



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 15, 2020

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Zoning Board of the Town of Greece scheduled for September 15, 2020 will be held electronically via Facebook Live instead of a public meeting open for the public to attend in person. Members of the public may view the Board meeting by logging onto Facebook and viewing the live feed under "Town of Greece"

<https://www.facebook.com/TownOfGreece/>. Minutes of the Board Meeting will be transcribed and posted on the town's website as always.

While the public will not be able to attend the meeting in person, written comments may be submitted to Zoning Board Secretary, Maryjo Santoli via e-mail at msantoli@greeceny.gov prior to 5:00 PM on Friday, September 25, 2020.

To speak with someone in the Zoning Office, please call (585)-723-2355.

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: 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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2. 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).
3. Applicant: Joseph Verace
Location: 1071 Britton Road
Mon. Co. Tax No.: 060.47-2-7
Zoning District: R1-E (Single-Family Residential)
Request: A use variance for the parking or storage of one commercial vehicle, where commercial vehicles with a gross weight rating or more than 13,500 pounds are not permitted and where under no circumstances shall dump trucks, semitrailers, truck cabs, trailers used for hauling machines and/or equipment, or other similar vehicles be permitted. Section 211-11 B(9)

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4. Applicant: William T. Sylver
Location: 234 Sannita Drive
Mon. Co. Tax No.: 089.07-4-29.1
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing accessory structure, (8.0 feet x 10.0 feet; 80.0 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 a proposed accessory structure (40.0 feet x 60.0 feet; 2400 square feet detached garage), resulting in a total gross floor area of 3450.0 square feet in all accessory structures, where 1250.0 square feet is the maximum gross floor area permitted for lots over one acre in area. Section 211-11 E(1), Table 1
c) An area variance for a proposed accessory structure (40.0 feet x 60.0 feet; 2400 square feet detached garage), to have an overall height of 28.0 feet, instead of the 13.5 feet maximum permitted. Section 211-11 B(1) & Section 211-11 E(1), Table 1
d) An area variance for total gross floor area of existing and proposed accessory structures 3450.0 square feet, exceeding the total gross floor area of the existing principle structure, 2062 square feet, on the premises. Section 211-11 (E), Table 1
5. Applicant: Jeffrey Herne
Location: 187 North Drive
Mon. Co. Tax No.: 026.14-1-41
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing principle dwelling to have a west side setback of 4.4 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I & Section 211-22 B(1)(a)[2]
6. Applicant: Christopher N. Rapp
Location: 3277 Edgemere Drive
Mon. Co. Tax No.: 026.39-3-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principle dwelling addition (12.0 feet x 16.0 feet; 192.0 square feet) to have a west side setback of 2.5 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I

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7. Applicant: Michael McLaren
Location: 120 Jonquil Lane
Mon. Co. Tax No.: 033.04-3-26
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed pool deck (approximately 16.0 feet x 20.0 feet; 320.0 square feet) to have a west side setback of 2.0 feet, instead of the 8.0 feet minimum required. Section 211-11 E (1), Table I
8. Applicant: Evangelia Quintana
Location: 10 Lianne Drive
Mon. Co. Tax No.: 073.01-47-19
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 102.0 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 211-46 L
9. Applicant: Spencerport Professional LLC
Location: Manitou Road (south and east of #772 Manitou Road)
Mon. Co. Tax No.: 033.10-3-42.1
Zoning District: R1-44 (Single-Family Residential)
Request: a) A Special Use Permit for a (temporary) advertising sign for Meadows of Manitou Subdivision. Section 211-52 A (3)(a).
b) An area variance for a proposed (temporary) freestanding sign to have a total area of 32.0 square feet, instead of the 20.0 square feet maximum permitted. Section 211-52 A (3)(c).
c) An area variance for a proposed (temporary) freestanding sign to have a height of 6.0 feet, instead of the 3.0 feet maximum permitted. Section 211-52 A (3)(d).
10. Applicant: Creative Cars LLC
Location: 2595 Ridgeway Avenue
Mon. Co. Tax No.: 089.03-4-8
Zoning District: BR (Restricted Business)
Request: 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]

