



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JUNE 21, 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**

BOARD OF ZONING APPEALS AGENDA  
June 21, 2016

**Old Business:**

1. Applicant: James Pilkenton  
Location: 165 Barcrest Drive  
Mon. Co. Tax No.: 060.09-5-16  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for an existing principal structure to have a (south) side setback of 6.4 feet, instead of the 7.6 feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
  - b) An area variance for an existing deck (1334.8± square feet) to have a (north & west) side setback of 0.0 feet, instead of the 8.0 feet minimum required. Sec. 211-11 E (1), Table I
  - c) An area variance for existing accessory structures, totaling 1083.4± square feet, instead of the 972.0 square feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 E (1), Table I
  - d) An area variance for proposed lot coverage of 42.8%, instead of the 28% granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
  - e) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (35.3± linear feet) to have a (north) side setback of 0.0 to 7.4 feet, instead of the 8.0 feet minimum required. Sec. 211-47 C (2)
  - f) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (20± linear feet) to have a rear setback of 0.0 feet, instead of the 36.8 feet minimum required. Sec. 211-47 C (2)
  - g) An area variance for an existing closed-construction fence (67± linear feet) to have a height ranging from 7.3± feet to 8.7± feet (measured from the top of said fence to the ground directly beneath it), instead of the 6.0 feet maximum permitted. Sec. 211-47

BOARD OF ZONING APPEALS AGENDA  
June 21, 2016

2. 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
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)

BOARD OF ZONING APPEALS AGENDA  
June 21, 2016

**New Business:**

1. Applicant: Michael MacNaughton  
Location: 32 Guinevere Drive  
Mon. Co. Tax No.: 073.02-4-47  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an existing 12.0-foot-high, closed-construction fence (16± linear feet) located in the rear yard, instead of the 8.0-foot-high, closed-construction fence granted by the Board of Zoning Appeals on July 15, 2014. Sec. 211-47
  
2. Applicant: Gabrielle Riorden  
Location: 464 Red Apple Lane  
Mon. Co. Tax No.: 059.08-1-54  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed 12-foot-high, closed-construction fence (156.6± linear feet) to be located in the rear yard, where fences in rear yards shall not exceed 6.0 feet in height. Sec. 211-47

BOARD OF ZONING APPEALS AGENDA  
June 21, 2016

3. Applicant: Robert Burkowski  
Location: 2472 Edgemere Drive  
Mon. Co. Tax No.: 026.15-1-53  
Zoning District: R1-E (Single-Family Residential)  
Request:
- a) An area variance for a proposed detached garage (24.0 feet x 48.0 feet; 1152.0 square feet), resulting in a total gross floor area of 1254 square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots with lot area less than 16,000 square feet. Sec. 211-11 E (1), Table I
  - b) An area variance for a proposed detached garage (24.0 feet x 48.0 feet; 1152.0 square feet) to have a height of 20.0 feet, instead of the 17.0 feet maximum permitted. Sec. 211-11 E (1), Table I
  - c) An area variance for an existing deck (23.3 feet x 36.6 feet; 863.8 square feet) located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted only in rear yards, and for said deck to have a front setback of 123.5± feet (measured from the north right-of-way line of Old Edgemere Drive), instead of the 121.5± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
  - d) An area variance for an existing deck (23.3 feet x 36.6 feet; 863.8 square feet) located in the front yard of a waterfront lot to have a (east) side setback of 0.5 feet, instead of the 6.0 feet minimum required, and for said deck to have a (west) side setback of 0.45 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
  - e) An area variance for an existing second-story deck (5.8 feet x 13.3 feet; 77.1 square feet) located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted only in rear yards, and for said deck to have a (east) side setback of 5.49 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
  - f) An area variance for an existing 6.0-foot-high, closed-construction fence (approximately 15.4± linear feet) located in a waterfront yard, where fences in a waterfront yard lot shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A

BOARD OF ZONING APPEALS AGENDA  
June 21, 2016

4. Applicant: Lois Buscemi  
Location: 444 Melwood Drive  
Mon. Co. Tax No.: 088.02-3-46  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed deck (147.4± square feet) to be located in a side yard, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)
5. Applicant: West Herr Automotive Group  
Location: 4545 West Ridge Road  
Mon. Co. Tax No.: 073.01-3-11  
Zoning District: BG (General Business)  
Request: a) An area variance for a proposed third building-mounted sign ("Ford"; 3.5 feet x 8.0 feet; 28.0 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII  
b) An area variance for a proposed fourth building-mounted sign ("Service"; 1.6 feet x 12.8 feet; 20.5 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII  
c) An area variance for a proposed fifth building-mounted sign ("Quick Lane: Tire & Auto Center"; 3.0 feet x 14.1 feet; 42.3 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII  
d) An area variance for a proposed sixth building-mounted sign ("Quick Lane: Tire & Auto Center"; 3.0 feet x 5.0 feet; 15.0 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

BOARD OF ZONING APPEALS AGENDA  
June 21, 2016

6. Applicant: Rochester's Cornerstone Group, Ltd.  
Location: 3 GBC Parkway  
Mon. Co. Tax No.: 074.14-2-5.2  
Zoning District: RMS (Multiple-Family Residential – Senior Citizen)  
Request: a) An area variance for a proposed parking area (235± linear feet) to be located 16.0± feet from a lot line, instead of the 30.0 feet minimum required. Sec. 211-14 H, Table II  
b) An area variance for a proposed parking area (260± linear feet) to be located 0.0 feet from a lot line, instead of the 5.0 feet granted by the Board of Zoning Appeals on October 16, 2012. Sec. 211-14 H, Table II

**ADJOURNMENT:**

**NEXT MEETING: July 5, 2016**