



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS AGENDA

JANUARY 19, 2021

Work Session: 6:30 p.m.

Meeting: 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 January 19, 2021 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@greecenyc.gov prior to 5:00 PM on Friday, January 29, 2021.

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

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

OFFICE OF PLANNING & ZONING

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Old Business:

1. 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 70.8 square feet freestanding sign, instead of the 20.0 square feet permitted. Section 211-52 B(1)(d), Table VI

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2. 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 70.8 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 70.8 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]

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3. Applicant: Daniel T. Hanley
Location: 475 Elmgrove Road
Mon. Co. Tax No.: 088.19-4-10
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (24.0 feet x 44.0 feet; 1056 square feet, detached garage), to have a north side setback of 3.0 feet, instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I
b) An area variance for a proposed accessory structure (24.0 feet x 44.0 feet 1056 square feet, detached garage), following demolition of an existing structure, to have an overall height of 15.0 feet, to the peak, instead of the 13.5 feet maximum permitted. Section 211-11 B(1)
c) An area variance for a proposed accessory structure (24.0 feet x 44.0 feet 1056 square feet, detached garage), resulting in a total gross floor area of 1056 square feet in all accessory structures, where 1000.0 square feet is the maximum gross floor area permitted for lots more than 16,000 square feet in area, but less than one acre in area. Section 211-11 E(1), Table I

Wechsler
Type II

Closed and reserved on January 5, 2021 –

Additional comments from the applicant were received via email on 1/8/21;

Would like to reopen the case – address drainage.

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4. Applicant: Mark S. Phillips
Location: 848 Edgemere Drive
Mon. Co. Tax No.: 035.14-1-8
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed accessory structure (1854 square feet, two-story detached garage), following demolition of an existing structure, to have a west side setback of 5.0 feet, instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I
 - b) An area variance for a proposed accessory structure (1854 square feet, two-story detached garage), following demolition of an existing structure, to have a rear setback of 0 feet, instead of the 25.0 feet minimum required. Section 211-11 E(1), Table I
 - c) An area variance for a proposed accessory structure (1854 square feet, two story detached garage), following demolition of an existing structure, to have an overall height of 23.3 feet, to the peak, instead of the 13.5 feet maximum permitted and to have two stories, where accessory structures shall not exceed one story. Section 211-11 B(1)
 - d) An area variance for a proposed accessory structure (1854 square feet, two story detached garage), following demolition of an existing structure, to have two stories, where accessory structures shall not exceed one-story. Section 211-11 B(1)
 - e) An area variance for a proposed accessory structure (1854 square feet, two story detached garage), following demolition of an existing structure, resulting in a total gross floor area of 1854 square feet in all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots less than 16,000 square feet in area. Section 211-11 E(1), Table I
 - f) An area variance for a proposed second-story accessory structure (6.0 feet x 12.0 feet; 72.0 square feet deck), to have a rear setback of 4.0 feet, instead of the 25.0 feet minimum required. Section 211-11 E(1), Table I
 - g) An area variance for a proposed 18.0 feet long residential driveway, measured from the south right of way line Edgemere Drive, exclusive of the apron, instead of the 22.0 feet minimum required. Section 211-45 F

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6. Applicant: Michael E. Widman, Jr.
Location: 74 Braddock Road
Mon. Co. Tax No.: 026.30-2-7
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principle structure addition (8.0 feet x 22.0 feet; 176.0 square feet covered open porch), following demolition of an existing porch, to have a front setback of 15.0 feet, measured from the north right of way line of Braddock Road, instead of the 25.0 feet minimum. Section 211-11 D(1)(a) & Section 211-11 D(2), Table I
b) An area variance for a proposed principle structure addition (8.0 feet x 22.0 feet; 176.0 square feet covered open porch), following demolition of an existing porch, to have a west side setback of 4.0 feet, instead of the 6.0 feet minimum required. Section 211-11 D(2), Table I

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8. Applicant: Gary LaLonde
Location: 153 Long Pond Road
Mon. Co. Tax No.: 034.02-1-8
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (26.0 feet x 48.0 feet; 1248 square feet, detached garage), following demolition of an existing structure, to have an overall height of 14.6 feet, to the peak, instead of the 13.5 feet maximum permitted. Section 211-11 B(1)

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9. Applicant: Delaware River Solar, LLC
- Location: 3115 & 3171 Ridgeway Avenue (aka 457 Elmgrove Road)
- Mon. Co. Tax No.: 088.03-01-012.111 (portion of)
- Zoning District: FOI (Flexible Office/Industrial)
- Request: The following special use permit will be required for proposed Lot 1 and Lot 2 of the Solar Energy Subdivision of 475 Elmgrove Road:
- A special use permit for a proposed Tier 3 solar farm and pursuant to the provisions of Section 211-65A and subject to site plan approval pursuant to the provisions of Section 211-65. Section 211-61 D(3)(b)

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New Business

No motions for the following applications: pending a 10-day comment public comment period – Comments will be received up until January 15, 2021

1. Applicant: James & Karen Joyce
Location: 2106 Edgemere Drive
Mon. Co. Tax No.: 026.20-1-34
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (14.0 feet x 29.0 feet; 406 square feet deck) to be located in a waterfront yard, where accessory structures, including decks are permitted in rear yards only, and for said deck to have a front setback of 107.0 feet, instead of the 106.0 feet maximum, measured from the north right of way line of Edgemere Drive and established by the neighborhood average. Section 211-11 E(1), Table I; Section 211-11 E(3)

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2. Applicant: Rich Laudisi
Location: NE corner Manitou Road and Mill Road
Mon. Co. Tax No.: 058.03-1-72.1
Zoning District: R1-44 (Single-Family Residential)
Request: The following variances will be required for the proposed Mill Road Estates Subdivision:
- Proposed Lot 101:
- a) An area variance for a proposed lot to have a lot width of 133.5 feet, instead of the 150.0 feet minimum required. Section 211-11 D(1)(a); Section 211-11 D(2), Table I
 - b) An area variance for a proposed lot to have a lot area of 36,974 square feet, instead of the 44,000 square feet minimum required. Section 211-11 D(2), Table I
- Proposed Lot 102:
- c) An area variance for a proposed lot to have a lot width of 133.5 feet, instead of the 150.0 feet minimum required. Section 211-11 D(1)(a); Section 211-11 D(2), Table I

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3. Applicant: Diana Apostolova
Location: 1580 West Ridge Road
Mon. Co. Tax No.: 075.17-1-14.1
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed (west side) building mounted sign, (5.0 feet x 21.5 feet; "Rochester Investments"), having an area of 107.5 square feet, instead of the 87.5 square feet maximum permitted. Section 211-52 B(2)(c)[1], Table VII

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NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, February 2, 2021

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