



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JULY 7, 2020

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

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

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Old Business:

1. Applicant: Christina Dingman
Location: 121 Estall Road
Mon. Co. Tax No.: 060.74-1-30
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow four (4) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A

2. Applicant: Robert Gent
Location: 150 MacArthur Road
Mon. Co. Tax No.: 075.72-3-17
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for allowing six (6) dogs, where not more than three (3) dogs are permitted per dwelling unit. Section 211-30 A

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3. Applicant: Nicholas Graziose
Location: McCall Road
Mon. Co. Tax No.: 075.10-7-39; 075.10-7-47
Zoning District: R1-8 (Single-Family Residential)
Request:
- a) A special use permit to allow for an eight (8) lot subdivision providing one (1) two-family dwelling per lot. Section 211-11 C(2)(a).
 - b) Proposed Lot #3: An area variance for a proposed lot to have a front setback of 6.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I
 - c) Proposed Lot #4: An area variance for a proposed lot to have a front setback of 24.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I
 - d) Proposed Lot #6: An area variance for a proposed (corner) lot to have a lot area of 16,845 square feet, instead of the 18,200 square feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I
 - e) Proposed Lot #7: An area variance for a proposed lot to have a front setback of 15.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I
 - f) Proposed Lot #7: An area variance for a proposed lot to have a rear setback of 15.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I
 - g) Proposed Lot #8: An area variance for a proposed lot to have a rear setback of 15.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I

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New Business

1. Applicant: Jabran Mehta
Location: 2534 West Ridge Road
Mon. Co. Tax No.: 074.14-2-11
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed freestanding sign to have an area of 51.6 square feet, where 31.7 square feet was granted by the Board of Zoning Appeals on February 25, 1997. Section 211-52 B(1)(d), Table VI

2. Applicant: Theresa M. Croce
Location: 308 Edgemere Drive
Mon. Co. Tax No.: 035.10-2-14
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed accessory structure (in-ground pool) to be located in a waterfront yard, where accessory structures, including pools, are permitted in rear yards only. Section 211-11 E(3) and Section 114.12.1 B(1)
 - b) An area variance for a proposed in-ground pool to be located a distance of 8.0 feet from a principal dwelling, instead of the 10.0 feet minimum required. Section 114-12.1 B(2)

3. Applicant: Tina Caracci
Location: 159 Hilltop Road
Mon. Co. Tax No.: 060.34-3-6
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed covered porch (7.0 feet x 10.00 feet; 70.0 square feet), to have a front setback of 32.0 feet, instead of the 40.0 feet minimum, established by the neighborhood average. Section 211-11 D (1)(a) & Section 211-11 D (1)(b)

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4. Applicant: Douglas Dobson
Location: Edgemere Drive (west of 1623)
Mon. Co. Tax No.: 034.08-1-61
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structured (16.0 feet x 30.0 feet; 480.0 square feet detached garage), as a principle structure on a lot. Section 211-5 (Structure, Accessory).

5. Applicant: Christine Elliott
Location: 1401 Stone Road
Mon. Co. Tax No.: 075.09-11-66
Zoning District: BP-2 (Professional Office)
Request: A special use permit for a beauty salon. Section 211-17 A (3)(b)[1]

6. Applicant: Kelly Homes of New York LLC
Location: 85 Willnick Circle
Mon. Co. Tax No.: (not yet issued from Monroe County as of 5/20/20)
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed dwelling, (Lot 201 of Chatham Estates Subdivision), to have a front setback of 45.0 feet, instead of the 60.0 feet minimum required. Section 211-11 D (1)(a) & Section 211-11 D (1)(b)

7. Applicant: Kelly Homes of New York LLC
Location: 111 Willnick Circle
Mon. Co. Tax No.: (not yet issued from Monroe County as of 5/20/20)
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed dwelling (Lot 202 of Chatham Estates Subdivision), to have a front setback of 45.0 feet, instead of the 60.0 feet minimum required. Section 211-11 D (1)(a) & Section 211-11 D (1)(b)

