

TOWN OF VICTOR ZONING BOARD OF APPEALS, July 17, 2023

A regular meeting of the Town of Victor Zoning Board of Appeals was held on July 17, 2023, at 7:00 p.m.

PRESENT: Michael Reinhardt, Chairman; Alexis Ogra; Mathew Nearpass, Vice-Chairman; Fred Salsburg, Lya Theodoratos

OTHERS: Barb Battin, Brian Battin, Steve Lamarco, Ben Wolfling, Arne Larsen, Rob Wolfe, Ed Kahovec, Town Board Member, Adam Ryczek, Victor Code Enforcement, Suzy Mandrino, Town of Victor; Amber Downs, ZBA secretary

Chairman Reinhardt called the July 17, 2023, Zoning Board of Appeals meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Chairman Reinhardt welcomed everyone. He gave the meeting announcements; location of emergency exits and restroom. He asked that guests please sign the attendance sheet. Agendas and business cards are at front entrance. He asked to silence cell phones and that applicants use compass directions and descriptions to create a complete meeting record. Applicants will have opportunity to be heard with as few interruptions as possible. We will talk one at a time, not over each other. Also, to let the board know if there are additional exhibits.

PAST MINUTES:

On motion of Fred Salsburg, seconded by Alexis Ogra:

RESOLVED, that the minutes of the meeting held on June 19, 2023, BE APPROVED.

Adopted: Ayes 5, Nays 0

PUBLIC HEARING

PIRMAND, 6404 Erica Trail **WITHDRAWN** 13-Z-23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.

Chairman Reinhardt- Alright, as the agenda shows the Pirmand has been withdrawn, and next application is the Battin.

BATTIN, 1706 Murray Road 16-Z-2023
Seeking an area variance to place a 990 Sf pole barn forward of the frontline of the primary structure where §311-31 G. (2) states accessory structures are not to be permitted forward of the frontline of the home.

Chairman Reinhardt- 1706 Murray Road. That's you, come on up. Did I pronounce it right?

Ms. Battin- you did, you did a great job.

Chairman Reinhardt- Thank you.

Ms. Battin- thank you.

Chairman Reinhardt- so, uh, I let you know I'm presuming this is your first time here.

Ms. Battin- it is.

Chairman Reinhardt- so for new applicants and applicants who have been here before, if you have exhibits and you want to speak about them, great just say uh, north, south, east, or west, it makes it hard when Amber, as great as she is, when she does the minutes, if you say over here, over there, it's hard to translate that, so use compass directions, structures, uh ponds, whatever the case may be, if you have new exhibits, let us know it's new. We'll mark them and you can use those as well, as I indicated earlier, because of the location of your property we're required by law to refer this to the County Planning Board, once the County Planning Board returns their advisory opinion we'll dictate what we can do, um depending on how and their opinions are, for example, if they say we're recommending a denial, we would need then to vote a majority plus 1 to override their denial, but don't fear any of that, we're way, getting way down the road a bit. So, with that why don't you tell us about your application, and we'll ask a few questions.

Ms. Battin- great, so our desire is to build a 33 x 30 pole barn on the property, the property is approximately 5.4 acres, the entire property, um the visual that you have uh, projected is um, shows the, the top of it is the north and so the driveway to the property is on the south end of the property um and then leads up to the house so at about the middle of the driveway, it's a little, kind of like an "s" shaped driveway about the middle of the driveway there is a natural um pathway that goes down into the yard and in front of the pond, um, the, in the picture now is flipped, so that is south up at the top, so um, approx.. about half way up the driveway the red box is the location that we want to put it, um the property has been in my family for a very long time and where that red box is, is where the house used to be, um in the 1800s, so there's a natural opened area still and so we're, our desire is to use that, there's minimal impact on having to take trees down or level any area, it's pretty much set up for that, so um it's really meant for vehicle storage, tractor storage, lawn mower storage, nothing fancy, just a place to put the stuff so it's out of the elements.

