



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

JANUARY 19, 2021

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Zoning Board of the Town of Greece scheduled for January 19, 2021 was held electronically via Facebook Live instead of a public meeting open for the public to attend in person. Members of the public were able to view the Board meeting by logging onto Facebook and viewing the live feed under "Town of Greece"

https://www.facebook.com/Town-of-Greece-Planning-and-Economic-Development-112829703867340/?modal=admin_todo_tour

Minutes of the Board Meeting will be transcribed and posted on the town's website as always.

While the public was not be able to attend the meeting in person, written comments were accepted in lieu of oral presentation of comments. As such, written comments were to be submitted to Zoning Board Secretary, Maryjo Santoli via email at msantoli@greeceny.gov prior to 5:00 PM, January 29, 2021.

Present:

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

Absent

**Additions, Deletions and Continuances to the Agenda
Decorum Policy & Announcements**

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Old Business:

1. Applicant: Sonbyrne Sales, Inc.
Location: 1297 & 1305 Maiden Lane
Mon. Co. Tax No.: 074.08-1-2; 074.08-1-1 & 074.08-1-3.2
Zoning District: BR (Restricted Business)
Request: a) A Special Use Permit for a fuel dispensing station as defined in 211-5 and in accordance with the regulations in §211-34. Section 211-17 B(3)(b)[4]
b) An area variance for a proposed canopy, (40.0 feet x 55.0 feet; 2200.0 square feet), where 1500.0 square feet is the maximum permitted. Section 211-34 D
c) An area variance for a proposed 70.8 square feet freestanding sign, instead of the 20.0 square feet permitted. Section 211-52 B(1)(d), Table VI

Mr. Wechsler offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 1297 & 1305 Maiden Lane, for a variance, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the application, the Board of Zoning Appeals determined that the application is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the application constitutes an Unlisted action under SEQRA.
2. The Board of Zoning Appeals has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 1 Vince Tofany Boulevard, at which time all parties in interest and citizens were afforded an opportunity to be heard.
3. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Board of Zoning Appeals' consideration.
4. The Board of Zoning Appeals has carefully considered environmental information that was prepared by the Applicant and/or the Applicant's representatives or the Town's staff, which included but was not limited to maps, drawings, descriptions, analyses, reports, reviews, and an Environmental Assessment Form ("EAF") (collectively, the "Environmental Analysis").
5. The Board of Zoning Appeals also has included in the Environmental Analysis and has carefully considered additional information submitted by the Applicant's representatives, including but not limited to: oral or written descriptions of the Proposal; maps and other drawings of the Proposal; and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.

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6. The Board of Zoning Appeals has carefully considered additional information and comments that resulted from telephone conversations or meetings with or written correspondence from the Applicant and the Applicant's representatives.
7. The Board of Zoning Appeals also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not limited to the Monroe County Department of Planning and Development and the Town's own staff.
8. The Board of Zoning Appeals also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that recommendations and comments that may have resulted from telephone conversations or meetings with or written correspondence from nearby property owners, and all other comments submitted to the Board of Zoning Appeals as of this date.
9. The Environmental Analysis examined the relevant issues associated with the Proposal.
10. The Board of Zoning Appeals has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
11. The Board of Zoning Appeals has met the procedural and substantive requirements of SEQRA.
12. The Board of Zoning Appeals has carefully considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
13. The Board of Zoning Appeals has carefully considered (that is, has taken the required "hard look" at) the Proposal and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis and all additional relevant information submitted.
14. The Board of Zoning Appeals concurs with the information and conclusions contained in the Environmental Analysis.
15. The Board of Zoning Appeals has made a reasoned elaboration of the rationale for arriving at its determination of environmental significance and the Board of Zoning Appeals' determination is supported by substantial evidence, as set forth herein.
16. To the maximum extent practicable, the project as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were identified in the environmental review process.

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQRA, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, the Board of Zoning Appeals' own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Board of Zoning Appeals determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

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Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

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

Motion Carried

Mr. Wechsler then offered the following resolution and moved its adoption:

WHEREAS, regarding the application of Sonbyrne Sales, Inc., located at 1297 & 1305 Maiden Lane, zoning district is BR (Restricted Business), requesting a Special Use Permit for a fuel dispensing station as defined in 211-5 and in accordance with the regulations in §211-34, an area variance for a proposed canopy, (40.0 feet x 55.0 feet; 2200.0 square feet), where 1500.0 square feet is the maximum permitted and an area variance for a proposed 70.8 square feet freestanding sign, instead of the 20.0 square feet permitted.

