



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MARCH 2, 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 March 2, 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@greeceny.gov prior to 5:00 PM on Friday, March 12, 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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www.greeceny.gov

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Old Business:

1. 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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2. Applicant: A & L Lands
Location: 79 Elmgrove Road
Mon. Co. Tax No.: 073.04-1-16
Zoning District: R1-18 (Single-Family Residential)
Request: The following variances will be required for the proposed A & L Subdivision:
- Proposed Lot 101:
- a) An area variance for an existing accessory structure (7145 square foot, one-story framed barn) to be partially located in a front yard, where accessory structures, including barns, are permitted in rear yards only. Section 211-11 E(3)
- Proposed Lot 102:
- b) An area variance for a proposed attached accessory structure (814.0 square feet, attached garage), resulting in a total gross floor area of 5737 square feet in all accessory structures, where 1200.0 square feet is the maximum gross floor area permitted for lots less over one acre in area. Section 211-11 E(1), Table I
- c) An area variance for an existing accessory structure (2598 square foot, two-story framed barn) to be located in a front yard, where accessory structures, including barns, are permitted in rear yards only. Section 211-11 E(3)
- d) An area variance for a second existing accessory structure (2325 square foot, two-story framed barn) to be located in a front yard, where accessory structures, including barns, are permitted in rear yards only. Section 211-11 E(3)

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4. Applicant: Kerri Lee M. Wemett
Location: 184 Leerie Drive
Mon. Co. Tax No.: 045.01-14-85
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 5.0 feet high fence, approximately 112.0 linear feet, to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height. Section 211-50 L
b) An area variance for an existing accessory structure (8.0 feet x 10.0 feet; 80.0 square feet shed), to have an east side setback of 2.3 feet instead of the 5.0 feet minimum required. Section 211-11 E(1), Table I

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5. Applicant: Martin Boor
Location: 117 Falkirk Place
Mon. Co. Tax No.: 045.08-2-49
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 107.0 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

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6. Applicant: Dean Levey; Dean Robert Levey & Stephen Rogers
Location: 864, 868 & 870 Manitou Road
Mon. Co. Tax No.: 033.03-3-26; 033.03-3-25 & 033.03-3-24
Zoning District: R1-44 (Single-Family Residential)
Request: The following variances will be required for the proposed Rogers-Levey Subdivision:
- Proposed Lot 101:
- a) An area variance for a proposed lot to have a lot width of 93.0 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 33,690 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 75.0 feet, instead of the 150.0 feet minimum required. Section 211-11 D(1)(a); Section 211-11 D(2), Table I
 - d) An area variance for a proposed lot to have a lot area of 20,256 square feet, instead of the 44,000 square feet minimum required. Section 211-11 D(2), Table I
- Proposed Lot 103:
- e) An area variance for a proposed lot to have a lot width of 137.0 feet, instead of the 150.0 feet minimum required. Section 211-11 D(1)(a); Section 211-11 D(2), Table I
 - f) An area variance for a proposed lot to have a lot area of 37,020 square feet, instead of the 44,000 square feet minimum required. Section 211-11 D(2), Table I

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7. 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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New Business

No motions for the following applications: pending a 10-day comment public comment period – Comments will be received up until March 12, 2021

1. Applicant: Kathryn R. Kehrli
Location: 12 Jay Vee Lane
Mon. Co. Tax No.: 034.03-9-83
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principle dwelling addition (12.0 feet x 14.0 feet; 168.0 square feet), to have a rear setback of 25.0 feet, instead of the 30.0 feet minimum required. Section 211-11 (D)(2), Table I

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2. Applicant: Michael D. Horn, Jr.
Location: 1140 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-59
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed deck (approximately 220.0 square feet), following demolition of the existing deck, to be located in a waterfront yard, where accessory structures, such as decks, are permitted in rear yards only. Section 211-11 E(3)
b) An area variance for a proposed deck (approximately 220.0 square feet), following demolition of the existing deck, to be located in a waterfront yard, to have an east side setback of 0.1 feet and a west side setback of 0.1 feet, instead of the 6.0 feet minimum(s) required. Section 211-11 E(1), Table I & Section 211-11 E(3)
c) An area variance for a proposed second-story deck, (15.0 feet x 16.0 feet; 240.0 square feet), to be located in a waterfront yard, where accessory structures, such as decks, are permitted only in rear yards, and for said deck to have an west side setback of 0.4 feet, instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I & Section 211-11 E(3)

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3. Applicant: Tony Collichio
Location: 25 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-37
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principle dwelling addition (24.0 feet x 24.0 feet; 576.0 square feet attached garage), to have a rear setback of 32.0 feet, measured from the south right-of-way line of Shoreway Drive, instead of the 25.0 feet minimum required and an east side setback of 5.0 feet instead of the 10.0 feet minimum required. Section 211-11 (D)(2), Table I
b) An area variance for a proposed accessory structure (9' diameter hot tub), to be located in a waterfront yard, where accessory structures, including hot tubs, are permitted in rear yards only and for said hot tub to have a west side setback of 6.0 feet instead of the 10.0 feet minimum required. Section 211-11 E(1), Table I & Section 211-11 E(3)
c) An area variance for a proposed accessory structure (12.0 feet x 28.0; 336.0 square feet in-ground pool), to be located in a waterfront yard, where accessory structures, including pools, are permitted in rear yards only. Section 211-11 E(3)

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4. Applicant: Building 502 LLC
Location: 105 McLaughlin Road
Mon. Co. Tax No.: 089.04-1-3.1
Zoning District: IG (General Industrial)
Request: Request for relief from the Town of Greece Sprinkler Law for a proposed accessory structure (pavilion) – Local Law #2 of the year 2016 – Section 115-4

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5. Applicant: Amarok, LLC
Location: 1024 West Ridge Road
Mon. Co. Tax No.: 075.18-1-5.12
Zoning District: BG (General Business)
Request: An area variance for a proposed 10.0 feet high, approximately 569.0 linear feet, electrified fence, to be located in a nonresidential rear yard and where fences in a nonresidential rear yard shall not exceed 8.0 feet in height and except as provided in Section 211-33C, the electrification of any fence shall not be permitted. Section 211-50 E & Section 211-52 A

NEIGHBORHOOD NOTIFICATION MODIFICATION:

Orchard View – Latta Road

ADJOURNMENT:

NEXT MEETING: Tuesday, March 16, 2021