



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

NOVEMBER 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

Sharon M. Quataert

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planner

Maryjo Santoli, Planning and Zoning Secretary

Absent

Anthony F. Wechsler

Additions, Deletions and Continuances to the Agenda

Decorum Policy

Announcements

OFFICE OF PLANNING & ZONING

1 VINCE TOFANY BOULEVARD • GREECE, NEW YORK 14612

TEL.: (585) 723-2355 • FAX: (585) 723-2442

www.greecenycity.gov

Old Business

1. Applicant: Gerard Castronovo
Address: 830 Janes Road
Mon. Co. Tax No.: 034.04-1-17.2
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed detached garage (25.0 feet x 40.0 feet; 1,000 square feet) to have a height of 18± feet, where detached garages shall not exceed 15.0 feet in height, measured to the peak from the highest adjacent grade. §211-11 B (1)

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 830 Janes Road, as outlined above; and

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

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

NOW, THEREFORE, be it

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

Seconded by Mr. 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. Quataert	Abstain	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried

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

WHEREAS, with regard to the application of Gerard Castronovo, 830 Janes Road, in an R1-E (Single-Family Residential) zoning district, Mr. Castronovo appeared before this board this evening requesting an area variance for a proposed detached garage (25.0 feet x 40.0 feet; 1,000 square feet) to have a height of 18± feet, where detached garages shall not exceed 15.0-feet in height, measured to the peak from the highest adjacent grade.

BOARD OF ZONING APPEALS MINUTES
November 15, 2022

WHEREAS, the findings of fact are as follows. The applicant, Mr. Gerard Castronovo attended the hearing of November 1, 2022, and again at the meeting of November 15, 2022. Him and his wife have owned the parcel at 830 Janes Road for fourteen years. The existing home at 830 Janes Road faces South. The parcel is narrow and very long, totaling approximately 2.90 acres. The proposed garage is placed along the east property line, approximately 25.0 feet north of the end of the existing driveway. Immediately to the East of the proposed location is the neighboring home which functions a facility called CDS Monarch.

Mr. Castronovo explained to the Board on November 1st the need to store his trailer, boat, truck and tools inside the proposed garage. The garage will be professionally constructed using vinyl siding and metal roofing that will match and compliment their home. He plans to connect electrical utility and an exterior water spicket only. A discussion about the maximum roof height that would be required and with the board's request for more information, the applicant offered to seek additional design help and return to the November 15, 2022, meeting with more information. For the November 15th meeting Mr. Castronovo provided specifications to show the requirement for the 10.0-foot door opening to allow clearance for the 9.0-foot 11.0-inch height of the trailered boat to be stored within. He also provided truss design drawings from the Matthews and Fields Lumber Company via their engineer to show that the maximum height requirement requested can now be 16.0-feet 8.0-inches verses the 18.0-feet originally requested. Mr. Castronovo confirmed that he would have architect drawing plans completed and brought to the building department soon. He also confirmed that there are no plans to use the garage for any commercial business.

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

1. That no commercial use is permitted.
2. This is subject to Town random inspections.
3. The utilities are restricted to the exterior water spicket and electric.
4. That the applicant obtains all required permits.
5. That the applicant complies with the conditions previously approved for this property on October 18, 2011, by this Board.
6. The maximum height of the garage will not exceed 16.0-feet 8.0-inches.

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. Quataert	Abstain	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried
Application Approved
With Conditions

BOARD OF ZONING APPEALS MINUTES
November 15, 2022

New Business

1. Applicant: Janette Nunez
Location: 46 Woodhill Drive
Mon. Co. Tax No. 060.42-3-8
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, open construction fence (51 linear feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height. Sec. 211-50L

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 December 6, 2022.

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

**Motion Carried
Application Continued Until
Meeting of December 6, 2022**

BOARD OF ZONING APPEALS MINUTES
November 15, 2022

2. Applicant: Sonbyrne Sales, Inc.
Location: 1050-1082 Stone Road
Mon. Co. Tax No.: 075.06-1-29.11
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 set forth in §211-37. § 211-17 B(3)(b)[4]
b) An area variance for a proposed fuel dispensing station canopy (24.0 feet x 104.0 feet; 2496.0 square feet), where 1500.0 square feet is the maximum permitted. §211-37 C
c) An area variance for a proposed 70.8 square feet freestanding sign, instead of the 20.0 square feet maximum permitted. §211-56 B(1)(d), Table VI

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 December 6, 2022.

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

**Motion Carried
Application Continued Until
Meeting of December 6, 2022**

BOARD OF ZONING APPEALS MINUTES
November 15, 2022

ADJOURNMENT: 9:00 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, December 6, 2022