

RESULTS

TOWN OF VICTOR ZONING BOARD OF APPEALS AMENDED AGENDA

December 19, 2016 – 7:00 p.m.

Town of Victor Town Hall, 85 E. Main St. Victor, NY 14564

7:00 p.m. Approval of minutes – 12/05/2016

OPEN PUBLIC HEARING

1. INTEGRATED SYSTEMS – BUILDING SETBACKS

APPROVED

7588 Main Street Fishers (County Road #42)

Appl. No. 24-Z-2016

The applicant requests permission for the expansion of a light industrial use on an existing corner lot containing a pre-existing, non-conforming structure, whereas a non-conforming structure cannot be enlarged.

Proposed is the construction of two additions to the existing structure and construction of a new building to the north on the same property. The new additions and the new building would not meet the 80 foot front setback requirements on both frontages, Fishers Run and County Road #42. Also proposed is parking that is less than 80 feet from Fishers run, whereas the Code indicates that parking is not allowed less than 80 feet from the road right-of-way.

NEW PUBLIC HEARINGS

2. SIX 50 - SIGNS

TABLED

7217 State Route 96

Appl. No. 26-Z-2016

Applicant is requesting to place two sets of entrance and exit signs which have the logo of the business on them at the two access drives whereas Section 165-5B(1) states that only one freestanding monument building identification sign may be installed which identifies the name of the building or plaza.

One set of the signs is located on a different property than the business whereas Section 165-6 states that business use signs must advertise a bona fide business conducted on the premise where the sign is located.

3. HACKEL – GARAGE

APPROVED

8032 Taylor Road

Appl. No. 27-Z-2016

Applicant is requesting to place a 24’x 28’ garage forward of front line of existing residence whereas Section 211-31G(2) indicates that an accessory structure is not allowed forward of the front line of the principal structure.

Determination upheld that a wellness/fitness center is not a permitted use in a Light Industrial

INTERPRETATION

- 4. SmoothFIT LLC, requests an interpretation of whether their intended business use at 7871 Lehigh Crossing #2, Victor, NY is compatible with Code §211-24A, permitted uses in a Light Industrial zoned District. The property is owned by Blue Stone Creek Development LLC, 180 South Winton Rd, Rochester, NY 14618. (Appl. No. 28-Z-2016)

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.