Chairman Reinhardt- okay. Fred, questions?

Mr Salsburg- this is another in a string we've had this summer of accessory structures in front of the main residence, as you pull into the driveway there's some trees there that are 2 feet plus, it puts a whole new word on, meaning to the word vegetation because you can't see in there at all. And this level spot, they've got it staked out, it's uh, must have been an old house, barn, or something, looks like a natural spot, I saw it as being uh, pretty good application. One that was never anticipated with the code.

Chairman Reinhardt- All set? ---

Mr Salsburg- yea.

Chairman Reinhardt- Matt, questions?

Mr Nearpass- um, what is it across the street?

Ms. Battin- um ...

Mr Nearpass- is it's an active farm, is it a ...

Ms. Battin- it's a, what I would generalize as a gentlemen's farm, so it's a ...

Mr Nearpass- okay.

Ms. Battin- approximately 5.5 acres ...

Mr Nearapss- I can relate to that.

Ms. Battin- again ...

Mr Nearpass- okay.

Ms. Battin- um, they have a couple horses, some emus, some chickens, decks ...

Mr Salsburg- it used to be a real active horse operation ...

Ms. Battin- yea...

Mr Salsburg- that ...

Ms. Battin- Bob Andre owned it ...

Mr Salsburg- yea Andre, yea.

Ms. Battin- yup.

Mr Nearpass- you'd say a, your pole barn would, certainly would be in character of the neighborhood, right ... I

Ms. Battin- absolutely. Almost every on the street has a barn.

Mr Nearapss- yup. Okay, no further questions.

Chairman Reinhardt- Alexis?

Ms. Ogra- I don't have any questions.

Chairman Reinhardt- Lya?

Ms. Theodoratos- what is the proposed height you, of the barn you want to put up, because I don't think I saw that in here ...

Ms. Battin- yea, so we don't have formal plans yet, but the plans that we've been looking at and talking to folks about are the um, outside walls would be 12' um and would stay within what I understand is a 15' ...

Ms. Theodoratos- right, okay ...

Ms. Battin- whatever that word is, to describe ... the average height ...

Ms. Theodoratos- are you going to have any utilities in there, electricity, or ...

Mr Battin- eventually.

Ms. Theodoratos- eventually.

Mr Battin- maybe 2 years down the road, maybe.

Ms. Theodoratos- okay. But nothing else, no plumbing or anything ...

Mr Battin- no.

Ms. Battin- no.

Ms. Theodoratos- no, and, and you're just going to store like cars, lawn equipment ...

Mr Battin- correct.

Ms. Battin- yup, lawn equipment, tractors, tools ...

Mr Battin- junk.

Ms. Theodoratos- yea, and then my question but I, you answered everything, since the original house was there, so that like pretty much cleared because my next question would be how many trees would you be talking down, but not, you ...

Ms. Battin- minimal ...

Ms. Theodoratos- answered that. So, yea.

Ms. Battin- yea.

Ms. Theodoratos- okay.

Ms. Battin- yea, minimal.

Ms. Theodoratos- okay, but that's all I have.

Chairman Reinhardt- how far from the road?

Ms. Battin- its over 100 foot off the side of the road we measured it ...

Mr Salsburg- as you go in it's a rising incline, as you go up the driveway.

Chairman Reinhardt- so, a thought, just for when um, variances are granted and the proposed lets say in this case, pole barn, is say well you see right there it's a red box or black box whatever the case may be, specifics need to put into the variance, so if you could give as best as you can, not just about 100', uh say it is x amount of feet from the right-of-way, this way again its in the minutes, it'll be if the variance is granted a specific spot of where it is. So, whoever looks at it down the future doesn't look like somebody put their thumb up and ahh, it goes over there ... right ...

Ms. Battin- we measured it, it was 100' give or take 6" ...

Chairman Reinhardt- so a little bit of homework, when you come back just say, nope here it is, this is how far it is ...

Ms. Battin- great.