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11. Applicant: Sonbyrne Sales, Inc.
Location: 1297 & 1305 Maiden Lane
Mon. Co. Tax No.: 074.08-1-2; 074.08-1-1 & 074.08-1-3.2
Zoning District: BR (Restricted Business)
Request: a) A Special Use Permit for a fuel dispensing station as defined in 211-5 and in accordance with the regulations in §211-34. Section 211-17 B(3)(b)[4]
b) An area variance for a proposed canopy, (40.0 feet x 55.0 feet; 2200.0 square feet), where 1500.0 square feet is the maximum permitted. Section 211-34 D
c) An area variance for a proposed 70.8 square feet freestanding sign, instead of the 20.0 square feet permitted. Section 211-52 B(1)(d), Table VI
12. Applicant: Sonbyrne Sales, Inc.
Location: 2070 Ridgeway Avenue
Mon. Co. Tax No.: 089.15-2-1
Zoning District: BR (Restricted Business)
Request: a) A Special Use Permit for a fuel dispensing station as defined in 211-5 and in accordance with the regulations in §211-34. Section 211-17 B(3)(b)[4]
b) An area variance for a proposed canopy, (24.0 feet x 132.0 feet; 3168.0 square feet), where 1500.0 square feet is the maximum permitted. Section 211-34 D
c) An area variance for a proposed 70.8 square feet freestanding sign, instead of the 20.0 square feet permitted. Section 211-52 B(1)(d), Table VI
d) An area variance for a proposed 70.8 square feet freestanding sign to have a setback a distance of 6.0 feet from the north right of way line of Ridgeway Avenue, instead of the 15.0 feet minimum required. Section 211-52 B(1)(b)[1]

New Business

1. Applicant: Salvatore A. Messina
Location: 152 Cranberry Road
Mon. Co. Tax No.: 026.09-2-12.1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (16.0 feet x 32.0 feet; 512 square feet) in-ground pool and (10.0 feet x 10.0 feet; 100 square feet) hot tub spa, to be located in waterfront yard, where accessory structures, including pools and hot tub spas are permitted in rear yards only. Section 211-11 E(3)

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2. Applicant: Sean Knorr
Location: 972 Britton Road
Mon. Co. Tax No.: 060.47-1-24
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 6.0 feet high, closed construction fence, approximately 75.0 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 211-46 L

3. Applicant: Timothy M. Frost, Jr
Location: 245 Willnik Circle
Mon. Co. Tax No.: 044.03-2-60
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (7.0 feet x 7.0 feet; 47.0 square feet) shed to be located in side yard, where accessory structures, including sheds, are permitted in rear yards only. Section 211-11 E(3)

4. Applicant: Thomas Palmeroni
Location: 68 Little Creek Drive
Mon. Co. Tax No.: 046.19-6-15
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed principle dwelling addition (11.0 feet x 18.0 feet; 198 square feet), to have a front setback of 26.0 feet, measured from the right-of-way line of Rollingwood Drive, instead of the 40.0 feet minimum, established by the neighborhood average. Section 211-11 D(1)(b) and Section 211-11 D(2), Table I
 - b) An area variance for a proposed principle structure addition (25.5 feet x 29.1 feet; 839 square feet attached garage), resulting in a total gross floor area of 1247.0 square feet in all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots 16,000 square feet or less in area. Section 211-11 E(1), Table 1

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5. Applicant: Mary Kay and Richard Antelli, Jr.
Location: 2514 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-47
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure, (5.0 feet x 13.2 feet; 66.0 square feet second story 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 a proposed principle structure two-story addition, (approximately 576 square feet), to have a rear setback of 40.2 feet, measured from the centerline of Old Edgemere Drive, instead of the 84.2 feet minimum required. Section 211-11 D(2), Table I
c) An area variance for a proposed principle structure addition (576 square feet attached garage), resulting in a total gross floor area of 1326.0 square feet in all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots 16,000 square feet or less in area. Section 211-11 E(1), Table
6. Applicant: 1404 Long Pond Road LLC -
Location: 1404 Long Pond Road
Mon. Co. Tax No.: 089.06-2-31
Zoning District: RS (Senior Residential)
Request: a) An area variance for a proposed (north side) drive isle and parking area; approximately 310 lineal feet, to be located a distance, varying from 2.9 feet to 29.0 feet, along the northern property line(s), instead of the 30.0 feet minimum required from a residential district. Section 211-14 D, Table II
b) An area variance for a proposed (west side) parking area; approximately 80 lineal feet, to be located a distance, varying from 5.0 feet to 29.0 feet, along the western property line(s), instead of the 30.0 feet minimum required from a residential district. Section 211-14 D, Table II

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, October 6, 2020