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8. Applicant: Joseph Sortino
Location: 581 Whistlers Cove
Mon. Co. Tax No.: 033.04-4-31
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed dwelling (Lot 1020 of Crescent Park Subdivision Section 10 Phase B), to have a front setback of 35.0 feet, instead of the 40.0 feet minimum required. Section 211-11 D (1)(a) & Section 211-11 D (1)(b)
9. Applicant: Joseph Sortino
Location: 591 Whistlers Cove
Mon. Co. Tax No.: 033.04-4-32
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed dwelling (Lot 1021 of Crescent Park Subdivision Section 10 Phase B), to have a front setback of 35.0 feet, instead of the 40.0 feet minimum required. Section 211-11 D (1)(a) & Section 211-11 D (1)(b)
10. Applicant: Laurelhurst LLC & Enterprise Car Rental
Location: 3012 & 3022 West Ridge Road
Mon. Co. Tax No.: 074.13-1-2 & 074.13-1-1.1
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed 12.0 feet x 40.0 feet single-lane driveway to be located a distance, varying from 5.0 feet to 12.0 feet, along the northern property line(s), instead of the 20.0 feet minimum required from a residential district. Section 211-17 (4) Table III
11. Applicant: Giuseppe Marino
Location: 9 Hatton Place
Mon. Co. Tax No.: 058.01-3-57
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed accessory structure (covered pavilion and attached shed/cabana) to be located a distance of 5.0 feet, from an in-ground pool, instead of the 10.0 feet minimum, as measured from the water's edge. Section 114.12.1 B(1)

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12. Applicant: Samantha Cook
Location: 519 South Drive
Mon. Co. Tax No.: 026.18-2-2
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure, (16.0 feet x 22.0 feet; 352.0 square feet deck), to be located in a side yard, where accessory structures, including decks are permitted in rear yards only. Section 211-11 E(3)
b) An area variance for an existing shed (10.2 feet x 10.5 feet; 107.1 square feet), to have an east side setback of 3.1 feet, instead of the 5.0 feet minimum required. 211-11 E (1), Table I
13. Applicant: Patricia Wynn
Location: 160 Ontario Boulevard
Mon. Co. Tax No.: 017.12-2-10.1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (5.0 feet x 35.0 feet; 175.0 square feet deck), to be located in a front yard, where accessory structures, including decks are permitted in rear yards only and for said deck to have a front setback of 1.4 feet, instead of the 25.0 feet minimum required. Section 211-11 E(3) & Section 211-11 E (1), Table I
14. Applicant: Michael J. Starr
Location: 250 Cameron Hill Drive
Mon. Co. Tax No.: 045.02-5-30
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 211-11 L

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15. Applicant: Amanda Williams
Location: 158 Everclay Drive
Mon. Co. Tax No.: 075.06-4-13
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 119.0 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 211-11 L
16. Applicant: Peggy L. Lawrence
Location: 14 Maylong Drive (aka 32 Harmony Drive)
Mon. Co. Tax No.: 074.06-1-20
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 149.0 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 211-11 L
17. Applicant: Kristen Conklin
Location: 192 Gates Greece Town Line Road
Mon. Co. Tax No.: 088.04-3-42
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (approximately 384.0 square feet deck), following demolition of an existing accessory structure, to be located in a front yard, where accessory structures, including decks are permitted in rear yards only and for said deck to have a front setback of 77.0 feet, instead of the 89.0 feet minimum required. Section 211-11 E(3) & Section 211-11 E (1), Table I

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18. Applicant: David Meleca
Location: 5 Wycombe Place
Mon. Co. Tax No.: 045.08-1-32
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 211-11 L
19. Applicant: John Corsetti
Location: 56 Dorsey Road
Mon. Co. Tax No.: 060.56-6-25
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (5.0 feet x 19.0 feet; 95.0 square feet deck), to be located in a side yard, where accessory structures, including decks are permitted in rear yards only. Section 211-11 E(3)
20. Applicant: Melanie Gallo
Location: 100 North Avenue
Mon. Co. Tax No.: 058.04-2-10.1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (12.0 feet x 28.0 feet; 336.0 square feet detached garage), following demolition of an existing detached garage, to have a north side setback of 1.7 feet, instead of the 10.0 feet minimum required. Section 211-11 E (1), Table I

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21. Applicant: Brian V. Rotoli
Location: 3801 West Ridge Road
Mon. Co. Tax No.: 073.04-2-6.1
Zoning District: BR (Restricted Business)
Request: a) A waiver of the requirements for a special use permit for a motor vehicle service station and motor vehicle dealership in accordance with the regulations established in Section 211-35 and as defined in 211-5. Section 211-17 B(3)(b)[5].
b) An area variance for the utilization of approximately 36 parking spaces for the temporary outdoor storage, display of goods, merchandise or materials (accessory structures; sheds), where the outdoor storage display of goods merchandise or materials shall not impede the passage of pedestrians, fire lanes, driveways or any parking spaces. Section 211-25 B(2).
22. Applicant: Jacob McManus
Location: 149 Haddon Road
Mon. Co. Tax No.: 074.11-12-15
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 6.0 feet high, closed construction fence, approximately 87.0 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 211-11 L
b) An area variance for a portion of a 6.0 feet high, closed construction fence to be located within a visibility triangle, where fences located within a visibility triangle shall not exceed three feet in height and shall be of open construction. Section 211-33 A & Section 211-33 B(2)(a)(b)&(c)

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, July 21, 2020