



*William D. Reilich*  
Supervisor

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS MINUTES**

**FEBRUARY 21, 2023**

**Work Session Began: 6:30 p.m.**

**Meeting Began: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

**Present:**

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen, Acting Chairman

Sharon M. Quataert

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, AICP, Planner

Jon Mead, Staff Advisor to the Zoning Board

Maryjo Santoli, Planning & Zoning Board Secretary

**Absent**

Albert F. Meilutis, Chairman

Bradford Shea

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

Continued: Bruce Darling, 267 & 279 Lake Shore Drive and  
Daniel Leach, 375 Lake Shore Drive to March 7, 2023

**Announcements**

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**PUBLIC HEARINGS**

**Old Business**

1. Applicant: Payne Beach Association, Inc.  
Address: 375 Lake Shore Drive  
Mon. Co. Tax No.: 017.06-2-13  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed open-sided pavilion (20.0 feet x 30.0 feet; 600.0 square feet) on a vacant lot, resulting in an accessory structure to be located on a lot without a principal building. § 211-5 (Structure, Accessory), § 211-11 B

**On a motion by Mr. Wechsler and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of March 7, 2023.**

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried  
Application Continued Until  
Meeting of March 7, 2023**

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2. Applicant: Home Pride Builders and Developers, Inc.  
Address: 4 Ruddy Duck Lane (Private)  
Mon. Co. Tax No.: 088.04-2-94  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for an existing principal building (under construction; single-family home) to have a front (east) setback of 35.7 feet (measured from the centerline of Ruddy Duck Lane), instead of the 60.0 feet minimum required. § 211-11 D (2), Table I  
b) An area variance for an existing principal building (under construction; single-family home) to have a rear (west) setback of 45.2 feet, instead of the 50.0 minimum required. § 211-11 D (2), Table I

**Mr. Jensen 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 4 Ruddy Duck Lane (Private), 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. 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. Hartwig and duly put to a vote, which resulted as follows:**

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried**

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

WHEREAS, with regard to the application of Home Pride Builders and Developers, Inc., 4 Ruddy Duck Lane (Private), in an R1-E (Single-Family Residential) zoning district, Mr. Steve Licciardello appeared before this board this evening requesting an area variance for an existing principal building (under construction; single-family home) to have a front (east) setback of 35.7 feet (measured from the centerline of Ruddy Duck Lane), instead of the 60.0

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feet minimum required and an area variance for an existing principal building (under construction; single-family home) to have a rear (west) setback of 45.2 feet, instead of the 50.0 minimum required.

WHEREAS, the findings of fact are as follows. Steve Licciardello of 30 Forest Creek Dr., representing Home Pride Builders and Developers appeared before the before the Board of Zoning Appeals on December 6<sup>th</sup>, 2022, January 17<sup>th</sup>, 2023 and February 7, 2023, requesting the area variances mentioned above. This lot on Ruddy Duck Lane, which is the final building lot in the subdivision, is an irregular shaped lot and this home was under construction when the applicant first appeared before this board and the home was nearly complete. Since that meeting the applicant has someone who is interested in purchasing the home and they are waiting on the decision from this board.

Regarding variance "A" this is due to the odd shape of the lot, the presence of an RG&E gas line easement, the size of the house, and how the house was oriented on the lot.

Regarding variance "B" once again the applicant is looking for approx. 4.8' feet to the west setback which is the rear of the home. To meet the setback the applicant would have to remove a section of the house which would be a financial hardship of over \$40,000 to correct.

When initially proposed, town issued the permit in error, as the home did not meet the front setback requirement from the centerline of Ruddy Duck Lane. At some point, the location of the house was changed to what has been presented to this board, which still would require a front setback variance and an additional rear setback variance. The Applicant was advised that variances were still required, but no Stop Work Order was issued by the Town. During the public hearing, the board heard testimony from two (2) neighbors who spoke against the proposed variances:

- Scott Cody, 2828 Ridgeway Ave., on 12/6/2022
- Richard Zajia, 2840 Ridgeway Ave. on 12/6/22, 1/17/23 and 2/7/23

There were no other comments for or against the proposed application. In making its determination, the Board of Zoning Appeals shall take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety, and welfare of the neighborhood or community. The Board shall also consider the following:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance. It is in the opinion of this board that an undesirable change will not be produced in the character or a detriment to nearby properties. The property is zoned R1-E (Single-Family Residential) and has subdivision approval from the town's Planning Board. Meaning, that a residential house can be constructed on this lot. In terms of the rear setback, the Applicant is requesting a setback that is less than 5-feet or 10% from what code requires. While a variance is needed for the rear setback, the house will be nearly 200-feet from the adjoining house to the west. In terms of the front setback, while it less than what code allows, this is the only lot on the west side of the road, meaning no visibility issues should occur for the remaining existing home in the subdivision.
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than the area variance. Other methods are not feasible for the Applicant as the home is nearly complete.

