

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

Zoning Board of Appeals Minutes  
Meeting Date: December 18, 2014

Present:

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

Absent:

Sean Miller, Attorney David Mayer

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 October 16, 2014 meeting. All in favor none opposed, motion passes.

1. Bell Atlantic Mobile of Rochester, L.P. d/b/a/ Verizon Wireless. Application for a Special Use Permit to construct and operate a small cell wireless Telecommunications facility on the rooftop of an existing building owner by Martin Kaptein at 1 West Main Street, tax ID # 080.47-1-8. Applicable zoning section: 175-20 (C); 175-30 (c). Property zoned: Central Business

Option was made to applicant to table their application as a full Zoning Board was not present. Applicant stated they would like to proceed with the board members that are present.

Verizon applicant gave a brief overview of the project. Install will be a small cell wireless facility antenna. Battery backup will last for approximately 4 hours.

M. Nicholson asked what the total height will be after it is up. Applicant said it will be 36 feet above ground level. Existing building is 35 feet. The location on the roof will be approximately in the center of the building, approximately 11 feet away from the chimney. Wiring will look much like a drainage pipe. Applicant stated that preventative maintenance will be provided approximately twice a year.

M. O'Connor asked if will need to have upgrades in the future. Applicant said that changes will be done in the basement of the building.

W. Baker asked how many of these devices do we have in the Village. It was noted that there is Verizon equipment on the water tower and at Xerox building 206. Per Will Barham, this will be the first one in the downtown Village area.

R. Fantauzzo asked where the power source will be located on the building. It will be on the North Avenue side of the building and the applicant also noted that the building owner will try to match the coax run jacket to the color of the building.

Opened to the Public

No comments

Closed to the Public

**Motion was made** by William Baker, seconded by Robert Fantauzzo to declare the Zoning Board of Appeals as the lead agency and to declare an unlisted SEQR. All in favor none opposed, motion passes.

**Motion was made** by William Baker, seconded by Robert Fantauzzo for a negative declaration for SEQR action. All in favor none opposed, motion passes.

**Motion was made** by Robert Fantauzzo, seconded by Michael O'Connor for a special use permit for a small cell wireless antenna with the condition that the conduit is maintained the same color of the building. All in favor none opposed, motion passes.

2. Curtis Brothers Properties, LLC. Application for a 524 square foot addition to the "Friendly's" building located at 1210 Ridge Road for a proposed "Mark's Pizzeria." Applicant seeks zero setback variance because proposed addition crosses the Town/ Village boundary line. Applicable zoning section: 175-23.2. Property Zoned: West End Business District.

Option was made to applicant to table their application as a full Zoning Board was not present. Applicant stated they would like to proceed with the board members that are present.

Owner presented plans for proposed addition.

M. Nicholson asked about parking information. There is plenty of parking available.

Opened to the Public

No comments

Closed to the Public

**Motion was made** by William Baker, seconded by Robert Fantauzzo to declare the Zoning Board of Appeals as the lead agency and to declare this as a Type II Action under SEQR. All in favor none opposed. Motion passes.

**Motion was made** by William Baker, seconded by Robert Fantauzzo for a 20' variance to equal a 0' setback on the North side of the building at 1210 Ridge Road. All in favor none opposed. Motion passes.

**Motion was made** by Michael O'Connor, seconded by Robert Fantauzzo to adjourn the meeting at 8:00 pm. All in favor none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz  
Zoning Board Secretary