



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**MAY 2, 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

1 VINCE TOFANY BOULEVARD • GREECE, NEW YORK 14612

TEL.: (585) 723-2355 • FAX: (585) 723-2442

[www.greecenyc.gov](http://www.greecenyc.gov)

BOARD OF ZONING APPEALS AGENDA  
May 2, 2023

**PUBLIC HEARINGS**

**Old Business**

1. Applicant: Frank F. Hoffman  
Address: 417 Edgemere Drive  
Mon. Co. Tax No.: 035.15-5-3.1  
Zoning District: R1-E (Single Family Residential)  
Request: An area variance for a proposed addition to the principal structure that will have a side setback of 4.0 feet from the adjoining lot to the west (429 Edgemere Drive), instead of the permitted 10.0 feet minimum side setback. § 211-11E(1), Table I
  
2. Applicant: Bell Atlantic Mobile Systems LLC d/b/a/ Verizon Wireless  
Address: 2570 Ridgeway Avenue  
Mon. Co. Tax No.: 089.14-2-2.3  
Zoning District: BR (Restricted Business)  
Request: A Special Use Permit for a proposed cellular service telecommunication facility (roof-mounted antenna) to be located on an existing building (Jose Joe's restaurant). § 211-60A

**PUBLIC HEARINGS**

**These new business items are unable to be heard on May 2, 2023 because the legal notice did not appear in the newspaper. They will be continued to the meeting of May 16, 2023. We are sorry for the inconvenience.**

**New Business**

1. Applicant: Kim Russi  
Location: 35 Eglantine Road  
Mon. Co. Tax No.: 075.33-8-14  
Zoning District: R1-E (Single Family Existing Residential)  
Request: An area variance for a proposed accessory structure (shed) (10 feet by 12 feet; 120 square feet) to have a side setback of 4 feet, instead of the 5 feet minimum permitted, and a rear setback of 3 feet, instead of the 5 feet permitted. § 211- 11E(1); Table I

BOARD OF ZONING APPEALS AGENDA  
May 2, 2023

2. Applicant: Josh Weddell  
Address: 337 Frisbee Hill Road  
Mon. Co. Tax No.: 033.01-3-5.2  
Zoning District: R1-44 (Single Family Residential)  
Request: An area variance for a proposed accessory structure (pole barn, 30 feet by 40 feet; 1,200 square feet) to have a maximum height of 22 feet, instead of the maximum 15 feet permitted. § 211-11E(1); Table I
3. Applicant: Chick-fil-A Inc.  
Location: 2140 West Ridge Road  
Mon. Co. Tax No.: 074.15-15-19.1  
Zoning District: BR (Restricted Business)  
Request:
- a) An area variance for a proposed canopy (27.0 feet x 54.0 feet; 1458.0 square feet), to have a front setback of 17.0 feet measured from the north right of way line of West Ridge Road, instead of the 30.0 feet minimum required. § 211-17B(4); Table III
  - b) An area variance for a proposed canopy (32.0 feet x 62 feet; 1,984 square feet) to have an (east) corner setback of 16.1 feet (measured from the west right-of-way line of Ridgecrest Road), instead of the 30.0 feet minimum required. § 211-17B(4); Table III
  - c) An area variance for a drive-up service aisle (130± linear feet) to be located at a distance of 5.6-14.3 feet (measured from the north right of way line of West Ridge Road), instead of the of the 14.2 feet granted by the Board of Zoning Appeals on May 16, 2017. § 211-17B(4); Table III

**SPECIAL ZONING TOPICS**

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, May 16, 2023**