

TOWN OF VICTOR ZONING BOARD OF APPEALS

June 3, 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 5/20/2019

PUBLIC HEARING

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

Carried over from May 6, 2019 mtg

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

Carried over from May 6, 2019 mtg

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. LA-Z-BOY FURNITURE – AREA VARIANCE SIGN 12-Z-19
40 Eastview Mall Drive

Carried over from May 20, 2019 mtg

The applicant is requesting an area variance for two signs to be constructed. One on the North elevation and one on the East elevation. The proposed sign on the north elevation will be 141 sf. The linear distance of this space is 124 feet. §165-5B(3) indicates that one sf of signage is allowed per linear foot of frontage on an elevation. The proposed sign on the east elevation is 95 sf which would be code compliant except that the Stickley sign on the east elevation has been indicated that it will remain. An area variance is required as Stickley will no longer have frontage on this elevation.

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

Carried over from May 20, 2019 mtg

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.

5. ENGLISH DECK/PORCH – AREA VARIANCE 14-Z-19
6266 Murphy Drive

Carried over from May 20, 2019 mtg

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 15-Z-19
300 High Street

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.