



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JULY 5, 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**

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OFFICE OF PLANNING & ZONING

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**PUBLIC HEARINGS**

**Old Business**

1. Applicant: Dan Larkin  
Address: 114 Emberglow Lane  
Mon. Co. Tax No.: 034.03-11-6  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed accessory structure (pergola, 7.5 feet by 8.5 feet, 64 square feet) to have a 0 foot side setback, instead of the 8 foot permitted side setback. § 211-11E(1)
  
2. Applicant: Doug and Dean Sholette  
Address: 335 Salmon Creek Drive  
Mon. Co. Tax No.: 017.04-3-39  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for an accessory structure (deck; 460 square feet) in a front yard, where such structures are permitted in rear yards only. § 211-11E(3)
  
  - b) An area variance for a proposed principal structure addition (attached garage) to have a 4 foot rear setback, instead of the 56.1 foot setback permitted. § 211-11D(2), Table I
  
  - c) An area variance for a proposed principal structure addition to have a side setback of 9.7 feet(measured from west lot line), instead of the 10 foot minimum permitted. § 211-11D(2), Table I
  
  - d) An area variance to allow for 2350 square feet of accessory structure area on a 17,097 square foot lot, where such lots may only have 1,000 square feet of accessory structure. § 211-11D(2), Table I

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3. 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

**New Business**

1. Applicant: Gregory Miller  
Address: 248 North Drive  
Mon. Co. Tax No.: 026.14-3-18  
Zoning District: R1-E  
Request: An area variance for an accessory structure (deck, wood, 13 feet by 22 feet; 286 square feet) in a side yard, where such structures are only permitted in a rear yard. § 211-11E(3)
2. Applicant: Jennifer Rambali  
Address: 0 Maiden Lane (West of 81, 91, 101 and 111 Blue Grass Lane)  
Mon. Co. Tax No.: 059.19-1-1.1  
Zoning District: R1-E  
Request: An area variance to allow for an accessory structure (6-foot closed-construction wooden fence, ±680 linear feet) on a lot without a principal structure, where such structures are only permitted on lots with principal structures. § 211-11

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3. Applicant: Katie Adolph  
Address: 610 Edgemere Drive  
Mon. Co. Tax No.: 035.15-1-9  
Zoning District: R1-E  
Request:
- a) An area variance for an existing accessory structure (deck, composite, 24 feet by 25 feet; 600 square feet) have a 6-9-foot setback in a waterfront rear yard, instead of the 25-foot setback permitted. § 211-11D, Table I
  - b) An area variance for an existing 6-foot closed construction fence (white vinyl fence, ±78 linear feet) to be partially located 6-9 feet from the rear lot line, instead of the 4-foot open-construction fence permitted 20 feet or closer to a rear lot line in such waterfront rear yards. § 211-51A(4)
  - c) An area variance for an existing 6-foot closed construction fence (white vinyl fence, ±78 linear feet) to be partially located in the clear sight triangle formed by Edgemere drive and the driveway of 610 Edgemere, instead of the 3-foot, open-construction fence permitted in such clear sight triangles. § 211-36
  - d) An area variance for an existing accessory structure (shed, 7 feet by 7 feet; 49 square feet) to have a rear setback of 8 feet, instead of the 25-foot setback permitted in a rear yard of such waterfront lots. § 211-11D, Table I
4. Applicant: Great American Diner  
Address: 850 Long Pond Road  
Mon. Co. Tax No.: 059.01-3-56.13  
Zoning District: BR  
Request: An area for a second building-mounted sign (aluminum, 8 feet by 4 feet; 32 square feet), instead of the one building-mounted sign permitted. § 211-56B(2)(a)[1]

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5. Applicant: Sean Hickey  
Address: 36 Frost Meadow Trail  
Mon. Co. Tax No.: 034.04-2-27  
Zoning District: R1-E  
Request: An area variance for a 4-foot-high closed-construction fence (wood, ±48 linear feet) to be located in a front yard, instead of the 4-foot-high open-construction fence permitted. § 211-50L
6. Applicant: Madeline Gomez  
Address: 167 & 169 Ripplewood Drive  
Mon. Co. Tax No.: 060.07-6-1  
Zoning District: R1-E (Single-Family Existing)  
Request: An area variance for a 6-foot-high fence (white vinyl, closed-construction, ±394 linear feet) ±184 feet of which is to be located in a front (corner) yard, instead of the 4-foot-high open-construction fence permitted. § 211-50L

**SPECIAL ZONING TOPICS**

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, July 18, 2023**