



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

SEPTEMBER 15, 2020

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Zoning Board of the Town of Greece scheduled for September 15, 2020 was held electronically via Facebook Live instead of a public meeting open for the public to attend in person. Members of the public were able to view the Board meeting by logging onto Facebook and viewing the live feed under "Town of Greece"

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

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

While the public was not be able to attend the meeting in person, written comments were accepted in lieu of oral presentation of comments. As such, written comments were to be submitted to Zoning Board Secretary, Maryjo Santoli via email at msantol@greeceny.gov. prior to 5:00 PM, September 25, 2020.

Present:

Albert F. Meilutis, Chairman
Linda Andreano
Thomas F. Hartwig
Randy T. Jensen
Cathleen A. Nigro
Bradford Shea
Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney
Ivana Casilio, Planning Assistant
Maryjo Santoli, Zoning Board Secretary

Absent

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

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Old Business:

1. Applicant: Nicholas Graziose
Location: McCall Road
Mon. Co. Tax No.: 075.10-7-39; 075.10-7-47
Zoning District: R1-8 (Single-Family Residential)
Request: a) A special use permit to allow for an eight (8) lot subdivision providing one (1) two-family dwelling per lot. Section 211-11 C(2)(a).

b) Proposed Lot #3: An area variance for a proposed lot to have a front setback of 6.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I

c) Proposed Lot #4: An area variance for a proposed lot to have a front setback of 24.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I

d) Proposed Lot #6: An area variance for a proposed (corner) lot to have a lot area of 16,845 square feet, instead of the 18,200 square feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I

e) Proposed Lot #7: An area variance for a proposed lot to have a front setback of 15.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I

f) Proposed Lot #7: An area variance for a proposed lot to have a rear setback of 15.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I

g) Proposed Lot #8: An area variance for a proposed lot to have a rear setback of 15.0 feet, instead of the 30.0 feet minimum required. Section 211-11 D(1)(a) & Section 211-11 D (2), Table I

On a motion by Mr. Wechsler and seconded by Mr. Shea, it was resolved to continue the public hearing on this application until the meeting of October 6, 2020.

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

**Motion Carried
Application Continued Until
Meeting of October 6, 2020**

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2. Applicant: Brian V. Rotoli
Location: 3801 West Ridge Road
Mon. Co. Tax No.: 073.04-2-6.1
Zoning District: BR (Restricted Business)
Request: a) A waiver of the requirements for a special use permit for a motor vehicle service station and motor vehicle dealership in accordance with the regulations established in Section 211-35 and as defined in 211-5. Section 211-17 B(3)(b)[5].
b) An area variance for the utilization of approximately 36 parking spaces for the temporary outdoor storage, display of goods, merchandise or materials (accessory structures; sheds), where the outdoor storage display of goods merchandise or materials shall not impede the passage of pedestrians, fire lanes, driveways or any parking spaces. Section 211-25 B(2).

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 October 6, 2020.

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

**Motion Carried
Application Continued Until
Meeting of October 6, 2020**

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3. Applicant: Joseph Verace
Location: 1071 Britton Road
Mon. Co. Tax No.: 060.47-2-7
Zoning District: R1-E (Single-Family Residential)
Request: A use variance for the parking or storage of one commercial vehicle, where commercial vehicles with a gross weight rating or more than 13,500 pounds are not permitted and where under no circumstances shall dump trucks, semitrailers, truck cabs, trailers used for hauling machines and/or equipment, or other similar vehicles be permitted. Section 211-11 B(9)

The applicant has withdrawn this application.

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4. Applicant: William T. Sylver
Location: 234 Sannita Drive
Mon. Co. Tax No.: 089.07-4-29.1
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing accessory structure, (8.0 feet x 10.0 feet; 80.0 square feet deck), to be located in a side yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E(3)
b) An area variance for a proposed accessory structure (40.0 feet x 60.0 feet; 2400 square feet detached garage), resulting in a total gross floor area of 3450.0 square feet in all accessory structures, where 1250.0 square feet is the maximum gross floor area permitted for lots over one acre in area. Section 211-11 E(1), Table 1
c) An area variance for a proposed accessory structure (40.0 feet x 60.0 feet; 2400 square feet detached garage), to have an overall height of 28.0 feet, instead of the 13.5 feet maximum permitted. Section 211-11 B(1) & Section 211-11 E(1), Table 1
d) An area variance for total gross floor area of existing and proposed accessory structures 3450.0 square feet, exceeding the total gross floor area of the existing principle structure, 2062 square feet, on the premises. Section 211-11 (E), Table 1

