



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

JULY 23, 2019

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
Thomas F. Hartwig
Randy T. Jensen
Cathleen A. Nigro
Bradford Shea
Anthony F. Wechsler

Ivana Casilio, Planning Assistant
Maryjo Santoli, Zoning Board Secretary

Absent

Christopher A. Schiano, Esq., Deputy Town Attorney
Linda Andreano

Additions, Deletions and Continuances to the Agenda

Decorum Policy

Announcements

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Old Business:

1. Applicant: James Russo
Location: 700 Edgemere Drive
Mon. Co. Tax No.: 035.14-1-27
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (20.0 feet x 35.0 feet; 1150.0 square feet, two-story detached garage), following demolition of an existing structure, to have an east side setback of 1.3 feet, instead of the 6.0 feet minimum required. Section 211-11 E (1), Table 1
b) An area variance for a proposed accessory structure (20.0 feet x 35.0 feet; 1150.0 square feet, two-story detached garage), following demolition of an existing structure, to have a west side setback of 3.7 feet, instead of the 6.0 feet minimum required. Section 211-11 E (1), Table 1
c) An area variance for a proposed accessory structure (20.0 feet x 35.0 feet; 1150.0 square feet, two-story detached garage), to have an overall height of 24.0 feet, instead of the 17.0 feet maximum permitted. Section 211-11 E (1), Table 1
d) An area variance for a proposed accessory structure (20.0 feet x 35.0 feet; 1150.0 square feet, two-story detached garage), resulting in a total gross floor area of 1150.0 square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots less than 16,000 square feet in area. Sec. 211-11 E (1), Table I
e) An area variance for a proposed 15.0 feet long residential driveway, measured from the south right of way of Edgemere Drive, exclusive of the apron, instead of the 22.0 feet minimum required. Section 211-41 G

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 August 20, 2019 per the request of the applicant.

VOTE:	Ms. Andreano	Absent	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 August 20, 2019**

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2. Applicant: Kathryn Cerivini
Location: 564 Manitou Road
Mon. Co. Tax No.: 025.03-3-11
Zoning District: R1-44 (Single-Family Residential)
Request: A Special Use Permit for sales of farm and garden-related goods, materials or merchandise that is not produced on the premises. Section 211-11 C (2)(d)

This application has been withdrawn by the applicant

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New Business:

1. Applicant: Patrick W. Callery, Jr.
Location: 152 Paula Red Lane
Mon. Co. Tax No.: 058.02-4-64
Zoning District: R1-E (Single-Family Residential)
Request: A Special Use Permit for a proposed in-law apartment. Section 211-11 C(2)(e)

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 152 Paula Red 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:

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

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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.

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

VOTE:	Ms. Andreano	Absent	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:

Mr. Chairman, regarding the application of Patrick Callery, Jr., 152 Paula Red Lane, Mr. Callery appeared before the Board of Zoning Appeals this evening, requesting a Special Use Permit for an in-law apartment.

The findings of fact are as follows. This parcel is located at 152 Paula Red Lane, and is located in an R1-E (Single-Family Residential) District. The parcel is approximately 100 feet x 177 feet in size. The applicant, Patrick Callery, appeared before the Board this evening and he has stated that he has lived at this residence for the last 22 years. He states that the in-law apartment is for his mother, who will be relocating from Irondequoit to Greece so that the family can assist her in her daily living needs. The size of the apartment is approximately 551 sq. ft., which is not overly obtrusive or unreasonable. Construction will be done by Ventamiglia and is scheduled within, approximately the next two weeks. The construction will be made to blend in with the existing home and not appear as a two-family home. According to plans submitted, it will have a kitchen, a living/dining area, one bedroom, and one full bath. There will be a common area between the in-law apartment and the principle dwelling through a shared laundry and mud room. There will be a separate entrance as well, which will be located on the south, off of her living room area. The proposed in-law will not create any traffic problems within the neighborhood, nor will parking be an issue. The existing driveway is wide enough to accommodate the additional car. The applicant states that there will not be a separation of utilities and the applicant understands that should the in-law no longer be used by an in-law then it should be used as a portion of the principle dwelling and not as a rental property. The applicant also understands that should we grant this request, it is not transferable to subsequent owners. The applicant is also aware to provide the town with a notarized statement of who will be residing in the in-law and that it will not be used as a rental property. Additionally, he spoke to neighbors who have no concerns and no one spoke to opposing this request at tonight's meeting.

