



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JUNE 7, 2016**

**Work Session: 6:30 p.m.**

**Meeting: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

#### **Roll Call**

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

#### **Pledge of Allegiance**

#### **Additions/Deletions to the Agenda**

#### **Announcements**

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**Old Business:**

1. Applicant: Majed Shaibi  
Location: 14 Ballad Avenue  
Mon. Co. Tax No.: 074.06-1-1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (129± linear feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L

**New Business:**

1. Applicant: Bell Atlantic Mobile of Rochester, L.P. (d.b.a. Verizon Wireless)  
Location: 2419 Latta Road  
Mon. Co. Tax No.: 045.20-1-1.11  
Zoning District: R1-44 (Single-Family Residential)  
Request:
  - a) A special use permit for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (128 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway. Sec. 211-56 A
  - b) An area variance for the use of barbed wire (196± linear feet) on top of a fence, where the use of barbed wire or other similar strands of sharpened enclosure material shall not be permitted, except as provided in Section 211-49. Sec. 211-46 E

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2. Applicant: Sandra Ranallo  
Location: 71 Shoreway Drive  
Mon. Co. Tax No.: 026.03-2-23  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed shed (8.0 feet x 10.0 feet; 80.0 square feet) to be located in the front yard of a waterfront lot with lot area less than 18,000 square feet, where accessory structures, including sheds, are permitted in rear yards only. Sec. 211-11 E (2) (a), Sec. 211-11 E (3)  
b) An area variance for an existing deck (189.0± square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)
3. Applicant: Marlands Shore Association, Inc  
Location: 123 Shoreway Drive  
Mon. Co. Tax No.: 026.03-2-9  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed shed (12.0 feet x 16.0 feet; 192.0 square feet) on a vacant lot, resulting in two (2) accessory structures to be located on a lot without a principal building, instead of the one (1) accessory structure (picnic shelter) granted by the Board of Zoning Appeals on April 3, 2001. Sec. 211-5 (Structure, Accessory)
4. Applicant: Barry DeHond  
Location: 52 Albury Drive  
Mon. Co. Tax No.: 058.02-7-53  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed enclosed porch addition (13.8 feet x 15.3 feet; 211.1 square feet) to have a rear setback of 26.0± feet, instead of the 45.0 feet minimum required. Sec. 211-11 D (2), Table I

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5. Applicant: Michael Neary  
Location: 320 Lowden Point Road  
Mon. Co. Tax No.: 026.18-1-23  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed principal structure addition (16.0 feet x 32.0 feet; 512.0 square feet) to have a rear setback of 31.0 feet, instead of the 39.0 feet minimum required. Sec. 211-11 D (2), Table I
6. Applicant: Richard Schiffhauer  
Location: 307 & 315 North Drive  
Mon. Co. Tax No.: 026.14-1-25 & 026.14-1-24  
Zoning District: R1-E (Single-Family Residential)  
Request: Following the combination of the aforementioned lots, the following variances for accessory structures:  
a) An area variance for total gross floor area of 1511.8± square feet in all accessory structures, instead of the 1000 square feet maximum permitted for lots with lot area of 16,000 square feet to one (1) acre. Sec. 211-11 E (1), Table I  
b) An area variance for a proposed in-ground pool (20.0 feet x 40.0 feet; 800.0 square feet) to be located in the side yard of a waterfront lot, where accessory structures, such as pools, are permitted in rear yard only. Sec. 211-11 E (3)

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7. Applicant: Frank Momano  
Location: 358 South Drive  
Mon. Co. Tax No.: 026.18-4-23  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed detached garage (12.0 feet x 20.0 feet; 240.0 square feet) to have a rear setback of 2.8 feet (measured from the south right-of-way line of South Drive), instead the 25.0 feet minimum required. Sec. 211-11 E (1), Table I  
b) An area variance for a proposed detached garage (12.0 feet x 20.0 feet; 240.0 square feet) to have a (east) side setback of 0.23 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I  
c) An area variance for a proposed detached garage (12.0 feet x 20.0 feet; 240.0 square feet) to have a proposed driveway length of 2.8 feet, instead of the 22.0 feet minimum required. Sec. 211-41 G  
d) An area variance for a proposed lot coverage of 38.5%, instead of the 35.4% granted by the Board of Zoning Appeals on August 4, 1998. Sec 211-11 D (2), Table I  
e) An area variance for an existing deck (93.0± square feet) to be located in the (west) side yard, where accessory structures, such as decks, are permitted only in a rear yard. Sec. 211-11 E (3)  
f) An area variance for an existing 6.0-foot-high, closed-construction fence (47.0± linear feet) to be located on a deck in the front and side yard, where fences on decks are to be located only in a rear yard. Sec. 211-47 C (1)  
g) An area variance for an existing 6.0-foot-high, closed-construction fence (23± linear feet) to be located on a deck, to have a (west) side setback of 1.0 to 5.9 feet, instead of the 6.0 feet minimum required. Sec. 211-47 C (2) Sec. 211-11 D (2), Table 1
8. Applicant: Eastwest Energy Corporation  
Location: 1315 Maiden Lane  
Mon. Co. Tax No.: 074.07-8-5  
Zoning District: BR (Restricted Business)  
Request: An area variance for a proposed 15,000-gallon underground fuel storage tank, instead of the 10,000-gallon maximum permitted in non-residential zoning districts. Sec. 211-26 C (1) (a)

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9. Applicant: Wegman's Food Markets, Inc.  
Location: 3177 Latta Road  
Mon. Co. Tax No.: 045.03-3-13.101  
Zoning District: BG (General Business)  
Request: An area variance for a proposed second building-mounted sign ("Pharmacy"; 2.3 feet x 20.7 feet; 47.6 square feet), instead of the one (1) 300-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
10. Applicant: Vanderstynne Toyota  
Location: 4374 West Ridge Road  
Mon. Co. Tax No.: 073.01-1-1.11  
Zoning District: BG (General Business)  
Request: An area variance for a proposed third building-mounted sign ("Service Reception"; 1.3 feet x 14.4 feet; 18.7 square feet), instead of the two (2) building-mounted signs with a total area of 112.5 square feet granted by the Board of Zoning Appeals on October 26, 1993. Sec. 211-52 B (2) (a) [1], Table VII
11. Applicant: Vision Hyundai  
Location: 3740 West Ridge Road  
Mon. Co. Tax No.: 073.02-1-72.2  
Zoning District: BG (General Business)  
Request: An area variance for the temporary outdoor storage or display of goods, merchandise or materials (motor vehicles) in existing parking spaces, where said storage or display shall not impede the passage of pedestrians, fire lanes, driveways or any parking spaces. Sec. 211-25 B (2)

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12. Applicant: Morgan Ridgecrest, LLC  
Location 1946 & 1960 West Ridge Road  
Mon. Co. Tax No.: 074.15-11-27 & 074.16-2-22  
Zoning District: BR (Restricted Business)  
Request: a) An area variance for a proposed lot coverage of 20.8%, instead of the 15% maximum permitted. Sec. 211-17 B (4), Table III  
b) An area variance for a second (west side) building-mounted sign ("Qdoba Mexican Eats"; 2.8 feet x 12.5 feet; 31 square feet), instead of the one (1) 44-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII  
c) An area variance for a third (north side) building-mounted sign ("Qdoba"; 3.8 feet x 6.3 feet; 23.9 square feet), instead of the one (1) 44-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

**ADJOURNMENT:**

**NEXT MEETING: June 21, 2016**