



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 6, 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: 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

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New Business:

1. Applicant: Phillip Wegman
Location: 130 Hogan Point Road
Mon. Co. Tax No.: 025.02-1-10.111
Zoning District: R1-44 (Single-Family Residential)
Request: The following area variances are required in order to subdivide Lot CR-4 of the Wegman Subdivision to form Lots 501 and DR-4:
- Lot 501
- a) An area variance for a total gross floor area of 4071± square feet in all existing accessory structures, instead of the 1250 square feet maximum gross floor area permitted for accessory structures on lots with a lot area greater than one (1) acre. Sec. 211-11 E (1), Table I
- Lot DR-4
- a) An area variance for an existing shed (8.2 feet x 8.2 feet; 67.2 square feet) located on a vacant lot without a principal building. Sec. 211-5 (Structure, Accessory)
- b) An area variance for an existing shed (12.0 feet x 12.0 feet; 144.0 square feet), resulting in two (2) accessory structures located on a vacant lot without a principal building. Sec. 211-5 (Structure, Accessory)
- c) An area variance for an existing pavilion (20.0 feet x 30.0 feet; 600.0 square feet), resulting in three (3) accessory structures located on a vacant lot without a principal building. Sec. 211-5 (Structure, Accessory)
- d) An area variance for an existing detached garage (2785± square feet), resulting in four (4) accessory structures located on a vacant lot without a principal building. Sec.211-5 (Structure, Accessory)
- e) An area variance for a total gross floor area of 2996.2± square feet in all existing accessory structures, instead of the 1250 square feet maximum gross floor area permitted for accessory structures on lots with a lot area greater than one (1) acre. Sec. 211-11 E (1), Table I

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2. Applicant: Dorre Tubbs
 Location: 2422 Edgemere Drive
 Mon. Co. Tax No.: 026.15-1-61.1
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed 4.0-foot-high, open-construction fence (32± 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. Sec. 211-46 D

3. Applicant: Robert Burris
 Location: 32 Putney Place
 Mon. Co. Tax No.: 058.01-3-47
 Zoning District: R1-44 (Single-Family Residential)
 Request: a) An area variance for a proposed attached garage addition (16.0 feet x 25.0 feet; 400.0 square feet), resulting in a total gross floor area of 1610.2± square feet in all accessory structures, where 1000 square feet is the 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
 b) An area variance for an existing shed 10.0 feet x 18.5 feet; 185.0 square feet) to have a (south) side setback of 1.4± feet, instead of the 10.0 feet minimum required; and for said shed to have a (east) rear setback of 5.5± feet, instead of the 10.0 feet minimum required. Sec. 211-11 E (1), Table I

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4. Applicant: Wayne Edgcombe
Location: 102 Pointe Vintage Drive
Mon. Co. Tax No.: 059.03-2-58
Zoning District: R1-18 (Single-Family Residential)
Request: a) An area variance for a proposed attached garage addition (10.0 feet x 37.0 feet; 370.0 square feet) to have a (west) side setback of 3.2 feet, instead of the 10.0 feet minimum required. Sec. 211-11 D (2), Table I
b) An area variance for a proposed attached garage addition (10.0 feet x 37.0 feet; 370.0 square feet), resulting in a total gross floor area of 1194 square feet in all accessory structures, where 1000 square feet is the 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

5. Applicant: Robert Spratt
Location: 20 Damsen Road
Mon. Co. Tax No.: 045.16-2-11
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed aboveground pool (18-foot-diameter; round) to be located in a side yard, where accessory structures, such as pools, are permitted only in rear yards. Sec. 211-11 E (3)
b) An area variance for a proposed pool deck (10.0 feet x 10.0 feet; 100.0 square feet) to be located in side yard, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)

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6. Applicant: Shaun Sick
Location: 94 Crossgate Road
Mon. Co. Tax No.: 088.03-2-29
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed in-ground pool (16.0 feet x 34.0 feet; 544.0 square feet) to be located 6.0± feet (measured from the water's edge) from an existing principal building (single-family dwelling), instead of the 10.0 feet minimum required. Sec. 114.12.1 B (2)
b) An area variance for a proposed in-ground pool (16.0 feet x 34.0 feet; 544.0 square feet) to have a (east) rear setback of 4.0± feet (measured from the water's edge), instead of the 9.0 feet minimum required. Sec. 211-11 E (1), Table I
c) An area variance for a proposed in-ground pool (16.0 feet x 34.0 feet; 544.0 square feet) to be located 6.0± feet (measured from water's edge) from an existing shed, instead of the 10.0 feet minimum required. Sec. 114.12.1 B (2)
7. Applicant: Edward Mascadri
Location: 10 Putney Place
Mon. Co. Tax No.: 058.01-3-4
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed attached garage addition (16.0 feet x 24.7 feet; 395.2 square feet), resulting in a total gross floor area of 1086.8 square feet in all accessory structures, where 1000 square feet is the 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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8. Applicant: BLDG 502, LLC
Location: 1245 Lee Road
Mon. Co. Tax No.: 089.15-2-14
Zoning District: IG (General Industrial)
Request: a) An area variance for a proposed second (north side) building-mounted sign (#Snap Burger & Fries; 6.5 feet x 7.4 feet; 48.1 square feet), instead of the one (1) 67.5 square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
b) An area variance for a proposed third (west side) building-mounted sign (#Snap Burger & Fries; 7.5 feet x 7.5 feet; 56.3 square feet), instead of the one (1) 67.5 square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

ADJOURNMENT:

NEXT MEETING: September 20, 2016