

# Village of Webster Zoning Board of Appeals

## ***Notice of Decision***

**Meeting Date:** December 18, 2014

**Filing Date:** December 18, 2014

**Applicant:** Curtis Brothers Properties, LLC

**Address:** 1210 Ridge Road, Webster, NY 14580

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.

**Zoning:** West End Business District

**Findings:** See Zoning Board Minutes.

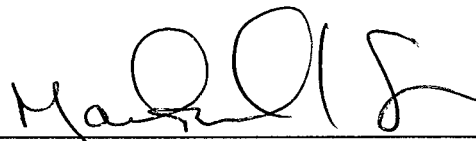
**Motion:** Approval of a 20' variance to equal a 0' setback on the North side of the building.

**Motion By:** William Baker  
**Second By:** Robert Fantauzzo

**Vote:** All in favor none opposed.

**Decision:** Motion was approved.

**By:**



Mark Nicholson, Chairman  
Village of Webster Zoning Board of Appeals

**Date:** 12/18/2014

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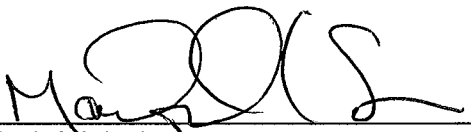
**Motion:** Declaration of the Zoning Board of Appeals as lead agency and to declare this as a Type II Action under SEQRA

**Motion By:** William Baker  
**Second By:** Robert Fantauzzo

**Vote:** All in favor none opposed.

**Decision:** Motion was approved.

**By:**



Mark Nicholson, Chairman  
Village of Webster Zoning Board of Appeals

**Date:** 12/18/2014

Village of Webster Zoning Board of Appeals  
**Notice of Decision**

**Meeting Date:** December 18, 2014  
**Filing Date:** December 18, 2014  
**Applicant:** Bell Atlantic Mobile of Rochester, L.P. d/b/a Verizon Wireless  
**Address:** 1 West Main Street

Application for a Special Use Permit to construct and operate a small cell wireless telecommunications facility on the rooftop of an existing building, owner Martin Kaptein at 1 West Main Street. Applicable zoning section: 175-20(c); 175-30(c).

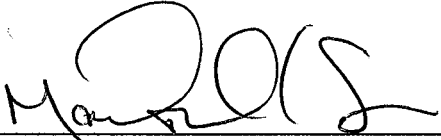
**Tax ID:** 080.47-1-8  
**Zoning:** Central Business  
**Findings:** See Zoning Board Minutes.

**Motion:** Approval for Special use permit for a small cell wireless antenna with the condition that the conduit is maintained the same color of the building.

**Motion By:** Robert Fantauzzo  
**Second By:** Michael O'Connor

**Vote:** All in favor none opposed.

**Decision:** Motion was approved.

**By:**   
Mark Nicholson, Chairman  
Village of Webster Zoning Board of Appeals

**Date:** 12/18/2014

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**Address:** 1 West Main Street

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**Tax ID:** 080.47-1-8

**Zoning:** Central Business

**Findings:** See Zoning Board Minutes.

**Motion:** Declaration of the Zoning Board of Appeals as Lead Agency and to declare an unlisted SEQR.

**Motion By:** William Baker

**Second By:** Robert Fantauzzo

**Vote:** All in favor none opposed.

**Decision:** Motion was approved.

**By:**



Mark Nicholson, Chairman  
Village of Webster Zoning Board of Appeals

**Date:** 12/18/2014

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**Tax ID:** 080.47-1-8

**Zoning:** Central Business

**Findings:** See Zoning Board Minutes.

**Motion:** Negative declaration for SEQR action

**Motion By:** William Baker

**Second By:** Robert Fantauzzo

**Vote:** All in favor none opposed.

**Decision:** Motion was approved.

**By:**



Mark Nicholson, Chairman  
Village of Webster Zoning Board of Appeals

**Date:** 12/18/2014