



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

SEPTEMBER 1, 2020

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

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 was held electronically via Facebook Live instead of a public meeting open for the public to attend in person. Members of the public were able to 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/?modal=admin_todo_tour

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

While the public was not be able to attend the meeting in person, written comments were accepted in lieu of oral presentation of comments. As such, written comments were to be submitted to Zoning Board Secretary, Maryjo Santoli via email at msantol@greeceny.gov. prior to 5:00 PM, September 11, 2020.

Present:

Albert F. Meilutis, Chairman
Linda Andreano
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

Absent

Thomas F. Hartwig

**Additions, Deletions and Continuances to the Agenda
Decorum Policy & Announcements**

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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)

On a motion by Mr. Meilutis and seconded by Mr. Jensen, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020 due to having to re-advertise this agenda item.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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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)

Mr. Shea offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 144 Brayton Road, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Mr. Shea then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of David Myers, 144 Brayton Road, in an R1-E (Single-Family Residential) district, Mr. Myers appeared before the Board of Zoning Appeals, requesting 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

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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.

WHEREAS, the findings of fact are as follows. The applicant previously appeared before this board on August 4th and reappeared on August 18 – due to an error in the legal description and the application having to be re-advertised. This is a corner lot with the frontage of the home facing Tait Avenue and has approximately 16 feet of frontage verses 8 feet of rear yard space, leaving no room for a rear yard deck. The applicant is looking to utilize the proposed deck for recreational purposes and has stated that he has no plans to enclose the structure.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the condition that this approval is for the life of deck.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Condition

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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

On a motion by Mr. Jensen and seconded by Mr. Wechsler, it was resolved to continue the public hearing on this application until the meeting of October 20, 2020 due to the applicant being out of the country.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of October 20, 2020**

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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

On a motion by Mr. Meilutis and seconded by Mr. Jensen, it was resolved to close the public hearing on this application and reserve decision until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Closed and Decision Reserved
Until the Meeting of September 15, 2020

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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

The applicant has withdrawn this application.

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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 fee 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)

Mr. Shea offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 194 Daffodil Trail, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Ms. Nigro and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Mr. Shea then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Douglas Graff, 194 Daffodil Trail, in an R1-E (Single-Family Residential) district, Mr. Graff appeared before the Board of Zoning Appeals, requesting an area variance for a proposed accessory structure, (10.0 fee 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.

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WHEREAS, the findings of fact are as follows. The applicant appeared before the board on August 18, 2020 and expressed a need for additional storage for outdoor lawn equipment and other seasonal items. The rear yard of this parcel adjoins Smith Creek as well as a Federal wetland. More than half of this parcel's rear yard is part of a Conservation Drainage easement, which does not permit any structures to be placed within. Additionally, the sloping of this rear yard makes it difficult for placement of any accessory structures. The applicant has testified that he already purchased the shed and has placed it along the northern side of his home. He has agreed to landscape the northern and eastern sides of the shed to shield it from neighbors. Written comments from a concerned neighbor at 107 Daylily have been made a part of the official zoning file.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the following conditions:

1. This approval is for the life of the shed.
2. As agreed, the homeowner shall provide landscaping of some kind of arborvitae along the northern and eastern sides of the shed to shield it from neighbors and shall maintain such plantings for the life of the shed.

So moved.

Seconded by Ms. Nigro and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Conditions

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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)

Mr. Wechsler offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 235 West Bend Drive, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Mr. Wechsler then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Daniel Zarcone, 235 West Bend Drive, in an R1-E (Single-Family Residential) district, Mr. Zarcone appeared before the Board of Zoning Appeals, requesting an area variance for an existing above-ground pool (20.0 feet diameter)

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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.

