

**Village of Webster**  
**Planning Board Meeting Minutes**  
Meeting Minutes of September 1, 2016

Community Meeting Hall  
29 South Avenue  
Webster, NY 14580

**Present:** Kathy Bills (Acting Chairperson), Peter Bowers, Judy Gurnett, Chris Kraweic, Building Insp./Code Enforcement Officer Will Barham, Deputy Clerk Jo O'Neill

**Absent:** Peter Adams

Meeting came to order at 7:30pm.

Reviewed minutes from the August 4, 2016 meeting.

**Motion:** Peter Bowers made a motion to accept the minutes as written. Seconded by Chris Kraweic. All were in favor. Motion passed.

1) **Application:**

Charles and Joan Callahan, owners of 247 London Rd., Tax ID#080.14-3-24. Application for a 10ft x 12ft (120sqft) accessory structure. Applicant seeks relief from current zoning regarding allowable square footage and location to the lot line. Applicable zoning section: 175-59A. Property zoned R1-13.6.

**Presentation:**

Charles Callahan wants to replace an 8ft x 12ft shed with a new 10ft x 12ft shed. The new shed will be moved in from the lot line 2ft more from where the old shed was, and will be used to store lawn and garden equipment. The old shed was falling apart, and the wood has been removed.

Kathy Bills inquired about the fence in their back yard.

C. Callahan indicated that is where their garden is. The shed will be located in front of the fence and to the right of the garage. He provided a picture of the new shed to the board. It will be a "Cape Cod" design with a crushed stone floor. It will be anchored according to the requirements of the shed with the cement hold downs. The color will not match the house exactly.

**Open to Public Comments:**

None made.

**Closed to the Public:**

Chris Kraweic asked if there will be electric, water, gas or sewer run to the shed.

C. Callahan replied that there will not be any utilities. It will just be used for storage.

Will Barham expressed to the board that they will not need to make a motion on the SEQR, as the ZBA will be the lead agency for this application. The Planning Board will need to make two recommendations to the ZBA: one for a 20ft size variance, and a second for a 4ft side yard setback variance.

K. Bills asked the applicant if they spoke with their neighbors regarding the new shed.

C. Callahan said they have, and provided a list of their neighbors' signatures.

**Motion:** Chris Kraweic made a motion for a positive recommendation to the Zoning Board of Appeals for the removal of existing 8ft x 10ft shed, to be replaced with a 10ft x 12ft Cape Cod shed as indicated in the brochure, including the excess 20ft size variance. Seconded by Judy Gurnett. All were in favor. Motion passed.

K. Bills asked for another motion for the side yard setback variance.

**Motion:** Judy Gurnett made a motion for a positive recommendation to the Zoning Board of Appeals for a 4ft side yard setback. Seconded by Peter Bowers. All were in favor. Motion passed.

K. Bills asked for a motion to adjourn.

**Motion to Adjourn:** Judy Gurnett made a motion to adjourn the meeting. Seconded by Chris Kraweic. All were in favor. Meeting adjourned at 7:40pm.

The next Planning Board Meeting is scheduled for 7:30pm on October 6, 2016.

Respectfully submitted,  
Jo O'Neill, Deputy Clerk