



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MARCH 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, March 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@greecenyc.gov prior to 5:00 PM on Friday, March 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

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BOARD OF ZONING APPEALS AGENDA
MARCH 1, 2022

Old Business

1. 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 (approximately 21.0 feet x 31.7 feet; 665.7 partially covered deck) to have a rear setback of 11.3 feet, instead of the 42.0 feet minimum required. Section 211-11 E(1), Table I

2. 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]

3. Applicant: Harry E. Morris, III
Address: 24 Laureen Lane (Pvt.)
Mon. Co. Tax No.: 089.06-2-46.23
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for an existing 6.0 feet high, closed construction fence, approximately 120.0 linear feet, to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Section 211-50 L
 - b) An area variance for an existing accessory structure, (8.0 feet x 8.0 feet; 64.0 square feet shed), to be located in a front yard, where accessory structures, including sheds are permitted in rear yards only. Section 211-11 E(3)

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4. Applicant: Michael Green
Address: 156 South Drive
Mon. Co. Tax No.: 026.18-4-51
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (16.0 feet x 24.0 feet; 384 square feet attached garage), to have a rear setback of approximately 39.0 feet, measured from the east right-of-way line of South Drive, instead of the 53.0 feet minimum required. Section 211-11 E(1), Table I
b) An area variance for a proposed accessory structure (16.0 feet x 24.0 feet; 384 square feet attached garage), to have a (south) side setback of 5.5 feet, instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I
c) An area variance for a proposed accessory structure (16.0 feet x 24.0 feet; 384 square feet attached garage), resulting in a total gross floor area of 1056.0 square feet in all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots 16,000 square feet or less in area. Section 211-11 E(1), Table I

New Business

1. Applicant: Thomas C. Bidwell
Address: 2544 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-42
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have a (west) side setback of 1.4 feet, instead of the 6.0 feet minimum required. Section 211-11 D(2), Table I
b) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have an (east) side setback of 5.8 feet, instead of the 6.0 feet minimum required. Section 211-11 D(2), Table I
c) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have a rear setback of 23.0 feet to the north right-of-way line of Old Edgemere Drive, instead, of the 30.2 feet minimum required. Section 211-11 D(2), Table I

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d) An area variance for a proposed accessory structure (16.2 feet x 24.0 feet; 388.0 square feet detached garage addition), to have a (west) side setback of 4.0 feet, instead of the 6.0 feet minimum required for a through lot. Section 211-11 E(1), Table I

e) An area variance for a proposed accessory structure (16.2 feet x 24.0 feet; 388.0 square feet detached garage addition), to have a rear setback of 7.0 feet, measured to the north right-of-way line of Edgemere Drive, instead of the 30.0 feet minimum required for a through lot. Section 211-11 E(1), Table I

Wechsler

Type II

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, March 15, 2022

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