

TOWN OF VICTOR ZONING BOARD OF APPEALS

June 3, 2019 – 7:00 p.m.
Town of Victor Town Hall, 85 East Main Street, Victor, NY 14564

RESULTS

7:00 p.m. Pledge of Allegiance

7:05 p.m. Approval of Minutes 5/20/2019

PUBLIC HEARING

1. RAND MANAGEMENT – SPRINKLER WAIVER 8-Z-19
7710 State Route 251

APPROVED

The applicant requests a Sprinkler Waiver for a 2,000 square foot addition at the northeast corner of the existing building. The building is required to have a sprinkler system per Section 83-4F(2)(a) of the Town of Victor Code which states that all structures shall be required to have an approved fire sprinkler system installed and operational, however, §83-4F(2)(d) states that the Zoning Board of Appeals can grant a waiver. The property is zoned Lt Industrial.

2. KETTLE RIDGE FARM – SPRINKLER WAIVER 10-Z-19
515 Log Cabin Road

APPROVED

The applicant requests a Sprinkler Waiver for three new farm buildings being constructed on the property at 515 Log Cabin Road. The buildings will be utilized for agricultural and ag-tourism purposes. Under Section 83-4 F(2)(a) of the Town of Victor Code which states that all structures shall be required to have an approved fire sprinkler system installed and operational, however, §83-4F(2)(d) states that the Zoning Board of Appeals can grant a waiver. The property is zoned Residential 2 and owned by Joe Hurley.

3. ZWEERS SHED & FENCE – AREA VARIANCE 13-Z-19
7272 Gillis Road

APPROVED

The applicant is requesting an area variance for a shed that is located closer than 15 feet to the side lot line and for a fence that extends beyond the front line of the house. Code requires a 15 foot side setback and more specifically §211-20C states that accessory structures, such as storage sheds, must observe a 15 foot property line setback on residentially zoned property.

4. ENGLISH DECK/PORCH – AREA VARIANCE
6266 Murphy Drive

14-Z-19

APPROVED

The applicant is requesting removal of a handicap ramp and proposes replacing it with a 6' x 12' open porch/deck. §138-6(A) states there shall be 20 feet from the road right-of-way, but no less than 25 feet from the edge of the road pavement. On a corner lot, there shall only be one front setback, which shall be measured from the driveway side of the manufactured home unit.

5. VALENTOWN PLAZA – PARKING
300 High Street

15-Z-19

TABLED UNTIL JUNE 17 MEETING

The applicant is requesting a modification to an existing variance to reduce the front parking setback from 35' to 30' from NYS Route 96. The original variance was approved by the Zoning Board of Appeals on June 23, 1976, to allow a reduction of the front setback from 80' to 35' to allow construction of a parking area to support the proposed plaza. The property is currently zoned (C) Commercial and is within the Route 96/251 Overlay District. §211-32A(2)(c)[1][a] states no vehicular parking shall be permitted within 80 feet of the road right-of-way. The Planning Board may reduce the front setback if there is no need for a future service road or road widening.

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 or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040.