

# REPORT

## TOWN OF VICTOR ZONING BOARD OF APPEALS

April 1, 2019 – 7:00 p.m.  
Town of Victor Town Hall, 85 E. Main St. Victor, NY 14564

**7:00 p.m. Pledge of Allegiance**

7:05 p.m. Approval of Minutes 2/04/2019

### PUBLIC HEARINGS

1. 1240 HUNTERS RUN – FENCE - Area Variance APPROVED 4-Z-19  
The applicant is requesting an area variance to allow an existing split rail fence between the house and road on a corner lot, whereas §211-41H indicates that fences over two feet high shall not be erected nearer to a road than the front line of the principal building. The property is zoned Residential 2 and is owned by the applicant.
2. 7850 ROYAL WOODS - DENSITY – Area Variance TABLED 5-Z-19  
The applicant would like to subdivide their 17.18 acre property, and build a home on the created lot with access from Benson Road. The property is in the Limited Development District with Density Overlay District A, meaning one house per three acres. The lot is within the Royal View Subdivision which was pre-existing, non-conforming with a heavier density, before the Density Overlay Districts were codified in §211-27.3. *This application cannot be decided on this evening as it has to be reviewed by the Ontario County Planning Board. The OCPB meeting is Wednesday, April 10, 2019.*
3. ACCESSORY STRUCTURE ON NORTH ROAD LOT NEAR STRONG ROAD WITHDRAWN 6-Z-19  
Area Variance  
The applicant is requesting to place an accessory structure on an empty building lot of 5.9 acres, whereas §211-20A, R-2 District regulations, indicates the permitted district uses are those permitted in in the R-1 District and §211-19A(3) states that accessory structures which are clearly subordinate to a principal building are permitted. The property is zoned Residential-2 and is owned by the applicant.

*Information and plans available for review at the Planning & Building Office located at 85 East Main Street. All public are welcome to attend meetings. Written comments may be directed to [planning@town-victor-ny.us](mailto:planning@town-victor-ny.us) or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040.*