



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

APRIL 4, 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
Jon Mead, Zoning Board Advisor
Maryjo Santoli, Planning & Zoning 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
April 4, 2023

PUBLIC HEARINGS

Old 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

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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PUBLIC HEARINGS

New Business

1. Applicant: Premier Sign Systems, LLC
Address: 470 Long Pond Road
Mon. Co. Tax No.: 045.01-1-6.101
Zoning District: BP (Professional Office)
Request: An area variance for a proposed second building-mounted (North side) sign (8 ft by 2.66 ft; 21.2 sq. ft.), where one 50 sq. ft. building-mounted sign is permitted. § 211-56B(2)(a)[1]

2. Applicant: Pike Conductor Dev1
Address: 55 McLaughlin Road
Mon. Co. Tax No.: 089.04-1-3.3
Zoning District: IG (General Industrial), EDIO (Economic District Overlay)
Request:
 - a) An area variance for a proposed building-mounted sign (East side) ("Li-Cycle," 30 ft. by 9.66 ft.; 290 sq. ft.), instead of the 275 sq. ft. maximum permitted. § 211-56B(1)(a)[1], Table VII
 - b) An area variance for a proposed second building-mounted sign (North side) ("Li-Cycle" 22.19 ft. by 7 ft.; 155.3 sq. ft.), instead of the one 275 sq. ft. maximum permitted. § 211-56B(1)(a)[1], Table VII
 - c) An area variance for a proposed third building-mounted (West side) ("Li-Cycle," 22.19 ft. by 7 ft.; 155.3 sq. ft.), instead of the one 275 sq. ft. maximum sign permitted. § 211-56B(1)(a)[1], Table VII

3. Applicant: Kelly Blessing
Address: 112 Rosecroft Drive
Mon. Co. Tax No.: 075.10-4-31
Zoning District: R1-E(Single Family Residential)
Request: An area variance for nine (9) dogs in a dwelling unit, instead of the maximum three (3) dogs permitted per dwelling unit. § 211-33A

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4. Applicant: Adelina Gallelli
Address: 271 West Hill Estates
Mon. Co. Tax No.: 088.04-2-67
Zoning District: R1-E (Single Family Residential)
Request: An area variance for a proposed principle structure to have a front setback of 65.9 feet (measured from the right of way of West Hill Estates), instead of the 74.5 feet minimum permitted. § 211-11D(2), Table I
5. Applicant: Lakeshore Community Church
Address: 3651 Latta Road
Mon. Co. Tax No.: 044.03-2-12.3
Zoning District: R1-44 (Single Family Residential)
Request: An area variance for a proposed six (6) foot high chain-link open construction fence (Aprox. ±210 feet), of which ±190 feet is located in a front yard, instead of the four (4) foot open construction fence permitted. § 211-50L

SPECIAL ZONING TOPICS

None

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, April 18, 2023