

TOWN OF VICTOR ZONING BOARD OF APPEALS

June 17, 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 6/3/2019

PUBLIC HEARING

1. SHIELDS – FENCE 18-Z-2019
682 County Road 9

The applicant is requesting a fence that extends beyond the front line of the house whereas §211-41H states 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 owned by the applicant.

2. VALENTOWN PLAZA – PARKING 15-Z-2019
300 High Street

Carried over from June 3, 2019 mtg

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 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.

3. SURMOTECH, LLC, 19-Z-2019
7676 Netlink Drive

The applicant is requesting a parking lot expansion to the property line whereas §211-32A(2)(d)[1][b] states parking and paved areas may be located within up to 10 feet of the property boundary at the side and rear boundaries of lots located in the Light Industrial and Commercial/Light Industrial Districts. Applicant is requesting a drive aisle width reduction from 26' to 15' whereas §211-32A(2)(a)[1] states each off-street parking space for residential and nonresidential use shall measure a minimum of 9 feet by 18 feet with twenty-six-foot aisles.

4. SURMOTCH LLC 20-Z-2019
7676 Netlink Drive

The applicant is requesting a Sprinkler Waiver for a 16' x 40' foot shed. 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 Light Industrial and owned by 7676 Netlink LLC.

5. LA-Z-BOY FURNITURE – AREA VARIANCE SIGN 12-Z-2019
40 Eastview Mall Drive

Carried over from May 20, 2019 mtg

The applicant is requesting an area variance for a proposed sign on the east elevation of 110 sf which would be code compliant except that the Stickley sign on the east elevation has been indicated that it will remain. The linear length of this elevation is approximately 130 feet thus 130 square feet of signage is allowed per §165-5B(3). An area variance is required as Stickley will no longer have frontage on this elevation. The property is zoned Commercial and owned by East Brook Properties LLC.

6. STICKLEY AUDI & CO – MONUMENT SIGN 16-Z-2019
40 Eastview Mall Drive

The applicant is requesting area variance to allow proposed monument sign to exceed 20 square feet, to allow to list two tenants/businesses and to allow second freestanding sign for Stickley per Code §165-5(B).

7. STICKLEY AUDI & CO – WALL SIGN 17-Z-2019
40 Eastview Mall Drive

The applicant is requesting area variance to allow the existing Stickley wall sign (90.36 feet +/-) to remain on east elevation in addition to proposed La-Z-Boy wall sign (110 square feet +/-) with a total of 200.36 square feet +/- for two signs on east elevation. La-Z-Boy application pending. Code §165-5(B). The property is zoned Commercial and owned by East Brook Properties LLC.

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.