WHEREAS, the findings of fact are as follows. The applicant is proposing to enclose and area atop an existing concrete pad for a 16 feet by 23.6 feet sunroom to the back of the existing home. The structure would thereby be a distance of approximately 9 feet from an existing above ground pool, with no access to the proposed sunroom roof area. The applicant has agreed to enter into a Hold Harmless agreement with the Town and is aware and understands the Town Pool safety regulations.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the following conditions:

1. This approval is for the life of the pool.
2. And a Hold Harmless is to be signed by the applicant.

So moved.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Conditions

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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 211-46L

Ms. Nigro offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 1047 Weiland Road, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Ms. Nigro then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Daniel Schneider, 1047 Weiland Road, in an R1-E (Single-Family Residential) district, Mr. Schneider appeared before the Board of Zoning Appeals, requesting 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.

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WHEREAS, the findings of fact are as follows. The applicants, Vicki and Daniel Schneider, appeared before the board on August 18th and stated the reasons for this variance request is for added safety and privacy for their family and pet dog, along with maximizing the rear yard area, as this is a corner lot with no extended rear yard behind the home to enjoy. The proposed closed construction fence will be of wood and shall extend no closer than 5 feet from the existing sidewalk. One correspondence was received by staff with concerns of traffic visibility and property value. Staff did visit the site took several measurements. The location of the fence will not be within any visibility triangles and will not impede any traffic line of sight. The applicant has agreed to enter into a Hold Harmless agreement with the Town in the event the fence is damaged by the sidewalk plows; the applicant shall not hold the town liable.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the following conditions:

1. This approval is for the life of the fence
2. And a Hold Harmless is to be signed by the applicant.

So moved.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Conditions

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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

Mr. Shea offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 474 Stonewood Avenue, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Ms. Nigro and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Mr. Shea then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of John Podleski, 474 Stonewood Avenue, in an R1-E (Single-Family Residential) district, Mr. Podleski appeared before the Board of Zoning Appeals, requesting 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.

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WHEREAS, the findings of fact are as follows. The applicant is looking to replace an existing 8x10 shed with an 8x12 shed in the exact same location. There is no garage at this location, so the shed is used to store yard and lawn equipment. The current shed has been in this same spot for over 30 years. In addition, the applicant has a variety of flower gardens that cover the perimeter of his rear yard and he and his wife enjoy viewing them from their rear deck. Moving the shed to the five feet minimum would block the view of these gardens from the deck. The neighbor at 482 Stonewood Avenue, being directly adjacent to the applicant, provided comments and has no concern with the shed location.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the condition that this approval is for the life of the shed.

So moved.

Seconded by Ms. Nigro and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Condition

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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

Mr. Jensen offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 106 Lake Shore Drive, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Wechsler and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Mr. Jensen then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Brett Gibson, 106 Lake Shore Drive, in an R1-E (Single-Family Residential) district, Mr. Gibson appeared before the Board of Zoning Appeals, requesting 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.

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WHEREAS, the findings of fact are as follows. The applicant first appeared before this board on August 18th and at such time explained that due to the recent flooding along Lake Ontario, his parcel and more specifically, his detached garage was affected by stormwater from the road. As such, he decided to have the garage raised, not knowing he needed the variance to do so. With the recent code changes for accessory building heights, the existing garage is now over the maximum height to the peak of 13.5 feet. The height of this detached garage is not out of character with the neighborhood, as there are several detached garages along Lake Shore Drive that are well over the 13.5 feet height. A letter received from Amelia Schmidt at 116 Lake Shore Drive was received and has no issues with the garage.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application.

So moved.

Seconded by Mr. Wechsler and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved

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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

Mr. Jensen offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 73 Rockway Drive, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Mr. Jensen then offered the following resolution and moved its adoption:

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WHEREAS, with regard to the application of Mary Marullo, 73 Rockway Drive, in an R1-E (Single-Family Residential) district, Ms. Marullo appeared before the Board of Zoning Appeals, requesting 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 and 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. .