WHEREAS, the findings of fact are as follows: The applicant, Sonbyrne Sales, Inc., represented by Christian Brunelle, first appeared before this board on September 1, 2020 for the aforementioned requests which would pertain to the development of a proposed Byrne Dairy. Subsequent meetings with the application took place on September 15, 2020; January 5, 2021 and this evening of January 19, 2021. The site is located on the southeast corner of the intersection of Maiden Lane and Fetzner Road. The parcel is zoned BR (Restricted Business). Adjacent to the site is Maiden Lane to the north with R1-E (Single-Family Residential) uses directly across the street; R1-E (Single-Family Residential) uses to the east; a combination of BR (Restricted Business) being office/medical office and RM (Multi-Family Residential) an apartment/townhouse complex immediately to the south; BR (Restricted Business) to the west, which contains a gas station/mini mart on the SW corner of this intersection and a commercial plaza (Creekside Plaza) located directly south of said SW corner. It should also be noted that - located within the immediate vicinity, within less than a half mile of the site, is a High School (Greece Central Olympia High School).

Sonbyrne Sales would like to construct and operate a new 4,232 square feet Byrne Dairy Retail Store and Fueling Facility with four (4) fueling pumps under a lit canopy. The overall site consists of three separate parcels and is approximately 1.12 acres in size and is currently vacant. The operation of the store would be a 24-hour operation/365 days a year and would employ in excess of 25 employees, with approximately five (5) employees on site at a time.

The proposed site shall incorporate a total of 33 parking spaces; a five (5') feet wide concrete sidewalk along Fetzner Road with a walkway along the southern side of the parcel and an additional five (5') feet wide walkway along the eastern side of the site for pedestrian access from the existing sidewalk that runs along Maiden Lane.

Under the zoning ordinance development regulations for a BR district – specifically, Section 211-17 (B)(4), Table III - it states that “*No parking area or driveway may be closer than 20 feet to a front lot line. This requirement can be reduced by the Planning Board to ten (10') feet when a decorative wall, no greater than three (3') feet in height is used for screening*”. The provided site plan has shown that the applicant has chosen to provide a three (3') high decorative wall to be constructed along Fetzner Road and Maiden Lane in front of the parking area with a ten (10') feet setback instead of the twenty (20') feet minimum setback required. The monument wall shall match the proposed decorative freestanding sign base as well.

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A six (6') feet high solid fencing is also proposed along the east and south side to act as a buffering from the residential sides of the site.

In terms of lighting, the applicant has reduced the height of the proposed light poles from seventeen (17') feet to twelve (12') feet and has provide a zero foot candle at the property lines. All the lighting will be "dark sky" compliant, which is made for residential neighborhoods. The applicant shall adhere to Section 211-35 A and Section 211-35 B of the Zoning ordinance which state:

Section 211-35 A – Light Spill. No exterior spotlighting or other high-intensity lighting on a property shall spill onto an adjacent public highway right-of-way or onto adjoining property unless expressly permitted by the Planning Board;

Section 211-35 B – Shielding light sources. The source of any outdoor light which is permitted shall be shielded so that it is not visible when viewed off the site. Exempt from this requirement are incandescent lights which are located near an entrance to a principal building and low-voltage lights (as defined in the National Electrical Code) not more than 18 inches above grade that also delineates a walkway or access to a building.

Regarding traffic; The way the town determines traffic impact is by reviewing this application and referring it to the town's traffic advisory committee and the county which has a group that reviews such studies as well. A traffic study dated August 21, 2020 was conducted and provided to the towns Traffic Advisory Committee (TAC) and the Monroe County DOT. The town and county had concerns because the initial study was done during COVID times and when school was not in session and additional data was provided to such agency. The town staff received MCDOT's review letter dated November 20, 2020 for the proposed Byrne Dairy to be located at the intersection from Fetzner Road and Maiden Lane, from the applicant. In the letter, it appears that they needed to incorporate some restriping to their plan. As per Brent Penwarden, III, P.E., MCDOT Chief of Traffic Operations and Permits, Mr. Penwarden has stated via email dated November 23, 2020, to town staff that the applicant has addressed the concerns and comments from MCDOT's review letter dated September 29, 2020. Additionally, the town TAC, at its September 14th 2020 meeting, had no further comments and is in concurrence with the MCDOT.

The proposed fuel canopy was original designed to be located in front of the retail store and through meetings with staff, it has been relocated to be on the side of the building; opposite the adjacent residential districts. The size of the canopy, 40 feet by 50 feet and being 18 feet in height - is of a size that this board has granted to other fueling stations and compatible with others around town. The fueling station and canopy shall be built to meet all NYS Fire Codes and shall be subject to approval by the Town's Fire Marshal.

