

TOWN OF VICTOR ZONING BOARD OF APPEALS

June 6, 2016 – 7:00 p.m.
Town of Victor Town Hall, 85 E. Main St. Victor, NY 14564

7:00 p.m. Approval of minutes – 4/18/2016 and 5/16/2016

PUBLIC HEARING

1. ZOETEK – SIGN (Area Variance)

668 Phillips Road

Appl. No. 6-Z-16

Applicant is requesting to add additional panels and enlarge their existing monument sign to accommodate the sign panels of tenants that will be leasing space in the building, whereas, Code Section 165-5B(1) states that freestanding signs should identify buildings or plazas and not individual businesses and that the sign is not to exceed 20 square feet in total area.

The County considers this a Class 2 action. They have recommended disapproval and therefore a super majority is needed to approve the variance.

2. CITY TAVERN – COVERED PATIO (Area Variance)

7635 State Route 96

Appl. No. 7-Z-16

Applicant is requesting a 52 foot front setback to construct a covered outdoor seating area, whereas Schedule II, Area and Height Requirements for Commercial Districts requires an 80 foot front setback.

On September 14, 2001 the New York State Supreme Court allowed a building setback of 73 feet and a parking setback of 70 feet. On May 10, 2016 the Town of Victor Planning Board approved an outdoor seating area with a 52 foot setback.

3. POOLER PARK, LLC – 7575 HANNAN PKWY (Area Variances)

7575 Hannan Parkway

Appl. No. 8-Z-16

Applicant is requesting to have a motor vehicle repair facility 680 feet from the boundary of a residential district, whereas §211-24A(9)(b) states that a motor vehicle repair facility shall be at least 1,000 feet from any residentially zoned district. The applicant also requests to allow a crushed stone access road, whereas §211-24A(9)(d) states that all access roads must be paved.

4. JONATHAN FRIEDLANDER BARN – SETBACK (Area variance)

657 Old Dutch Road

Appl. No. 9-Z-16

Applicant is requesting to construct a barn with a 25 foot front setback, whereas Schedule II, Area and Height Requirements for Residential Districts requires a 40 foot front setback. Mr. Friedlander obtained a permit to construct the barn in September 2015, however, since then road work has begun on Old Dutch Road and the right-of-way has moved 15 feet closer to the proposed construction, therefore requiring an area variance.

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.