Chairman Reinhardt- and that will uh, help us out quite a bit.

Ms. Battin- great.

Mr Battin- is that just from like the white line on the road? O what, where are you talking from as far as ...

Mr Ryczek- so that measurement should be taken from the right-of-way line, which is your property line essentially, see the white line on that box, its not quite all the way to the road there ...

Ms. Battin- oh, okay.

Mr Ryczek- we need the distance from that white line ...

Mr Battin- oh, okay.

Mr Ryczek- to the closet point of the barn.

Ms. Battin- okay.

Mr Ryczek- okay.

Ms. Battin- yup.

Chairman Reinhardt- and you, you know we talked about proposed plans, um, how far along are you on what ...

Mr Battin- we stopped everything when we found out about the 1,000 Sf, if its 1,000 Sf or bigger you got to do like a, environmental impact study, we stopped, we don't even have plans drawn up now.

Chairman Reinhardt- okay, so, they'll need a building permit? Correct?

Mr Battin- well, yea.

Chairman Reinhardt- um, so with a building permit they're going to want, code enforcement officer and planning, they're going to want to see, plans of ...

Mr Battin- right.

Ms. Battin- yea.

Chairman Reinhardt- some sort.

Ms. Battin- yup.

Chairman Reinhardt- so if you could put together something, it doesn't have to be super formal but ...

Ms. Battin- okay.

Chairman Reinhardt- um, give Adam a call and say you know what is required, uh this is what we're looking at, um ...

Ms. Battin- okay.

Chairman Reinhardt- a pole barn as Lya asked the question, well if its uh a skyscraper, right, I know you're not going to do that but, again we're looking for specifics and parameters so that when we put it in our notes, we put it in the um, in the minutes, specifics are better than guesses.

Ms. Battin- okay.

Chairman Reinhardt- okay?

Ms. Battin- yep.

Chairman Reinhardt- uh, questions ...

Ms. Battin- nope, our goal is to get this first step in place and then go to the next one. So ...

Chairman Reinhardt- when would you like to break ground? --- As soon as possible?

Mr Battin- yea, 2 months ago.

Ms. Battin- *laughter*

Chairman Reinhardt- okay. Uh, anyone from the public want to speak for or against the application --- I don't hear anything. Alright uh, we have enough for today, we're going to wait for the County Planning Board, come on back on the ...

Ms. Downs- so it'd be August 21st because the County meeting is on the 9th of August.

Ms. Battin- okay. August 21st. Great.

Chairman Reinhardt- alright, might be a few more questions but hopefully we have ...

Ms. Battin- okay.

Chairman Reinhardt- enough.

Ms. Battin- aright, great, Thank you.

Mr Battin- thank you.

Chairman Reinhardt- thanks so much.

seeking area variance(s) for the proposed 9,333 SF addition, looking to reduce the building front setback from 83' to 50', as stated in 211 Attachment 3 Schedule II Area and Height Requirements, increase the allowable coverage from 40% to 51%, reduce the front parking setback from 61' to 50' and the side setback from 10' to 5' when §211-32 A(d)[1] [a] states no vehicular parking shall be permitted within 80' of the road-right-of-way and §211-32 A(d) [1] [b] states parking and paved areas may be located within up to 10' of the property boundary at the side and rear boundaries.

Chairman Reinhardt- Alright, next Victor Community Church.

Mr Lamarco- Hello.

Chairman Reinhardt- Good how are you?

Mr Lamarco- Good, how're you, appreciate the opportunity to be here tonight, um I believe you have all the materials in front of you already, um ...

Ms. Downs- do you mind just stating your name for me? I'm sorry.

