



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

FEBRUARY 1, 2022

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, the Zoning Board meeting of the Town of Greece scheduled for Tuesday, February 1, 2022 will be held electronically via Facebook Live instead of in person. Members of the public may view the Board meeting by logging onto Facebook and viewing the live feed at

<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 will be accepted in lieu of oral presentation of comments. As such, written comments may be submitted to Zoning Board Secretary, Maryjo Santoli via email at msantoli@greeceny.gov prior to 5:00 PM on Friday, February 11, 2022.

Roll Call

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

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

1 VINCE TOFANY BOULEVARD • GREECE, NEW YORK 14612

TEL.: (585) 723-2355 • FAX: (585) 723-2442

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BOARD OF ZONING APPEALS AGENDA
FEBRUARY 1, 2022

Old Business

1. Applicant: Cristobal Ramos
Address: 152 Ledgewood Drive
Mon. Co. Tax No.: 074.12-6-14
Zoning District: R1-E (Single Family Residential)
Request: An area variance for an existing accessory structure, (13.0 feet x 24.0 feet; 312.0 square feet detached car port), to have a (south) side setback of 0.6 feet, instead of the 8.3 feet minimum required. Section 211-11 E(1), Table I

2. Applicant: Bernard J. Vito
Address: 33 Putney Place
Mon. Co. Tax No.: 058.01-3-64
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for an existing accessory structure (18.2 feet x 27.7 feet; 504.14 deck) to have a rear setback of 17.3 feet, instead of the 42.0 feet minimum required. Section 211-11 E(1), Table I

3. Applicant: Thomas Neary
Address: 233 Chesterton Road
Mon. Co. Tax No.: 074.15-6-3
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for an existing accessory structure, (approximately 166 square feet deck) located in a front yard (Chesterton Road), where accessory structures, including decks are permitted in rear yards only. Section 211-11 E(3)
 - b) An area variance for an existing accessory structure, (approximately 260 square feet deck) located in a front yard (Ridgecrest Road), where accessory structures, including decks are permitted in rear yards only. Section 211-11 E(3)
 - c) An area variance for an existing accessory structure, (approximately 256 square feet pool deck) located in a front yard (Ridgecrest Road), where accessory structures, including pool decks are permitted in rear yards only. Section 211-11 E(3)

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4. Applicant: Tammy Lynne Dionisio
Address: 450 Ridgemont Drive
Mon. Co. Tax No.: R1-E (Single-Family Residential)
Zoning District: 073.19-1-17
Request: An area variance for a proposed accessory structure, (10.0 feet x 12.0 feet; 120 square feet shed) to be located in a side yard, where accessory structures, including sheds, are permitted in rear yards only. Section 211-11 E(3)
5. Applicant: KBM Associates, Inc. (aka American Custom Exteriors)
Address: 2015 Maiden Lane
Mon. Co. Tax No.: 074.06-1-11
Zoning District: BN (Neighborhood Business)
Request: An area variance for a second story addition, (32.0 feet x 40.0 feet; 1280 square feet second floor), to an existing (32.0 feet x 40.0 feet; 1280 square feet first floor) detached accessory structure, to have a (west) side setback of 3.0 feet, instead of the 15.0 feet minimum required, from a residential district. Section 211-20 A(6)(d)[3]
6. Applicant: Jason R. Glasow
Address: 54 De Ville Drive
Mon. Co. Tax No.: 046.16-3-4
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principal structure addition to have an (east) side setback of 5.9 feet, instead of the 8.0 feet minimum required. Section 211-11 D(2), Table I

BOARD OF ZONING APPEALS AGENDA
FEBRUARY 1, 2022

New Business

1. Applicant: Paul Kondolf
Address: 59 Rockwell Drive
Mon. Co. Tax No.: 044.02-3-46
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed attached accessory structure, (totaling 1135 square feet attached garage); resulting in a total gross floor area of 1135 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

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, February 15, 2022