



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**SEPTEMBER 17, 2019**

**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: Larryetta Davis & Ridgemont Properties LLC  
Location: 92 Elmgrove Road & 3655-3717 West Ridge Road  
Mon. Co. Tax No.: 073.04-2-23 & 073.04-2-17.11  
Zoning District: R1-18 (Single-Family Residential)  
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 175.0 lineal 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 211-46L

**New Business:**

1. Applicant: Michael Vargas  
Location: 321 Manitou Beach Road  
Mon. Co. Tax No.: 017.04-2-6  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) Request of relief from testimony pertaining to an area variance granted by the Board of Zoning Appeals on June 20, 2017 to allow a second story (attached garage), heat and water.
  - b) An area variance for an existing accessory structure, (two-story attached garage addition), totaling approximately 1276.2 square feet in all accessory structures, where 1000 square feet is the maximum gross floor area permitted for lots more than 16,000 square feet to one acre in area. Section 211-11 E (1), Table I
  
2. Applicant: Doreen Rafter  
Location: 144 Shoreway Drive  
Mon. Co. Tax No.: 026.03-1-52  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an existing accessory structure (10.0 ft. x 14.0 ft. metal shed) to have a south side setback of approximately 1.5 feet instead of the 4.0 feet minimum required. Section 211-11 E(1), Table I

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3. Applicant: Nancy S. Ferrari  
Location: 482 Mill Road  
Mon. Co. Tax No.: 058.03-1-50  
Zoning District: R1-44 (Single-Family Residential)  
Request: a) An area variance for a proposed accessory structure (approximately 35.0 feet x 56.0 feet; 1950.0 square feet, detached garage), resulting in a total gross floor area of 3146.0 square feet in all accessory structures, where 1250 square feet is the maximum gross floor area permitted for lots over one acre. Section 211-11 E (1), Table I  
b) An area variance for a proposed accessory structure, (approximately 35.0 feet x 56.0 feet; 1950.0 square feet, detached garage), to be located in a front yard, where accessory structures, including detached garages, are permitted in rear yards only. Section 211-11 E (3)

4. Applicant: Stanley J. Kaminski  
Location: 82 Rangers Court  
Mon. Co. Tax No.: 045.08-2-26  
Zoning District: RMH (Multi-Family Residential – High Density)  
Request: An area variance for lot coverage of 28% instead of the 25% permitted. Section 211-11 D (2), Table I

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5. Applicant: Bridget Generich & Daniel Lang  
Location: 262 South Drive  
Mon. Co. Tax No.: 026.18-4-37.1  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed 8.0 feet high, closed-construction fence, approximately 25.0 lineal feet on the east side and 14.0 lineal feet on the west side, to be located in a waterfront yard, where fences in a waterfront yard shall not exceed 4.0 ft. in height and shall be of open construction. Section 211-46 L  
b) An area variance for a proposed 8.0 feet high, closed-construction fence, approximately 55.0 lineal feet to be located in a (east) side yard, where fences in a side yard shall not exceed 6.0 feet in height. Section 211-47  
c) An area variance for a proposed 8.0 feet high, closed-construction fence, approximately 56.0 lineal feet to be located in a (west) side yard, where fences in a side yard shall not exceed 6.0 feet in height. Section 211-47
6. Applicant: Kenneth Beghini  
Location: 298 Lakeshore Drive  
Mon. Co. Tax No.: 017.06-1-25.1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed accessory structure, (11.0 feet x 20.0 feet; 220 square feet deck), to have a front setback of 121.0 feet, (measured from the right of way Lakeshore Drive), instead of the 107.5 feet maximum, established by the neighborhood average and for said deck to be located in a waterfront yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 D (2), Table I & Section 211-11 E (3)

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7. Applicant: Charisma Jewelers  
Location: 2330 West Ridge Road  
Mon. Co. Tax No.: 074.15-1-10  
Zoning District: BR (Restricted Business)  
Request: An area variance for a portion of an existing freestanding sign (40.0 square feet) to be an electronic reader board-type sign, containing flashing, intermittent, rotating, or moving lights, where such signs are not permitted, except to show time and temperature. Section 211-51 F (4)
8. Applicant: Jim Vo  
Location: 491 Elmgrove Road  
Mon. Co. Tax No.: 088.04-4-21  
Zoning District: BR (Restricted Business)  
Request: Expansion of a Special Use Permit to operate a motor vehicle service station in accordance with the regulations established in Section 211-17 B(3)(b)[3]; Section 211-35 & Section 211-60 A (3)
9. Applicant: YMCA of Greater Rochester/University of Rochester  
Location: 730 Long Pond Road  
Mon. Co. Tax No.: 045.03-4-16  
Zoning District: R1-12 (Single-Family Residential)  
Request: a) An area variance for an existing (west side), building-mounted sign (6.0 feet x 7.1 feet) totaling 42.5 square feet, instead of the 39.4 square feet and where none (0) are permitted, granted by the Board of Zoning Appeals on March 15, 2011. Section 211-52 A  
b) An area variance for a proposed third (west side) building-mounted sign (3.0 feet x 4.5 feet) totaling 13.5 square feet, where none (0) are permitted and where a second (west side) building-mounted sign, totaling 20.6 square feet, was granted by the Board of Zoning Appeals on March 15, 2011. Section 211-52 A

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10. Applicant: Sharon Quataert Realty  
Location: North Greece Road (immediately north of 1052 North Greece Road)  
Mon. Co. Tax No.: 058.04-3-55.112  
Zoning District: R1-12 (Single-Family Residential)  
Request: a) A Special Use Permit for a (temporary) advertising sign for English Oaks Subdivision. Section 211-52 A (3)(a).  
b) An area variance for a proposed (temporary) freestanding sign to have a total area of 24.0 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 4.0 feet, instead of the 3.0 feet maximum permitted. Section 211-52 A (3)(d).

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, October 1, 2019**

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