

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

Zoning Board of Appeals Minutes  
Meeting Date: October 15, 2015

Present:

Chairman Mark Nicholson, Robert Fantauzzo, William Baker, Building/Code Enforcement Officer Will Barham, Attorney David Mayer, Secretary Carol Moranz

Absent:

Michael O'Connor

The meeting came to order at 7:30 pm.

**Motion was made** by William Baker, seconded by Robert Fantauzzo to approve the minutes with corrections from the August 20, 2015 meeting. All in favor none opposed, motion passes.

Chairman Nicholson advised applicant that because a full board was not present, they had the option of coming back at a later time when all members would be there. Applicant said they wanted to go forward this evening with the present board members.

- 1 Ms. Barbara Sforza, owner 112 Pontiac Street, Tax ID# 080.17-2-25. Application for a 12' x 16' (192 SF) accessory structure. Applicant seeks relief from current zoning regarding maximum allowable size of accessory structures. Applicable zoning sections: 175-11(E); 175-59. Property zoned: R1-13.6.

Applicant said there was no real storage or work space on the property. She has downsized, however storage is limited. There is not much space inside the home for her seasonal clothing or kitchen items either.

M. Nicholson ask if she has already bought the unit. Applicant said she has put a deposit down. M. Nicholson also asked if she had looked at 10' x 10' units. She said that is not big enough to store everything she needs. Ms. Sforza stated that she finishes antique furniture and once the workbench is installed there won't be room for much else. She also noted that there is no basement at the location.

R. Fantauzzo asked if structure will blend in to the house design. Ms. Sforza said that it has white siding with a black roof and it will open to the center of the yard.

W. Baker asked if she had spoken to her neighbors about this. She said that she has and they do not seem to have any issues with it. W. Baker asked W. Barham asked if

a garage is an accessory structure. Will said that you are allowed one garage and one accessory structure on the property.

M. Nicholson – just a comment – I am typically opposed to exceeding the size of the accessory structure in almost all areas of the Village, with the exception of where you are. I know there are no basements over there, I know it is a one car garage. I just want to say that for the record.

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 this will be a Type II Action under SEQR. All in favor, none opposed. Motion passes.

**Motion was made** by Robert Fantauzzo, seconded by William Baker to approve a 92 square foot area variance for an accessory structure at 112 Pontiac Street. All in favor, none opposed. Motion passes.

Board discussed a possible replacement for the vacated Zoning Board position. The hope is to have an answer at the October 22, 2015 Village Board meeting.

**Motion was made** by William Baker, seconded by Robert Fantauzzo to adjourn the meeting at 7:50 pm. All in favor, none opposed. Motion passes.

Respectfully submitted,

Carol A. Moranz  
Zoning Board Secretary