



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

MARCH 15, 2022

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present:

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

Ivana Casilio, Zoning Administrator

Maryjo Santoli, Planning and Zoning Secretary

Absent

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

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Old Business

1. Applicant: KBM Associates, Inc. (aka American Custom Exteriors)
Address: 2015 Maiden Lane
Mon. Co. Tax No.: 074.06-1-11
Zoning District: BN (Neighborhood Business)
Request: An area variance for a second story addition, (32.0 feet x 40.0 feet; 1280 square feet second floor), to an existing (32.0 feet x 40.0 feet; 1280 square feet first floor) detached accessory structure, to have a (west) side setback of 3.0 feet, instead of the 15.0 feet minimum required, from a residential district. Section 211-20 A(6)(d)[3]

On a motion by Mr. Jensen and seconded by Mr. Hartwig, it was resolved to close the public hearing on this application and reserve decision until the meeting of April 5, 2022.

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

**Motion Carried
Public Hearing Closed and Decision Reserved
Until the Meeting of April 5, 2022**

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2. Applicant: Thomas C. Bidwell
Address: 2544 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-42
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have a (west) side setback of 1.4 feet, instead of the 6.0 feet minimum required. Section 211-11 D(2), Table I
b) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have an (east) side setback of 5.8 feet, instead of the 6.0 feet minimum required. Section 211-11 D(2), Table I
c) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have a rear setback of 23.0 feet to the north right-of-way line of Old Edgemere Drive, instead, of the 30.2 feet minimum required. Section 211-11 D(2), Table I
d) An area variance for a proposed accessory structure (16.2 feet x 24.0 feet; 388.0 square feet detached garage addition), to have a (west) side setback of 4.0 feet, instead of the 6.0 feet minimum required for a through lot. Section 211-11 E(1), Table I
e) An area variance for a proposed accessory structure (16.2 feet x 24.0 feet; 388.0 square feet detached garage addition), to have a rear setback of 7.0 feet, measured to the north right-of-way line of Edgemere Drive, instead of the 30.0 feet minimum required for a through lot. 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 2544 Edgemere 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.

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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
	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 Thomas Bidwell, 2544 Edgemere Drive, in an R1-E (Single-Family Residential) zoning district, Mr. Bidwell along with his representative, Robert Hannon, appeared before the Board of Zoning Appeals, requesting the area variances mentioned above.

WHEREAS, the findings of fact are as follows. Item "a" is regarding an area variance for a proposed principal dwelling addition (approximately 330 square feet), to have a (west) side setback of 1.4 feet, instead of the 6.0 feet minimum required. Per the testimony tonight and the documentation, this is actually no change in the existing property. Item "b" is a request for an area variance for a proposed principal dwelling addition (approximately 330 square feet), to have an (east) side setback of 5.8 feet, instead of the 6.0 feet minimum required. This was an addition, which basically is approximately two to three inches different than what was existing or what meets the setback. Item "c" is a variance request for a proposed principal dwelling addition (approximately 330 square feet), to have a rear setback of 23.0 feet to the north right-of-way line of Old Edgemere Drive, instead, of the 30.2 feet minimum required. This is also based upon the existing property. Moving onto to items "d" and "e", these are variances for an accessory structure, which is a 388.0 square feet detached garage addition), to have a (west) side setback of 4.0 feet, instead of the 6.0 feet and this is also based upon the location of the existing garage and making additional storage in that particular garage for items. Item "e" is also pertaining to the garage, asking for a rear setback of 7.0 feet, which is measured to the north right-of-way line of Edgemere Drive instead of the 30.0 feet minimum required for a through lot. Also, pertaining to the addition, making the garage larger for more storage. Per the testimony tonight, there is no intention of adding any additional driveway to that part of the property and leaving the driveway that is existing there. The other part of the garage will be for taking out lawn equipment and other things into the back yard. The home itself, per testimony, was built in the 1920's and it has been a family home and the reason for all of these variances for this addition would be to update the home so that it could be a principle dwelling and to include a first floor bedroom. According to the testimony again, the neighbors that were spoken to on both sides were fine with the project and based upon the drawings it is not out of character for the neighborhood.

