



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

OCTOBER 19, 2021

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Because of the Novel Coronavirus (COVID-19) Emergency and pursuant to Governor Hochel's decision to suspend the Open Meetings Law, the Zoning Board of the Town of Greece scheduled for October 19, 2021 will be held electronically via Facebook Live instead of a 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 at <https://www.facebook.com/Town-of-Greece-Planning-and-Economic-Development-112829703867340/>.

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 will be accepted in lieu of oral presentation of comments. As such, written comments may be submitted to Zoning Board Secretary, Maryjo Santoli via email at msantol@greecenyc.gov prior to 5:00 PM on Friday, October 29, 2021.

Roll Call

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

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

OFFICE OF PLANNING & ZONING

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New Business:

1. Applicant: Linda Alero
Address: 167 Andiron Lane
Mon. Co. Tax No.: 034.03-8-3
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high closed construction fence, approximately 125.0 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 211-50 L

2. Applicant: Jose Morales
Address: 590 English Road
Mon. Co. Tax No.: 060.09-2-31
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing above-ground pool (18 feet diameter) have an (east) side setback of 3.1 feet, instead of the 10.0 feet minimum required. Section 211-11 E(1)

Old Business

1. Applicant: Omar Mohammed
Address: 54 Rae Drive
Mon. Co. Tax No.: 074.07-8-20
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to have farm animals (10 chickens) on a residential property with less than ten (10) acres. Section 211-33B & Section 211-33D

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2. Applicant: John D. Bolton
Address: 1656 Edgemere Drive
Mon. Co. Tax No.: 034.08-1-34
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (1110 square feet, two story, detached garage), resulting in a total gross floor area of 1614 square feet in all accessory structures, where 1000.0 square feet is the maximum gross floor area permitted for lots greater than 16,000 square feet in area, but less than one acre. Section 211-11 E(1), Table I
b) An area variance for a proposed accessory structure (1110 square feet, two story, detached garage), to have an overall height of 18.4 feet, to the peak, instead of the 13.5 feet maximum permitted. Section 211-11 B(1)
c) An area variance for a proposed accessory structure (1110 square feet, two story detached garage) to have two stories, where accessory structures shall not exceed one-story. Section 211-11 B(1)
3. Applicant: Frank Tomaselli
Address: 255 Apple Creek Lane (aka 328 Orchard Creek Lane)
Mon. Co. Tax No.: 045.19-1-25
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high closed construction fence, approximately 68.0 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 211-50 L

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4. Applicant: North Hampton Plaza (South Lake Center LLC)
Address: 3208 Latta Road
Mon. Co. Tax No.: 045.03-1-11
Zoning District: BR (Restricted Business)
Request: a) An area variance for replacement of a freestanding sign (8.0 feet x 18.0 feet; 144.0 square feet), instead of the 96.0 square feet previously granted by the Board of Zoning Appeals on July 26, 1994. Section 211-56 B(1)(d) Table VI
b) Relief of condition to allow for a tenant directory to be a part of a freestanding sign, where the identification of individual stores (directory) were to be removed from the freestanding sign when final construction was completed, per the Board of Zoning Appeals approval on July 26, 1994.

5. Applicant: 1410 Lex LLC
Address: 1410 Lexington Avenue
Mon. Co. Tax No.: 090.03-1-5.1
Zoning District: IG (General Industrial)
Request: Special use permit (above ground fuel tanks).
Section 211-29 C(2) & Section 211-65 A(3)

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Wednesday, November 3, 2021