Mr Lamarco- yea, my name is Steve Lamarco, I live at 7056 Dryer Road, here in Victor, um I'm the pastor at Victor Community Church, you also might know me as the Deputy Chief of the Victor Fire Department or an EMT on Victor Farmington Ambulance, although I hope that you never need either of those, obviously I'm involved and committed to our community, Victor Community Church is seeking a front setback variance in order to add to the front of our facility, uh the space is critically needed children and youth space there are a few reasons we're seeking this and I believe it is the best solution, first of all this directly connects to and expands the current youth and children spaces, so it makes by far the most sense for use and flow of the building, this also allows us to control public access thus providing a secure and safe area for our kids, this keeps the outdoor greenspace that kids and families utilize quite often away from the road which is obviously significantly safer than expecting kids to be in the front yard near the road. This also allows us to make the front façade of the church building more appealing, um, the request is in keeping with the character of the area and including the exact same setback variance that was given to O'Connell Electric which is literally around the corner from us, and we believe the improved façade will actually be a benefit to the area. There is currently a structure on the property that is closer to the road and our request doesn't even come to that point, so it is well within the existing character of the property and the area. I'd also like to mention that we have already completed a building project on this site back in 2017, which we believe was an improvement to the property and the area, we consistently get positive comments on the facility, and in doing so we met all of the Town's stipulations and requests ahead of schedule. Ahead of the timetable that we were given, so I'd like to suggest that you can be confident that we do things well and we complete what we say we will do. There may be other minor things, but these are the compelling reasons we would like you, uh to approve this request. I understand that the County will still have opportunity to comment before a decision is made much like the previous application, our architect and site folks are present as well and we'd be happy to try and answer any questions you have. Thanks.

Chairman Reinhardt- Great. Matt, questions?

Mr Nearpass- sure, you said um, there's another property on site, is that the house?

Mr Lamarco- mhm.

Mr Nearapss- that's right there? ---

Mr Lamarco-correct.

Mr Nearpass- is that utilized at all or...?

Mr Lamarco- yes, we've used that for staff housing.

Mr Nearpass- okay. Um, how many, I guess is it, I know you mentioned it was for children um, but how many I guess in terms of parking and that kind of stuff is it going to accommodate the, the parking going to accommodate the additional square footage and the draw, or ...

Mr Lamarco- yea, it should, its in keeping with what our normal demographics are, um what we found is uh, we have a significant number of families that have kids, and they're coming and we need more space for the kids, so um it really um, as we continue to grow parking can continue to grow but we're really talking about um responding to the current needs of, and the future, current needs of um, our kids and youth ministries.

Mr Nearpass- okay. Is this the only variance that you think you'll need, I'm, you thought through things like signage and everything else that's ...

Mr Lamarco- yea, we, we haven't anticipated any change in signage, um, there is some discussion about um, the greenspace variance, um, which currently would be needed, however I think that could be addressed in a different way because we in the fall, purchased the 5.7 acres directly west of the property, so if you look at um, if I can utilize this, figure out how to utilize this, I mean I'll go over on this side here, so this piece of property here, which is 5.7 acres, which is adjacent to our current property, we purchased that in the fall and if we merge those 2 lots and erase the property line then there is no issue with greenspace whatsoever.

Mr Nearpass- okay, and that's one of the setbacks today, is that the ... we refer to allowable coverage from 40 to 51% is there a, I didn't think that there was a greenspace variance on here tonight ... it is, Adam's looking at me ...

Mr Ryczek- yup, so ...

Mr Nearpass- that's the 40 – 51% ...

Mr Ryczek- yea, there's 4 variances uh, building closer um, building setback reduction, parking front setback reduction, parking side setback reduction, and maximum allowable building coverage ...

Mr Nearpass- okay, so that's the greenspace? ...

Mr Lamarco- can I? ...

Mr Nearpass- when he's referring to greenspace is that ...?

Mr Ryczek- yea.

Mr Nearpass- the building coverage is the one ...

Mr Ryczek- yea, so greenspace is the opposite way of saying building coverage ...

Mr Nearpass- okay, I just wanted to make sure there wasn't a ...

Mr Lamarco- quick question, um, where does the side parking setback come in because I don't think we're making any changes to that?

Mr Ryczek- um, so it looks like ...