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3. Whether the variance is substantial. It can be argued that the variance is substantial, however, as mentioned previously for the rear setback, the house will be nearly 200-feet from the adjoining house to the west. Furthermore, as already stated for the front setback, this is the only lot on the west side of the road, meaning no visibility issues should occur for the remaining existing home in the subdivision.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. As mentioned previously, this lot is zoned for residential development and is located in an approved subdivision. Furthermore, the Applicant shall comply with all applicable regulations as it relates to the New York State Building Code, the Town's Property Maintenance Code, and drainage/stormwater management regulations, like all properties in the Town of Greece.
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance. It could be argued that the alleged difficulty is self-created, a building permit was issued in error for the original location, and when the location of the house changed, no Stop Work Order was issued by the Town.

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 this 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. Therefore, I move to approve this application with the following conditions:

1. The Applicant will comply with all applicable regulations including, but not limited to, the New York State Building Code and the Town of Greece's Property Maintenance and Stormwater regulations.
2. The approval is for the life of the house.

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

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried**  
**Application Approved**  
**With Conditions**

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3. Applicant: Bruce Darling  
Address: 267 & 279 Lake Shore Drive  
Mon. Co. Tax No.: 017.06-2-21 & 017.06-2-20  
Zoning District: R1-E (Single-Family Residential)  
Request: The following area variances are required:

267 Lake Shore Drive

a) An area variance to have farm animals (19-20 Chickens) on a single-family residential premises, where said animals are only permitted to be kept on a farm. § 211-33 B & § 211-33 D

b) An area variance for an existing garage (8.5 feet x 24.5 feet; 208.3 square feet) resulting in two (2) accessory structures on a lot without a principal structure, instead of the one (1) accessory structure previously granted by the Board of Zoning Appeals on June 15, 2010. § 211-5 (Structure, Accessory), §211-11 B

279 Lake Shore Drive

a) An area variance for an existing shed (10.0 feet x 12.0 feet; 120.0 square feet) located on a lot without a principal structure. § 211-5 (Structure, Accessory), §211-11 B

**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 March 7, 2023.**

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried  
Application Continued Until  
Meeting of March 7, 2023**

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**New Business**

1. Applicant The ARC of Monroe County  
Address: 1043 & 1051 Long Pond Road  
Mon. Co. Tax No.: 059.03-4-25.1 & 059.03-4-25.2  
Zoning District: R1-E (Single-Family Residential)  
Request: The following area variances are required:  
1043 Long Pond Road (Lot 1)  
a) An area variance for a proposed principal building (single-family home; one-story; 3,306.2± square feet) to have a front (east) setback of 84.0 feet (measured from the centerline of Long Pond Road), instead of the 194.85± feet minimum required. § 211-11 D, Table I  
1051 Long Pond Road (Lot 2)  
a) An area variance for a proposed principal building (single-family home; one-story; 3,306.2± square feet) to have a front (east) setback of 84.0 feet (measured from the centerline of Long Pond Road), instead of the 194.85± feet minimum required. § 211-11 D, Table I

**Ms. Quataert 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 1043 & 1051 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. 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:**

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried**

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

WHEREAS, with regard to the application of The ARC of Monroe County, 1043 & 1051 Long Pond Road, in an R1-E (Single-Family Residential) zoning district, Mr. Al LaRue, from McMahon LaRue Associates, appeared before this board this evening requesting the following area variances which are required for:

1043 Long Pond Road (Lot 1)

- a) An area variance for a proposed principal building (single-family home; one-story; 3,306.2± square feet) to have a front (east) setback of 84.0 feet (measured from the centerline of Long Pond Road), instead of the 194.85± feet minimum required.

1051 Long Pond Road (Lot 2)

- a) An area variance for a proposed principal building (single-family home; one-story; 3,306.2± square feet) to have a front (east) setback of 84.0 feet (measured from the centerline of Long Pond Road), instead of the 194.85± feet minimum required.

WHEREAS, the findings of fact are as follows. The parcel, Lot 1, is located at 1043 Long Pond Road and is approximately 250 ft. deep and 129 ft. wide and is located within an R1-E (Single-Family Residential) zoning district. It is located on the west side of Long Pond Road. The applicant's representative, Mr. Al LaRue, has come before this board this evening requesting an area variance for a proposed principal building (single-family home; one-story; 3,306.2± square feet) to have a front (east) setback of 84.0 feet (measured from the centerline of Long Pond Road), instead of the 194.85± feet minimum required.

The parcel, Lot 2, is located at 1051 Long Pond Road and is approximately 250 ft. deep and 129 ft. wide and is located within and R1-E (Single-Family Residential) zoning district. It is located on the west side of Long Pond Road and the applicant's representative has come before this board this evening requesting an area variance for a proposed principal building (single-family home; one-story; 3,306.2± square feet) to have a front (east) setback of 84.0 feet (measured from the centerline of Long Pond Road), instead of the 194.85± feet minimum required.

