

TOWN OF VICTOR ZONING BOARD OF APPEALS

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Victor Town Hall, 85 East Main Street, Victor, NY

Monday, June 19, 2023 – 7:00 p.m.

7:00 p.m. Pledge of Allegiance

7:05 p.m. Approval of minutes – June 5, 2023

EXTENTION OF TIME / BUILDING PERMIT

GULLACE PROJECT, 6710-6716 Mulberry Street

Seeking a one-year extension of building permit number BP2020-0311, which expires August 17, 2023. The project is to construct a 4-unit townhome totaling 6,987 SF with 4 garages (1,705 Sf), 8 deck/porches and 4 fireplaces.

PUBLIC HEARING

MARKIN, 6894 Valentown Road

15-Z-2023

Seeking an area variance to keep his horse pasture fence where it is currently located forward of the frontline of the home when §211-41 H. states fences over 2 feet high shall not be erected nearer to the road than the front line of the principal building.

KEYSTON CUSTOME DECKS, 6731 Setter's Run

12-Z-23

seeking an area variance to reduce the setback to 8' where 10' is required by §184-20 which states authorization to approve or deny cluster development and to grant variations in the dimensional standards (area) of Chapter 211 Zoning, concurrent with subdivision review as provided by §278 of the Town Law is granted to the Planning board, The parcel is a located within The Village on the Park major subdivision which is a clustered project. Under the clustering provisions the side setback (minimum yard) for parcels was reduced from 15' to 10'. The parcel is also a corner lot; therefore, it has two front setbacks and two side setbacks.

PIRMAND, 6404 Erica Trail

13-Z-23

Seeking an area variance to keep shed located where it currently sits forward of the frontline of the home. The property lies within the Affronti at McMahan Road Planned Development District. The parcel is a corner lot therefore has two front setbacks. Accessory structures are not permitted to be forward of the frontline of the primary building per §211-31G. (2) of the town code.

Wendy's Sign, 7473 St Rt 96

WITHDRAWN FROM AGENDA

11-Z-2023

seeking an area variance to allow a third business sign on the east elevation of the building 165-5 B. (3) allows for businesses have a sign at each separate entrance to a public right-of-way. The building has entrances on both the north and south elevations. The east elevation, while having frontage does not have an entrance.

SELF SERVE PET WASH, 7387 St Rt 96 Suite 200

14-Z-2023

seeking an area variance for an illuminated LED sign with the words PET WASH to be displayed within the business window where §131-8 states luminance from windows must not originate from illuminated signs and §131-10 states exterior lighting of nonresidential use properties must comply with the provisions regarding time of day and hours of operation, *may only be operated during business hours*.

MOBILE GRAPHICS, 7120 Lane Road

10-Z-2023

Seeking to modify a previously granted use variance (8/28/92) the new proposal includes a 7,488 SF building to support the existing business and provide an accessory apartment(s). The applicant would also like to add 2 additional employees. The property lies within a R1/R2 district.