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>JAMIE NEWTOWN</u> Date: <u>10/23/2023</u></p> <p>Signature: <u>[Signature]</u> Title: <u>OWNER</u></p>		



# 1820 TABORET TRAIL (POOL HOUSE/PAVILION/STORAGE) GENERAL LAYOUT





⊛ THIS IS A SIMILAR FRONT FACADE


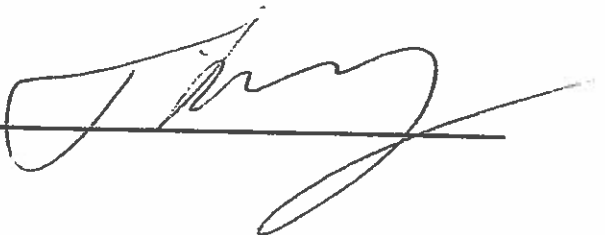
**Statement of Support – Newtown Accessory Structure**

I am an immediate neighbor to 1820 Taboret Trail and have no objection to the proposed pavilion, pool house and storage unit structure proposed by Jamie Newtown.

Name/Address/Signature:

PETER CARROZZIERE Thomas Howley

1825 TABORET TRAIL 1195 TRELLIS CIRCLE

Sarah Nowack  
1830 Taboret Trail  
Ontario, NY 14519  
Sarah R Nowack

ROBERT HUNT Robert Hunt  
1814 TRELLIS CIRCLE

Blue represents the 10'x12' shed with a lean-to on the east side and the small pool pump house, both of which will be removed as part of this project.





Proposed structure is outlined in black with a star to identify.

