



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JULY 5, 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

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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

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4. 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

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New Business:

1. Applicant: Daniel Pessia
Location: 400 North Drive
Mon. Co. Tax No.: 026.14-2-13
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principal building (single-family dwelling), following the demolition of an existing single-family dwelling, to have a front setback of 44.3 feet (measured from the south right-of-way line of North Drive) on a corner lot, instead of the 52.1 feet minimum established by the neighborhood average. Sec. 211-11 D (1) (b), Sec. 211-11 D (2), Table I, Sec. 211-11, Figure I.

2. Applicant: Scott Steinberg
Location: 122 Orchard Road
Mon. Co. Tax No.: 026.30-1-8
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed shed (8.0 feet x 12.0 feet; 96.0 square feet) to be located in a front yard, where accessory structures, such as sheds, are permitted only in rear yards. Sec. 211-11 E (3)

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3. Applicant: Marcia Najjar
Location: 290 Lake Shore Drive
Mon. Co. Tax No.: 017.06-1-26
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed hot tub (6.0-foot-diameter; round) to be located in a waterfront yard, where accessory structures, such as hot tubs, are permitted only in rear yards. Sec. 211-11 E (3)
4. Applicant: Jacob Fabry
Location: 3 Rangers Court
Mon. Co. Tax No.: 045.08-1-5
Zoning District: RMH (Multiple-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (129± linear feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L

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SPECIAL ZONING TOPICS

New Business:

Response to the Town Board notice of intent to become the lead agency for the coordinated environmental review of the request submitted by Village Crossing, LLC to rezone 3.6± acres from R1-E (Single-Family Residential) to BR (Restricted Business) on the properties located at 3455 & 3471 Mount Read Boulevard.

ADJOURNMENT:

NEXT MEETING: July 19, 2016