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

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 234 Sannita 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. Wechsler and duly put to a vote, which resulted as follows:

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

Motion Carried

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

WHEREAS, with regard to the application of William Sylver, 234 Sannta Drive, in an R1-E (Single-Family Residential) district, Mr. Sylver appeared before the Board of Zoning Appeals, requesting an area variance for an existing accessory structure, (8.0 feet x 10.0 feet; 80.0 square feet deck), to be located in a side yard, where accessory structures, including decks, are permitted in rear yards only, an area variance for a proposed accessory structure (40.0 feet x 60.0 feet; 2400 square feet detached garage), resulting in a total gross floor area of 3450.0 square feet in all accessory structures, where 1250.0 square feet is the maximum gross floor area permitted for lots over one acre in area, an area variance for a proposed accessory structure (40.0 feet x 60.0 feet; 2400 square feet detached garage), to have an overall height of 28.0 feet, instead of the 13.5 feet maximum permitted and an area variance for total gross floor area of existing and proposed accessory structures 3450.0 square feet, exceeding the total gross floor area of the existing principle structure, 2062 square feet, on the premises.

Let the record show that Item A – for the deck in a side yard has been eliminated as the variance was granted through a previous application in 2001.

Brenda Sylver, being the applicant, appeared before this board on August 4th, August 18th and September 1st for a proposed 40 feet x 60 feet detached garage. The applicant has stated that the reason for this detached garage is to house a 1977 motor home and two other vehicles, along with lawn equipment and much needed additional storage. Through the various meetings, the applicant was asked to reconsider her needs pertaining to the size and height of the proposed detached garage. On August 18th the applicant presented a modification to the original application. The request was modified to a smaller 30 feet x 40 feet; 1200 square foot detached garage, with a 21 feet overall height to the peak.

As offered through the applicant's testimony and submittals, the proposed detached garage will match the existing dwelling (same siding, lighting, overhead doors) and will only install electric and gas. There will be no water to the structure. There will be no commercial use of the structure and shall be subject to random inspections by code. Additionally, this site is almost 2.5 acres in area and staff provided comparisons to other parcels of the same size in acreage, to approvals given for the same type structures as presented by the applicant and within the same parameters.

Previous comments from the residents at 224 Sannita were read into the record and new comments were read at the September 1st meeting – the Scarson's had concerns about the applicant running a commercial business and traffic coming to the home. Other concerns in the letter were not pertinent to this board. The applicant was asked about a commercial business that she and her husband run. The applicant stated that they have a commercial cleaning business; no employees come to the residence; no cleaning materials – other than those used for their own home – are kept at the residence – they are stored at the individual

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customer account sites that they clean and are left inside a "janitors closet" or equivalent such space. The applicant testified that the proposed detached garage will not be used for any commercial use. Additionally, David Pierce of 242 Sannita Drive voiced concern about the size of the originally proposed structure.

In addressing the other existing accessory structures on the parcel; specifically, there are three sheds on the parcel; one that belongs to 242 Sannita Drive and one that belongs to 244 Sannita Drive and one that belongs to the applicant. In a previous meeting of the Board of Zoning Appeals from February 6, 2001, made by the previous owner of this site, the same sheds were on the parcel. As a part of that applications approval, the shed belonging to the owners at 242 Sannita was to be removed from this parcel and at this time, this condition has not been met.

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:

I move to approve this application with the following conditions:

1. Item A has been eliminated.
2. Item B has been modified to a 30 feet by 40 feet; 1200 square feet detached structure;
3. Item C has been modified to have a height of no more than 21 feet to the peak – not including a decorative cupola, which shall look similar in nature and size, as per the submitted photographs presented to this board;
4. Item D has been eliminated due to the modification in size of the detached garage and removal of two of the three sheds currently on the premises.
5. As offered to by the applicant, through the applicant's testimony and submittals, the proposed detached garage will match the existing dwelling (same siding, lighting, overhead doors);
6. That only electric and gas is permitted; No water.
7. That there be no commercial use of the structure and there will be no employee parking on site;
8. As offered and agreed to by the applicant the structure is subject to random inspections by code;
9. And that as per the original approval from February 6, 2001 – the shed belonging to 242 Sannita Drive is to be removed from this property – as well as the shed belonging to the applicant – this shall be performed prior to any building permits being issued. This will bring Item "B" to have an overall accessory structure total to 2039 square feet.