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 condition that the applicant, apply for all necessary permits and adhere to all building codes.

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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
	Mr. Shea	Yes	Mr. Wechsler	Yes

Motion Carried
Application Approved
With Conditions

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New Business

1. Applicant: Michael Werner
Address: 269 Salmon Creek Drive
Mon. Co. Tax No.: 017.04-3-33
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principal structure addition, (17.2 feet x 17.8; 306.2 square feet); to have a waterfront setback of 110.0 feet, measure from the south right-of-way line of Salmon Creek Drive, instead of the 98.5 feet maximum, established by the neighborhood average. Section 211-11 D(1)(a), Section 211-11 D(1)(b) & Section 211-11 D(2)

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 269 Salmon Creek 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. Andreano and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	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 Werner, 269 Salmon Creek, in an R1-E (Single-Family Residential) zoning district, Michael and Maureen Werner appeared

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before the Board of Zoning Appeals on March 15, 2022, requesting an area variance for a proposed principal structure addition, (17.2 feet x 17.8; 306.2 square feet); to have a waterfront setback of 110.0 feet, measure from the south right-of-way line of Salmon Creek Drive, instead of the 98.5 feet maximum, established by the neighborhood average.

WHEREAS, the findings of fact are as follows. The Werner's have lived there for a total of 56 years and the reason for the addition is because of the added members to their family. They would like to expand the kitchen and the porch area, which will be made into dining area. To make the addition smaller would not be practical because of the size of their families and the additional space they do need, which is not much at this point. The applicant did state that utilities for this proposed addition will come from the existing power supply to the house and the exterior of the addition will complement the appearance of the existing roof. Mr. Werner did speak to some of his neighbors and there were no adverse comments.

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 condition that all building and 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
	Mr. Shea	Yes	Mr. Wechsler	Yes

Motion Carried
Application Approved
With Conditions

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2. Applicant: APL Properties LLC
Address: 543 Long Pond Road
Mon. Co. Tax No.: 045.01-3-28.2
Zoning District: RP (Planned Residential)
Request: An area variance for a proposed 8.0 feet high, closed construction fence, totaling approximately 160.0 lineal feet, to be located in a rear and side yard, where fences in rear and side yard shall not exceed 6.0 feet in height. Section 211-51

On a motion by Mr. Hartwig and seconded by Ms. Andreano, it was resolved to close the public hearing on this application and reserve decision until the meeting of April 5, 2022.

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

**Motion Carried
Public Hearing Closed and Decision Reserved
Until the Meeting of April 5, 2022**

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3. Applicant: Suzanne Wagner
Address: 449 Stone Road
Mon. Co. Tax No.: 060.82-9-3
Zoning District: DMU (Dewey Avenue Mixed Use)
Request: An area variance to have farm animals (6 chickens) on a residential property with less than ten (10) acres. Section 211-33B & Section 211-33D

On a motion by Mr. Hartwig and seconded by Ms. Andreano, it was resolved to close the public hearing on this application and reserve decision until the meeting of April 5, 2022.

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

**Motion Carried
Application Closed and Decision Reserved
Until the Meeting of April 5, 2022**

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4. Applicant: St. Charles Church Parish & School
Address: 2999-3017 Dewey Avenue
Mon. Co. Tax No.: 060.81-1-2
Zoning District: DMU (Dewey Avenue Mixed Use)
Request: a) An area variance for a proposed freestanding sign (5.0 feet x 6.3 feet; 31.5 square feet), instead of the one (1) directory, message board or identification sign for an educational, charitable, civic or religious organization and which shall not be greater than 25.0 square feet. Section 211-56 A(2) & Section 211-56 A(2)(c).
b) An area variance for a proposed second freestanding sign (5.0 feet x 6.3 feet; 31.5 square feet), instead of the one (1) directory, message board or identification sign for an educational, charitable, civic or religious organization and which shall not be greater than 25.0 square feet. Section 211-56 A(2) & Section 211-56 A(2)(c).

