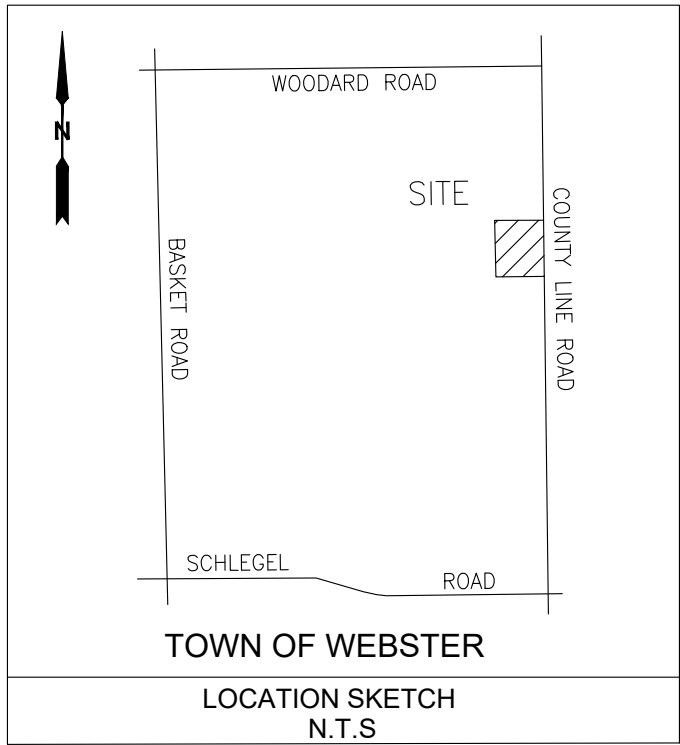


SBL #51.03-01-046.111
N/F GARY MUISIUS
COUNTY LINE ROAD

SBL #51.03-01-036.001
N/F ALAN M. & SUSAN M. LIWUSH
371 COUNTY LINE ROAD



SITE DATA:

S.B.L. LOT NO.: 51.03-01-43.1
ADDRESS: 425 COUNTY LINE ROAD
LANDOWNER: GARY MUISIUS
TITLE RECORD: LIBER 11547, PAGE 463

TOTAL SITE AREA = 6.178 ACRES TO R.O.W.

ZONING DISTRICT = LL - LARGE LOT

DIMENSIONAL CONSTRAINT:	REQUIRED:	PROPOSED: LOT R-1A:
FRONT YARD	75 FT.	75.9 FT
REAR YARD	60 FT.	> 60 FT
SIDE YARD	15 FT.	99.8 FT
MIN. LOT AREA	3 ACRES	3.109 ACRE
MIN. LOT WIDTH	250 FT.	324 FT
MIN. FLOOR AREA	2,160 S.F.	> 2,160 S.F.
MAX. BLDG. HEIGHT	30 FT.	< 30 FT.

VARIANCES REQUESTED:

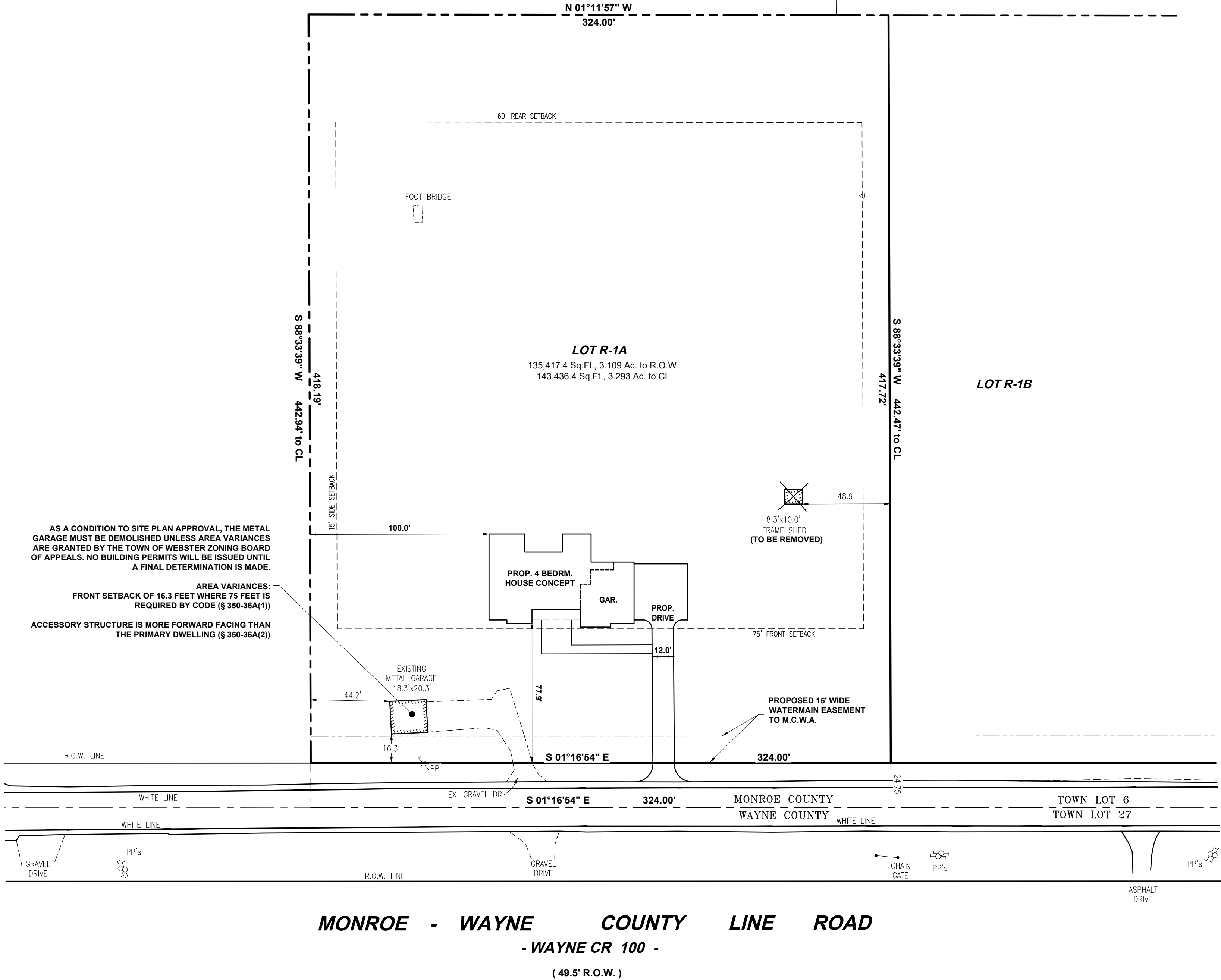
- TO ALLOW A FRONT SETBACK OF 16.3' FOR THE EXISTING METAL GARAGE WHEREAS 75' IS REQUIRED.
§ 350-36A(1)
- TO ALLOW AN ACCESSORY STURCTURE (EXISTING METAL GARAGE) TO BE IN FRONT OF THE PRIMARY STRUCTURE
§ 350-36A(2)

AS A CONDITION TO SITE PLAN APPROVAL, THE METAL GARAGE MUST BE DEMOLISHED UNLESS AREA VARIANCES ARE GRANTED BY THE TOWN OF WEBSTER ZONING BOARD OF APPEALS. NO BUILDING PERMITS WILL BE ISSUED UNTIL A FINAL DETERMINATION IS MADE.

AREA VARIANCES:
FRONT SETBACK OF 16.3 FEET WHERE 75 FEET IS REQUIRED BY CODE (§ 350-36A(1))
ACCESSORY STRUCTURE IS MORE FORWARD FACING THAN THE PRIMARY DWELLING (§ 350-36A(2))

APPROVAL SIGNATURES :

ZONING BOARD CHAIRPERSON	DATE
DIRECTOR OF COMMUNITY DEVELOPMENT	DATE
TOWN ASSESSOR	DATE



REFERENCES:

- MAPS:
1. LIBER 338 OF MAPS, PAGE 95 (SUBJECT PARCEL)
- DEEDS:
1. LIBER 11547 OF DEEDS, PAGE 510 (SUBJECT PARCEL)

ABSTRACT OF TITLE:

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES LISTED HERE UNDER THAT THIS MAP WAS MADE USING THE REFERENCE MATERIAL LISTED HEREON AND THE NOTES OF AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS COMPLETED ON OCTOBER 29, 2025.

- RANDY MCKAY

Alfred L. LaRue, N.Y.S.P.L.S. # 046558



McMAHON LARUE
ENGINEERS AND SURVEYORS

822 HOLT RD.
WEBSTER, NEW YORK 14580
INFO@MCMAHON-LARUE.COM
(585) 436 - 1080



DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

MAP SHOWING
A
RESUBDIVISION OF LOT 1
OF THE
HAMEL SUBDIVISION
(LIBER 338 OF MAPS, PAGE 95)

SITUATED IN

PART OF TOWN LOT 6, SECTION 10
TOWNSHIP 14 - RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF WEBSTER, MONROE COUNTY
STATE OF NEW YORK

PROJECT:

425 COUNTY LINE ROAD

TOWN OF WEBSTER

PROJ. NO: 25-0145

CLIENT:
RANDY MCKAY
2501 LAKE ROAD
ONTARIO, NEW YORK 14519

DATE	REVISIONS	BY:

DRAWN BY: JAT
CHECKED BY: AIL, IFK
ISSUED: DECEMBER 17, 2025
SCALE: 1" = 40'

PROJECT STATUS

PRELIMINARY / FINAL

DRAWING TITLE

VARIANCE PLAN
(LOT R-1A)

SHEET NUMBER	DRAWING NUMBER
1 of 1	C-100