Mr Wolfling- Yea, we have a couple spots uh, Ben Wolfling ...

Chairman Reinhardt- I'm sorry, who are you?

Mr Wolfling- Ben Wolfling, Hunt Engineers.

Chairman Reinhardt- thank you.

Mr Wolfling- a consultant, um, we have a couple spots uh, parking on the west and the east side that kind of get into the 10' range on there so we were just requesting the 5' um, that is easy to get around we could reduce the number of spots, it just made sense from the layout perspective ...

Mr Ryczek- based on the site plan they submitted it the west and the north, um ... where your ...

Mr Lamarco- because of the current property line ...?

Mr Ryczek- I, excuse me, its just the west it looks like for the 10' ... yea.

Mr Wolfling- yup, just the west.

Mr Lamarco- and Adam, correct me if I'm wrong, that's because of the current property line and if that ...

Mr Ryczek- that line ...

Mr Lamarco- if we merged it that's not an issue anymore.

Mr Ryczek- correct.

Mr Lamarco- okay, thank you.

Mr Nearpass- no further questions. For now.

Chairman Reinhardt- Alexis?

Ms. Ogra- no questions.

Chairman Reinhardt- Lya?

Ms. Theodoratos- have um, you said earlier that you don't really anticipate many more cars because it, may your increase is because of families with children not so much with the cars, but I, I was going to ask did you do any traffic studies, um was there anything done in anticipation of maybe extra traffic and cars coming in ...

Mr Lamarco- um, traffic in terms of Rt 251? Or in our parking lot?

Ms. Theodoratos- both.

Mr Lamarco- we haven't done any 251 traffic studies.

Ms. Theodoratos- no, no. And with the way the parking lot is now, and then proposed by having, because I saw there's only one way in and out...

Mr Lamarco- currently.

Ms. Theodoratos- um, does that, with these extra parking spots do you think that maybe an issue in the future?

Mr Lamarco- well if you, if you look and I believe it, it should show that part of the expansion here would be to add a second or to utilize the curb cut that's existing for the house, by bringing the parking around so that there is potentially an in, generally an in way and an out way for flow.

Ms. Theodoratos- So, an out would be next to that house that you use for staff housing?

Mr Lamarco- correct.

Ms. Theodoratos- at one, okay. Okay, you answered my question, thank you.

Mr Lamarco- alright, basically the driveway that's already there ...

Ms. Theodoratos- right.

Mr Lamarco- would be tied into the current parking, or the proposed parking and then creates a flow through the parking lot.

Ms. Theodoratos- right, okay. Got it.

Mr Lamarco- which we think would be better.

Ms. Theodoratos- yes, yea, I agree too. Thank you. No more questions.

Mr Lamarco- thank you.

Chairman Reinhardt- Fred? Questions?

Mr Salsburg- would you explain a little bit more about how the kids are protected from 251?

Mr Lamarco- sure, if I can use this pointer and then we'll go that direction again, so currently you see this little nook here in the corner ...

Mr Salsburg- yea.

Mr Lamarco- um, that this whole front building and much of this corner of this building is our youth and children space, so there's a door here and there's a door here where when they come out um, they can come out and potentially if we were to have to utilize this with building, that's going to push kids to be

playing up here in greenspace, rather than putting the building here, now the kids can be in the greenspace that's further away from 251. Does that answer the question?

Mr Salsburg- so it goes over towards the other house ...

Mr Lamarco- so the greenspace ...

Mr Salsburg- behind it, but ...

Mr Lamarco- yea the greenspace, in other words if we put building towards the road, we're not pushing kids towards the road.

Chairman Reinhardt- so if I could just, I'll let you finish Fred, just you were saying here and there, so what you're pointing to is the existing building the kids can exit the building uh and head south towards 251, which is precarious to your point ...

Mr Lamarco- yea.

Chairman Reinhardt- rather have them go either um, would be west or north of the building instead of ...

Mr Lamarco- yea, if you ...