Regarding the freestanding sign, the actual text portion of the freestanding sign is 38 square feet; essentially only 18 square feet over what is permitted by code; with the base being around 32 square feet. This is a monument type freestanding sign and has been presented to have a decorative stone base matching the decorative stone wall and will provide for a very appealing and more aesthetically pleasing look than a pole mounted sign. It will be situated perpendicular to the road with the lit sides facing east and west; reducing the impact to the residential homes to the north and will have landscaping surrounding the base.

Town staff received emails from the following neighbors that had concerns with the development: The full emails were read by all the Zoning and Planning Board members; were read in full and/or summarized into the record and are on file with town staff – concerns are summarized as a part of this motion:

Joel Dutton 1264 Maiden Lane – traffic, noise lighting, increase in crime, opposed;

Jay Smith 1271 Maiden Lane – traffic;

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Marie Furnish 1274 Maiden Lane – noise, traffic;

Gary Taylor 1274 Maiden Lane – traffic, safety, property values, lighting, signage, noise, opposed;

Joan Wiesner 1390 Maiden Lane – traffic, signage, concern with proposed Byrne Dairy being competition with nearby businesses;

Annette Wiesner 220 Haddon Road – wants moratorium on all projects for development until public can attend hearings in person, project too large, use of land is incompatible with neighborhood, too close to the school;

Jeannine Mandel – no address given – did not understand the site access;

John Dugan – no address given – traffic, location of fuel tanks, noise, smell.

Standards for Special Permit Applications to the Board of Zoning Appeals:

No special use permit shall be granted by the Board of Zoning Appeals unless and until the applicant has demonstrated to the satisfaction of the Board that:

1. Access to the site and the size of the site are adequate for the proposed use.

The site has been designed with ample access to the site; space for employee and customer parking, traffic flow and for the overall operations of the establishment. No variances were required for any setbacks to the proposed structure or the proposed canopy.

2. The proposed use will not adversely affect the orderly pattern of development in the area.

The use is in conformity to the BR district and is complimentary to the surrounding commercial; essentially the same use as that of the fueling station/mini-mart on the opposite corner.

3. The nature, duration and intensity of the operations which are involved in or conducted in connection with the proposed use will be in harmony with the nearby uses and will not alter the essential character of the neighborhood nor be a detriment to the residents thereof.

The proposed use will be a 24/7; 365 day operation. In an effort to keep lighting to a minimum and not impede to the residences located immediately north of the overall site, the applicant has provided for a lighting levels that are at the minimum level for safe operations around the facility. A six (6') feet high solid fencing is also proposed along the east and south side to act as a buffering from the residential sides of the site

4. The proposed use will not create a hazard to the health, safety or the general welfare.

The use, being a retail store and fueling station is not an uncommon type of use found on a corner commercial site. It will not promote or emit smoke or fluids or any type of waste into the ground or air. No pollution or hazardous wastes will be exposed to the environment.

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5. The proposed use will not be detrimental to the flow of traffic in the vicinity.

There is sufficient access for entering and existing the site. The parking lot and flow of traffic for the site have been reviewed by the Town of Greece's Traffic Advisory Committee and the Monroe County Department of Transportation and have revised their plans to adhere to the comments and concerns of such.

6. The proposed use will not place an excessive burden on public improvements, facilities, services or utilities.

The proposed use will not place a burden on public utilities, on the facility and/or services for the site.

Based on the aforementioned information, documentation, testimony, and finding, pursuant to the authority conferred by New York State Town Law, Article 16, the request submitted by Sonbyrne Sales Inc. for a special use permit to operate a fuel dispensing station, to be known as Byrne Dairy, on property located at 1297 & 1305 Maiden Lane, in a Restricted Business (BR) zoning district, hereby be and the same is approved and granted, subject to the following conditions:

1. The Applicant shall operate this fuel dispensing station operation in conformity with all details of the Proposal as presented in the written descriptions and site development plans of the Proposal, as orally described at the Hearing, and as set forth herein. In the event of any conflict among the oral or written descriptions of the Proposal, the site development plans of the Proposal, or the requirements or restrictions of this resolution, the Board of Zoning Appeals, in its sole discretion and judgment and without public hearing, shall determine the resolution of such conflict at a regularly scheduled hearing.
2. The Applicant shall comply with all requirements of the Code of the Town of Greece, New York, Chapter 211, the town's zoning ordinance, or any variance granted therefrom. Failure to comply with these requirements may be grounds for revocation of this special use permit.
3. The maximum occupancy of this fuel dispensing station operation shall be the limit established by the town's Fire Marshal pursuant to the Building Codes of New York State.
4. The Applicant shall comply with all applicable federal, state, county, and town laws, ordinances, codes, rules, and regulations, including but not limited to the Building Codes of New York State. Failure to comply with such requirements may be grounds for revocation of this special use permit.
5. Wherever this resolution refers to a specific public official or agency, it shall be construed to include successors and assigns.
6. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any superseding or succeeding authority.
7. Upon the sale or transfer of controlling interest in this fuel dispensing station operation to any person or entity other than Sonbyrne Sales Inc., its wholly owned subsidiaries, or its franchisees, a new application for a special use permit must be submitted to the Board of Zoning Appeals.

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So Moved

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

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

**Motion Carried
Application Approved
With Conditions**

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2. Applicant: Sonbyrne Sales, Inc.
Location: 2070 Ridgeway Avenue
Mon. Co. Tax No.: 089.15-2-1
Zoning District: BR (Restricted Business)
Request: a) A Special Use Permit for a fuel dispensing station as defined in 211-5 and in accordance with the regulations in §211-34. Section 211-17 B(3)(b)[4]
b) An area variance for a proposed canopy, (24.0 feet x 132.0 feet; 3168.0 square feet), where 1500.0 square feet is the maximum permitted. Section 211-34 D
c) An area variance for a proposed 70.8 square feet freestanding sign, instead of the 20.0 square feet permitted. Section 211-52 B(1)(d), Table VI
d) An area variance for a proposed 70.8 square feet freestanding sign to have a setback a distance of 6.0 feet from the north right of way line of Ridgeway Avenue, instead of the 15.0 feet minimum required. Section 211-52 B(1)(b)[1]

On a motion by Mr. Wechsler and seconded by Mr. Jensen, it was resolved to continue the public hearing on this application until the meeting of March 2, 2021 per the request of the applicant.

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

**Motion Carried
Application Continued Until
Meeting of March 2, 2021**

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3. Applicant: Daniel T. Hanley
Location: 475 Elmgrove Road
Mon. Co. Tax No.: 088.19-4-10
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (24.0 feet x 44.0 feet; 1056 square feet, detached garage), to have a north side setback of 3.0 feet, instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I
b) An area variance for a proposed accessory structure (24.0 feet x 44.0 feet 1056 square feet, detached garage), following demolition of an existing structure, to have an overall height of 15.0 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 (24.0 feet x 44.0 feet 1056 square feet, detached garage), resulting in a total gross floor area of 1056 square feet in all accessory structures, where 1000.0 square feet is the maximum gross floor area permitted for lots more than 16,000 square feet in area, but less than one acre in area. Section 211-11 E(1), Table I

Mr. Wechsler offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 475 Elmgrove Road, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

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

Motion Carried

Mr. Wechsler then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Daniel T. Hanley, 475 Elmgrove Road, in an R1-E (Single-Family Residential) district, Mr. Hanley, appeared virtually before the Board of Zoning Appeals, requesting an area variance for a proposed accessory structure (24.0 feet x 44.0 feet; 1056 square feet, detached garage), to have a north side setback of 3.0 feet, instead of the 6.0 feet minimum required, an area variance for a proposed accessory structure (24.0 feet x 44.0 feet 1056 square feet, detached garage), following demolition of an existing structure, to have an overall height of 15.0 feet, to the peak, instead of the 13.5 feet maximum permitted and an area variance for a proposed accessory structure (24.0 feet x 44.0 feet 1056 square feet, detached garage), resulting in a total gross floor area of 1056 square feet in all accessory structures, where 1000.0 square feet is the maximum gross floor area permitted for lots more than 16,000 square feet in area, but less than one acre in area.

WHEREAS, the findings of fact are as follows: Daniel and Diane Hanley appeared before this board originally on December 8, 2020. They have resided at the property for 14 years. They have come to this board in hopes to replace their garage that was recently damaged in a car accident. Their plan is to keep the same footprint and the reason for the garage is to store household items, vehicles and some woodworking for a hobby. There will not be any business use of this garage, of course it will store two vehicles.

With regard to the variances mentioned:

Item "a"- The reason for the change of setback to be 3 ft. instead of 6 ft. is because the applicants need space for the cars for turning around. It was also noted that there were no other issues with the existing garage. Staff had some concerns with drainage.

Item "b"- The applicant has agreed to withdraw Item "b" and maintain the 13.5 ft. maximum permitted.

Item "c"- The 1056 sq. ft. is only 56 sq. ft. more than code and by replacing the previous garage it is not out of character in size or in the area.

