

LEGAL NOTICE
TOWN OF SWEDEN

NOTICE IS HEREBY GIVEN, that, pursuant to the provisions of Section 267 of the Town Law and the Zoning Ordinance of the Town of Sweden, a public hearing will be held by the Zoning Board of Appeals of the Town of Sweden, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 6 p.m. on Thursday, May 9, 2024, to hear all persons interested in the following:

Application of 4871 Lake Road Brockport SRE, LLC, 1657 East Avenue, Rochester, New York, for five (5) area variances. The applicant is proposing to redevelop the site with a new ±4,700 sq. ft. quick serve restaurant located at 4871 Lake Road South, Brockport, New York, in B-1, Retail-Commercial Zoning District. The requested variances are as follows:

1. 16.3 ft. front setback (43.6 ft. proposed for building and 15.1 ft. proposed from canopy where 75 ft. is required).
2. 17.5 ft. side setback (7.5 ft. from canopy proposed where 25 ft. is required).
3. 7% greenspace (23% proposed where 30% is required).
4. 4.7 ft. perimeter buffer (2.8 ft. proposed where 7.5 ft. is required).
5. 15.1 ft. front parking area (9.9 ft. proposed where 25 ft. is required).

Town of Sweden Ordinance §175-40 Regulations applicable in all business districts.

B. In addition to vehicular loading and parking requirements, each individual unattached principal building site shall have a perimeter buffer zone of 7 ½ feet in width. All perimeter buffer zones shall be landscaped, shall have decorative plantings, and shall be constructed to prevent the cross flow of vehicular traffic at other than designated locations. §175-41 B-1 Business District, E. Lot and area requirements in the Retail Business District shall be as follows: (4) (a) Front: 75 ft., (b) Side: 25 ft., (6) Open area requirement. At least 30% of the total lot area shall remain open and unused. (7) Use of frontal area. Employee and customer parking is permitted on all except a strip of land 25 feet in depth adjacent to the public highway boundary, which strip of land shall remain vacant, unused, and clear for visibility, to be curbed, fenced, or otherwise rendered impassable to vehicles and set aside for lawn or landscaped, with advertising signs permitted in accordance with the sign provisions of this chapter.

The property is owned by 4871 Lake Road, Brockport SRE, LLC, tax account number 083.02-1-19.

Information is on file in the Town offices and may be inspected during regular business hours.

TOWN OF SWEDEN
Robert A. Carges, Chairperson
Zoning Board of Appeals