



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 1, 2020

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Zoning Board of the Town of Greece scheduled for September 1, 2020 will be held electronically via Facebook Live instead of a public meeting open for the public to attend in person. Members of the public may view the Board meeting by logging onto Facebook and viewing the live feed under "Town of Greece"

<https://www.facebook.com/Town-of-Greece-Planning-and-Economic-Development-112829703867340/>.

Minutes of the Board Meeting will be transcribed and posted on the town's website as always.

While the public will not be able to attend the meeting in person, written comments may be submitted to Zoning Board Secretary, Maryjo Santoli via e-mail at msantoli@greeceny.gov prior to 5:00 PM on Friday, September 11, 2020.

To speak with someone in the Zoning Office, please call (585)-723-2355.

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

Ivana Casilio, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Decorum Policy

Announcements

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 1, 2020

Old Business:

1. Applicant: Joseph Verace
 Location: 1071 Britton Road
 Mon. Co. Tax No.: 060.47-2-7
 Zoning District: R1-E (Single-Family Residential)
 Request: A use variance for the parking or storage of one commercial vehicle, where commercial vehicles with a gross weight rating or more than 13,500 pounds are not permitted and where under no circumstances shall dump trucks, semitrailers, truck cabs, trailers used for hauling machines and/or equipment, or other similar vehicles be permitted. Section 211-11 B(9)

2. Applicant: David C. Myers
 Location: 144 Brayton Road
 Mon. Co. Tax No.: 060.47-3-24
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed accessory structure, (8.0 feet x 16.0 feet; approximately 128.0 square feet deck), to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only and for said deck to have a front setback of 6.0 feet instead of the 25.0 feet minimum. Section 211-11 D(1)(a); Section 211-11 D(2), Table I & Section 211-11 E(3)

3. Applicant: Karaikurichi Srinivasan
 Location: 25 Brush Creek Drive
 Mon. Co. Tax No.: 034.03-13-36
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed principle structure addition (11.0 feet x 22.0 feet; 242.0 square feet) to have a west side setback of 4.0 feet instead of the 9.0 feet minimum required. Section 211-11 D(2), Table 1

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 1, 2020

4. Applicant: William T. Sylver
Location: 234 Sannita Drive
Mon. Co. Tax No.: 089.07-4-29.1
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing accessory structure, (8.0 feet x 10.0 feet; 80.0 square feet deck), to be located in a side yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E(3)
b) An area variance for a proposed accessory structure (40.0 feet x 60.0 feet; 2400 square feet detached garage), resulting in a total gross floor area of 3450.0 square feet in all accessory structures, where 1250.0 square feet is the maximum gross floor area permitted for lots over one acre in area. Section 211-11 E(1), Table 1
c) An area variance for a proposed accessory structure (40.0 feet x 60.0 feet; 2400 square feet detached garage), to have an overall height of 28.0 feet, instead of the 13.5 feet maximum permitted. Section 211-11 B(1) & Section 211-11 E(1), Table 1
d) An area variance for total gross floor area of existing and proposed accessory structures 3450.0 square feet, exceeding the total gross floor area of the existing principle structure, 2062 square feet, on the premises. Section 211-11 (E), Table 1
5. Applicant: Jason Piccarreto
Location: 745 Rumson Rd -
Mon. Co. Tax No.: 046.18-15-6
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (24' diameter above-ground pool) to be located in a front yard, where accessory structures, including pools, are permitted in rear yards only. Section 211-11 E(3)
b) An area variance for a proposed 6.0 feet high, closed construction fence, approximately 175.0 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. Section 211-46 L

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 1, 2020

4. Applicant: Douglas Graff
 Location: 194 Daffodil Trail
 Mon. Co. Tax No.: 058.03-5-27
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed accessory structure, (10.0 feet x 14.0 feet; 140 square feet shed), to be located in a side yard, where accessory structures, including sheds, are permitted in rear yards. Section 211-11 E(3)

5. Applicant: Daniel M. Zarcone
 Location: 235 West Bend Drive
 Mon. Co. Tax No.: 045.02-2-53
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for an existing above-ground pool (20.0 feet diameter) to be located a distance of 9.0 feet from a principle structure addition (16.0 feet x 23.5 feet; 376.0 square feet sunroom), instead of the 10.0 feet minimum required. Section 114-12.1 B(2)

6. Applicant: Daniel Schneider
 Location: 1047 Weiland Road
 Mon. Co. Tax No.: 089.10-4-1
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 175.0 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. Section 211-46 L

7. Applicant: John Podleski
 Location: 474 Stonewood Avenue
 Mon. Co. Tax No.: 060.57-3-15
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed accessory structure (8.0 feet x 12.0 feet; 96.0 square feet shed), to have a west side setback of 2.0 feet, instead of the 5.0 feet minimum required. Section 211-11 E(1), Table 1