The applicant said that they have spoken to the neighbor to the north of the property and that neighbor had no issue. They also mentioned that there is a rental property located behind the property.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the following conditions:

1. The applicant will apply for all the necessary building permits and abide by Town codes.

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2. That the applicants consult with the Town Engineer regarding the drainage along the northern property line.
3. The north side of the proposed structure will also need to be fire rated to be in compliance with code.

So moved.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

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

Motion Carried
Application Approved
With Conditions

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4. Applicant: Mark S. Phillips
Location: 848 Edgemere Drive
Mon. Co. Tax No.: 035.14-1-8
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed accessory structure (1854 square feet, two-story detached garage), following demolition of an existing structure, to have a west side setback of 5.0 feet, instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I
 - b) An area variance for a proposed accessory structure (1854 square feet, two-story detached garage), following demolition of an existing structure, to have a rear setback of 0 feet, instead of the 25.0 feet minimum required. Section 211-11 E(1), Table I
 - c) An area variance for a proposed accessory structure (1854 square feet, two story detached garage), following demolition of an existing structure, to have an overall height of 23.3 feet, to the peak, instead of the 13.5 feet maximum permitted and to have two stories, where accessory structures shall not exceed one story. Section 211-11 B(1)
 - d) An area variance for a proposed accessory structure (1854 square feet, two story detached garage), following demolition of an existing structure, to have two stories, where accessory structures shall not exceed one-story. Section 211-11 B(1)
 - e) An area variance for a proposed accessory structure (1854 square feet, two story detached garage), following demolition of an existing structure, resulting in a total gross floor area of 1854 square feet in all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots less than 16,000 square feet in area. Section 211-11 E(1), Table I
 - f) An area variance for a proposed second-story accessory structure (6.0 feet x 12.0 feet; 72.0 square feet deck), to have a rear setback of 4.0 feet, instead of the 25.0 feet minimum required. Section 211-11 E(1), Table I
 - g) An area variance for a proposed 18.0 feet long residential driveway, measured from the south right of way line Edgemere Drive, exclusive of the apron, instead of the 22.0 feet minimum required. Section 211-45 F

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On a motion by Mr. Jensen and seconded by Ms. Nigro, it was resolved to continue the public hearing on this application until the meeting of February 16, 2021 per the request of the applicant.

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

**Motion Carried
Application Continued Until
Meeting of February 16, 2021**

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5. Applicant: Gary Bunce
Location: 7 Bayview Drive
Mon. Co. Tax No.: 017.04-2-52
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing 8.0 feet high, closed construction fence, approximately 16.0 linear feet, to be located in a waterfront yard, where fences in a waterfront yard shall not exceed 4.0 feet in height and shall be of open construction. Section 211-51L
b) An area variance for a proposed accessory structure (10.0 feet x 20.0 feet; 200.0 square feet shed) to be located in a waterfront yard, where accessory structures, including sheds, are permitted in rear yards only. Section 211-11 E(3)

Ms. Andreano offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 7 Bayview Drive, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Ms. Nigro and duly put to a vote, which resulted as follows:

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

Motion Carried

Ms. Andreano then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Gary Bunce, 7 Bayview Drive, in an R1-E (Single-Family Residential) district, Mr. Bunce, appeared via zoom meeting before the Board

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of Zoning Appeals, requesting an area variance for an existing 8.0 feet high, closed construction fence, approximately 16.0 linear feet, to be located in a waterfront yard, where fences in a waterfront yard shall not exceed 4.0 feet in height and shall be of open construction and an area variance for a proposed accessory structure (10.0 feet x 20.0 feet; 200.0 square feet shed) to be located in a waterfront yard, where accessory structures, including sheds, are permitted in rear yards only.

WHEREAS, the findings of fact are as follows: WHEREAS, the findings of fact are as follows. The applicant, Mr. Bunce, attended the hearing of January 5, 2021, via Zoom. This parcel is located at #7 Bayview Drive. It is a waterfront lot that adjoins Braddock Bay; where the water side is considered the front and the street side is considered the rear yard. Regarding the fence, Mr. Bunce explained that the fence was constructed following the loss due to flooding of a high row of arborvitae shrubs that provided a privacy wall between his and the closely-situated neighbor's home. Mr. Bunce has provided several photos of the previous shrub row and the current fence to the Board. The fence in question was constructed at 7 feet in height with an additional foot of open lattice across the top, both of white vinyl construction. There are only 2 panels of fence at this height. He reports that the neighbors equally enjoy this section of fence, as it restored the privacy once provided by the arborvitae. Since the fence already exists, Mr. Bunce indicated it would be a financial hardship to alter the height.

