

Village of Webster
Community Meeting Hall
29 South Ave
Webster, NY 14580

Zoning Board of Appeals Minutes
Meeting Date: August 21, 2014

Present:

Chairman Mark Nicholson, Michael O'Connor, William Baker, Robert Fantauzzo, Sean Miller, Attorney David Mayer, Building/Code Enforcement Officer Will Barham, Secretary Carol Moranz

Absent:

None

The meeting came to order at 7:30 pm.

Motion was made by Michael O'Connor, seconded by William Baker, to approve the minutes from the July 17, 2014 meeting. All in favor none opposed, motion passes.

1. Louis Alaimo, 483 Wood Harbor Trail, owner 75-77 Woodstone Cir. Tax ID # 080.05-1-95. Application to place a 12' x 12' shed on above listed property for storage. Applicant seeks relief from current zoning regarding size of shed. Applicable zoning section 175-39 Accessory Structures. Property Zoned: R2-9.6.

Applicant would like to use a brand new shed. He owns seven buildings on the street. The shed will be used to store maintenance equipment for the properties.

B. Baker asked if the property that the new shed was previously located on required a variance. Applicant said no it did not. It was moved from property that was sold. B. Baker also asked if he had talked to his neighbors. Mr. Alaimo said that yes he has. He also noted that people have been happy with him as he has cleaned up the area from the previous owner.

M. Nicholson asked about the siding on the shed. Mr. Alaimo said it will be the same as the building.

W. Barham was asked if there are any issues with the other properties. He said no; the property is in great shape.

Opened to the Public
No comments
Closed to the Public

Motion was made by William Baker, seconded by Michael O'Connor to declare the Village of Webster Zoning Board of Appeals as Lead Agency for SEQR and that this is a Type II action under SEQR. All in favor none opposed, motion passes.

Motion was made by Robert Fantauzzo, seconded by Sean Miller to approve a 44 foot size variance for a storage shed. All in favor none opposed, motion passes.

2. Dr. James Gleason, 246 South Ave., Tax ID # 080.18-1-6. Application to install a 20 square foot monument sign at above referenced address. Applicant also seeks a 10' variance to place the sign 10' from the road right-of-way. Current zoning requires a 20' setback for signs from road right-of-way. Applicable zoning section: 175-34 (D)(3) Property zoned R1-13.6.

Applicant will be changing the name of the business and will need a new sign. He stated that the current sign is very difficult to see and would like to put up a larger sign that is closer to the road.

Dr. Gleason said there have been no objections from the surround property owners. W. Barham noted there are no issues with the property. He also stated that the Planning Board did not have any issues with the proposed sign.

Applicant said the sign will be lit from below.

Opened to the Public
No comments
Closed to the Public

Motion was made by Sean Miller, seconded by William Baker to approve a 10 foot setback variance from the edge of the road for a 2- sided monument sign. All in favor none opposed, motion passes.

3. Matt Chatfield, owner 62 Park Ave., Tax ID #080.14-1-20. Application to erect a 140 square foot accessory structure 3' from all property lines. Applicant seeks relief from current zoning regarding size of accessory structures and distance from property lines. Current zoning allows 100 square feet for an accessory structure and is required to be 10' from all property lines. Applicable Zoning Section: 175-39. Property Zoned: R1-9.6.

Applicant sent a letter stating he is OK with the Board voting even though he is not in attendance. Board did not have any objection to moving forward without applicant.

Motion was made by William Baker, seconded by Michael O'Connor to declare the Village of Webster Zoning Board of Appeals as Lead Agency for SEQR and

that this is a Type II action under SEQR. All in favor none opposed, motion passes.

B. Fantauzzo asked if there is a form for the neighbors to sign giving consent. W. Barham said the applicant is not legally obligated to do that. We could request it when they submit their packet. M. Nicholson stated the Board could come back next month for some sort of proposal for this.

Opened to the Public
No comments
Closed to the Public

Motion was made by Sean Miller, seconded by Michael O'Connor for a 7 foot rear setback variance, a 7 foot side setback variance, and a 40 square foot size variance for a 140 square foot accessory structure. All in favor none opposed, motions passes.

Motion was made by William Baker, seconded by Sean Miller to adjourn the meeting at 8:10 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Zoning Board Secretary