



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MAY 18, 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 May 18, 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@greecenyny.gov prior to 5:00 PM on Friday, May 28, 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

1 VINCE TOFANY BOULEVARD • GREECE, NEW YORK 14612

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

www.greecenyny.gov

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Old Business

1. Applicant: Brian P. Romeo
 Location: 151 Shoreway Drive
 Mon. Co. Tax No.: 026.03-2-1
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed accessory structure (10.0 feet x 14.0 feet; 140.0 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)

2. Applicant: Kelly L. White
 Location: 656 Denise Road
 Mon. Co. Tax No.: 060.07-8-22
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed 6.0 feet high closed construction fence, approximately 110.0 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

3. Applicant: Jonas Lelis
 Location: 143 Torrey Pines Drive
 Mon. Co. Tax No.: 045.03-3-31
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed accessory structure (approximately 289.0 square feet open-pavilion), to have a (south) side setback of 5.2 feet instead of the 9.2 feet minimum required. Section 211-11 E(1), Table I

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4. Applicant: William L. Drake, III
Location: 470 Ridgemont Drive
Mon. Co. Tax No.: 073.19-1-18
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (8.0 feet x 12.0 feet; 96 square feet shed), resulting in a total gross floor area of 1096.0 square feet in all accessory structures, where 1000.0 square feet is the maximum gross floor area permitted for lots 16,000 square feet to one acre in area. Section 211-11 E(1), Table I
5. Applicant: Mia C. Polanco
Location: 11 Pinebriar Drive (aka 100 Glenbriar Drive)
Mon. Co. Tax No.: 046.18-7-19
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high closed construction fence, approximately 150.0 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
6. Applicant: Kevin M. Vacca
Location: 2572 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-37
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (20.0 feet x 25.0 feet; 500 square feet detached garage), resulting in a total gross floor area of 940.0 square feet in all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots up to 16,000 square feet in area. Section 211-11 E(1), Table I
b) An area variance for a proposed accessory structure (20.0 feet x 25.0 feet; 500 square feet detached garage), to have a rear setback of 8.9 feet, instead of the 30.0 feet minimum required. Section 211-11E(1), Table I
c) An area variance for a proposed accessory structure (20.0 feet x 25.0 feet; 500 square feet detached garage), resulting in a total gross floor area of 940.0 square feet in all accessory structures, exceeding the principal structure square footage of 816.0 square feet and where the total gross floor area for all accessory structures on a premises shall not exceed the total area of the principal structure. Section 211-11 D(2), Table I

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7. Applicant: Yuliya Timoshik
Location: 144 Nantucket Road
Mon. Co. Tax No.: 074.15-13-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 70.0 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 a proposed 6.0 feet high, closed construction fence to be partially located within the clear visibility portion of a lot, as established in Section 211-36, where no structure shall exceed 3.0 feet in height above the nearest street grade within the restricted area. Section 211-36 A; Section 211-36 B(1)(a)(b)&(c)
8. Applicant: Dylan M. Duncan
Location: 62 Laurelwood Drive
Mon. Co. Tax No.: 089.10-1-20
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high closed construction fence, approximately 106.0 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
9. 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: An area variance for a proposed 27.0 feet x 54.0 feet; 1458.0 square feet canopy, to have a front setback of 17.0 feet from the north right of way line of West Ridge Road, instead of the 30.0 feet minimum required. Section 211-17B(4)

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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 May 28, 2021

1. Applicant: Nicholas P. DiStasio
Location: 114 Wayne Drive
Mon. Co. Tax No.: 074.19-6-11
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 7.0 feet high closed construction fence, of approximately 95.0 linear feet, to be located in a rear yard, where fences in a rear yard shall not exceed 6.0 feet in height, as measured from the top of said fence to the ground directly beneath. Section 211-50 C; Section 211-51

2. Applicant: Robert P. Lambiase
Location: 122 Wayne Drive
Mon. Co. Tax No.: 074.19-6-10
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 7.0 feet high closed construction fence, of approximately 45.0 linear feet, to be located in a rear yard, where fences in a rear yard shall not exceed 6.0 feet in height, as measured from the top of said fence to the ground directly beneath. Section 211-50 C; Section 211-51

3. Applicant: James M. Cossavella
Location: 11 Hatton Place
Mon. Co. Tax No.: 058.01-3-58
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (approximately 16.0 feet x 35.0 feet; 560 square feet in-ground pool), to be located a distance of 15.0 feet from the rear lot line, instead of the 20.0 feet minimum required. Section 211-11 E(1), Table I

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4. Applicant: Masi Enterprises Inc.
Location: 10 Canal Woods
Mon. Co. Tax No.: 088.04-6-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed in-law apartment to have an overall square footage of 652 square feet, instead of the 600 square feet maximum permitted. Section 211-11 B(11)(b)
5. Applicant: Jason E. Zwetsch
Location: 1458 Manitou Road
Mon. Co. Tax No.: 058.03-1-78.1
Zoning District: R1-44 (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (30.0 feet x 40.0 feet; 1200.0 square feet, detached garage), resulting in a total gross floor area of 1836 square feet in all accessory structures, where 1250.0 square feet is the maximum gross floor area permitted for lots over one acre in area. Section 211-11 E(1), Table I
b) An area variance for a proposed accessory structure (30.0 feet x 40.0 feet; 1200.0 square feet, detached garage), to have an overall height of 19.0 feet, to the peak, instead of the 13.5 feet maximum permitted. Section 211-11 B(1)
c) An area variance for a proposed accessory structure (30.0 feet x 40.0 feet; 1200 square feet detached garage), resulting in a total gross floor area of 1836.0 square feet in all accessory structures and exceeding the principal structure square footage of 1180.0 square feet and where the total gross floor area for all accessory structures on a premises shall not exceed the total area of the principal structure. Section 211-11 D(2), Table I
6. Applicant: 834-850 LPR LLC
Location: 850 Long Pond Road
Mon. Co. Tax No.: 059.01-3-56.13
Zoning District: BR (Restricted Business)
Request: An area variance for a second (south side) building mounted sign, approximately 29.2 square feet, instead of the one 49.0 square feet sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1] Table VII

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NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, June 1, 2021

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