



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

JANUARY 2, 2018

Work Session Began: 6:30 p.m.

Meeting Began: 7:00p.m.

Place: Community Conference Room, Greece Town Hall

Present

Randy T. Jensen, Acting Chairman

Thomas F. Hartwig

Cathleen A. Nigro

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Absent

Albert F. Meilutis, Chairman

Andrew P. Forsythe

Additions, Deletions and Continuances to the Agenda

Announcements

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Old Business

None

New Business:

1. Applicant: Michael Melvin
Location: 3197 Edgemere Drive
Mon. Co. Tax No.: 026.39-4-7 & 026.39-4-8
Zoning District: R1-E (Single-Family Residential)
Request: The following variances are requested for the resubdivision of Lot 13, Block B, of the Braddocks Heights subdivision and additional lands to create lot R-13:
- a) An area variance for a proposed lot to have an area of 7326 square feet, instead of the 7849± square feet minimum established by the neighborhood average. Sec. 211-11 D (1) (a), Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed lot to have a lot width of 48± feet, instead of 51± feet established by the neighborhood average. Sec. 211-11 D (2), Table 1
 - c) An area variance for a proposed lot to have a depth of 151± feet, instead of 160± feet established by the neighborhood average. Sec. 211-11 D (2), Table 1

The following variances are requested for a proposed single-family dwelling and deck on Lot R-13:

- d) An area variance for a proposed deck (12.0 feet x 20.0 feet; 240.0 square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted only in rear yards; and for said deck to have a front setback of 127± feet (measured from the north right-of-way line of Edgemere Drive) instead of the 122± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
- e) An area variance for a proposed one-story principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a (east) side setback of 5.0± feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
- f) An area variance for a proposed one-story principal structure (single-family dwelling), following demolition of the existing single-family dwelling, to have a (west) side setback of 3.0± feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
- g) An area variance for a proposed lot coverage of 33.9±%, instead of the 25% maximum permitted. Sec. 211-11 D (2)

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On a motion by Mr. Hartwig and seconded by Mr. Shea, it was resolved to continue the public hearing on this application until the meeting of January 16, 2018, in order to give staff time to re-advertise.

VOTE:	Mr. Forsythe	Absent	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Absent
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of January 16, 2018**

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2. Applicant: Maiden, LLC & Village Crossing, LLC
Location: 3455, 3471, & 3507 Mount Read Boulevard
Mon. Co. Tax No.: 075.05-2-3.12, 075.05-2-3.11/COM, 075.05-2-5.1, 075.05-2-8, 075.05-2-9
Zoning District: BR (Restricted Business)
Request: a) An area variance for the proposed expansion of an existing business center to have 624 parking spaces, instead of the 722 minimum parking spaces required. Sec. 211-45 K (1), Sec. 211-45 Q, Sec. 211-45 S (1), & Sec. 211-45 Z
b) An area variance for the proposed expansion of an existing business center to have a lot coverage of 17.2%, instead of the 15% maximum permitted. Sec. 211-17 B (4), Table III
c) An area variance for a proposed driveway/parking area (335± linear feet) to be located 16.0 to 19.9 feet from a single-family residential district, instead of the 20.0 feet minimum required. Sec. 211-17 B (4), Table III
d) An area variance for a proposed drive-up service aisle/driveway (85± linear feet) for a one-story restaurant to be located a distance of 10.0 to 19.9 feet from a front lot line (measured from the west right-of-way line of Mount Read Boulevard) instead of the 20.0 feet minimum required. Sec. 211-17-C (4), Table III
e) An area variance for a proposed 6.0-foot-high, closed-construction fence (50± linear feet) to be located in a front yard of a business center, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L

On a motion by Ms. Nigro and seconded by Mr. Hartwig, it was resolved to continue the public hearing on this application until the meeting of January 16, 2018, in order to have time to receive Planning Board recommendations.

VOTE:	Mr. Forsythe	Absent	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Absent
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

**Motion Carried
Application Continued Until
Meeting of January 16, 2018**

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ADJOURNMENT: 8:05 p.m.

APPROVAL OF BOARD OF ZONING APPEALS MEETING MINUTES

The Board of Zoning Appeals of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Date: _____

Albert F. Meilutis, Chairman

NEXT MEETING: January 16, 2018