



## Zoning Board Meeting Results:

**Meeting Date:** November 23, 2021

**Attendees:** J. Newtown, C. Volo, B. Barone, D. Hauza, J. DeMarco, G. Stappenbeck.

**ABSENT:** None

Agenda Item	Detailed Outcome	Vote
<b><u>TABLED MATTERS:</u></b>		
<p><b>1. 777 JOHN GLENN BOULEVARD SHED &amp; FENCE:</b> Located at 777 John Glenn Boulevard. Applicants Aimee and Justin Wightman are requesting an area variance to allow</p> <ul style="list-style-type: none"> <li>a.) a 5' (south) side setback for utility shed, where 15' is required</li> <li>b.) a 9.5' (south) side setback for 6' tall privacy fence, where 10' is required</li> <li>c.) a 6' tall privacy fence to be located 6' into the front setback, which is not permitted</li> </ul> <p>associated with the placement of an 8' x 10' utility shed and 6' tall privacy fence on a .63-acre parcel having SBL # 065.17-1-31 located in an R-3 Single Family Residential District under Sections 225-48 and 225-77 of the Code of the Town of Webster.</p>	<ul style="list-style-type: none"> <li>• <b>Approved / conditions: 10' setback for shed; must relocate shed within fenced area and install fence section to fully enclose yard within 6 months.</b></li> </ul>	<b>5-0</b>
<p><b>2. BOWLERO SIGNS:</b> Located at 2400 Empire Boulevard. Applicant Kirk Wright of Sign and Lighting Services is requesting area variances for signage to allow:</p> <ul style="list-style-type: none"> <li>a. a 120-sf building mounted sign (north elevation) that extends above the base of the roofline, which is not permitted</li> <li>b. a second 159-sf building mounted sign (east elevation), where only 1 is permitted</li> <li>c. replacement of sign panel on existing non-conforming monument sign</li> </ul> <p>associated with the rebranding of AMF Empire Lanes on a 9.19-acre parcel having SBL # 078.20-1-49.1 located in an MC Medium Intensity Commercial District under Sections 178-4 and 178-7 of the Code of the Town of Webster.</p>	<ul style="list-style-type: none"> <li>• <b>Tabled to 12/14/21</b></li> </ul>	<b>5-0</b>
<b><u>SCHEDULED MATTERS:</u></b>		
<p><b>1. 261 VOLK ROAD SPECIAL PERMIT EXTENSION / INTERIM REPORT.</b> Located at 260 Volk Road. Applicant Tammy Proof requested a Special Permit to allow the adoption of (2) pot bellied pigs as pets and establish a small outdoor area with fencing in the rear yard for their use on a .30-acre parcel having SBL # 078.10-1-30 located in an R-3 Single Family Zoning District under Section 225-110 of the Code of the Town of Webster. Per original approval granted on 3/10/21, the Code Enforcement Officer was to arrange for a site visit within 6 months to evaluate conditions, produce a report and provide their findings to ensure there has been no detriment to the neighborhood when considering a 4-year extension of the Special Permit. Report findings to be presented to Zoning Board members.</p>	<ul style="list-style-type: none"> <li>• <b>Approved extension of Special Permit for total of 5 years from original approval to allow the (2) pot belly pigs to remain as pets; special permit set to expire on 3/10/26 at which time applicant must come in for renewal.</b></li> </ul>	<b>5-0</b>

<p><b>2. 181 LAKE ROAD SINGLE FAMILY RESIDENCE.</b> Located at 181 Lake Road. Applicant Ken Morill is requesting a (1) year extension of previously granted area variances to allow:</p> <ul style="list-style-type: none"> <li>a.) A lot size of 7,600 square feet where 18,000 square feet is required</li> <li>b.) A front setback of 33' where 70' is required</li> <li>c.) (east) side setback of 5', where 15' is required</li> <li>d.) (west) side setback of 7', where 15' is required</li> <li>e.) Building height of 34', where 30' maximum is allowed</li> </ul> <p>associated with the construction of a 3-story single family dwelling on a .19-acre parcel having SBL # 063.09-1-54 located in a WD Waterfront Development District under Section 225-22 of the Code of the Town of Webster.</p>	<ul style="list-style-type: none"> <li>• <b>Tabled to 12/14/21</b></li> </ul>	<p><b>5-0</b></p>
<p><b>3. 1304 LAKE ROAD / COTTAGE #3.</b> Located at 1304 Lake Road, also known as Wright on the Lake (seasonal cottage community). Applicant Robin and Paul Cohen are requesting to make alterations to a pre-existing non-conforming structure to allow the enclosure of an existing covered porch at cottage #3 within Wright on the Lake on a 30.86-acre parcel having SBL #036.03-1-1.21 located in a WD Waterfront Development District under Section 225-100 of the Code of the Town of Webster.</p>	<ul style="list-style-type: none"> <li>• <b>Tabled to 12/14/21</b></li> </ul>	<p><b>5-0</b></p>