



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JUNE 21, 2022

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

Ivana Casilio, Zoning Administrator

Maryjo Santoli, Zoning Board 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
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Old Business:

1. Applicant: Royal Wash Development, LLC
Address: 55 Greece Center Drive
Mon. Co. Tax No.: 045.03-4-2.1
Zoning District: BR (Restricted Business)
Request: a) An area variance for a proposed second (east side) building mounted sign, 6.7 feet x 16.0 feet, totaling 106.7 square feet, instead of the one (1) 32.0 square feet sign permitted. Section 211-56 B(2)(a)[1] and Section 211-56 B(2)(c)[1], Table VII
b) An area variance for a proposed third (west side) building mounted sign, 6.7 feet x 16.0 feet, totaling 106.7 square feet, instead of the one (1) 32.0 square feet sign permitted. Section 211-56 B(2)(a)[1] and Section 211-56 B(2)(c)[1], Table VII

2. Applicant: Matthew Stryker
Address: 56 Wainsright Circle
Mon. Co. Tax No.: 058.02-6-16
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to have farm animals (3 beehives/apiaries) on a residential property with less than ten (10) acres. Section 211-33B & Section 211-33D

3. Applicant: Kevin Mattice, Jr.
Address: 124 Cider Creek Lane
Mon. Co. Tax No.: 059.01-3-15
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
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New Business:

1. Applicant: Michael & Gina Driscoll
Address: 17 Fallingwood Terrace (aka 139 Summit Hill Drive)
Mon. Co. Tax No.: 046.10-4-18
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principal structure addition (20.0 feet x 24.0 feet; 480.0 square feet, covered porch) to have a front setback of 29.0 feet, measured from the north right of way line of Fallingwood Terrace, instead of the 50.0 feet minimum, established by the neighborhood average. Section 211-11 D(1)(b) & Section 211-11 D(2), Table I

2. Applicant: Gregory Williams
Address: 330 South Drive
Mon. Co. Tax No.: 026.18-4-27
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed-construction fence, approximately 25.0 linear feet, to be located in a waterfront yard, where fences in a waterfront yard shall not exceed 4.0 feet in height and shall be of open construction. Section 211-50 L & Section 211-51 A

3. Applicant: Theresa Collier
Address: 1432 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-14
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed accessory structure (16.0 feet x 18.0 feet; 288.0 square feet deck), to be located in waterfront yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E(3)
 - b) An area variance for a proposed accessory structure (16.0 feet x 18.0 feet; 288.0 square feet deck), to have a (west) side setback of 1.7 feet, instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I
 - c) An area variance for a proposed accessory structure (16.0 feet x 18.0 feet; 288.0 square feet deck), to have an (east) side setback of 5.1 feet, instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I

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4. Applicant: Jessica Tuttobene
Address: 133 Hincer Road
Mon. Co. Tax No.: 025.03-3-17
Zoning District: R1-44 (Single-Family Residential)
Request: A special use permit for a major home occupation (music studio/lessons). Section 211-5, 211-11 C(2)(a) & 211-26 C
5. Applicant: Danielle Palmgreen
Address: 155 Sommerworth Drive
Mon. Co. Tax No.: 074.19-3-2
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed-construction fence, approximately 186.0 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
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6. Applicant: Pierre Heroux
Address: 2699 Ridgeway Avenue
Mon. Co. Tax No.: 089.03-3-4
Zoning District: R1-E (Single-Family Residential)
Request: The following variances will be required for the proposed Heroux Subdivision:
- Proposed Lot 1
- An area variance for a proposed lot to have a lot width of 120.0 feet, instead of the 138.4 feet minimum, established by the neighborhood average. Section 211-11 D(1)(b) & Section 211-11 D(2), Table I
- Proposed Lot 2
- a) An area variance for a proposed lot to have a lot depth of 274.1 feet, instead of the 376.5 feet minimum, established by the neighborhood average. Section 211-11 D(1)(b) & Section 211-11 D(2), Table I
- b) An area variance for a proposed lot to have a lot area of 37,940 square feet, instead of the 53,175 square feet minimum required, established by the neighborhood average. Section 211-11 D(1)(b) & Section 211-11 D(2), Table I
- Proposed Lot 3
- a) An area variance for a proposed lot to have a lot width of 78.8 feet, instead of the 151.2 feet minimum, established by the neighborhood average. Section 211-11 D(1)(b) & Section 211-11 D(2), Table I
- b) An area variance for a proposed lot to have a lot area of 36,490 square feet, instead of the 44,135 square feet minimum required, established by the neighborhood average. Section 211-11 D(1)(b) & Section 211-11 D(2), Table I
7. Applicant: Daniel Rechichi (The Dent Guy)
Address: 305 Pinewild Drive
Mon. Co. Tax No.: 089.04-1-14.4
Zoning District: BG (General Business) & EDIO (Economic Development/Industrial Overlay)
Request: A special use permit for a motor vehicle service station (auto repair) in accordance with the regulations established in Section 211-39. Section 211-17 B(3)(b)[5]

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NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, July 5, 2022

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