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 2999-3017 Dewey Avenue, 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 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. Wechsler and duly put to a vote, which resulted as follows:

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

Motion Carried

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

Mr. Chairman, regarding the application of St. Charles Church Parish and School, 2999-3017 Dewey Avenue, in a DMU (Dewey Avenue Mixed Use) district, Ms. Maureen Baily and Mr. Ralph Baranes appeared before the Board of Zoning Appeals March 15, 2022 requesting an area variance for a proposed freestanding sign (5.0 feet x 6.3 feet; 31.5 square feet), instead of the one (1) directory, message board or identification sign for an educational, charitable, civic or religious organization and which shall not be greater than 25.0 square feet and an area variance for a proposed second freestanding sign (5.0 feet x 6.3 feet; 31.5 square feet), instead of the one (1) directory, message board or identification sign for an educational, charitable, civic or religious organization and which shall not be greater than 25.0 square feet.

WHEREAS, the findings of fact are as follows. St. Charles Church has been a long time established house of worship in the Town of Greece located at 2999-3017 Dewey Avenue, on the corner of Dewey Avenue and Maiden Lane. This parcel is zoned DMU (Dewey Avenue Mixed Use). Mr. Baranes stated that the Parish needs to identify the property with signage that is more visible with the name of the parish and the mass schedule. They have an existing freestanding sign and the sign indicates the weekend mass schedule on Dewey Avenue and a separate sign on Maiden Lane in front of the school building. Currently, there is no signage on the property indicating that information. Each two sided sign will be internally illuminated, 5.0 ft. high and 6.3 ft. wide mounted on two 7 ft. steel poles set in concrete foundations. The reason for the larger signs is greater visibility throughout the day and in the evening. Each sign allows for four lines of changeable copy accessible through full hinged fronts, the face will be displayed at St. Charles Church, weekend mass schedule, both signs will be illuminated 24/7. There were no comments from any neighbors.

Based on the above information, I move to approve this application with the condition that the applicant obtains all necessary Town permits.

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
	Mr. Shea	Yes	Mr. Wechsler	Yes

Motion Carried
Application Approved
With Condition

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5. Applicant: Maiden II LLC – (Tom Wahl’s)
Address: 671 Maiden Lane
Mon. Co. Tax No.: 075.05-2-5.1
Zoning District: BR (Restricted Business)
Request: a) An area variance for a proposed (6.7 feet x 8.0 feet), 54.0 square feet (north side) building mounted sign, instead of the one (1) 45.0 square feet sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1]
b) An area variance for a proposed (6.7 feet x 8.0 feet), 54.0 square feet (west side) second building mounted sign, instead of the one (1) 45.0 square feet sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1]

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 671 Maiden Lane, 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:

17. 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.
18. 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.
19. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Board of Zoning Appeals’ consideration.
20. 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”).
21. 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.
22. 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.
23. The Board of Zoning Appeals also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have

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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.

24. 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.
25. The Environmental Analysis examined the relevant issues associated with the Proposal.
26. The Board of Zoning Appeals has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
27. The Board of Zoning Appeals has met the procedural and substantive requirements of SEQRA.
28. 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.
29. 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.
30. The Board of Zoning Appeals concurs with the information and conclusions contained in the Environmental Analysis.
31. 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.
32. 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. Shea and duly put to a vote, which resulted as follows:

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

Motion Carried

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

Mr. Chairman, regarding the application of Maiden II LLC-(Tom Wahl's), 671 Maiden Lane, in a BR (Restricted Business) district, Mr. James Gray appeared before the Board of Zoning Appeals requesting an area variance for a proposed (6.7 feet x 8.0 feet), 54.0 square feet (north side) building mounted sign, instead of the one (1) 45.0 square feet sign permitted and an area variance for a proposed (6.7 feet x 8.0 feet), 54.0 square feet (west side) second building mounted sign, instead of the one (1) 45.0 square feet sign permitted.

