



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JANUARY 3, 2023**

**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  
Sharon M. Quataert  
Bradford Shea  
Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney  
John T. Caterino, AICP, Planner  
Maryjo Santoli, Planning & Zoning Secretary

#### **Pledge of Allegiance**

#### **Additions/Deletions to the Agenda**

#### **Decorum Policy**

#### **Announcements**

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OFFICE OF PLANNING & ZONING

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**PUBLIC HEARINGS**

**Old Business**

1. Applicant: Janette Nunez  
Location: 46 Woodhill Drive  
Mon. Co. Tax No. 060.42-3-8  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed 6.0-foot-high, open construction fence (51 linear feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height. Sec. 211-50L
  
2. Applicant: Sonbyrne Sales, Inc.  
Location: 1050-1082 Stone Road  
Mon. Co. Tax No.: 075.06-1-29.11  
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 set forth in §211-37. § 211-17 B(3)(b)[4]
  - b) An area variance for a proposed fuel dispensing station canopy (24.0 feet x 104.0 feet; 2496.0 square feet), where 1500.0 square feet is the maximum permitted. §211-37 C
  - c) An area variance for a proposed 70.8 square feet freestanding sign, instead of the 20.0 square feet maximum permitted. §211-56 B(1)(d), Table VI
  - d) A special use permit for underground storage in tanks which have an aggregate storage capacity greater than 20,000 gallons. § 211-29 C (1) (b)
  - e) An area variance for a proposed 6.0-foot-high, closed-construction fence (approximately 450± linear feet) to be located in the corner and front yard of a corner lot, where fences in a corner and front yard shall not exceed 4.0 feet in height and shall be of open construction. §211-50 L

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3. Applicant: Bruce Darling  
Address: 267-279 Lakeshore Drive  
Mon. Co. Tax No.: 017.06-2-20 & 017.06-2-21  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance to have farm animals (19-20 Chickens) on a single-family residential premises, where said animals are only permitted to be kept on a farm. § 211-33 B & § 211-33 D

**New Business**

1. Applicant: John Gebbie  
Address: 3350 Edgemere Drive  
Mon. Co. Tax No.: 026.30-4-8  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed deck (16.0 feet x 20.0 feet; 320.0 square feet), to be located in the waterfront yard of a waterfront lot, where accessory structures, including decks, are permitted only in the rear yard; and for said deck to have a front setback of 101± feet (measured from the north right-of-way line of Edgemere Drive), instead of the 91.3± feet maximum established by the neighborhood average. § 211-11 E (3), § 211-11 E (1), Table I
2. Applicant: Kerti Chandarr  
Address: 398 Wood Road  
Mon. Co. Tax No.: 089.05-1-67  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed 6.0-foot-closed-construction fence (77± linear feet) to be located in the front yard of a corner lot, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. § 211-50 L

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**SPECIAL ZONING TOPICS**

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, January 17, 2023**