

# TOWN OF VICTOR ZONING BOARD OF APPEALS

Victor Town Hall, 85 East Main Street, Victor, NY

**Monday, February 6, 2023 – 7:00 p.m.**

**7:00 p.m. Pledge of Allegiance**

7:05 p.m. Approval of minutes – January, 17, 2023

## PUBLIC HEARING

**Valentown Plaza, 7724 St Rt 96 and 300 High St** **TABLED 3/6/23** 24-Z-2022  
seeking an area variance to allow a freestanding monument sign 74 SF in total identifying a specific business (4 to be identified) where §165-5 B. (1) states one freestanding monument building identification sign may be installed which identifies the name of the building or plaza but does not identify any specific business. A building identification sign may be freestanding, not to exceed 10 feet in height and 20 square feet in total area. The sign will have multiple typeface fonts where §165-4 (4) states No more than two typeface fonts may be used on any one sign or group of signs indicating one message and will advertise for the use on an adjacent parcel where §165-6 D states Unrelated signs. Business use signs must advertise a bona fide business conducted on the premise where the sign is located.

**211 High Point** 01-Z-2023  
Seeking an area variance to allow a 12' front setback on Lot 4 High Point Business Park for construction of a terrace where §211-24.4. A states 30' is required.

**Billett, 1180 Louise Way** 02-Z-2023  
seeking an area variance for a hot tub to be placed 2-3' from the property line where §211-27.6.A Planned Development District Regulations which defers to §211- 20. C. which states Accessory uses, generally. Accessory uses, such as storage sheds, must observe a fifteen-foot property line setback on residentially zoned property unless otherwise specified herein

**TED COLLINS, 8,000 St Rt 251** 03-Z-2023  
seeking a use variance to repurpose the second floor of the building as an employee living space where §211-24 C. (8) states Prohibited uses. Prohibited uses shall be as follows: Residential uses.