WHEREAS, the findings of fact are as follows. The signs that are being requested are a bit larger and he is asking for two signs, but the reason for this request is for better visibility of the building and also it is in characteristic with the design of the Tom Wahl's locations. Also, in order to reduce the signs, it would be disproportionate to the sizes of the entrance and the pedestals that are being built. So based upon this, I move to approve this application.

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
	Mr. Shea	Yes	Mr. Wechsler	Yes

Motion Carried
Application Approved

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6. Applicant: 4110 West Ridge Road LLC (Kohl's Illinois Inc.)
Address: 4100 West Ridge Road
Mon. Co. Tax No.: 073.01-2-69
Zoning District: BG (General Business)
Request: An area variance for a proposed (1.6 feet x 13.2 feet), 22.1 square feet (west side) second building mounted sign, instead of the one (1) 350.0 square feet sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1]

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 4100 West Ridge 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:

33. 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.
34. 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.
35. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Board of Zoning Appeals' consideration.
36. 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").
37. 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.
38. 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.
39. 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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40. 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.
41. The Environmental Analysis examined the relevant issues associated with the Proposal.
42. The Board of Zoning Appeals has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
43. The Board of Zoning Appeals has met the procedural and substantive requirements of SEQRA.
44. 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.
45. 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.
46. The Board of Zoning Appeals concurs with the information and conclusions contained in the Environmental Analysis.
47. 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.
48. 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 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
	Mr. Shea	Yes	Mr. Wechsler	Yes

Motion Carried

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

BOARD OF ZONING APPEALS MINUTES
March 15, 2022

Mr. Chairman, regarding the application of 4110 West Ridge Road LLC (Kohl's Illinois Inc.), 4100 West Ridge Road, in a BG (General Business) district, Christina Kasaris appeared before the Board of Zoning Appeals requesting an area variance for a proposed (1.6 feet x 13.2 feet), 22.1 square feet (west side) second building mounted sign, instead of the one (1) 350.0 square feet sign permitted.

WHEREAS, the findings of fact are as follows. This evening, Christina Kasaris appeared before this board on behalf of Kohl's regarding their area variance for a proposed (1.6 feet x 13.2 feet), 22.1 square feet (west side) second building mounted sign, instead of the one. This evening we have learned that "Sephora" is now partnering with Kohl's and they will be adding a retail space within the Kohl's store and the reason for this sign is so that it can be indicated at the corresponding entrance to the building so that customers will have a better direction when they go to visit the store and when they want to purchase products by Sephora. Based upon this and the fact that it is not out of character for the neighborhood, I move to approve this variance.

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
	Mr. Shea	Yes	Mr. Wechsler	Yes

Motion Carried
Application Approved

BOARD OF ZONING APPEALS MINUTES
March 15, 2022

7. Applicant: Peter Elitzer
Address: 2723 & 2695 West Ridge Road
Mon. Co. Tax No.: 074.14-3-2 & 074-14-3-3.1
Zoning District: BP (Professional Office) & BR (Restricted Business)
Request: An area variance for a proposed business center to have 100 parking spaces, instead of the 148 minimum spaces required. Section 211-49 C(1) & Section 211-49 I

On a motion by Mr. Jensen and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of April 5, 2022.

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

**Motion Carried
Application Continued Until
Meeting of April 5, 2022**

BOARD OF ZONING APPEALS MINUTES
March 15, 2022

8. Applicant: Royal Wash Development, LLC
Address: 55 Greece Center Drive
Mon. Co. Tax No.: 045.03-4-2.1
Zoning District: BR (Restricted Business)
Request: A special use permit for a motor vehicle service station (car wash) in accordance with the regulations established in Section 211-39. Section 211-17 B(3)(b)[5]

On a motion by Mr. Jensen and seconded by Mr. Hartwig, it was resolved to continue the public hearing on this application until the meeting of April 5, 2022.

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

**Motion Carried
Application Continued Until
Meeting of April 5, 2022**

BOARD OF ZONING APPEALS MINUTES
March 15, 2022

ADJOURNMENT: 9:13 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, April 5, 2022

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BOARD OF ZONING APPEALS MINUTES
March 15, 2022