



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 20, 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
September 20, 2016

Old Business:

1. 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

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 (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

BOARD OF ZONING APPEALS AGENDA
September 20, 2016

3. 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)
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

BOARD OF ZONING APPEALS AGENDA
September 20, 2016

New Business:

1. Applicant: Philip Gombatto
Location: 75 Jade Creek Drive
Mon. Co. Tax No.: 044.02-3-11.1
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), resulting in a total gross floor area of 1192.2± 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

2. Applicant: John DeMunck
Location: 55 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-28
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed hot tub (6.0 feet x 6.0 feet; 36.0 square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as hot tubs, are permitted only in rear yards. Sec. 211-11 E (3)
 - b) An area variance for a proposed shed (12.0 feet x 12.0 feet; 144.0 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 only in rear yards. Sec. 211-11 E (2) (a), Sec. 211-11 E (3)

3. Applicant: Stephen Klaassen
Location: 1599 Edgemere Drive
Mon. Co. Tax No.: 034.08-1-58
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed shed (10.0 feet x 16.0 feet; 160.0 feet) to be located in a side yard, where accessory structures, such as sheds, are permitted only in rear yards. Sec. 211-11 E (3)

BOARD OF ZONING APPEALS AGENDA
September 20, 2016

4. Applicant: Joanne Scarlata
Location: 53 Creekwood Drive
Mon. Co. Tax No.: 074.10-6-3
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed garage addition (20.0 feet x 21.2 feet; 424.0 square feet) to have a (west) side setback of 5.1 feet, instead of the 7.2 feet minimum required. Sec. 211-11 D (2), Table I
b) An area variance for a proposed garage addition (20.0 feet x 21.2 feet; 424.0 square feet) resulting in a total gross floor area of 1016.8± square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots with a lot area less than 16,000 square feet. Sec. 211-11 E (1), Table I
c) An area variance for an existing shed (7.9 feet x 10.1 feet; 79.8 square feet) with a (west) side setback of 1.6± feet, instead of the 4.0 feet minimum required. Sec. 211-11 E (1), Table I
5. Applicant: Elaine Ainsworth
Location: 574 Manitou Beach Road
Mon. Co. Tax No.: 017.03-2-22
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed in-ground pool (12.0 feet x 24.0 feet; 288.0 square feet) to be located in a waterfront 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 4.0-foot-high, closed-construction fence (160± linear feet) to be located in a waterfront yard, where fences in a waterfront yard shall be of open construction. Sec 211-47 A
c) An area variance for an existing pergola (12.0 feet x 14.0 feet; 168.0 square feet) located in a waterfront yard, where accessory structures, such as pergolas, are permitted only in rear yards. Sec. 211-11 E (3)

BOARD OF ZONING APPEALS AGENDA
September 20, 2016

6. Applicant: Jane Kenney
Location: 305 Crystal Creek Drive
Mon Co. Tax No.: 045.01-2-91
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing covered porch (12.5 feet x 18.0 feet; 225.0 square feet) with a (south) rear setback of 2.5± feet, instead of the 10.0 feet minimum required. Sec. 211-11 E (1), Table I
7. Applicant: Woodspring Suites Rochester NY Northwest, LLC
Location: 145 Bellwood Drive
Mon. Co. Tax No.: 089.04-1-8.1, 089.04-1-8.3
Zoning District: BG (General Business)
Request: An area variance for a second (east side) building-mounted sign ("WoodSpring Suites"; 11.3 feet x 15.69 feet; 177.3 square feet), instead of the one (1) 98-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

ADJOURNMENT:

NEXT MEETING: October 4, 2016