



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 19, 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

1 VINCE TOFANY BOULEVARD • GREECE, NEW YORK 14612

TEL.: (585) 723-2355 • FAX: (585) 723-2442

www.greecenyc.gov

BOARD OF ZONING APPEALS AGENDA
September 19, 2023

PUBLIC HEARINGS

Old Business

1. Applicant: Philip DiPiazza
Address: 69 E Manitou Road
Mon. Co. Tax No.: 026.09-1-9
Zoning District: R1-E (Single-Family Residential)
Request:

An area variance to allow farm animals (10 ducks) to be kept on a residential lot of 0.436 acres, instead of the 10-acre-minimum lot required to keep farm animals. § 211-33B, § 211-33D, and § 211-5, definition of "Farm"

2. Applicant: Dominic Palumbo
Address: 890 Long Pond Road
Mon. Co. Tax No.: 059.01-6-2.1
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a portion of a proposed fence (closed- construction wooden fence, ±250 linear feet) to have a height of 6 feet in a front yard, instead of the 4-foot open-construction fence permitted in a front yard. § 211-50L

 - b) An area variance for a portion of a proposed fence (closed-construction wooden fence, ±250 linear feet) to have a height of 10 feet, instead of the 8-foot closed-construction fence permitted. §§ 211-52A and 211-50G and L.

BOARD OF ZONING APPEALS AGENDA
September 19, 2023

3. Applicant: Russ Boehm
Address: 2028 Edgemere Drive
Mon. Co. Tax No.: 026.20-1-45
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (garage, two story, 24 feet by 28 feet; 1,344 square feet, 22.33 feet high) to have a rear setback of 0 feet, instead of the 25 feet minimum rear setback permitted. § 211-11E(1), Table I
b) An area variance for said proposed accessory structure to have a maximum height of 22.3 feet, instead of the 15-foot maximum height permitted for such structures. § 211-11B(1)
c) An area variance for a lot of 0.085 acres to have a proposed accessory structure square footage of 1,344 square feet, instead of the 800 square feet permitted on such lots. § 211-11E(1), Table I Notes
d) An area variance for a residential driveway to have a minimum length of 0 feet excluding apron, where such driveways are permitted a minimum length of 22 feet. § 211-45F
e) An area variance for said proposed accessory structure to have a second story, where such structures are only permitted to have one story. § 211-11E(1), Table I Notes
f) An area variance for a proposed lot coverage of 47%±, instead of the 33% maximum permitted. § 211-11D(2), Table I notes
4. Applicant: Mark Gillette
Address: 3386 Edgemere Drive
Mon. Co. Tax No.: 026.30-4-2
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (fence with gate, 4 feet high, ±40 linear feet, open construction, white wood picket) on a lot without a principal structure, where such structures are only permitted on lots with principal structures. § 211-5 (definition of "Structure, Accessory"), § 211-11B

BOARD OF ZONING APPEALS AGENDA
September 19, 2023

5. Applicant: Bell Atlantic Mobile Systems
Address: 448 Long Pond Road
Mon. Co. Tax No.: 034.03-4-22
Zoning District: R1-E (Single-Family Residential)
Request: a. A special use permit for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (124 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway. § 211-60A
b. An area variance for the use of barbed wire (236± linear feet) on top of a fence, where the use of barbed wire or other similar strands of sharpened enclosure material shall not be permitted, except as provided in § 211-53. See also § 211-60C(4)(b).

NEW BUSINESS

1. Applicant: Mary Leong
Address: 1430 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-15
Zoning District: R1-E
Request: An area variance for an accessory structure (pergola, black aluminum 9.8 feet by 9.8 feet; 96.8 square feet; 7.7 feet high) to be located in a front yard, where such structures are only permitted in a rear yard. § 211-11E(3)
2. Applicant: Gerianne Puskas
Address: 210 Armstrong Road
Mon. Co. Tax No.: 046.20-6-28
Zoning District: R1-E
Request: An area variance for a proposed deck (trex, 415 square feet, with 4-foot railing), a portion of which (19 feet by 5 feet, 95 square feet) is to be located in a side yard, where such structures are only permitted in rear yards. § 211-11E(3)

BOARD OF ZONING APPEALS AGENDA
September 19, 2023

3. Applicant: Sara Castner
Address: 170 Elmgrove Road
Mon. Co. Tax No.: 073.19-3-58
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 4-foot-high fence (white vinyl picket, open-construction, ±135 linear feet) of which ±15 linear feet is located in the clear sight triangle, instead of the 3-foot-high open-construction fence permitted in the clear sight triangle. § 211-36A and B(2)
4. Applicant: Jennifer McHush
Address: 464 South Drive
Mon. Co. Tax No.: 026.18-4-9
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (in-ground swimming pool, 15 feet by 35 feet) to be located in a waterfront yard, where such accessory structures are only permitted in a rear yard. § 211-11E

SPECIAL ZONING TOPICS

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, October 3, 2023