



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JUNE 6, 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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PUBLIC HEARINGS

Old Business

1. Applicant: Robert G. Mull Jr.
Address: 375 Avery Park Lane
Mon. Co. Tax No.: 033.04-3-79
Zoning District: R1-E (Single Family Residential)
Request: An area variance for a proposed addition to a principle structure (three season room, 11 feet x 14 feet; 154 square feet) to have a 21.6 foot rear setback, where a minimum setback of 37.5 feet is required. § 211-11E(1), Table I

2. Applicant: Addison Precision Manufacturing
Address: 100 Gates-Greece Townline Road
Mon. Co. Tax No.: 089.03-5-4.4
Zoning District: FOI (Flexible Office/Industrial)
Request: An area variance for a proposed building expansion (52,000 square feet) to an existing building (84,000 square feet) to have a (west) side setback of 60 feet from a residential district, instead of the 100-foot minimum required. § 211-18A(6)(a)

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

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4. 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

New Business

1. Applicant: Tracy Dwyer-Baker
Address: 251 Malden Street
Mon. Co. Tax No.: 090.05-1-1
Zoning District: R1-E (Single Family Residential)
Request: An area variance for a proposed 6-foot-high fence (±55 linear feet, wood, closed construction) to be located in a front (corner) yard, instead of the 4-foot-high open construction fence permitted in a front yard. § 211-50L
2. Applicant: Joshua Wynn
Address: 3553 West Ridge Road
Mon. Co. Tax No.: 073.16-1-3
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to have farm animals (6 ducks) on a single-family residential lot of 0.329 acres where said animals are only permitted to be kept on a farm. § 211-33B, and 211-5 (definition of "Farm")

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3. Applicant: Mark Gillette
Address: 3386 Edgemere Drive
Mon. Co. Tax No.: 026.30-4-2
Zoning District: R1-E (Single-Family Residential)
Request:
- a) A public hearing for the Board of Zoning Appeals to consider whether or not a successive application, brought forth within a one-year period, is the same or substantially the same as the application denied by the Board of Zoning Appeals on September 20, 2022. § 211-67B
 - b) An area variance for a proposed accessory structure (nonpermanent aluminum dock, 40 feet by 4 feet, with 2 hoists), where such structure is not permitted on a lot without a principal structure. §§ 211-11B and 211-5 (definition of "Structure, Accessory")
4. Applicant: Bethanie VandenBosch
Address: 294 Elmgrove Road
Mon. Co. Tax No.: 088.02-2-21.1
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed 6-foot-high closed-construction fence (stockade wood fence; ±140 linear feet) approximately 30 linear feet of which is to be located in the front yard, instead of the 4-foot-high open-construction fence permitted in the front yard. § 211-50L
 - b) An area variance to allow for 1,470 feet of total accessory square footage, instead of the permitted 1,250 accessory square footage on residential lots of 1 acre or more. § 211-11B; Table I
5. Applicant: Dennis Edwards
Address: 1857 Edgemere Drive
Mon. Co. Tax No.: 034.08-1-82.2
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (shed, 12.0 feet by 16.0 feet; 192 square feet) on a lot without a principle structure, where such accessory structures are only permitted on lots with principle structures. § 211-11

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6. Applicant: Dominic Palumbo
Address: 890 Long Pond Road
Mon. Co. Tax No.: 059.01-6-2.1
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a portion of a proposed fence (closed-construction wooden fence, ±250 linear feet) to have a height of 6 feet in a front yard, instead of the 4-foot open-construction fence permitted in a front yard. § 211-50L

b) An area variance for a portion of a proposed fence (closed-construction wooden fence, ±250 linear feet) to have a height of 10 feet, instead of the 8-foot closed-construction fence permitted. §§ 211-52A and 211-50G and L.
7. Applicant: Gail Sullivan
Address: 2836 Ridgeway Avenue
Mon. Co. Tax No.: 088.04-2-26
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure in a front yard (deck, 16 feet wide by 16 feet long, 256 square feet), where such accessory structures are only permitted in a rear yard. § 211-11E(3), Table I

SPECIAL ZONING TOPICS

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, June 20, 2023