Regarding the proposed shed, Mr. Bunce explained that he is tearing down an old shed and building a new shed in the same footprint. His need for a shed is to provide additional storage for family belongings and yard equipment. He plans to match the exterior finish of the shed to his home. The planned height for this shed will not exceed the limit allowed by code, and he does NOT plan to connect any utilities to the shed.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA regulations, requiring no further action by this *Board*, I move to approve the items of this application with the following conditions:

1. That the applicant obtains all required town permits.
2. That the approvals shall be for the life of the shed and fence.

So moved.

Seconded by Ms. Nigro and duly put to a vote, which resulted as follows:

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

Motion Carried
Application Approved
With Conditions

BOARD OF ZONING APPEALS MINUTES
January 19, 2021

6. Applicant: Michael E. Widman, Jr.
Location: 74 Braddock Road
Mon. Co. Tax No.: 026.30-2-7
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principle structure addition (8.0 feet x 22.0 feet; 176.0 square feet covered open porch), following demolition of an existing porch, to have a front setback of 15.0 feet, measured from the north right of way line of Braddock Road, instead of the 25.0 feet minimum. Section 211-11 D(1)(a) & Section 211-11 D(2), Table I
b) An area variance for a proposed principle structure addition (8.0 feet x 22.0 feet; 176.0 square feet covered open porch), following demolition of an existing porch, to have a west side setback of 4.0 feet, instead of the 6.0 feet minimum required. Section 211-11 D(2), Table I

Mr. Shea offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 74 Braddock Road, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

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

Motion Carried

Mr. Shea then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Michael Widman, Jr., 74 Braddock Road, in an R1-E (Single-Family Residential) district, Mr. Widman, appeared virtually before the

BOARD OF ZONING APPEALS MINUTES
January 19, 2021

Board of Zoning Appeals on January 5, 2021 requesting an area variance for a proposed principle structure addition (8.0 feet x 22.0 feet; 176.0 square feet covered open porch), following demolition of an existing porch, to have a front setback of 15.0 feet, measured from the north right of way line of Braddock Road, instead of the 25.0 feet minimum and an area variance for a proposed principle structure addition (8.0 feet x 22.0 feet; 176.0 square feet covered open porch), following demolition of an existing porch, to have a west side setback of 4.0 feet, instead of the 6.0 feet minimum required.

WHEREAS, the findings of fact are as follows: The applicants currently live at 88 Braddock Road and own the adjacent property at 74 Braddock Road. They have owned this property for about 18 months. The current covered enclosed porch has been in place since the 1950's and does not have any foundation. As noted on the instrument survey, the proposed porch will line up exactly with the two story house on the east and west sides and the new roof will have a lower profile than the current structure. The new porch will be ground level, thus railings are not necessary. Permanent grill or hot tub will not be part of the proposed porch structure. As stated by the applicants, neighbors did not comment negatively on this proposal.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the condition that all Town permits be obtained.

So moved.

Seconded by Ms. Andreano and duly put to a vote, which resulted as follows:

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

Motion Carried
Application Approved
With Condition

BOARD OF ZONING APPEALS MINUTES
January 19, 2021

7. Applicant: Danielle Gray
Location: 137A Long Pond Road
Mon. Co. Tax No.: 034.02-1-10.1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to have farm animals (2 chickens and 1 duck) on a residential property with less than 10 acres. Section 211-33 B & Section 211-33 D

Ms. Nigro offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 137A Long Pond Road, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Wechsler and duly put to a vote, which resulted as follows:

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

Motion Carried

Ms. Nigro then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Danielle Gray, 137A Long Pond Road, in an R1-E (Single-Family Residential) district, Ms. Gray, testified before the Board of Zoning Appeals virtually, requesting an area variance to have farm animals (2 chickens and 1 duck) on a residential property with less than 10 acres.

WHEREAS, the findings of fact are as follows: This parcel is located at 137A Long Pond Road and is approximately 230 feet long x 72 feet wide. She mentioned in and email correspondence that she has lived there for 10 years.

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The applicant states she owns two chickens and one duck, they are domesticated and are considered pets. Ms. Gray has stated that she has no intentions of obtaining anymore and does not breed them.

Photos have been provided to staff to identify each animal.

Chicken A:

Is an approximately 3 yr old female Americana named Bae. Her wings are clipped she is not banded. Ms. Gray has owned her for 3 years and she states that this breed has a life expectancy of 7-8 years.

