



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

AUGUST 16, 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: 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

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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: 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 (92± 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
b) An area variance for a proposed 6.0-foot-high, closed-construction fence (30± linear feet) to be located in the clear visibility portion of a lot, where fences in the clear visibility portion of a lot shall not exceed 3.0 feet in height and shall be of open construction. Sec. 211-46 D

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4. 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)

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5. Applicant: 4320 West Ridge, LLC
Location: 4232-4350 West Ridge Road
Mon. Co. Tax No.: 073.01-1-3, 073.01-1-4, 073.01-1-5, 073.01-1-6, 073.01-1-7,
073.01-1-21, 073.01-2-63, 073.01-2-64.111, 073.01-2-64.12,
073.01-2-68.1 (part)
Zoning District: BG (General Business)
Request: a) A special use permit to operate a motor vehicle service
station. Sec. 211-17 C (3) (b) [2], Sec. 211-35
b) A special use permit to operate a gasoline dispensing station.
Sec. 211-17 C (3) (b) [1], Sec. 211-34
c) An area variance for a proposed gasoline dispensing canopy
to have an area of 5640 square feet, instead of the 1500 square
maximum permitted. Sec. 211-34 C

New Business:

1. Applicant: Mary Smith
Location: 2734 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-10
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed two-story addition (351±
square feet each story; 702± square feet total) to have a (west)
side setback of 3.37 feet, instead of the 6.0 feet minimum
required. Sec. 211-11 D (2), Table I
b) An area variance for a proposed two-story addition (351±
square feet each story; 702± square feet total) to have a rear
setback of 14.5± feet (measured from the north right-of-way line
of Old Edgemere Drive), instead of the 29.5 feet minimum
required. Sec. 211-11 D (2), Table I

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2. Applicant: Paul Barkley
Location: 3622 Latta Road
Mon. Co. Tax No.: 044.03-1-15
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed deck (8.5 feet x 9.0 feet; 76.5 square feet) to be located in the front yard, where accessory structures, such as decks, are permitted only in rear yards; and for said deck to have a front setback of 59.0 feet (measured from the north right-of-way line of Latta Road), instead of the 194.4 feet minimum established by the neighborhood average. Sec. 211-11 D (2), Table I, Sec. 211-11 D (1) (b), Sec. 211-11 E (3)
3. Applicant: Polo Casiano
Location: 354 Oakwood Road
Mon. Co. Tax No.: 075.33-10-36.2
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed lot coverage of 35.6%, instead of the 25% maximum permitted. Sec. 211-11 D (2)
b) An area variance for a proposed aboveground pool (21-foot-diameter; round) to be located 8.0± feet from an existing shed, instead of the 10.0 feet minimum required. Sec. 114.12.1 B (2)
c) An area variance for an existing shed (8.0 feet x 8.2 feet; 65.6 square feet) to have a (south) side setback of 2.7 feet, instead of the 4.0 feet minimum required, and for said shed to have a rear setback of 2.2 feet, instead of the 4.0 feet minimum required. Sec. 211-11 E (1), Table I

ADJOURNMENT:

NEXT MEETING: September 6, 2016