WHEREAS, the findings of fact are as follows. The applicants appeared before this board on August 18th and at such time explained the desire to install an above ground pool in the rear yard. This is a corner parcel with odd shaped road frontage and very limited rear yard. There was a pool in this location in the past, being a 27 foot round, which was up for 18 years. No neighbors spoke against this request and no new comments were received. The applicant has agreed to sign a Hold Harmless with the town as well.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the condition that a Hold Harmless with the town is signed.

So moved.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Condition

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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

Ms. Nigro offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 96 Betwood Lane, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Ms. Nigro then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of John Hogan, 96 Betwood Lane, in an R1-E (Single-Family Residential) district, Mr. Hogan appeared before the Board of Zoning Appeals, requesting an area variance for a proposed 6.0 feet high, closed construction fence,

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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.

WHEREAS, the findings of fact are as follows. The applicant appeared before the board on August 18th and stated the reasons for this variance request is to provide for a cleaner looking yard, shielding the vacant lands to the rear yard, which are quite overgrown. He would like some added privacy and safety of his family. He has agreed to sign a Hold Harmless with the town as well, in the event the fence is damaged by sidewalk plows, he will not hold the town liable for damages.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the following conditions:

1. That a Hold Harmless with the town is signed.
2. This approval is for the life of the fence.

So moved.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Conditions

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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)

Ms. Andreano offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 40 Sugar Maple Drive, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Wechsler and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Ms. Andreano then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Stuart Schnettler, 40 Sugar Maple Drive, in an R1-E (Single-Family Residential) district, Mr. Schnettler appeared before the Board of Zoning Appeals, requesting an area variance for an existing above-ground pool (24'

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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.

WHEREAS, the findings of fact are as follows. The applicant is proposing to erect a covered porch, for outdoor enjoyment purposes. The proposed structure would thereby be a distance of approximately 1 feet from an existing above ground pool. It would be built to blend with the existing home and there are no plans to enclose it. The applicant has agreed to enter into a Hold Harmless agreement with the Town and is aware and understands the Town Pool safety regulations.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the condition that a Hold Harmless is to be signed by the applicant.

So moved.

Seconded by Mr. Wechsler and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Condition

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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

Mr. Wechsler offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 118 Woodsmoke Lane, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

Mr. Wechsler then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Renee Dyjak, 118 Woodsmoke Lane, in an R1-E (Single-Family Residential) district, Renee Dyjak appeared before the Board of Zoning Appeals, requesting 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.

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WHEREAS, the findings of fact are as follows. The applicant appeared before the board on August 18th and stated the reasons for this variance request is to provide for additional privacy for his family. He is only looking to install three panels of 8 feet high fencing; no more than 20 lineal feet; along an area of the side yard and where bushes that were 9-12 feet in height, once were and were recently cut down to three feet by the neighbor. Mr. John Rutkowski, of 110 Woodsmoke Lane, being the adjoining parcel, provided comments that he had no objection to the height of the fence but was concerned with the placement of the fence. Staff noted that fences are permitted to be erected right up to the property line.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the condition that it is for the life of the fence.

So moved.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Condition

BOARD OF ZONING APPEALS MINUTES
September 1, 2020

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]

On a motion by Mr. Meilutis and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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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

On a motion by Mr. Shea and seconded by Ms. Nigro, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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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

On a motion by Ms. Nigro and seconded by Mr. Shea, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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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

On a motion by Mr. Shea and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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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).

On a motion by Ms. Nigro and seconded by Mr. Shea, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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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]

On a motion by Mr. Jensen and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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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

On a motion by Mr. Wechsler and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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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]

On a motion by Mr. Wechsler and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of September 15, 2020.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Absent
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of September 15, 2020**

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ADJOURNMENT: 8:55 PM

APPROVAL OF BOARD OF ZONING APPEALS MEETING MINUTES

The Board of Zoning Appeals of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Date: _____

Albert F. Meilutis, Chairman

NEXT MEETING: Tuesday, September 15, 2020

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