



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JULY 19, 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: 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) 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) 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) 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
 - h) An area variance for an existing shed (6.7 feet x 6.7 feet; 44.9 square feet) located in a side yard, where accessory structures, such as sheds, are permitted only in rear yards. Sec. 211-11 E (3)

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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: 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

New 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: a) A public hearing for the Board of Zoning Appeals to consider whether or not a successive application, brought forth within a one (1)-year period, is the same or substantially the same as the application denied by the Board of Zoning Appeals on June 7, 2016. Sec. 211-62 A
b) An area variance for a proposed 6.0-foot-high, closed-construction fence (97± linear feet) to be located in a front yard, where fences in front yards shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L

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2. Applicant: Christina Tanski
Location: 429 Woodsong Lane
Mon. Co. Tax No.: 046.02-3-67
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 6.0-foot-high, closed-construction fence (105± linear feet) to be located in a front yard, where fences in front yards shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 L
b) An area variance for a proposed 6.0-foot-high, closed-construction fence (20± linear feet) to be located on a corner lot in the portion of the rear yard which adjoins the front yard of an adjoining lot, where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (1)
3. Applicant: Lynn Cucinelli
Location: 1800 Manitou Road
Mon. Co. Tax No.: 073.03-1-22.2
Zoning District: R1-18 (Single-Family Residential)
Request: An area variance for a proposed detached garage (20.0 feet x 30.0 feet; 600.0 square feet), resulting in a total gross floor area of 2937 square feet in all accessory structures, instead of the 2337 square feet granted by the Board of Zoning Appeals on July 19, 2011. Sec. 211-11 E (1), Table I
4. Applicant: Scott Delgatti
Location: 399 South Drive
Mon. Co. Tax No.: 026.18-2-46
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed detached garage (30.0 feet x 40.0 feet; 1200.0 square feet) resulting in a total gross floor area of 1709± square feet in all accessory structures, instead of the 1000 square feet maximum gross floor area permitted for lots with a lot area of 16,000 square feet to one (1) acre. Sec. 211-11 E (1), Table I

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5. Applicant: Indus Real Estate II, Inc.
Location: 1271 Long Pond Road & 2585 West Ridge Road
Mon. Co. Tax No.: 074.14-3-10 & 074.14-3-13
Zoning District: BR (Restricted Business)
Request:
- a) An area variance for a proposed freestanding sign to have a sign area of 164.8 square feet (10.3 feet x 16.0 feet, including decorative support area), instead of the 40.0 square feet maximum permitted. Sec 211-52 B (1) (d), Table VI
 - b) An area variance for a proposed freestanding sign to have a setback of 5.0 feet (measured from the south right-of-way line of West Ridge Road), instead of the 15.0 feet minimum required. Sec. 211-52 B (1) (b) [1]
 - c) An area variance for a proposed freestanding sign to have a height of 25.0 feet, instead of the 20.0 feet maximum permitted. Sec. 211-52 B (1) (c)
 - d) An area variance for a proposed second freestanding sign with a sign area of 164.8 square feet (10.3 feet x 16.0 feet, including decorative support area) for a business center, instead of the one (1) 40.0-square-foot freestanding sign permitted. Sec. 211-11-52 B (1) (a) [2], Sec. 211-52 B (1) (d), Table I
 - e) An area variance for a proposed second freestanding sign to have a height of 25.0 feet, instead of the 20.0 feet maximum permitted. Sec. 211-52 B (1) (c)
 - f) An area variance for 59 proposed parking spaces in a business center, instead of the minimum 83 parking spaces required. Sec. 211-45 S (1)

ADJOURNMENT:

NEXT MEETING: August 2, 2016