Chairman Reinhardt- heading towards 251.

Mr Lamarco- I don't know if you're looking at the same picture, I'm looking at...

Chairman Reinhardt- I was looking at a black and white ...

Mr Lamarco- can I just come over.

Chairman Reinhardt- sure.

Mr Lamarco- when you talk about this *inaudible* this way ...

Chairman Reinhardt- yup, okay.

Mr Lamarco- so kids are pushed towards greenspace *inaudible* better than ...

Chairman Reinhardt- yea, okay I just, we'll just redo that, I don't know if Amber heard that or not. So, it's basically uh, your discussion with Fred is, you'd rather have them exit or play in the area that's further north, or as far north from 251 as you can.

Mr Lamarco- west and north. Rather than going west and south towards the road.

Chairman Reinhardt- alright.

Mr Lamarco- and I think we all know that 251 can be pretty busy and people don't necessarily care that much about the speed limit, is my observation.

Chairman Reinhardt- okay, Fred ...

Mr Salsburg- have you initiated merging the 2 lots at all yet, to know that there won't be any problems?

Mr Lamarco- um ...

Mr Salsburg- because its vital to your application here.

Mr Lamarco- right, we have not, um I don't know what the, hang up would be, and um, I know Fred you're aware of this, not everyone else is, but um, we closed on the property shortly thereafter I had some pretty major health issues and missed about 4-5 months of time so uh, I was not able to push that along at all, but it is something that's on our radar that we probably will do in the near future especially considering um the current application in front of us and if that becomes a stipulation then ...

Mr Salsburg- that's all I wanted to know.

Chairman Reinhardt- alright, Id like to explore that a little more on the property that you're referring to, that you just purchased. You tell us you don't really have a timetable on when you'd like to merge ...

Mr Lamarco- um, we ...

Chairman Reinhardt- I'm sorry I don't know, is it when or if ...

Mr Lamarco- it's not if ...

Chairman Reinhardt- alright.

Mr Lamarco- we anticipate that they'll be merged, when we purchased the property that the house is currently on, we merged those as well, so again, when we did that, it was um a fairly straight forward process of ...

Chairman Reinhardt- how long did that take?

Mr Lamarco- uh, 2 months.

Chairman Reinhardt- alright.

Mr Lamarco- if I'm remembering correctly.

Chairman Reinhardt- so, even if its another 2-3 months or so, I know there's paperwork and whatnot to do, um, just asking why not wait, do the merge first and then you've eliminated --- that's the second question, how many variances are you going to eliminate the need for if you merge those properties.

Mr Lamarco- I believe all but the front setback.

Chairman Reinhardt- so...

Mr Lamarco- and Adam comment on that probably.

Mr Ryczek- yea, so front building setback and you're moving your parking forward is that correct?

Mr Lamarco- I believe, yes.

Mr Ryczek- so it'd be front building setback, front parking setback reductions. 2 variances.

Chairman Reinhardt- alright, so 2 ...

Mr Ryczek- it'd be eliminating 2, which would be side parking setback and allowable greenspace or building coverage however you want to word it, um so if they do the administrative lot line adjustment merged those parcels that would eliminate half of their variance requests.

Chairman Reinhardt- so you're looking for 4 ...

Mr Lamarco - I can speak to your timetable, I believe.

Chairman Reinhardt- go ahead.

Mr Lamarco- um, so we've been working with our architect and site plan folks um, we've gotten to a point where this plan makes the most sense to us, but recognizing that probably the biggest hurdle is the front setback for the building, we didn't want to go any further until we understood what the Town's position was on that, um I think we could, we could stipulate that we will merge those properties as a part of the approval of those 2 setbacks if we want to do that, and table the other 2 setbacks um, and I believe that would happen before any building um permit would be issued, and we're certainly, we'd be fine with that.

Chairman Reinhardt- alright, lets hold that thought a second.

Mr Lamarco- okay.