Chicken B:

Is an approximately 2 yr old female Isa Brown named Isabel. Her wings are clipped, she is not banded. Ms. Gray has owned her for 2 years and she states this breed has a life expectancy of 7-8 years.

Duck A:

Is an approximately 2 yr old male mallard named Romeo. He is blind, not clipped or banded. Ms. Gray has owned him for 2 years and states that this breed has a life expectancy of approximately 20 years.

The coop is custom built out of wood. It is located 100 feet from the road, is not permanently seated and can be moved. Neighbors can see it, but it complements the home and is not an eyesore. The animals have the run of the yard during the day and are trained to go into the coop at dusk, it can be locked.

After some neighborhood concerns, Ms. Gray installed an esthetically pleasing, 4ft high fence that keeps them contained. Ms. Gray knows, since they are domesticated and one is disabled, that it is her responsibility to keep them safe from predators and also to keep them contained to keep them from being a nuisance to neighbors. Ms. Gray stated in a letter that she has a cat who guards them and was adopted specifically for this purpose. There is a camera that is used to help monitor their safety. There is no concern during hunting season regarding the mallard, Romeo, as he is blind and does not fly.

Waste has not been an issue, she states that it disintegrates and fertilizes the yard. There is no smell. The coop has a compost container and she uses it in her garden. There are large doors and its access makes it easy to clean approximately every two weeks.

Food is kept in an aluminum container.

They have a pond to drink and bathe in.

Care of the animals is the responsibility of Ms. Gray. She states she has a bird therefore is established with an avian veterinarian.

They make very little noise, the chickens cluck when laying eggs and is not able to be heard by neighbors.

The chickens are currently laying eggs, the eggs are not sold.

No additional comments were received.

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After considering the criteria when determining an area variance, since the recent improvements, it is my opinion that there will not be an undesirable change to the neighborhood in granting this variance nor will it be a detriment to the nearby properties. The existing coop is designed to keep out predators and also constructed to compliment the home.

It is clear that the applicant has taken whatever precautions needed to protect the animals and at the same time keep them from disrupting neighbors.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the following conditions:

1. The approval is for the existing 2 chickens and one duck and will not extend to any other farm animal, chickens or ducks. The applicant shall further certify these animals with the town, by means of names, photos and contact information, providing any distinguishing or unique marks for each chicken and duck for identification purposes. Additionally they will not be bred.
2. The owners shall continue to take every precaution necessary to protect them from domestic or wild predators or vandals.
3. This approval is tied to this owner and for this address only.
4. The eggs produced will be for their own personal consumption and not for retail sale.
5. The applicant is subject to a one-year review by this board and this board shall be notified should any valid complaints arise through code compliance and/or animal control
6. The applicant shall sign a hold harmless agreement with the town, in the event one of the animals escapes the coop or fenced area and causes harm or injury to themselves or passerby, the applicant will not hold the town responsible.

So moved

Seconded by Mr. Wechsler and duly put to a vote, which resulted as follows:

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

Motion Carried
Application Approved
With Conditions

BOARD OF ZONING APPEALS MINUTES
January 19, 2021

8. Applicant: Gary LaLonde
Location: 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 (26.0 feet x 48.0 feet; 1248 square feet, detached garage), following demolition of an existing structure, to have an overall height of 14.6 feet, to the peak, instead of the 13.5 feet maximum permitted. Section 211-11 B(1)

Mr. Hartwig offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 153 Long Pond Road, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

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

Motion Carried

Mr. Hartwig then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Gary Lalonde, 153 Long Pond Road, in an R1-E (Single-Family Residential) district, Mr. LaLonde, appeared virtually before the Board of Zoning Appeals on January 5, 2021 requesting an area variance for a proposed accessory structure (26.0 feet x 48.0 feet; 1248 square feet, detached garage), following demolition of an existing structure, to have an overall height of 14.6 feet, to the peak, instead of the 13.5 feet maximum permitted.

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WHEREAS, the findings of fact are as follows: Mr. Lalonde stated that he has owned this property for six years and that there are currently two existing garages on this property in disrepair. He intends to remove those garages and replace them with a single structure, 26 ft. X 48 ft., using the same combined footprint of the removed garages. Due to the 10 ft. height of the walls and the 26 ft. wide span of the proposed structure, a 14.6 ft. roof peak height would be recommended.

Mr. LaLonde continued to state that he would be storing two cars and lawn equipment in this structure along with a 26 ft. X 15 ft. workshop that would only be utilized for personal and not for any commercial use. As such, Mr. LaLonde agreed to random inspections by Town personnel. The structure will be of a pole barn type construction and will match the finishes of the house. Electricity and gas will be run to the structure as will water; however the water service will be for only one water spigot. He has spoken to his neighbors and he stated that they had no concerns.

