



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

AUGUST 15, 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: Gregory Miller
Address: 248 North Drive
Mon. Co. Tax No.: 026.14-3-18
Zoning District: R1-E (Single-Family Residential)
Request:
 - a. 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)
 - b. An area variance for an accessory structure (deck, wood, 13 feet by 22 feet; 286 square feet) to have a side setback of 1.2 feet, where such structures are permitted a 6-foot minimum side setback. § 211-11E(1), Table I

2. Applicant: Katie Adolph
Address: 610 Edgemere Drive
Mon. Co. Tax No.: 035.15-1-9
Zoning District: R1-E (Single-Family Residential)
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

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3. Applicant: Joe Fink
Address: 2720 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-12
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow an accessory structure (40 feet by 24 feet; 960 square feet garage, pole-barn style construction) to have a total height of 22 feet, instead of the 15 feet permitted. § 211-11E(1), Table I

NEW BUSINESS

1. Applicant: Gary Lalonde
Address: 153 Long Pond Road
Mon. Co. Tax No.: 034.02-1-8
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow an accessory structure (in-ground pool, 16 feet by 32 feet; 512 square feet) to be located in a waterfront yard, where such structures are only permitted in a rear yard. § 211-11E(3), Table I

2. Applicant: Scott Costain
Address: 476 Manitou Beach Road
Mon. Co. Tax No.: 017.03-2-9.3
Zoning District: R1-E
Request: a. An area variance for a proposed accessory structure (detached garage, 30 feet by 36 feet; 1080 square feet) to have a height of 21 feet, where such structures are permitted a maximum height of 15 feet. § 211-11E(1), Table I

b. An area variance for a proposed accessory structure (detached garage, 30 feet by 36 feet; 1080 square feet) to be located in a front yard, where such structures are only permitted in side and rear yards. § 211-11E(3), Table I

c. An area variance to allow for 1,752 of accessory square footage, instead of the permitted 1,250 accessory square footage on a residential lot of 3.7 acres. § 211-11B, Table I

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3. Applicant: Ryan Pyles
Address: 31 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-35
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an accessory structure (shed, 10 feet by 16 feet; 160 square feet) to be located in a waterfront yard, where such structures are permitted only in rear yards on interior lots less than 18,000 square feet. § 211-11E(2)(a)
4. Applicant: Susan D. Wilson
Address: 158 Peck Road
Mon. Co. Tax No.: 058.01-1-31
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an addition to a principal structure principal structure (garage addition) to have a front setback of 78.5 feet, instead of the permitted (neighborhood average) front setback of 86 feet. § 211-11D(2), Table I
5. Applicant: Blaine Root
Address: 3103 Edgemere Drive
Mon. Co. Tax No.: 026.39-4-30
Zoning District: R1-E (Single-Family Residential)
Request: a. An area variance for an accessory structure (hot tub, 7.6 feet by 7.6 feet, 56 square feet) to be located in a front yard, where such structures are only permitted in rear yards. § 211-11E(3)

b. An area variance for an accessory structure (hot tub, 7.6 feet by 7.6 feet, 56 square feet) to have a side setback of 2 feet, instead of the 6-foot minimum setback permitted. § 211-11E(1), Table I

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6. Applicant: Bruce Darling
Address: 267 Lake Shore Drive
Mon. Co. Tax No.: 017.06-2-21
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow for an accessory structure (garage, 8.5 feet by 24.5 feet; 208 square feet), where such structures are not permitted on a lot without a principal structure. §§ 211-11B and 211-5 (definition of "Structure, Accessory)
7. Applicant: Indus QSR III, Inc.
Address: 3821 West Ridge Road
Mon. Co. Tax No.: 073.04-2-3.1
Zoning District: BR (Restricted Business)
Request: a. An area variance for a second building-mounted sign (north side, "DUNKIN'", 2 feet by 11.2 feet; 22.3 square feet), instead of the one 25.5 square foot sign permitted. § 211-56B(2)
b. An area variance for a third building-mounted sign (north side, "DRIVE THRU" 1 foot by 8.2 feet, 8.2 square feet), instead of the one 25.5 square foot sign permitted. § 211-56B(2)
c. An area variance for a fourth building mounted sign (east side, graphic of a car, arrows, and coffee cup, 16.8 feet by 3 feet, 50.3 square feet), instead of the one 25.5 square foot sign permitted. § 211-56B(2)

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SPECIAL ZONING TOPICS

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, September 5, 2023