Chairman Reinhardt- we've had applicants come before us when they've asked for 3, 4, 5 variances, and it begs the question have you outgrown the property, and when you ask for so many variances, not you, I mean you are asking for 4, but, when an applicant comes asking for more it just seems like you're too big for and you're, growth of churches especially on the heels of COVID, great, wonderful. Sometimes whether businesses or churches or whatnot they just grow so big that they're too big for the parcel. But if you now are saying gee, we're going to merge this and 2 is a lot better than 4, um, so it's a thought ...

Mr Lamarco- sure.

Chairman Reinhardt- at least ...

Mr Lamarco- and to your point that's the reason that those 5.7 acres was critical for us to get, so ...

Chairman Reinhardt- I, if I'm not mistaken, you um, you were here a number of years ago, asked for a variance and I think you got the majority of it, but then it became moot or void when you bought that parcel and the reason for the ask, the greenspace coverage that, it was ... you got the house, right?

Mr Lamarco- it resolved, yes.

Chairman Reinhardt- right, that's a better way to put it, so it got resolved.

Mr Lamarco- yea. And like I said earlier, when we were here before um, you know there were certain things as far as get the parking paved by x time ...

Chairman Reinhardt- yea.

Mr Lamarco- and etc., we were years ahead of all of those timetables and you know again, I just if that gives you confidence that we do what we say and we do a good job with it.

Chairman Reinhardt- well we do, I have to ask anyone from the public want to speak for or against ... uh no. Okay. Uh ...

Mr Nearpass- we got one.

Chairman Reinhardt- Oh, we do.

Mr Larson- I'm actually with the church, so ...

Chairman Reinhardt- okay.

Mr Larson- But I felt the need to say something.

Chairman Reinhardt- you were hiding back there. Sorry go ahead.

Mr Larson- Yea. My name is Arne Larson and I'm on the building committee and member of the church um, I uh, I'm also a civil engineer and um, working with Hunt, I don't work for Hunt, but uh Hunt is here as well. I wanted to say like one of the paramount issues that we were dealing with in developing concepts for this building with the architect is this front setback, some of these other variance requests, the parking lot side setback, the side setback, those are kind of very minor details in my mind because if we went through the lot combination process, those would all go away, we spent a considerable amount of time about trying to direct the architect where to design the building. As Steve, Pastor Steve's point, the front space makes the most sense in regard to how the building operates and where the kids want to be, not out by the road but out in the side, the greenspace there on the side, so Id say, one of the paramount requests here is really just the front setback, so we can kind of have some real direction with the architect as we draw up the plans and, but its, its real money as you know to have an architect continue to draw or pay an engineer like me to do a site plan so, but I'm not doing it, um, but its, its one of the questions we had out of the gate was, lets talk about this setback and with the Towns support a growth towards the street and could we get a front setback, some of those other setbacks or variance requests is something that I feel like we could deal with on our side through a lot combination, the other thing I wanted to mention is the parking requirement, the sanctuary space works for the size of the congregation that we are and we're not proposing to expand the sanctuary with this improvement, we're just looking at classroom spaces for the kids, um, the required parking by the way of the zoning code is based on the sanctuary seating, and so we would still be in compliance with the sanctuary space and the parking required with the layout as shown and the number of parking spaces with the expanse of property we have to the west and to the north, we have options if we felt like we needed to do further additions in the future to accommodate that so, to your point about are we outgrowing , we were very fortunate to have access to the property to the west and to the north um, and so we do have a lot of convertible space on the land as we continue to grow, but uh, I just want to emphasize one of the paramount requests is really the front setback and we really wanted to get the Towns take on that variance first before we continue with the building, so ---

Chairman Reinhardt- its understood the other side of that is, until we really see what the County Planning Board has to say and the gravity that they're thinking about they may think its like no, its okay, you know this is a municipal issue, Victor go ahead do what you like to do, but there are times that the County Planning Board says um, beware and list of all these things, now we can see that it's a much bigger or

multiple issues, than just Victor, its also a county, it is on a State road, so until we really get their feedback ...