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 1, 2020

8. Applicant: Brett C. Gibson
Location: 106 Lake Shore Drive
Mon. Co. Tax No.: 017.06-1-48
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing accessory structure, 20.0 feet x 22.0 feet; 440.0 square feet detached garage), to have an overall height of 18.8 feet, instead of the 13.5 feet maximum permitted. Section 211-11 B(1) & Section 211-11 E(1), Table 1
9. Applicant: Mary Marullo
Location: 73 Rockway Drive
Mon. Co. Tax No.: 034.03-8-42
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed above-ground pool (18.0 feet x 32.0 feet; 576.0 square feet oval pool) to be located a distance of 6.0 feet from a principle structure, instead of the 10.0 feet minimum required. Section 114-12.1 B(2)
b) An area variance for a proposed above-ground pool (18.0 feet x 32.0 feet; 576.0 square feet oval pool), to have a west side setback of 8.0 feet, instead of the 10.0 feet minimum required. Section 211-11 E(1), Table 1
10. Applicant: John Hogan
Location: 96 Betwood Lane
Mon. Co. Tax No.: 059.01-7-16
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 95.0 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. Section 211-46 L

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 1, 2020

11. Applicant: Stuart Schnettler
Location: 40 Sugar Maple Drive
Mon. Co. Tax No.: 075.09-3-25
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing above-ground pool (24' diameter), to be located a distance of 1.0 feet from a principle structure (15.0 feet x 27.0 feet; 405.0 square feet covered porch), instead of the 10.0 feet minimum required. Section 114-12.1 B(2)
12. Applicant: Renee Dyjak
Location: 118 Woodsmoke Lane
Mon. Co. Tax No.: 034.03-11-22
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 8.0 feet high, closed construction fence, approximately 30.0 linear feet, to be located in a rear yard, where fences in a rear yard shall not exceed 6.0 feet in height. Section 211-47

New Business

All applications for new business shall be continued to September 15, 2020 pending receipt of any written comments from the public and due to the Zoning Department by September 11, 2020.

1. Applicant: Jeffrey Herne
Location: 187 North Drive
Mon. Co. Tax No.: 026.14-1-41
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing principle dwelling to have a west side setback of 4.4 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I & Section 211-22 B(1)(a)[2]

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 1, 2020

2. Applicant: Christopher N. Rapp
Location: 3277 Edgemere Drive
Mon. Co. Tax No.: 026.39-3-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principle dwelling addition (12.0 feet x 16.0 feet; 192.0 square feet) to have a west side setback of 2.5 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I

3. Applicant: Michael McLaren
Location: 120 Jonquil Lane
Mon. Co. Tax No.: 033.04-3-26
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed pool deck (approximately 16.0 feet x 20.0 feet; 320.0 square feet) to have a west side setback of 2.0 feet, instead of the 8.0 feet minimum required. Section 211-11 E (1), Table I

4. Applicant: Evangelia Quintana
Location: 10 Lianne Drive
Mon. Co. Tax No.: 073.01-47-19
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 102.0 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. Section 211-46 L

5. Applicant: Spencerport Professional LLC
Location: Manitou Road (south and east of #772 Manitou Road)
Mon. Co. Tax No.: 033.10-3-42.1
Zoning District: R1-44 (Single-Family Residential)
Request:
 - a) A Special Use Permit for a (temporary) advertising sign for Meadows of Manitou Subdivision. Section 211-52 A (3)(a).
 - b) An area variance for a proposed (temporary) freestanding sign to have a total area of 32.0 square feet, instead of the 20.0 square feet maximum permitted. Section 211-52 A (3)(c).
 - c) An area variance for a proposed (temporary) freestanding sign to have a height of 6.0 feet, instead of the 3.0 feet maximum permitted. Section 211-52 A (3)(d).

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 1, 2020

6. Applicant: Creative Cars LLC
Location: 2595 Ridgeway Avenue
Mon. Co. Tax No.: 089.03-4-8
Zoning District: BR (Restricted Business)
Request: A waiver of the requirements for a special use permit for a motor vehicle service station and motor vehicle dealership in accordance with the regulations established in Section 211-35 and as defined in 211-5. Section 211-17 B(3)(b)[5]
7. Applicant: Sonbyrne Sales, Inc.
Location: 1297 & 1305 Maiden Lane
Mon. Co. Tax No.: 074.08-1-2; 074.08-1-1 & 074.08-1-3.2
Zoning District: BR (Restricted Business)
Request: a) A Special Use Permit for a fuel dispensing station as defined in 211-5 and in accordance with the regulations in §211-34. Section 211-17 B(3)(b)[4]
b) An area variance for a proposed canopy, (40.0 feet x 55.0 feet; 2200.0 square feet), where 1500.0 square feet is the maximum permitted. Section 211-34 D
c) An area variance for a proposed 38.0 square feet freestanding sign, instead of the 20.0 square feet permitted. Section 211-52 B(1)(d), Table VI
8. Applicant: Sonbyrne Sales, Inc.
Location: 2070 Ridgeway Avenue
Mon. Co. Tax No.: 089.15-2-1
Zoning District: BR (Restricted Business)
Request: a) A Special Use Permit for a fuel dispensing station as defined in 211-5 and in accordance with the regulations in §211-34. Section 211-17 B(3)(b)[4]
b) An area variance for a proposed canopy, (24.0 feet x 132.0 feet; 3168.0 square feet), where 1500.0 square feet is the maximum permitted. Section 211-34 D
c) An area variance for a proposed 38.0 square feet freestanding sign, instead of the 20.0 square feet permitted. Section 211-52 B(1)(d), Table VI
d) An area variance for a proposed 38.0 square feet freestanding sign to have a setback a distance of 6.0 feet from the north right of way line of Ridgeway Avenue, instead of the 15.0 feet minimum required. Section 211-52 B(1)(b)[1]

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 1, 2020

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, September 15, 2020

J:\Ivana\AgendaAssignments\2020\Agenda 0901.docx