



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

FEBRUARY 7, 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

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 7, 2023

PUBLIC HEARINGS

Old Business

1. Applicant: Home Pride Builders and Developers, Inc.
Address: 4 Ruddy Duck Lane (Private)
Mon. Co. Tax No.: 088.04-2-94
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing principal building (under construction; single-family home) to have a front (east) setback of 35.7 feet (measured from the centerline of Ruddy Duck Lane), instead of the 60.0 feet minimum required. § 211-11 D (2), Table I
b) An area variance for an existing principal building (under construction; single-family home) to have a rear (west) setback of 45.2 feet, instead of the 50.0 minimum required. § 211-11 D (2), Table I

2. Applicant: Bruce Darling
Address: 267 & 279 Lake Shore Drive
Mon. Co. Tax No.: 017.06-2-21 & 017.06-2-20
Zoning District: R1-E (Single-Family Residential)
Request: The following area variances are required:
267 Lake Shore Drive
a) 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
b) An area variance for an existing garage (8.5 feet x 24.5 feet; 208.3 square feet) resulting in two (2) accessory structures on a lot without a principal structure, instead of the one (1) accessory structure previously granted by the Board of Zoning Appeals on June 15, 2010. § 211-5 (Structure, Accessory), §211-11 B
279 Lake Shore Drive
a) An area variance for an existing shed (10.0 feet x 12.0 feet; 120.0 square feet) located on a lot without a principal structure. § 211-5 (Structure, Accessory), §211-11 B

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3. Applicant: Villa of Hope
Address: 3300 Dewey Avenue
Mon. Co. Tax No.: 060.73-1-17, 060.64-3-16.1, & 060.73-1-18
Zoning District: R1-10 (Single-Family Residential)
Request: An area variance for a proposed fourth freestanding sign (3.0 feet x 5.0 feet; 15.0 square feet), instead of the three (3) freestanding signs granted by the Board of Zoning Appeals on December 7, 2021. § 211- 56 A (2)
4. Applicant: West Herr
Address: 4422, 4432, & 4400 West Ridge Road
Mon. Co. Tax No.: 073.01-1-15, 073.01-1-16, & 073.01-1-1.21
Zoning District: BG (General Business)
Request: A special use permit to operate a motor vehicle dealership (28,000± square feet) and for the outdoor storage or display of motor vehicles. § 211-5, § 211-17 C (3) (b) [5], & § 211-17 C (3) (b) [6]

PUBLIC HEARINGS

New Business

1. Applicant: Alejandro Duran
Address: 281 Stafford Way
Mon. Co. Tax No.: 073.02-5-12
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to have farm animals (11 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

SPECIAL ZONING TOPICS

Old Business

None

New Business

None

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, February 21, 2023