The applicant has expressed concern, with trying to be respectful of the homes in the rear of the parcels, is probably the major reason why this setback is being requested and to avoid the light spill to the neighbors. It is consistent with some of the neighbors close by and leaves room for the structure and for parking in the back and for green space.

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 this application with the following conditions:

1. That the applicant obtains site plan approval.
2. And that the applicant obtains all necessary approvals.



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

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried**  
**Application Approved**  
**With Conditions**

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2. Applicant: Upstate Roots Design, LLC  
Address: 978 North Greece Road  
Mon. Co. Tax. No.: 058.04-3-65.11  
Zoning District: R1-18 (Single-Family Residential) & HPOD (Historic Preservation Overlay)  
Request: An area variance for a proposed freestanding (2.0 feet x 2.7 square feet; 5.4 square feet) sign, where none (0) are permitted; and for said sign to have a setback of 1.0 feet (measured from the east right-of-way line of North Greece Road), instead of the 15.0 feet minimum required. § 211-56 A

**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 978 North Greece Road, 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.
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.

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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.

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

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried**

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

WHEREAS, with regard to the application of Upstate Roots Design, LLC, 978 North Greece Road, in a R1-18 (Single-Family Residential) & HPOD (Historic Preservation Overlay)

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zoning districts, the applicant, Kristin Lindley, appeared before the Board of Zoning Appeals this evening, requesting an area variance for a proposed freestanding (2.0 feet x 2.7 square feet; 5.4 square feet) sign, where none (0) are permitted; and for said sign to have a setback of 1.0 feet (measured from the east right-of-way line of North Greece Road), instead of the 15.0 feet minimum required.

WHEREAS, the findings of fact are as follows. Ms. Lindley explained that the purpose for the sign is to identify their business out near the road. They would prefer to not have that sign right in front of the house, but the house does have a very short setback to begin with. This is their long-term sign, they plan on having it there for as long as it will stand the test of time. The sign is constructed of mainly wood, the posts are cedar and the sign itself is oak. They would like that to be five feet in height. Their plans are to have some kind of lighting, but they have agreed to work with the Town staff to design an appropriate lighting solution. Due to the small setback, they have also agreed to sign a Hold Harmless agreement with the Town of Greece. Therefore, based on the aforementioned information, I move to approve this application with the following conditions:

1. That the Hold Harmless agreement is signed with the Town of Greece.
2. That the applicant will work with Town staff to design their lighting solution that is acceptable.
3. This approval is for the life of the sign.

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

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried**  
**Application Approved**  
**With Conditions**

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**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

Applicant: Target Corporation  
Address: 600 Greece Ridge Center Drive  
Mon. Co. Tax No.: 074.18-4-12.21  
Zoning District: BG (General Business)  
Request: The following area variances are required for signage:  
a) An area variance for a proposed fourth (west side) building-mounted sign ("Drive Up"; 4.2 foot x 18.34 foot; 77.1 square feet), instead of the three (3) building-mounted signs approved by the Board of Zoning Appeals on Jan 4, 2000. § 211-56B(1)(a)[1], Table VII  
b) An area variance for a proposed fifth building-mounted sign ("Order Pickup"; 11.8 square feet), instead of the three (3) building-mounted signs approved by the Board of Zoning Appeals on Jan 4, 2000. § 211-56B(1)(a)[1], Table VII

John T. Caterino and Maryjo Santoli, Town of Greece, presented the proposed neighborhood notification modification:

The staff has recommended a modification of the neighborhood notification requirements, to reduce the number of property owners to be notified. The basis for this recommendation is the large size of the entire parcel and having many properties which would be included in the notification, but which are not near the parcel where the use will be located.

On a motion by Mr. Hartwig and seconded by Ms. Andreano, it was resolved to amend the Neighborhood Notification for the proposed building mounted signs for Target, located at 600 Greece Ridge Center Drive, relying on the Town staff's judgment for fulfillment of the zoning ordinance and this Board's intent for adequate neighborhood notification, which in this case should be the parcels near the proposed site location, which would be parcels directly across the street from the site fronting Long Pond Road and some parcels on Holmes Road, which are the parcels in the immediate vicinity that potentially would be most affected by the proposed signs relative to Target Corporation.

<b>VOTE:</b>	<b>Ms. Andreano</b>	<b>Yes</b>	<b>Mr. Hartwig</b>	<b>Yes</b>
	<b>Mr. Jensen</b>	<b>Yes</b>	<b>Mr. Meilutis</b>	<b>Absent</b>
	<b>Ms. Quataert</b>	<b>Yes</b>	<b>Mr. Shea</b>	<b>Absent</b>
	<b>Mr. Wechsler</b>	<b>Yes</b>		

**Motion Carried**  
**Request Granted**

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**ADJOURNMENT: 8:31 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: Tuesday, March 7, 2023**

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