



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**NOVEMBER 8, 2023**

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

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

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

#### **Roll Call**

Albert F. Meilutis, Chairman  
Linda Andreano  
Thomas F. Hartwig  
Randy T. Jensen  
Sharon M. Quataert  
Bradford Shea  
Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney  
Jon Mead, Zoning Board Advisor  
Maryjo Santoli, Planning & Zoning Secretary

#### **Pledge of Allegiance**

#### **Additions/Deletions to the Agenda**

#### **Decorum Policy**

#### **Announcements**

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OFFICE OF PLANNING & ZONING

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**PUBLIC HEARINGS**

**Old Business**

1. Applicant: Bell Atlantic Mobile Systems  
Address: 448 Long Pond Road  
Mon. Co. Tax No.: 034.03-4-22  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a. A special use permit for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (124 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway. § 211-60A
  - b. An area variance for the use of barbed wire (236± linear feet) on top of a fence, where the use of barbed wire or other similar strands of sharpened enclosure material shall not be permitted, except as provided in § 211-53. See also § 211-60C(4)(b).
  
2. Applicant: Jennifer McHush  
Address: 464 South Drive  
Mon. Co. Tax No.: 026.18-4-9  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed accessory structure (in-ground swimming pool, 15 feet by 35 feet) to be located in a waterfront yard, where such accessory structures are only permitted in a rear yard. § 211-11E

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**New Business**

1. Applicant: Flexlume Sign Company  
Address: 300 Bellwood Drive (BJ's Wholesale)  
Mon. Co. Tax No.: 089.04-1-14.2  
Zoning District: BG (General Business)  
Request: a. An area variance for a 17<sup>th</sup> additional building mounted sign (red, north elevation, 7 foot by 13.75 foot; 96.25 square foot sign reading "Curbside Pickup Here") for a total of 17 additional building-mounted signs resulting in a total of 568.85 square feet of total building mounted signage, instead of the 16 additional building-mounted signs and 472.6 square feet of building-mounted square footage granted by the Board of Zoning Appeals on October 3, 2006. § 211-56B(2)  
  
B. An area variance for a 18<sup>th</sup> additional building mounted sign (red, east elevation, 1.56 foot by 12.35 foot; 18 square foot sign reading "Curbside Pickup") for a total of 18 additional building-mounted signs and a total of 586.85 square feet of total building mounted signage, instead of the 16 additional building-mounted signs and 472.6 square feet of building-mounted square footage granted by the Board of Zoning Appeals on October 3, 2006. § 211-56B(2)
  
2. Applicant: Susan Hall  
Address: 78 Sotheby Drive  
Mon. Co. Tax No.: 058.02-7-67  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an existing 6-foot high fence (white, vinyl, ±47 linear feet) to be located in a portion of a rear yard of a corner lot that adjoins the front yard of the adjacent lot, instead of the 4-foot high open-construction fence permitted in such areas. § 211-51A(1)

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3. Applicant: Jolene LaRocca  
Address: 303 Stone Road  
Mon. Co. Tax No.: 060.82-3-1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed 6-foot-high fence (wood, closed-construction, ±70 linear feet) to be located in a front (corner lot) yard, instead of the 4-foot-high, open-construction fence permitted in such yards. § 211-50L
4. Applicant: Frederick G. Geiger  
Address: 330 & 336 North Greece Road  
Mon. Co. Tax No.: 033.04-2-51, 033.04-2-52, and 033.04-2-66.11  
Zoning District: IL- Light Industrial  
Request: a. An area variance for a Light Industrial (IL) lot to have a lot size of 1.7 acres, instead of the 3-acre minimum lot size permitted. § 211-18B(4), Table IV  
b. An area variance for an existing structure to have a front setback of 42 feet measured to the centerline of the private access drive, instead of the 110-foot setback required in such cases. § 211-18B(4), Table IV  
c. An area variance for a proposed structure (addition, 12,800 square feet) to have a front setback of 47 feet measured to the centerline of the private access drive, instead of the 110-foot setback. § 211-18B(4), Table IV  
d. An area variance for a proposed structure (addition, 12,800 square feet) to have a side setback of 24.5 feet, instead of the 25-foot minimum side setback permitted. § 211-18B(4), Table IV
5. Applicant: Douglas Keller  
Address: 1278 Edgemere Drive  
Mon. Co. Tax No.: 035.09-1-34  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed second-story deck (19.5 feet by 4 feet; 78 square feet) to be located in a waterfront yard, where such structures are permitted in rear yards only. § 211-11E(3)

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6. Applicant: Gerry and Jean Holdsworth  
Address: 158 Colin Street  
Mon. Co. Tax No.: 075.64-1-22  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an accessory structure (deck, 6 feet by 12 feet; 72 square feet) to be located in a front yard, where such structures are only permitted in rear yards. § 211-11E(3)
7. Applicant: Mark Stonegraber  
Address: 567 Denise Road  
Mon. Co. Tax No.: 060.35-2-1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an accessory structure (deck, 10 feet by 16 feet; 160 square feet) to be located in a front yard, where such structures are only permitted in rear yards § 211-11E(3)
8. Applicant: Timothy Cocoran  
Address: 161 Bronze Leaf Trail  
Mon. Co. Tax No.: 034.04-2-81  
Zoning District: R1-E (Single-Family Reasidential)  
Request: a. An area variance for a proposed in-law apartment addition to a principal structure to have an area of 741 square feet, instead of the 600 square feet permitted for such in-law suites. § 211-11B(11)(b)  
b. An area variance for a principal structure to have a side setback of 9.5 feet, instead of the 10-foot setback permitted. § 211-11D(2), Table I
9. Applicant: Quattro Development LLC  
Address: 1607 West Ridge Road  
Mon. Co. Tax No.: 074.20-3-3  
Zoning District: BR (Restricted Business)  
Request: A special use permit to operate a motor vehicle service station in a BR (Restricted Business) district. § 211-17B(3)(b)[5]

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**SPECIAL ZONING TOPICS**

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, November 28, 2023**