So moved.

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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
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried
Application Approved
With Conditions

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5. Applicant: Jeffrey Herne
Location: 187 North Drive
Mon. Co. Tax No.: 026.14-1-41
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing principle dwelling to have a west side setback of 4.4 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I & Section 211-22 B(1)(a)[2]

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 187 North 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	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

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

WHEREAS, with regard to the application of Jeffrey Herne, 187 North Drive, in an R1-E (Single-Family Residential) district, Mr. Herne appeared before the Board of Zoning Appeals, requesting an area variance for an existing principle dwelling to have a west side setback of 4.4 feet, instead of the 6.0 feet minimum required.

WHEREAS, the findings of fact are as follows. The applicants appeared before this board on September 1st and stated they were looking to add a second floor to their existing home. Due to the value of the addition exceeding 25% of the value of the dwelling, code

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requires a variance for any parts of the dwelling not currently meeting zoning requirements; thus the need for this variance on the west side only. The home is existing and they are only adding a second floor and I believe this will not cause any detriment or negative issues to the area. No comments were received from neighbors.

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

So moved.

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

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

Motion Carried
Application Approved

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6. Applicant: Christopher N. Rapp
Location: 3277 Edgemere Drive
Mon. Co. Tax No.: 026.39-3-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principle dwelling addition (12.0 feet x 16.0 feet; 192.0 square feet) to have a west side setback of 2.5 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I

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

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 3277 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.

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

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

Motion Carried

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

WHEREAS, with regard to the application of Christopher Rapp, 3277 Edgemere Drive, in an R1-E (Single-Family Residential) district, Mr. Rapp appeared before the Board of Zoning Appeals, requesting an area variance for a proposed principle dwelling addition (12.0 feet x 16.0 feet; 192.0 square feet) to have a west side setback of 2.5 feet, instead of the 6.0 feet minimum required.

WHEREAS, the findings of fact are as follows. The applicants appeared before this board on September 1st and stated they have lived here for 29 years and are looking to add a 12x16 master bedroom to their existing home. It will be built to the rear of the dwelling,

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limited to one story and will match the existing exterior and blend with their existing floor plan. No comments were received from neighbors.

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

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

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

Motion Carried
Application Approved

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7. Applicant: Michael McLaren
Location: 120 Jonquil Lane
Mon. Co. Tax No.: 033.04-3-26
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed pool deck (approximately 16.0 feet x 20.0 feet; 320.0 square feet) to have a west side setback of 2.0 feet, instead of the 8.0 feet minimum required. Section 211-11 E (1), Table I

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

NOW, THEREFORE, be it

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

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

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

Motion Carried

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

WHEREAS, with regard to the application of Michael McLaren, 120 Jonquil Lane, in an R1-E (Single-Family Residential) district, Mr. McLaren appeared before the Board of Zoning Appeals, requesting an area variance for a proposed pool deck (approximately 16.0 feet x 20.0 feet; 320.0 square feet) to have a west side setback of 2.0 feet, instead of the 8.0 feet minimum required.

WHEREAS, the findings of fact are as follows. The applicant appeared before this board on September 1st and stated that he is looking to rebuild his pool deck as the current deck is falling apart and safety gates are not working. The proposed pool deck will be made of a

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wood or similar type material and will not impact neighboring parcels; there is a 6 foot high fence on the side of the yard that the deck will be closest to and as such, will not cause any significant negative effects to such neighboring parcel. No comments were received from neighbors.