Having reviewed all the testimony and evidence as just summarized in the findings of fact, and having considered the five statutory factors set forth in New York State Town Law, Section 267-b, and finding that the evidence presented meets the requirements of that Section, and having found that there is no significant detriment to the health, safety, and welfare of the neighborhood or community and that the benefit to the applicant is substantial, and having found that this is a Type II action under SEQRA, requiring no further action by this Board, I move to approve this application with the following conditions:

1. That all necessary permits be obtained and building codes satisfied.
2. That the applicant has agreed to random inspections by Town Personnel.
3. That as far as water service is concerned only one water spigot is to be installed in the structure.

So moved.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

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

Motion Carried
Application Approved
With Conditions

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9. Applicant: Delaware River Solar, LLC
- Location: 3115 & 3171 Ridgeway Avenue (aka 457 Elmgrove Road)
- Mon. Co. Tax No.: 088.03-01-012.111 (portion of)
- Zoning District: FOI (Flexible Office/Industrial)
- Request: The following special use permit will be required for proposed Lot 1 and Lot 2 of the Solar Energy Subdivision of 475 Elmgrove Road:
- A special use permit for a proposed Tier 3 solar farm and pursuant to the provisions of Section 211-65A and subject to site plan approval pursuant to the provisions of Section 211-65. Section 211-61 D(3)(b)

The Board of Zoning Appeals has declared that they will be lead agency on this project for the coordinated environmental review.

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

Motion Carried

On a motion by Mr. Hartwig and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of February 2, 2021.

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

Motion Carried
Application Continued Until
Meeting of February 2, 2021

BOARD OF ZONING APPEALS MINUTES
January 19, 2021

New Business

No motions for the following applications: pending a 10-day comment public comment period – Comments will be received up until January 29, 2021

1. Applicant: James & Karen Joyce
Location: 2106 Edgemere Drive
Mon. Co. Tax No.: 026.20-1-34
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (14.0 feet x 29.0 feet; 406 square feet deck) to be located in a waterfront yard, where accessory structures, including decks are permitted in rear yards only, and for said deck to have a front setback of 107.0 feet, instead of the 106.0 feet maximum, measured from the north right of way line of Edgemere Drive and established by the neighborhood average. Section 211-11 E(1), Table I; Section 211-11 E(3)

On a motion by Ms. Andreano and seconded by Mr. Wechsler, it was resolved to continue the public hearing on this application until the meeting of February 2, 2021.

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

**Motion Carried
Application Continued Until
Meeting of February 2, 2021**

BOARD OF ZONING APPEALS MINUTES
January 19, 2021

2. Applicant: Rich Laudisi
Location: NE corner Manitou Road and Mill Road
Mon. Co. Tax No.: 058.03-1-72.1
Zoning District: R1-44 (Single-Family Residential)
Request: The following variances will be required for the proposed Mill Road Estates Subdivision:
Proposed Lot 101:
a) An area variance for a proposed lot to have a lot width of 133.5 feet, instead of the 150.0 feet minimum required. Section 211-11 D(1)(a); Section 211-11 D(2), Table I
b) An area variance for a proposed lot to have a lot area of 36,974 square feet, instead of the 44,000 square feet minimum required. Section 211-11 D(2), Table I
Proposed Lot 102:
c) An area variance for a proposed lot to have a lot width of 133.5 feet, instead of the 150.0 feet minimum required. Section 211-11 D(1)(a); Section 211-11 D(2), Table I

On a motion by Mr. Jensen and seconded by Mr. Wechsler, it was resolved to continue the public hearing on this application until the meeting of February 2, 2021.

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

**Motion Carried
Application Continued Until
Meeting of February 2, 2021**

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3. Applicant: Diana Apostolova
Location: 1580 West Ridge Road
Mon. Co. Tax No.: 075.17-1-14.1
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed (west side) building mounted sign, (5.0 feet x 21.5 feet; "Rochester Investments"), having an area of 107.5 square feet, instead of the 87.5 square feet maximum permitted. Section 211-52 B(2)(c)[1], Table VII

On a motion by Mr. Shea and seconded by Mr. Hartwig, it was resolved to continue the public hearing on this application until the meeting of February 2, 2021.

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

**Motion Carried
Application Continued Until
Meeting of February 2, 2021**

BOARD OF ZONING APPEALS MINUTES
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ADJOURNMENT: 8:35 PM

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: Tuesday, February 2, 2021

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BOARD OF ZONING APPEALS MINUTES
January 19, 2021