



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**FEBRUARY 21, 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  
Jon Mead, Zoning Board Advisor  
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: Payne Beach Association, Inc.  
Address: 375 Lake Shore Drive  
Mon. Co. Tax No.: 017.06-2-13  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed open-sided pavilion (20.0 feet x 30.0 feet; 600.0 square feet) on a vacant lot, resulting in an accessory structure to be located on a lot without a principal building. § 211-5 (Structure, Accessory), § 211-11 B
  
2. 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

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3. 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

**PUBLIC HEARINGS**

**New Business**

1. Applicant The ARC of Monroe County  
Address: 1043 & 1051 Long Pond Road  
Mon. Co. Tax No.: 059.03-4-25.1 & 059.03-4-25.2  
Zoning District: R1-E (Single-Family Residential)  
Request: The following area variances are required:
- 1043 Long Pond Road (Lot 1)
- a) An area variance for a proposed principal building (single-family home; one-story; 3,306.2± square feet) to have a front (east) setback of 84.0 feet (measured from the centerline of Long Pond Road), instead of the 194.85± feet minimum required. § 211-11 D, Table I
- 1051 Long Pond Road (Lot 2)
- a) An area variance for a proposed principal building (single-family home; one-story; 3,306.2± square feet)) to have a front (east) setback of 84.0 feet (measured from the centerline of Long Pond Road), instead of the 194.85± feet minimum required. § 211-11 D, Table I

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2. Applicant: Upstate Roots Design, LLC  
Address: 978 North Greece Road  
Mon. Co. Tax. No.: 058.04-3-65.11  
Zoning District: R1-18 (Single-Family Residential) & HPOD (Historic Preservation Overlay)  
Request: An area variance for a proposed freestanding (2.0 feet x 2.7 square feet; 5.4 square feet) sign, where none (0) are permitted; and for said sign to have a setback of 1.0 feet (measured from the east right-of-way line of North Greece Road), instead of the 15.0 feet minimum required. § 211-56 A

**SPECIAL ZONING TOPICS**

**Old Business**

None

**New Business**

None

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:** None

**NEXT MEETING: Tuesday, March 7, 2023**