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

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

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

Motion Carried
Application Approved
With Condition

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8. Applicant: Evangelia Quintana
Location: 10 Lianne Drive
Mon. Co. Tax No.: 073.01-47-19
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 feet high, closed construction fence, approximately 102.0 linear 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 211-46 L

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 10 Lianne 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	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Nigro	Yes	Mr. Shea	Yes
	Mr. Wechsler	Yes		

Motion Carried

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

WHEREAS, with regard to the application of Evangelia Quintana, 10 Lianne Drive, in an R1-E (Single-Family Residential) district, Ms. Quintana appeared before the Board of Zoning Appeals, requesting an area variance for a proposed 6.0 feet high, closed construction fence, approximately 102.0 linear 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.

WHEREAS, the findings of fact are as follows. The applicants appeared before the board on September 1st and stated the reasons for this variance request is for added safety and privacy for their family. This is a corner lot with street exposure not very much privacy for them. The applicant has agreed to enter into a Hold Harmless agreement with the Town in

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the event the fence is damaged by the sidewalk plows; the applicant shall not hold the town liable.

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. This approval is for the life of the fence;
2. And a Hold Harmless is to be signed by the applicant.

So moved.

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

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

Motion Carried
Application Approved
With Conditions

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9. Applicant: Spencerport Professional LLC
Location: Manitou Road (south and east of #772 Manitou Road)
Mon. Co. Tax No.: 033.10-3-42.1
Zoning District: R1-44 (Single-Family Residential)
Request: a) A Special Use Permit for a (temporary) advertising sign for Meadows of Manitou Subdivision. Section 211-52 A (3)(a).
b) An area variance for a proposed (temporary) freestanding sign to have a total area of 32.0 square feet, instead of the 20.0 square feet maximum permitted. Section 211-52 A (3)(c).
c) An area variance for a proposed (temporary) freestanding sign to have a height of 6.0 feet, instead of the 3.0 feet maximum permitted. Section 211-52 A (3)(d).

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

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at Manitou Road (south and east of #772 Manitou Road), for variances, 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

BOARD OF ZONING APPEALS MINUTES
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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. Wechsler and duly put to a vote, which resulted as follows:

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

Motion Carried

BOARD OF ZONING APPEALS MINUTES
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Ms. Nigro then offered the following resolution and moved its adoption:

WHEREAS, regarding the application of Spencerport Professional LLC, located at Manitou Road (south and east of #772 Manitou Road), the zoning district is R1-44 (Single-Family Residential), requesting a Special Use Permit for a (temporary) advertising sign for Meadows of Manitou Subdivision,) an area variance for a proposed (temporary) freestanding sign to have a total area of 32.0 square feet, instead of the 20.0 square feet maximum permitted and an area variance for a proposed (temporary) freestanding sign to have a height of 6.0 feet, instead of the 3.0 feet maximum permitted.

WHEREAS, the applicant, Mr. Kris Shultz appeared before this board asking for a variance and a special use permit for signage located immediately south and east of # 772 Manitou Road. He is asking for a sign advertisement for the "Meadows of Manitou" in an effort to generate interest in a proposed upcoming subdivision. The sign will be of wood and created by a professional painter. It will be 4 X 8 in size and meet the required setback from the right of way. The size is needed so passing motorists are to be able to read it as they drive by. Additionally, it will only be one sided and possibly lit with just little LED lights – no electrical lighting will be affixed to the sign. The applicant is looking to only have it on the site temporarily, being one year maximum. No comments were received for this application. Based upon this, I move that this be approved with the following conditions:

1. This approval is for one year only for the temporary advertising sign from the date of this approval;
2. That it is limited to being one-sided - as testified to by the applicant;
3. Also, only LED lighting will be permitted on the sign as testified by the applicant and placed so as not to create a hazard to passing motorists.

So moved

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

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

Motion Carried
Application Approved
With Conditions

BOARD OF ZONING APPEALS MINUTES
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10. Applicant: Creative Cars LLC
Location: 2595 Ridgeway Avenue
Mon. Co. Tax No.: 089.03-4-8
Zoning District: BR (Restricted Business)
Request: A waiver of the requirements for a special use permit for a motor vehicle service station and motor vehicle dealership in accordance with the regulations established in Section 211-35 and as defined in 211-5. Section 211-17 B(3)(b)[5]

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 2595 Ridgeway Avenue, for variances, 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.
8. The Board of Zoning Appeals also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

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:

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

Motion Carried

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

WHEREAS, regarding the application of Creative Cars LLC, located at 2595 Ridgeway Avenue, the zoning district is BR (Restricted Business), requesting a waiver of the requirements for a special use permit for a motor vehicle service station and motor vehicle dealership in accordance with the regulations established in Section 211-35 and as defined in 211-5.