In going through the in-law apartment requirements for a special use permit:

The in-law apartment may be occupied only by members of the family unit occupying the main part of the dwelling or by in-laws of the member of the family unit. As stated previously, the in-law apartment will be inhabited by Mr. Callery's mother.

The floor area of the in-law apartment shall not exceed 30% of the gross floor area, exclusive of attached garage, of the one-family dwelling in which such apartment is located or 600 square feet, whichever is less. This proposed in-law apartment is approximately 551 square feet, which does not exceed the floor area.

Occupancy of the apartment shall be non-transferrable to subsequent owners. A new owner of the premises shall have to apply to the Board of Zoning Appeals for a special use permit to continue the in-law apartment use. The approval of this application will be conditioned that this special use permit is not transferable to subsequent owners and the applicant is aware of this.

In-law apartment use shall be able to have a separate means of ingress and egress, which it does, but must also have an internal access point connecting the two. In this case the in-law apartment has ingress and egress to the exterior located off of the living area of the in-law apartment. An internal access is through a shared laundry/ mud room.

If an in-law apartment becomes vacant, the family occupying the main part of the dwelling shall have full use and occupancy of the in-law apartment as if it were an integral part of

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the dwelling without further permitting of the Town. The applicant understands that, should the in-law apartment no longer be used by an in-law, it shall be used as a portion of the principal dwelling and not as a rental property.

Regarding exterior appearance, if an in-law apartment is located in or attached to the principal dwelling, the design of the unit and its entry shall be such that, to the degree reasonably feasible, the appearance of the building will remain as a single-family residence. The applicant states and the plans show that the layout of the house was designed such that the presence of an in-law apartment would not be recognizable from the exterior.

Any residence containing an in-law apartment shall be considered a single-family residence.

The in-law apartment shall meet the standards of Title 19NYCRR, the building code of New York State, for habitable space. The construction of the home and the in-law apartment and the entire house would require a permit from the building department and would be required to comply with the New York State building codes.

Based on the findings of fact, I move to approve this application, with the following conditions:

1. That the applicant shall obtain all necessary building permits and Town approvals.
2. The proposed in-law apartment shall not exceed 551 square feet in size.
3. The applicant will sign a notarized affidavit stating who will live in the in-law and that the in-law apartment will not be used as rental property.
4. The special use permit for this in-law apartment is non-transferable to subsequent owners of the property.
5. If the in-law apartment were to become vacant, it would be treated as an integral part of the rest of the single-family home and will not be rented.
6. The applicant shall submit documentation to the Town annually, which verifies that Mr. Callery's mother resides in the in-law apartment.

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

VOTE:	Ms. Andreano	Absent	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: Taylor J. Listowski
Location: 126 Menard Drive
Mon. Co. Tax No.: 075.10-2-15
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 116.0 lineal feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Section 211-46L

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 126 Menard 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 Mr. Hartwig and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Absent	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 Taylor J. Listowski, 126 Menard Drive, Mr. Listowski appeared before the Board of Zoning Appeals, requesting an area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 116.0 lineal feet) to be

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located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction.

WHEREAS, the findings of fact are as follows. Mr. Listowski has owned the property for approximately 2 years and it is in an R1-E (Single-Family Residential) district. He is asking for a variance for a proposed 6.0 ft. high, closed-construction fence (approximately 116.0 lineal feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. The reason for this fence is because he is currently going to be removing an old fence that is deteriorated on his property and then also goes into the right-of-way and into his neighbor's property. In removing this, he desires to fence in his backyard, more conveniently, in a way that it will make it more enjoyable for his family and give them more privacy. The backyard, from his perspective, is where he is putting the fence, however, because of the fact that his house is right next to Kohl Drive, it makes it legally a front yard, which is the key reason for this variance. He will be constructing this fence out of "dog-eared" style fencing, wood construction, pressure treated lumber. The only area of question, is that it will be about 5 ft. away from the sidewalk, whereas Mr. Listowski has agreed to sign a Hold Harmless agreement with 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 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 the applicant agrees to sign a Hold Harmless agreement with the Town.
2. That he applies for all permits and abides by all necessary building codes.
3. And that the old fence will be removed before the new fence is erected.