Mr Larson- mhm.

Chairman Reinhardt- its tough to predict or give you an idea of what do we tell you, what do you tell the architect, so you know exactly what to do, so we're in a bit of, fact finding issue right now.

Mr Larson- right, and I understand tonight's not a decision night, but it's a night hopefully to at least openly converse, I know that the county is an outside party who might weigh in, will weigh in on the application ...

Chairman Reinhardt- okay I, I don't exactly know what they do but, there will be information that is given to them, um ...

Mr Larson- right.

Chairman Reinhardt- knowing what we found out today, I can't predict what they're going to do ...

Mr Larson- okay.

Chairman Reinhardt- alright.

Mr Wolfe- If I could jump in, my name is Rob Wolfe, I'm the principal for Wolfe Architecture, and I, now that we're talking about the architectural portion I was also the architect on the O'Connell Electric project, on Phillips Road, and if you remember before we put the um, the addition in front of that one as a fairly non-descript building, and in the discussions with O'Connell Electric um, the thought was you know these guys are a pretty major company, they do a lot of great work and they just wanted to update their facade to reflect who they were and that's why I think there's a great partnership here because I see the same thing for Victor Community Church, if you look at the existing building its remarkably similar to O'Connell Electric just very simple, CMU buildings, flat roofs, and now the idea is that they really want to show the building, have the building show the energy that's going on in the church and really reflect that to the street, and so I think the setback is very similar to O'Connell, as an appropriate measure architecturally and the building that we're going to put behind it will announce the church to the street much more effectively than the one that they have. So, just wanted to throw that in.

Chairman Reinhardt- thank you.

Mr Wolfe- yea.

Chairman Reinhardt- so the County planning Board uh I think we heard before will hear this on the 9th?

Ms. Downs- August 9th, yea.

Chairman Reinhardt- August 9th, so we'll meet back on August 21st.

Mr Lamarco- okay.

Chairman Reinhardt- uh, a suggestion, if you would like to start the process of merging those properties, I understand that's not going to be completed, but if you say look, we put our application in and here where

we are, we're showing you a good faith effort of trying to merge, that's probably going to go um, a bit of a way ...

Mr Lamarco- okay.

Chairman Reinhardt- with the board. To say wow, okay they mean what they say, they say what they mean, and we'll see where you go with it ...

Mr Lamarco- I'm, I have no problem with that.

Chairman Reinhardt- when do you want to uh, lets just presume, everything goes as smooth as you'd like, when do you want to break ground?

Mr Lamarco- well like the previous applicant, yesterday.

Chairman Reinhardt- okay.

Mr Lamarco- um, its, as soon as uh we decide on the contractor and set our timetables in motion, but ...

Chairman Reinhardt- okay.

Mr Lamarco- we, we are, if I'm honest, we're playing a little bit of catch up with our kids and youth being cramped, and we're just, that's why I said earlier, its critically needed space, so we're trying to catch up.

Chairman Reinhardt- Good.

Mr Lamarco- yea.

Chairman Reinhardt- okay. Good problem to have.

Mr Lamarco- it is. Yea.

Chairman Reinhardt- Great, anyone else have any questions? --- Alright, good.

Mr Lamarco- thanks everybody.

Chairman Reinhardt- appreciate your time.

Mr Lamarco- we appreciate it.

Chairman Reinhardt- we'll see you on the 21st.

Mr Lamarco- thank you.

Chairman Reinhardt- Adam, anything for us?

Mr Ryczek- nothing today, Mike.

Chairman Reinhardt- Ed?

Mr Kahovec- no, just that I'll be your guy for the rest of the year. That's it.

Chairman Reinhardt- very good. Anyone else? --- We're all good, we're all good? ---

MOBILE GRAPHICS, 7120 Lane Road **TABLED 8/7/23** 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.

On a motion made by Mike Reinhardt and seconded by Alexis Ogra the meeting was adjourned at 7:45 pm.