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WHEREAS, this evening, Theodore Antonucci and Larry Heininger, PE, appeared before the Board of Zoning Appeals and also on September 1st, Richard Coia and Angela Tuttle appeared; all representing "Creative Cars LLC" of 2595 Ridgeway Avenue requesting a waiver of the requirements for a special use permit for a motor vehicle service station and motor vehicle dealership in accordance with the regulations established in Section 211-35 and as defined in 211-5.

WHEREAS, on the main motion. Creative Cars LLC, requesting a waiver of the requirements for a special use permit. Back on June 28, 1994 and July 21, 1998 special permits were granted for the use of this property. They are requesting auto sales and ancillary repairs of automobiles. The applicant stated that they will be selling high end vehicles. They will only be doing doll up and prep of vehicles for sale. There will be no vehicle repairs and no collision work. The hours of operation will be Monday thru Friday 9:00 AM to 7:00 PM, Saturday from 9:00 AM to 7:00 PM and Sunday 10:00 AM to 5:00 PM. They will have three employees and they will only be selling up to 30 custom high end vehicles. There will be six parking spots available for customer parking.

For the Special Use Permit:

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

Since this site already has access to Ridgeway Avenue and Long Pond Road and there is going to be ample parking for both customers, sales and also along with the display of vehicles.

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

Since there is going to be no change in the use of it.

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

This is a commercial area and will be used in the same way as the previous use.

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

There will be no negative effects to this area due to the same use.

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

Once again, no changes to this site or traveling in this area as commercial use than what it is right now.

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

Once again, this will not impact any utilities since this is the same use.

Therefore, based on the aforementioned information, testimony, documentation, and findings, pursuant to the authority conferred by New York State Town Law, Section 274-b, and pursuant to the Code of the Town of Greece, New York, Chapter 211 (Zoning) (the "Zoning

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

Ordinance”), I move to approve this waiver of the requirements for a special use permit for a motor vehicle service station and motor vehicle dealership subject to the following conditions:

The Applicant shall operate this motor vehicle station and motor vehicle dealership in conformity with all details of the Proposal, as described in the written descriptions and site development plans of the Proposal, and as set forth herein. In the event of any conflict among the oral or written descriptions of the Proposal, the site development plans of the Proposal, or the requirements or restrictions of this resolution, the Board of Zoning Appeals, in its sole discretion and judgment and without hearing, shall determine the resolution of such conflict.

1. The maximum occupancies in this motor vehicle station and motor vehicle dealership shall be the limits established by the Town’s Fire Marshal pursuant to the New York State Uniform Fire Prevention and Building Code.
2. The Applicant shall comply with all applicable federal, state, county, and town laws, ordinances, codes, rules, and regulations, including but not limited to the New York State Uniform Fire Prevention and Building Code. Failure to comply with such requirements may be grounds for revocation of this special use permit.
3. Wherever this resolution refers to a specific applicant, developer, or operator, it shall be construed to include successors and assigns.
4. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
5. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
6. Upon the sale or other transfer of controlling interest in this motor vehicle service station and motor vehicle dealership to any persons or entity other than Creative Cars LLC, its wholly owned subsidiaries, or its franchisees, a new application for a special use permit must be submitted to the Board of Zoning Appeals.
7. I move to approve this application with the following conditions:

This approval is contingent upon Planning Board Approval of the submitted site plan;

No auto repairs or body work are permitted, only doll up and prepping for resale;

No more than 30 vehicles for sale shall be parked on site;

There will be no sales of boats or RV’S on the site.

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

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

**Motion Carried
Application Approved
With Conditions**

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

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

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 October 20, 2020 per the request of the applicant.

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

**Motion Carried
Application Continued Until
Meeting of October 20, 2020**

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

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

On a motion by Mr. Wechsler and seconded by Ms. Nigro, it was resolved to continue the public hearing on this application until the meeting of October 20, 2020 per the request of the applicant.

