



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

OCTOBER 17, 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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BOARD OF ZONING APPEALS AGENDA
October 17, 2023

PUBLIC HEARINGS

Old Business

1. 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).

2. 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

3. Applicant: Joe Ferrari
Address: 482 Mill Road
Mon. Co. Tax No.: 058.03-1-50
Zoning District: R1-44 (Single-Family Residential)
Request: Area variance for an existing fence of varying height, 6-foot open-construction (metal ornamental panels), 4-foot closed-construction (masonry/stone), and 8.25 foot closed-construction (masonry/stone columns) and for two gates, both open-construction, both 8.5 feet in height (metal ornamental) for a total of ±231 linear feet to be located in a front yard, instead of the 4-foot maximum open-construction fence permitted. § 211-50L

BOARD OF ZONING APPEALS AGENDA
October 17, 2023

NEW BUSINESS

1. Applicant: Trish and James Kendrick
Address: 224 Mt Ridge Circle
Mon. Co. Tax No.: 075.14-3-2
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (deck, wood, 8 feet by 10 feet; 80 square feet) to be located in a front yard, where such structures are only permitted in rear yards. § 211-11E(3)

2. Applicant: Donald Naulin
Address: 570 Long Pond Road
Mon. Co. Tax No.: 045.01-5-32
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (garage, 24 feet by 32 feet; 768 square feet), to have a maximum height of 19 feet, instead of the 15-foot maximum height permitted. § 211-11E(1), Table I

3. Applicant: Ralph Brown
Address: 914 Janes Road
Mon. Co. Tax No.: 034.04-1-19.11
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (lean-to, 10 feet by 24 feet; 240 square feet) to have a side setback of 2.8 feet, instead of the 10-foot side setback permitted. § 211-1E(1), Table I

4. Applicant: Chris Insalaco
Address: 465 Janes Road
Mon. Co. Tax No.: 045.02-1-8.3
Zoning District: R1-E
Request: An area variance for an existing 6-foot high fence (white, vinyl, ±32 linear feet) to be located in a portion of a rear yard of a corner lot that adjoins the front yard of the adjacent lot, instead of the 4-foot high open-construction fence permitted in such areas. § 211-51A(1)

BOARD OF ZONING APPEALS AGENDA
October 17, 2023

5. Applicant: Mark Bell
Address: 550 Raspberry Patch Drive
Mon. Co. Tax No.: 044.04-10-26
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing accessory structure (garage/storage shed, 12 feet by 24 feet; 288 square feet) resulting in a total combined accessory square footage of 1065 feet, instead of the 1000 total accessory square feet permitted on lots greater than 16,000 square feet but less than 1 acre. § 211-11E(1)
6. Applicant: Melissa Collins
Address: 389 Mosley Road
Mon. Co. Tax No.: 060.46-4-3
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (deck, wood, 15 feet by 8 feet; 120 square feet) to be located in a front yard, where such structures may only be located in rear yards. § 211-11E(3)

BOARD OF ZONING APPEALS AGENDA
October 17, 2023

7. Applicant: Sign and Lighting Services
Address: 65 Greece Center Drive
Mon. Co. Tax No.: 045.03-4-4.11
Zoning District: BR (Restricted Business)
Request:
- a) An area variance for a proposed second building-mounted sign ("STARBUCKS," west side, 1.5 feet by 14.5 feet; 21.75 square feet), instead of the one 50.5 square foot sign permitted. § 211-56B(2)(a)
 - b) An area variance for a proposed third building-mounted sign ("STARBUCKS," south side, 1.5 feet by 14.5 feet; 21.75 square feet), instead of the one 50.5 square foot sign permitted. § 211-56B(2)(a)
 - c) An area variance for a proposed fourth building-mounted sign (Siren Logo, east side 5 feet by 5 feet; 25 square feet), instead of the one 50.5 square foot sign permitted. § 211-56B(2)(a)
 - d) An area variance for a proposed fifth building-mounted sign ("DRIVE THRU," east side 0.66 feet by 7.14 feet; 4.76 square feet), instead of the one 50.5 square foot sign permitted. § 211-56B(2)(a)
 - e) An area variance for a proposed second menu board (digital order screen, 3.29 feet by 4.14 feet; 13.62 square feet), instead of the one 20 square foot menu board permitted for restaurants with a drive-up service. § 211-56B(1)(a)[4]
 - f) An area variance for a proposed third menu board (main menu board, 7.875 feet by 3.56 feet; 28.03 square feet), instead of the one 20 square foot menu board permitted for restaurants with a drive-up service. § 211-56B(1)(a)[4]

BOARD OF ZONING APPEALS AGENDA
October 17, 2023

8. 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 for a proposed accessory structure (fence, 140 linear feet) a 65 linear foot portion of which shall be 5-foot-high closed-construction white vinyl, a 10 linear foot portion of which shall be 6-foot-high open construction black aluminum, a 65 linear foot portion of which shall be 4.5-foot-high open construction black aluminum, and a 25 linear foot portion of which shall be 4-foot-high open construction black aluminum (located on the existing deck), instead of the 4-foot-high open-construction fence permitted in a front yard. § 211-50L

9. Applicant: Jeffry Izzo
Address: 2353 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-72
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an accessory structure (shed, 16 feet by 8 feet; 128 square feet) to have a side setback of 2.5 feet, instead of the 5-foot side setback permitted for such structures. § 211-11E(1), Table I

10. Applicant: Kristy Waterman
Address: 62 Webber Drive
Mon. Co. Tax No.: 089.10-4-34
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed addition to a principal structure (one-story master suite, 20 feet by 20 feet; 400 square feet) to have a 33-foot rear setback, instead of the 36-foot rear setback permitted. § 211-11D(2), Table I

BOARD OF ZONING APPEALS AGENDA
October 17, 2023

11. Applicant: Andrew Walter
Address: 81 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-20
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an addition to a principal structure (sun room, 18 feet by 24 feet; 432 square feet) to have a front setback of 91.2 feet, instead of the 84.9 foot maximum front setback (neighborhood average) permitted. § 211-11D(1) and (2), Table I

SPECIAL ZONING TOPICS

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Wednesday, November 8, 2023