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

VOTE:	Ms. Andreano	Absent	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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3. Applicant: Lakisha Walker
Location: 139 Foreman Drive (Private Drive)
Mon. Co. Tax No.: 075.14-3-51
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (7.0 feet x 15.0 feet; approximately 110.0 square feet deck), to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E (3)

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 139 Foreman 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 Mr. Hartwig and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Absent	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 Lakisha Walker, 139 Forman Drive, Ms. Walker appeared before the Board of Zoning Appeals, requesting an area variance for a

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proposed accessory structure, (7.0 feet x 15.0 feet; approximately 110.0 square feet deck), to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only.

WHEREAS, the findings of fact are as follows. This parcel of land is at 139 Foreman Drive and is located in an R1-E (Single-Family Residential) neighborhood. The applicant appeared before the board this evening and stated that she has lived at this residence for approximately 8 years. The reason for the proposed 7.0 ft. X 15.0 ft. deck is to enhance the entryway and to expand the outdoor enjoyment of their home. The deck will be approximately either two or three steps off the ground and the building department will determine whether railing's are needed. There will not be any additional lighting and no roofing, permanent or temporary, will be planned. There will not be any outdoor grill or hot tubs included in the structure. She spoke to his neighbors and no one has any problem with it.

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 necessary Town permits be obtained.

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

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

**Motion Carried
Application Approved
With Condition**

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4. Applicant: Tiffany Case
Location: 2840 Mt. Read Boulevard
Mon. Co. Tax No.: 075.14-5-31
Zoning District: RMH (Multi-Family Residential)
Request: a) An area variance for a proposed accessory structure (approximately 250 square feet; above ground pool deck) to have a south side setback of 4.0 feet, instead of the 25.0 feet minimum required. Section 211-13 D, Table II
b) An area variance for a proposed accessory structure (approximately 250 square feet; above ground pool deck) to have an east side setback of 7.0 feet, instead of the 25.0 feet minimum required. Section 211-13 D, Table II
c) An area variance for an existing accessory structure (24 foot diameter above-ground pool); to have an east side setback of 15.0 feet and a south side setback of 12.0 feet, instead of the 25.0 feet minimum required. Section 211-13 D, Table II

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 2840 Mt. Read Boulevard, 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. Jensen and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Absent	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, Mr. Chairman, regarding the application of Tiffany Case, 2840 Mt. Read Boulevard, Ms. Case and Martin Knapp appeared before the Board of Zoning Appeals this evening, requesting an area variance for a proposed accessory structure (approximately 250 square feet; above ground pool deck) to have a south side setback of 4.0 feet, instead of the 25.0 feet minimum required, an area variance for a proposed accessory structure (approximately 250 square feet; above ground pool deck) to have an east side setback of 7.0 feet, instead of the 25.0 feet minimum required, an area variance for an existing accessory structure (24 foot diameter above-ground pool); to have an east side setback of 15.0 feet and a south side setback of 12.0 feet, instead of the 25.0 feet minimum required.

The findings of fact are as follows. Ms. Tiffany Case and Martin Knapp appeared before the board this evening. Ms. Tiffany is the owner of 2840 Mt. Read Boulevard, this property is currently in an RMH (Multiple-Family Residential) district. Ms. Case has owned this property for approximately 6 years. Last year they had a pool installed in the area of the property and would like to put on a deck on this property. The reason for the deck is for easier access to the pool and the location is to give it better visibility based upon some health and safety issues related to her 4 children, who will be using the pool. We have confirmed with the Town this evening that this home has already been in existence prior to it being zoned RMH (Multiple-Family Residential), it is basically a single-family home. The area of the deck size would then be a reasonable size deck and reasonable setbacks if this were in a single-family residential district. The owner has, again previously applied and had the pool approved and has agreed to abide by all building codes, including the deck. The deck will be built with pressure treated lumber by Mr. Knapp, who spoke here this evening.

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 the applicant apply for all permits and follow all building codes.
2. And not to exceed 250 sq. ft. for the deck.

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

VOTE:	Ms. Andreano	Absent	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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5. Applicant: Paul Danahy
Location: 35 Mt. Morency Drive
Mon. Co. Tax No.: 045.16-2-10
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (16.0 feet x 20 feet; 640.0 square feet, two-story detached garage), resulting in a total gross floor area of 1120.0 square feet in all accessory structures, where 800 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

On a motion by Mr. Hartwig and seconded by Mr. Wechsler, it was resolved to continue the public hearing on this application until the meeting of August 6, 2019 in order to give the applicant time to review his options.

VOTE:	Ms. Andreano	Absent	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 August 6, 2019**

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ADJOURNMENT: 8:30 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, August 6, 2019

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