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

**Motion Carried
Application Continued Until
Meeting of October 20, 2020**

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

New Business

1. Applicant: Salvatore A. Messina
Location: 152 Cranberry Road
Mon. Co. Tax No.: 026.09-2-12.1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (16.0 feet x 32.0 feet; 512 square feet) in-ground pool and (10.0 feet x 10.0 feet; 100 square feet) hot tub spa, to be located in waterfront yard, where accessory structures, including pools and hot tub spas are permitted in rear yards only. Section 211-11 E(3)

On a motion by Ms. Andreano and seconded by Mr. Hartwig, it was resolved to continue the public hearing on this application until the meeting of October 6, 2020.

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

**Motion Carried
Application Continued Until
Meeting of October 6, 2020**

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

2. Applicant: Sean Knorr
Location: 972 Britton Road
Mon. Co. Tax No.: 060.47-1-24
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 6.0 feet high, closed construction fence, approximately 75.0 linear 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 211-46 L

On a motion by Mr. Shea and seconded by Mr. Wechsler, it was resolved to continue the public hearing on this application until the meeting of October 6, 2020.

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

**Motion Carried
Application Continued Until
Meeting of October 6, 2020**

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

3. Applicant: Timothy M. Frost, Jr
Location: 245 Willnik Circle
Mon. Co. Tax No.: 044.03-2-60
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (7.0 feet x 7.0 feet; 47.0 square feet) shed to be located in side yard, where accessory structures, including sheds, are permitted in rear yards only. Section 211-11 E(3)

On a motion by Ms. Andreano and seconded by Mr. Hartwig, it was resolved to continue the public hearing on this application until the meeting of October 6, 2020.

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

**Motion Carried
Application Continued Until
Meeting of October 6, 2020**

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

4. Applicant: Thomas Palmeroni
Location: 68 Little Creek Drive
Mon. Co. Tax No.: 046.19-6-15
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principle dwelling addition (11.0 feet x 18.0 feet; 198 square feet), to have a front setback of 26.0 feet, measured from the right-of-way line of Rollingwood Drive, instead of the 40.0 feet minimum, established by the neighborhood average. Section 211-11 D(1)(b) and Section 211-11 D(2), Table I
b) An area variance for a proposed principle structure addition (25.5 feet x 29.1 feet; 839 square feet attached garage), resulting in a total gross floor area of 1247.0 square feet in all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots 16,000 square feet or less in area. Section 211-11 E(1), Table 1

On a motion by Ms. Nigro and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of October 6, 2020.

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

**Motion Carried
Application Continued Until
Meeting of October 6, 2020**

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

5. Applicant: Mary Kay and Richard Antelli, Jr.
Location: 2514 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-47
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure, (5.0 feet x 13.2 feet; 66.0 square feet second story deck), to be located in a side yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E(3)
b) An area variance for a proposed principle structure two-story addition, (approximately 576 square feet), to have a rear setback of 40.2 feet, measured from the centerline of Old Edgemere Drive, instead of the 84.2 feet minimum required. Section 211-11 D(2), Table I
c) An area variance for a proposed principle structure addition (576 square feet attached garage), resulting in a total gross floor area of 1326.0 square feet in all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots 16,000 square feet or less in area. Section 211-11 E(1), Table

On a motion by Mr. Wechsler and seconded by Mr. Shea, it was resolved to continue the public hearing on this application until the meeting of October 6, 2020.

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

**Motion Carried
Application Continued Until
Meeting of October 6, 2020**

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6. Applicant: 1404 Long Pond Road LLC -
Location: 1404 Long Pond Road
Mon. Co. Tax No.: 089.06-2-31
Zoning District: RS (Senior Residential)
Request: a) An area variance for a proposed (north side) drive isle and parking area; approximately 310 lineal feet, to be located a distance, varying from 2.9 feet to 29.0 feet, along the northern property line(s), instead of the 30.0 feet minimum required from a residential district. Section 211-14 D, Table II
b) An area variance for a proposed (west side) parking area; approximately 80 lineal feet, to be located a distance, varying from 5.0 feet to 29.0 feet, along the western property line(s), instead of the 30.0 feet minimum required from a residential district. Section 211-14 D, Table II

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 October 6, 2020.

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

**Motion Carried
Application Continued Until
Meeting of October 6, 2020**

BOARD OF ZONING APPEALS MINUTES
September 15, 2020

ADJOURNMENT: 9:05 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, October 6, 2020

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